CONDOMINIUM - BOOK 16 PAGE 48
SHEET 1 OF 3 SHEETS

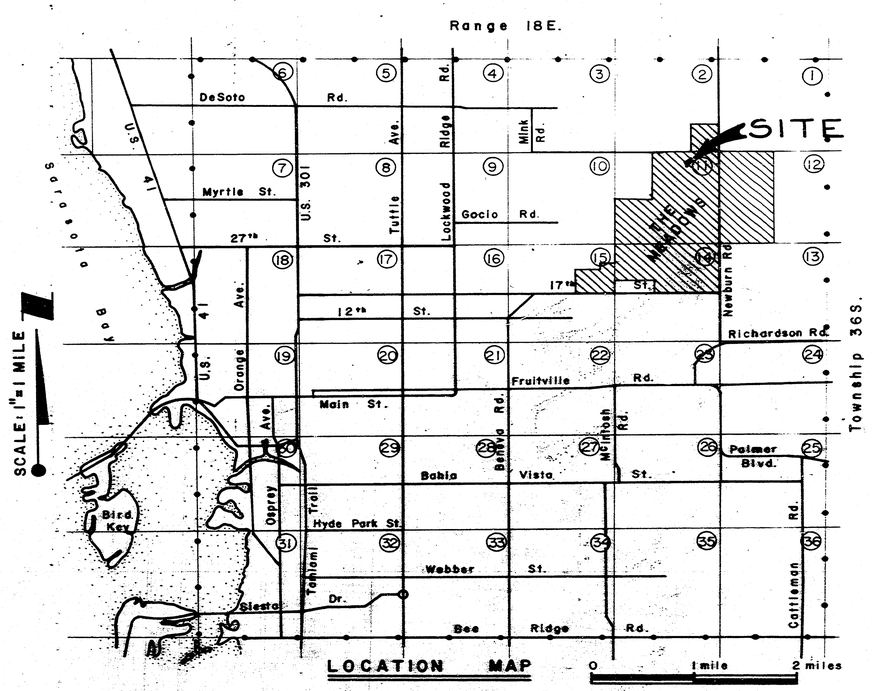
EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1441 AT PAGE 238 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

100235

HARPERS CROFT
A CONDOMINIUM
IN SEC. 11, 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 5 SUBDIVISION AS RECORDED IN PLAT BOOK 25, PAGE 29 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND DO NOT REFER TO THE TRUE MERIDIAN.
3. THE UNIT BOUNDARIES ARE AS FOLLOWS:
   a. PERIMETRICAL BOUNDARIES:
      THE PLANE OF THE UNFINISHED INTERIOR SURFACE OF THE CONCRETE BLOCK WALLS, THE PLANE OF THE INTERIOR SURFACE OF THE 2 x 4 STUD WALLS AND THE PLANES EXTENDED VERTICALLY UPWARD FROM THE EXTERIOR EDGES OF THE LANAI SLAB.
   b. UPPER AND LOWER BOUNDARIES:
      LOWER: GROUND FLOOR - THE PLANES OF THE UPPER SURFACE OF THE UNFINISHED CONCRETE SLABS SERVING AS THE UNIT FLOORS.
      UPPER: THE PLANE OF THE LOWER SURFACE OF THE UNFINISHED HORIZONTAL CEILING BEAMS.
   c. BALCONIES AND PORCHES 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, AND TREES HAVE NOT BEEN LOCATED.
5. SUBSTANTIALLY COMPLETED UNITS: 1-12
6. UNITS NOT SUBSTANTIALLY COMPLETE: 13-36
7. AS OTHER IMPROVEMENTS BECOME SUBSTANTIALLY COMPLETE THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYORS CERTIFICATE SETTING FORTH THE AS BUILT DIMENSIONS OF SUCH IMPROVEMENTS IN ACCORDANCE WITH F.S. 718.104 (4) (e).



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 NOTED IN NOTE NUMBER 5 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 UNIT CAN BE DETERMINED FROM THESE MATERIALS. I FURTHER CERTIFY THAT THE CONSTRUCTION OF ALL PLANNED IMPROVEMENTS WITH RESPECT TO BUILDINGS NOTED IN NOTE NUMBER 5 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: 5-11-81

DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERNMOST CORNER OF LOT 1 OF THE MEADOWS UNIT 6 SUBDIVISION RECORDED IN PLAT BOOK 27, PAGES 8 THROUGH 8B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARSHFIELD ROAD A PRIVATE ROAD DESIGNATED TRACT L11 ON THE PLAT OF THE MEADOWS UNIT 5 SUBDIVISION RECORDED IN PLAT BOOK 25, PAGES 29 THROUGH 29B OF THE AFOREMENTIONED PUBLIC RECORDS (THE FOLLOWING 3 CALLS ARE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE); THENCE N-39°-29'-00"-W A DISTANCE OF 80.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N-39°-29'-00"-W A DISTANCE OF 344.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°-01'-03" AND A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC A DISTANCE OF 38.40 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°-47'-58" AND A RADIUS OF 1564.84 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 404.19 FEET; THENCE S-50°-30'-08"-E A DISTANCE OF 84.43 FEET; THENCE S-64°-08'-12"-E A DISTANCE OF 170.00 FEET; THENCE S-41°-18'-18"-E A DISTANCE OF 72.39 FEET; THENCE S-48°-41'-42"-W A DISTANCE OF 16.17 FEET; THENCE S-36°-18'-39"-W A DISTANCE OF 510.62 FEET TO THE POINT OF BEGINNING, CONTAINING 3.64 ACRES.

SUBJECT TO EASEMENTS OF RECORD FOR FLORIDA POWER & LIGHT CO., LINES, WATER LINES AND SANITARY SEWER LINES AS RECORDED IN O.R. BOOK 1397, PAGE 822, DEPICTED ON SHEET 2 OF THIS PLAT AND ALSO SUBJECT TO DRAINAGE EASEMENT AS DEPICTED ON SHEET 2:

TOGETHER WITH DRAINAGE EASEMENTS LYING NORTHWESTERLY AND NORTHEASTERLY AS DEPICTED ON SHEET 2 OF THIS PLAT.

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

P.O.G.

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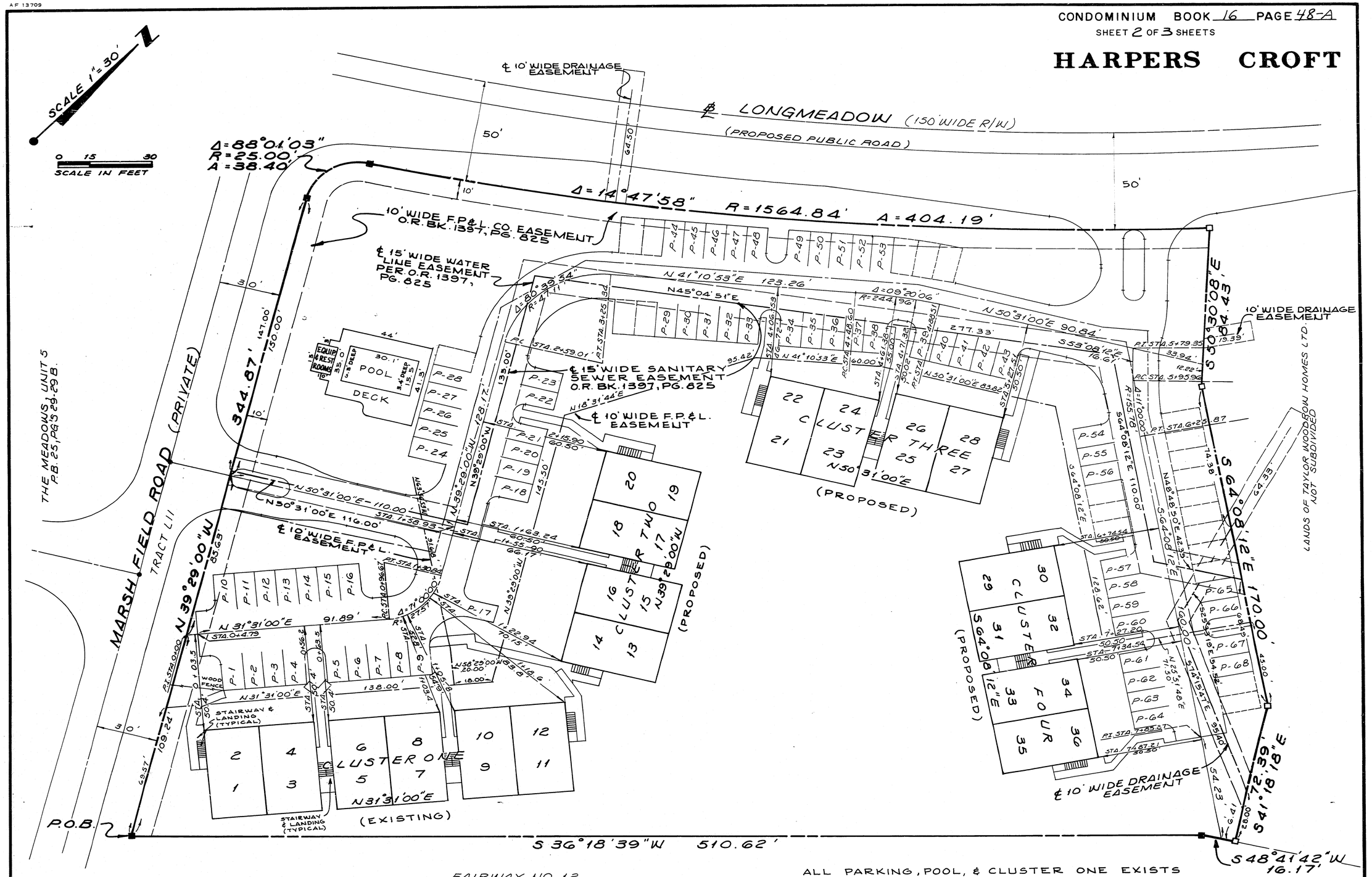
CONDOMINIUM BOOK 16 PAGE 48-A

SHEET 2 OF 3 SHEETS

HARPERS CROFT



FAIRWAY NO. 12

LEGEND

- ■ = CONCRETE MONUMENT FOUND
- □ = CONCRETE MONUMENT SET
- ▭ = TYPICAL GRASS PARKING

NOTE: ALL BUILDING TIES ARE RADIAL OR 90° AT CENTERLINE OF ROAD AND ARE MEASURED TO OUTSIDE OF BUILDING WALL.

EVEN NUMBERED UNITS ARE UPPER FLOOR & ODD NUMBERED UNITS ARE LOWER FLOOR.

ALL PARKING, POOL, & CLUSTER ONE EXISTS

CLUSTERS TWO, THREE, FOUR & ADJOINING SIDEWALKS ARE PROPOSED

SEE SHEET 3 FOR TYPICAL UNITS.

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

T.M.O.

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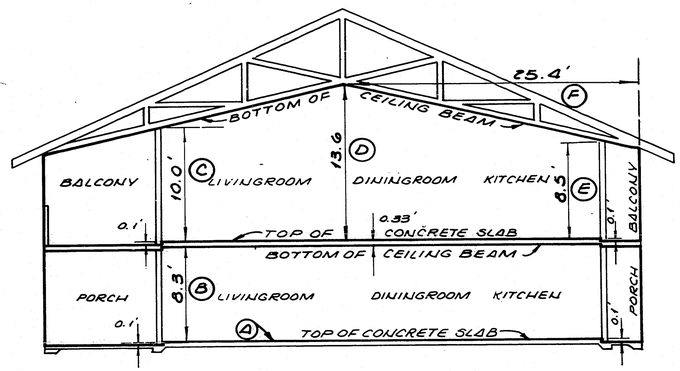
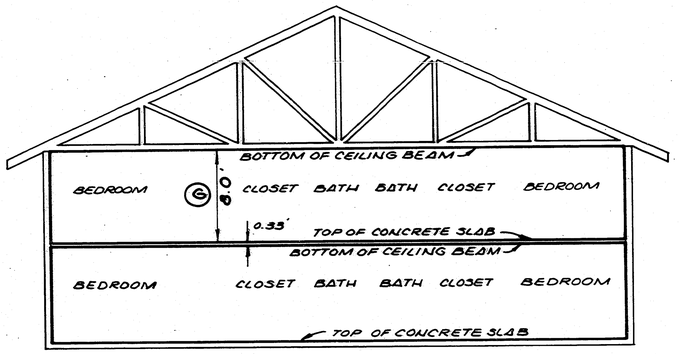
CONDOMINIUM BOOK 16 PAGE 48-B
SHEET 3 OF 3 SHEETS

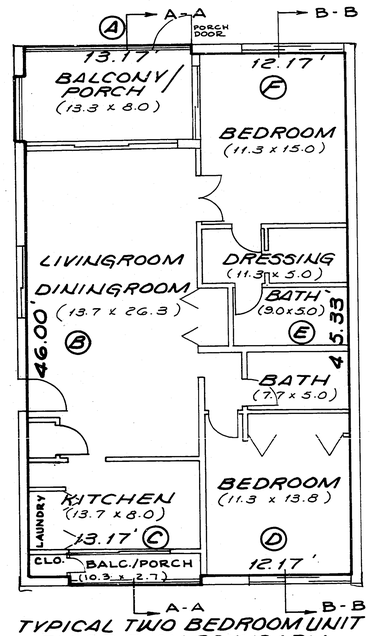
HARPERS CROFT



UPPER & LOWER BOUNDARY
SECTION A-A

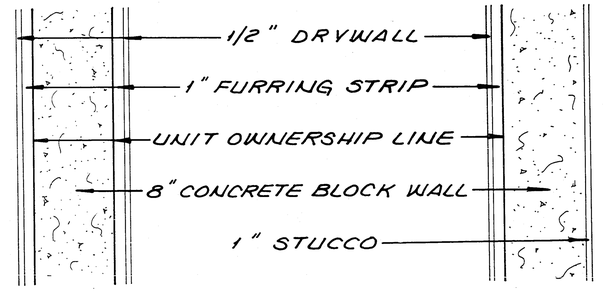


UPPER & LOWER BOUNDARY
SECTION B-B

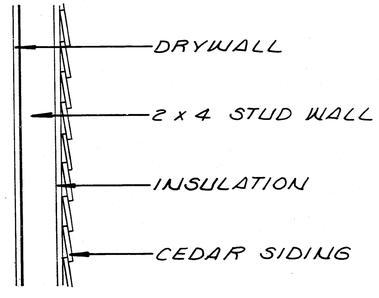


TYPICAL TWO BEDROOM UNIT
FLOOR PLAN BOUNDARY

UNFINISHED INTERIOR ROOM DIMENSIONS ARE FROM ARCHITECTURAL PLANS & ARE NOT FIELD VERIFIED.



DETAILS



NOTES:

1. DARKENED SPACES IN THE REVERSE (REV.) COLUMN REPRESENT UNITS THAT ARE THE REVERSE OF THE FLOOR PLAN SHOWN.
2. AS BUILT MEASUREMENTS AFTER CONSTRUCTION OF THE IMPROVEMENTS ARE SHOWN IN THE CHARTS.
3. 1165 SQUARE FEET OF AIR CONDITIONED FLOOR SPACE.

CLUSTER	UNITS	UPPER & LOWER BOUNDARY						
		A	B	C	D	E	F	G
1	1-4	28.70	8.22	10.10	13.67	8.64	23.25	7.98
1	5-8	28.65	8.34	10.18	13.74	8.60	23.23	8.00
1	9-12	28.71	8.39	10.15	13.70	8.68	23.22	8.07
2	13-16							
2	17-20							
3	21-24							
3	25-28							
4	29-32							
4	33-36							

CLUSTER	UNIT	REV.	FLOOR PLAN BOUNDARY					
			A	B	C	D	E	F
1	1		13.37	46.02	13.37	12.06	45.38	12.05
1	2		13.38	46.00	13.30	12.11	45.35	12.10
1	3		13.35	45.95	13.37	12.01	45.35	12.01
1	4		13.35	45.90	13.35	12.00	45.30	12.01
1	5		13.35	45.95	13.42	12.00	45.37	12.05
1	6		13.38	45.80	13.35	12.04	45.27	12.06
1	7		13.34	46.00	13.43	11.97	45.38	12.00
1	8		13.31	45.78	13.36	12.03	45.40	12.05
1	9		13.34	46.05	13.38	12.00	45.36	12.03
1	10		13.38	46.08	13.36	12.04	45.40	12.00
1	11		13.35	45.97	13.37	12.02	45.33	12.07
1	12		13.35	45.90	13.33	12.04	45.38	12.04
2	13							
2	14							
2	15							
2	16							
2	17							
2	18							
2	19							
2	20							
3	21							
3	22							
3	23							
3	24							
3	25							
3	26							
3	27							
3	28							

CLUSTER	UNITS	REV.	FLOOR PLAN BOUNDARY					
			A	B	C	D	E	F
4	29							
4	30							
4	31							
4	32							
4	33							
4	34							
4	35							
4	36							

FILED AND RECORDED
R. H. MAHONEY JR. CLERK
SARASOTA CO., FLA.
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SARASOTA, FLORIDA
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