

Description

Subject Parcel Description:

AN ACCESS EASEMENT LYING IN LOTS 33-37, BLOCK 67 OF VENICE GULF VIEW SECTION AS RECORDED IN PLAT BOOK 2 PAGES 77 AND 77A OF THE PUBLIC RECORDS OF SARASOTA COUNTY , FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF LOT 37 OF BLOCK 67 OF VENICE GULF VIEW SECTION AS RECORDED IN PLAT BOOK 2 PAGES 77 AND 77A OF THE PUBLIC RECORDS OF SARASOTA COUNTY , FLORIDA, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TAMPA AVENUE, THENCE FROM SAID **POINT OF BEGINNING** RUN S00°36'01"W ALONG THE EAST LINE OF LOTS 33-37 OF SAID BLOCK 67 OF VENICE GULF VIEW, A DISTANCE OF 124.95 FEET TO THE SOUTHEAST CORNER OF THE LOT 33 OF SAID BLOCK 67; THENCE N43°14'05"W A DISTANCE OF 20.22 FEET; THENCE N00°36'01"E A DISTANCE OF 96.11 FEET TO THE POINT OF NON-TANGENT CURVATURE OF A 35.00 FEET RADIUS CURVE TO THE LEFT, TO WHICH THE RADIUS POINT LINE BEARS S89°47'35"W, BEING CONCAVE WESTERLY, HAVING A DELTA ANGLE OF 24°06'49", A CHORD BEARING AND LENGTH OF N12°15'50"W AND 14.62 FEET; THENCE RUN 14.73 FEET ALONG THE ARC OF SAID CURVE TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°24'13"E ALONG SAID SOUTH RIGHT OF WAY LINE OF TAMPA AVENUE A DISTANCE OF 17.26 FEET TO THE **POINT OF BEGINNING**.

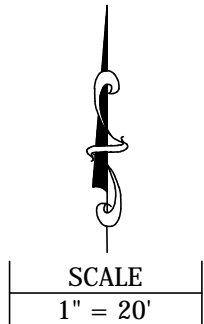
SAID PARCEL CONTAINS 1,663 SQ FT. (MORE OR LESS)

BEARINGS ARE BASED ON NORTH LINE OF LOT 37 OF BLOCK 67 OF VENICE GULF VIEW SECTION PLAT AS RECORDED IN PLAT BOOK 2 PAGES 77 AND 77A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, BEING S89°24'13"E.

THIS IS NOT A SURVEY	Description to Accompany Sketch Easement <i>An Access Easement of Land lying in VENICE GULF VIEW SECTION, lying in Section 7, Township 39 South, Range 19 East, Lee County, Florida</i>	I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on March 5th, 2019 is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
<i>Sheet 1 of 2</i>	STOUTENCRAMER A KING ENGINEERING COMPANY  <small>ENGINEERING ASSOCIATES, INC.</small>	JEFFREY D. STOUTEN (FOR THE FIRM) FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 19-1356 PREPARED FOR: Creighton Companies, LLC SECTIONS 7, TOWNSHIP 39S, RANGE 19E	CERTIFICATE OF AUTHORIZATION: LB2610 324 Nicholas Parkway West, Suite A, Cape Coral, FL 33991 Phone: (239) 673-9541 Fax: (239) 424-8181 www.kingengineering.com	

Sketch

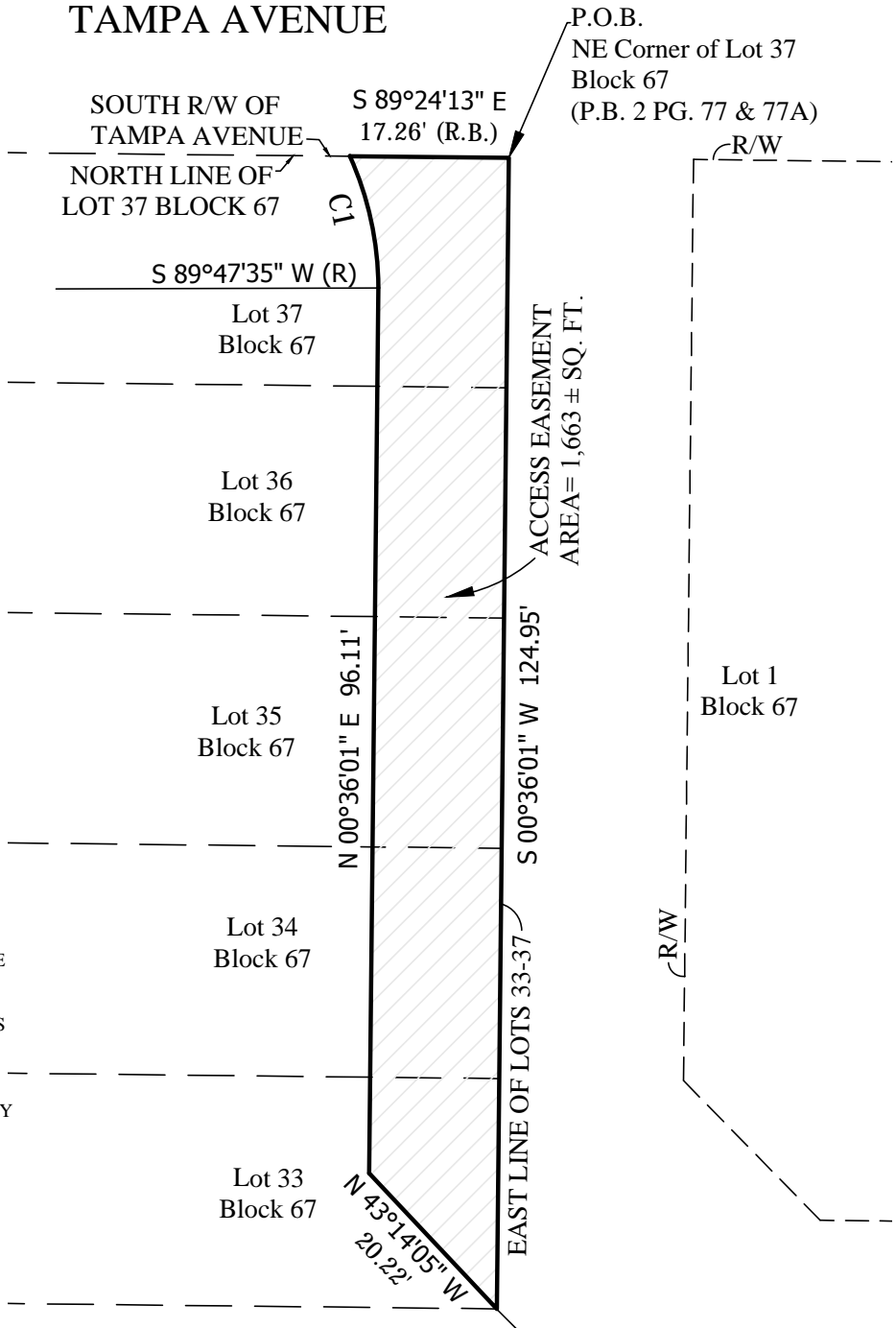
TAMPA AVENUE



P.O.B. : POINT OF BEGINNING
 R/W : RIGHT OF WAY
 P.B. : PLAT BOOK
 PG. : PAGE
 SQ. FT. : SQUARE FEET
 R.B.: REFERENCE BEARING
 R : RADIAL

SURVEY NOTES:

1. BEARINGS ARE BASED ON NORTH LINE OF LOT 37 OF BLOCK 67 OF VENICE GULF VIEW SECTION PLAT AS RECORDED IN PLAT BOOK 2 PAGES 77 AND 77A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, AS MONUMENTED IN THE FIELD, BEING S89°24'13"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2019, KING ENGINEERING, INC., ALL RIGHTS RESERVED.*
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.73'	35.00'	24°06'49"	N 12°15'50" W	14.62'

Sheet 2 of 2

Sketch to Accompany Description

Easement

An Access Easement of Land lying in VENICE GULF VIEW SECTION, lying in Section 7, Township 39 South, Range 19 East, Lee County, Florida

THIS IS NOT A SURVEY

STOUTENCRAMER
 A KING ENGINEERING COMPANY

King
 ENGINEERING ASSOCIATES, INC.

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JEFFREY D. STOUTEN (FOR THE FIRM)
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6584
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SHEET 2 OF 2

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SECTIONS 7, TOWNSHIP 39S, RANGE 19E