



# City of North Port

## RESOLUTION NO. 2024-R-06

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, VACATING PROGRESS COURT AND ALL INTERNAL UTILITY AND DRAINAGE EASEMENTS FOR THE ENTIRE PLAT, AS IDENTIFIED IN PLAT BOOK 44, PAGE 16, THE PANACEA COMMERCIAL PARK PHASE 1 SUBDIVISION, LESS AND EXCEPT THE 10-FOOT UTILITY EASEMENT ALONG PLANTATION BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the plat for this property reserves certain easements to the City of North Port; and

**WHEREAS**, this petition requests the vacation of all or a portion of the Easements; and

**WHEREAS**, the Planning and Zoning Advisory Board considered the petition at a public hearing on January 4, 2024, and made its recommendation to the City Commission; and

**WHEREAS**, Florida Statutes Section 177.101(3) authorizes the City Commission to adopt a resolution vacating plats in whole or in part.

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

### **SECTION 1 – FINDINGS**

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

1.02 In reliance upon Petition VAC-23-135, as well as testimony and other evidence presented at the quasi-judicial hearing, the City Commission makes the following findings of fact:

- (a) Will-Ridge Associates, LLC and Huntington National Real Estate Investments, LLC., owns fee simple title to Progress Court and Lots 1-17, as identified in the Panacea Commercial Park, Phase I Subdivision;
- (b) Panacea Commercial Park Phase I recorded at Plat Book 44, Page 16 of the official records of Sarasota County, Florida grants to the City of North Port, Florida 40 feet for the purpose of utility and drainage easements at the rear of Lots 4, 5, 6, and Tract C of the plat (“Easements”);

- (c) Panacea Commercial Park Phase I recorded at Plat Book 44, Page 16 of the official records of Sarasota County, Florida grants to the City of North Port, Florida 20 feet for the purpose of utility and drainage easements at the side of Lots 3, 4, 6, 7, 8, and 9 of the plats (“Easement”);
- (d) Panacea Commercial Park Phase I recorded at Plat Book 44, Page 16 of the official records of Sarasota County, Florida grants to the City of North Port, Florida 10 feet for the purpose of utility and drainage easement at side of Lots 1, 10, Tract F and at the front of Lots 11, 12, and Tract C.
- (e) Panacea Commercial Park Phase I recorded at Plat Book 44, Page 16 of the official records of Sarasota County, Florida grants to the City of North Port, Florida 1,600 square feet for the purpose of a cross access agreement for Lot 11 and Lot 12.
- (f) Panacea Commercial Park Phase I recorded at Plat Book 44, Page 16 of the official records of Sarasota County, Florida grants to the City of North Port, Florida 59,293 square feet for the purpose of ROW
- (g) The petition requests that the City vacate all of the platted utility and drainage easements found within Lots 1-12, Tract C, and Progress Court retaining the ten (10) foot-wide easement along Plantation Boulevard as described in the exhibits;
- (h) The Easements are not needed to provide City service to any property;
- (i) Other than as identified in this resolution, no public utilities or City facilities are located or planned to be located in the area;
- (j) The Easements are not necessary to any logical extension of public utility service, sanitary sewer service, drainage, or other City services to any property in the future, or an alternate and equally acceptable easement of such extension has been dedicated to the City; and
- (k) The vacation requested will not affect the ownership or right of convenient access of persons owning other parts of the subdivision; and
- (l) The City notified affected utilities, and the utilities have provided written responses recommending approval of the petition; and
- (m) The petition included evidence of the publication of a Notice of Intent, documentation of ownership, and certification that all taxes due have been paid by the current property owners.

1.03 All exhibits attached to this resolution are incorporated by reference.

## **SECTION 2 – VACATION OF EASEMENTS**

2.01 The City Commission approves Petition VAC-23-135 to the extent provided in this resolution.

2.02 The City Commission vacates a ±18,676.78 square foot portion of its existing platted 10-foot-wide utility and drainage easement, as described below and depicted in the survey attached as Exhibit A:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 00°31'41" E A DISTANCE OF 444.49'; THENCE N 90°00'00" E A DISTANCE OF 330.78'; THENCE S 00°00'00" E A DISTANCE OF 10.00'; THENCE N 90°00'00" E A DISTANCE OF 78.04'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.27', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 85°23'32" E, WITH A CHORD LENGTH OF 127.13', WITH A DELTA ANGLE OF 09°12'56"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.49', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 57°03'55" E, WITH A CHORD LENGTH OF 25.74', WITH A DELTA ANGLE OF 47°26'17"; TO THE POINT OF BEGINNING, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.97', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 10°05'37" E, WITH A CHORD LENGTH OF 25.27', WITH A DELTA ANGLE OF 46°30'19"; THENCE N 13°09'32" W A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 487.68', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 487.18', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 277.32', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 76°00'29" E, WITH A CHORD LENGTH OF 101.80', WITH A DELTA ANGLE OF 252°12'35"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 13°59'02" W, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34"; THENCE S 22°07'45" E A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 497.07', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 496.57', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.80', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 37°09'09" E, WITH A CHORD LENGTH OF 26.02', WITH A DELTA ANGLE OF 47°59'15"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.57', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF N 72°16'48" E, WITH A CHORD LENGTH OF 23.57', WITH A DELTA ANGLE OF 01°43'44"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.64', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 60°52'18" W, WITH A CHORD LENGTH OF 32.55', WITH A DELTA ANGLE OF 95°25'32"; THENCE N 13°09'32" W A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 498.64', WITH A RADIUS OF 3184.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 498.13', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.73', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A CHORD LENGTH OF 25.93', WITH A DELTA ANGLE OF 72°13'34"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 321.34', WITH A RADIUS OF 73.00', WITH A CHORD BEARING OF N 76°00'29" W, WITH A CHORD LENGTH OF 117.96', WITH A DELTA ANGLE OF 252°12'35"; THENCE S 22°07'45" E A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 486.11', WITH A RADIUS OF 3104.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 485.62', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.07', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF S 33°48'46" W, WITH A CHORD LENGTH OF 32.16', WITH A DELTA ANGLE OF 93°56'36"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.57', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF N 79°55'12" E, WITH A CHORD LENGTH OF 23.57', WITH A DELTA ANGLE OF 01°43'44"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 18676.78 SQUARE FEET, 0.429 ACRES

- 203 The City Commission vacates a ±55,525.65 square foot portion of its existing platted 40-foot-wide drainage easement, as described below and depicted in the survey attached as Exhibit B:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF TRACT C, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE S 09°57'01" E A DISTANCE OF 40.00'; THENCE S 80°01'20" W A DISTANCE OF 484.57'; THENCE S 77°02'08" W A DISTANCE OF 220.08'; THENCE S 57°54'31" W A DISTANCE OF 120.50'; THENCE S 19°39'17" W A DISTANCE OF 122.00'; THENCE S 03°29'35" W A DISTANCE OF 427.71'; THENCE N 51°25'05" W A DISTANCE OF 48.88'; THENCE N 03°29'35" E A DISTANCE OF 405.28'; THENCE N 19°39'17" E A DISTANCE OF 141.55'; THENCE N 57°54'31" E A DISTANCE OF 141.11'; THENCE N 77°02'08" E A DISTANCE OF 227.86'; THENCE N 80°01'20" E A DISTANCE OF 485.63'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 55525.65 SQUARE FEET, 1.275 ACRES

- 204 The City Commission vacates a ±4,785.01 square foot portion of its existing platted 20-foot-wide utility and drainage easement, as described below and depicted in the survey attached as Exhibit C:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 22°07'45" W A DISTANCE OF 10.00'; THENCE S 69°24'24" W A DISTANCE OF 243.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 21.51', WITH A RADIUS OF 330.83', WITH A CHORD BEARING OF S 42°08'51" E, WITH A CHORD LENGTH OF 21.50', WITH A DELTA ANGLE OF 03°43'29"; THENCE N 69°24'24" E A DISTANCE OF 235.68'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.99', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF N 22°02'14" W, WITH A CHORD LENGTH OF 9.99', WITH A DELTA ANGLE OF 00°11'02"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 4785.01 SQUARE FEET, 0.110 ACRES

- 205 The City Commission vacates a ±3,755.34 square foot portion of its existing platted 20-foot-wide utility and drainage easement, as described below and depicted in the survey attached as Exhibit D:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 7, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 18.52', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 33°30'54" W, WITH A CHORD LENGTH OF 18.26', WITH A DELTA ANGLE OF 33°09'50"; THENCE N 66°41'55" E A DISTANCE OF 202.38'; THENCE N 23°19'32" W A DISTANCE OF 10.00'; THENCE N 11°31'00" E A DISTANCE OF 12.18'; THENCE S 66°41'55" W A DISTANCE OF 174.20'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 22.34', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 39°56'26" W, WITH A CHORD LENGTH OF 22.22', WITH A DELTA ANGLE OF 20°18'46"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 3755.34 SQUARE FEET, 0.086 ACRES

- 2.06 The City Commission vacates a  $\pm 1,035.98$  square foot portion of its existing platted corner of Lot 7 utility and drainage easement, as described below and depicted in the survey attached as Exhibit E:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 7, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N  $66^{\circ}41'55''$  E A DISTANCE OF 19.87'; THENCE S  $13^{\circ}39'00''$  W A DISTANCE OF 72.00'; THENCE N  $22^{\circ}09'19''$  W A DISTANCE OF 27.53'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N  $13^{\circ}59'02''$  E, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF  $72^{\circ}13'34''$ ; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1035.98 SQUARE FEET, 0.024 ACRES

- 2.07 The City Commission vacates a  $\pm 4,900.18$  square foot portion of its existing platted 20-foot-wide utility and drainage easement, as described below and depicted in the survey attached as Exhibit F:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 9, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.00', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S  $15^{\circ}44'18''$  E, WITH A CHORD LENGTH OF 10.00', WITH A DELTA ANGLE OF  $00^{\circ}10'50''$ ; THENCE N  $74^{\circ}10'16''$  E A DISTANCE OF 282.45'; THENCE N  $41^{\circ}36'15''$  W A DISTANCE OF 11.10'; THENCE S  $74^{\circ}10'16''$  W A DISTANCE OF 67.60'; THENCE N  $15^{\circ}54'48''$  W A DISTANCE OF 10.00'; THENCE S  $74^{\circ}10'16''$  W A DISTANCE OF 210.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.00', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S  $15^{\circ}55'08''$  E, WITH A CHORD LENGTH OF 10.00', WITH A DELTA ANGLE OF  $00^{\circ}10'50''$ ; TO THE POINT OF BEGINNING, HAVING AN AREA OF 4900.18 SQUARE FEET, 0.112 ACRES

- 2.08 The City Commission vacates a  $\pm 59,293$  square foot portion of its existing platted 60-foot-wide right-of-way easement, as described below and depicted in the survey attached as Exhibit G:

TRACT "A" (PROGRESS COURT), A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT F, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N  $90^{\circ}00'00''$  E A DISTANCE OF 330.78'; THENCE S  $00^{\circ}00'00''$  E A DISTANCE OF 10.00'; THENCE N  $90^{\circ}00'00''$  E A DISTANCE OF 78.04'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.27', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N  $85^{\circ}23'32''$  E, WITH A CHORD LENGTH OF 127.13', WITH A DELTA ANGLE OF  $09^{\circ}12'56''$ ; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 129.38', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N  $76^{\circ}06'00''$  E, WITH A CHORD LENGTH OF 129.24', WITH A DELTA ANGLE OF  $09^{\circ}22'07''$ ; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 53.30', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N  $60^{\circ}52'18''$  W, WITH A CHORD LENGTH OF 47.35', WITH A

DELTA ANGLE OF 95°25'32";; THENCE N 13°09'32" W A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 497.07', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 496.57', WITH A DELTA ANGLE OF 08°58'13";; THENCE N 22°07'45" W A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34";; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 277.32', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF N 76°00'29" W, WITH A CHORD LENGTH OF 101.80', WITH A DELTA ANGLE OF 252°12'35";; THENCE S 22°07'45" E A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 487.68', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 487.18', WITH A DELTA ANGLE OF 08°58'13";; THENCE S 13°09'32" E A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 52.47', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 33°48'46" W, WITH A CHORD LENGTH OF 46.78', WITH A DELTA ANGLE OF 93°56'36";; TO THE POINT OF BEGINNING, HAVING AN AREA OF 59293 SQUARE FEET, 1.361 ACRES

- 2.09 The City Commission vacates a ±1,600 square foot portion of its existing platted 40x40-foot-wide access easement, as described below and depicted in the survey attached as Exhibit H:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 12, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE S 48°23'45" W A DISTANCE OF 20.00'; THENCE N 41°36'15" W A DISTANCE OF 40.00'; THENCE N 48°23'45" E A DISTANCE OF 40.00'; THENCE S 41°36'15" E A DISTANCE OF 40.00'; THENCE S 48°23'45" W A DISTANCE OF 20.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1600 SQUARE FEET, 0.037 ACRES

- 2.10 The ±32,620.64 portion of the easement along Plantation Boulevard of the existing 10-foot-wide utility and drainage easement will remain, as described below and attached as Exhibit I:

PARCEL A:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT F, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 90°00'00" E A DISTANCE OF 330.78'; THENCE S 00°00'00" E A DISTANCE OF 10.00'; THENCE N 90°00'00" E A DISTANCE OF 78.04'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.27', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 85°23'32" E, WITH A CHORD LENGTH OF 127.13', WITH A DELTA ANGLE OF 09°12'56";; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 52.47', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 33°48'46" E, WITH A CHORD LENGTH OF 46.78', WITH A DELTA ANGLE OF 93°56'36";; THENCE N 13°09'32" W A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 487.68', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 487.18', WITH A DELTA ANGLE OF 08°58'13";; THENCE N 22°07'45" W A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 277.32', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 76°00'29" E, WITH A CHORD LENGTH OF 101.80', WITH A DELTA ANGLE OF 252°12'35";; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN

ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 13°59'02" W, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34";; THENCE S 22°07'45" E A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 497.07', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 496.57', WITH A DELTA ANGLE OF 08°58'13";; THENCE S 13°09'32" E A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 53.30', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 60°52'18" E, WITH A CHORD LENGTH OF 47.35', WITH A DELTA ANGLE OF 95°25'32";; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 317.90', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 59°54'21" E, WITH A CHORD LENGTH OF 315.77', WITH A DELTA ANGLE OF 23°01'11";; THENCE N 48°23'45" E A DISTANCE OF 500.60'; THENCE N 41°29'33" W A DISTANCE OF 10.00'; THENCE S 48°23'45" W A DISTANCE OF 500.62'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 313.88', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF S 59°54'21" W, WITH A CHORD LENGTH OF 311.78', WITH A DELTA ANGLE OF 23°01'11";; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.64', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 60°52'18" W, WITH A CHORD LENGTH OF 32.55', WITH A DELTA ANGLE OF 95°25'32";; THENCE N 13°09'32" W A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 498.64', WITH A RADIUS OF 3184.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 498.13', WITH A DELTA ANGLE OF 08°58'13";; THENCE N 22°07'45" W A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.73', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A CHORD LENGTH OF 25.93', WITH A DELTA ANGLE OF 72°13'34";; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 321.34', WITH A RADIUS OF 73.00', WITH A CHORD BEARING OF N 76°00'29" W, WITH A CHORD LENGTH OF 117.96', WITH A DELTA ANGLE OF 252°12'35";; THENCE S 22°07'45" E A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 486.11', WITH A RADIUS OF 3104.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 485.62', WITH A DELTA ANGLE OF 08°58'13";; THENCE S 13°09'32" E A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.07', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF S 33°48'46" W, WITH A CHORD LENGTH OF 32.16', WITH A DELTA ANGLE OF 93°56'36";; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 125.66', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF S 85°23'32" W, WITH A CHORD LENGTH OF 125.52', WITH A DELTA ANGLE OF 09°12'56";; THENCE N 90°00'00" W A DISTANCE OF 68.04'; THENCE N 00°00'00" W A DISTANCE OF 10.00'; THENCE N 90°00'00" W A DISTANCE OF 340.69'; THENCE S 00°31'41" W A DISTANCE OF 10.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 32620.64 SQUARE FEET, 0.749 ACRES

LESS AND EXCEPT:

PARCEL B:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 00°31'41" E A DISTANCE OF 444.49'; THENCE N 90°00'00" E A DISTANCE OF 330.78'; THENCE S 00°00'00" E A DISTANCE OF 10.00'; THENCE N 90°00'00" E A DISTANCE OF 78.04'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.27', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 85°23'32" E, WITH A CHORD LENGTH OF 127.13', WITH A DELTA ANGLE OF 09°12'56";; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.49', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 57°03'55" E, WITH A CHORD

LENGTH OF 25.74', WITH A DELTA ANGLE OF 47°26'17";; TO THE POINT OF BEGINNING, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.97', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 10°05'37" E, WITH A CHORD LENGTH OF 25.27', WITH A DELTA ANGLE OF 46°30'19";; THENCE N 13°09'32" W A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 487.68', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 487.18', WITH A DELTA ANGLE OF 08°58'13";; THENCE N 22°07'45" W A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 277.32', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 76°00'29" E, WITH A CHORD LENGTH OF 101.80', WITH A DELTA ANGLE OF 252°12'35";; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 13°59'02" W, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34";; THENCE S 22°07'45" E A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 497.07', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 496.57', WITH A DELTA ANGLE OF 08°58'13";; THENCE S 13°09'32" E A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.80', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 37°09'09" E, WITH A CHORD LENGTH OF 26.02', WITH A DELTA ANGLE OF 47°59'15";; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.57', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF N 72°16'48" E, WITH A CHORD LENGTH OF 23.57', WITH A DELTA ANGLE OF 01°43'44";; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.64', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 60°52'18" W, WITH A CHORD LENGTH OF 32.55', WITH A DELTA ANGLE OF 95°25'32";; THENCE N 13°09'32" W A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 498.64', WITH A RADIUS OF 3184.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 498.13', WITH A DELTA ANGLE OF 08°58'13";; THENCE N 22°07'45" W A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.73', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A CHORD LENGTH OF 25.93', WITH A DELTA ANGLE OF 72°13'34";; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 321.34', WITH A RADIUS OF 73.00', WITH A CHORD BEARING OF N 76°00'29" W, WITH A CHORD LENGTH OF 117.96', WITH A DELTA ANGLE OF 252°12'35";; THENCE S 22°07'45" E A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 486.11', WITH A RADIUS OF 3104.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 485.62', WITH A DELTA ANGLE OF 08°58'13";; THENCE S 13°09'32" E A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.07', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF S 33°48'46" W, WITH A CHORD LENGTH OF 32.16', WITH A DELTA ANGLE OF 93°56'36";; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.57', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF N 79°55'12" E, WITH A CHORD LENGTH OF 23.57', WITH A DELTA ANGLE OF 01°43'44";; TO THE POINT OF BEGINNING, HAVING AN AREA OF 18676.78 SQUARE FEET, 0.429 ACRES

### SECTION 3 – RECORDING

- 3.01 The City Clerk is directed to file a certified copy of this resolution with the Sarasota County Clerk of the Circuit Court to be duly recorded in the official records of the county.

### 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 January 9, 2024.

CITY OF NORTH PORT, FLORIDA

---

ALICE WHITE  
MAYOR

ATTEST

---

HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

---

AMBER L. SLAYTON, B.C.S.  
CITY ATTORNEY

**EXHIBIT A**

**SKETCH OF DESCRIPTION**

SHEET 1 OF 3

**A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)**

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A THE SOUTHWEST CORNER OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 00°31'41" E A DISTANCE OF 444.49'; THENCE N 90°00'00" E A DISTANCE OF 330.78'; THENCE S 00°00'00" E A DISTANCE OF 10.00'; THENCE N 90°00'00" E A DISTANCE OF 78.04'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.27', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 85°23'32" E, WITH A CHORD LENGTH OF 127.13', WITH A DELTA ANGLE OF 09°12'56"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.49', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 57°03'55" E, WITH A CHORD LENGTH OF 25.74', WITH A DELTA ANGLE OF 47°26'17"; TO THE POINT OF BEGINNING, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.97', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 10°05'37" E, WITH A CHORD LENGTH OF 25.27', WITH A DELTA ANGLE OF 46°30'19"; THENCE N 13°09'32" W A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 487.68', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 487.18', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 277.32', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 76°00'29" E, WITH A CHORD LENGTH OF 101.80', WITH A DELTA ANGLE OF 252°12'35"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 13°59'02" W, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34"; THENCE S 22°07'45" E A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 497.07', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 496.57', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.80', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 37°09'09" E, WITH A CHORD LENGTH OF 26.02', WITH A DELTA ANGLE OF 47°59'15"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.57', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF N 72°16'48" E, WITH A CHORD LENGTH OF 23.57', WITH A DELTA ANGLE OF 01°43'44"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.64', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 60°52'18" W, WITH A CHORD LENGTH OF 32.55', WITH A DELTA ANGLE OF 95°25'32"; THENCE N 13°09'32" W A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 498.64', WITH A RADIUS OF 3184.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 498.13', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.73', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A CHORD LENGTH OF 25.93', WITH A DELTA ANGLE OF 72°13'34"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 321.34', WITH A RADIUS OF 73.00', WITH A CHORD BEARING OF N 76°00'29" W, WITH A CHORD LENGTH OF 117.96', WITH A DELTA ANGLE OF 252°12'35"; THENCE S 22°07'45" E A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 486.11', WITH A RADIUS OF 3104.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 485.62', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.07', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF S 33°48'46" W, WITH A CHORD LENGTH OF 32.16', WITH A DELTA ANGLE OF 93°56'36"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.57', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF N 79°55'12" E, WITH A CHORD LENGTH OF 23.57', WITH A DELTA ANGLE OF 01°43'44"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 18676.78 SQUARE FEET, 0.429 ACRES



**WATER RESOURCE ASSOCIATES. LLC**  
 7978 Cooper Creek Blvd.  
 University Park, Florida 34201  
 Phone: 941.275.9721 Fax: 941.275.9729  
 www.wraengineering.com LB 8274

**Robert S Flanary**

Mo. 2677  
 State of  
 Digitally signed by Robert S Flanary  
 DN: CN=Robert S Flanary,  
 email=AO1410CC000018B0E2A7C06900021E01,  
 O=Florida, C=US  
 Date: 2023.11.01 15:05:04-0400

Survey map and report or the copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

**ROBERT S. FLANARY, P.S.M.** DATE  
 Florida Surveyor's Registration No. 5677

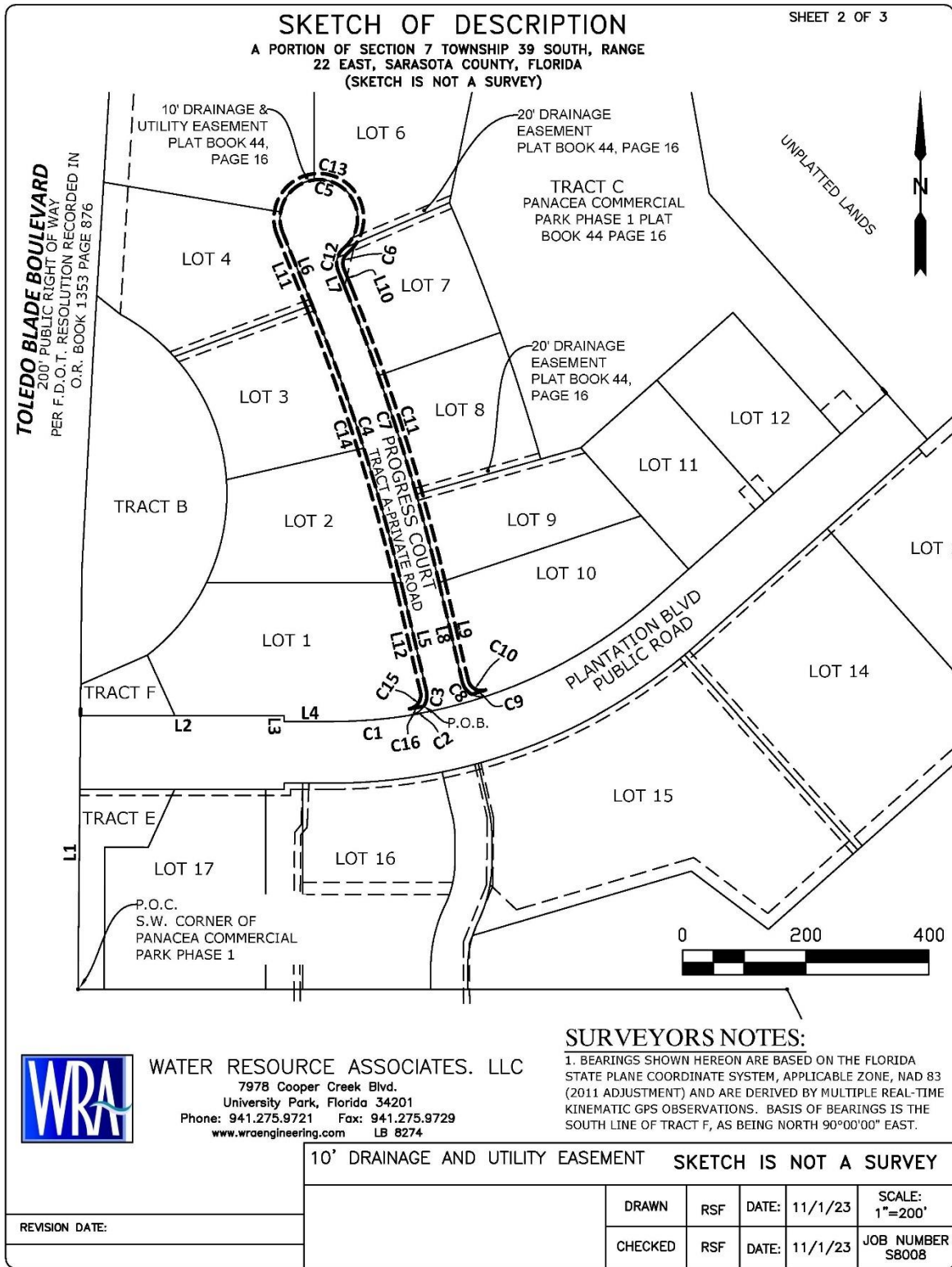
**LEGEND:**

PIN = PARCEL IDENTIFICATION  
 P.O.B.= POINT OF BEGINNING  
 P.O.C.= POINT OF COMMENCEMENT

REVISION DATE:

**10' DRAINAGE AND UTILITY EASEMENT SKETCH IS NOT A SURVEY**

	DRAWN	RSF	DATE:	11/1/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	11/1/23	JOB NUMBER S8008



**SKETCH OF DESCRIPTION**

SHEET 3 OF 3

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE  
22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	791.25'	127.27'	127.13'	N 85°23'32" E	9°12'56"
C2	32.00'	26.49'	25.74'	N 57°03'55" E	47°26'17"
C3	32.00'	25.97'	25.27'	N 10°05'37" E	46°30'19"
C4	3114.95'	487.68'	487.18'	N 17°38'39" W	8°58'13"
C5	63.00'	277.32'	101.80'	S 76°00'29" E	252°12'35"
C6	32.00'	40.34'	37.72'	S 13°59'02" W	72°13'34"
C7	3174.95'	497.07'	496.57'	S 17°38'39" E	8°58'13"
C8	32.00'	26.80'	26.02'	S 37°09'09" E	47°59'15"
C9	781.25'	23.57'	23.57'	N 72°16'48" E	1°43'44"
C10	22.00'	36.64'	32.55'	N 60°52'18" W	95°25'32"
C11	3184.95'	498.64'	498.13'	N 17°38'39" W	8°58'13"
C12	22.00'	27.73'	25.93'	N 13°59'02" E	72°13'34"
C13	73.00'	321.34'	117.96'	N 76°00'29" W	252°12'35"
C14	3104.95'	486.11'	485.62'	S 17°38'39" E	8°58'13"
C15	22.00'	36.07'	32.16'	S 33°48'46" W	93°56'36"
C16	781.25'	23.57'	23.57'	N 79°55'12" E	1°43'44"

LINE	BEARING	DISTANCE
L1	N 00°31'41" E	444.49'
L2	N 90°00'00" E	330.78'
L3	S 00°00'00" E	10.00'
L4	N 90°00'00" E	78.04'
L5	N 13°09'32" W	166.51'
L6	N 22°07'45" W	126.02'
L7	S 22°07'45" E	35.54'
L8	S 13°09'32" E	164.91'
L9	N 13°09'32" W	164.91'
L10	N 22°07'45" W	35.54'
L11	S 22°07'45" E	126.02'
L12	S 13°09'32" E	166.51'

**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASIS OF BEARINGS IS THE SOUTH LINE OF TRACT F, AS BEING NORTH 90°00'00" EAST.



**WATER RESOURCE ASSOCIATES, LLC**  
7978 Cooper Creek Blvd.  
University Park, Florida 34201  
Phone: 941.275.9721 Fax: 941.275.9729  
www.wraengineering.com LB 8274

10' DRAINAGE AND UTILITY EASEMENT SKETCH IS NOT A SURVEY

REVISION DATE:	DRAWN	RSF	DATE:	11/1/23	SCALE: 1"=200'
	CHECKED	RSF	DATE:	11/1/23	JOB NUMBER S8008

**EXHIBIT B**

**SKETCH OF DESCRIPTION**

SHEET 1 OF 2

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE  
22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN  
PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA  
COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE  
22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING  
DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHEAST CORNER OF TRACT C, OF SAID  
PANACEA COMMERCIAL PARK PHASE I; THENCE S 09°57'01" E A  
DISTANCE OF 40.00'; THENCE S 80°01'20" W A DISTANCE OF 484.57';  
THENCE S 77°02'08" W A DISTANCE OF 220.08'; THENCE S 57°54'31"  
W A DISTANCE OF 120.50'; THENCE S 19°39'17" W A DISTANCE OF  
122.00'; THENCE S 03°29'35" W A DISTANCE OF 427.71'; THENCE N  
51°25'05" W A DISTANCE OF 48.88'; THENCE N 03°29'35" E A  
DISTANCE OF 405.28'; THENCE N 19°39'17" E A DISTANCE OF 141.55';  
THENCE N 57°54'31" E A DISTANCE OF 141.11'; THENCE N 77°02'08" E  
A DISTANCE OF 227.86'; THENCE N 80°01'20" E A DISTANCE OF  
485.63'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 55525.65  
SQUARE FEET, 1.275 ACRES

Survey map and report or the copies thereof are not valid without the signature  
and original raised seal of a Florida licensed surveyor and mapper, except those  
with electronic signature and electronic seal. additions or deletions to survey  
maps or reports by other than the signing party or parties is prohibited without  
written consent of the signing party or parties.



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www.wraengineering.com LB 8274

**Robert S Flanary**

Digitally signed by Robert S Flanary  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000017A6851648F00003308,  
cn=Robert S Flanary  
Date: 2023.05.03 07:04:46 -0400

ROBERT S. FLANARY, P.S.M.  
Florida Surveyor's Registration No. 5677

DATE

**LEGEND:**

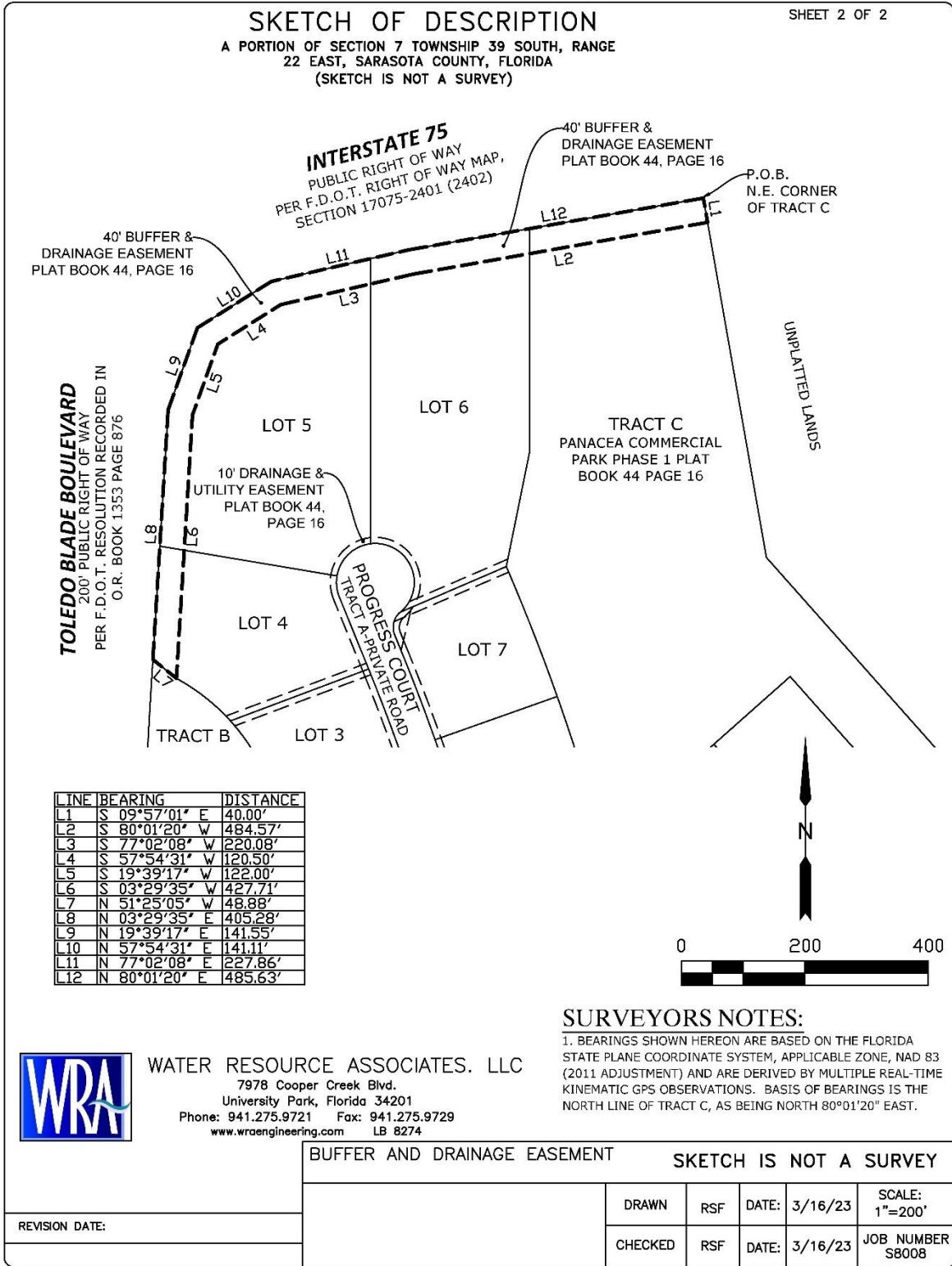
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P.O.B.= POINT OF BEGINNING  
P.O.C.= POINT OF COMMENCEMENT

REVISION DATE:

BUFFER AND DRAINAGE EASEMENT

SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	3/16/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	3/16/23	JOB NUMBER S8008



**EXHIBIT C**

**SKETCH OF DESCRIPTION**

SHEET 1 OF 2

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHEAST CORNER OF LOT 3, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 22°07'45" W A DISTANCE OF 10.00'; THENCE S 69°24'24" W A DISTANCE OF 243.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 21.51', WITH A RADIUS OF 330.83', WITH A CHORD BEARING OF S 42°08'51" E, WITH A CHORD LENGTH OF 21.50', WITH A DELTA ANGLE OF 03°43'29"; THENCE N 69°24'24" E A DISTANCE OF 235.68'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.99', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF N 22°02'14" W, WITH A CHORD LENGTH OF 9.99', WITH A DELTA ANGLE OF 00°11'02"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 4785.01 SQUARE FEET, 0.110 ACRES

Survey map and report or the copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



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University Park, Florida 34201  
Phone: 941.275.9721 Fax: 941.275.9729  
www.wraengineering.com LB 8274

**Robert S Flanary**

Digitally signed by Robert S Flanary  
DN: cn=US, o=Florida,  
dnQualifier=A01410D0000017A6851648F00003308,  
c=Robert S Flanary  
Date: 2023.05.03 06:59:48 -0400

ROBERT S. FLANARY, P.S.M.  
Florida Surveyor's Registration No. 5677

DATE

**LEGEND:**

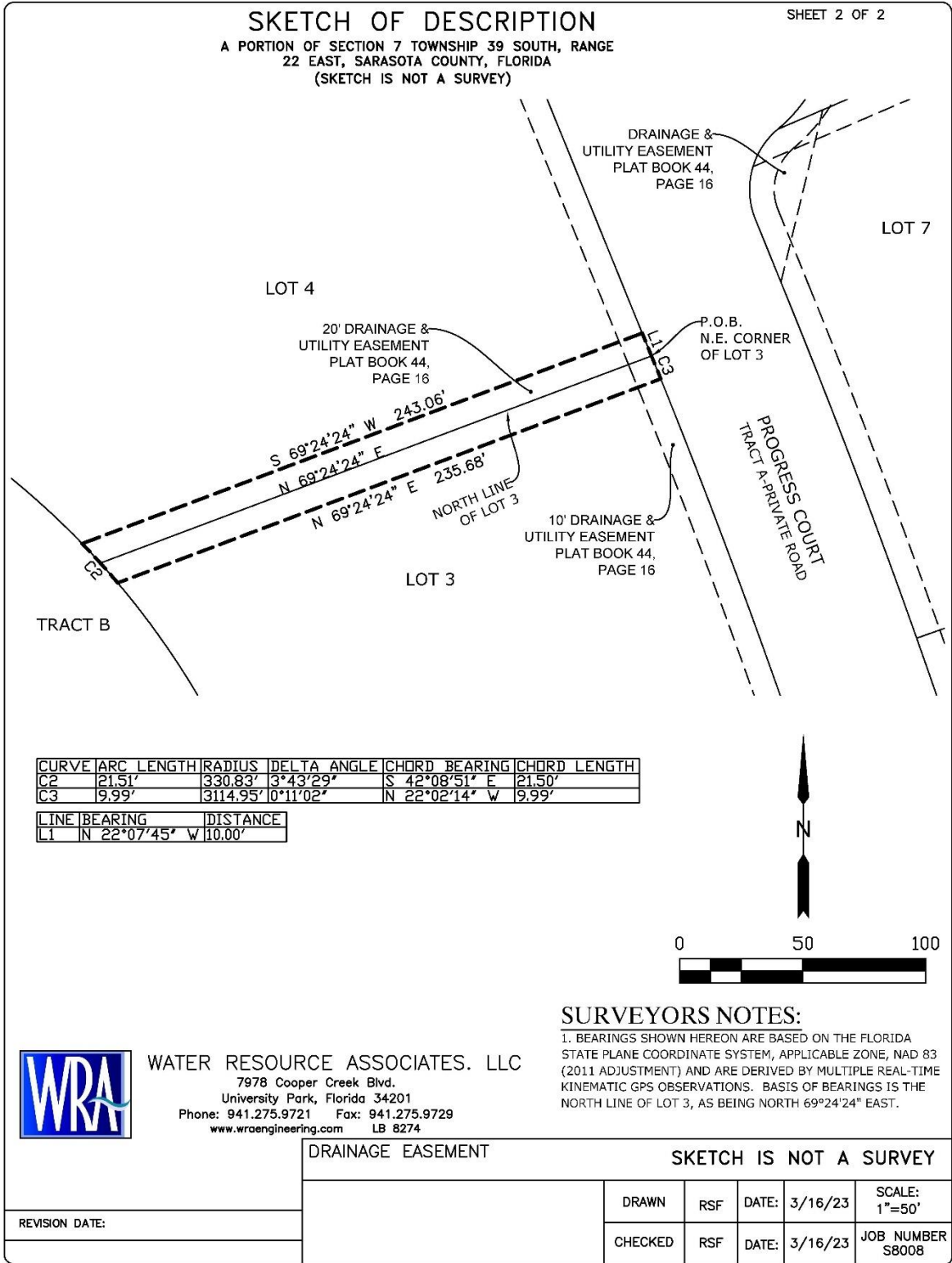
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P.O.B.= POINT OF BEGINNING  
P.O.C.= POINT OF COMMENCEMENT

REVISION DATE:

DRAINAGE EASEMENT

SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	3/16/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	3/16/23	JOB NUMBER S8008





**EXHIBIT D**

**SKETCH OF DESCRIPTION**

SHEET 1 OF 2

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE  
22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN  
PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA  
COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE  
22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING  
DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHWESTERLY CORNER OF LOT 7, OF SAID  
PANACEA COMMERCIAL PARK PHASE I; THENCE WITH A CURVE  
TURNING TO THE LEFT WITH AN ARC LENGTH OF 18.52', WITH A  
RADIUS OF 32.00', WITH A CHORD BEARING OF S 33°30'54" W, WITH A  
CHORD LENGTH OF 18.26', WITH A DELTA ANGLE OF 33°09'50";  
THENCE N 66°41'55" E A DISTANCE OF 202.38'; THENCE N 23°19'32" W  
A DISTANCE OF 10.00'; THENCE N 11°31'00" E A DISTANCE OF 12.18';  
THENCE S 66°41'55" W A DISTANCE OF 174.20'; THENCE WITH A  
CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 22.34', WITH  
A RADIUS OF 63.00', WITH A CHORD BEARING OF S 39°56'26" W, WITH  
A CHORD LENGTH OF 22.22', WITH A DELTA ANGLE OF 20°18'46"; TO  
THE POINT OF BEGINNING, HAVING AN AREA OF 3755.34 SQUARE  
FEET, 0.086 ACRES

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www.wraengineering.com LB 8274

**Robert S Flanary**

Digitally signed by Robert S Flanary  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000017A6851648F0003308,  
cn=Robert S Flanary  
Date: 2023.05.03 07:00:22 -0400

ROBERT S. FLANARY, P.S.M.  
Florida Surveyor's Registration No. 5677

DATE

**LEGEND:**

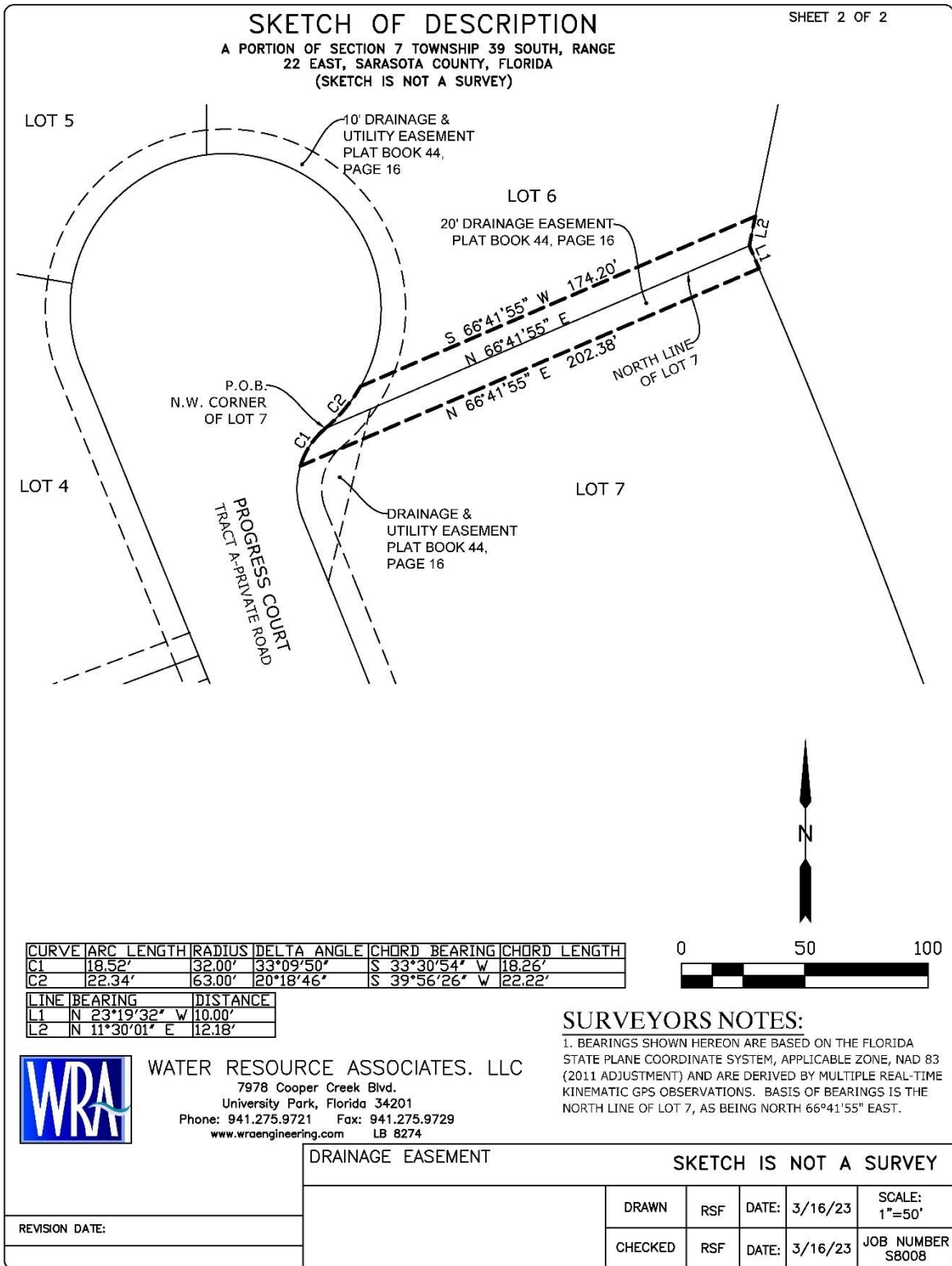
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P.O.B.= POINT OF BEGINNING  
P.O.C.= POINT OF COMMENCEMENT

REVISION DATE:

DRAINAGE EASEMENT

SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	3/16/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	3/16/23	JOB NUMBER S8008



**EXHIBIT E**

**SKETCH OF DESCRIPTION**

SHEET 1 OF 2

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE  
22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN  
PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA  
COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE  
22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING  
DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHWESTERLY CORNER OF LOT 7, OF SAID  
PANACEA COMMERCIAL PARK PHASE I; THENCE N 66°41'55" E A  
DISTANCE OF 19.87'; THENCE S 13°39'00" W A DISTANCE OF 72.00';  
THENCE N 22°09'19" W A DISTANCE OF 27.53'; THENCE WITH A CURVE  
TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.34', WITH A  
RADIUS OF 32.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A  
CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34";, TO  
THE POINT OF BEGINNING, HAVING AN AREA OF 1035.98 SQUARE  
FEET, 0.024 ACRES

Survey map and report or the copies thereof are not valid without the signature  
and original raised seal of a Florida licensed surveyor and mapper, except those  
with electronic signature and electronic seal. additions or deletions to survey  
maps or reports by other than the signing party or parties is prohibited without  
written consent of the signing party or parties.



**WATER RESOURCE ASSOCIATES, LLC**  
7978 Cooper Creek Blvd.  
University Park, Florida 34201  
Phone: 941.275.9721 Fax: 941.275.9729  
www.wraengineering.com LB 8274

**Robert S Flanary**

Digitally signed by Robert S Flanary  
DN: c=US, ou=Florida,  
cnQualifier=A01410D0000017A6851648F0003308,  
cn=Robert S Flanary  
Date: 2023.05.03 07:01:49 -0400

**ROBERT S. FLANARY, P.S.M.**  
Florida Surveyor's Registration No. 5677

DATE

**LEGEND:**

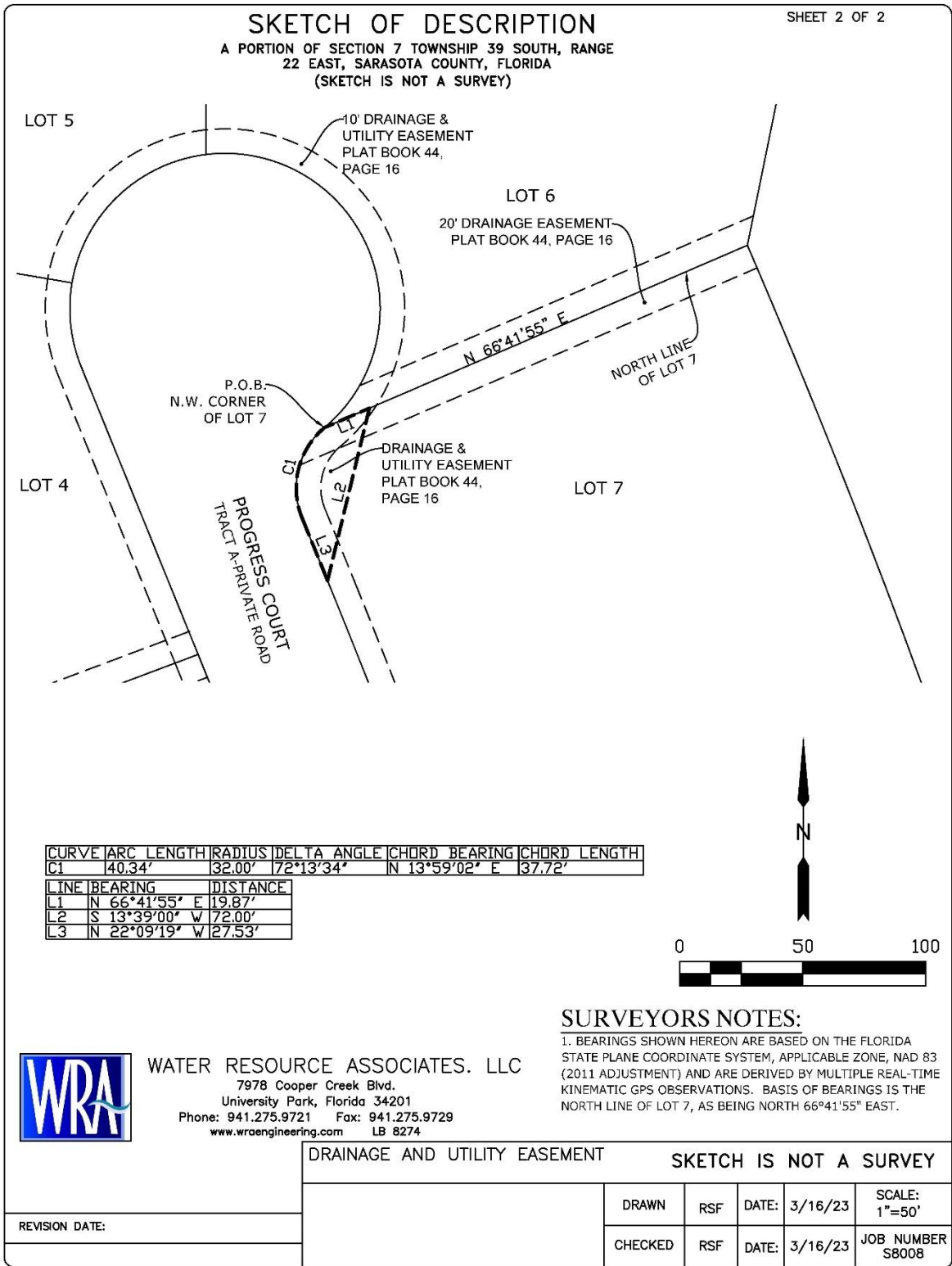
PIN = PARCEL IDENTIFICATION  
P.O.B.= POINT OF BEGINNING  
P.O.C.= POINT OF COMMENCEMENT

REVISION DATE:

DRAINAGE AND UTILITY EASEMENT

**SKETCH IS NOT A SURVEY**

	DRAWN	RSF	DATE:	3/16/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	3/16/23	JOB NUMBER S8008



**EXHIBIT F**

**SKETCH OF DESCRIPTION**

SHEET 1 OF 2

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHWESTERLY CORNER OF LOT 9, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.00', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S 15°44'18" E, WITH A CHORD LENGTH OF 10.00', WITH A DELTA ANGLE OF 00°10'50"; THENCE N 74°10'16" E A DISTANCE OF 282.45'; THENCE N 41°36'15" W A DISTANCE OF 11.10'; THENCE S 74°10'16" W A DISTANCE OF 67.60'; THENCE N 15°54'48" W A DISTANCE OF 10.00'; THENCE S 74°10'16" W A DISTANCE OF 210.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.00', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S 15°55'08" E, WITH A CHORD LENGTH OF 10.00', WITH A DELTA ANGLE OF 00°10'50"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 4900.18 SQUARE FEET, 0.112 ACRES

Survey map and report or the copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



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www.wraengineering.com LB 8274

**Robert S Flanary**

Digitally signed by Robert S Flanary  
DN: c=US, ou=Florida,  
cn=Robert S Flanary  
Date: 2023.05.03 07:02:57 -0400

ROBERT S. FLANARY, P.S.M. DATE  
Florida Surveyor's Registration No. 5677

**LEGEND:**

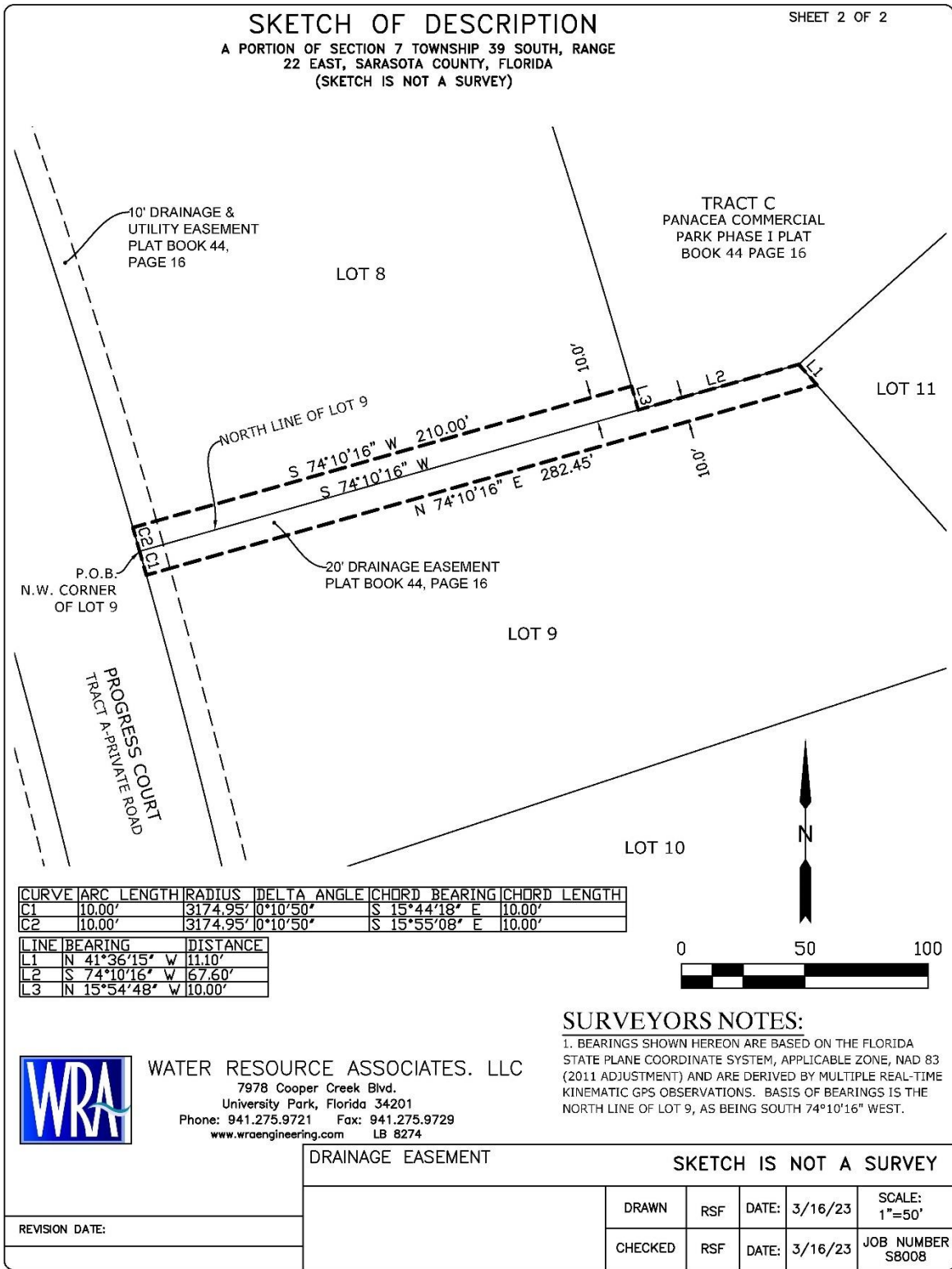
PIN = PARCEL IDENTIFICATION  
P.O.B.= POINT OF BEGINNING  
P.O.C.= POINT OF COMMENCEMENT

REVISION DATE:

DRAINAGE EASEMENT

SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	3/16/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	3/16/23	JOB NUMBER S8008



**EXHIBIT G**

**SKETCH OF DESCRIPTION**

SHEET 1 OF 3

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

TRACT "A" (PROGRESS COURT), A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT F, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 90°00'00" E A DISTANCE OF 330.78'; THENCE S 00°00'00" E A DISTANCE OF 10.00'; THENCE N 90°00'00" E A DISTANCE OF 78.04'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.27', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 85°23'32" E, WITH A CHORD LENGTH OF 127.13', WITH A DELTA ANGLE OF 09°12'56"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 129.38', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 76°06'00" E, WITH A CHORD LENGTH OF 129.24', WITH A DELTA ANGLE OF 09°22'07"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 53.30', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 60°52'18" W, WITH A CHORD LENGTH OF 47.35', WITH A DELTA ANGLE OF 95°25'32"; THENCE N 13°09'32" W A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 497.07', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 496.57', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 277.32', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF N 76°00'29" W, WITH A CHORD LENGTH OF 101.80', WITH A DELTA ANGLE OF 252°12'35"; THENCE S 22°07'45" E A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 487.68', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 487.18', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 52.47', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 33°48'46" W, WITH A CHORD LENGTH OF 46.78', WITH A DELTA ANGLE OF 93°56'36"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 59293 SQUARE FEET, 1.361 ACRES



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**Robert S Flanary**  
Digitally signed by Robert S Flanary  
DN: c=US, o=Florida,  
dnQualifier=A014100D0000017A6851648F0  
0003308, cn=Robert S Flanary  
Date: 2023.04.07 07:14:57 -0400

**ROBERT S. FLANARY, P.S.M.** DATE  
Florida Surveyor's Registration No. 5677

Survey map and report or the copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**LEGEND:**

PIN = PARCEL IDENTIFICATION  
P.O.B.= POINT OF BEGINNING  
P.O.C.= POINT OF COMMENCEMENT

REVISION DATE:

PROGRESS COURT SKETCH

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	3/22/23	SCALE:	N.T.S.
CHECKED	RSF	DATE:	3/22/23	JOB NUMBER	S8008

**SKETCH OF DESCRIPTION**

SHEET 3 OF 3

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE  
22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	127.27'	791.25'	9°12'56"	N 85°23'32" E	127.13'
C2	129.38'	791.25'	9°22'07"	N 76°06'00" E	129.24'
C3	53.30'	32.00'	95°25'32"	N 60°52'18" W	47.35'
C4	497.07'	3174.95'	8°58'13"	N 17°38'39" W	496.57'
C5	40.34'	32.00'	72°13'34"	N 13°59'02" E	37.72'
C6	277.32'	63.00'	252°12'35"	N 76°00'29" W	101.80'
C7	487.68'	3114.95'	8°58'13"	S 17°38'39" E	487.18'
C8	52.47'	32.00'	93°56'36"	S 33°48'46" W	46.78'

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	330.78'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	78.04'
L4	N 13°09'32" W	164.91'
L5	N 22°07'45" W	35.54'
L6	S 22°07'45" E	126.02'
L7	S 13°09'32" E	166.51'

**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASIS OF BEARINGS IS THE SOUTH LINE OF TRACT F, AS BEING NORTH 90°00'00" EAST.



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Phone: 941.275.9721 Fax: 941.275.9729  
www.wraengineering.com LB 8274

PROGRESS COURT SKETCH

SKETCH IS NOT A SURVEY

REVISION DATE:

DRAWN	RSF	DATE:	3/22/23	SCALE:	1"=200'
CHECKED	RSF	DATE:	3/22/23	JOB NUMBER	S8008



**EXHIBIT H**

**SKETCH OF DESCRIPTION**

SHEET 1 OF 2

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWESTERLY CORNER OF LOT 12, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE S 48°23'45" W A DISTANCE OF 20.00'; THENCE N 41°36'15" W A DISTANCE OF 40.00'; THENCE N 48°23'45" E A DISTANCE OF 40.00'; THENCE S 41°36'15" E A DISTANCE OF 40.00'; THENCE S 48°23'45" W A DISTANCE OF 20.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1600 SQUARE FEET, 0.037 ACRES

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**Robert S Flanary**

Digitally signed by Robert S Flanary  
DN: cn=RS, ou=Florida,  
dnQualifier=A01410D0000017A6681648F00003308,  
c=Robert S Flanary  
Date: 2023.05.03 07:04:12 -0400'

ROBERT S. FLANARY, P.S.M.  
Florida Surveyor's Registration No. 5677

DATE

**LEGEND:**

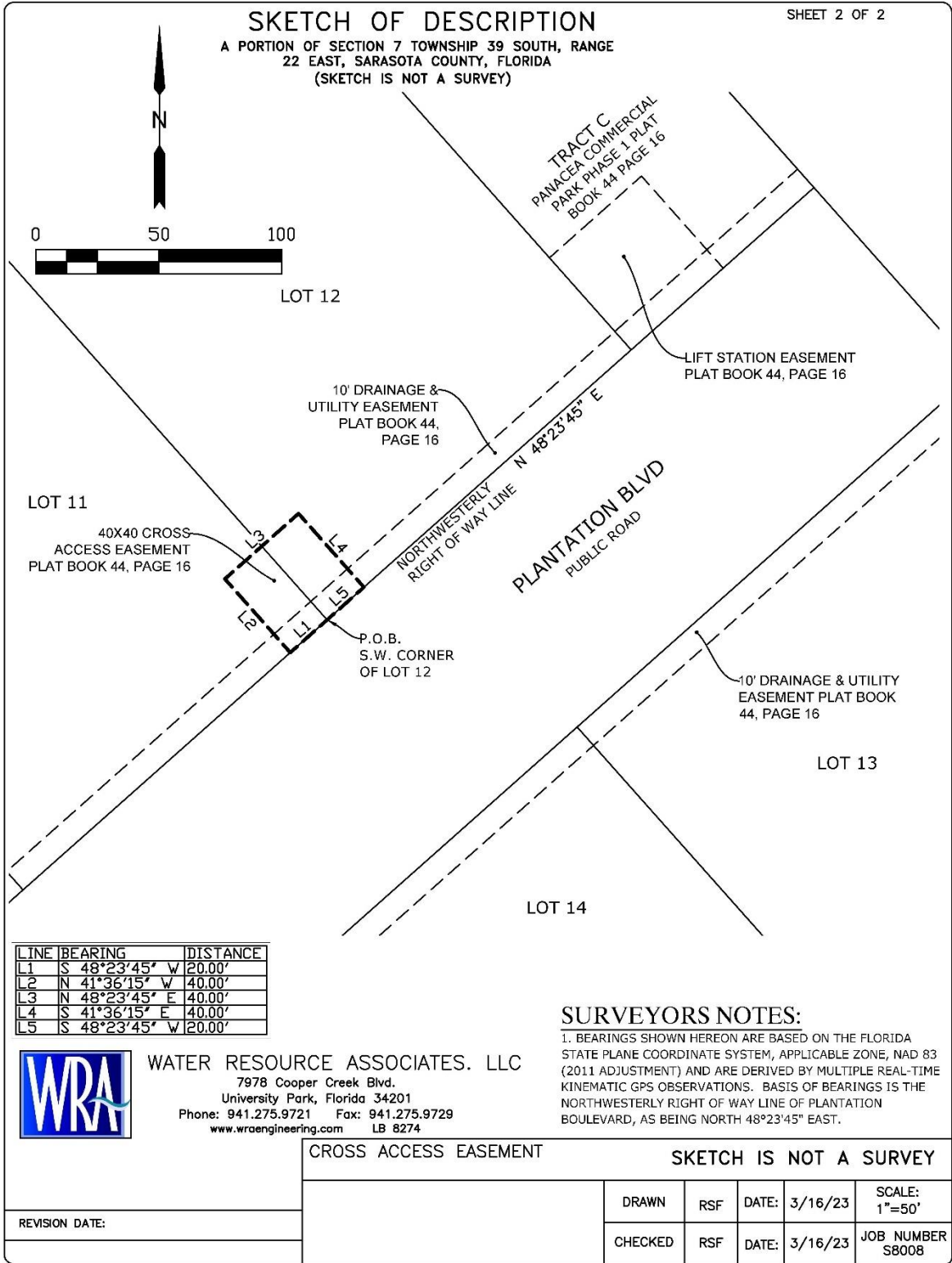
PIN = PARCEL IDENTIFICATION  
P.O.B.= POINT OF BEGINNING  
P.O.C.= POINT OF COMMENCEMENT

REVISION DATE:

40X40 CROSS ACCESS EASEMENT

SKETCH IS NOT A SURVEY

	DRAWN	RSF	DATE:	3/16/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	3/16/23	JOB NUMBER S8008



**EXHIBIT I**

**Legal description of 10' easement along Plantation Boulevard**

## PARCEL A:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT F, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 90°00'00" E A DISTANCE OF 330.78'; THENCE S 00°00'00" E A DISTANCE OF 10.00'; THENCE N 90°00'00" E A DISTANCE OF 78.04'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.27', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 85°23'32" E, WITH A CHORD LENGTH OF 127.13', WITH A DELTA ANGLE OF 09°12'56"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 52.47', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 33°48'46" E, WITH A CHORD LENGTH OF 46.78', WITH A DELTA ANGLE OF 93°56'36"; THENCE N 13°09'32" W A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 487.68', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 487.18', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 277.32', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 76°00'29" E, WITH A CHORD LENGTH OF 101.80', WITH A DELTA ANGLE OF 252°12'35"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 13°59'02" W, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34"; THENCE S 22°07'45" E A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 497.07', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 496.57', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 53.30', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 60°52'18" E, WITH A CHORD LENGTH OF 47.35', WITH A DELTA ANGLE OF 95°25'32"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 317.90', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 59°54'21" E, WITH A CHORD LENGTH OF 315.77', WITH A DELTA ANGLE OF 23°01'11"; THENCE N 48°23'45" E A DISTANCE OF 500.60'; THENCE N 41°29'33" W A DISTANCE OF 10.00'; THENCE S 48°23'45" W A DISTANCE OF 500.62'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 313.88', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF S 59°54'21" W, WITH A CHORD LENGTH OF 311.78', WITH A DELTA ANGLE OF 23°01'11"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.64', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 60°52'18" W, WITH A CHORD LENGTH OF 32.55', WITH A DELTA ANGLE OF 95°25'32"; THENCE N 13°09'32" W A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 498.64', WITH A RADIUS OF 3184.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 498.13', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.73', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A CHORD LENGTH OF 25.93', WITH A DELTA ANGLE OF 72°13'34"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 321.34', WITH A RADIUS OF 73.00', WITH A CHORD BEARING OF N 76°00'29" W, WITH A CHORD LENGTH OF 117.96', WITH A DELTA ANGLE OF 252°12'35"; THENCE S 22°07'45" E A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 486.11', WITH A RADIUS OF 3104.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 485.62', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.07', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF S 33°48'46" W, WITH A CHORD LENGTH OF 32.16', WITH A DELTA ANGLE OF 93°56'36"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 125.66', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF S 85°23'32" W, WITH A CHORD LENGTH OF 125.52', WITH A DELTA ANGLE OF 09°12'56"; THENCE N 90°00'00" W A DISTANCE OF 68.04'; THENCE N 00°00'00" W A DISTANCE OF 10.00'; THENCE N 90°00'00" W A DISTANCE OF 340.69'; THENCE S 00°31'41" W A DISTANCE OF 10.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 32620.64 SQUARE FEET, 0.749 ACRES

**Legal description of 10' easement along Plantation Boulevard****LESS AND EXCEPT:**

## PARCEL B:

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A THE SOUTHWEST CORNER OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 00°31'41" E A DISTANCE OF 444.49'; THENCE N 90°00'00" E A DISTANCE OF 330.78'; THENCE S 00°00'00" E A DISTANCE OF 10.00'; THENCE N 90°00'00" E A DISTANCE OF 78.04'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.27', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 85°23'32" E, WITH A CHORD LENGTH OF 127.13', WITH A DELTA ANGLE OF 09°12'56"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.49', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 57°03'55" E, WITH A CHORD LENGTH OF 25.74', WITH A DELTA ANGLE OF 47°26'17"; TO THE POINT OF BEGINNING, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.97', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 10°05'37" E, WITH A CHORD LENGTH OF 25.27', WITH A DELTA ANGLE OF 46°30'19"; THENCE N 13°09'32" W A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 487.68', WITH A RADIUS OF 3114.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 487.18', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 277.32', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 76°00'29" E, WITH A CHORD LENGTH OF 101.80', WITH A DELTA ANGLE OF 252°12'35"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 13°59'02" W, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34"; THENCE S 22°07'45" E A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 497.07', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 496.57', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.80', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 37°09'09" E, WITH A CHORD LENGTH OF 26.02', WITH A DELTA ANGLE OF 47°59'15"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.57', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF N 72°16'48" E, WITH A CHORD LENGTH OF 23.57', WITH A DELTA ANGLE OF 01°43'44"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.64', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 60°52'18" W, WITH A CHORD LENGTH OF 32.55', WITH A DELTA ANGLE OF 95°25'32"; THENCE N 13°09'32" W A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 498.64', WITH A RADIUS OF 3184.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 498.13', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.73', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A CHORD LENGTH OF 25.93', WITH A DELTA ANGLE OF 72°13'34"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 321.34', WITH A RADIUS OF 73.00', WITH A CHORD BEARING OF N 76°00'29" W, WITH A CHORD LENGTH OF 117.96', WITH A DELTA ANGLE OF 252°12'35"; THENCE S 22°07'45" E A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 486.11', WITH A RADIUS OF 3104.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 485.62', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.07', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF S 33°48'46" W, WITH A CHORD LENGTH OF 32.16', WITH A DELTA ANGLE OF 93°56'36"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.57', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF N 79°55'12" E, WITH A CHORD LENGTH OF 23.57', WITH A DELTA ANGLE OF 01°43'44"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 18676.78 SQUARE FEET, 0.429 ACRES

**SKETCH OF DESCRIPTION**

SHEET 1 OF 3

**A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)**

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF TRACT F, OF SAID PANACEA COMMERCIAL PARK PHASE I; THENCE N 90°00'00" E A DISTANCE OF 330.78'; THENCE S 00°00'00" E A DISTANCE OF 10.00'; THENCE N 90°00'00" E A DISTANCE OF 78.04'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 127.27', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 85°23'32" E, WITH A CHORD LENGTH OF 127.13', WITH A DELTA ANGLE OF 09°12'56"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 52.47', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 33°48'46" E, WITH A CHORD LENGTH OF 46.78', WITH A DELTA ANGLE OF 93°56'36"; THENCE N 13°09'32" W A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 487.68', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 487.18', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 277.32', WITH A RADIUS OF 63.00', WITH A CHORD BEARING OF S 76°00'29" E, WITH A CHORD LENGTH OF 101.80', WITH A DELTA ANGLE OF 252°12'35"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 40.34', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 13°59'02" W, WITH A CHORD LENGTH OF 37.72', WITH A DELTA ANGLE OF 72°13'34"; THENCE S 22°07'45" E A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 497.07', WITH A RADIUS OF 3174.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 496.57', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 53.30', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 60°52'18" E, WITH A CHORD LENGTH OF 47.35', WITH A DELTA ANGLE OF 95°25'32"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 317.90', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF N 59°54'21" E, WITH A CHORD LENGTH OF 315.77', WITH A DELTA ANGLE OF 23°01'11"; THENCE N 48°23'45" E A DISTANCE OF 500.60'; THENCE N 41°29'33" W A DISTANCE OF 10.00'; THENCE S 48°23'45" W A DISTANCE OF 500.62'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 313.88', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF S 59°54'21" W, WITH A CHORD LENGTH OF 311.78', WITH A DELTA ANGLE OF 23°01'11"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.64', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 60°52'18" W, WITH A CHORD LENGTH OF 32.55', WITH A DELTA ANGLE OF 95°25'32"; THENCE N 13°09'32" W A DISTANCE OF 164.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 498.64', WITH A RADIUS OF 3184.95', WITH A CHORD BEARING OF N 17°38'39" W, WITH A CHORD LENGTH OF 498.13', WITH A DELTA ANGLE OF 08°58'13"; THENCE N 22°07'45" W A DISTANCE OF 35.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.73', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF N 13°59'02" E, WITH A CHORD LENGTH OF 25.93', WITH A DELTA ANGLE OF 72°13'34"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 321.34', WITH A RADIUS OF 73.00', WITH A CHORD BEARING OF N 76°00'29" W, WITH A CHORD LENGTH OF 117.96', WITH A DELTA ANGLE OF 252°12'35"; THENCE S 22°07'45" E A DISTANCE OF 126.02'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 486.11', WITH A RADIUS OF 3104.95', WITH A CHORD BEARING OF S 17°38'39" E, WITH A CHORD LENGTH OF 485.62', WITH A DELTA ANGLE OF 08°58'13"; THENCE S 13°09'32" E A DISTANCE OF 166.51'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.07', WITH A RADIUS OF 22.00', WITH A CHORD BEARING OF S 33°48'46" W, WITH A CHORD LENGTH OF 32.16', WITH A DELTA ANGLE OF 93°56'36"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 125.66', WITH A RADIUS OF 781.25', WITH A CHORD BEARING OF S 85°23'32" W, WITH A CHORD LENGTH OF 125.52', WITH A DELTA ANGLE OF 09°12'56"; THENCE N 90°00'00" W A DISTANCE OF 68.04'; THENCE N 00°00'00" W A DISTANCE OF 10.00'; THENCE N 90°00'00" W A DISTANCE OF 340.69'; THENCE S 00°31'41" W A DISTANCE OF 10.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 32620.64 SQUARE FEET, 0.749 ACRES



**WATER RESOURCE ASSOCIATES. LLC**  
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Phone: 941.275.9721 Fax: 941.275.9729  
www.wraengineering.com LB 8274

Survey map and report or the copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**Robert S Flanary**

Digitally signed by Robert S Flanary  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000017A6851648FD003308,  
cn=Robert S Flanary  
Date: 2023.05.03 07:03:38 -0400

**ROBERT S. FLANARY, P.S.M. DATE**  
Florida Surveyor's Registration No. 5677

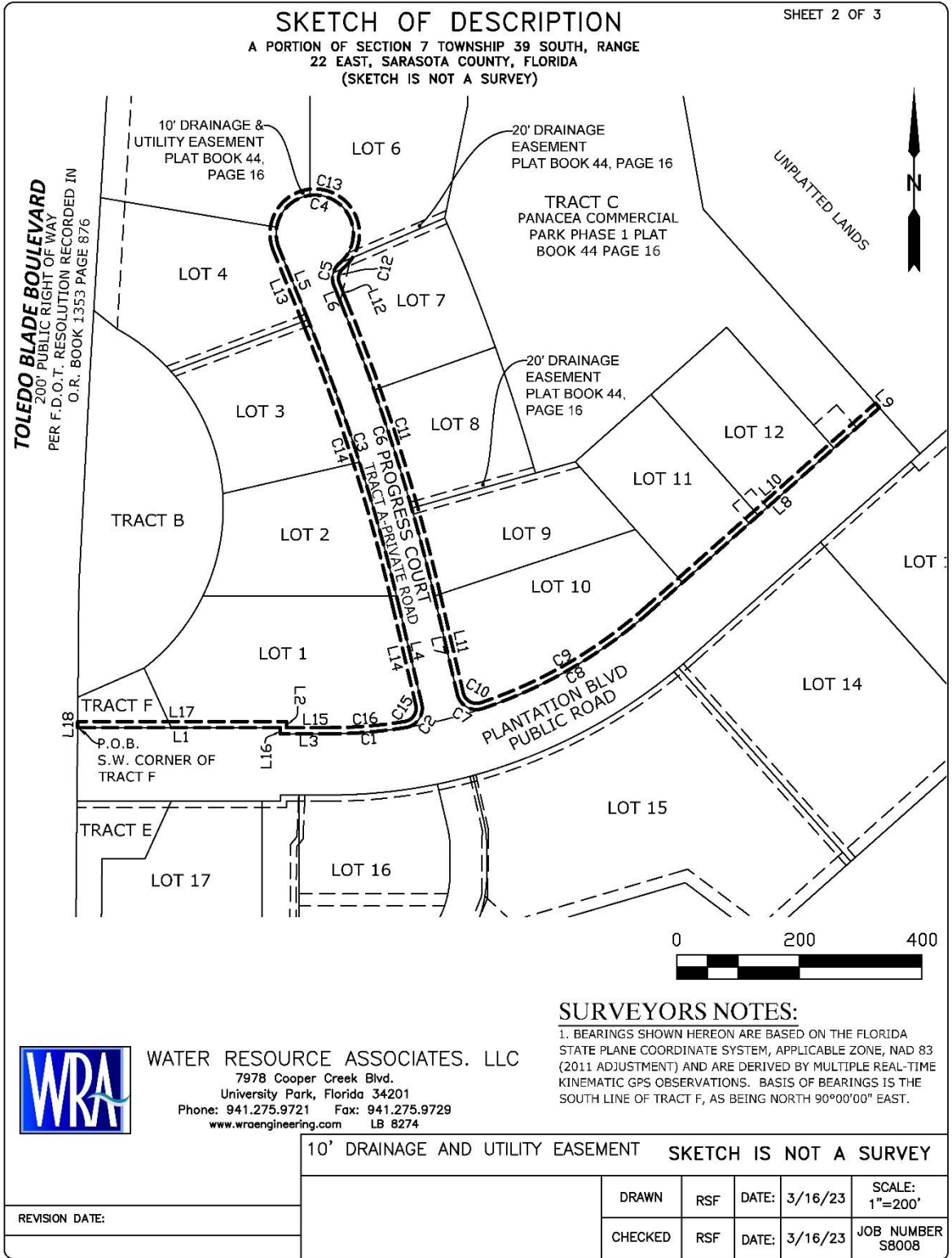
**LEGEND:**

PIN = PARCEL IDENTIFICATION  
P.O.B.= POINT OF BEGINNING  
P.O.C.= POINT OF COMMENCEMENT

**10' DRAINAGE AND UTILITY EASEMENT SKETCH IS NOT A SURVEY**

REVISION DATE:

DRAWN	RSF	DATE:	3/16/23	SCALE:	N.T.S.
CHECKED	RSF	DATE:	3/16/23	JOB NUMBER	S8008



**SKETCH OF DESCRIPTION**

SHEET 3 OF 3

A PORTION OF SECTION 7 TOWNSHIP 39 SOUTH, RANGE  
22 EAST, SARASOTA COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	330.78'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	78.04'
L4	N 13°09'32" W	166.51'
L5	N 22°07'45" W	126.02'
L6	S 22°07'45" E	35.54'
L7	S 13°09'32" E	164.91'
L8	N 48°23'45" E	500.62'
L9	N 41°29'33" W	10.00'
L10	S 48°23'45" W	500.62'
L11	N 13°09'32" W	164.91'
L12	N 22°07'45" W	35.54'
L13	S 22°07'45" E	126.02'
L14	S 13°09'32" E	166.51'
L15	N 90°00'00" W	68.04'
L16	N 00°00'00" W	10.00'
L17	N 90°00'00" W	340.69'
L18	S 00°31'41" W	10.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	127.27'	791.25'	9°12'56"	N 85°23'32" E	127.13'
C2	52.47'	32.00'	93°56'36"	N 33°48'46" E	46.78'
C3	487.68'	3114.95'	8°58'13"	N 17°38'39" W	487.18'
C4	277.32'	63.00'	252°12'35"	S 76°00'29" E	101.80'
C5	40.34'	32.00'	72°13'34"	S 13°59'02" W	37.72'
C6	497.07'	3174.95'	8°58'13"	S 17°38'39" E	496.57'
C7	53.30'	32.00'	95°25'32"	S 60°52'18" E	47.35'
C8	317.90'	791.25'	23°01'11"	N 59°54'21" E	315.77'
C9	313.88'	781.25'	23°01'11"	S 59°54'21" W	311.78'
C10	36.64'	22.00'	95°25'32"	N 60°52'18" W	32.55'
C11	498.64'	3184.95'	8°58'13"	N 17°38'39" W	498.13'
C12	27.73'	22.00'	72°13'34"	N 13°59'02" E	25.93'
C13	321.34'	73.00'	252°12'35"	N 76°00'29" W	117.96'
C14	486.11'	3104.95'	8°58'13"	S 17°38'39" E	485.62'
C15	36.07'	22.00'	93°56'36"	S 33°48'46" W	32.16'
C16	125.66'	781.25'	9°12'56"	S 85°23'32" W	125.52'

**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASIS OF BEARINGS IS THE SOUTH LINE OF TRACT F, AS BEING NORTH 90°00'00" EAST.



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10' DRAINAGE AND UTILITY EASEMENT SKETCH IS NOT A SURVEY

REVISION DATE:	DRAWN	RSF	DATE:	3/16/23	SCALE: 1"=200'
	CHECKED	RSF	DATE:	3/16/23	JOB NUMBER S8008