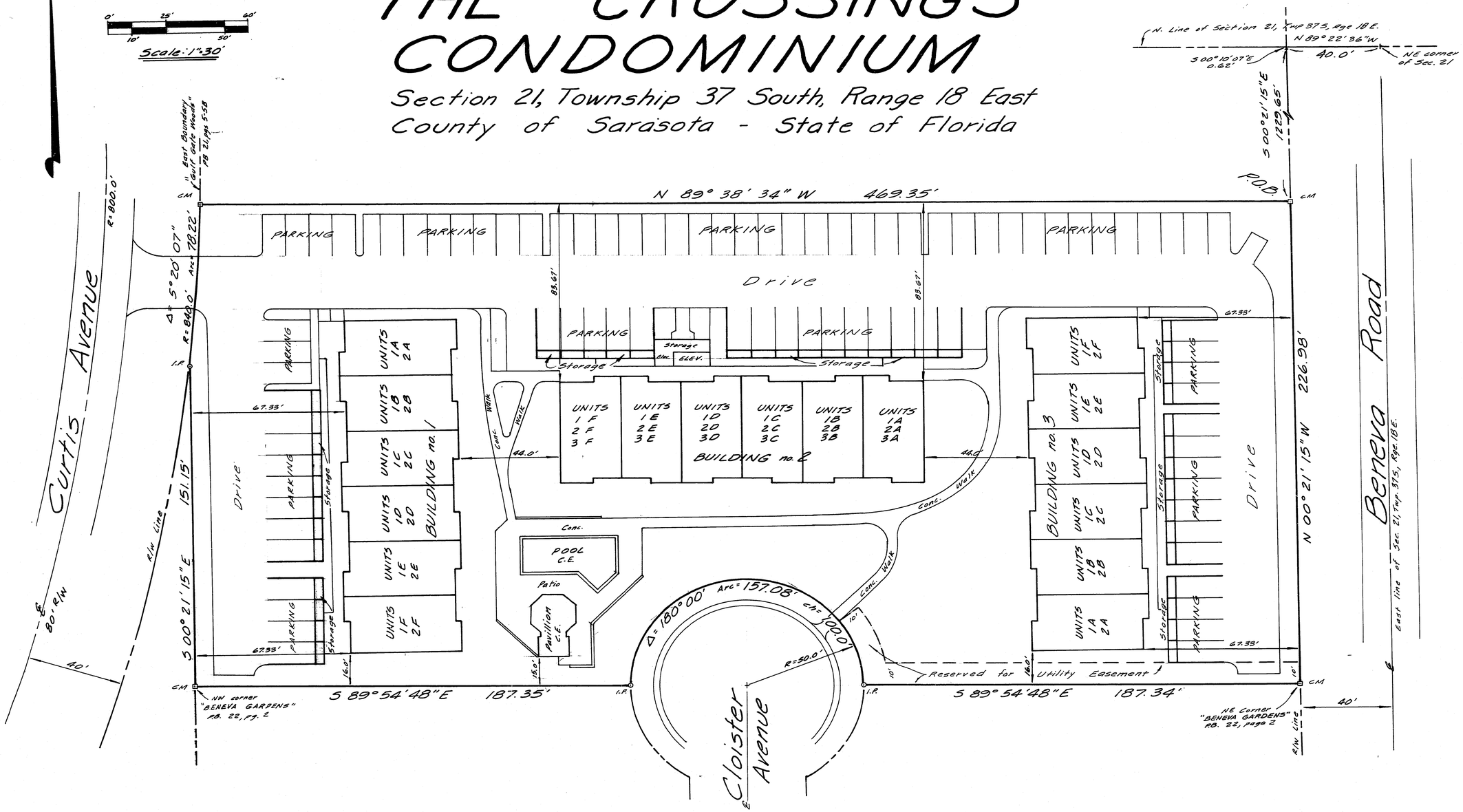
44681

THE CROSSINGS CONDOMINIUM

Section 21, Township 37 South, Range 18 East
County of Sarasota - State of Florida



DESCRIPTION:

A Parcel of Land lying in Section 21, Township 37 South, Range 18 East, Sarasota County, Florida, being more particularly described as follows: Commence at the NE corner of said Section 21, being a point on the Centerline of Beneva Road (80' Wide); thence N 89°22'36" W along the Northerly line of said Section 21, a distance of 40.0 feet to the Westerly Right of Way line of Beneva Road; thence Southeastwardly along the Right of Way line the following calls and distances: S 00°10'07" E, 0.62 feet; S 00°21'15" E, 1229.65 feet, for a Point of Beginning; the point being 226.98 feet, N 00°21'15" W of the Northeasterly corner of BENEVA GARDENS" as per plat thereof, recorded in Plat Book 22, page 2, Public Records of Sarasota County, Florida; thence N 89°38'34" W, 469.35 feet to a point on the Easterly Boundary of "GULF GATE WOODS," Unit 3, as per plat thereof recorded in Plat Book 21, pages 5, 5A and 5B, Public Records of Sarasota County, Florida, the point lying 840 feet, S 89°05'32" E of the center of a curve to the right; thence Southwesterly along the arc of the curve having a radius of 840 feet and a central angle of 5°20'07", a distance of 78.22 feet; thence continue along the Boundary S 00°21'15" E 151.15 feet to the Northwesterly corner of "BENEVA GARDENS"; thence along the Northerly line of "BENEVA GARDENS" the following calls and distances; S 89°54'48" E, 187.35 feet to a point on the arc of a curve to the right, the point lying 50 feet, N 89°54'48" W of the center thereof; thence Northwardly, Eastwardly and Southwardly along the arc of the curve having a radius of 50 feet and a central angle of 180°00'00" an arc distance of 157.08 feet; thence S 89°54'48" E, 187.34 feet to the aforementioned Northeasterly corner of "BENEVA GARDENS"; being also a point on the westerly Right of Way line of Beneva Road; thence N 00°21'15" W along the Right of Way line 226.98 feet to the Point of Beginning and containing 2.39 acres, more or less.

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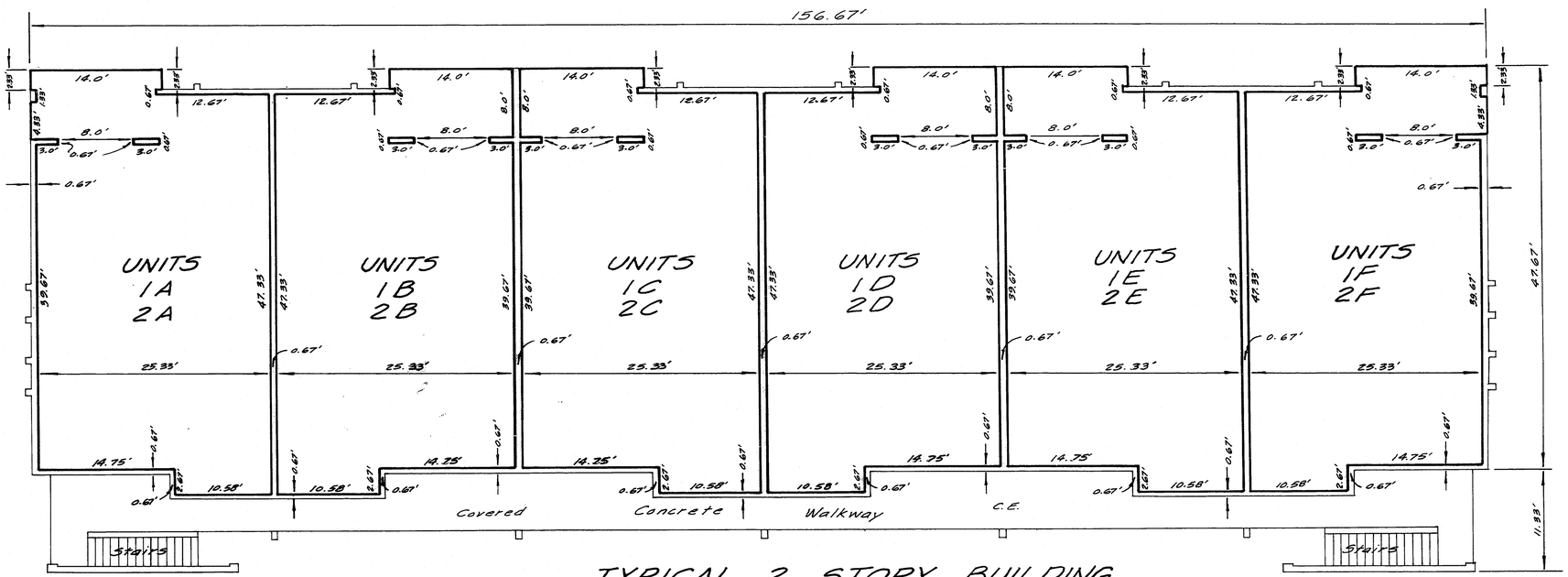

TYPICAL 2 STORY BUILDING

BUILDING No. 1
BUILDING No. 3
Scale: 1" = 10'

Unit Boundaries

Unit Boundaries are specified in the Condominium Declaration.

Surveyor's Certificate

The Undersigned, a Professional Land Surveyor, duly Authorized to practice under the Laws of the State of Florida, hereby certifies that the proposed improvements are described and shown so that the Survey, Plot Plan and Graphic Description of said improvements, together with the provisions of the Declaration of Condominium is a correct representation of the improvements described, and there can be determined therefrom the identification, location and dimensions of the Common Elements, the Limited Common Elements and of each Condominium Unit.

LEMONDE SURVEYING, INC.

by: Dil E. Lemonde

DANIEL E. LEMONDE, P.L.S.
FLORIDA CERTIFICATE No. 2909

Notes:
1. See sheet 1 of 3 for Site Plan & Desc.
2. See sheet 3 of 3 for 3 Story Bldg.
3. See sheet 3 of 3 for Elevation chart

Date of Survey
9-16-80

DANIEL E. LEMONDE
REGISTERED
No. 2909
STATE OF FLORIDA
PROFESSIONAL LAND SURVEYOR

LEMONDE SURVEYING, INC.
6504 Gateway Avenue
Sarasota, Florida

THE CROSSINGS CONDOMINIUM

Section 21, Township 37 South, Range 18 East
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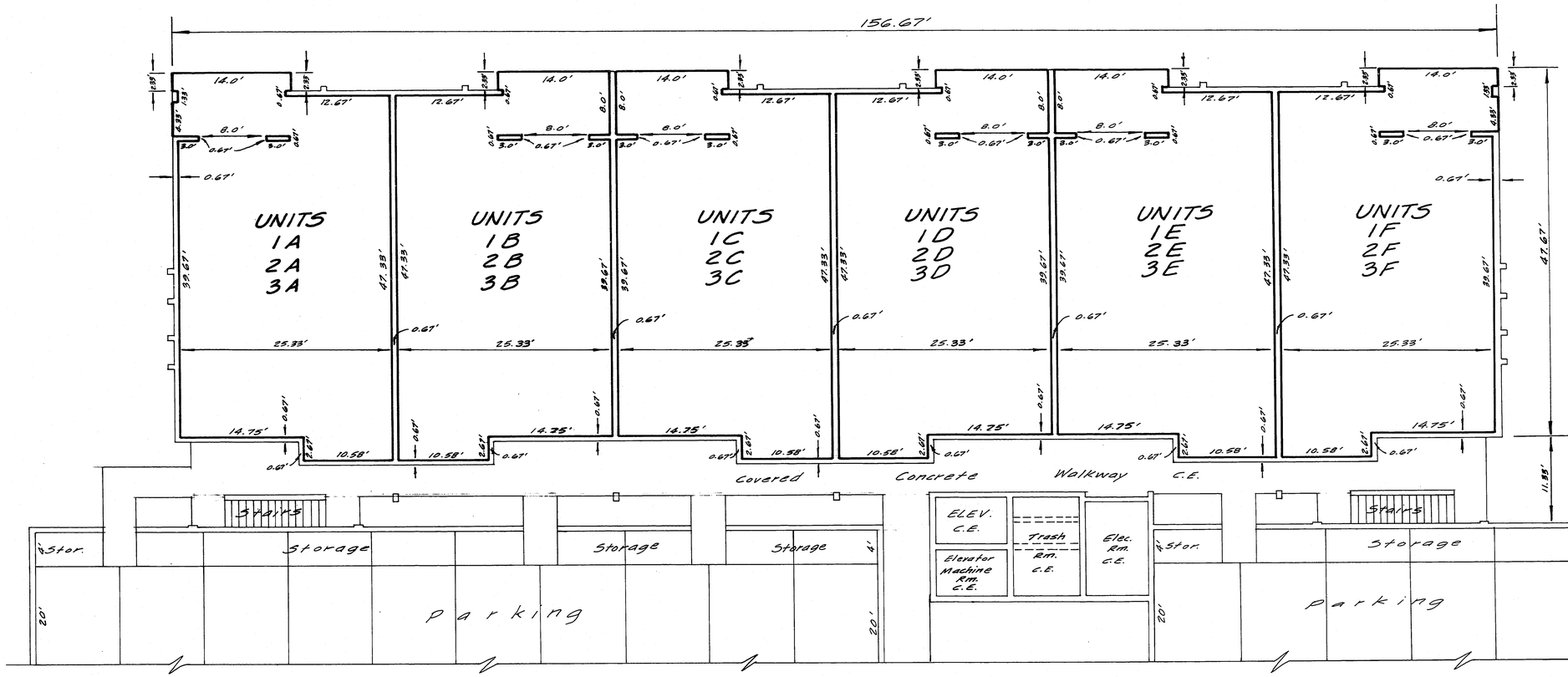

TYPICAL 3 STORY BUILDING

BUILDING No. 2
Scale: 1" = 10'

FILED AND RECORDED
KEN BURKE, CLERK OF CIRCUIT COURT
SARASOTA CO. FLA.
1 3 13 PM '80
044881

Notes:
1. See sheet 1 of 3 for Site Plan & Desc.
2. See sheet 2 of 3 for 2 Story Bldg. Unit Boundaries & Surveyor's Certificate
3. Elevations refer to M.S.L. Datum

PROPOSED ELEVATIONS				
Floor	Description	Building no. 1	Building no. 2	Building no. 3
1st	Unfinished Floor	18.50	18.50	18.50
1st	Unfinished Ceiling	26.54	26.54	26.54
2nd	Unfinished Floor	27.12	27.12	27.12
2nd	Unfinished Ceiling	35.20	35.16	35.20
3rd	Unfinished Floor	——	35.75	——
3rd	Unfinished Ceiling	——	43.83	——

LEMONDE SURVEYING, INC.
6504 Gateway Avenue
Sarasota, Florida