

SKETCH OF DESCRIPTION

SHEET 1 OF 2

VENICE CROSSINGS - OUT PARCEL 4

DESCRIPTION:

A parcel of land lying in Section 29, Township 38 South, Range 19 East, Sarasota County, Florida, described as follows:

COMMENCE at the Northwest Corner of the Southeast Quarter of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida; thence S.01°11'16"E., along the West line of the Southeast Quarter of said Section 29, a distance of 2290.18 feet; thence S.88°48'44"W., perpendicular to said West line of the Southeast Quarter of Section 29, a distance of 36.03 feet to the POINT OF BEGINNING; thence N.90°00'00"W., a distance of 67.16 feet to a point on a curve to the left having: a radius of 170.00 feet, a central angle of 24°18'59", a chord bearing of S.77°50'31"W., and a chord length of 71.61 feet; thence along the arc of said curve, an arc length of 72.15 feet to a point on a reverse curve to the right having: a radius of 230.00 feet, a central angle of 5°08'42", a chord bearing of S.68°15'22"W., and a chord length of 20.65 feet; thence along the arc of said curve, an arc length of 20.65 feet; thence S.0°00'00"E., a distance of 256.52 feet to a point on the North Right of Way line of Laurel Road, as recorded in Road Plat Book 4, Page 22, of the Public Records of Sarasota County, Florida, said point being a point on a curve to the right having: a radius of 34,577.65 feet, a central angle of 0°15'29", a chord bearing of N.89°29'36"E., and a chord length of 155.76 feet; thence along the arc of said curve, along said North Right of Way line of Laurel Road, an arc length of 155.76 feet; thence N.0°07'12"E., leaving said Right of Way, a distance of 277.87 feet to the POINT OF BEGINNING.

Parcel contains 42,748 square feet, or 0.9814 acres, more or less.

NOTES:

1. This sketch does not represent a Boundary Survey. The purpose of this sketch is to depict the description shown hereon.
2. Description shown hereon has been prepared for this sketch.
3. Bearings shown hereon refer to an assumed meridian. North line of the Southeast Quarter of Section 29, as having a bearing of = S.89°34'44"E.

COLLIN B. NAAMAN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 7527
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL
OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON PORTABLE DOCUMENT FILE

PREPARED FOR:

STEELE HARBOUR CAPITAL PARTNERS

DATE: OCTOBER 23, 2025

JOB NUMBER: 25-10-33



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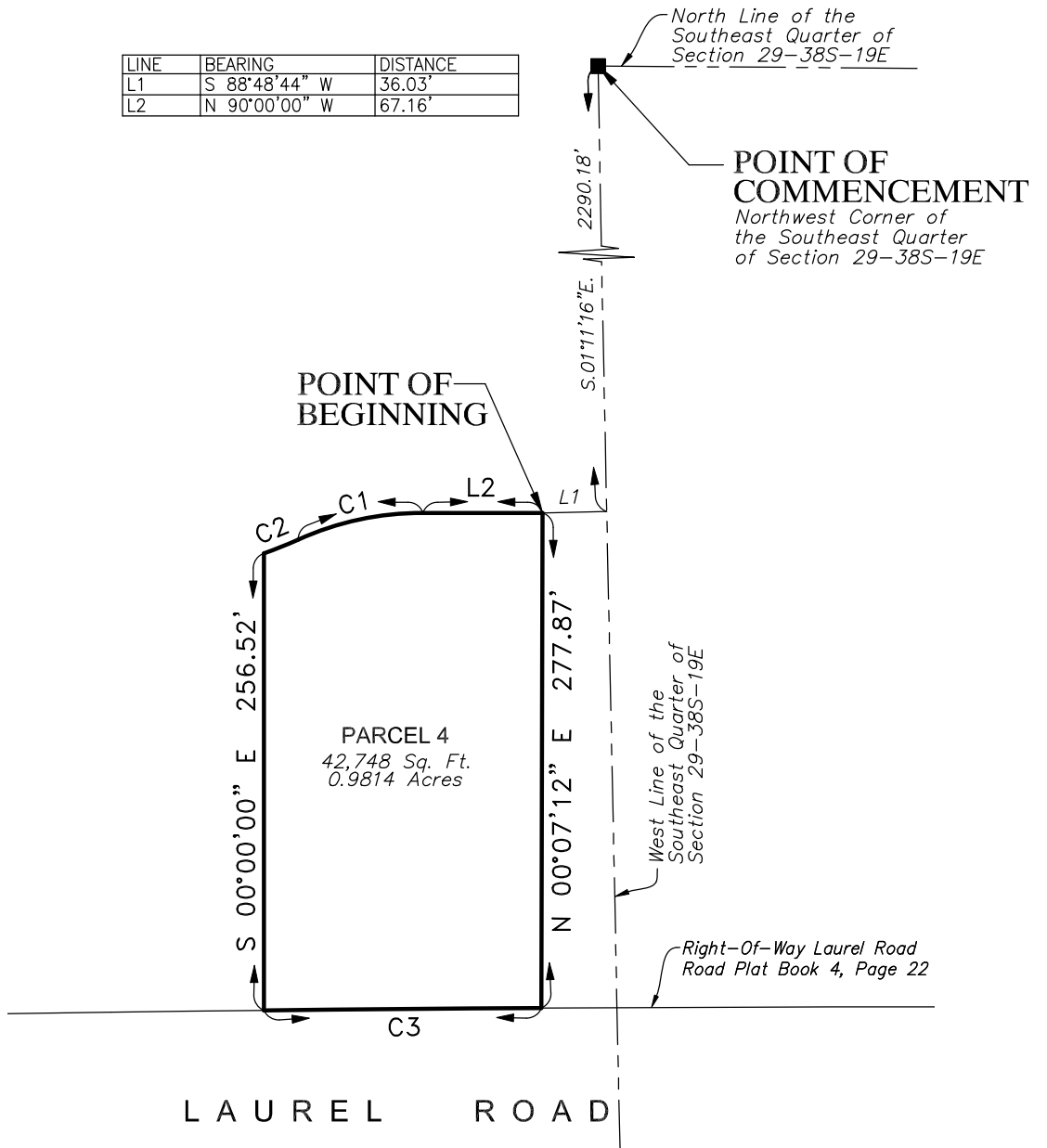
SKETCH OF DESCRIPTION

SHEET 2 OF 2

VENICE CROSSINGS - OUT PARCEL 4



LINE	BEARING	DISTANCE
L1	S 88°48'44" W	36.03'
L2	N 90°00'00" W	67.16'



CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	170.00'	24°18'59"	S 77°50'31" W	71.61'	72.15'
C2	230.00'	5°08'42"	S 68°15'22" W	20.65'	20.65'
C3	34577.65'	0°15'29"	N 89°29'36" E	155.76'	155.76'

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