



SKETCH & DESCRIPTION OF A TRACT OF LAND LYING IN
SECTION 4, TOWNSHIP 40 S. RANGE 20 E.,
SECTIONS 33 & 34, TOWNSHIP 39 S., RANGE 20 E.,
SARASOTA COUNTY, FLORIDA



Stantec

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TASK CODE: 220	DRAWN BY: EDM	CHKED BY: JAK	CAD FILE: 215614069v-spsk01	PROJECT NO: 215614069	SHEET 1 OF 3	DRAWING INDEX NO: 215614069v-spsk01	REV: A
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 4, Township 40 South, Range 20 East, Sarasota County, Florida and Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the southwest corner of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.89°39'43"E. along the south line of said Section 33 and south line of lands described in Official Records Instrument Number 2017080699 of the Public Records of Sarasota County, Florida, a distance of 1,566.19 feet to the southeast corner of said lands; the following three (3) calls are along the east line of said lands described in Official Records Instrument Number 2017080699: (1) thence N.00°30'44"E., a distance of 1,069.39 feet to the POINT OF BEGINNING; (2) thence continue N.00°30'44"E., a distance of 329.46 feet; (3) thence N.89°22'45"W., a distance of 16.32 feet to the southeast corner of the State College of Florida property (Sarasota County Parcel Identification Number 0785002000); the following two (2) calls are along the east line of said State College of Florida property: (1) thence N.00°30'25"E., a distance of 2,062.70 feet to the point of curvature of a non-tangent curve to the left, having a radius of 4,583.87 feet and a central angle of 01°37'29"; (2) thence northwesterly along the arc of said curve, a distance of 129.99 feet, said curve having a chord bearing and distance of N.58°18'42"W., 129.98 feet, to the end of said curve, being a point on the easterly line of lands described in Official Records Instrument Number 2006198289 of said Public Records; the following five (5) calls are along the easterly and northerly lines of said lands: (1) thence N.30°54'22"E., a distance of 99.91 feet; (2) thence S.59°05'38"E., a distance of 31.13 feet; (3) thence N.31°15'27"E., a distance of 250.00 feet; (4) thence N.61°17'24"W., a distance of 250.00 feet; (5) thence S.73°01'52"W., a distance of 155.06 feet to a point on the east line of lands described in Official Records Book 2389, Page 528 of said Public Records; the following two (2) calls are along the east and northerly line of said lands: (1) thence N.00°00'19"W., a distance of 44.96 feet; (2) thence N.65°21'46"W., a distance of 400.68 feet to a point on the east line of lands described in Official Records Instrument Number 2014062917 of said Public Records; thence N.00°30'25"E. along said east line, a distance of 786.90 feet to a point on the southerly right-of-way line of U.S. 41 (State Road 45, variable width right-of-way), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,597.58 feet and a central angle of 03°08'33"; the following sixteen (16) calls are along the southerly right-of-way line of said U.S. 41: (1) thence easterly along the arc of said curve, a distance of 307.01 feet, said curve having a chord bearing and distance of S.69°13'16"E., 306.97 feet, to the end of said curve; (2) thence S.22°19'13"W. along a line non-tangent to said curve, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,587.58 feet and a central angle of 00°45'15"; (3) thence southeasterly along the arc of said curve, a distance of 73.55 feet, said curve having a chord bearing and distance of S.67°16'21"E., 73.55 feet, to the end of said curve; (4) thence N.23°06'16"E. along a line non-tangent to said curve, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,597.58 feet and a central angle of 08°17'44"; (5) thence southeasterly along the arc of said curve, a distance of 810.45 feet, said curve having a chord bearing and distance of S.62°44'52"E., 809.74 feet, to the end of said curve; (6) thence S.31°08'57"W., a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,587.58 feet and a central angle of 00°45'12"; (7) thence southeasterly along the arc of said curve, a distance of 73.47 feet, said curve having a chord bearing and distance of S.58°13'22"E., 73.47 feet, to the end of said curve; (8) thence N.32°24'25"E. along a line non-tangent to said curve, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right, having a radius of 5,597.58 feet and a central angle of 03°28'13"; (9) thence southeasterly along the arc of said curve, a distance of 339.03 feet, said curve having a chord bearing and distance of S.56°06'38"E., 338.98 feet, to the end of said curve; (10) thence S.56°35'34"E. along a line non-tangent to said curve, a distance of 155.08 feet; (11) thence S.54°22'31"E., a distance of 1,102.52 feet; (12) thence S.51°00'40"E., a distance of 101.66 feet; (13) thence S.54°20'43"E., a distance of 199.02 feet; (14) thence S.48°43'03"E., a distance of 100.71 feet; (15) thence S.54°22'31"E., a distance of 514.32 feet to the point of curvature of a curve to the left having a radius of 3,011.73 feet and a central angle of 23°25'45"; (16) thence southeasterly along the arc of said curve, a distance of 1,231.54 feet to the end of said curve, also being a point on the west line of West Villages Improvement District parcel (Sarasota County Parcel Identification Number 0786002200); the following six (6) calls are along the westerly line and south line of said parcel: (1) thence S.00°16'02"W., a distance of 284.07 feet; (2) thence S.19°42'14"W., a distance of 210.88 feet; (3) thence N.89°58'33"W., a distance of 740.41 feet; (4) thence S.00°01'26"W., a distance of 355.39 feet; (5) thence S.28°37'40"E., a distance of 1,003.23 feet; (6) thence N.90°00'00"E., a distance of 404.30 feet to the southwest corner of Dioceses parcel (Sarasota County Parcel Identification Number 0788050005); the following three (3) calls are along the southerly line of said Dioceses parcel: (1) thence N.90°00'00"E., a distance of 1,523.54 feet; (2) thence N.19°33'57"E., a distance of 507.94 feet; (3) thence N.90°00'00"E., a distance of 83.65 feet to a point on the west right-of-way

REV."A"; REVISED VILLAGE E BOUNDARY & DESCRIPTION; 01/29/18; EDM

This is NOT a Survey and Not valid without all sheets.

FOR: MANASOTA BEACH RANCLANDS, LLLP

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line of River Road (variable width right-of-way, Map Section 17550-2601), also being the point of curvature of a non-tangent curve to the right, having a radius of 5,524.72 feet and a central angle of 08°24'50"; thence southeasterly along the arc of said curve, a distance of 811.30 feet, said curve having a chord bearing and distance of S.23°26'57"E., 810.57 feet, to the end of said curve, being a point on the north line of lands described in Official Records Instrument Number 2000002794; the following three (3) calls are along the north line of said lands: (1) thence S.78°41'20"W. along a line non-tangent to said curve, a distance of 2,144.70 feet; (2) thence N.89°39'52"W., a distance of 50.00 feet; (3) thence S.00°24'58"W., a distance of 637.89 feet; thence S.78°39'57"W., a distance of 620.07 feet; thence N.61°49'39"W., a distance of 544.62 feet; thence N.58°08'12"W., a distance of 287.16 feet; thence N.20°23'37"W., a distance of 658.40 feet; thence N.81°13'49"W., a distance of 1,363.15 feet; thence N.70°35'42"W., a distance of 536.97 feet; thence N.21°42'57"W., a distance of 429.64 feet; thence N.70°51'09"W., a distance of 121.01 feet to the POINT OF BEGINNING.

Said tract contains 13,347,870 square feet or 306.4249 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°30'44"E	329.46'
L2	N89°22'45"W	16.32'
L3	N30°54'22"E	99.91'
L4	S59°05'38"E	31.13'
L5	N31°15'27"E	250.00'
L6	N61°17'24"W	250.00'
L7	S73°01'52"W	155.06'
L8	N00°00'19"W	44.96'
L9	N65°21'46"W	400.68'
L10	S22°19'13"W	10.00'
L11	N23°06'16"E	10.00'
L12	S31°08'57"W	10.00'
L13	N32°24'25"E	10.00'
L14	S56°35'34"E	155.08'
L15	S54°22'31"E	1,102.52'
L16	S51°00'40"E	101.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	S54°20'43"E	199.02'
L18	S48°43'03"E	100.71'
L19	S54°22'31"E	514.32'
L20	S00°16'02"W	284.07'
L21	S19°42'14"W	210.88'
L22	N89°58'33"W	740.41'
L23	S00°01'26"W	355.39'
L24	S28°37'40"E	1,003.23'
L25	N90°00'00"E	404.30'
L26	N90°00'00"E	1,523.54'
L27	N19°33'57"E	507.94'
L28	N90°00'00"E	83.65'
L29	N89°39'52"W	50.00'
L30	S00°24'58"W	637.89'
L31	S78°39'57"W	620.07'
L32	N61°49'39"W	544.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N58°08'12"W	287.16'
L34	N20°23'37"W	658.40'
L35	N70°35'42"W	536.97'
L36	N21°42'57"W	429.64'
L37	N70°51'09"W	121.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	4,583.87'	1°37'29"	129.99'	129.98'	N58°18'42"W
C2	5,597.58'	3°08'33"	307.01'	306.97'	S69°13'16"E
C3	5,587.58'	0°45'15"	73.55'	73.55'	S67°16'21"E
C4	5,597.58'	8°17'44"	810.45'	809.74'	S62°44'52"E
C5	5,587.58'	0°45'12"	73.47'	73.47'	S58°13'22"E
C6	5,597.58'	3°28'13"	339.03'	338.98'	S56°06'38"E
C7	3,011.73'	23°25'45"	1,231.54'	1,222.98'	S66°05'24"E
C8	5,524.72'	8°24'50"	811.30'	810.57'	S23°26'57"E

NOTES:

1. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this sketch, drawing, plat or map is for informational purposes only.
2. Bearings shown hereon are relative to the north line of Section 4 having a bearing of S.89°39'43"E.
3. This is a sketch only and does not represent a field survey.
4. Subject to easements of record.
5. The boundary described hereon is conceptual and subject to change.

BY:

Joseph A. Kelly, P.S.M. No. 7141

2/8/2018
Date of Signature

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FOR: MANASOTA BEACH RANCHLANDS, LLLP

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