THE DECLARATION OF CONDOMINIUM IS RECORDED AS OFFICIAL RECORDS NUMBER 2018138626, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018138627 6 PG(S)
October 19, 2018 03:55:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

CHE VISTA, A CONDOMINIUM

LYING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

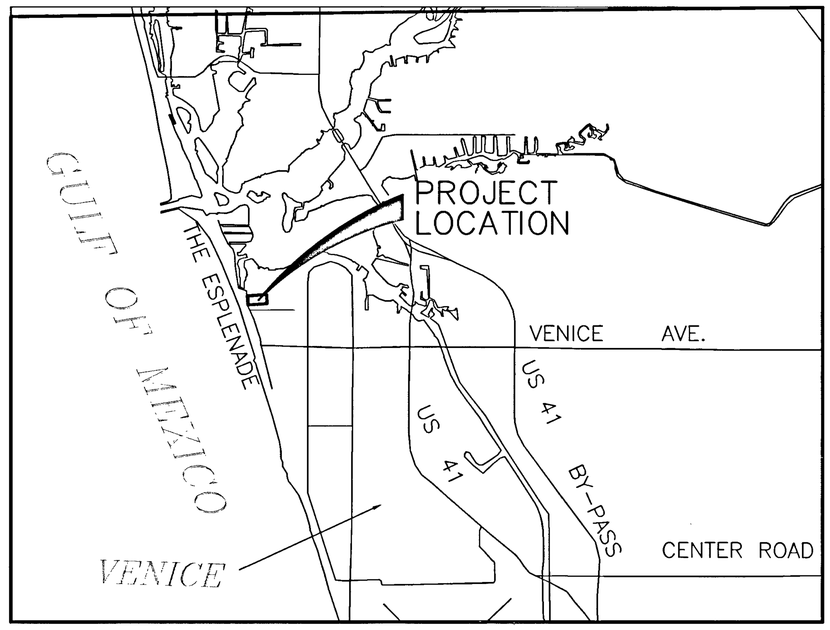
LEGAL DESCRIPTION:

PARCEL 1:

COMMENCE AT THE NW CORNER OF LOT 1, BLOCK 5, REPLAT OF A PORTION OF GULFVIEW SECTION OF VENICE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 97 THROUGH 100, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE RUN EAST ON NORTH LINE OF SAID LOT, 119.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ON SAID LINE, 100 FEET; THENCE S 0°03'10" E, 130 FEET; THENCE WEST 33 FEET; THENCE N 0°03'10" W, 10 FEET; THENCE WEST 67 FEET; THENCE N 0°03'10" W, 120 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGIN AT THE SW CORNER OF LOT 1, BLOCK 5, REPLAT OF A PORTION OF GULFVIEW SECTION OF VENICE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 97 THROUGH 100, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE RUN EAST 170.03 FEET; THENCE RUN NORTH 127.0 FEET; THENCE RUN WEST 67.03 FEET; THENCE RUN NORTH 110.0 FEET; THENCE RUN WEST 119.8 FEET; THENCE RUN SOUTH 81.39 FEET ALONG THE EAST RIGHT OF WAY OF THE ESPLANADE; THENCE RUN SOUTH ALONG THE SAID EAST RIGHT OF WAY OF THE ESPLANADE, 38.61 FEET; THENCE RUN SOUTH ALONG THE SAID EAST RIGHT OF WAY OF THE ESPLANADE, 117.68 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



LOCATION MAP
N.T.S.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT:

A. THIS PLAT, DESIGNATED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR CHE VISTA, A CONDOMINIUM, CONSISTING OF 6 SHEETS, IS A CORRECT REPRESENTATION OF THE SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON, MADE UNDER MY DIRECTION ON SEPTEMBER 24, 2018 AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

B. ALL KNOWN EASEMENTS ENCUMBERING THE LAND ARE SHOWN ON THIS PLAT.

C. THE CONSTRUCTION OF THE BUILDING LYING ON LOT 1, BLOCK 5, IS NOT SUBSTANTIALLY COMPLETE.

D. THIS PLAT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR CHE VISTA, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE UNITS AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION. ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITY SERVICES (ON SITE), ACCESS TO SAID UNITS, AND COMMON ELEMENTS LOCATED ARE SUBSTANTIALLY COMPLETED AT THIS TIME.

STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO, 6639

ROBERT B. STRAYER, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA SURVEYOR & MAPPER REG'N. NO. 5027
DATE 10/17/18

EST. 1987
STRAYER
SURVEYING & MAPPING, INC.
742 Shamrock Boulevard
Venice, Florida 34293
(941) 496-9488
Fax (941) 497-6186
www.strayersurveying.com

SURVEYOR'S NOTES:

UNIT BOUNDARIES:

Each Unit consists of that area and volume of space enclosed by and contained within the unfinished upper boundaries, lower boundaries, and perimetrical boundaries as defined below:

(1) Upper boundaries: The upper boundaries shall be the unfinished surface (horizontal plane) of the ceiling of the Unit.

(2) Lower boundaries: The lower boundaries shall be the unfinished surface (horizontal plane) of the floor of the Unit.

(3) Perimetrical boundaries: The perimetrical boundaries shall be the unfinished inner surfaces of the perimeter walls of the Unit.

(b) Interior Dividing Wall: The Unit shall include interior dividing walls and partitions including the space occupied by such interior walls or partitions and lanais excepting load bearing interior walls.

(c) Exterior Perimeter Walls/Load Bearing Walls: The owner of each Unit shall not be deemed to own the unfinished surfaces of the exterior perimeter walls or the undecorated and/or unfinished surfaces of the interior load bearing walls. The Unit Owner shall be deemed to own all wallpaper, paint, plaster, carpeting and other finishing materials affixed or installed as a part of the physical structure of the Unit.

(d) Floors and Ceilings: The Unit Owners shall not be deemed to own the unfinished and/or undecorated surfaces of the perimeter floors and ceilings surrounding the Unit. The Unit Owner shall be deemed to own all tile, carpeting and floor coverings, as well as paint and plaster ceiling surfaces which shall be installed as a part of the physical structure of the Unit.

(e) Utility Equipment and Conduits: The Unit Owner shall be deemed to own the pipes, wires, conduits, air passageways, ducts or other utility lines located within the Unit boundaries, as above described, and which service the Unit only. However, the Unit Owner shall not be deemed to own pipes, wires, conduits, air passageways, ducts or other utility lines running through or adjacent to the Unit which are utilized for or serve more than one Unit or the common areas, which items shall be made a part of the Common Elements.

(f) Air Conditioning/Heating: Any air conditioning/heating equipment which services only a single Unit shall be considered part of said Unit and not a Common Element.

(g) Windows and Doors: All exterior doors, exterior door frames, exterior window glass, and exterior window screens servicing a Unit shall be a part of the Association. All exterior screening shall be a part of the Unit.

COMMON ELEMENTS:

The Common Elements shall include the following:

(a) The land on which the improvements are located and all other lands included in the Condominium property, whether or not contiguous.

(b) All parts of the Condominium buildings and improvements which are not included within the Units, as "Units" are herein defined.

(c) An easement of support in every portion of a Unit which contributes to the support of a building.

(d) Installations for the furnishings of utility services to more than one Unit or to the Common Elements.

(e) Elevators and elevator shafts and stairwells, if applicable.

(f) All walkways, roadways, sidewalks, gazebos, benches, retaining walls, footbridges, fountains and entry and exit gates being a part of the Condominium property.

(g) The Surface Water Management System.

(h) All garages, parking spaces and driveways, subject to the rights of Unit Owners to whom an assignment of right to use a Limited Common Element has been made in accordance with the terms of Paragraph 5.7(b) below.

(i) All lighting fixtures utilized to illuminate the Common Elements.

(j) All lawns, trees and landscaping.

(k) All exterior railings and exterior stairways.

(l) All electrical and mechanical rooms and trash chutes, if applicable.

(m) The pool and covered cabana area.

Recreational Facilities: Developer shall construct recreational facilities upon the land shown herein and labeled as Tract "A". The Unit Owners shall have the right to use such facilities in accordance with the terms and provisions stated in the Declaration.

Recreational Common Facilities: The Developer shall build and construct recreational facilities consisting of one (1) swimming pool and a covered cabana area, which recreational facilities shall be available for use by all Owners of Units in CHE VISTA CONDOMINIUM ASSOCIATION, INC. as these facilities are Common Elements as same is defined in Paragraph 4.5 of the Declaration.

LIMITED COMMON ELEMENTS:

(a) Garages. The exclusive use of each garage stall is to be assigned to a designated Unit by the Developer. Maintenance of the automatic garage door opener and mechanisms, all interior spaces within the garage stalls, and the repair and replacement of the garage door, shall be the Unit Owner's responsibility. Painting of the exterior surface of the garage door, and the maintenance of other exterior surfaces of the garage stalls, including painting of the garage door, shall be by the Association and shall be a Common Expense.

(b) Parking Spaces. Certain parking spaces may be assigned by Developer as Limited Common Elements appurtenant to the Unit to which assigned. Any parking spaces not specifically assigned by Developer shall be Common Elements.

(c) Lanais. The lanais accessed through a Unit and serving exclusively a Unit shall be a Limited Common Element. The Unit Owner shall be responsible for regular cleaning and maintenance, excluding the painting of the wall, ceiling and floor surfaces of the lanai. No floor surface or covering may be installed on a lanai without the prior written approval of the Board of Directors. The maintenance, repair and replacement of any approved floor surface or enclosure shall be the responsibility of the Unit Owner. Maintenance, repair and replacement of screening, sliding glass doors and tracks, assemblies and framing thereof shall also be the responsibility of the Owner.

(d) The Limited Common Elements are reserved for the use of the Units appurtenant thereto to the exclusion of other Units, and shall pass with a Unit as an appurtenance thereto with the exclusive right to use the Limited Common Elements so appurtenant.

CHE VISTA, A CONDOMINIUM

LYING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

LEGEND

R/W = RIGHT-OF-WAY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
COORD = COORDINATE
C.E. = COMMON ELEMENT
L.B. = LICENSED SURVEYOR BUSINESS
O.R.I. = OFFICIAL RECORDS INSTRUMENT

EASEMENTS

The following easements are expressly provided for and granted or reserved in favor of the Developer, the Unit Owners, and all mortgagees and occupants of the Units in this Condominium, and their successors, assigns, guests, invitees, or other authorized occupants or visitors.

6.1 Utilities: Perpetual, non-exclusive easements are reserved throughout the Condominium Property as may be required for utility services which may be provided by the Developer, its successors or assigns, or by any utility company to provide services to the Condominium. This grant of easement includes the right to install and maintain all necessary equipment upon the Condominium Property and to enter upon the Condominium Property to service same. In the event that any Unit, recreation area, Common or Limited Common Element encroaches upon any utility easement either granted or reserved hereby, such encroachment shall entitle the owner or owners of such encroaching property and their mortgagees, if any, to an automatic non-exclusive easement on said utility easement for as long as such encroachment shall continue.

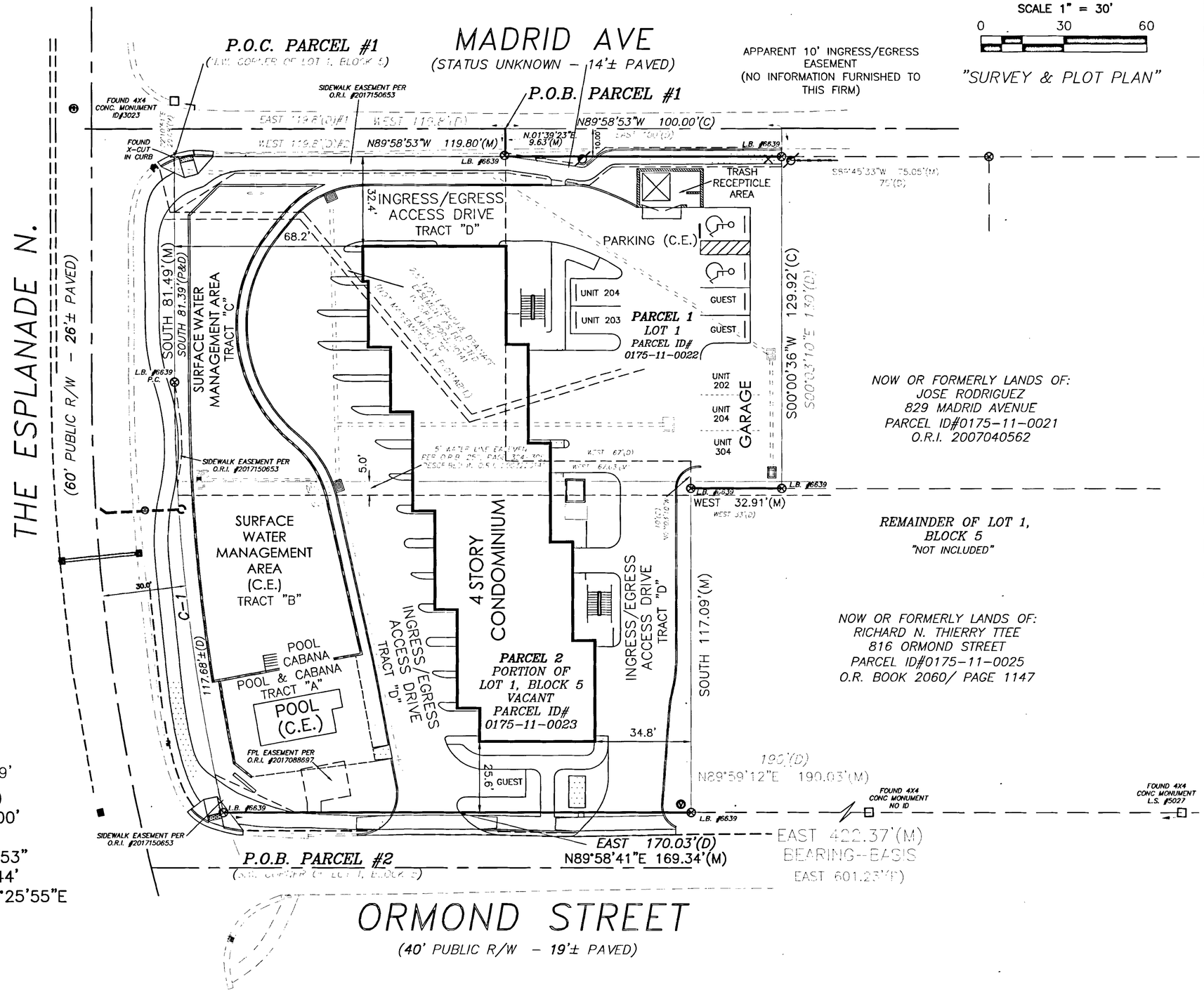
6.2 Encroachments: In the event that any Condominium Unit or Common Element shall encroach upon any of the Common Elements of the Condominium or upon any other Unit, for any reason except the intentional or negligent act of another Unit Owner, then an easement shall exist to the extent of such encroachment for so long as the same shall exist.

6.3 Traffic: A perpetual easement shall exist for pedestrian traffic over, through and across sidewalks, paths, walks, halls, lobbies, parking areas, elevators, recreation area facilities and other portions of the Common Elements as may from time to time be necessary and intended for such purpose and use for the purpose of going from one portion of the Condominium to another, and for vehicular traffic as may be necessary for the Unit Owners, the Developer, its assigns, guests and invitees; provided, however, that nothing contained herein shall be construed to allow any person or entity to enter upon the Condominium unless it is upon an area specifically designated for such traffic and necessary for such ingress and egress as described above and under no circumstances shall such traffic be allowed through or over any Unit.

6.4 Access: A perpetual easement shall exist for the purpose of ingress, egress, passage and entry in favor of all employees of the Association, and all employees of the Developer and its successors, assigns, guests and invitees, which right shall end when the Developer no longer holds a Unit for sale in the ordinary course of business.

6.5 Maintenance: Perpetual, non-exclusive easements are reserved throughout the Common and Limited Common Elements of the Condominium for maintenance purposes in order to adequately maintain all such areas.

6.6 Roads: All Unit Owners and occupants of any Unit, their guests and invitees shall have an easement over any private roads constructed on the Condominium.



CURVE-1 (P)
RADIUS=700'
ARC=156.92'
CHORD=156.29'

CURVE-1 (M)
RADIUS=700.00'
ARC=156.76'
DELTA=12°49'53"
CHORD=156.44'
BEARING=S06°25'55"E

SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF ORMOND STREET, AS SHOWN ON THE RECORDED PLAT OF VENICE REPLAT OF A PORTION GULF VIEW SECTION, BEING "EAST".

UNDERGROUND FOUNDATIONS, DRAINAGE AND UTILITIES, INCLUDING IRRIGATION HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.

COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, NOT SHOWN OR NOTED HEREON, ARE SPECIFIED IN THE DECLARATION OF CONDOMINIUM.

SUBJECT PROPERTY AREA = 43,324 SQUARE FEET, MORE OR LESS.

DATE OF PLOT PLAN: AUGUST 30, 2016

EST. 1987
STRAYER
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CHE VISTA, A CONDOMINIUM

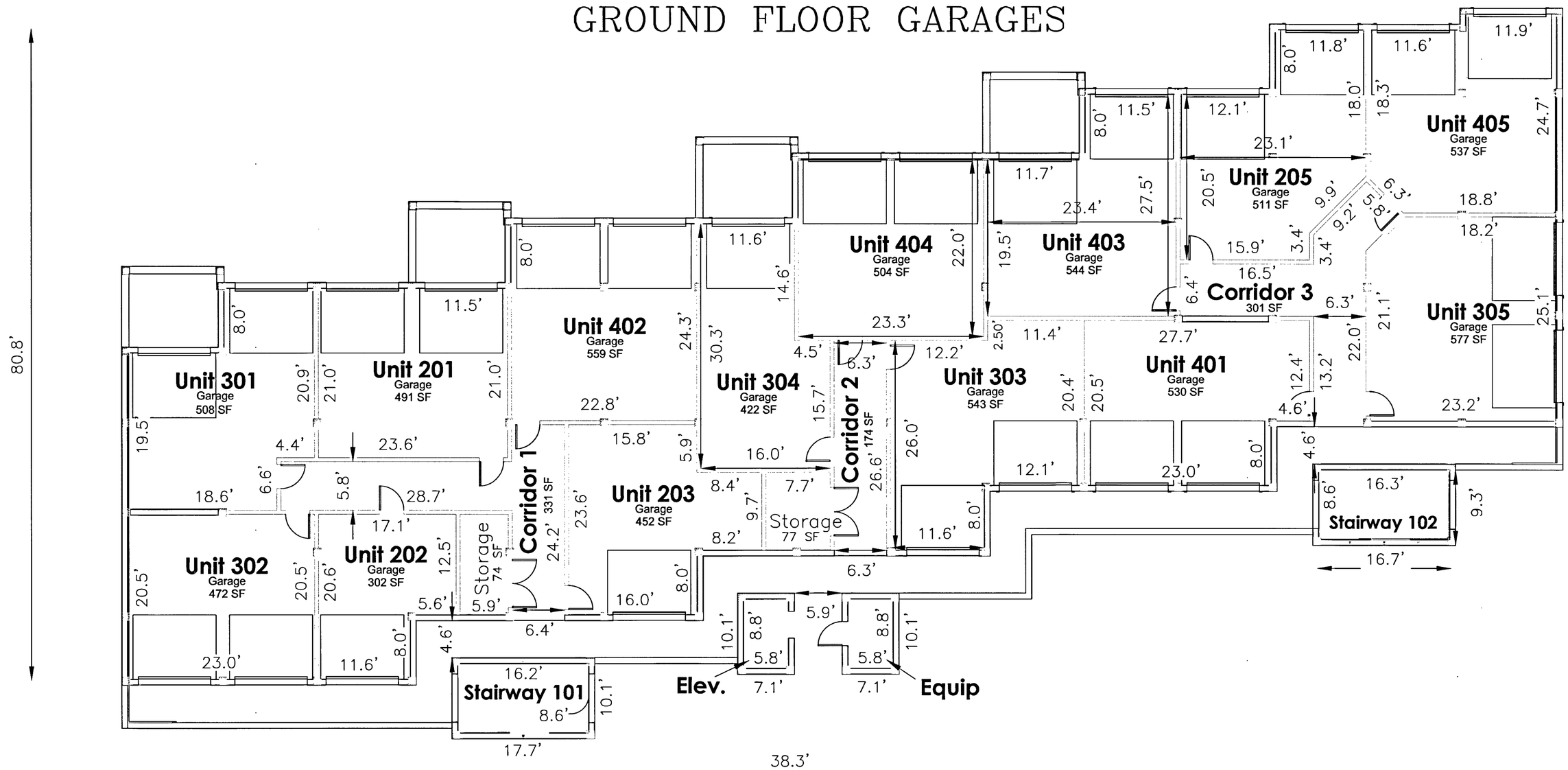
LYING IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

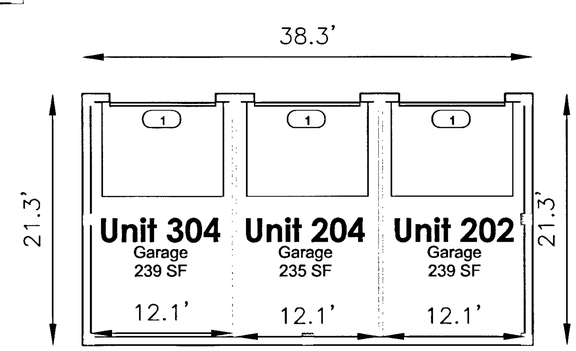
ASSUMED

SCALE 1" = 10'

0 10 20 30

GROUND FLOOR GARAGES





DETACHED GARAGE
DETAIL

NOTE: All unit dimensions are subject to slight variances which may occur during construction.

LEGEND:

L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
C.H. = CEILING HEIGHT

SURVEYOR'S NOTES:

COMMON ELEMENTS (C.E.) CONSIST OF ELEVATOR, STAIRWAYS, CORRIDORS AND ALL CONDOMINUM PROPERTY NOT INCLUDED WITHIN THE UNITS.

LIMITED COMMON ELEMENTS (L.C.E.) CONSIST OF GROUND FLOOR GARAGES, ASSIGNED PARKING SPACES, STORAGE AND LANAIS.

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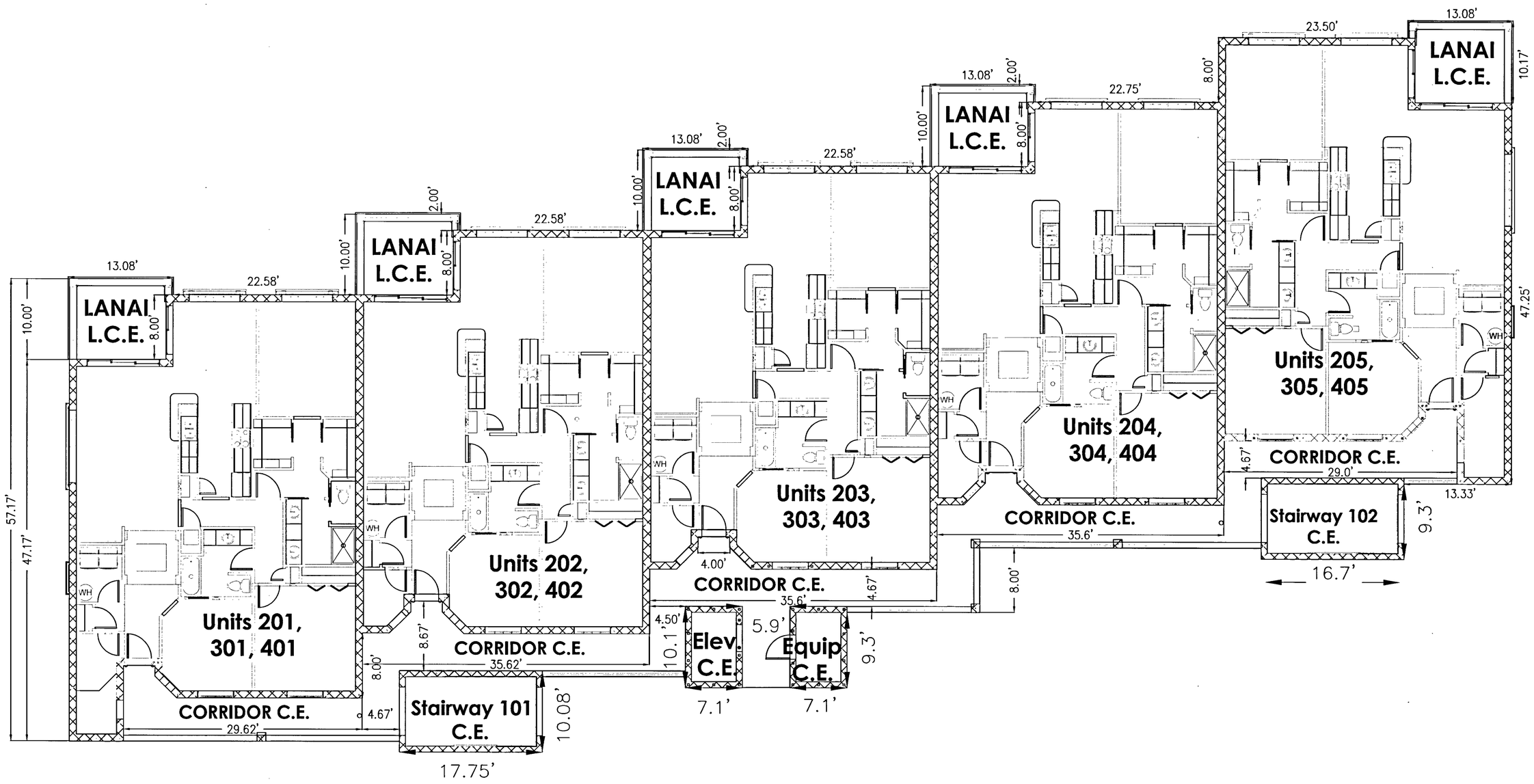
0 10 20 30



FLOORS 2 THROUGH 4

NOTE: All unit dimensions are subject to slight variances which may occur during construction.

LEGEND:

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0 10 20

ASSUMED

SCALE 1" = 10'

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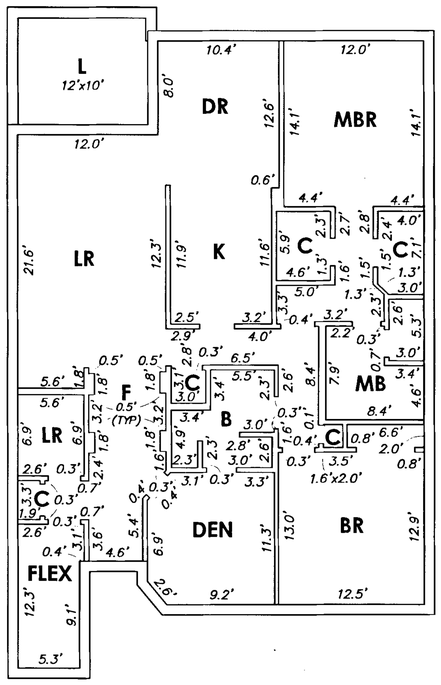
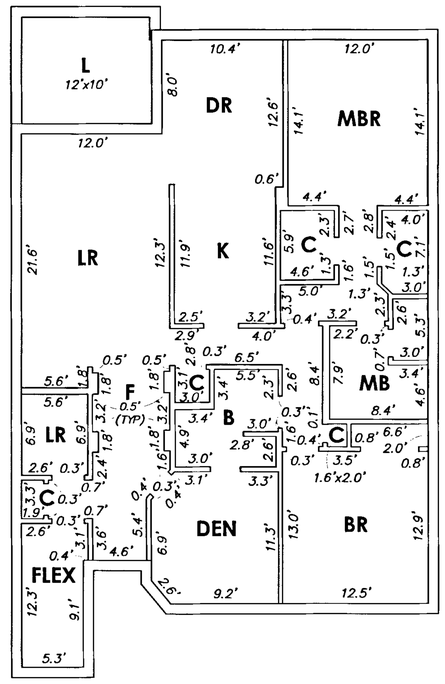
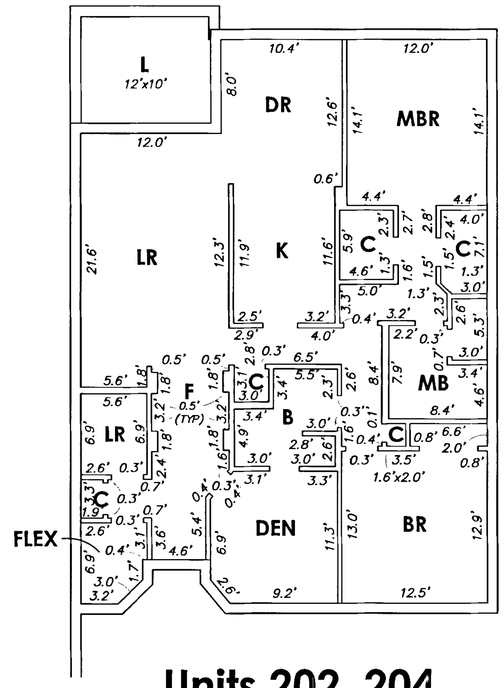


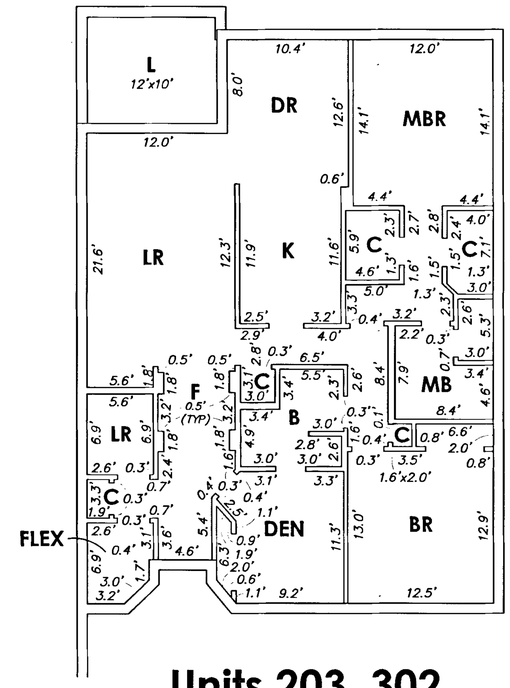
Unit 201,
1,620 SQ.FT.+/-



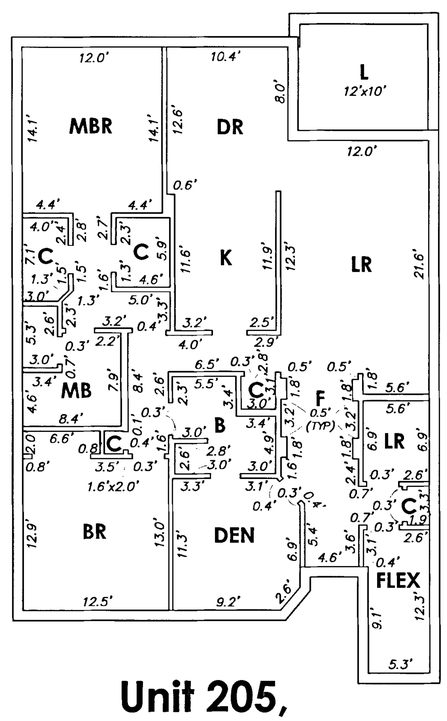
Units 301, 401
1,620 SQ.FT.+/-



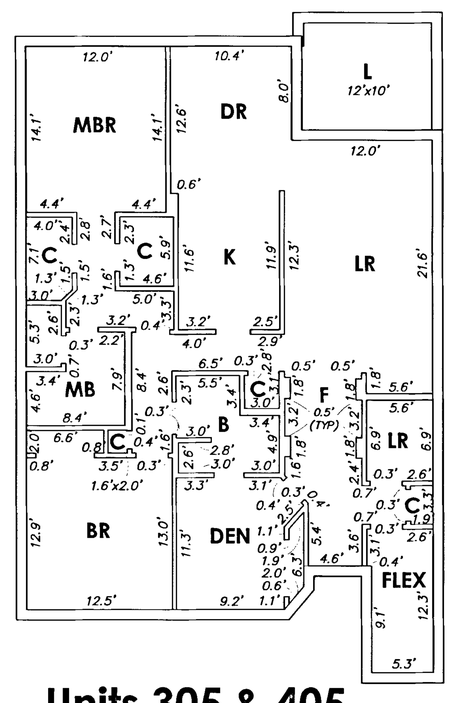
Units 202, 204, 403 & 404
1,582 SQ.FT.+/-



Units 203, 302, 303, 304 & 402
1,582 SQ.FT.+/-



Unit 205,
1,620 SQ.FT.+/-



Units 305 & 405
1,620 SQ.FT.+/-

NOTE: All unit dimensions are subject to slight variances which may occur during construction.

LEGEND:

L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
MBR = MASTER BEDROOM
BR = BEDROOM
MB = MASTER BATHROOM
B = BATHROOM
LR = LIVING ROOM
DR = DINING ROOM
K = KITCHEN
C = CLOSET
F = FOYER
L = LANAI

SURVEYOR'S NOTES:

COMMON ELEMENTS (C.E.) CONSIST OF ELEVATOR, STRAIWAYS, CORRIDORS AND ALL CONDOMINUM PROPERTY NOT INCLUDED WITHIN THE UNITS.

LIMITED COMMON ELEMENTS (L.C.E.) CONSIST OF GROUND FLOOR GARAGES, ASSIGNED PARKING SPACES, STORAGE, AND LANAIS.

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ASSUMED

SCALE 1" = 10'

0 10 20 30

WEST FRONT ELEVATION VIEW

ELEVATION NOTE:
ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.V.D. 1988 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED.

NOTE: All unit dimensions are subject to slight variances which may occur during construction.

LEGEND:
L.C.E. = LIMITED COMMON ELEMENT
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C.H. = CEILING HEIGHT

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