

**SKETCH OF DESCRIPTION
PARCEL 5 - VENICE CROSSINGS**

SHEET 1 OF 3

DESCRIPTION:

A part of 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.89°34'44"E., along the North line of said Southeast Quarter of Section 29, a distance of 1352.81 feet to the Northeast corner of the West Half of said Southeast Quarter of Section 29, same being a point on the northerly extension of the West Line of TWIN LAUREL ESTATES, recorded in Plat Book 24, Page 43, of the Public Records of Sarasota County, Florida; thence S.00°39'08"E., along the East line of said West Half of the Southeast Quarter of Section 29 and the West boundary line of said Twin Laurel Estates and it's northerly extension, a distance of 1081.19 feet to the Southeast corner of the plat of CASSATA LAKES PHASE 2, recorded in Plat Book 57, Page 526, of the Public Records of Sarasota County, Florida; thence continue S.00°39'08"E. along said East line of the West Half of the Southeast Quarter of Section 29, and the West line of said TWIN LAUREL ESTATES, a distance of 1418.36 feet to the North right of way line of Laurel Road, as described in Official Records Instrument No. 2002101175, of the Public Records of Sarasota County, Florida; thence along said North right of way line of Laurel Road, the following two (2) courses: (1) N.89°48'04"W., a distance of 1042.31 feet to a point on a curve to the left having: a radius of 34577.65 feet, a central angle of 00°14'39", a chord bearing of N.89°57'18"W., and a chord length of 147.36 feet; (2) thence along the arc of said curve, an arc length of 147.36 feet to the POINT OF BEGINNING, same being a point on a curve to the left, having: a radius of 34577.65 feet, a central angle of 00°18'02", a chord bearing of S.89°46'22"W., and a chord length of 181.40 feet; thence continue along said North right of way line of Laurel Road, along the arc of said curve, an arc length of 181.40 feet; thence N.00°07'12"E., leaving said North right of way line of Laurel Road, a distance of 277.87 feet; thence EAST, a distance of 180.82 feet; thence SOUTH, a distance of 277.15 feet to the POINT OF BEGINNING.

Parcel contains 50245 square feet, or 1.1535 acres, more or less.

NOTES:

1. Bearings shown hereon refer to an assumed meridian, the North line of the Southeast Quarter of Section 29, as having a bearing of = S.89°34'44"E.
2. This sketch of description does not represent a Boundary Survey. The purpose of this sketch is to graphically depict the description shown hereon.
3. The description shown hereon has been prepared for this sketch.
4. Based on Boundary Surveyed prepared by Britt Surveying, Inc., Job No. 21-12-31C, Dated: 1/12/2022, Updated 1/18/23.
5. Subject to easements, reservations, and rights of way of record, if any.



RANDALL E. BRITT, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 3979

NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.
OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON A PORTABLE DOCUMENT FILE

PREPARED FOR:

STEELE HARBOUR CAPITAL PARTNERS

DATE: JULY 11, 2025

JOB NUMBER: 25-06-31A



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION NO. L.B. 8601

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POINT OF
COMMENCEMENT
Northwest Corner of
the Southeast Quarter
of Section 29-38S-19E

SKETCH OF DESCRIPTION PARCEL 5 - VENICE CROSSINGS

SHEET 2 OF 3

Northerly extension of the
West line of Twin Laurel
Estates Plat Book 24, Page
43

S89°34'44"E 1352.81'

North Line of the Southeast Quarter of
Section 29-38S-19E

Northeast Corner of the West
Half of the Southeast Quarter
of Section 29

S00°39'08"E
1081.19'

Northwest Corner
of Twin Laurel
Estates

SCALE: 1" = 400'

East line of the West Half of
the Southeast Quarter of
Section 29 and the West Line
of Twin Laurel Estates

CASSATA LAKES

MATCH LINE
SEE SHEET 3

LUGANO CIRCLE

Southeast Corner of lands
Described in O.R.I.
#2019014339 and the Plat of
Calusa Lakes Phase 2, Plat
Book 57, Page 526

Southwest Corner
of Lot 3.

VENICE CROSSINGS

SEE SHEET 3

PARCEL 5

POINT OF
BEGINNING

STATE ROAD NO. 93 - LAUREL ROAD

LAUREL LANDING ESTATES

TWIN LAUREL ESTATES

TWIN LAUREL BOULEVARD

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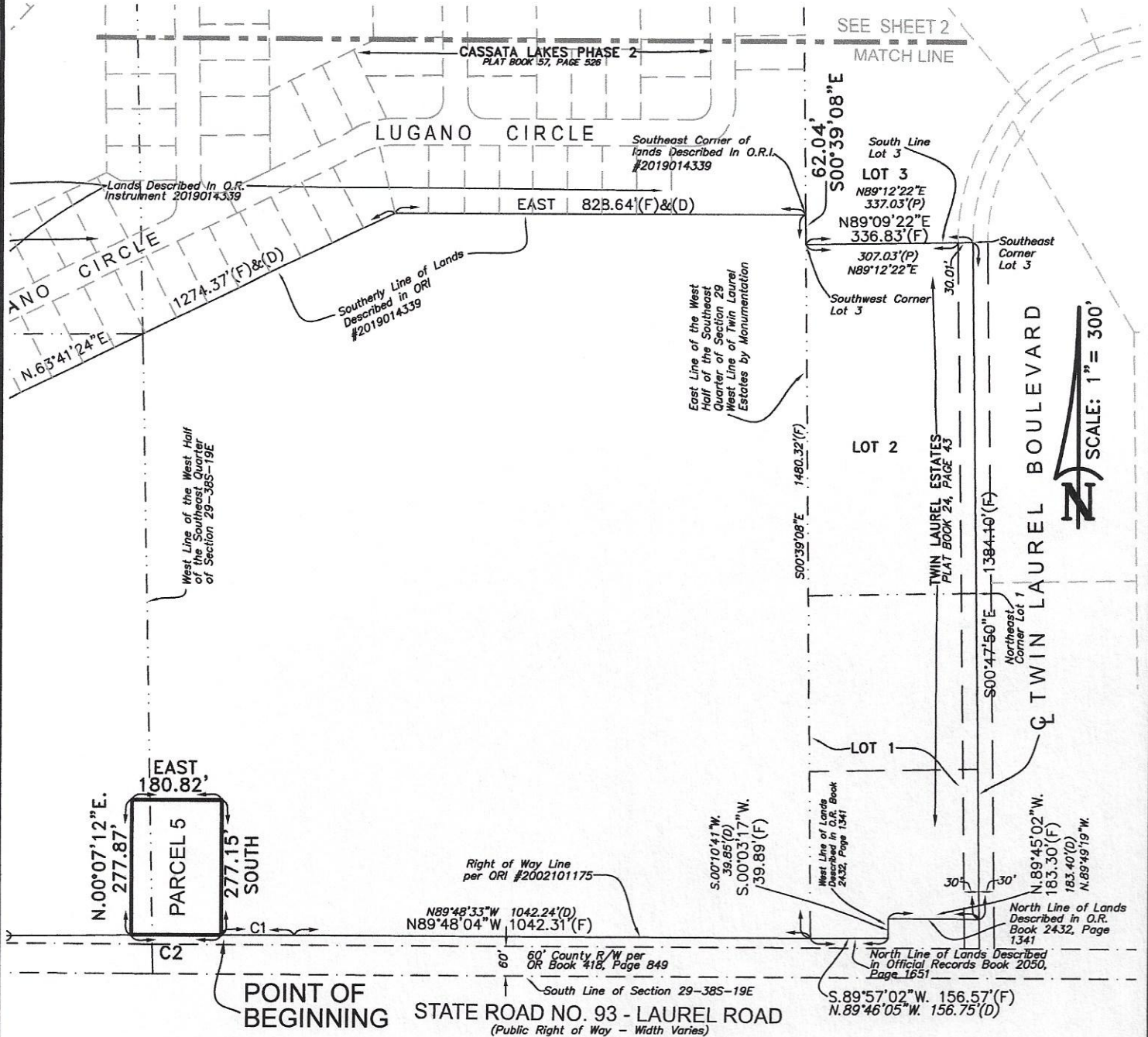
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SHEET 3 OF 3



CURVE DATA

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	34577.65'	0°14'39"	N.89°57'18" W.	147.36'	147.36'
C2	34577.65'	0°18'02"	S.89°46'22" W.	181.40'	181.40'

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