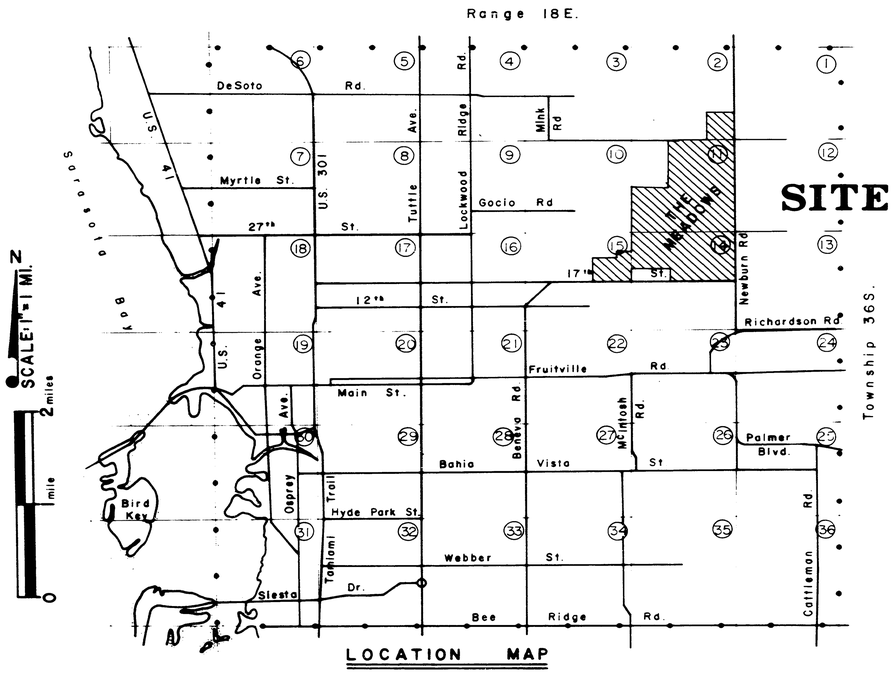
CONDOMINIUM BOOK 14 PAGE 35
SHEET 1 OF 4 SHEETS 2240

EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1378 AT PAGE 519 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PINEBROOK HOLLOW
A CONDOMINIUM
SEC:S 11 & 14, TWP. 36S., RGE. 18E.
SARASOTA COUNTY, FLORIDA

NOTES

1. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. BEARINGS ARE BASED ON THE PLAT OF THE MEADOWS, UNIT 3 SUBDIVISION AS RECORDED IN PLAT BOOK 25, PAGES 6 THROUGH 6C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND DO NOT REFER TO THE TRUE MERIDIAN.
3. THE UNIT BOUNDARIES ARE AS FOLLOWS:
   a. VERTICAL STANDING BOUNDARIES:
      THE PLANE OF THE UNFINISHED INTERIOR SURFACE OF THE CONCRETE BLOCK WALLS AND THE PLANES EXTENDED VERTICALLY UPWARD FROM THE EXTERIOR EDGES OF THE PATIO SLAB.
   b. HORIZONTAL LYING BOUNDARIES:
      LOWER: GROUND FLOOR - THE PLANES OF THE UPPER SURFACE OF THE UNFINISHED CONCRETE SLABS SERVING AS THE UNIT FLOORS.
      LOWER: SECOND FLOOR - THE PLANE OF THE UPPER SURFACE OF THE UNFINISHED CONCRETE SLABS SERVING AS THE UNIT FLOOR.
      UPPER: THE PLANE OF THE LOWER SURFACE OF THE UNFINISHED HORIZONTAL CEILING BEAMS.
   c. PATIOS ARE PART OF THE UNIT.
4. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS BUT NOT LIMITED TO WATER METERS, WATER LINES, STORM DRAINS, SEWERS, SIDEWALKS, POOL AND TREES HAVE NOT BEEN LOCATED.
5. BUILDINGS AND IMPROVEMENTS AS SHOWN ON THIS EXHIBIT, EXCEPT FOR PHASE I, ARE PROPOSED. DIMENSIONS HAVE BEEN TAKEN FROM ARCHITECTURAL PLANS AND DO NOT REPRESENT CONSTRUCTED IMPROVEMENTS.



LOCATION MAP

DESCRIPTION

PARCEL "O" OF THE MEADOWS UNIT 3, A SUBDIVISION RECORDED IN PLAT BOOK 25, PAGES 6 THRU 6-C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, CONTAINING 3.77 ACRES

CERTIFICATE OF SURVEYOR

I, DAVID D. KEALY, A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS IN PHASE I IS SUBSTANTIALLY COMPLETE SO THAT THIS MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH PHASE I UNIT CAN BE DETERMINED FROM THESE MATERIALS. I FURTHER CERTIFY THAT THE CONSTRUCTION OF ALL PLANNED IMPROVEMENTS WITH RESPECT TO UNITS IN PHASE I ARE SUBSTANTIALLY COMPLETE, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES ACCESS TO THE UNITS IN SAID BUILDINGS, AND COMMON ELEMENT FACILITIES SERVING SAID BUILDINGS.

SMALLY, WELLFORD & NALVEN, INC.

BY: _____
DAVID D. KEALY, P.L.S.
FLORIDA CERTIFICATE NO. 2612

DATE OF SURVEY: 6-23-80

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

P.O.

1553-54

PINEBROOK HOLLOW

PHASE 1

Part of Parcel "O" of The Meadows Unit 3 a Subdivision recorded in Plat Book 25, Pages 6 through 6C of the Public Records of Sarasota County, Florida described as follows:

BEGIN at the South 1/4 corner of Section 11, Township 36 South, Range 18 East, Sarasota County, Florida; thence S-40°-11'-46"-E along the Northeasterly line of a Sarasota County drainage right-of-way recorded in Chancery Order Book 3, Page 233, Articles 381 and 382 of the aforementioned Public Records a distance of 25.99 feet; thence N-58°-48'-14"-E a distance of 197.20 feet to the Southerly right-of-way line of Ringwood Meadow a private street designated Tract XLI on the aforementioned Plat of The Meadows Unit 3 Subdivision, said point being the PC of a curve of which the radius point lies N-01°-26'-02"-E a radial distance of 301.31 feet; thence Northwesterly along a curve to the right having a central angle of 47°-39'-22" and a radius of 301.31 feet an arc distance of 250.62 feet to the PRC of a curve to the left having a central angle of 80°-39'-49" and a radius of 25.00 feet said point being on the Southeasterly right-of-way line of Pinebrook Hollow a private street designated Tract XXXVIII on the Plat of The Meadows Unit 2 a Subdivision recorded in Plat Book 24, Pages 23 through 23G of the aforementioned Public Records (the following 5 calls are along the boundary of the aforementioned Meadows Unit 2 Subdivision); thence Northwesterly along the arc a distance of 35.20 feet to a PCC of a curve to the left having a central angle of 09°-22'-47" and a radius of 849.35 feet; thence Southwesterly along the arc a distance of 139.04 feet; thence S-49°-02'-47"-W a distance of 141.19 feet to the South line of the aforementioned Section 11; thence S-86°-42'-26"-E along said South line a distance of 285.79 feet to the POINT OF BEGINNING, containing 1.10 acres.

PHASE 2

Part of Parcel "O" of The Meadows Unit 3 a Subdivision recorded in Plat Book 25, Pages 6 through 6C of the Public Records of Sarasota County, Florida described as follows;

Commence at the South 1/4 corner of Section 11, Township 36 South, Range 18 East, Sarasota County, Florida; thence S-40°-11'-46"-E along the Northeasterly line of a Sarasota County drainage right-of-way recorded in Chancery Order Book 3, Page 233, Articles 381 and 382 of the aforementioned Public Records a distance of 25.99 feet for the POINT OF BEGINNING; thence N-58°-48'-14"-E a distance of 197.20 feet to the Southerly right-of-way line of Ringwood Meadow a private street designated Tract XLI on the aforementioned Plat of The Meadows Unit 3 Subdivision; thence S-31°-11'-46"-E a distance of 86.86 feet; thence S-58°-48'-14"-W a distance of 183.44 feet to the Northeasterly line of the aforementioned Sarasota County drainage right-of-way; thence N-40°-11'-46"-W along said Northeasterly line a distance of 87.94 feet to the POINT OF BEGINNING, containing 0.38 acres.

PHASE 3

Part of Parcel "O" of The Meadows Unit 3 a Subdivision recorded in Plat Book 25, Pages 6 through 6C of the Public Records of Sarasota County, Florida described as follows;

Commence at the South 1/4 corner of Section 11, Township 36 South, Range 18 East, Sarasota County, Florida; thence S-40°-11'-46"-E along the Northeasterly line of a Sarasota County drainage right-of-way recorded in Chancery Order Book 3, Page 233, Articles 381 and 382 of the aforementioned Public Records a distance of 25.99 feet; thence N-58°-48'-14'-E a distance of 197.20 feet to the Southerly right-of-way line of Ringwood Meadow a private street designated Tract XLI on the aforementioned Plat of The Meadows Unit 3 Subdivision for the POINT OF BEGINNING; thence S-88°-33'-58"-E along said Southerly right-of-way line a distance of 160.00 feet to the Northwesterly corner of The Meadows Unit 4 a Subdivision recorded in Plat Book 25, Pages 9 through 9B of the aforementioned Public Records (the following 2 calls are along the Westerly line of The Meadows Unit 4 Subdivision); thence S-31°-02'-39"-E a distance of 182.00 feet; thence S-02°-33'-35"-W a distance of 89.55 feet; thence N-87°-26'-25"-W a distance of 134.48 feet; thence N-31°-11'-46"-W a distance of 181.14 feet; thence N-58°-48'-14"-E a distance of 27.30 feet; thence N-31°-11'-46"-W a distance of 86.86 feet to the POINT OF BEGINNING, containing 0.95 acres.

PHASE 4

Part of Parcel "O" of The Meadows Unit 3 a Subdivision recorded in Plat Book 25, Pages 6 through 6C of the Public Records of Sarasota County, Florida described as follows;

Commence at the South 1/4 corner of Section 11, Township 36 South, Range 18 East, Sarasota County, Florida; thence S-40°-11'-46"-E along the Northeasterly line of a Sarasota County drainage right-of-way recorded in Chancery Order Book 3, Page 233, Articles 381 and 382, a distance of 408.70 feet for the POINT OF BEGINNING; thence N-40°-11'-46"-W along said Northeasterly line a distance of 110.82 feet; thence N-58°-33'-35"-E a distance of 127.37 feet; thence S-87°-26'-25"-E a distance of 134.48 feet to the Westerly line of The Meadows Unit 4 a Subdivision recorded in Plat Book 25, Pages 9 through 9B of the aforementioned Public Records; thence S-02°-33'-35"-W along said Westerly line a distance of 179.45 feet to the Northerly line of a Sarasota County drainage right-of-way recorded in O. R. Book 1197, Page 481 of the aforementioned Public Records (the following 2 calls are along the Northerly lines of the said Sarasota County drainage right-of-way); thence N-87°-26'-24"-W a distance of 50.57 feet; thence N-74°-12'-49"-W a distance of 117.38 feet to the POINT OF BEGINNING, containing 0.75 acres.

PHASE 5

Part of Parcel "O" of The Meadows Unit 3 a Subdivision recorded in Plat Book 25, Pages 6 through 6C of the Public Records of Sarasota County, Florida described as follows;

Commence at the South 1/4 corner of Section 11, Township 36 South, Range 18 East, Sarasota County, Florida; thence S-40°-11'-46"-E along the Northeasterly line of a Sarasota County drainage right-of-way recorded in Chancery Order Book 3, Page 233, Articles 381 and 382 of the aforementioned Public Records a distance of 113.93 feet for the POINT OF BEGINNING; thence N-58°-48'-14"-E a distance of 156.14 feet; thence S-31°-11'-46"-E a distance of 181.14 feet; thence S-58°-33'-35"-W a distance of 127.37 feet to the Northeasterly line of the aforementioned Sarasota County drainage right-of-way; thence N-40°-11'-46"-W along said Northeasterly line a distance of 183.95 feet to the POINT OF BEGINNING, containing 0.59 acres.

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

PINEBROOK HOLLOW

CONDOMINIUM BOOK 14 PAGE 35B
SHEET 3 OF 4 SHEETS

THE MEADOWS, UNIT 2
P.B. 24, PG'S 23-23G.

PARCEL "E"

℄ PINEBROOK HOLLOW (PRIVATE) TRACT XXXVIII

Δ=80°39'49"
R=25.00'
A=35.20'

S45°02'47"W
141.19'
Δ=09°22'47"
R=849.35'
A=139.04'

30'

15' WIDE DRAINAGE EASEMENT

PHASE 1

2 1 | 4 3 | 6 5 | 8 7 | 10 9 | 12 11

12.5'
142.1'
P.O.B.(PHASE 1)
24.3'

S86°42'26"E
285.79'
143.70'

CAPPED IRON PIPE FND.
S 1/4 COR. SEC. 11, N. 1/4 COR. SEC. 14

SARASOTA COUNTY DRAINAGE R\W, C.O. BK.

Δ=05°37'35"
R=910.63'
A=57.63'
188.1'
52'

S86°42'26"E
319.44'

36.96'

PARCEL "F"

THE MEADOWS, UNIT 2
P.B. 24, PG'S 23-23G.

NOTE:
EVEN NUMBERED UNITS ARE SECOND FLOOR UNITS.
ODD NUMBERED UNITS ARE GROUND FLOOR UNITS

ALL BUILDING TIES ARE RADIAL OR 90° TO PROPERTY LINE

SCALE: 1"=40'
20' 0 40'

■ = CONC. MON. FOUND
● = IRON ROD SET
⬭ = LIMITED COMMON ELEMENT

S49°05'23"W

THE MEADOWS, UNIT 3
P.B. 25, PG'S 6-6C

N01°26'02"W

℄ RINGWOOD MEADOW (PRIVATE) TRACT XLI

Δ=47°39'22"
R=301.31'
A=250.61'

P.O.B.(PHASE 3)
S88°33'58"E
74.23'
160.00'
81.03'
41.93'
30'

Δ=2°02'06" A=110.62'
R=3115.34'

S28°10'51"W 85.34'

S69°59'21"E 59.21'

P.O.B.(PHASE 2)
N58°28'14"E
24.0'

197.20'
114.3'
30.74'

N31°11'46"W 86.86'
27.30'

PHASE 2

16 15 | 18 17 | 20 19 | 14 13

PHASE 3

22 21 | 24 23 | 26 25 | 28 27 | 30 29 | 32 31 | 34 33 | 36 35

S31°02'39"E
182.00'

TYPICAL FUTURE PARKING

SECTION 11
SECTION 14

S76°19'25"E
153.44'
156.14'

N31°11'46"W

PHASE 5

56 55 | 54 53 | 52 51 | 50 49 | 48 47 | 46 45

P.O.B.(PHASE 5)
S58°48'14"W
36.68'
51.26'
9.75'

S40°11'46"E
167.08'

PARCEL "D"

POOL & PATIO

18.14'

S40°11'46"E
374.85'

S3°19'25"E
118.65'

S31°26'25"E
59.84'

N87°26'25"W
134.48'
127.37'

N64°05'59"E 76.66'

S58°33'35"W
15.9'

PHASE 4

42 41 | 40 39 | 38 37 | 44 43

7.12'
77.85'
44.78'
52'
32.97'
135.24'

P.O.B.(PHASE 4)
N74°12'49"W
117.38'
89.43'
36.58'

N87°26'24"W 50.57'

408.70'

S02°33'35"W
269.00'

N40°19'04"E 90.00'
62.56'
54.88'
71.50'
20.99'
44.21'
56.71'

NORTH-SOUTH 1/4 LINE SECTION 14

212.97'
70.82'

FLORIDA POWER & LIGHT CO.
EASEMENT, O.R. BK. 908, PG. 198

SARASOTA CO. DRAINAGE R\W
O.R. BK. 1197, PG. 481

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

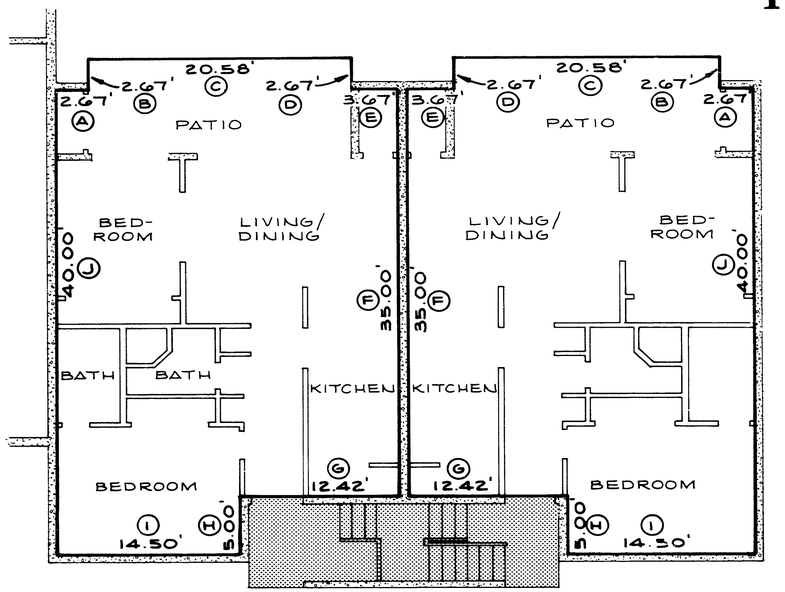
P.O.

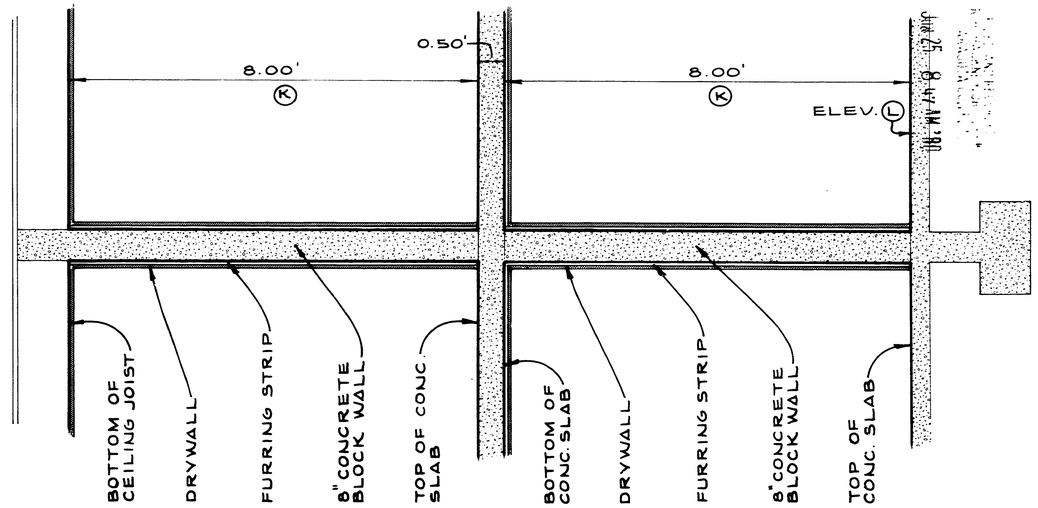
1553-54

PINEBROOK HOLLOW

CONDOMINIUM BOOK 14 PAGE 35C
SHEET 4 OF 4 SHEETS

HORIZONTAL & VERTICAL UNIT OWNERSHIP





DIMENSIONS ARE TO UNIT OWNERSHIP LINES (HEAVY LINES)

	A	B	C	D	E	F	G	H	I	J	K	L
1	2.72	2.70	20.57	2.69	3.70	35.07	12.51	5.05	14.56	40.04	8.14	29.29
2	2.65	2.38	20.67	2.14	3.64	35.85	12.12	5.08	14.98	40.22	8.28	"
3	2.70	2.69	20.58	2.68	3.62	35.04	12.39	4.98	14.55	39.85	8.15	"
4	2.62	2.31	20.57	2.21	3.76	35.85	11.91	5.04	14.93	40.57	8.25	"
5	2.74	2.69	20.63	2.69	3.66	34.93	12.49	4.98	14.45	39.78	8.13	"
6	2.75	2.37	20.61	2.22	3.92	35.80	12.04	4.98	14.92	40.23	8.22	"
7	2.72	2.68	20.55	2.68	3.71	35.00	12.43	5.05	14.46	40.03	8.15	"
8	2.74	2.32	20.49	2.24	3.95	35.79	12.01	4.98	14.90	40.27	8.21	"
9	2.72	2.65	20.60	2.67	3.68	34.98	12.52	5.07	14.53	40.12	8.14	"
10	2.71	2.35	20.65	2.10	3.90	35.80	12.10	5.10	14.93	40.67	8.19	"
11	2.72	2.66	20.55	2.68	3.59	34.97	12.36	5.05	14.50	39.90	8.13	"
12	2.70	2.21	20.55	2.23	3.93	35.80	11.95	5.08	14.96	40.57	8.21	"
13	2.68	2.65	20.58	2.67	3.69	35.05	12.40	4.99	14.56	40.04	8.05	29.12
14	2.64	2.32	20.68	2.34	3.62	35.71	12.10	5.00	14.91	40.75	8.14	"
15	2.68	2.60	20.55	2.70	3.65	35.04	12.45	5.00	14.48	40.00	8.06	"
16	2.69	2.35	20.55	2.30	3.61	35.75	12.14	4.96	14.82	40.71	8.20	"
17	2.68	2.64	20.60	2.69	3.63	35.04	12.51	5.00	14.54	39.97	8.05	"
18	2.69	2.32	20.69	2.32	3.64	35.78	12.11	5.00	14.86	40.68	8.12	"
19	2.68	2.62	20.58	2.65	3.69	35.04	12.40	4.99	14.47	40.05	8.05	"
20	2.68	2.30	20.64	2.30	3.66	35.71	12.05	5.03	14.85	40.77	8.13	"
21												
22												
23												
24												
25												
26												
27												
28												

	A	B	C	D	E	F	G	H	I	J	K	L
29												
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												
40												
41												
42												
43												
44												
45	2.67	2.63	20.61	2.66	3.66	35.09	12.42	5.00	14.52	40.12	8.10	28.55
46	2.71	2.29	20.63	2.28	3.64	35.76	12.07	5.00	14.85	40.80	8.15	"
47	2.70	2.65	20.55	2.71	3.70	35.08	12.34	5.00	14.49	40.08	8.09	"
48	2.65	2.29	20.52	2.30	3.75	35.75	12.04	5.00	14.88	40.71	8.16	"
49	2.66	2.63	20.49	2.66	3.71	35.04	12.37	5.09	14.60	40.10	8.09	"
50	2.69	2.31	20.52	2.30	3.74	35.74	12.08	5.12	14.90	40.75	8.20	"
51	2.68	2.60	20.73	2.68	3.62	35.04	12.34	5.00	14.53	40.06	8.08	"
52	2.70	2.32	20.71	2.30	3.55	35.70	12.07	5.00	14.85	40.78	8.18	"
53	2.71	2.63	20.60	2.65	3.70	35.07	12.39	4.98	14.59	40.02	8.08	"
54	2.71	2.32	20.55	2.32	3.70	35.81	12.18	4.99	14.95	40.78	8.15	"
55	2.72	2.63	20.53	2.68	3.69	35.06	12.39	5.05	14.55	40.04	8.07	"
56	2.69	2.29	20.59	2.28	3.68	35.85	12.03	4.99	14.91	40.75	8.17	"

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

P.O.

1553-54