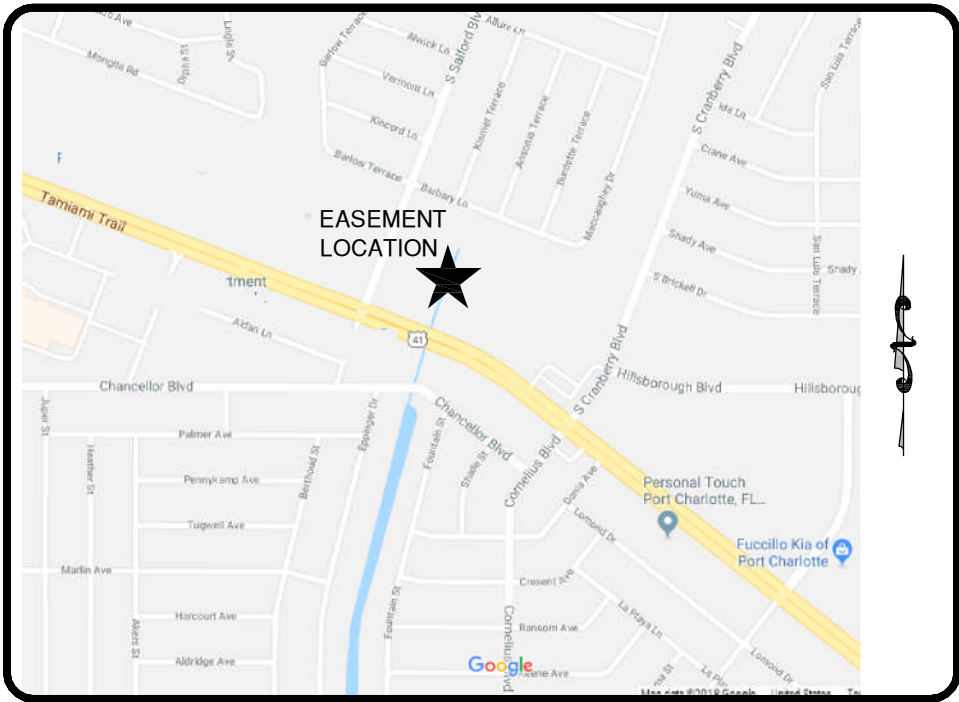


SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST  
SARASOTA COUNTY, FLORIDA



LOCATION MAP  
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) EXISTING BOUNDARY AND EASEMENT DATA SHOWN HEREON PER BOUNDARY SURVEY PREPARED BY BANKS ENGINEERING PROJECT NUMBER 3880 (GATEWAY AT COCOPLUM)DATED 6-12-14.
- 2) BEARINGS SHOWN HEREON PER SURVEY IDENTIFIED IN NOTE 1.
- 2) THIS IS A DRAINAGE EASEMENT SKETCH AND LEGAL DESCRIPTION.
- 4) LOCATION OF PROPOSED 40' DRAINAGE EASEMENT PER PLANS PROVIDED BY CLIENT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS A TRUE REPRESENTATION OF A SKETCH AND LEGAL DESCRIPTION, PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE INTENT OF THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17.052 , FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DRAFT

WILLIAM C. WARD  
PROFESSIONAL LAND SURVEYOR NO. 4815  
STATE OF FLORIDA

7-02-18

DATE

NOT A BOUNDARY SURVEY  
Legal Description to Accompany Sketch

40' DRAINAGE EASEMENT - GATEWAY AT COCOPLUM

**TERRAMETRIX**, LLC

SURVEYING - PLANNING - MAPPING

State of Florida LB No. 8168

240A Madonna Boulevard - St. Petersburg, Florida 33715 727-289-2113

DRAWN BY:	BJ	
APPROVED BY:	WCW	
DATE:	7-02-18	
FILE LOCATION:	18005	
JOB NUMBER:	18005	SHEET NO.: 1 OF 4

SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST  
SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION:

A 40 FOOT WIDE DRAINAGE EASEMENT OVER, UNDER, AND ACROSS A PORTION OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF CRANBERRY BOULEVARD, AS SHOWN ON THE RECORD PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION 68, PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 6, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, HAVING A WIDTH OF 100 FEET WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 45), HAVING A WIDTH OF 200 FEET ACCORDING TO SAID PLAT; THENCE NORTH 51°51'48" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. 41, A DISTANCE OF 100.00 FEET; THENCE NORTH 38°08'12" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 45) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 45, SECTION 01010-2510; THENCE CONTINUE NORTH 38°08'12" EAST ALONG THE WESTERLY RIGHT OF WAY OF CRANBERRY BOULEVARD, A DISTANCE OF 158.71 FEET; THENCE CONTINUE NORTH 38°08'12" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF CRANBERRY BOULEVARD, AS SHOWN ON THE RECORD PLAT OF 2ND ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 30, PUBLIC RECORDS OF SARASOTA COUNTY, 30.98 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE OF CRANBERRY BOULEVARD, NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 17°27'51", AN ARC LENGTH OF 137.16 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29°24'17" EAST, 136.63 FEET; THENCE NORTH 20°40'21" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 387.87 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COCOPLUM WATERWAY, AS SHOWN ON SAID RECORD PLAT OF 2ND ADDITION TO PORT CHARLOTTE SUBDIVISION ALSO BEING DESCRIBED IN OFFICIAL RECORDS BOOK 1941, PAGES 1 THRU 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 69°19'39" WEST, ALONG SAID RIGHT OF WAY LINE OF COCOPLUM WATERWAY, A DISTANCE OF 175.00 FEET TO THE WESTERN BOUNDARY OF SAID 2ND ADDITION TO PORT CHARLOTTE SUBDIVISION; THENCE CONTINUE NORTH 69°19'39" WEST, ALONG SAID RIGHT OF WAY LINE OF COCOPLUM WATERWAY, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1941, PAGES 1 THRU 5, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; A DISTANCE OF 944.79 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 43°57'36" WEST FOR 186.12 FEET; THENCE SOUTH 20°40'21" WEST FOR 334.04 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF U.S. 41; THENCE NORTH 69°19'39" WEST FOR 40.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 20°40'21" EAST FOR 342.28 FEET; THENCE NORTH 43°57'36" EAST FOR 177.15 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF COCOPLUM WATERWAY; THENCE SOUTH 69°19'39" EAST, ALONG SAID RIGHT OF WAY LINE OF COCOPLUM WATERWAY, A DISTANCE OF 43.55 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 20,791.9 SQUARE FEET OR 0.4773 ACRES MORE OR LESS.

40' DRAINAGE EASEMENT - GATEWAY AT COCOPLUM

**TERRAMETRIX**, LLC

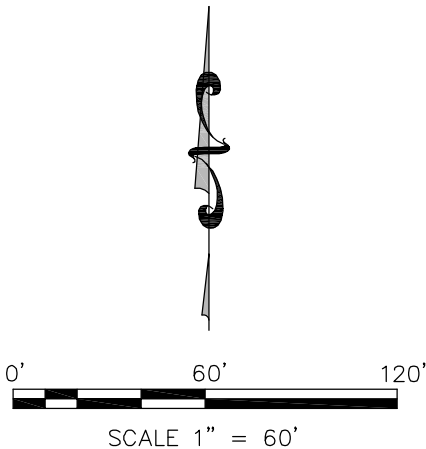
SURVEYING - PLANNING - MAPPING

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APPROVED BY:	WCW	
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SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST  
SARASOTA COUNTY, FLORIDA



PLAT BOOK 11 PAGE 30  
2ND ADDITION TO PORT  
CHARLOTTE SUBDIVISION  
**COCOPLUM WATERWAY**  
150' RIGHT OF WAY  
OR 1941 PG 1-5  
N 69°19'39" W  
944.79'  
N 69°19'39" W  
175.00'  
SOUTHERLY  
R/W LINE  
MATCH POINT  
SEE SHEET 4 OF 4

GATEWAY AT  
COCOPLUM

N 20°40'21" E  
387.87'  
**CRANBERRY BOULEVARD**  
PLAT BOOK 11 PAGE 30  
2ND ADDITION TO PORT  
CHARLOTTE SUBDIVISION

R= 450.00'  
A= 137.16'  
D= 17°27'51"  
CB= N 29°24'17" E  
C= 136.63'

N 38°08'12" E  
30.98'

SARASOTA COUNTY  
CHARLOTTE COUNTY

N 38°08'12" E  
20.00'  
N 38°08'12" E  
158.71'  
N 38°08'12" E  
209.69' OVERALL  
N 51°51'48" W  
100.00'  
**CRANBERRY BOULEVARD**  
100' RIGHT OF WAY  
PLAT BOOK 6 PAGE 6  
PORT CHARLOTTE SUBDIVISION  
SECTION 68  
N 38°08'12" E  
N 38°08'12" E  
20.00'  
NORTHEASTERLY  
R/W LINE  
**US HIGHWAY 41**  
(STATE ROAD NO. 45)  
FDOT SECTION 01010-2510

**POC**  
POINT OF INTERSECTION OF THE  
SOUTHEASTERLY RIGHT OF WAY LINE  
OF CRANBERRY BOULEVARD WITH THE  
NORTHERLY RIGHT OF WAY LINE OF  
U.S. HIGHWAY NO. 41 (STATE ROAD  
NO. 45)

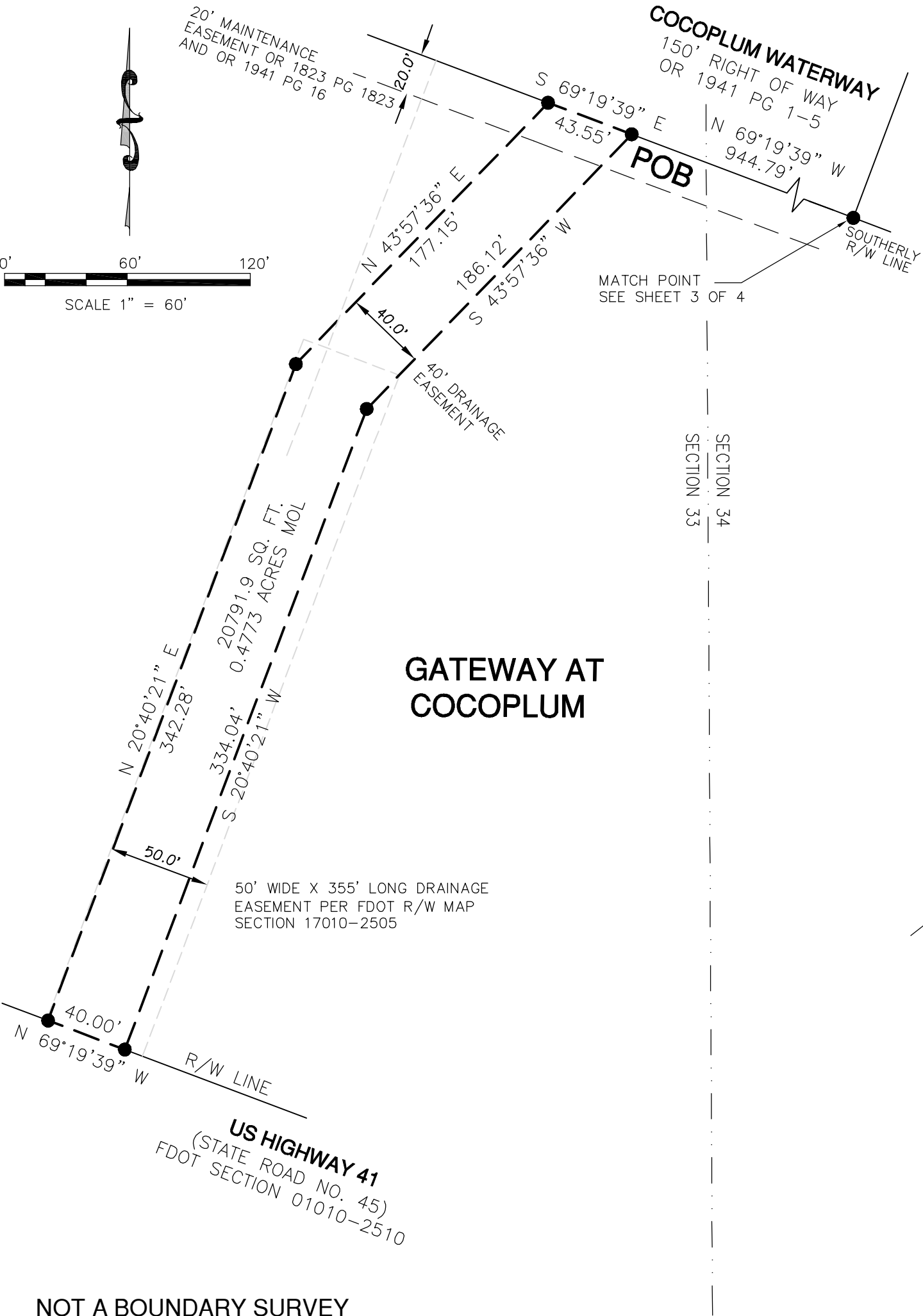
NOT A BOUNDARY SURVEY  
Sketch to Accompany Legal Description

40' DRAINAGE EASEMENT - GATEWAY AT COCOPLUM

**TERRAMETRIX**, LLC  
SURVEYING - PLANNING - MAPPING  
State of Florida LB No. 8168  
240A Madonna Boulevard - St. Petersburg, Florida 33715 727-289-2113

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SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST  
SARASOTA COUNTY, FLORIDA



NOT A BOUNDARY SURVEY  
Sketch to Accompany Legal Description

40' DRAINAGE EASEMENT - GATEWAY AT COCOPLUM

**TERRAMETRIX**, LLC  
SURVEYING - PLANNING - MAPPING  
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