

GARYLAND AVE

R-137

0966051023

CABALLERO AVE

VIERA ST

COSMIC WATERWAY

R-138

Legend

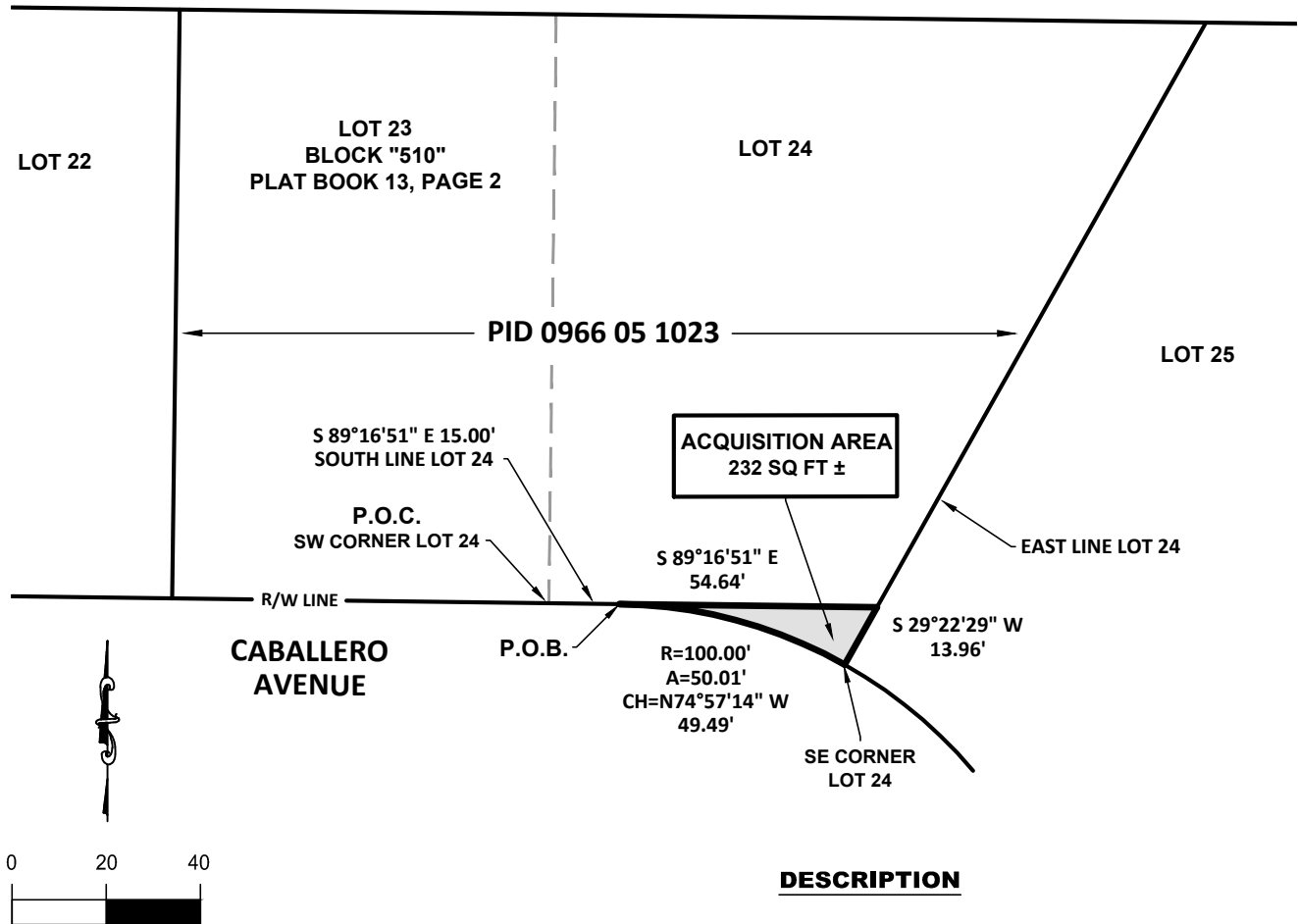
-  City Owned Parcel
-  Retention Ditch
-  Waterway
-  Parcel of Interest
-  Acquisition Area

City of North Port
Property of Interest - 0966051023



Date Saved: 8/14/2025 4:26 PM
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SKETCH



DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF LOT 24, BLOCK "510" AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "ELEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION" RECORDED AMONG THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA IN PLAT BOOK 13, PAGE 2; THENCE S 89°16'51" E ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°16'51" E THROUGH AND ACROSS SAID LOT 24 A DISTANCE OF 54.64 FEET TO A POINT ON THE EAST LINE OF SAID LOT 24; THENCE S 29°22'29" W ALONG SAID EAST LINE, A DISTANCE OF 13.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE WESTERLY ALONG THE RIGHT-OF-WAY LINE OF CABALLERO AVENUE BY A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 100.00' AND CHORD OF N 74°57'14" W 49.49', FOR AN ARC DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 232 SQUARE FEET MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT A BOUNDARY SURVEY.
2. THIS DRAWING IS SUBJECT TO PERTINENT EASEMENTS, ADDITIONAL RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PID	PARCEL IDENTIFICATION
SW	SOUTHWEST
SE	SOUTHEAST
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
R	RADIUS
A	ARC LENGTH
CH	CHORD

Hyatt Survey Services, Inc.

Geographic Data Specialists LB No. 7203
2012 Lena Road Bradenton, Florida 34211
(941) 748-4693

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RUSSELL P. HYATT, PSM 5303
HYATT SURVEY SERVICES, INC.

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FUTURE 10' MUP ACQUISITION PID 0966 05 1023 11TH ADDITION TO PORT CHARLOTTE SUBDIVISION			
SECTION 15 TOWNSHIP 39 S RANGE 21 E	DRAWN: JM	DATE: 05/2025	SCALE: 1" = --'
SARASOTA COUNTY, FLORIDA	CHECKED: RH	PROJECT NUMBER: RPH	