

DESCRIPTION OF PINEBROOK ROAD FROM CENTER ROAD TO VENICE AVENUE SARASOTA COUNTY, FLORIDA

A PARCEL OF LAND LYING AND BEING IN A PORTION OF SECTIONS 9 & 16, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE N.89°48'38"E, ALONG THE SOUTHERLY LINE OF SAID SECTION 16 A DISTANCE OF 201.52 FEET; THENCE N.00°11'18"W, A DISTANCE OF 75.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF CENTER ROAD AS DESCRIBED IN THE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 1041 AT PAGE 1859 AND OFFICIAL RECORDS BOOK 2831 AT PAGE 315 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE S.89°48'38"W, ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF CENTER ROAD A DISTANCE OF 150.03 FEET TO THE INTERSECTION WITH A LINE THAT IS 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 16; THENCE N.00°57'35"E, ALONG A LINE THAT IS 50.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 16 A DISTANCE OF 2051.73 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 2675.00 FEET, A CENTRAL ANGLE OF 02°29'09", A CHORD BEARING OF N.02°12'05"E, AND A CHORD LENGTH OF 116.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 116.05 FEET TO THE END OF SAID CURVE; THENCE S.96°33'21"E, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 2660.00 FEET, A CENTRAL ANGLE OF 21°48'47", A CHORD BEARING OF N.14°21'03"E, AND A CHORD LENGTH OF 1006.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1012.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 2940.00 FEET, A CENTRAL ANGLE OF 29°34'31", A CHORD BEARING OF N.10°28'11"E, AND A CHORD LENGTH OF 1500.79 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1517.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.04°19'04"W, A DISTANCE OF 176.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 21°16'44", A CHORD BEARING OF N.14°57'26"W, AND A CHORD LENGTH OF 738.51 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 742.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.25°35'48"W, A DISTANCE OF 176.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 26°14'18", A CHORD BEARING OF N.12°28'39"W, AND A CHORD LENGTH OF 453.95 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 457.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°38'30"E, A DISTANCE OF 475.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 25°50'31", A CHORD BEARING OF N.12°16'46"W, AND A CHORD LENGTH OF 313.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 315.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 18°21'02", A CHORD BEARING OF S.16°01'30"E, AND A CHORD LENGTH OF 255.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 256.22 FEET TO THE END OF SAID CURVE; THENCE S.89°12'26"E, A DISTANCE OF 20.17 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 07°18'15", A CHORD BEARING OF S.03°00'37"E, AND A CHORD LENGTH OF 104.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 104.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°38'30"W, A DISTANCE OF 475.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 26°14'18", A CHORD BEARING OF S.12°28'39"E, AND A CHORD LENGTH OF 399.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 402.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.25°35'48"E, A DISTANCE OF 176.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 2120.00 FEET, A CENTRAL ANGLE OF 07°18'15", A CHORD BEARING OF S.14°57'26"W, AND A CHORD LENGTH OF 782.82 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 787.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.04°19'04"E, A DISTANCE OF 176.59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 3060.00 FEET, A CENTRAL ANGLE OF 29°34'31", A CHORD BEARING OF S.10°28'11"W, AND A CHORD LENGTH OF 1562.04 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1579.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 2540.00 FEET, A CENTRAL ANGLE OF 21°48'47", A CHORD BEARING OF S.14°21'03"W, AND A CHORD LENGTH OF 961.17 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 967.00 FEET TO THE END OF SAID CURVE; THENCE S.89°33'21"E, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 2525.00 FEET, A CENTRAL ANGLE OF 02°29'09", A CHORD BEARING OF S.02°12'05"W, AND A CHORD LENGTH OF 109.54 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 109.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°57'35"W, ALONG THE WESTERLY PLAT BOUNDARY OF "PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 5" AS RECORDED IN PLAT BOOK 40 AT PAGES 41 TO 41-F, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA A DISTANCE OF 1804.32 FEET TO THE INTERSECTION WITH THE NORTHERLY PLAT BOUNDARY OF "PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 4" AS RECORDED IN PLAT BOOK 40 AT PAGES 16 TO 16-D, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°57'35"W, ALONG THE WESTERLY PLAT BOUNDARY OF THE SAID PLAT OF "PELICAN POINTE GOLF & COUNTRY CLUB, UNIT 4" A DISTANCE OF 244.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 959,328 SQUARE FEET OR 22.02 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

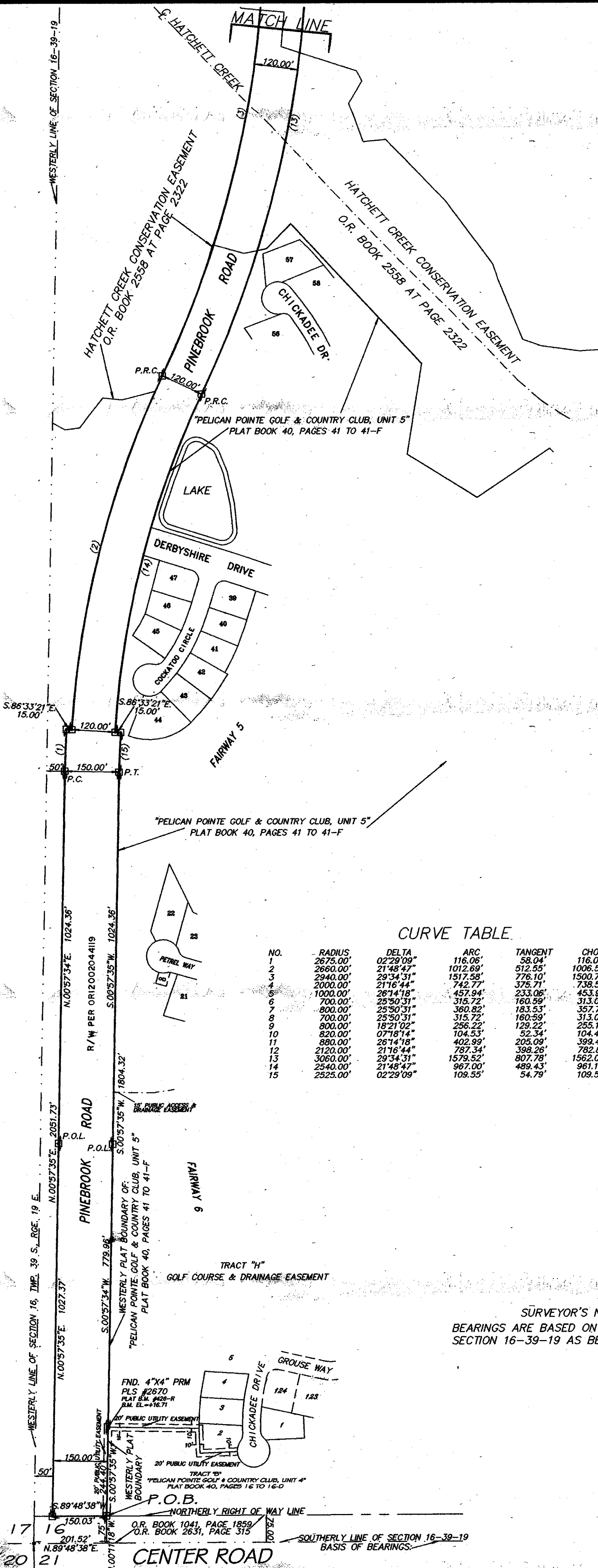
I hereby certify that a survey was made this day of the property as described and shown hereon, and the field survey and map are accurate and correct to the best of my knowledge and belief, and that this survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in chapter 61G17-5, Florida Administrative Code, pursuant to Section 472.07, Florida Statutes.

BRIGHAM SURVEYING, INC. LB 2812
 DATE OF SURVEY: 8/16/01

By: *Raymond T. Brigham*
 Registered Surveyor and Mapper No. 2670
 State of Florida

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SECTION, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

712 SHAMROCK BLVD., VENICE, FLORIDA 34293



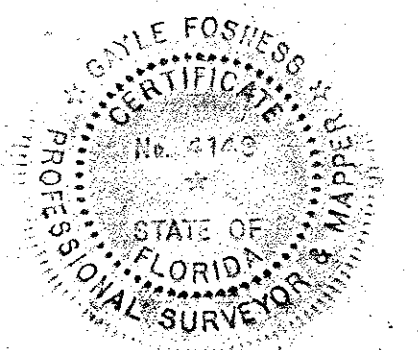
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	2675.00'	02°29'09"	116.05'	58.04'	116.05'	N.02°12'05"E
2	2660.00'	21°48'47"	1012.69'	512.55'	1006.58'	N.14°21'03"E
3	2940.00'	29°34'31"	1500.79'	778.10'	1500.79'	N.10°28'11"E
4	2000.00'	21°16'44"	738.51'	375.71'	738.51'	N.14°57'26"W
5	1000.00'	26°14'18"	453.95'	233.06'	453.95'	N.12°28'39"W
6	700.00'	25°50'31"	313.05'	160.59'	313.05'	N.12°16'46"W
7	800.00'	18°21'02"	255.13'	131.53'	255.13'	N.12°16'46"W
8	700.00'	25°50'31"	313.72'	160.59'	313.05'	S.12°28'39"E
9	880.00'	26°14'18"	399.48'	205.09'	399.48'	S.12°28'39"E
10	2120.00'	07°18'15"	782.82'	399.48'	782.82'	S.03°00'37"E
11	820.00'	07°18'15"	104.46'	52.34'	104.46'	S.03°00'37"E
12	2120.00'	07°18'15"	787.34'	399.48'	787.34'	S.14°57'26"W
13	3060.00'	29°34'31"	1562.04'	807.70'	1562.04'	S.10°28'11"W
14	2540.00'	21°48'47"	961.17'	489.43'	961.17'	S.14°21'03"W
15	2525.00'	02°29'09"	109.54'	54.79'	109.54'	S.02°12'05"W

SURVEYOR'S NOTES:
 BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 16-39-19 AS BEING N.89°48'38"E.

"LEGEND"

- O.R. BOOK = OFFICIAL RECORDS BOOK
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.O.B. = POINT OF BEGINNING
 - P.G. = PAGE
 - P.B. = PLAT BOOK
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.I. = POINT OF INTERSECTION
 - P.O.L. = POINT ON LINE
 - I.R. = IRON ROD
 - R/W = RIGHT OF WAY
- ☐ INDICATES A 4"x4" CONCRETE MONUMENT WITH #5 REBAR & ALUMN. CAP "SARASOTA COUNTY R/W MARKER" PLS #2670



Prepared By:
Brigham Surveying, Inc.
 Land Surveyors
 712 Shamrock Blvd.
 Venice, Florida 34293
 ph. (941) 493-4430

SARASOTA COUNTY TRANSPORTATION DEPARTMENT
 ENGINEERING DIVISION - SURVEY - MAPPING SECTION

RIGHT OF WAY MAP

PINEBROOK ROAD
 FROM CENTER ROAD TO VENICE AVENUE

BY	DATE
BY: <i>R.T.B.</i>	8/16/01
CHECKED: B. WATTS	9/22/01
COMPALED: G. FOSSNESS	9/27/01

FILED FOR RECORD IN ROAD PLAT BOOK 4 AT PAGES 35-35A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 2nd DAY OF April, A.D., 2002.

KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA

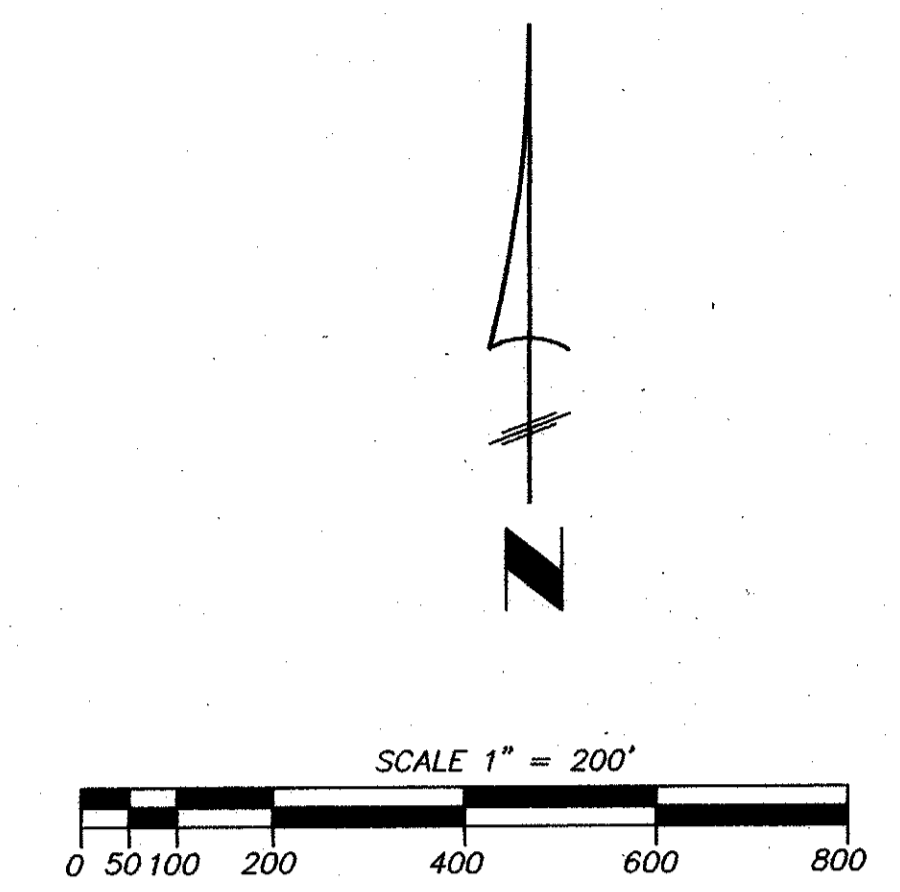
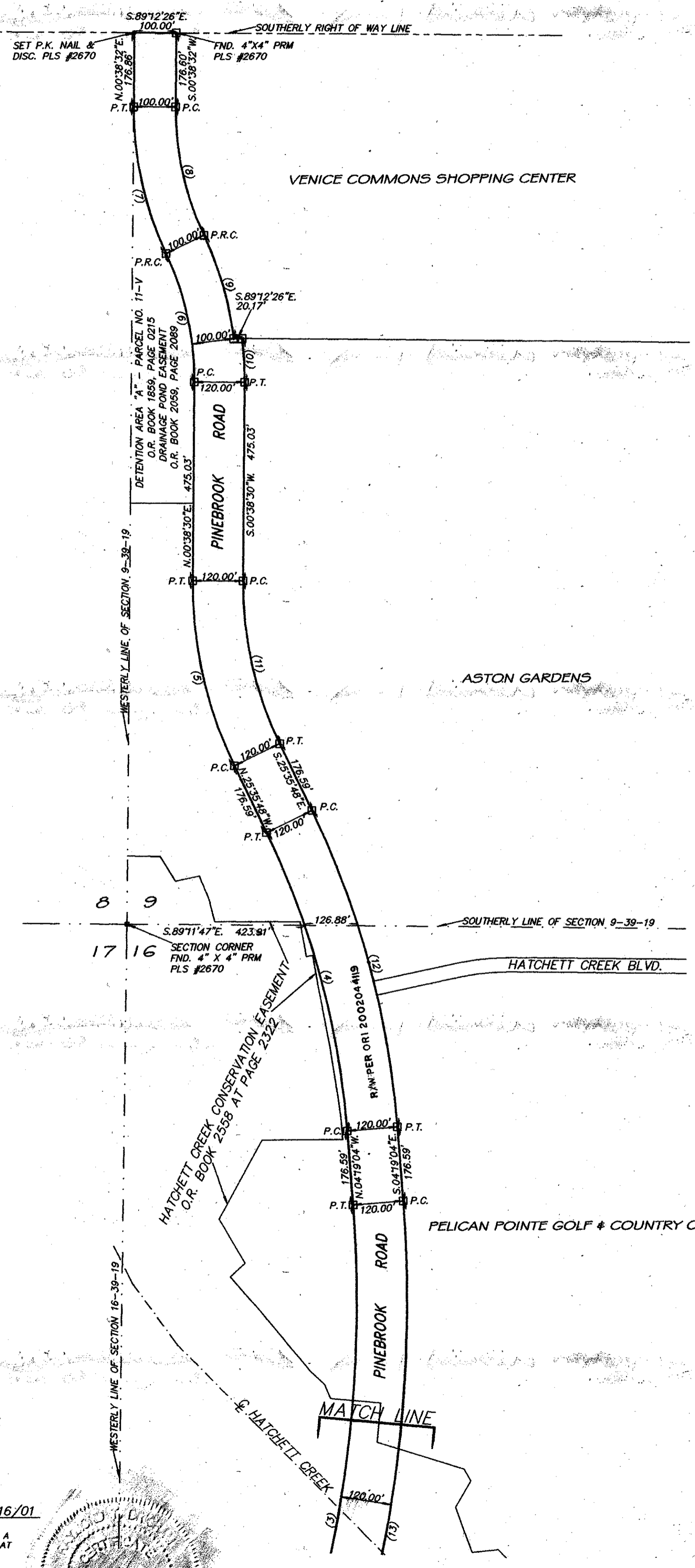
By: *N. J. ...*
 DEPUTY CLERK

SCALE 1" = 200'

PROJECT NO. 048033028

SHEET 1 of 2

VENICE AVENUE
ROAD PLAT BOOK 2, PAGES 43 TO 43-J
145' PUBLIC RIGHT OF WAY



FILED FOR RECORD
2002 APR -2 AM 11:09
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

"LEGEND"

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- P.I. = POINT OF INTERSECTION
- P.C.C. = POINT OF COMPOUND CURVATURE
- I.R. = IRON ROD
- R/W = RIGHT OF WAY
- ☐ INDICATES A 4"x4" CONCRETE MONUMENT WITH #5 REBAR & ALUMN. CAP "SARASOTA COUNTY R/W MARKER" PLS #2670

TABLE

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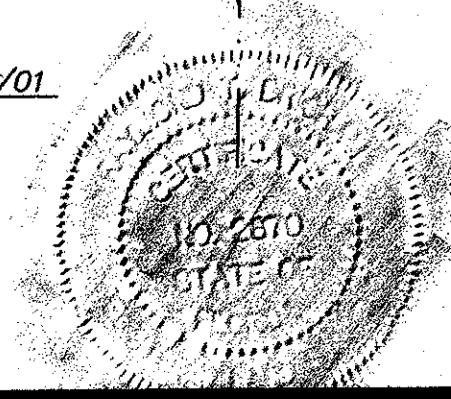
SURVEYOR'S CERTIFICATE

I hereby certify that a survey was made this day of the property as described and shown hereon, and the field survey and map are accurate and correct to the best of my knowledge and belief, and that this survey meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.07, Florida Statutes.

BY: *Raymond T. Brigham* DATE OF SURVEY: 8/16/01
Raymond T. Brigham
Registered Surveyor and Mapper No. 2670
State of Florida

BRIGHAM SURVEYING, INC. LB 2812

712 SHAMROCK BLVD., VENICE, FLORIDA 34293



Prepared By:
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OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA,
THIS 2nd DAY OF APRIL, A.D. 2002

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: *[Signature]*
DEPUTY CLERK

SARASOTA COUNTY TRANSPORTATION DEPARTMENT
ENGINEERING DIVISION - SURVEY - MAPPING SECTION

RIGHT OF WAY MAP

PINEBROOK ROAD
FROM CENTER ROAD TO VENICE AVENUE

DATE	BY	DATE
8/16/01	R.T.B.	8/16/01
9/27/01	B. WATTS	9/27/01
9/27/01	G. FOSSNESS	9/27/01

F.B. 569, PG. 62-69

SCALE: 1" = 200'

PROJECT NO. 048033028

SHEET 2 OF 2