

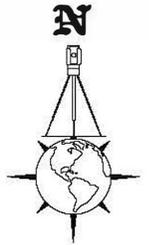
**LEGEND**

- R/W = RIGHT -OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVE
- P.I.D. = PROPERTY IDENTIFICATION
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- + - MORE OR LESS
- SQ. FT. = SQUARE FEET

**SKETCH & DESCRIPTION OF:**

A RELEASE OF A PORTION OF A TWENTY-FOOT WIDE MAINTENANCE EASEMENT, LYING AND BEING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA

**"NOT A SURVEY"**



**NOT TO SCALE**

**SURVEYOR'S NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF LOT 101, BLOCK 1175, BEING S.22°37'02"W., PER RECORDED PLAT.
2. THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

LOT 102  
BLOCK 1175

P.O.C.  
N.W. CORNER  
LOT 101  
BLOCK 1175

RADIUS = 50.00'  
DELTA = 41°11'16"  
ARC = 35.94'

PECKHAM STREET  
(50' PUBLIC R/W)  
(CUL-DE-SAC)

RADIUS = 50.00'  
DELTA = 45°41'20"  
ARC = 39.87'

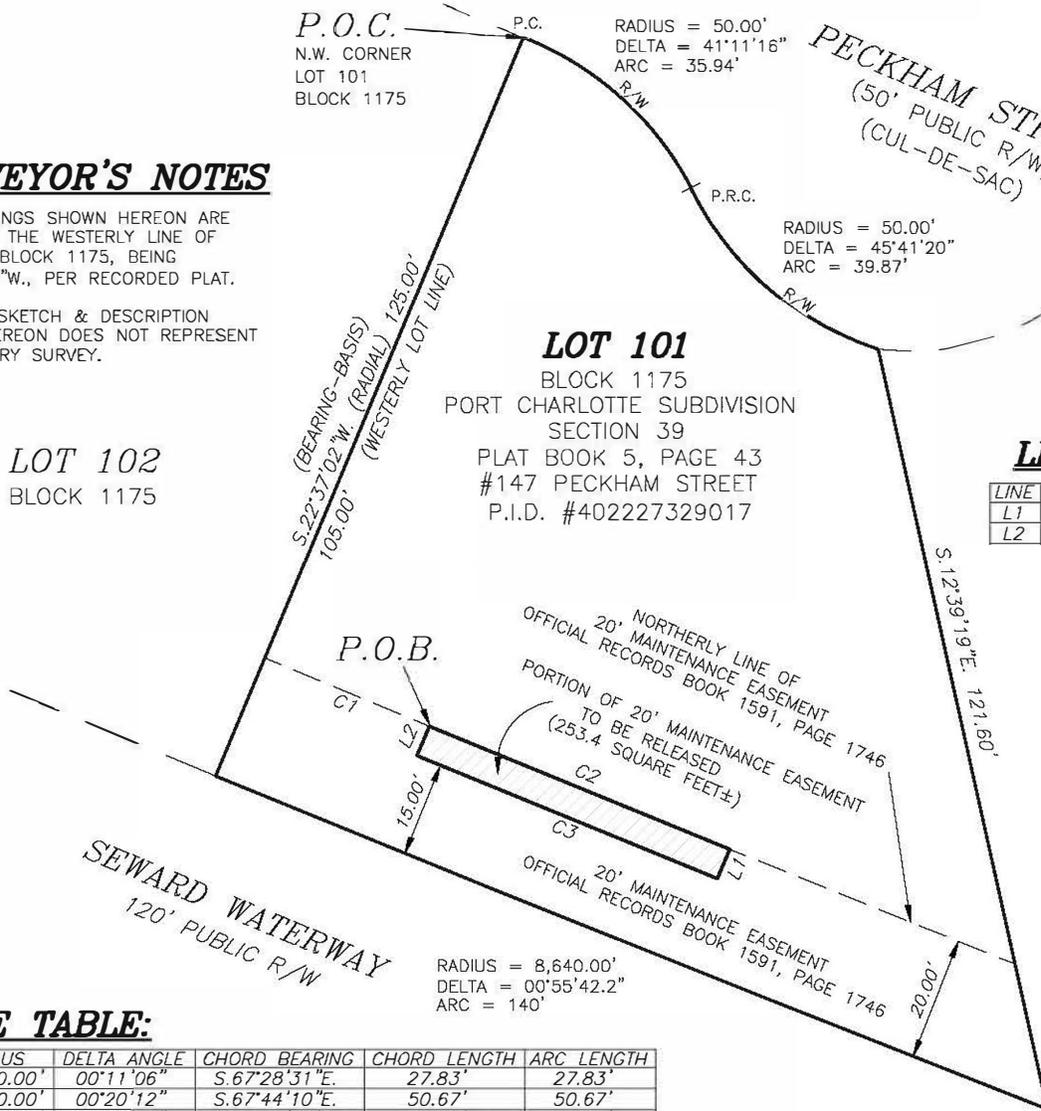
**LOT 101**

BLOCK 1175  
PORT CHARLOTTE SUBDIVISION  
SECTION 39  
PLAT BOOK 5, PAGE 43  
#147 PECKHAM STREET  
P.I.D. #402227329017

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S.22°37'02"W.	5.00'
L2	N.22°37'02"E.	5.00'

LOT 100  
BLOCK 1175



**CURVE TABLE:**

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	8620.00'	00°11'06"	S.67°28'31"E.	27.83'	27.83'
C2	8620.00'	00°20'12"	S.67°44'10"E.	50.67'	50.67'
C3	8625.00'	00°20'12"	N.67°44'10"W.	50.67'	50.67'

**DESCRIPTION OF RELEASE OF A PORTION OF EASEMENT:**

A PORTION OF A TWENTY-FOOT WIDE MAINTENANCE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1591, PAGE 1746, PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA, LYING OVER AND ACROSS LOT 101, BLOCK 1175, PORT CHARLOTTE SUBDIVISION, SECTION 39, AS RECORDED IN PLAT BOOK 5, PAGE 43, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 101; THENCE ON THE WESTERLY LINE OF SAID LOT, S.22°37'02"W., 105.00', TO THE NORTHERLY LINE OF SAID TWENTY-FOOT WIDE EASEMENT; THENCE LEAVING SAID WESTERLY LINE, ON THE NORTHERLY LINE OF SAID TWENTY-FOOT EASEMENT, ON THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 8,620.00', A DELTA ANGLE OF 00°11'06", A CHORD BEARING OF S.67°28'31"E., AND A CHORD LENGTH OF 27.83', SOUTHEASTERLY, AN ARC LENGTH OF 27.83', FOR A POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTHERLY EASEMENT LINE, ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 8,620.00', A DELTA ANGLE OF 00°20'12", A CHORD BEARING OF S.67°44'10"E., AND A CHORD LENGTH OF 50.67', SOUTHEASTERLY, AN ARC LENGTH OF 50.67'; THENCE LEAVING SAID NORTHERLY EASEMENT LINE, S.22°37'02"W., 5.00'; THENCE ON THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 8,625.00', A DELTA ANGLE OF 00°20'12", A CHORD BEARING OF N.67°44'10"W., AND A CHORD LENGTH OF 50.67', NORTHWESTERLY, AN ARC LENGTH OF 50.67'; THENCE N.22°37'02"E., 5.00', TO THE POINT OF BEGINNING, CONTAINING 253.4 SQUARE FEET, MORE OR LESS.

<b>FILE NO.:</b> 21-03-07	
DRAWN BY:	DATE: 7/12/2021
CHECKED BY:	DATE: 7/12/2021
PARCEL IDENTIFICATION #:	
EASEMENT PORTION CONTAINS: 253.4 SQ. FT.±	
<b>REVISIONS:</b>	
DESCRIPTION	BY DATE

**Electronic or raised seal here**

**SAMPLE**