

# THE GARDENS VI AT WATERSIDE VILLAGE, A CONDOMINIUM

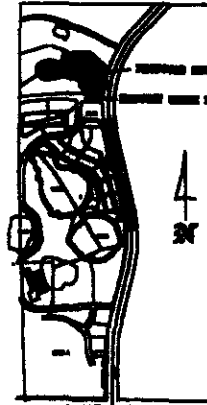
LYING IN A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA

EXHIBIT "A" to the Declaration of Condominium in G.R. Book Page of the Public Records of Sarasota County, Florida.

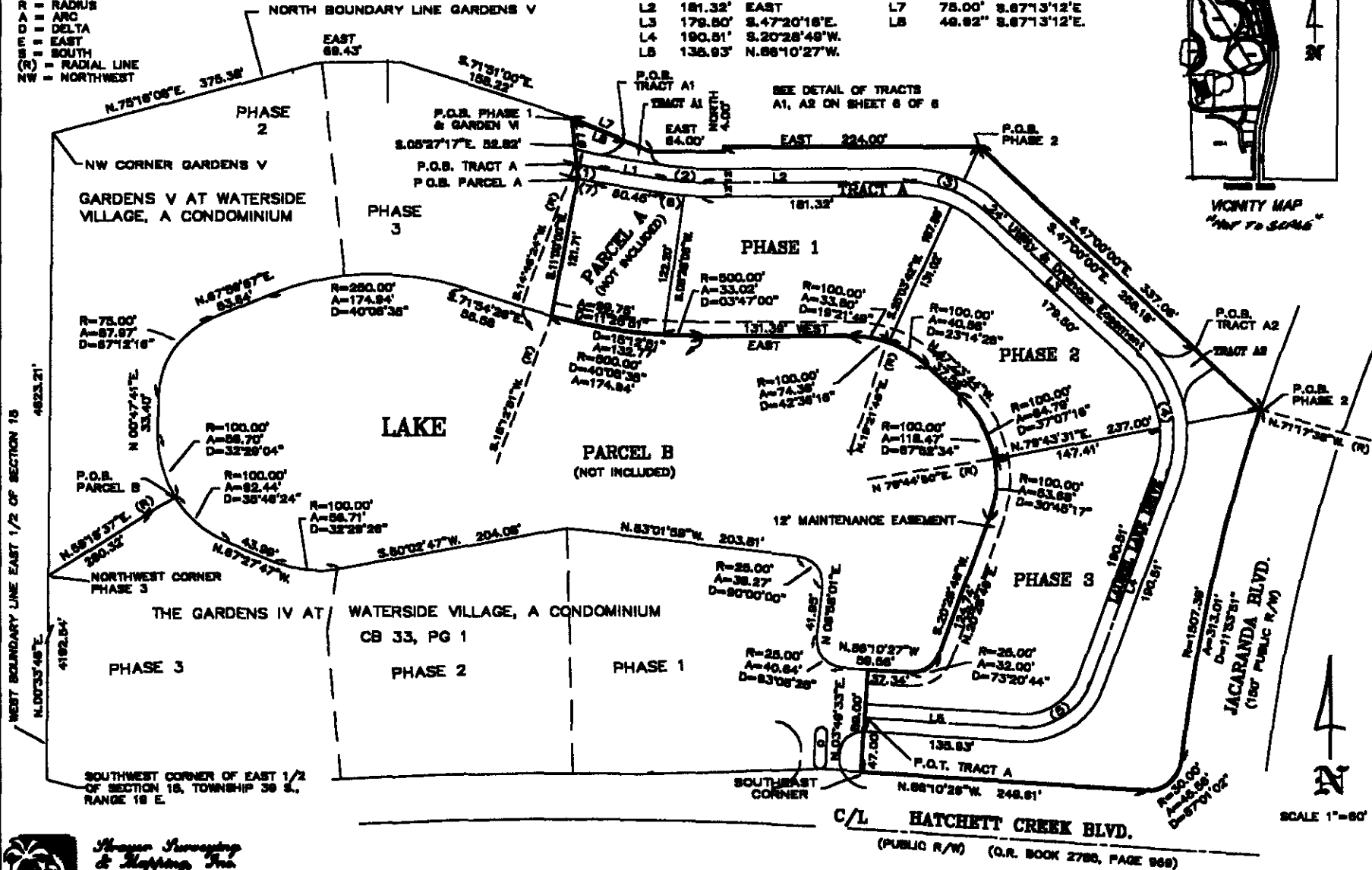
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	200.00'	08°28'01"	19.14'	19.13'	S.77°58'07"E.
2	200.00'	08°17'23"	32.43'	32.38'	N.85°31'18"W.
3	100.00'	42°38'44"	74.48'	72.78'	S.68°40'08"E.
4	100.00'	87°48'08"	118.37'	111.08'	S.13°28'43"E.
5	82.00'	73°20'44"	79.37'	74.08'	S.67°08'11"W.
6	212.00'	04°50'20"	17.80'	17.80'	N.83°07'47"W.
7	212.00'	04°17'38"	18.88'	18.88'	N.78°33'48"W.

L1	80.48'	N.80°42'37"W.	L8	40.08'	S.08°27'17"E.
L2	181.32'	EAST	L7	78.00'	S.67°13'12"E.
L3	178.80'	S.47°20'18"E.	L6	48.82'	S.67°13'12"E.
L4	190.81'	S.20°28'48"W.			
L5	138.93'	N.88°10'27"W.			

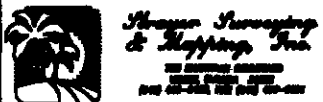
NOTES  
 R = RADIUS  
 A = ARC  
 D = DELTA  
 E = EAST  
 S = SOUTH  
 (R) = RADIAL LINE  
 NW = NORTHWEST



VICINITY MAP  
 1/4" = 500'



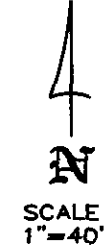
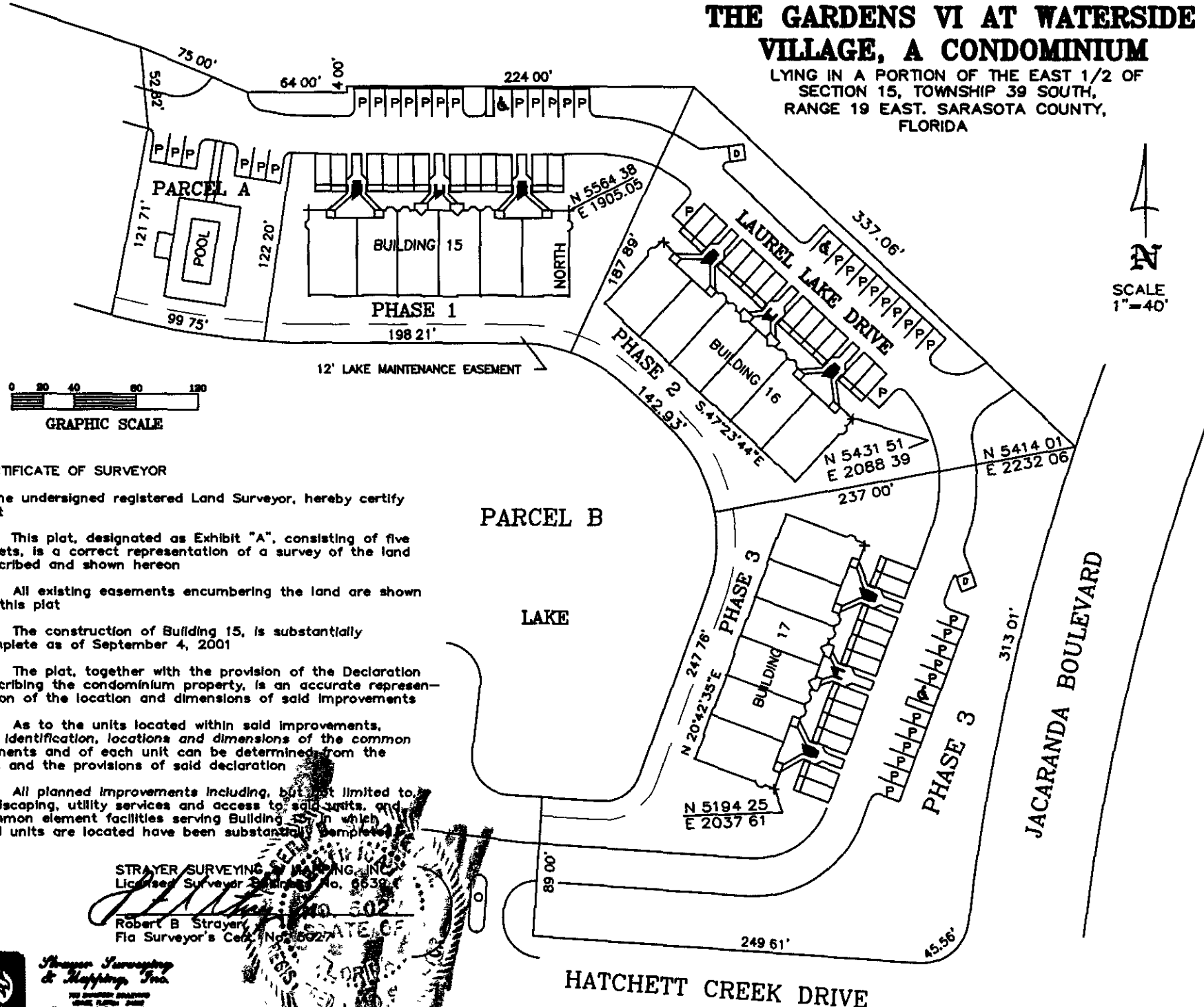
SCALE 1" = 60'



C/L HATCHETT CREEK BLVD.  
 (PUBLIC R/W) (O.R. BOOK 2788, PAGE 988)

# THE GARDENS VI AT WATERSIDE VILLAGE, A CONDOMINIUM

LYING IN A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

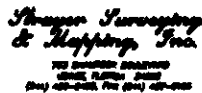


### CERTIFICATE OF SURVEYOR

I, the undersigned registered Land Surveyor, hereby certify that

- 1 This plat, designated as Exhibit "A", consisting of five sheets, is a correct representation of a survey of the land described and shown hereon
- 2 All existing easements encumbering the land are shown on this plat
- 3 The construction of Building 15, is substantially complete as of September 4, 2001
- 4 The plat, together with the provision of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said improvements
- 5 As to the units located within said improvements, the identification, locations and dimensions of the common elements and of each unit can be determined from the plat and the provisions of said declaration
- 6 All planned improvements including, but not limited to landscaping, utility services and access to said units, and common element facilities serving Building 15, in which said units are located have been substantially completed

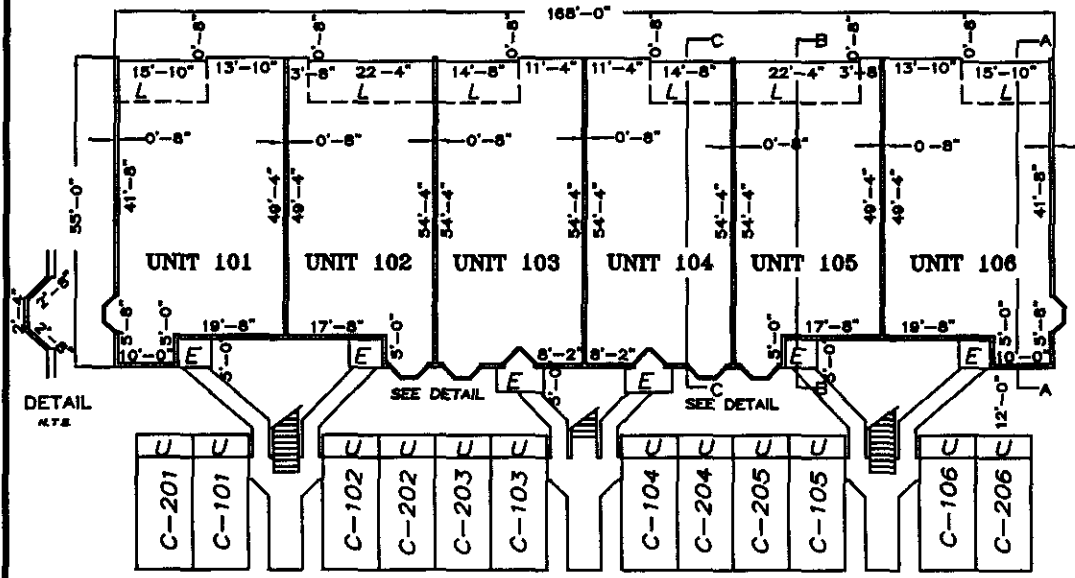
STRAYER SURVEYING & MAPPING, INC.  
 Licensed Surveyor No. 6539  
 Robert B. Strayer  
 Fla Surveyor's Cert. No. 30027



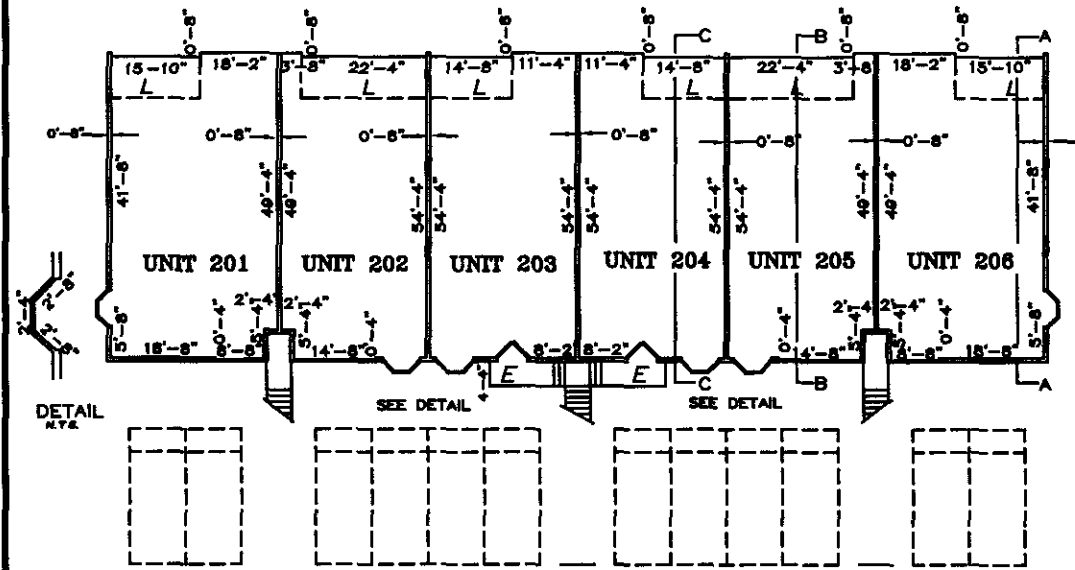
HATCHETT CREEK DRIVE

# THE GARDENS VI AT WATERSIDE VILLAGE, A CONDOMINIUM

A CONDOMINIUM, LYING IN A PORTION OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

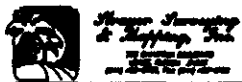


**FIRST FLOOR PLAN  
BUILDINGS 15, 16 & 17**

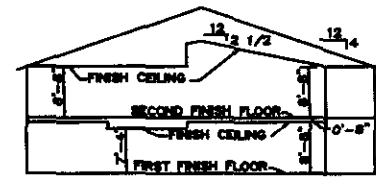
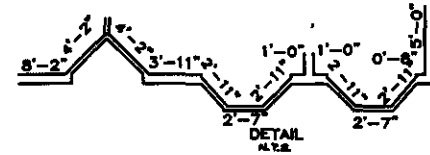


**SECOND FLOOR PLAN  
BUILDINGS 15, 16 & 17**

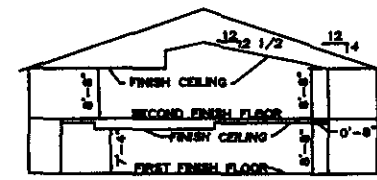
- LEGEND**  
 CP - CARPORT  
 — UNIT BOUNDARY  
 U - UTILITY  
 E - ENTRY



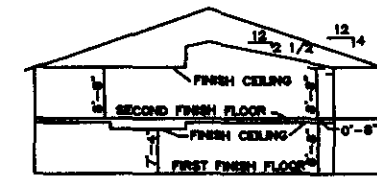
NOTE: All unit dimensions shown refer to inside dimensions of the unit and are subject to slight variance which may occur during construction.



TYPICAL SECTION A-A

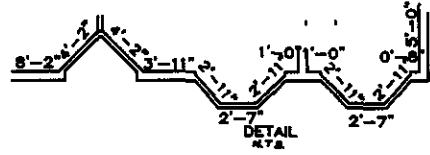


TYPICAL SECTION B-B



TYPICAL SECTION C-C

**TYPICAL ELEVATIONS  
BUILDINGS 15, 16 & 17  
(N.T.S.)**



CADD: WVA/GARDSCPR

OFFICIAL RECORDS INSTRUMENT # 200112012 37 P95

# THE GARDENS VI AT WATERSIDE VILLAGE, A CONDOMINIUM

LYING IN A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 39 SOUTH,  
RANGE 19 EAST. SARASOTA COUNTY, FLORIDA

### Description for Gardens V

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, 19 East, Sarasota County, Florida, thence N 00°33'46"E, along the west boundary line of said east 1/2 of Section 15, as a basis of bearing, 4623.21 feet, to the northwest corner of Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Plat Book 34, Page 18, Public Records of Sarasota County, Florida, thence traverse along the north boundary line of said Gardens V, by the following three courses N 75°18'08"E, 375.36 feet, thence EAST, 69.43 feet, thence S.71°51'00"E, 158.22 feet to the northeast corner of Phase 3, of said Gardens V, Condominium plat, for the POINT OF BEGINNING Thence S 67°13'12"E, 75.00 feet, thence EAST, 64.00 feet, thence NORTH, 4.00 feet, thence EAST, 224.00 feet, thence S.47°00'00"E, 337.06 feet to a point of intersection with the arc of a curve, lying N 71°17'38"W from the radius point and being on the westerly right-of-way line of Jacaranda Boulevard, (a 150 foot Public Right-Of-Way), thence traverse along the arc of said curve to the left, in a southeasterly direction, on said westerly right-of-way line, having a radius of 1507.39 feet, a central angle of 11°33'51", thence along the arc of said curve, 313.01 feet to the point of reverse curvature of a curve to the right, having a radius of 30.00 feet, a central angle of 87°01'02", thence along the arc of said curve, 45.56 feet to the point of tangency of said curve, said point lying on the north right-of-way line of Hatchett Creek Boulevard (a Public Right-Of-Way, described in O.R. Book 2785, Page 969 Public Records of Sarasota County, Florida), thence N 86°10'26"W, along said north right-of-way line, 248.61 feet, to the southeast corner of Phase 1, The Gardens IV At Waterside Village, A Condominium, as per plat recorded in Condominium Book 33, Page 1, Public Records of Sarasota County, Florida, thence N 03°49'33"E, along the east boundary line of said Phase 1, 89.00 feet to the northeast corner of said Phase 1, thence S.86°10'27"E, 37.34 feet to the point of curvature of a curve to the left, having a radius of 25.00 feet, a central angle of 73°20'44", thence along the arc of said curve, 32.00 feet to the point of tangency of said curve; thence N 20°28'48"E, 124.74 feet to the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 67°32'34", thence along the arc of said curve, 118.47 feet to the point of tangency of said curve, thence N 47°23'44"W, 37.58 feet to the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 42°36'16", thence along the arc of said curve, 74.36 feet to the point of tangency of said curve; thence West, 131.39 feet to the point of curvature of a curve to the right, having a radius of 500.00 feet, a central angle of 15°12'51", thence along the arc of said curve, 132.77 feet, thence N 11°00'00"E, 121.71 feet, thence N 05°27'17"W, 52.82 feet to the Point Of Beginning LESS Tracts A, A1, A2 and Parcel A Parcel contains 3.20 acres ±

### Description for Phase 1

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, 19 East, Sarasota County, Florida, thence N 00°33'46"E, along the west boundary line of said east 1/2 of Section 15, 4623.21 feet, to the northwest corner of Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Plat Book 34, Page 18, Public Records of Sarasota County, Florida, thence traverse along the north boundary line of said Condominium plat by the following three courses: N 75°18'08"E, 375.36 feet, thence EAST, 69.43 feet, thence S.71°51'00"E, 158.22 feet to the northeast corner of Phase 3, of said Gardens V Condominium plat, for the POINT OF BEGINNING Thence S.67°13'12"E, 75.00 feet, thence EAST, 64.00 feet, thence NORTH, 4.00 feet; thence EAST, 224.00 feet, thence S.25°03'42"W, 187.89 feet to a point on a curve, lying N 19°21'49"E, from the radius point, thence traverse along the arc of said curve to the left, in a northwesterly direction, having a radius of 100.00 feet, a central angle of 19°21'49", thence along the arc of said curve, 33.80 feet to the point of tangency of said curve; thence West, 131.39 feet to the point of curvature of a curve to the right, having a radius of 500.00 feet, a central angle of 03°47'00", thence along the arc of said curve, 33.02 feet, thence N 08°28'06"E, 122.20 feet to a point on a curve lying S.04 27'03"W, from the radius point, thence traverse along the arc of said curve to the right, in a northwesterly direction having a radius of 212.00 feet, a central angle of 04°50'20", 17.90 feet to the point of tangency of said curve; thence N 80°42'37"W, 60.45 feet to the point of curvature of a curve to the right, having a radius of 212.00 feet, a central angle of 04°17'35", thence along the arc of said curve, 15.88 feet, thence N 05°27'17"W, 52.82 feet to the Point Of Beginning LESS Tracts A and A1 Parcel contains 0.95 acres ±

### Description for Parcel A

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, 19 East, Sarasota County, Florida, thence N 00°33'46"E, along the west boundary line of said east 1/2 of Section 15, as a basis of bearing, 4623.21 feet, to the northwest corner of The Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Plat Book 34, Page 18, Public Records of Sarasota County, Florida, thence traverse along the north boundary line of said Gardens V, by the following three courses: N 75°18'08"E, 375.36 feet, thence EAST, 69.43 feet, thence S.71°51'00"E, 158.22 feet to the northeast corner of Phase 3, of said Gardens V, Condominium plat, thence S.05°27'17"E, along the east boundary line of said Phase 3, 52.82 feet for a POINT OF BEGINNING Thence S 11°00'00"W, 121.71 feet to a point on a curve, lying S.150°12'51"W, from the radius point, thence traverse along the arc of said curve to the left, in a southeasterly direction having a radius of 500.00 feet, a central angle of 11°25'31", thence along the arc of said curve, 99.75 feet, thence N 08°28'06"E, 122.20 feet to a point on a curve, lying S.04 24'03"W, from the radius point, thence traverse along the arc of said curve to the right, in a northwesterly direction, having a radius of 212.00 feet, a central angle of 04°50'20", thence along the arc of said curve, 17.90 feet to the point of tangency of said curve; thence N 80°42'37"W, 60.45 feet to the point of curvature of a curve to the right, having a radius of 212.00 feet, a central angle of 04°17'35", thence along the arc of said curve, 15.88 feet to the Point Of Beginning Parcel contains 0.27 acres ±

### Description for Phase 2

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, 19 East, Sarasota County, Florida, thence N 00°33'46"E, along the west boundary line of said east 1/2 of Section 15, as a basis of bearing, 4623.21 feet, to the northwest corner of Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Plat Book 33, Page 33, Public Records of Sarasota County, Florida, thence traverse along the north boundary line of said Gardens V, by the following three courses N 75°18'08"E, 375.36 feet, thence EAST, 69.43 feet, thence S.71°51'00"E, 158.22 feet to the northeast corner of Phase 3, of said Gardens V, Condominium plat, thence S.67°13'12"E, 75.00 feet, thence EAST, 64.00 feet, thence NORTH, 4.00 feet, thence EAST, 224.00 feet for a POINT OF BEGINNING Thence S.47°00'00"E, 337.06 feet to a point on the westerly right-of-way of Jacaranda Boulevard, a 150 foot Public Right-Of-Way; thence leaving said westerly right-of-way line, S 78°43'31"W, 237.00 feet to a point on a curve, said point lying N 79°44'32"E, from the radius point, thence traverse along the arc of said curve to the left, in a northwesterly direction having a radius of 100.00 feet, a central angle of 37°07'16", 64.78 feet to the point of tangency of said curve; thence N 47°23'44"W, 37.58 feet to the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 23°14'26", thence along the arc of said curve, 40.56 feet, thence N 25°03'42"E, 187.89 feet to the Point Of Beginning LESS Tracts A and A2. Parcel contains 0.98 acres, more or less

### Description for Phase 3

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, 19 East, Sarasota County, Florida, thence N 00°33'46"E, along the west boundary line of said east 1/2 of Section 15, as a basis of bearing, 4623.21 feet, to the northwest corner of Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Plat Book 34, Page 18, Public Records of Sarasota County, Florida, thence traverse along the north boundary line of said Gardens V, by the following three courses N 75°18'08"E, 375.36 feet, thence EAST, 69.43 feet, thence S.71°51'00"E, 158.22 feet to the northeast corner of Phase 3, of said Gardens V, Condominium plat, thence S 67°13'12"E, 75.00 feet, thence EAST, 64.00 feet, thence NORTH, 4.00 feet, thence EAST, 224.00 feet, thence S.47°00'00"E, 337.06 feet, for a POINT OF BEGINNING, said point intersecting the arc of a curve and lying N 71°17'38"W, from the radius point and being on the westerly right-of-way line of Jacaranda Boulevard, (a 150 foot Public Right-Of-Way), thence traverse along the arc of said curve to the left, in a southeasterly direction, on said westerly right-of-way line, having a radius of 1507.39 feet, a central angle of 11°33'51", an arc length of 313.01 feet to the point of reverse curvature of a curve to the right, having a radius of 30.00 feet, a central angle of 87°01'02", thence along the arc of said curve, 45.56 feet to the point of tangency of said curve, said point lying on the north right-of-way line of Hatchett Creek Boulevard, (a Public Right-Of-Way described in O.R. Book 2785, Page 969, Public Records of Sarasota County, Florida), thence N 86°10'26"W, along said north right-of-way line, 248.61 feet to the southeast corner of Phase 1, The Gardens IV At Waterside Village, A Condominium, as per plat recorded in Condominium Plat Book 33, Page 1, Public Records of Sarasota County, Florida, thence N 03°49'33"E, 89.00 feet along the east boundary line of said Phase 1, to the northeast corner of said Phase 1, thence S.86°10'27"E, 37.34 feet to the point of curvature of a curve to the left, having a radius of 25.00 feet, a central angle of 73°20'44", thence along the arc of said curve, 32.00 feet to the point of tangency of said curve; thence N 20°28'49"E, 124.74 feet to the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 30°45'17", thence along the arc of said curve, 53.68 feet, thence N 79°43'31"E, 237.00 feet to the Point Of Beginning LESS Tract A Parcel contains 1.95 acres ±

### Description for Parcel B

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, Range 19 East, thence traverse along the west boundary line of said east 1/2, N 00°33'46"E, 4192.54 feet, as a basis of bearing, to the northwest corner of Phase 3, The Gardens IV At Waterside Village, A Condominium, as per plat recorded in Condominium Book 33, Page 1, Public Records of Sarasota County, Florida; thence N 38°18'37"E, along the northwest boundary line of said Phase 3, 280.32 feet for a POINT OF BEGINNING Said point lying S.55 18'37"W from the radius point. Thence traverse along the arc of said curve to the right, in a northwesterly direction, having a radius of 100.00 feet, a central angle of 32°29'04", 56.70 feet to the point of tangency of said curve; thence N 00°47'41"E, 33.40 feet to the point of curvature of a curve to the right, having a radius of 75.00 feet, a central angle of 67°12'16", thence along the arc of said curve, 87.97 feet to the point of tangency of said curve; thence N 67°59'57"E, 53.84 feet to the point of curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 40°05'35", thence along the arc of said curve, 174.94 feet to the end of said curve, thence S 71°54'28"E, 55.58 feet to the point of curvature of a curve to the left, having a radius of 500.00 feet, a central angle of 40°05'35", thence along the arc of said curve, 174.94 feet to the point of tangency of said curve, thence EAST, 131.39 feet to the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 42°36'16", thence along the arc of said curve, 74.36 feet to the point of tangency of said curve; thence S 47°23'44"E, 37.58 feet to the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 67°32'34", thence along the arc of said curve, 118.47 feet to the point of tangency of said curve, thence S 20°28'48"W, 124.74 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet, a central angle of 73°20'44", thence along the arc of said curve, 32.00 feet to the point of tangency of said curve; thence N 86°10'27"W, 37.34 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet, a central angle of 93°06'28", thence along the arc of said curve, 40.64 feet to the point of tangency of said curve, thence N 06°58'01"E, 41.93 feet to the point of curvature of a curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00", thence along the arc of said curve, 38.27 feet to the point of tangency of said curve, thence N 83°01'59"W, 203.81 feet, thence S 03°02'47"W, 204.08 feet to the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 32°29'04", thence along the arc of said curve, 56.71 feet to the point of tangency of said curve; thence N 67°27'47"W, 43.99 feet to the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 35°46'24", thence along the arc of said curve, 62.44 feet to the Point Of Beginning Parcel contains 3.56 acres ±



OFFICIAL RECORDS INSTRUMENT # 2001128012 37 PGS

# THE GARDENS VI AT WATERSIDE VILLAGE, A CONDOMINIUM

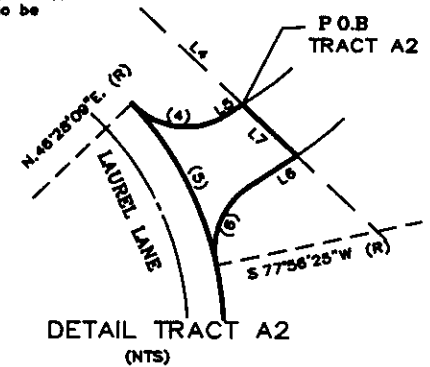
LYING IN A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA

**Description for Tract A**

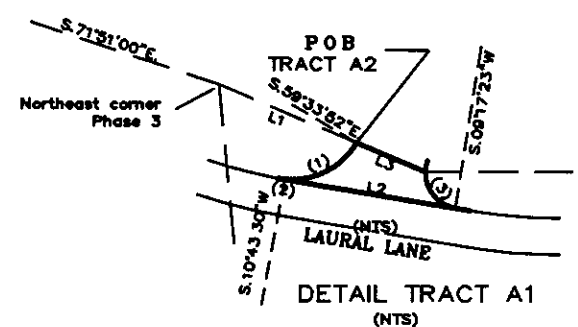
Commence at the southwest corner of the east 1/2 of Section 15 Township 39 South, 19 East, Sarasota County, Florida, thence N 00°33'46"E, along the west boundary line of said east 1/2 of Section 15, as basis of bearing, 4623.21 feet to the northwest corner of The Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Book 34, Page 18, Public Records of Sarasota County, Florida; thence traverse along the north boundary line of said Gardens V, by the following three courses: N 75°18'06"E, 375.38 feet, thence EAST, 69.43 feet, thence S 71°51'00"E, 158.22 feet, thence S 05°27'17"E, 40.08 feet for the POINT OF BEGINNING of a 24 foot tract of land, lying 12 feet each side of the following described centerline, said point lying on the arc of a curve, being S 14 46'24"W, from the radius point, thence traverse along the arc of said curve to the left, in a southeasterly direction, having a radius of 200.00 feet, a central angle of 05°29'01", thence along the arc of said curve, 19.14 feet to the point of tangency of said curve; thence S 80 42'37"E, 60.45 feet to the point of curvature of a curve to the left, having a radius of 200.00 feet, a central angle of 09°17'23", thence along the arc of said curve, 32.43 feet to the point of tangency of said curve, thence EAST 181.32 feet to the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 42°38'44", thence along the arc of said curve, 74.46 feet to the point of tangency of said curve, thence S 47°20'16"E, 179.50 feet to the point of curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 67°49'05", thence along the arc of said curve, 118.37 feet to the point of tangency of said curve; thence S 20°28'49"W 190.51 feet to the point of curvature of a curve to the right, having a radius of 82.00 feet, a central angle of 73°20'44", thence along the arc of said curve, 79.37 feet to the point of tangency of said curve; thence N 86°10'27"W, 135.93 feet to the Point Of Terminus. The side lines of said easement to be shortened or prolonged to meet at angle points and boundary lines.

Parcel contains 0.47 acres ±

CURVE TABLE					
NO	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	25.00'	70°17'22"	30.67'	28.78'	S 65°34'49"W
2	188.00'	01°26'07"	4.71'	4.71'	S 79°59'34"E
3	12.00'	81°17'31"	17.02'	15.63'	N 40°04'05"W
4	25.00'	79°29'08"	34.68'	31.97'	N 83°16'25"W
5	112.00'	31°28'16"	61.52'	60.75'	S 27°47'43"E
6	25.00'	69°02'35"	30.13'	28.34'	N 22°27'43"E



LINE TABLE		
Line	Bearing	Distance
L1	S 67°13'12"E	49.93'
L2	N 80°42'37"W	55.48'
L3	N 67°13'12"W	25.07'
L4	S 47°00'00"E	258.18'
L5	S 56°59'01"W	6.25'
L6	S 56°59'01"W	18.89'
L7	N 47°00'00"W	24.73'



**Description for Tract A1**

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, 19 East, Sarasota County, Florida, thence N 00°33'46"E, along the west boundary line of said east 1/2 of Section 15, as basis of bearing, 4623.21 feet, to the northwest corner of The Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Book 33, Page 33, Public Records of Sarasota County Florida; thence traverse along the north boundary line of said Gardens V, by the following three courses: N 75°18'06"E, 375.38 feet, thence EAST, 69.43 feet, thence S 71°51'00"E, 158.22 feet, thence S 67°13'12"E, 49.93 feet for the POINT OF BEGINNING, said point being on a curve, lying S 56°33'52"E, from the radius point. Thence traverse along the arc of said curve to the right, in a southeasterly direction, having a radius of 25.00 feet, a central angle of 70°17'22", 30.67 feet to a point on a curve, said point lying S 10°43'30"W, from the radius point, thence traverse along the arc of said curve to the left, in a southeasterly direction, having a radius of 188.00 feet, a central angle of 01°26'07", 4.81 feet to the point of tangency of said curve, thence S 80°42'37"E, 60.45 feet to a point on the arc of a curve, lying S 09°17'23"W, from the radius point, thence traverse along the arc of said curve to the right, in a northwesterly direction, having a radius of 12.00 feet, a central angle of 81°17'31", 17.02 feet, thence N 67°13'12"W, 25.07 feet to the Point Of Beginning

Said tract contains 452 Square Feet ±

**Description for Tract A2:**

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, 19 East, Sarasota County, Florida, thence N 00°33'46"E, along the west boundary line of said east 1/2 of Section 15, as basis of bearing, 4623.21 feet, to the northwest corner of The Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Book 34, Page 18, Public Records of Sarasota County, Florida, thence traverse along the north boundary line of said Gardens V, by the following three courses: N 75°18'06"E, 375.38 feet, thence EAST, 69.43 feet, thence S 71°51'00"E, 158.22 feet, thence S 67°13'12"E, 75.00 feet, thence EAST, 64.00 feet, thence NORTH, 4.00 feet, thence EAST, 224.00 feet, thence S 47°00'00"E, 258.18 feet, for the POINT OF BEGINNING. Thence S 56°59'01"W, 6.25 feet to the point of curvature of a curve to the right, having a radius of 25.00 feet, a central angle of 74°29'08", thence along the arc of said curve, 34.68 feet to a point on a curve, lying N 46°28'09"E, from the radius point, thence traverse along the arc of said curve to the right, in a southeasterly direction, having a radius of 112.00 feet, a central angle of 31°28'16", 61.52 feet to a point on a curve lying S 77°58'25"W, from the radius point, thence traverse along the arc of said curve, to the right, in a northeasterly direction, having a radius of 25.00 feet, a central angle of 69°02'43" 30.13 feet, thence N 56°59'01"E, 24.73 feet to the Point Of Beginning

Parcel contains 947 Square Feet ±

**Description**

- (1) This plat is subject to change due to design changes or construction requirements in the field. Amendments to the plat will be recorded in public records to show all improvements as completed.
- (2) Improvements within the common elements such as but not limited to, water meters, water lines, storm drains, sanitary sewers, sidewalks and trees, have not been located.
- (3) Limited common elements are defined in the Declaration of Condominium and include:
  - (a) Carports, Utility rooms
  - (b) C 101 through C 206 denotes Carports which are hereby assigned as Limited Common Elements (LCE) to the respective units within that phase to which they numerically correspond. E.g. C 101 in Phase 1 is a Limited Common Element appurtenant to 101, Building 15.
- (4) Elevations refer to N G V D datum 1929, Sarasota County Benchmark R-437
- (5) Bearings shown hereon are based on the West line of the East 1/2 of Section 15, Township 39 South, Range 19 East, being N 00°33'46"E.
- (6) Property lies in Flood Zone X, elevation required "NA", FIRM PANEL #334, dated 9/3/92.
- (7) TYPICAL
  - (a) Private Road width 24 feet
  - (b) Parking Space 10'x18'
  - (c) Carports 10'x20'
  - (d) Utility Room 4'x10'
- (8) Areas not designated a "Unit or LCE" are common elements, subject to the terms of the Declaration of Condominium.
- (9) Parcels A & B are not included within the condominium.
- (10) Tracts A, A1 and A2, are not included within the condominium. They are private roads that will serve these buildings as well as properties other than the condominium.
- (11) Permanent Easements for Water, Wastewater or Reclaimed Water granted to Sarasota County, Florida, as recorded in Official Records Instrument #1999011890 and a 10 foot easement granted to Florida Power & Light, as recorded in Official Records Instrument #1999009911, Sarasota County, Florida.

