

VENICE CROSSING

A SUBDIVISION

A REPLAT OF LOT 2 AND A PART OF LOT 1, TWIN LAUREL ESTATES, RECORDED IN PLAT BOOK 24, PAGE 43 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 3 OF 9

NOTES:

- Bearings shown hereon refer to an assumed meridian, the West line of Twin Laurel Estates = S.00°39'08"E.
- Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2011 Adjustment-Epoch 2010), in U.S. Survey feet.
- The parcel shown hereon is situated in flood zone "AE" (10); Flood Zone "X Shaded"; and Flood Zone "X", per Flood Insurance Rate Map 12115C0243G, Index map dated March 27, 2024.
- Elevations shown hereon refer to Florida DEP Bench Mark #V 699 elevation= 5.07 feet (N.A.V.D. 1988 Datum).

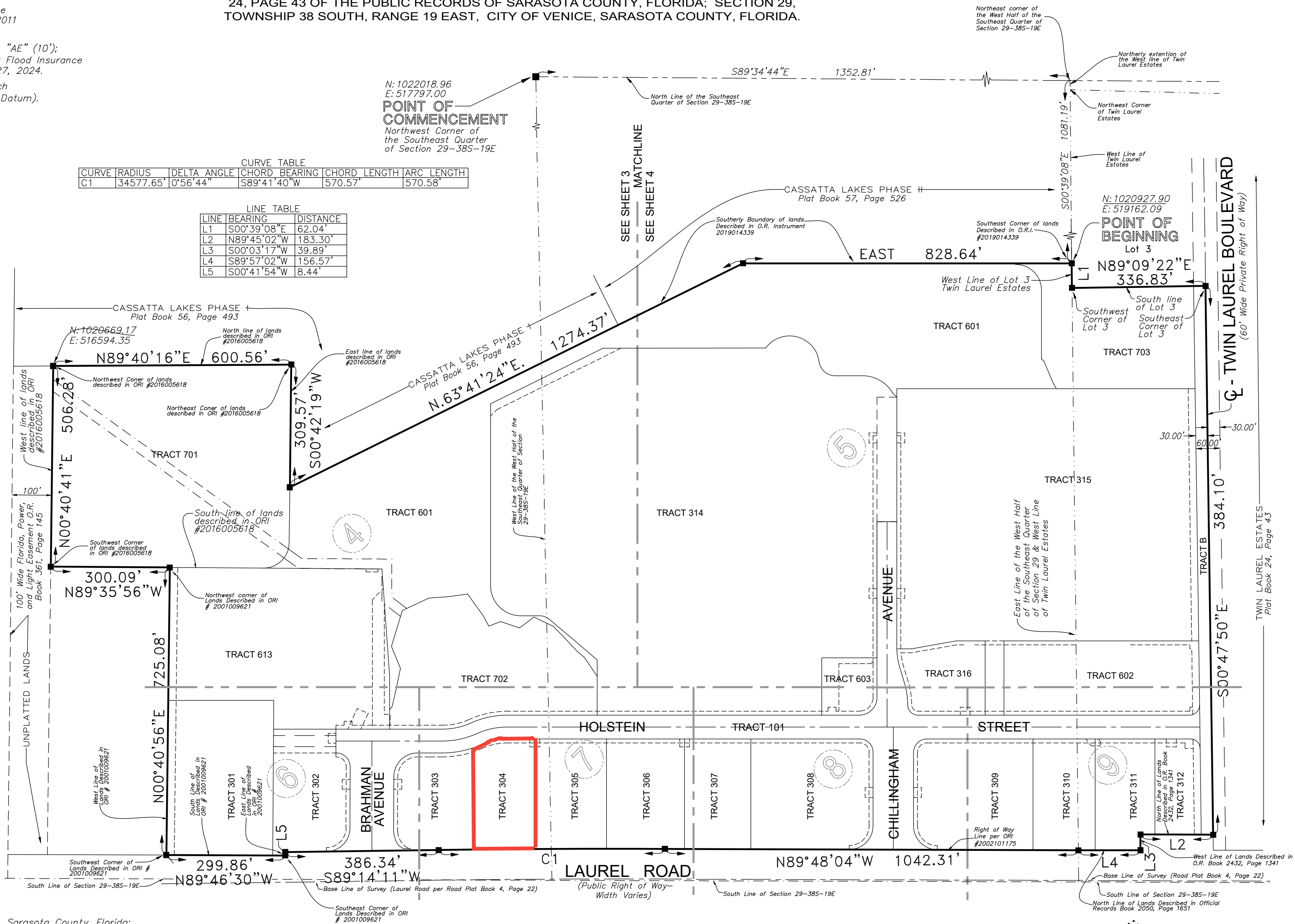
LEGEND:

- Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- NAD North American Datum
- ORI Official Records Instrument
- N.A.V.D. North American Vertical Datum
- ORB Official Records Book
- DNR Department of Natural Resources
- ⑤ Sheet Number

TRACT LEGEND	
TRACT	DESCRIPTION
101	Private Road Right-of-Way Tract, Private Utility & Drainage Easement, and Public Utility Easement
301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316	Private Future Development Tract
601 602 603	Common Area Tract; Drainage, Landscaping, Walls, Signage, Walkways, and Private Utility Easement.
701 702 703	Preserve Area Tract, and Private Flowage Easement
B	30' Future Twin Laurel Boulevard Right-of-Way

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	34577.65'	0°56'44"	S89°41'40"W	570.57'	570.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°39'08"E	62.04'
L2	N89°45'02"W	183.30'
L3	S00°03'17"W	39.89'
L4	S89°57'02"W	156.57'
L5	S00°41'54"W	8.44'

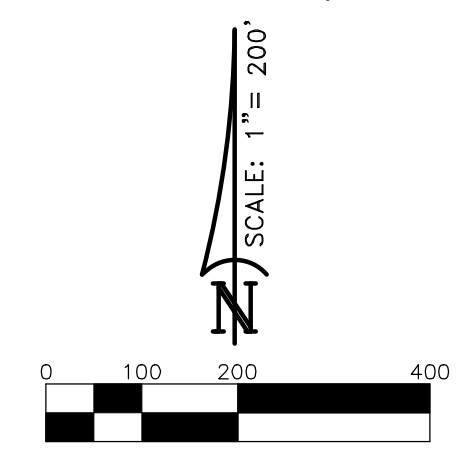


DESCRIPTION:

A part of Section 29, Township 38 South, Range 19 East, Sarasota County, Florida;

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 its northerly extension, a distance of 1081.19 feet to the POINT OF BEGINNING, also being the West line of Lot 3, of said TWIN LAUREL ESTATES; 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 Lot 3, a distance of 62.04 feet to the Northeast corner of said Lot 3; thence N.89°09'22"E., along the South line of said Lot 3, a distance of 336.83 feet to the Southeast corner of said Lot 3, same being a point on the centerline of Twin Laurel Boulevard of said TWIN LAUREL ESTATES; thence S.00°47'50"E., along the centerline of said Twin Laurel Boulevard, a distance of 1384.10 feet to the North line of lands described in Official Records Book 2432, Page 1341, of the Public Records of Sarasota County, Florida, also being the North right of way line of Laurel Road; thence along the said North line of lands described in Official Records Book 2432, Page 1341, N.89°45'02"W., a distance of 183.30 feet to the West line of said lands described in Official Records Book 2432, Page 1341, thence S.00°03'17"W., along said West line of lands described in Official Records Book 2432, Page 1341, a distance of 39.89 feet to the North line of lands described in Official Records Book 2050, Page 1651, of the Public Records of Sarasota County, Florida; thence S.89°57'02"W., along the said North line of lands described in Official Records Book 2050, Page 1651, a distance of 156.57 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 three (3) 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°56'44", a chord bearing of S.89°41'40"W., and a chord length of 570.57 feet; (2) thence along the arc of said curve, an arc length of 570.58 feet; (3) thence S.89°14'11"W., a distance of 386.34 feet to the East line of lands described in Official Records Instrument No. 2001009621, of the Public Records of Sarasota County, Florida, thence along the East line of said lands described in official Records Instrument No. 2022089656, S.00°41'54"W., a distance of 8.44 feet to the Southeast corner of said lands described in Official Records Instrument No. 2001009621; thence N.89°46'30"W., along the South line of said lands described in official Records Instrument No. 2001009621, a distance of 299.86 feet to the Southwest corner of said lands described in Official Records Instrument No. 2001009621; thence N.00°40'56"E., along the West line of said lands described in official Records Instrument No. 20001009621, a distance of 725.08 feet to the Northwest corner of said lands described in Official Records Instrument No. 2001009621, also being a point on the South line of lands described in Official Records Instrument No. 2016005618, of the Public Records of Sarasota County, Florida; thence N.89°35'56"W., along the South line of said lands described in official Records Instrument No. 2016005618, a distance of 300.09 feet to the Southeast corner of said lands described in official Records Instrument No. 2016005618; thence N.00°40'41"E., along the West line of said lands described in official Records Instrument No. 2016005618, a distance of 506.28 feet to the Northwest corner of said lands described in official Records Instrument No. 2016005618; thence along the North line of said lands described in official Records Instrument No. 2016005618, N.89°40'16"E., a distance of 600.56 feet to the Northeast corner said lands described in official Records Instrument No. 2016005618; thence along the East line of said lands described in official Records Instrument No. 2016005618, S.00°42'19"W., a distance of 309.57 feet to a point on the Southerly boundary line of lands described in Official Records Instrument No. 2019014339, of the Public Records of Sarasota County, Florida; thence along said Southerly boundary line of lands described in Official Records Instrument No. 2019014339, the following two (2) courses: (1) N.63°41'24"E., a distance of 1274.37 feet; (2) thence N.90°00'00"E., a distance of 828.64 feet to the POINT OF BEGINNING.

Parcel contains 367038 square feet, or 82.8124 acres, more or less.



KEY MAP

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