AF 13709

EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1551 AT PAGE 2134 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SAYBROOK MANOR
A CONDOMINIUM

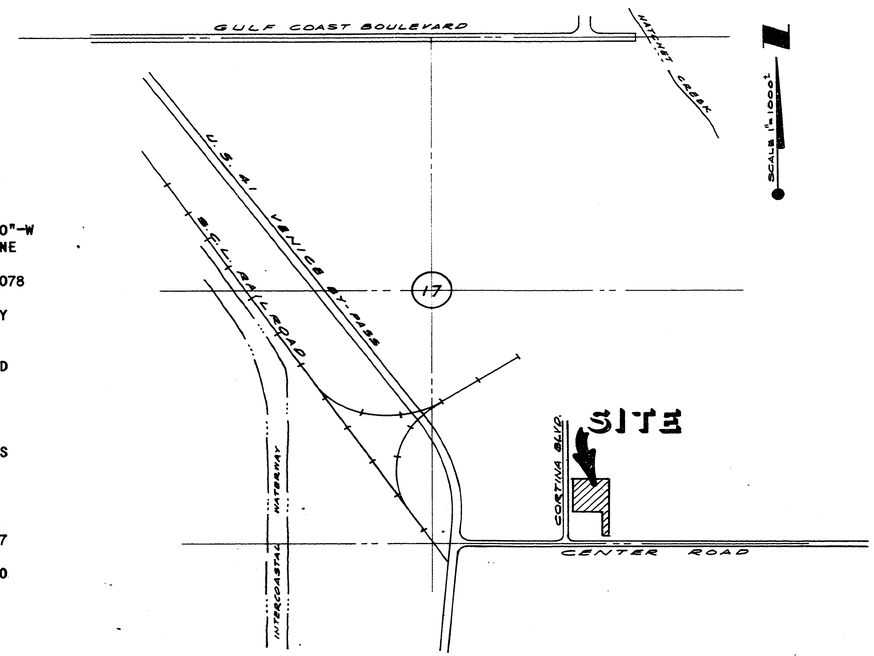
IN SEC. 17, TWP. 39S., RGE. 19E.

SARASOTA COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 17; THENCE N-00°-58'-33"-E ALONG THE EASTERLY LINE OF SAID SOUTHEAST ¼ A DISTANCE OF 70.00 FEET TO THE NORTHERLY LINE OF PREMISES CONVEYED BY SARAVEN CORPORATION TO THE BOARD OF COUNTY COMMISSIONERS BY RESOLUTION DATED NOVEMBER 21, 1961, RECORDED IN O.R. BOOK 333 ON PAGE 666 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N-88°-46'-50"-W ALONG SAID NORTHERLY LINE A DISTANCE OF 924.35 FEET TO THE WESTERLY LINE OF PREMISES CONVEYED BY HAROLD F. BERGER TO FLORIDA POWER AND LIGHT COMPANY BY WARRANTY DEED DATED MAY 9, 1975 AND RECORDED IN O.R. BOOK 1078 ON PAGE 527 OF SAID PUBLIC RECORDS FOR THE POINT OF BEGINNING; THENCE N-01°-15'-35"-E ALONG THE WESTERLY LINE OF SAID PREMISES SO CONVEYED BY BERGER TO FLORIDA POWER AND LIGHT COMPANY A DISTANCE OF 531.00 FEET TO THE SOUTHERLY LINE OF PREMISES CONVEYED BY JOHN W. MESHAD TO FLORIDA POWER AND LIGHT COMPANY BY WARRANTY DEED DATED MAY 9, 1975 AND RECORDED IN O.R. BOOK 1078 ON PAGE 528 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE N-88°-46'-50"-W ALONG SAID SOUTHERLY LINE A DISTANCE OF 385.17 FEET TO THE EASTERLY LINE OF PREMISES CONVEYED AS PARCEL NO. 9 BY SARAVEN CORPORATION TO CHARLES TOLL AND ROBERT SALIGMAN AS TRUSTEES BY WARRANTY DEED DATED MAY 22, 1970 AND RECORDED IN O.R. BOOK 842 ON PAGES 425 THROUGH 435 OF SAID PUBLIC RECORDS; THENCE S-01°-15'-35"-W ALONG SAID EASTERLY LINE A DISTANCE OF 331.00 FEET TO THE NORTHERLY LINE OF PURITAN ARMS CONDOMINIUM RECORDED IN CONDOMINIUM BOOK 13 ON PAGE 10 OF SAID PUBLIC RECORDS (THE FOLLOWING 2 CALLS ARE ALONG THE LINES OF SAID PURITAN ARMS CONDOMINIUM); THENCE S-88°-46'-50"-E A DISTANCE OF 320.17 FEET; THENCE S-01°-15'-35"-W A DISTANCE OF 200.00 FEET TO THE AFOREMENTIONED NORTHERLY LINE OF PREMISES CONVEYED BY SARAVEN CORPORATION TO THE BOARD OF COUNTY COMMISSIONERS; THENCE S-88°-46'-50"-E ALONG SAID NORTHERLY LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.225 ACRES.



NOTES

1. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF N-88°-46'-50"-W (ASSUMED) FOR THE SOUTHERLY LINE OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 19 EAST.
3. A UNIT SHALL CONSIST OF THE SPACE LYING BETWEEN THE FOLLOWING:
   a. PERIMETRICAL BOUNDARIES:
   THE PLANE OF THE UNFINISHED INTERIOR SURFACE OF THE 2" x 4" OR 2" x 6" STUD WALLS (OR OPTIONAL CONCRETE BLOCK WALLS) AS SHOWN HEREON.

   b. UPPER AND LOWER BOUNDARIES:

   LOWER: THE PLANES OF THE UPPER SURFACE OF THE UNFINISHED GYP-CRETE SERVING AS THE UNIT FLOORS.

   UPPER: THE PLANE OF THE LOWER SURFACE OF THE UNFINISHED HORIZONTAL CEILING BEAMS.
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: 17-26
6. UNITS NOT SUBSTANTIALLY COMPLETE: 1-16, 27-42
7. AS OTHER IMPROVEMENTS BECOME SUBSTANTIALLY COMPLETE THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYOR'S CERTIFICATE SETTING FORTH THE AS BUILT DIMENSIONS OF SUCH IMPROVEMENTS IN ACCORDANCE WITH F.S. 718.104 (4) (e).
8. ODD NUMBER UNITS INDICATE GROUND FLOOR UNITS. EVEN NUMBER UNITS INDICATE SECOND FLOOR UNITS.
9. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE DEFINED IN THE DECLARATION OF CONDOMINIUM.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT: THIS PLAT, DESIGNATED AS EXHIBIT "A", CONSISTING OF 4 SHEETS, IS A CORRECT REPRESENTATION OF A SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON: THE CONSTRUCTION OF BUILDING "B" IS SUBSTANTIALLY COMPLETE: THIS PLAT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID BUILDING ; AS TO THE UNITS LOCATED WITHIN SAID BUILDING , THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH SUCH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION; ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS IN SAID BUILDING , AND COMMON ELEMENT FACILITIES SERVING SAID BUILDING HAVE BEEN SUBSTANTIALLY COMPLETED; THE CONSTRUCTION OF OTHER BUILDINGS AND IMPROVEMENTS IS NOT SUBSTANTIALLY COMPLETE AT THIS TIME.

SMALLY, WELLFORD & NALVEN, INC.

BY: _____
DAVID D. KEALY, P.L.S. #2612

DATE OF SURVEY: 12-7-82

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

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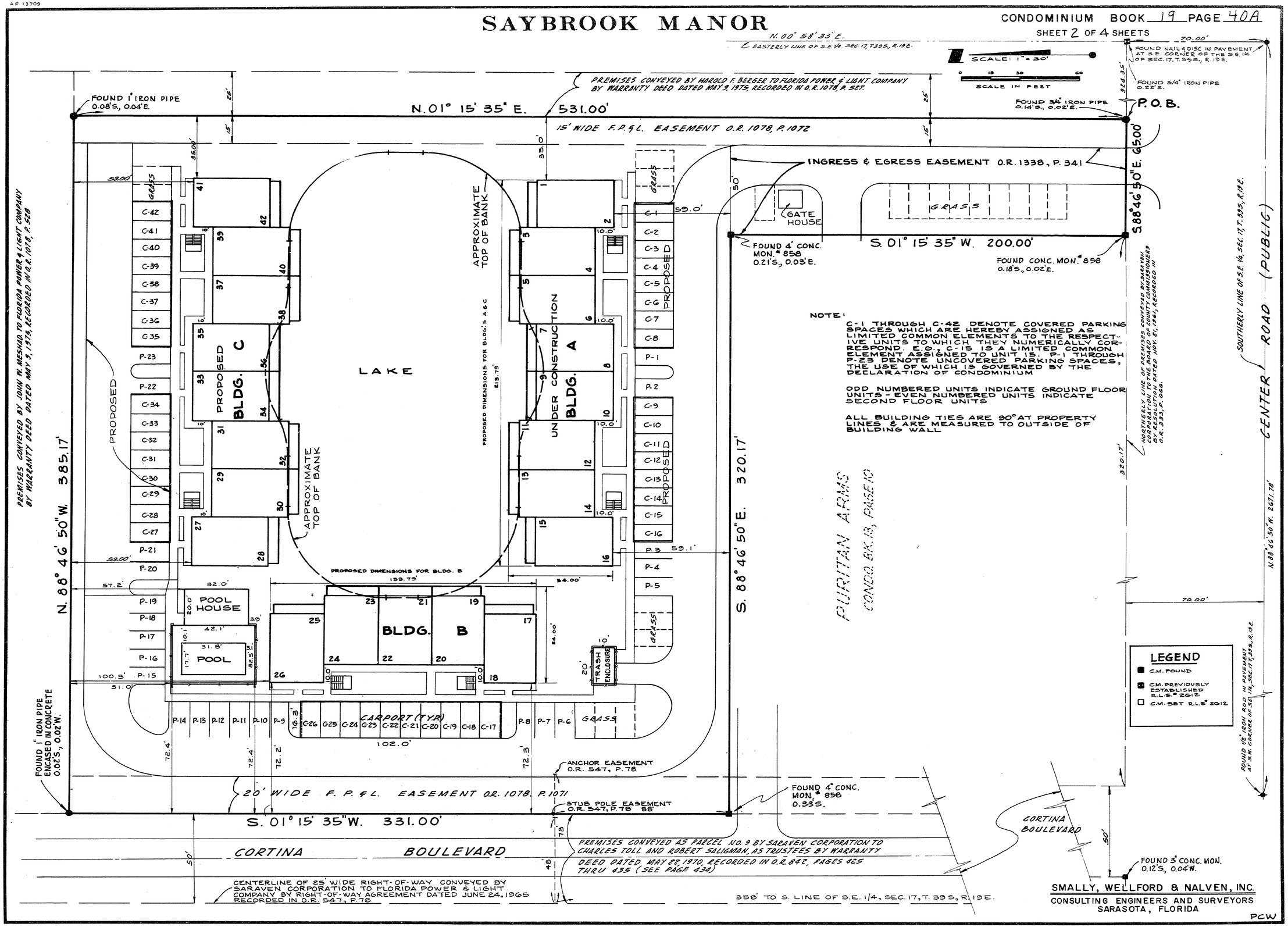
AF 13709

SAYBROOK MANOR

CONDOMINIUM BOOK 19 PAGE 40A

SHEET 2 OF 4 SHEETS

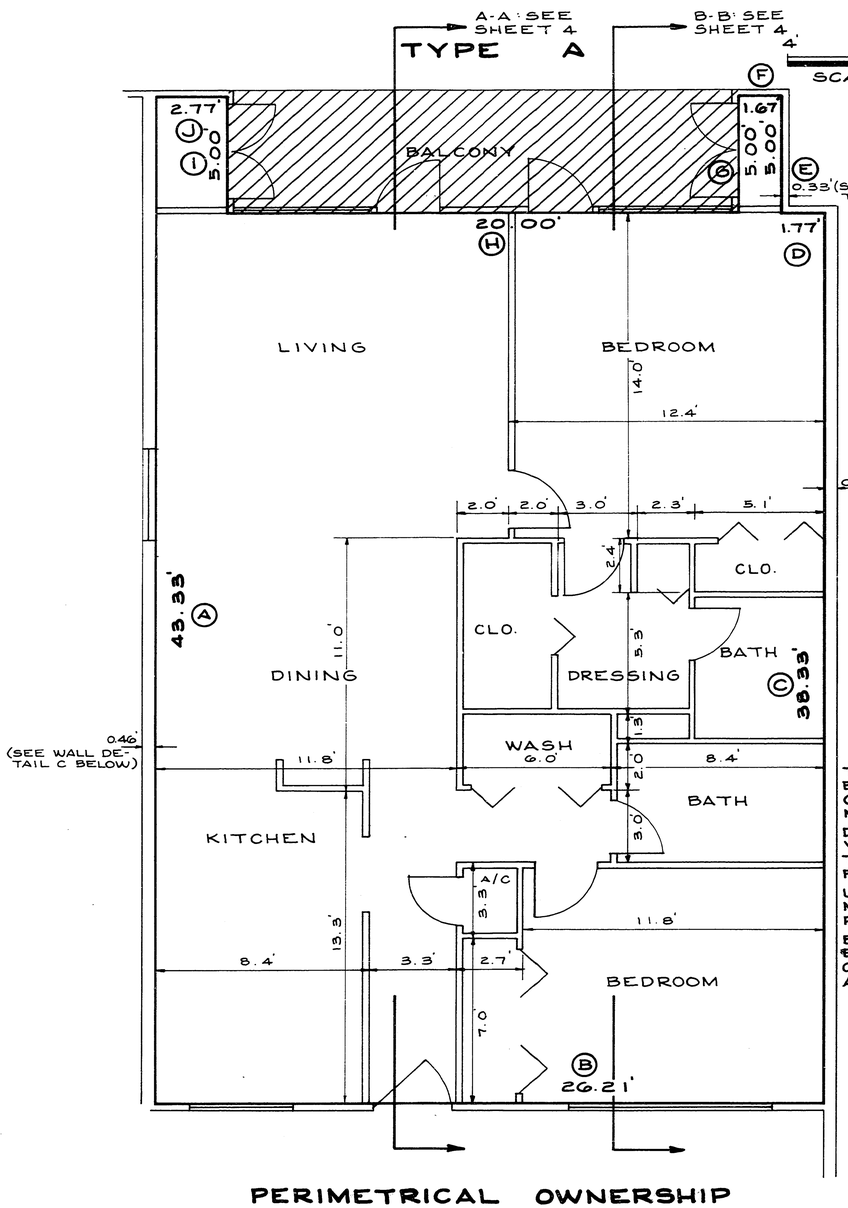


SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

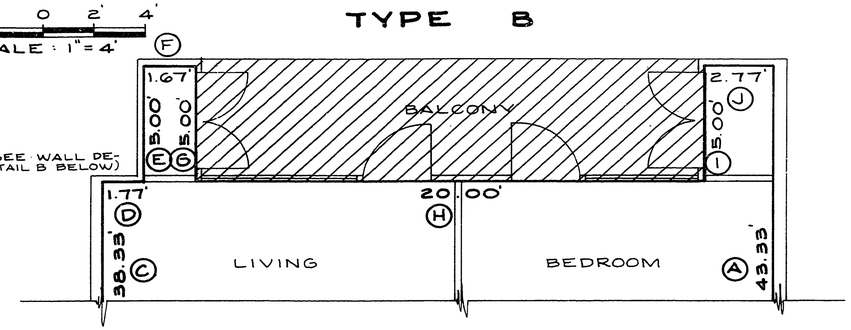
PCW

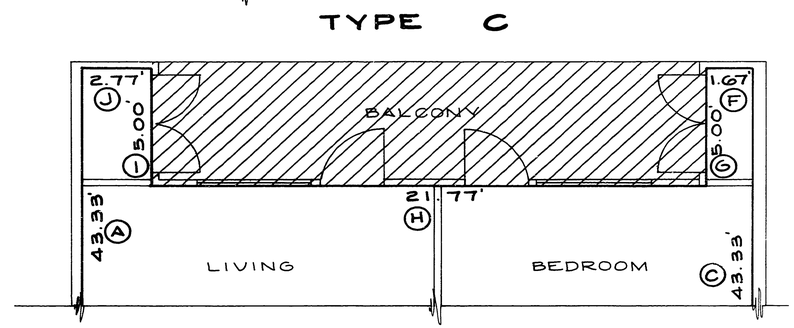
2217 2/4

SAYBROOK MANOR



PERIMETRICAL OWNERSHIP





= LIMITED COMMON ELEMENT

= UNIT BOUNDARY

NOTES

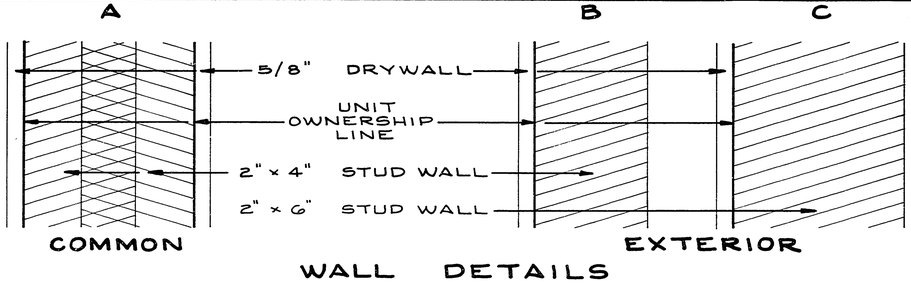
THE CHART REPRESENTS AS-BUILT MEASUREMENTS AFTER CONSTRUCTION OF THE IMPROVEMENTS

DARKENED SPACES IN THE REVERSE COLUMN REFLECT UNITS THAT ARE THE REVERSE OF THE FLOOR PLAN SHOWN

UNFINISHED INTERIOR ROOM DIMENSIONS ARE FROM ARCHITECTS PLANS & ARE NOT FIELD VERIFIED

BALCONIES ARE LIMITED COMMON ELEMENTS FOR THE EXCLUSIVE USE OF THE UNITS TO WHICH THEY ARE APPURTENANT

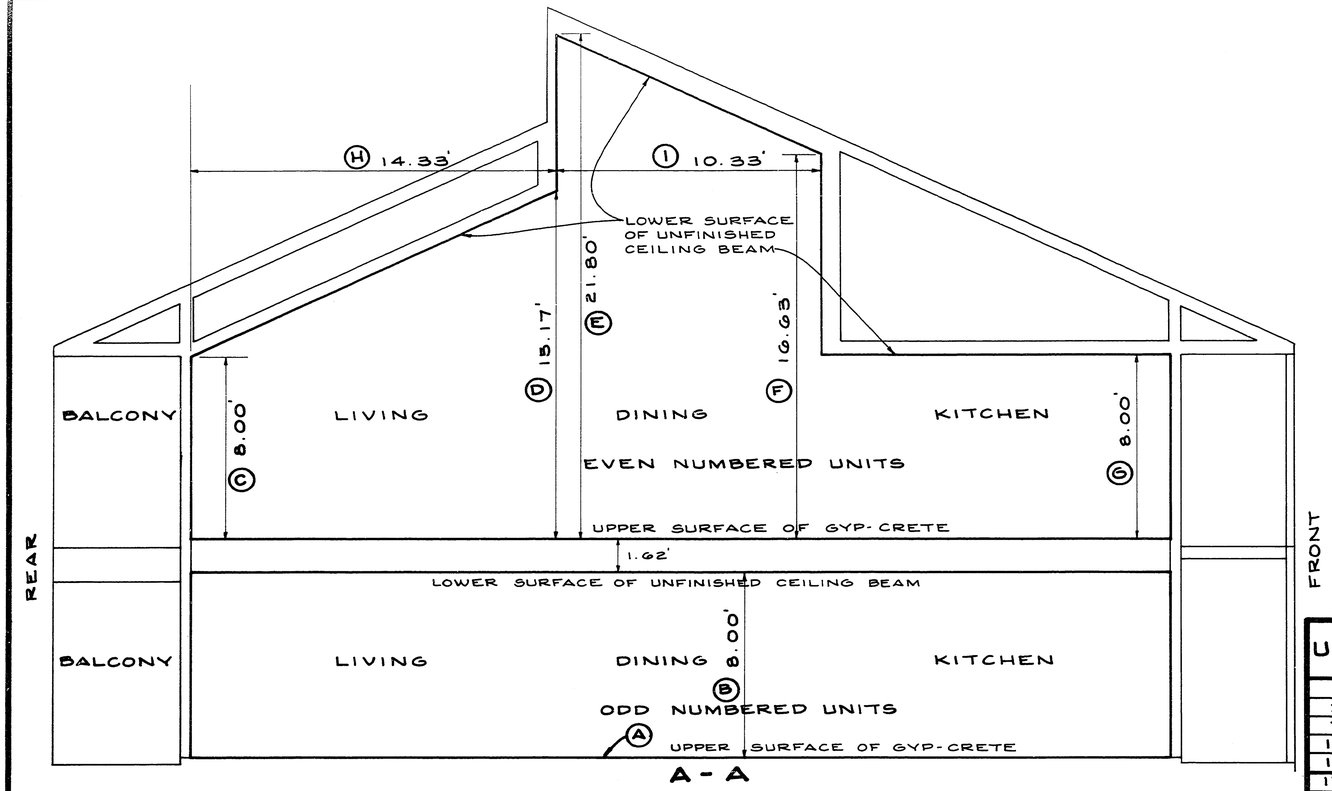
BLDG	TYPE	UNIT	REVERSE	DIMENSIONS									
				A	B	C	D	E	F	G	H	I	J
A	B	1		43.32	26.24	38.40	1.81	5.00	2.00	5.00	20.30	5.01	2.11
	B	2		43.40	26.22	38.41	1.79	5.02	2.00	5.02	20.31	5.00	2.08
	B	3		43.34	26.13	38.33	1.77	5.02	2.00	5.02	20.30	5.01	2.10
	B	4		43.40	26.18	38.33	1.81	5.03	2.03	5.03	20.34	5.03	2.14
	B	5		43.38	26.14	38.35	1.80	5.00	1.98	5.00	20.24	5.01	2.03
	B	6		43.41	26.12	38.37	1.78	4.99	2.02	4.99	20.22	5.05	2.17
	C	7		43.37	26.30	43.32			2.07	5.00	21.44	4.95	2.77
	C	8		43.35	26.27	43.38			2.16	5.01	21.42	5.01	2.78
	C	9		43.36	26.31	43.36			2.08	5.01	21.45	4.99	2.77
	C	10		43.42	26.33	43.39			2.17	5.01	21.44	5.01	2.79
	B	11		43.38	26.20	38.35	1.78	5.02	1.95	5.02	20.27	5.02	2.09
	B	12		43.41	26.17	38.37	1.74	5.02	1.96	5.02	20.28	5.00	2.18
	B	13		43.40	26.08	38.33	1.85	4.99	1.96	4.98	20.32	4.99	2.07
	B	14		43.40	26.15	38.33	1.81	5.00	2.00	5.00	20.35	5.01	2.17
	B	15		43.30	26.30	38.40	1.90	4.99	1.97	4.99	20.28	5.00	2.13
	B	16		43.36	26.30	38.41	1.88	5.01	2.00	5.02	20.28	5.05	2.13
B	B	17		43.50	26.25	38.50	1.85	4.99	1.65	4.99	20.67	4.87	2.05
	B	18		43.52	26.18	38.50	1.68	5.02	1.82	5.02	20.65	4.98	2.05
	A	19		43.55	26.30	38.55	1.85	5.00	1.79	5.00	19.85	4.97	2.82
	A	20		43.54	26.38	38.55	1.86	4.99	1.78	5.00	19.85	5.00	2.79
	C	21		43.50	26.26	43.46			2.77	4.95	20.62	4.99	2.80
	C	22		43.53	26.20	43.55			2.84	5.00	20.55	5.00	2.83
	A	23		43.52	26.20	38.53	1.88	4.98	1.74	4.98	19.85	4.99	2.87
	A	24		43.53	26.23	38.58	1.85	4.95	1.77	4.95	19.79	5.00	2.83
	B	25		43.50	26.23	38.47	1.87	5.00	1.69	5.00	19.82	5.00	2.80
	B	26		43.48	26.25	38.50	1.88	4.98	1.75	4.98	19.81	4.99	2.74
C	B	27											
	B	28											
	B	29											
	B	30											
	B	31											
	B	32											
	C	33											
	C	34											
	C	35											
	C	36											
	B	37											
	B	38											
	B	39											
	B	40											
	B	41											
	B	42											



WALL DETAILS

SAYBROOK MANOR

FILED AND RECORDED
R. H. HACKNEY, CLERK
SARASOTA
DEC 17 12 36 PM '70
239671

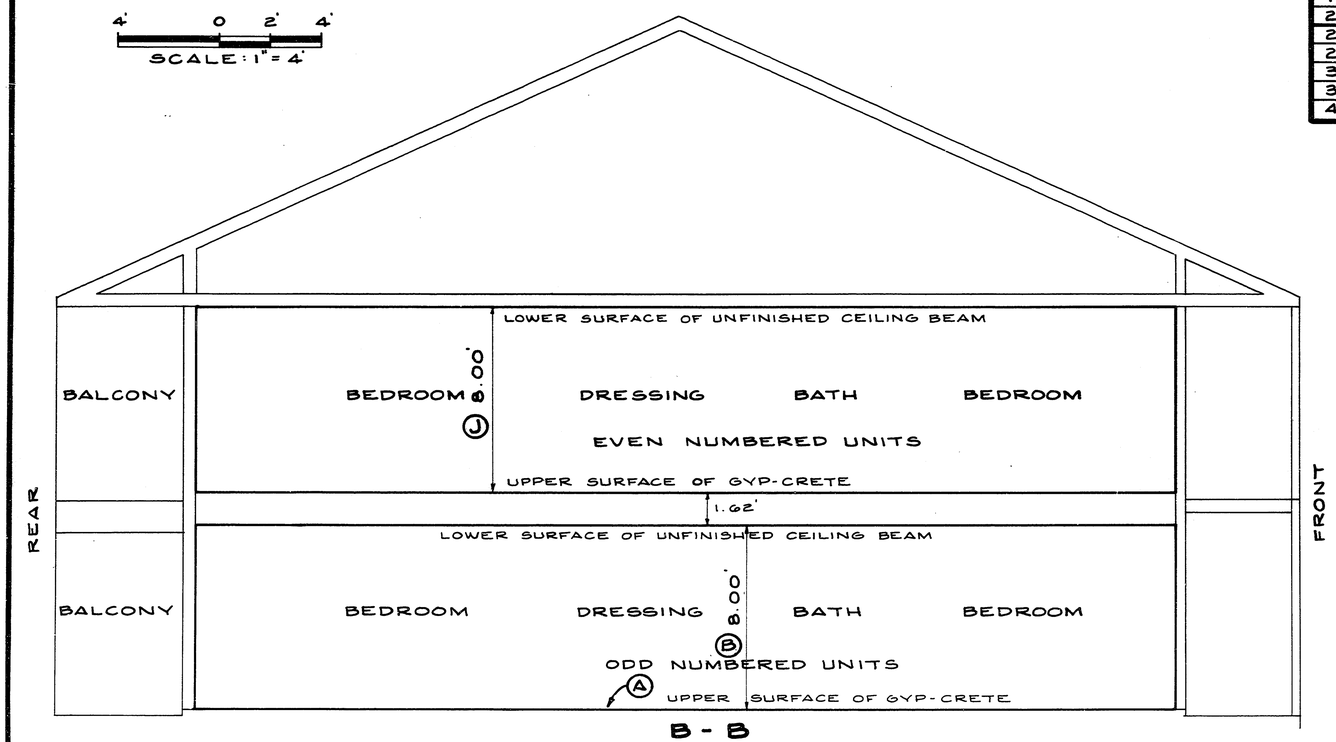


A - A

4' 0 2' 4'
SCALE: 1" = 4'

UPPER & LOWER OWNERSHIP

UNITS	ELEVATION	DIMENSIONS								
	A	B	C	D	E	F	G	H	I	J
1, 2	19.23	8.18	8.01	15.21	21.89	16.64	8.03	14.34	10.41	7.98
3–6	19.21	8.20	8.03	15.20	21.89	16.70	8.04	14.36	10.37	8.01
7–10	19.18	8.19	8.01	15.19	21.87	16.73	8.01	14.34	10.41	7.99
11–14	19.17	8.16	8.00	15.18	21.85	16.66	8.01	14.32	10.39	8.02
15, 16	19.21	8.17	8.05	15.17	21.80	16.75	8.04	14.34	10.40	8.04
17, 18	19.08	8.12	8.08	15.10	21.80	16.63	8.10	14.35	10.38	8.12
19–24	19.05	8.12	8.09	15.05	21.84	16.77	8.10	14.36	10.37	8.11
25, 26	19.10	8.10	8.10	15.05	21.80	16.77	8.09	14.32	10.32	8.10
27, 28										
29–32										
33–36										
37–40										
41, 42										



B - B

——— = UNIT BOUNDARY

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