



## City of North Port

### RESOLUTION NO. 2022-R-34

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, ACCEPTING A PERMANENT UTILITY EASEMENT ON A PORTION OF PROPERTY LYING IN SECTIONS 21 & 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY FLORIDA, PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBER 0979110001; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on December 7, 2021, NX North Port Owner, LLC, executed a *Permanent Utility Easement* (the "Easement"), filed in the Official Records of Sarasota County as Instrument No. 2022023076; and

**WHEREAS**, the Easement grants the City of North Port, Florida a permanent utility easement over a portion of property identified as Sarasota County Property Parcel Identification Number 0979110001 (the "Property"); and

**WHEREAS**, the Easement grants the City a non-exclusive permanent easement for the purpose of constructing, installing, maintaining, operating, repairing and replacing water distribution system facilities, sewerage collection system facilities, and reclaimed water distribution system facilities and equipment appurtenant to such facilities, whether above or below ground, with the right to reconstruct, improve, add to, enlarge and remove such facilities and equipment, in, over, and upon the Property; and

**WHEREAS**, the City Commission of the City of North Port, Florida finds that the Easement satisfies an immediate or future need of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

#### **SECTION 1 – INCORPORATION OF RECITALS**

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

**SECTION 2 – RESOLUTION**

- 2.01 The City Commission accepts and approves the *Permanent Utility Easement* attached as Exhibit A and incorporated in this resolution by reference, granting the City a permanent utility easement on a portion of the real property identified as follows:

Sections 21 & 22, Township 39 South, Range 21 East, Sarasota County, Florida;  
bearing Parcel Identification Number 0979110001.

**SECTION 3 – FILING OF DOCUMENTS**

- 3.01 The City Clerk is directed to file a certified copy of this resolution with the Clerk of the Sarasota County Circuit Court to be duly recorded in the official records of the county.
- 3.02 NX North Port Owner, LLC, will reimburse the City for applicable recording fees.

**SECTION 4 – CONFLICTS**

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

**SECTION 5 – SEVERABILITY**

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

**SECTION 6 – EFFECTIVE DATE**

- 6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on May 24, 2022.

CITY OF NORTH PORT, FLORIDA

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PETE EMRICH  
MAYOR

ATTEST

---

HEATHER TAYLOR, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

---

AMBER L. SLAYTON  
CITY ATTORNEY

Prepared by &  
Return to:  
Attn: Peter Van Buskirk  
Kimley-Horn and Associates, Inc.  
1412 Jackson Street, Suite 2  
Fort Myers, FL 33901

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2022023076 9 PG(S)  
February 10, 2022 02:46:23 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



PID# 0979110001

## PERMANENT UTILITY EASEMENT

**THIS PERMANENT EASEMENT** made and executed the 7<sup>th</sup> day of December, 2021, by and between **NX NORTH PORT OWNER LLC**, a Delaware limited liability company, hereinafter called **GRANTOR** whose mailing address is 1550 Market Street, Suite 200, Denver, CO 80202, and **CITY OF NORTH PORT**, a political subdivision of the State of Florida, hereinafter called **GRANTEE**.

**WITNESSETH**, that the **GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant, and deliver the **GRANTEE**, its successors and assigns forever, a **non-exclusive permanent easement** for the purpose of constructing , installing, maintaining, operating, repairing and replacing water distribution system facilities, sewerage collection system facilities, and reclaimed water distribution system facilities and equipment appurtenant to such facilities, whether above or below ground, with the right to reconstruct, improve, add to, enlarge and remove such facilities and equipment; in, over and upon the following described land of the **GRANTOR**, to wit:

**See legal description identified as Exhibit "A" attached hereto and made a part hereof.**

**GRANTEE** agrees, at its sole cost and expense, to repair damage to the easement property, all structures, and other improvements located thereon as of the date of this easement, which is occasioned by reason of such construction, maintenance or repairs, and generally restore the surface of each easement's property to the condition existing prior to the initiation of such construction, maintenance, or repairs excluding above ground improvements made under the terms of the easement.

**GRANTOR** covenants with the **GRANTEE** that the **GRANTOR** is lawfully seized of said land in fee simple; that **GRANTOR** has good right and lawful authority to grant this easement and shall take no action to interfere with the **GRANTEE'S** lawful use of said easement; that the **GRANTOR** hereby fully warrants the easement being granted and will defend the same against the lawful claims of all person whomsoever.

**(This area intentionally left blank.)**

IN WITNESS WHEREOF the GRANTOR hereunto sets their hand and seal this first date written above.

WITNESSED BY:

[Signature]  
First Witness  
Print Name: Bryce Metzler

[Signature]  
Second Witness  
Print name: Gabriel Martinez

**NX NORTH PORT OWNER LLC**, a  
Delaware limited liability company

By: NXC North Port JV LLC, a Delaware  
limited liability company, its managing member

By: NXC JV IV LLC, a Delaware limited  
liability company, its manager

By: NXSL Manager LLC, a Delaware limited  
liability company, its managing member

By: NX Senior Holdings LLC, a Delaware  
limited liability company, its manager

By: NexCore Development LLC, a Delaware  
limited liability company, its managing member

By: NexCore Real Estate LLC, a Delaware  
limited liability company, its managing member

By: NexCore Companies LLC, a Delaware  
limited liability company, its managing member

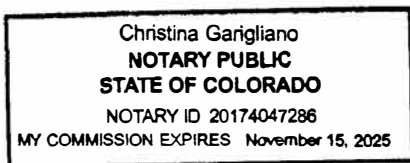
By: [Signature]  
Name: Robert Lawless  
Title: Chief Financial Officer

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me by means of physical presence  or [ ] online notarization this 7th day of December, 2021 by Robert Lawless, Chief Financial Officer of NexCore Companies LLC, managing member of NexCore Real Estate LLC, managing member of NexCore Development LLC, managing member of NX Senior Holdings LLC, manager of NXSL Manager LLC, managing member of NXC JV IV LLC, manager of NXC North Port JV LLC, managing member of NX North Port Owner LLC. He is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)



Christina Garigliano  
Notary Public  
Christina Garigliano  
Print Name  
Commission No. 20174047286  
Expiration Date 11/15/2025

**Exhibit "A"**

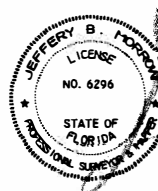
## DESCRIPTION

UTILITY EASEMENT LYING IN SECTIONS 21 & 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 8, HERON CREEK TOWN CENTER NORTH PLAT BOOK 50, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89°16'51"E., ON THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 332.09 FEET; THENCE CONTINUE ALONG SAID NORTH LINE LOT 8 THE FOLLOWING TWO (2) COURSES: (1) THENCE N.00°43'09"E., A DISTANCE OF 49.50 FEET; (2) THENCE S.89°16'51"E., A DISTANCE OF 20.00 FEET; THENCE S.00°43'09"W., A DISTANCE OF 37.62 FEET TO THE POINT OF BEGINNING; THENCE S.89°16'51"E., A DISTANCE OF 142.46 FEET; THENCE S.66°41'35"E., A DISTANCE OF 92.77 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 775.00 FEET AND A CENTRAL ANGLE OF 31°23'36"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 424.64 FEET; THENCE S.07°59'27"E., A DISTANCE OF 9.82 FEET; THENCE S.82°00'33"W., A DISTANCE OF 13.13 FEET; THENCE S.06°47'40"E., A DISTANCE OF 15.07 FEET; THENCE N.75°34'25"E., A DISTANCE OF 9.01 FEET; THENCE S.14°25'35"E., A DISTANCE OF 10.00 FEET; THENCE S.75°34'25"W., A DISTANCE OF 10.35 FEET; THENCE S.06°47'40"E., A DISTANCE OF 26.43 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.83°30'31"E., A RADIAL DISTANCE OF 559.71 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°16'07", A DISTANCE OF 149.16 FEET; THENCE N.68°40'53"E., A DISTANCE OF 7.12 FEET; THENCE S.21°19'07"E., A DISTANCE OF 10.00 FEET; THENCE S.68°40'53"W., A DISTANCE OF 7.14 FEET; THENCE S.21°11'52"E., A DISTANCE OF 22.49 FEET; THENCE N.68°05'54"E., A DISTANCE OF 13.50 FEET; THENCE S.20°29'55"E., A DISTANCE OF 10.00 FEET; THENCE S.68°05'54"W., A DISTANCE OF 18.34 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.21°12'04"W., A RADIAL DISTANCE OF 525.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°38'12", A DISTANCE OF 124.95 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 60°59'19"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 292.72 FEET; THENCE S.21°26'49"W., A DISTANCE OF 80.19 FEET; THENCE S.66°26'49"W., A DISTANCE OF 102.02 FEET; THENCE N.71°46'25"W., A DISTANCE OF 55.61 FEET; THENCE N.68°33'11"W., A DISTANCE OF 155.87 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.24°46'13"W., A RADIAL DISTANCE OF 1,980.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°46'13", A DISTANCE OF 233.96 FEET; THENCE N.29°37'07"W., A DISTANCE OF 243.51 FEET; THENCE S.62°35'06"W., A DISTANCE OF 3.90 FEET TO THE WEST LINE OF SAID LOT 8 A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.62°42'46"E., A RADIAL DISTANCE OF 433.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°00'23", A DISTANCE OF 211.65 FEET; THENCE CONTINUE THE WEST LINE OF LOT 8 N.00°43'09"E., A DISTANCE OF 20.63 FEET; THENCE S.89°16'51"E., A DISTANCE OF 8.61 FEET; THENCE S.00°14'56"E., A DISTANCE OF 23.76 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.89°02'01"E., A RADIAL DISTANCE OF 413.91 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 20°32'17", A DISTANCE OF 148.37 FEET; THENCE S.29°37'07"E., A DISTANCE OF 45.97 FEET

SEE CONTINUE DESCRIPTION SHEET 2

PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC COPIES OF THIS DOCUMENT ARE ONLY VALID IF THE DIGITAL CERTIFICATION AND DATED BY VERIFIED.



Digitally signed  
by Jeff Morrow  
Date:  
2021.12.07  
13:23:34 -05'00'

**THIS IS NOT A SURVEY**

*12-07-21*  
JEFFERY B. MORROW (FOR THE FIRM LB 7384)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6296

**NOTES:**

- DESCRIPTION IS NOT VALID WITHOUT ACCOMPANYING SKETCH SHEET 2, 3, 4 & 5

**POINT BREAK SURVEYING, LLC**

CERTIFICATE OF AUTHORIZATION LB 0007384  
8111 Blaikie Court, Suite E  
Sarasota, FL 34240  
Phone: (941) 378-4797  
Fax: (941) 378-0058

**DESCRIPTION TO ACCOMPANY SKETCH**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/12/21	EXP_LIVING_NP	Utility Ease 2	N/A	1 OF 5

## DESCRIPTION

UTILITY EASEMENT LYING IN SECTIONS 21 & 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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SEE CONTINUE DESCRIPTION SHEET 2

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**THIS IS NOT A SURVEY**

**NOTES:**

1. DESCRIPTION IS NOT VALID WITHOUT ACCOMPANYING SKETCH SHEET 2, 3, 4 & 5

JEFFERY B. MORROW (FOR THE FIRM LB 7384)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6296

**POINT BREAK SURVEYING, LLC**

CERTIFICATE OF AUTHORIZATION LB 0007384  
8111 Blaikie Court, Suite E  
Sarasota, FL 34240  
Phone: (941) 378-4797  
Fax: (941) 378-0058

**DESCRIPTION TO ACCOMPANY SKETCH**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/12/21	EXP_LJWNG_NP	Utility Ease 2	N/A	1 OF 5



## DESCRIPTION

THENCE N.62°35'06"E., A DISTANCE OF 16.45 FEET; THENCE N.19°07'48"E., A DISTANCE OF 75.49 FEET; THENCE N.41°26'49"E., A DISTANCE OF 222.85 FEET; THENCE S.89°16'51"E., A DISTANCE OF 13.20 FEET; THENCE S.41°26'49"W., A DISTANCE OF 229.48 FEET; THENCE S.19°07'48"W., A DISTANCE OF 69.93 FEET; THENCE S.77°08'41"E., A DISTANCE OF 110.11 FEET; THENCE N.41°01'24"E., A DISTANCE OF 47.43 FEET; THENCE S.48°58'36"E., A DISTANCE OF 10.00 FEET; THENCE S.41°01'24"W., A DISTANCE OF 48.03 FEET; THENCE S.10°08'08"E., A DISTANCE OF 129.75 FEET; THENCE S.79°51'52"W., A DISTANCE OF 10.00 FEET; THENCE N.10°08'08"W., A DISTANCE OF 128.83 FEET; THENCE N.77°08'41"W., A DISTANCE OF 113.54 FEET; THENCE S.62°35'06"W., A DISTANCE OF 16.22 FEET; THENCE S.29°37'07"E., A DISTANCE OF 16.58 FEET; THENCE N.60°22'53"E., A DISTANCE OF 10.19 FEET; THENCE S.29°37'07"E., A DISTANCE OF 10.00 FEET; THENCE S.60°22'53"W., A DISTANCE OF 10.19 FEET; THENCE S.29°37'07"E., A DISTANCE OF 16.10 FEET; THENCE N.60°22'53"E., A DISTANCE OF 19.56 FEET; THENCE S.29°37'07"E., A DISTANCE OF 19.26 FEET; THENCE S.60°22'53"W., A DISTANCE OF 19.56 FEET; THENCE S.29°37'07"E., A DISTANCE OF 177.24 FEET; THENCE S.68°33'11"E., A DISTANCE OF 2.25 FEET; THENCE N.21°26'49"E., A DISTANCE OF 17.82 FEET; THENCE S.68°33'11"E., A DISTANCE OF 10.00 FEET; THENCE S.21°26'49"W., A DISTANCE OF 17.82 FEET; THENCE S.68°33'11"E., A DISTANCE OF 367.76 FEET; THENCE N.21°26'49"E., A DISTANCE OF 89.88 FEET; THENCE N.68°33'11"W., A DISTANCE OF 20.17 FEET; THENCE N.21°26'49"E., A DISTANCE OF 10.00 FEET; THENCE S.68°33'11"E., A DISTANCE OF 30.17 FEET; THENCE S.21°26'49"W., A DISTANCE OF 99.67 FEET; THENCE S.71°46'25"E., A DISTANCE OF 47.70 FEET; THENCE N.66°26'49"E., A DISTANCE OF 94.06 FEET; THENCE N.21°26'49"E., A DISTANCE OF 76.05 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 60°59'19"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 303.37 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 515.00 FEET AND A CENTRAL ANGLE OF 13°04'37"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 117.54 FEET; THENCE N.21°11'52"W., A DISTANCE OF 54.94 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.70°48'02"E., A RADIAL DISTANCE OF 587.70 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°36'53", A DISTANCE OF 129.39 FEET; THENCE N.06°47'40"W., A DISTANCE OF 51.38 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.06°23'49"W., A RADIAL DISTANCE OF 785.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°42'14", A DISTANCE OF 406.97 FEET; THENCE N.66°41'35"W., A DISTANCE OF 90.77 FEET; THENCE N.89°16'51"W., A DISTANCE OF 140.46 FEET; THENCE N.00°43'09"E., A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 31,704.49 SQUARE FEET OR 0.7278 ACRES, MORE OR LESS.

**NOTES:**

1. DESCRIPTION IS NOT VALID WITHOUT ACCOMPANYING SKETCH SHEET 1, 3, 4 & 5

**POINT BREAK SURVEYING, LLC**

CERTIFICATE OF AUTHORIZATION LB 0007384

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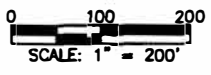
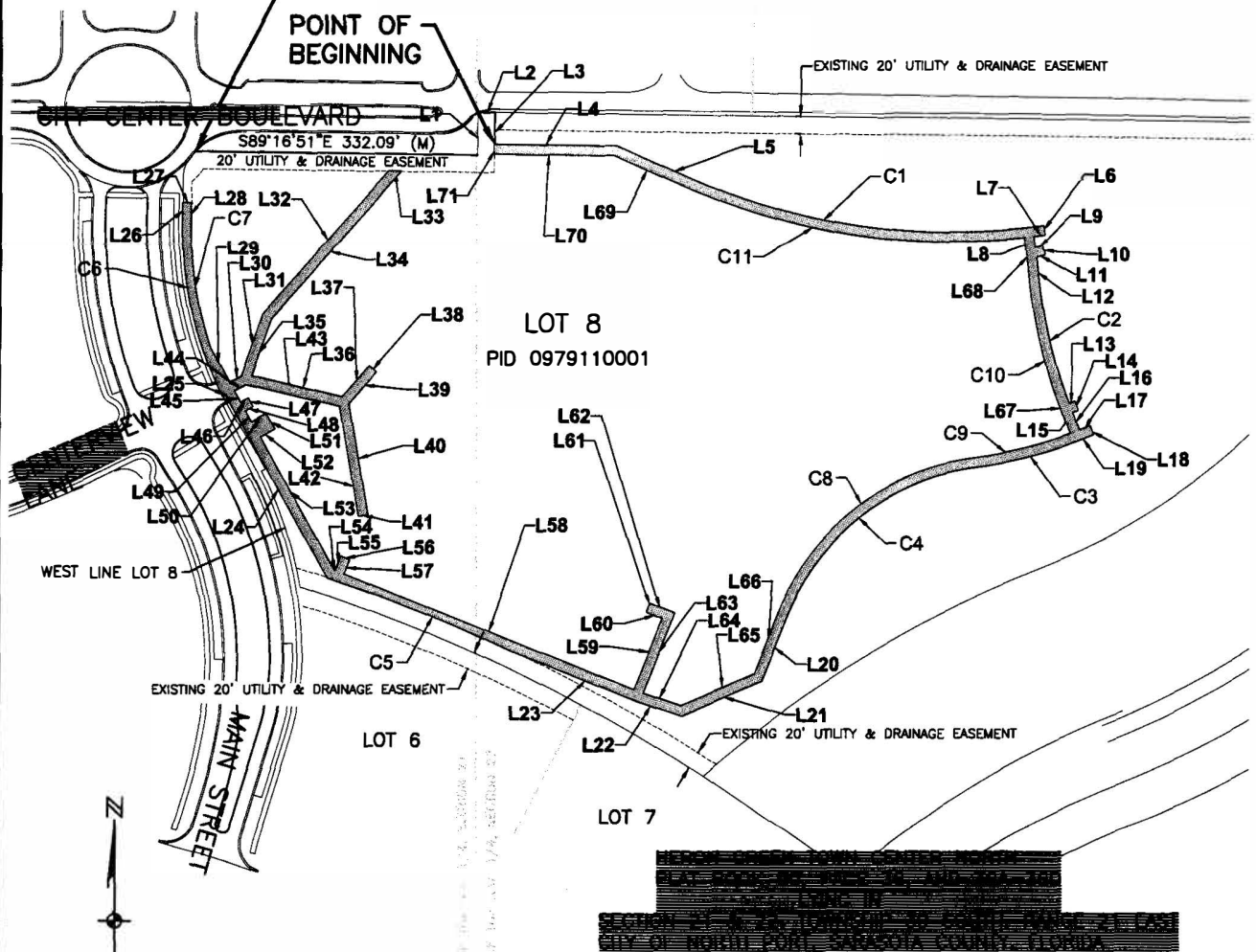
**DESCRIPTION TO ACCOMPANY SKETCH**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/12/21	EXP_LIVING_NP	Utility Ease 2	N/A	2 OF 5

**POINT OF COMMENCEMENT**

NORTHWEST CORNER LOT 8,  
HERON CREEK TOWN CENTER NORTH  
PLAT BOOK 50, PAGE 36,  
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**POINT OF BEGINNING**



**LEGEND**

- PIN: = PARCEL IDENTIFICATION NO.
- O.R. = OFFICIAL RECORDS
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S) = PAGES
- NO. = NUMBER
- R/W = RIGHT-OF-WAY

**NOTES:**

1. BEARINGS ARE BASED ON THE RECORD PLAT WITH THE NORTH LIE LOT 8 AS BEARING S89°16'51"E
2. SKETCH IS NOT VALID WITHOUT ACCOMPANYING SHEET 1, 2, 4 AND 5

**THIS IS NOT A SURVEY**

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**SKETCH TO ACCOMPANY DESCRIPTION**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/12/21	EXP_LIVING_NP	Utility Ease 2	1" = 200'	3 OF 5

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°43'09"E	49.50'
L2	S89°16'51"E	20.00'
L3	S00°43'09"W	37.62'
L4	S89°16'51"E	142.46'
L5	S66°41'35"E	92.77'
L6	S07°59'27"E	9.82'
L7	S82°00'33"W	13.13'
L8	S06°47'40"E	15.07'
L9	N75°34'25"E	9.01'
L10	S14°25'35"E	10.00'
L11	S75°34'25"W	10.35'
L12	S06°47'40"E	26.43'
L13	N68°40'53"E	7.12'
L14	S21°19'07"E	10.00'
L15	S68°40'53"W	7.14'
L16	S21°11'52"E	22.49'
L17	N68°05'54"E	13.50'
L18	S20°29'55"E	10.00'
L19	S68°05'54"W	18.34'
L20	S21°26'49"W	80.19'
L21	S66°26'49"W	102.02'
L22	N71°46'25"W	55.61'
L23	N68°33'11"W	155.87'
L24	N29°37'07"W	243.51'
L25	S62°35'06"W	3.90'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L26	N00°43'09"E	20.63'
L27	S89°16'51"E	8.61'
L28	S00°14'56"E	23.76'
L29	S29°37'07"E	45.97'
L30	N62°35'06"E	16.45'
L31	N19°07'48"E	75.49'
L32	N41°26'49"E	222.85'
L33	S89°16'51"E	13.20'
L34	S41°26'49"W	229.48'
L35	S19°07'48"W	69.93'
L36	S77°08'41"E	110.11'
L37	N41°01'24"E	47.43'
L38	S48°58'36"E	10.00'
L39	S41°01'24"W	48.03'
L40	S10°08'08"E	129.75'
L41	S79°51'52"W	10.00'
L42	N10°08'08"W	128.83'
L43	N77°08'41"W	113.54'
L44	S62°35'06"W	16.22'
L45	S29°37'07"E	16.58'
L46	N60°22'53"E	10.19'
L47	S29°37'07"E	10.00'
L48	S60°22'53"W	10.19'
L49	S29°37'07"E	16.10'
L50	N60°22'53"E	19.56'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L51	S29°37'07"E	19.26'
L52	S60°22'53"W	19.56'
L53	S29°37'07"E	177.24'
L54	S68°33'11"E	2.25'
L55	N21°26'49"E	17.82'
L56	S68°33'11"E	10.00'
L57	S21°26'49"W	17.82'
L58	S68°33'11"E	367.76'
L59	N21°26'49"E	89.88'
L60	N68°33'11"W	20.17'
L61	N21°26'49"E	10.00'
L62	S68°33'11"E	30.17'
L63	S21°26'49"W	99.67'
L64	S71°46'25"E	47.70'
L65	N66°26'49"E	94.06'
L66	N21°26'49"E	76.05'
L67	N21°11'52"W	54.94'
L68	N06°47'40"W	51.38'
L69	N66°41'35"W	90.77'
L70	N89°16'51"W	140.46'
L71	N00°43'09"E	10.00'

THIS IS NOT A SURVEY

**POINT BREAK SURVEYING, LLC**

CERTIFICATE OF AUTHORIZATION LB 0007384  
 8111 Blaikie Court, Suite E  
 Sarasota, FL 34240  
 Phone: (941) 378-4797  
 Fax: (941) 378-0058

**LABEL TABLE**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/12/21	EXP_LIVING_NP	Utility Ease 2	N/A'	4 OF 5

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT
C1	424.64'	775.00'	31°23'36"	S82°23'23"E	419.35'	217.79'
C2	149.16'	559.71'	15°16'07"	S14°07'33"E	148.71'	75.02'
C3	124.95'	525.00'	13°38'12"	N75°37'02"E	124.66'	62.77'
C4	292.72'	275.00'	60°59'19"	S51°56'28"W	279.10'	161.95'
C5	233.96'	1980.00'	6°46'13"	N68°36'54"W	233.83'	117.12'
C6	211.65'	433.00'	28°00'23"	S13°17'03"E	209.55'	107.98'
C7	148.37'	413.91'	20°32'17"	S09°18'10"E	147.58'	74.99'
C8	303.37'	285.00'	60°59'19"	S51°56'28"W	289.25'	167.84'
C9	117.54'	515.00'	13°04'37"	N75°53'49"E	117.29'	59.03'
C10	129.39'	587.70'	12°36'53"	S12°53'31"E	129.13'	64.96'
C11	406.97'	785.00'	29°42'14"	S81°32'42"E	402.43'	208.17'

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**CURVE TABLE**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
10/12/21	EXP_LIVING_MP	Utility Ease 2	N/A'	5 OF 5