

**SKETCH OF DESCRIPTION
FOR:
CARDAVANT, LLC**

DESCRIPTION:

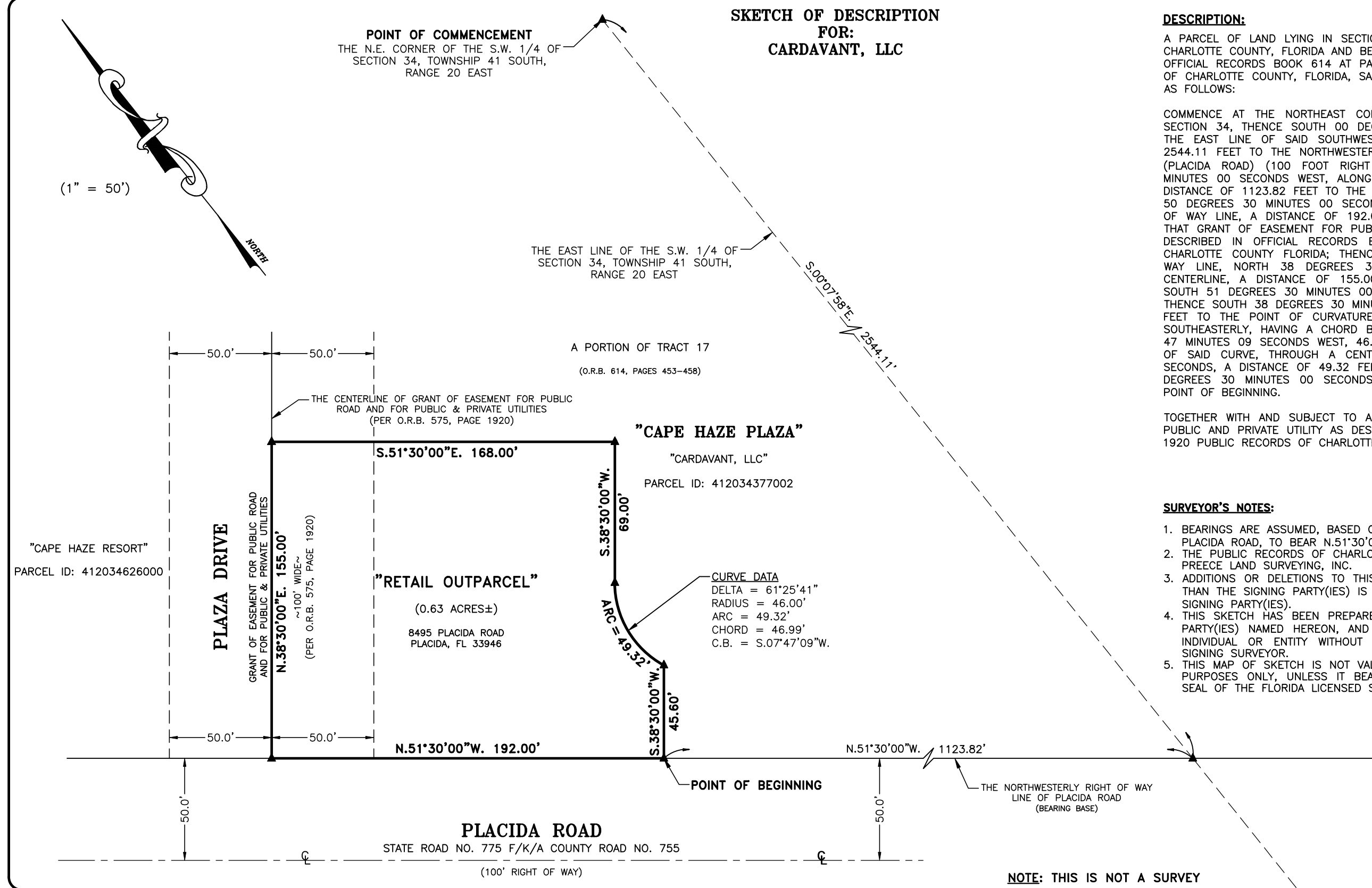
A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA AND BEING A PORTION OF TRACT 17, AS RECORDED IN OFFICIAL RECORDS BOOK 614 AT PAGES 453 THRU 458, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 00 DEGREES 07 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 34, A DISTANCE OF 2544.11 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 775 (PLACIDA ROAD) (100 FOOT RIGHT OF WAY); THENCE NORTH 51 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1123.82 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 50 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 192.00 FEET TO A POINT ON THE CENTERLINE OF THAT GRANT OF EASEMENT FOR PUBLIC ROAD AND PUBLIC AND PRIVATE UTILITY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 1920 PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, NORTH 38 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 155.00 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 51 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 168.00 FEET; THENCE SOUTH 38 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 69.00 FEET TO THE POINT OF CURVATURE OF A 46.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 47 MINUTES 09 SECONDS WEST, 46.99 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61 DEGREES 25 MINUTES 41 SECONDS, A DISTANCE OF 49.32 FEET; THENCE DEPARTING SAID CURVE, SOUTH 38 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 45.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A GRANT OF EASEMENT FOR PUBLIC ROAD AND PUBLIC AND PRIVATE UTILITY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 1920 PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS ARE ASSUMED, BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PLACIDA ROAD, TO BEAR N.51°30'00"W.
2. THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
3. ADDITIONS OR DELETIONS TO THIS MAP OF SKETCH AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
4. THIS SKETCH HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
5. THIS MAP OF SKETCH IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.



LEGEND

- ▲ = DESCRIPTIVE POINT
- C.B. = CHORD BEARING
- O.R.B. = OFFICIAL RECORDS BOOK
- ⊕ = CENTERLINE

NOTE: THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION.

DATE _____
GLEN H. PREECE, JR., P.S.M. - LS 5427

STATE CERTIFIED SDVBE

PREECE LAND SURVEYING, Inc.

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(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JUNE 23, 2022			
DRAWN:	G.H.P.	REVISIONS	BY DATE
CHECKED:	G.H.P.		
F.B./PG.	N/A		
FILE INFO:			
34-41-20			
CHARLOTTE COUNTY			
SCALE: 1" = 50'	COPYRIGHT © 2022	JOB ORDER # 22-092SK	