CONDOMINIUM BOOK 18 PAGE 40

18325?

SOUTHLAND PLAZA

A CONDOMINIUM

Section 17, Township 39 South, Range 19 East
County of Sarasota - State of Florida

FILED AND R
R.H. HAGAN
SARA

APR 21 2 27 PM '82

1 8 3 2 5 7

D E S C R I P T I O N

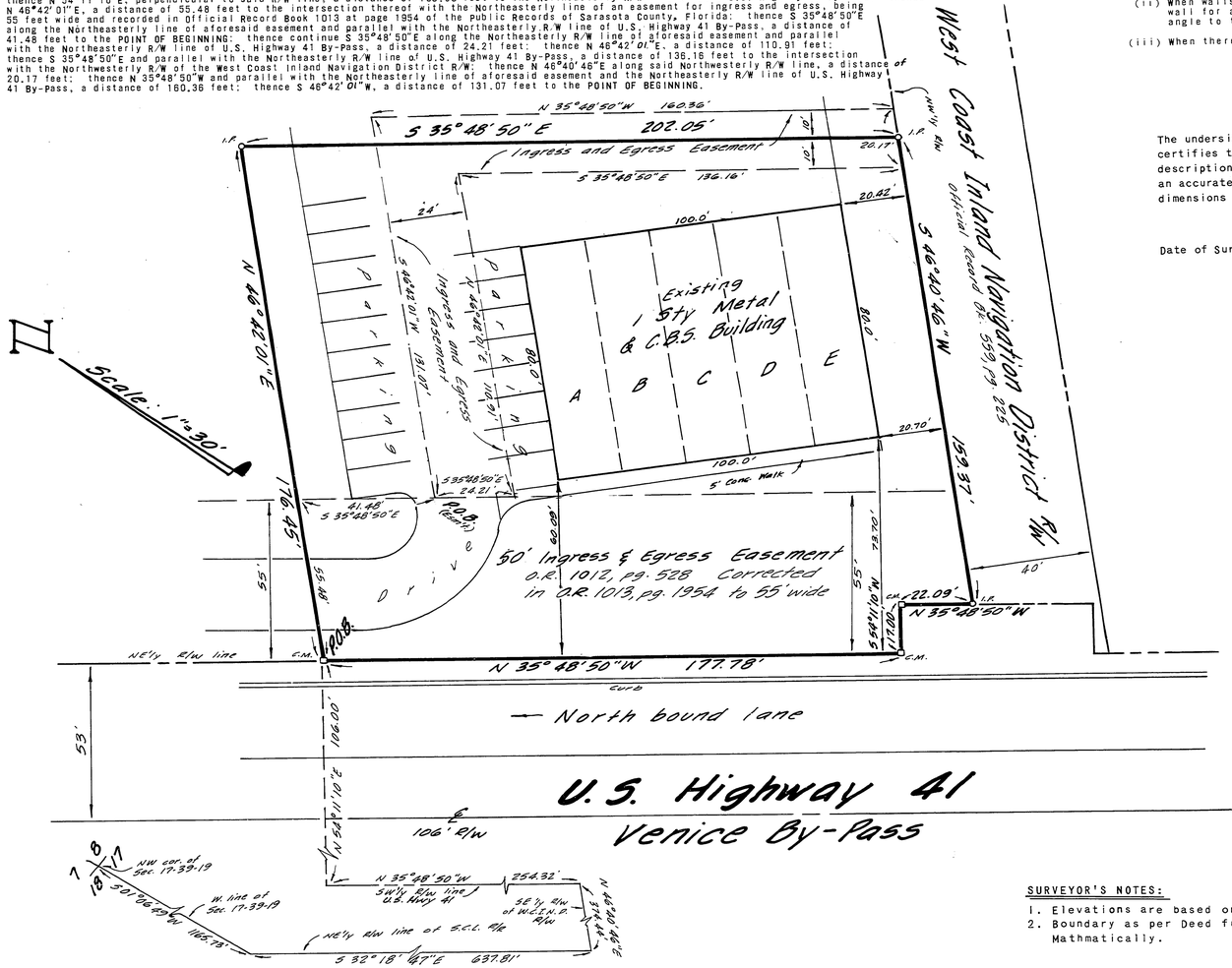
A parcel of land within Section 17, Township 39 South Range 19 East, Sarasota County, Florida, being more particularly described as follows:

From the Northwest corner of Section 17, Township 39 South, Range 19 East, bear S 01°06'49"W along the West line of said Section 17, a distance of 1165.73 feet to the intersection thereof with the Northeasterly R/W line of Seaboard Air Line Railroad; thence S 32°18'47"E along said Northeasterly R/W line, a distance of 637.81 feet to the intersection thereof with the Southeasterly R/W line of the West Coast Inland Navigation District R/W; thence N 46°40'46"E along said Southeasterly R/W line, a distance of 374.44 feet to the intersection thereof with the Southwesterly R/W line of U.S. Highway 41 By-Pass as it presently exists; thence N 35°48'50"W along said Southwesterly R/W line, a distance of 254.32 feet; thence N 54°11'10"E perpendicular to said R/W line, a distance of 106.00 feet to the Northeasterly R/W line of said U.S. Highway 41 By-Pass and to the POINT OF BEGINNING; thence N 46°42'01"E, a distance of 176.45 feet; thence S 35°48'50"E, a distance of 202.05 feet; thence S 46°40'46"W along the Northwesterly R/W line of the West Coast Inland Navigation District R/W, a distance of 159.37 feet to the Northeasterly R/W line of said U.S. 41 By-Pass; thence N 35°48'50"W along said R/W line, a distance of 22.09 feet; thence S 54°11'10"W along said R/W line, a distance of 17.00 feet; thence N 35°48'50"W, a distance of 177.78 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress as recorded in Official Record Book 1012 at page 528 and corrected in Official Record Book 1013 at page 1954 of the Public Records of Sarasota County, Florida.

Also Subject to and Together with an easement for ingress and egress, being more particularly described as follows:

From the Northwest corner of Section 17, Township 39 South, Range 19 East, bear S 01°06'49"W along the West line of said Section 17, a distance of 1165.73 feet to the intersection thereof with the Northeasterly R/W line of Seaboard Air Line Railroad; thence S 32°18'47"E along said Northeasterly R/W lins, a distance of 637.81 feet to the intersection thereof with the Southeasterly R/W line of the West Coast Inland Navigation District R/W; thence N 46°40'46"E along said Southeasterly R/W line, a distance of 374.44 feet to the intersection thereof with the Southwesterly R/W line of U.S. Highway 41 By-Pass as it presently exists; thence N 35°48'50"W along said Southwesterly R/W line, a distance of 254.32 feet; thence N 54°11'10"E, perpendicular to said R/W line, a distance of 106.00 feet to the Northeasterly R/W line of U.S. Highway 41 By-Pass; thence N 46°42'01"E, a distance of 55.48 feet to the intersection thereof with the Northeasterly line of an easement for ingress and egress, being 55 feet wide and recorded in Official Record Book 1013 at page 1954 of the Public Records of Sarasota County, Florida; thence S 35°48'50"E along the Northeasterly line of aforesaid easement and parallel with the Northeasterly R/W line of U.S. Highway 41 By-Pass, a distance of 41.48 feet to the POINT OF BEGINNING; thence continue S 35°48'50"E along the Northeasterly R/W line of aforesaid easement and parallel with the Northeasterly R/W line of U.S. Highway 41 By-Pass, a distance of 24.21 feet; thence N 46°42'01"E, a distance of 110.91 feet; thence S 35°48'50"E and parallel with the Northeasterly R/W line of U.S. Highway 41 By-Pass, a distance of 136.16 feet to the intersection with the Northwesterly R/W of the West Coast Inland Navigation District R/W; thence N 46°40'46"E along said Northwesterly R/W line, a distance of 20.17 feet; thence N 35°48'50"W and parallel with the Northeasterly line of aforesaid easement and the Northeasterly R/W line of U.S. Highway 41 By-Pass, a distance of 160.36 feet; thence S 46°42'01"W, a distance of 131.07 feet to the POINT OF BEGINNING.



U N I T B O U N D A R I E S

(A) UPPER AND LOWER BOUNDARIES. The Upper and Lower Boundaries of the unit shall be the following boundaries extended to an inter section with the perimetrical boundaries.

(1) Upper Boundary - the horizontal plane of the lower imprinted surfaces of the ceiling (including attics where applicable).

(2) Lower Boundary - the horizontal plane of the unfinished upper surface of the floor slab.

(B) PERIMETRICAL BOUNDARIES. The Perimetrical Boundaries of the units shall be the following boundaries extended to an intersection with the upper and lower boundaries.

(1) Exterior Building Walls - the intersecting vertical planes adjacent to and which include the interior of the outside walls of the building bounding a unit and fixtures therein.

(2) Interior Building Walls - the vertical planes of the center line of walls bounding a unit extended to intersections with other perimetrical boundaries, with the following exceptions:

(i) When walls between units are of varying thicknesses, or abut a column or shaft, the plane of the center line of a bounding wall shall be extended to an intersection with a connecting bounding plane without regard to the plane of the center line of an intervening column or shaft.

(ii) When walls of different thicknesses abut with a flush side, so that their center lines do not intersect, into the thicker wall for a distance which is one-half of the thickness of the thinner wall, and the boundaries shall thence run at a right angle to the plane of the center line of the thicker wall.

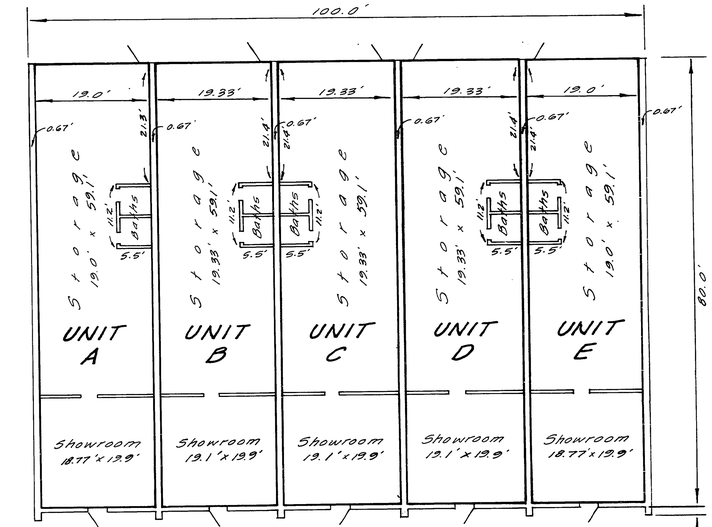
(iii) When there is no wall between units, the vertical plane which would be the center line of a wall, if a wall existed.

S U R V E Y O R ' S C E R T I F I C A T E

The undersigned, a Professional Land Surveyor, duly authorized to practice under the laws of the State of Florida, hereby certifies that the construction of the improvements is substantially complete so that the survey, plot plan and graphic description of the improvements, together with the provisions of the Declaration describing the Condominium property, is an accurate representation of the location and dimensions of the improvements, so that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials.

Date of Survey: 3-23-82

DANIEL E. LEMONDE
Professional Land Surveyor
Florida Certificate no. 2909



F L O O R P L A N

Scale: 1"= 16'

Unfinished Floor Elev. = 15.03
Unfinished Ceiling Elev. = 27.03
Unfin. Peak Ceiling Elev.. = 30.36

SURVEYOR'S NOTES:

1. Elevations are based on M.S.L. Datum as of this date.
2. Boundary as per Deed furnished by client, does not close Mathmatically.

LEMONDE SURVEYING, INC.
2017 S. Tamiami Trail
Venice, Florida