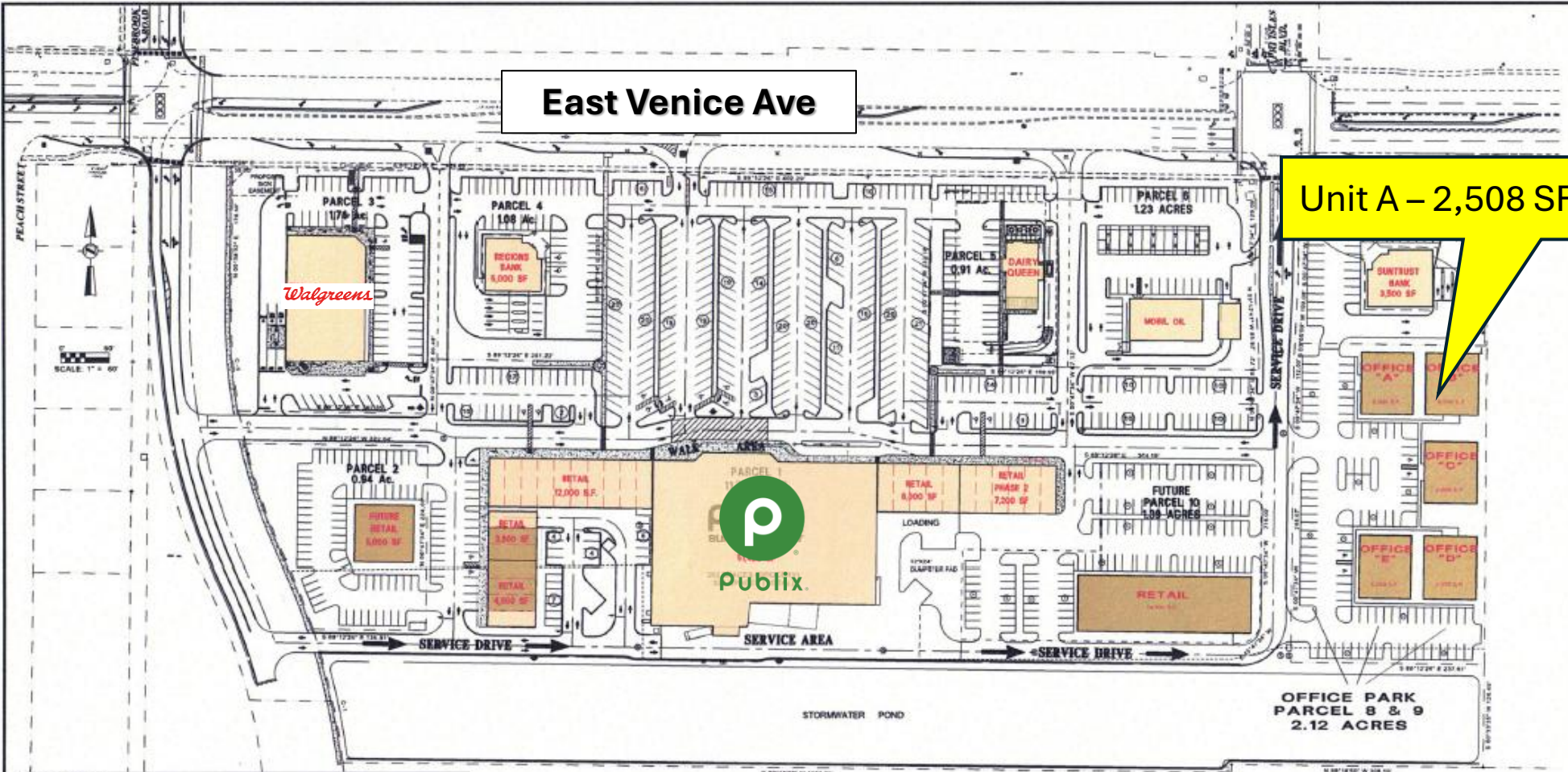


# East Venice Ave

Unit A - 2,508 SF



**LEGAL DESCRIPTION**  
Phase Parcel

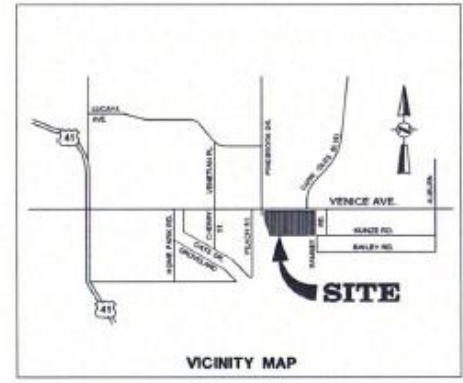
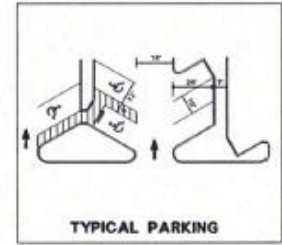
A parcel of land lying in Section 9, Township 29 South, Range 19 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Section 9, thence along the westerly line of said Section 9 and along the easterly line of the plat of "East Gate, Unit 1" as recorded in Plat Book 9, at page 43 of the public records of Sarasota County, Florida: N 09°18'30" E (on an assumed bearing) a distance of 2,125.73 feet to the intersection with the southerly right of way line of East Venice Avenue, as per the right of way map filed in road plat book 2 at pages 43 to 432, inclusive, of the public records of Sarasota County, Florida; thence along the said southerly right of way line of East Venice Avenue, S 09°12'28" E, a distance of 190.95 feet to the intersection of the south right of way of East Venice Avenue and the easterly right of way of Pinebrook Road; thence S 90°38'32" W a distance of 176.50 feet to a point of curve to the left having a radius of 750.00 feet, an arc distance of 124.61 feet to the point of beginning; thence S 69°12'28" E a distance of 242.26 feet; thence N 69°47'34" E a distance of 66.48 feet; thence S 69°12'28" E a distance of 291.22 feet; thence N 09°47'34" E a distance of 253.52 feet to a point on the southerly right of way of East Venice Avenue; thence along said south right of way S 09°12'28" E a distance of 402.29 feet; thence S 90°47'34" W a distance of 233.19 feet; thence S 69°12'28" E a distance of 169.95 feet; thence S 60°47'34" W a distance of 87.33 feet; thence S 69°12'28" E a distance of 232.33 feet; thence N 09°47'34" E a distance of 85.72 feet; thence N 03°12'41" W a distance of 85.82 feet; thence N 60°47'34" E a distance of 120.20 feet; thence S 69°12'28" E a distance of 82.61 feet; thence S 09°47'34" W a distance of 128.46 feet; thence S 03°05'09" W a distance of 100.06 feet; thence S 60°47'34" W a distance of 112.08 feet; thence S 09°47'34" W a distance of 248.87 feet; thence S 69°12'28" E a distance of 237.81 feet; thence S 09°33'38" W a distance of 126.48 feet; thence N 09°18'59" W a distance of 308.19 feet; thence S 09°33'49" W a distance of 9.95 feet; thence N 89°19'59" W a distance of 1,087.38 feet; thence along a curve to the left having a radius of 800.00 feet an arc distance of 168.22 feet; thence S 80°12'28" E a distance of 138.91 feet; thence N 09°47'34" E a distance of 224.90 feet; thence N 89°12'28" W a distance of 222.54 feet to a point on a curve to the right having a radius of 790.00 feet an arc distance of 41.42 feet to the point of beginning. Less and except that area shown as parcel 9 consisting of 1.80 acres. Said parcel containing acres more or less.

Above description prepared by ABE for information purposes only and not to be used for land conveyance. A registered land surveyor to prepare a legal for conveyance purposes.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.55	S89°32'47"W
L2	62.67	S89°12'28"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	146.27	935.00
C2	11.43	790.00
C3	126.61	790.00



**PRIMERICA GROUP ONE, INC.**  
*Chief Engineers - Planning Traffic Engineers*  
*Landscaping Architects - Environmental Engineers*

**AVID ENGINEERING, INC.**  
*Professional Engineers*  
 3400 Curlew Street, Suite 100  
 Venice, Florida 33596  
 Phone: (813) 979-8000 Fax: (813) 979-8148  
 www.avideng.com

**VENICE COMMONS**  
 CITY OF VENICE, FLORIDA

**LEASE PLAN**

1