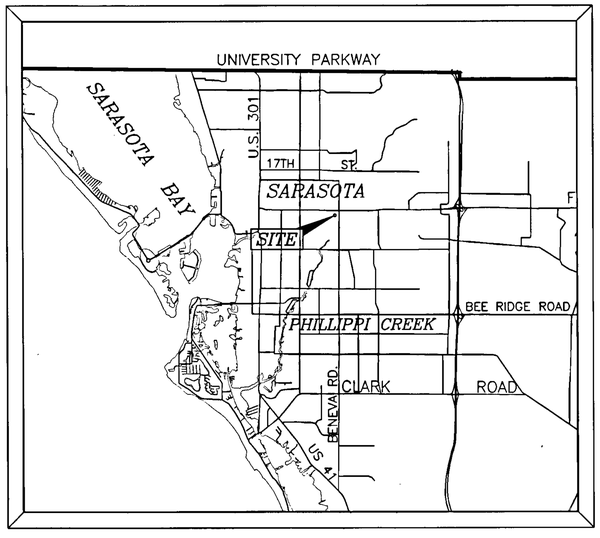
THE FRUITVILLE FORUM LAND CONDOMINIUM PLAT

CONDOMINIUM BOOK 50 *PAGE* 71
SHEET 1 *OF* 3

A LAND CONDOMINIUM LYING IN SECTION 21,
TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

SHEET 1 OF 2 -------- COVER SHEET
SHEET 2 OF 2 -------- OVERALL SURVEY
SHEET 3 OF 3 -------- PLOT PLAN

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024152740 3 PG(S)
November 18, 2024 10:04:56 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

DECLARATION

THE PROPERTY IS SUBJECT TO MATTERS, RESTRICTIONS, RULES AND REGULATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM FOR THE FRUITVILLE FORUM LAND CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2024152739, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE "DECLARATION"). WHERE DISCREPANCY EXISTS BETWEEN THE DECLARATION AND THIS PLAT, THE DECLARATION SHALL PREVAIL AND TAKE PRECEDENCE.

UNIT BOUNDARIES

THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE SAME AS THE UPPER AND LOWER BOUNDARIES OF A PARCEL OF REAL ESTATE OWNED IN FEE SIMPLE AND SHALL BE DETERMINED IN THE SAME MANNER AND UNDER THE SAME LAWS WHICH ESTABLISH THE UPPER AND LOWER BOUNDARIES OF SUCH A PARCEL OF REAL ESTATE.

THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE EXTERIOR BOUNDARIES OF THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS, AS SHOWN ON THE CONDOMINIUM PLAT; PROVIDED, HOWEVER, THAT IN THE EVENT THE ACTUAL PHYSICAL LOCATION OF ANY UNIT DOES NOT PRECISELY COINCIDE WITH THE CONDOMINIUM PLAT AND ANY SUBSEQUENT AMENDMENTS, THE ACTUAL PHYSICAL LOCATION SHALL CONTROL OVER THE LOCATIONS, DIMENSIONS AND DESCRIPTIONS CONTAINED IN THE CONDOMINIUM PLAT AND SUBSEQUENT AMENDMENTS.

THE UNIT SHALL NOT BE DEEMED TO INCLUDE UTILITY SERVICES THAT MAY BE LOCATED BENEATH THE UNIT, BUT WHICH ARE UTILIZED TO SERVE COMMON ELEMENTS OR A UNIT OR UNITS OTHER THAN, OR IN ADDITION TO, THE UNIT WITHIN WHICH CONTAINED.

COMMON AREA(S)

AS DEFINED IN THE DECLARATION.

BENNETT-PANFIL, INC.
SURVEYING
742 SHAMROCK BLVD.,
VENICE, FL. 34293
(941) 491-1290
www.bpisurvey.com

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 21, ALSO BEING THE CENTERLINE INTERSECTION OF FRUITVILLE ROAD WITH BENEVA ROAD; THENCE S 02°53'52" W ALONG THE CENTERLINE OF BENEVA ROAD A DISTANCE OF 59.19 FEET; THENCE DEPARTING SAID CENTERLINE N 89°48'30" W, 148.26 FEET; THENCE S 00°11'30" W, 114.10 FEET; THENCE S 89°53'38" E, 92.81 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BENEVA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE S 02°53'52" W, 129.31 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S 02°53'52" W, 170.16 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY N 89°53'38" W, 110.13 FEET; THENCE S 02°53'52" W, 180.38 FEET; THENCE N 89°53'38" W, 162.64 FEET; THENCE N 00°11'06" W, 177.63 FEET; THENCE N 89°58'25" W, 91.10 FEET; THENCE S 00°06'22" W, 10.00 FEET, THENCE N 89°56'19" W, 92.05 FEET; THENCE N 24°50'54" W, 261.59 FEET; THENCE N 06°53'15" W, 130.52 FEET; THENCE N 00°53'30" W, 49.37 FEET TO THE SOUTHERLY RIGHT OF WAY OF FRUITVILLE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S 89°54'15" E, 291.24 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE S 00°05'46" E, 253.54 FEET;THENCE S 90°00'00" E, 207.72 FEET; THENCE N 27°16'40" E, 22.23 FEET; THENCE S 90°00'00" E, 91.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH INGRESS-EGRESS EASEMENT AS DESCRIBED IN O.R. BOOK 1559, PAGE 348, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES RESERVED IN DEED RECORDED IN O.R. BOOK 1941, PAGE 709, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF ABOVE DESCRIBED PROPERTY CONVEYED TO GTE FEDERAL CREDIT UNION IN O.R. INSTRUMENT NO. 2008165790, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE LAND DESCRIBED IN O.R. BOOK 1293, PAGE 1975, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 18 EAST AND PARTICULARLY DESCRIBED AS:

BEGIN AT THE SE CORNER OF THE PARCEL FOR FRUITVILLE ROAD (STATE ROAD 780) DESCRIBED IN O.R. INSTRUMENT NO. 2004211792 OF THE PUBLIC RECORDS; THENCE N 89°54'14" WEST ON THE SOUTH LINE OF FRUITVILLE ROAD A DISTANCE OF 128.73 FEET FOR A POINT OF BEGINNING; THENCE S 00°05'46" WEST LEAVING THE SOUTH LINE A DISTANCE OF 28.60 FEET; THENCE S 11°35'00" WEST 33.67 FEET; THENCE S 00°05'46 WEST 80.21 FEET; THENCE S 20°08'21" WEST 64.71 FEET; THENCE N 89°54'23" WEST 78.60 FEET; THENCE N 02°15'17" WEST 6.04 FEET; THENCE S 88°02'48" WEST 11.33 FEET; THENCE S 02°15'17" EAST 7.41 FEET; THENCE S 87°44'43" WEST 14.92 FEET TO THE EAST LINE OF A SARASOTA FRUITVILLE DRAINAGE DISTRICT CANAL; THENCE ON THE EAST LINE OF THE CANAL FOR THE FOLLOWING THREE CALLS: N 24°50'54" WEST 28.76 FEET; THENCE N 06°53'15" WEST 130.52 FEET; THENCE N 00°53'30" WEST 49.37 FEET TO THE SOUTH LINE OF THE PARCEL DESCRIBED IN O.R. INSTRUMENT NO. 200421 1792; THENCE S 89°54'14" EAST ON THE SOUTH LINE OF FRUITVILLE ROAD 162.51 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD(83)-(2011)-(EPOCH 2010.0000) AND WAS LOCATED USING THE FLORIDA PERMANENT REFERENCE NETWORK WITH REAL TIME KINEMATIC GPS.
3. THE EXTERIOR BOUNDARY OF THE CONDOMINIUM AS SHOWN ON SHEET 2 CONSTITUTES A "BOUNDARY SURVEY" AS DEFINED IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN HEREON ACCORDING TO A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH BY THE STATE OF FLORIDA (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUES). AND THAT THIS PLAT, TOGETHER WITH THE DECLARATION OF CONDOMINIUM IS A REPRESENTATION OF THE IMPROVEMENTS DESCRIBED AND SHOWN.

BENNETT-PANFIL, INC.
LICENSED SURVEYOR BUSINESS NO. 6639

ERICK B. BENNETT
FLORIDA SURVEYOR & MAPPER
REG'N #7301

Date: 11/18/24

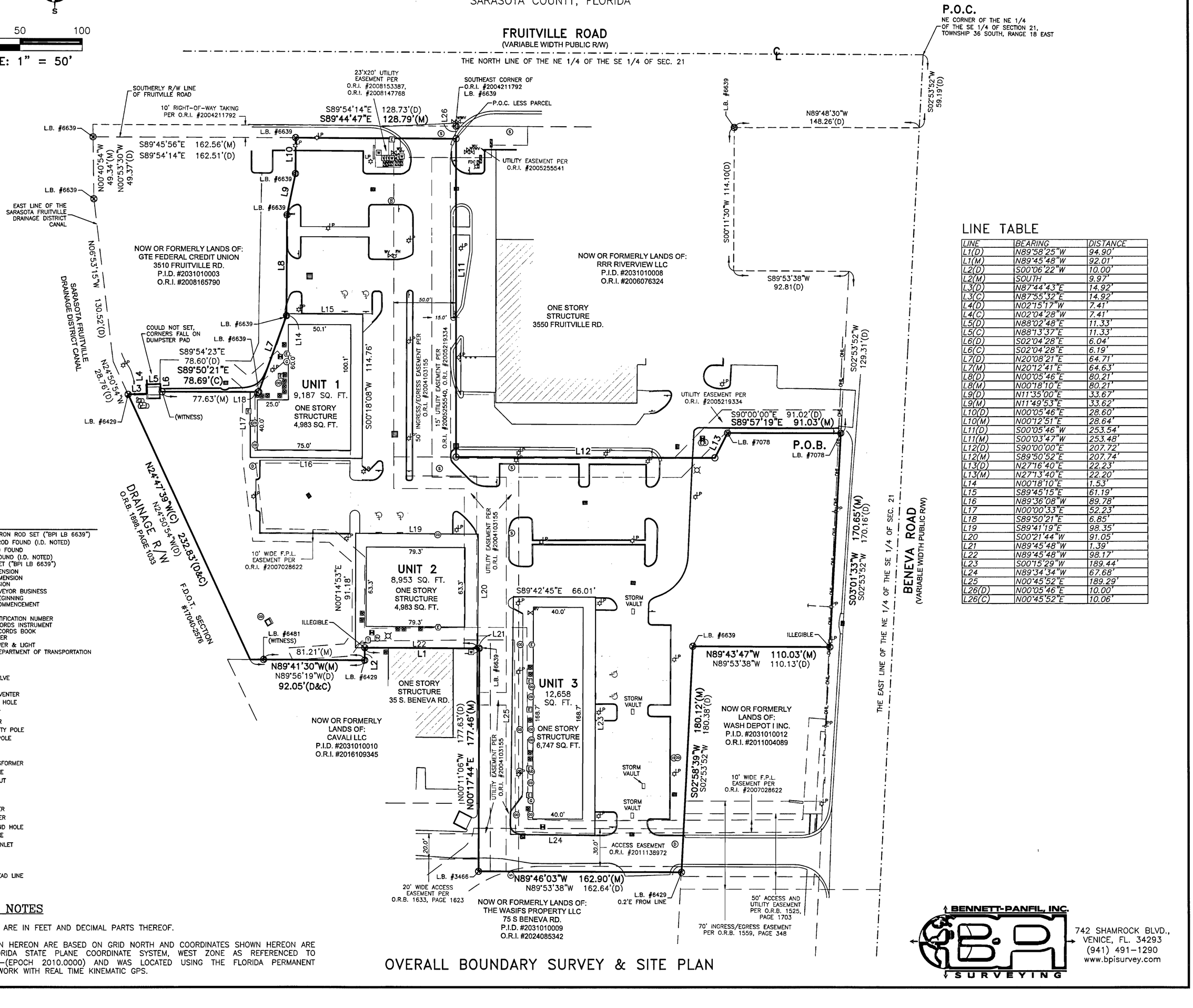
THE FRUITVILLE FORUM LAND CONDOMINIUM PLAT

CONDOMINIUM BOOK 50 PAGE 72
SHEET 2 OF 3

A LAND CONDOMINIUM LYING IN SECTION 21,
TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

N
W E
S

0 50 100
SCALE: 1" = 50'



LINE TABLE

LINE	BEARING	DISTANCE
L1(D)	N89°58'25"W	94.90'
L1(M)	N89°45'48"W	92.01'
L2(D)	S00°06'22"W	10.00'
L2(M)	SOUTH	9.97'
L3(D)	N87°44'43"E	14.92'
L3(C)	N87°55'32"E	14.92'
L4(D)	N02°15'17"W	7.41'
L4(C)	N02°04'28"W	7.41'
L5(D)	N88°02'48"E	11.33'
L5(C)	N88°13'37"E	11.33'
L6(D)	S02°04'28"E	6.04'
L6(C)	S02°04'28"E	6.19'
L7(D)	N20°08'21"E	64.71'
L7(M)	N20°12'41"E	64.63'
L8(D)	N00°05'46"E	80.21'
L8(M)	N00°18'10"E	80.21'
L9(D)	N11°35'00"E	33.67'
L9(M)	N11°49'53"E	33.62'
L10(D)	N00°05'46"E	28.60'
L10(M)	N00°12'51"E	28.64'
L11(D)	S00°05'46"W	253.54'
L11(M)	S00°03'47"W	253.48'
L12(D)	S90°00'00"E	207.72'
L12(M)	S89°50'52"E	207.74'
L13(D)	N27°16'40"E	22.23'
L13(M)	N27°13'40"E	22.20'
L14	N00°18'10"E	1.53'
L15	S89°45'15"E	61.19'
L16	N89°36'08"W	89.78'
L17	N00°00'33"E	52.23'
L18	S89°50'21"E	6.85'
L19	S89°41'19"E	98.35'
L20	S00°21'44"W	91.05'
L21	N89°45'48"W	1.39'
L22	N89°45'48"W	98.17'
L23	S00°15'29"W	189.44'
L24	N89°34'34"W	67.68'
L25	N00°45'52"E	189.29'
L26(D)	N00°05'46"E	10.00'
L26(C)	N00°45'52"E	10.06'

LEGEND

- ● = 5/8" CAPPED IRON ROD SET ("BPI LB 6639")
- ⊗ = CAPPED IRON ROD FOUND (I.D. NOTED)
- ○ = 5/8" IRON ROD FOUND
- ⊙ = NAIL & DISK FOUND (I.D. NOTED)
- ◉ = NAIL & DISK SET ("BPI LB 6639")
- (M) = MEASURED DIMENSION
- (C) = CALCULATED DIMENSION
- (D) = DEEDED DIMENSION
- L.B. = LICENSED SURVEYOR BUSINESS
- P.O.B. = POINT OF BEGINNING
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- C/L = CENTER LINE
- P.I.D. = PARCEL IDENTIFICATION NUMBER
- O.R.I. = OFFICIAL RECORDS INSTRUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- A/C = AIR CONDITIONER
- F.P.L. = FLORIDA POWER & LIGHT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- [W] = WATER METER
- (W) = WELL
- WV = WATER GATE VALVE
- FH = FIRE HYDRANT
- BFP = BACKFLOW PREVENTER
- [E] = ELECTRIC HAND HOLE
- (E) = ELECTRIC VAULT
- (E) = ELECTRIC METER
- CP = CONCRETE UTILITY POLE
- WP = WOOD UTILITY POLE
- LP = LIGHT POLE
- = GUY ANCHOR
- = ELECTRIC TRANSFORMER
- (S) = SEWER MANHOLE
- (CO) = SEWER CLEANOUT
- (G) = GAS METER
- = GAS MARKER
- [V] = TELEVISION RISER
- [T] = TELEPHONE RISER
- [T] = TELEPHONE HAND HOLE
- (D) = STORM MANHOLE
- = STORM GRATE INLET
- = SIGN
- = A/C UNIT
- OHL = OVERHEAD LINE

SURVEYOR'S NOTES

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OVERALL BOUNDARY SURVEY & SITE PLAN

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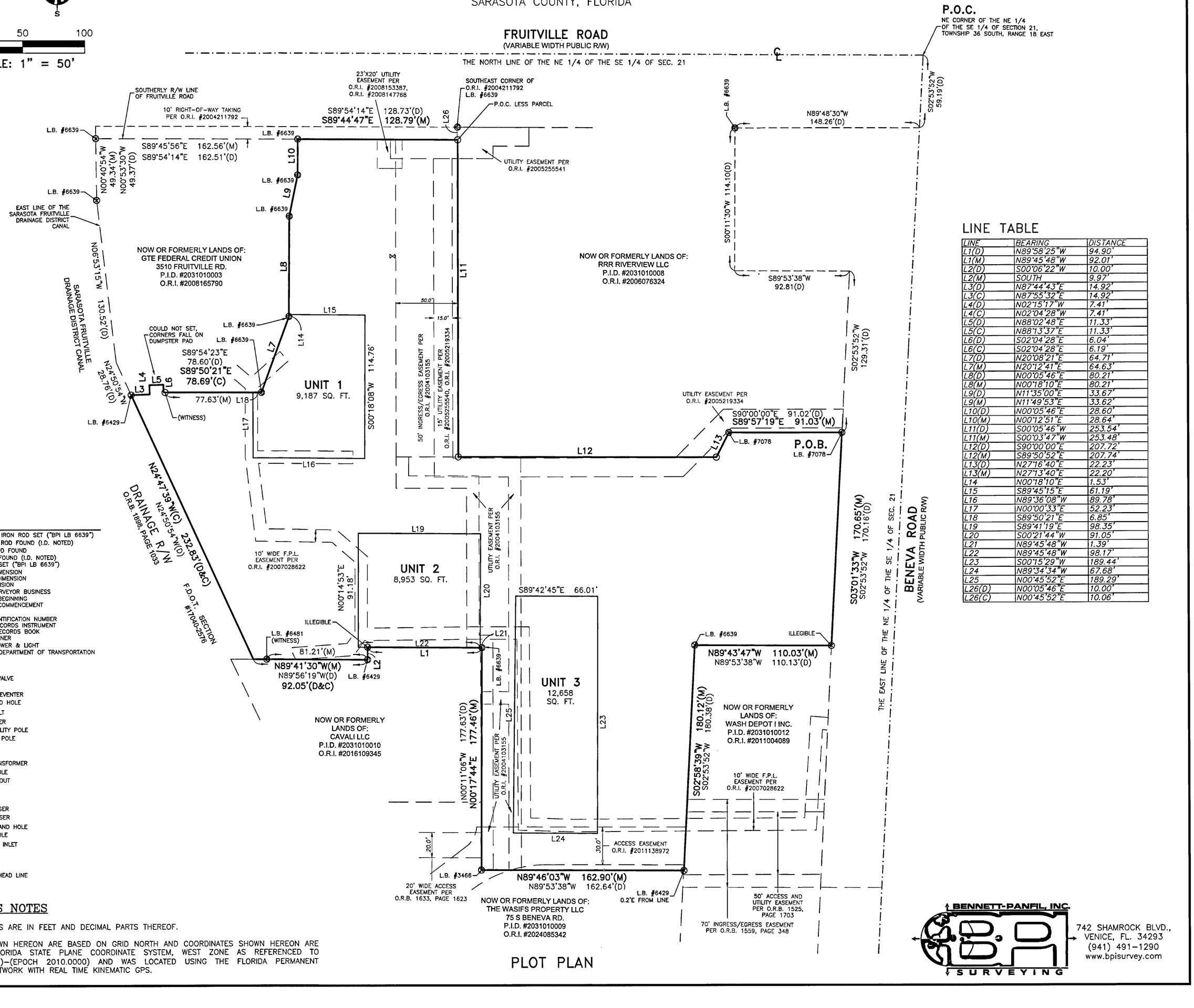
THE FRUITVILLE FORUM LAND CONDOMINIUM PLAT

CONDOMINIUM BOOK 60 PAGE 73
SHEET 3 OF 3

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PLOT PLAN

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