BERNANTH SOUTH-SASTEN'S COMEN THE SET IN POTEST'S AN ALONG THE SESTING C SAND OF TAXABILATION OF A CONTROL OF THE SET IN POTEST OF THE SET IN POTEST OF A CONTROL OF THE SET IN POTEST OF THE SET IN POTES

TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA; SAID PARCEL OF LAND INCLUDES A PORTION OF TRACT "M" AS SHOWN AND DESIGNATED ON KINGS GATE, PHASE 5 AS RECORDED IN PLAT BOOK 19, PAGE 26, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 39, KINGS GATE, PHASE 5 SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 26, PUBLIC RECORDS OF CHARLOTTE COUNTY, ELORIDA; THENCE 10, 92-93-25. P. A. DISTANCE OF 125.00 FEET TO THE EASTERY LINE OF A PARCEL OF LAND DESCRIBED AND RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ADDIOS ADD FEET; THENCE OF A PARCEL OF LAND DESCRIBED AND RECORDED IN ADDISTANCE OF 125.00 FEET TO THE EASTERY LINE OF A PARCEL OF LAND DESCRIBED AND RECORDED IN O.R. BOOK 322, PAGE 841, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ADDIOS ADD EASTERY LINE OF A PARCEL OF LAND DESCRIBED AND RECORDED IN ADDISTANCE OF 123.00 FEET TO A POINT OF CHROMATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 433.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 147-25.93" A DISTANCE OF 118.01 FEET TO A POINT OF TANGENCY; THENCE AS 273-200." W. A DISTANCE OF 125.20 FEET TO THE NORTHERLY LINE OF 107.02, BLOCK 29 OF SAID LURVE CONCAVE WESTERLY HAVING A RADIUS OF 213.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE NORTHERLY LINE OF 107.02, BLOCK 29 OF SAID LURVE TO THE NORTHERLY LINE OF 107.02, BLOCK 29 OF SAID THE ARC OF SAID LURVE TO THE NORTHERLY LINE OF 107.02, BLOCK 29 OF SAID THE ARC OF SAID LURVE TO THE NORTHERLY LINE OF 107.02, BLOCK 29 OF SAID THE ARC CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET TO A POINT OF LORD THE WESTERRY LINE OF 25.00 FEET TO A POINT OF LORD THE WESTERRY LINE OF 25.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY LINE OF 25.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY LINE OF 25.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY LINE OF 25.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY LINE AND A SAID CURVE TO THE RIGHT SAID CHARLE AND A SAID CURVE TO THE RIGHT, AND A RADIUS OF EAST THENCE SOUTHWESTERLY ALONG A RADIUS OF EAST THENCE AND A SAID CHARLE AND A SAID CHA

CONTAINING 2.48 ACRES OF LAND MORE OR LESS.

VITH A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA; SAID PARCEL OF LAND IHRU 14, BLOCK 47 AS SHOWN AND DESIGNATED PER KINGS GATE, PHASE 6 AS RECORDED IN PLAT BOOK 19, PAGE 16, PUBLIC RECORDS OF TY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGIN AT THE NORTHWEST CORNER OF LOT 15, BLOCK 47, KINGS GATE, PHASE 6 SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE S 29°32528° E. ALONIG THE WESTERLY LINE OF SAID LOT 15, ADSTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, AND A POINT ON THE MORTHERLY LINE OF SAID TRACT
"A", S 6172743" W., AD ISTANCE OF 80.03 FEET; THENCE S 26°44'09" W., A DISTANCE DO R 30°55.

CENTRAL MAGLE OF 62°2240", A DISTANCE OF 80.03 FEET; THENCE S 26°44'09" W., A DISTANCE D C 79.23 FEET; THENCE ALOST THE NORTHERLY LINE OF SAID TRACT
"C", S 6172743" W., AD ISTANCE OF 80.03 FEET; THENCE S 26°44'09" W., A DISTANCE D C 79.23 FEET; THENCE ALOST THE ARC OF SAID CHAPE TO THE NORTHERLY LINE OF SAID TRACT
"C", S 6172743" W., AD ISTANCE OF 80.03 FEET; THENCE S 26°44'09" W., A DISTANCE D C 79.23 FEET TO A POINT OF CURNATURE
OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 100.03 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CLARE TO THE LETT THROUGH A CENTRAL ANGLE OF 10°04'26", A DISTANCE OF 103.79 FEET TO A POINT OF TANGENCY; THENCE MS 29°35'S" W., A DISTANCE OF 210.32 FEET TO A POINT OF CURNATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1008 OF FEET; THENCE NORTHERLY HOR TO FE KINGTH THROUGH A CENTRAL ANGLE OF 275". A DISTANCE OF 103.79 FEET TO A POINT OF LORNATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1008 OF FEET THENCE HORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°17". A DISTANCE OF 13.39 FEET TO A POINT OF NAGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°27 ST. A DISTANCE OF 13.29 FEET TO A POINT OF NAGENCY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23.21 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32.32 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO A FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERN THROUGH

ACRES OF LAND MORE OR LESS.

SURVEYOR'S NOTES

BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, BLOCK "39" PER KINGS GATE, PHASE 5 SUBDIVISION (PB 19 PG 26) BEING S 10°54'35" E

2. THIS SURVEY IS SUBJECT TO ADDITIONAL PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

IMPROVEMENTS HAVE NOT BEEN INDICATED FOR THIS SURVEY. REFER TO TOPOGRAPHIC SURVEY COMPLETED BY HYATT SURVEY SERVICES IN FEBRUARY 2020 FOR IMPROVEMENTS.

THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED TO BELOW FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE CONTRACT BETWEEN HYATT SURVEY SERVICES, INC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM HYATT SURVEY SERVICES, INC. IS STRICTLY PROHIBITED AND RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO HYATT SURVEY SERVICES, INC.

BOUNDARY SURVEY KINGS GATE **PHASE**

TITLE:

LOCATION: SECTION 7, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, **FLORIDA**

SEE SHEET 2 FOR BOUNDARY SURVEY

RUSSELL P. HYATT, P.S.M. FLORIDA SURVEYORS REGISTRATION NO. 5303

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Hyatt Survey Services, Inc.

LB No.: 7203 Geographic Data Specialists
2012 Lena Road Bradenton, Florida 34211
Phone: (941) 748-4693 Fax: (941) 744-1643
UNDARY Project Monager: JM Drawn By: JM Che

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