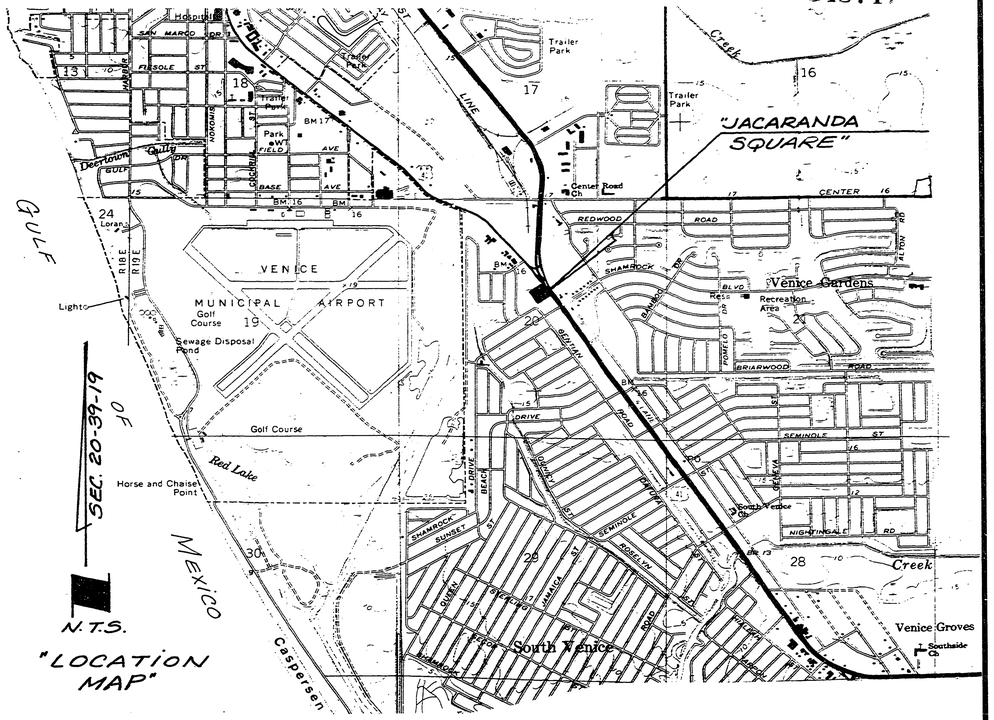
## DESCRIPTION

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1276B, ACCORDING TO THE PLAT OF "SOUTH VENICE UNIT NO. 49" AS RECORDED IN PLAT BOOK 7 AT PAGE 13 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE, ALONG THE EASTERLY LINE OF SAID PLAT, NORTH 34°09'10" WEST, (ON AN ASSUMED BEARING) 300.00 FEET TO THE POINT OF BEGINNING, THENCE, ALONG A LINE PERPENDICULAR TO THE EASTERLY LINE OF SAID PLAT, NORTH 55°50'50" EAST, 200.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY #41, TAMIAMI TRAIL, S.R. #45, THENCE, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #41, NORTH 34°09'10" WEST, 200.00 FEET, THENCE, SOUTH 55°17'30" WEST, 200.26 FEET TO THE INTERSECTION WITH A CURVE TO THE RIGHT AND TO THE EASTERLY LINE OF SAID PLAT, THENCE, ALONG THE ARC OF SAID CURVE, THROUGH A RADIAL BEARING OF SOUTH 55°17'40" WEST AND ALONG THE EASTERLY LINE OF SAID PLAT, SAID CURVE HAVING A CENTRAL OF 00°33'10", A RADIUS OF 5479.65 FEET, FOR AN ARC DISTANCE OF 52.86 FEET TO THE POINT OF TANGENCY, THENCE, CONTINUE ALONG THE EASTERLY LINE OF SAID PLAT, SOUTH 34°09'10" EAST 145.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9139 ACRES, MORE OR LESS.




"LOCATION MAP"

## CERTIFICATION

THE UNDERSIGNED, A LAND SURVEYOR DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT A SURVEY WAS MADE OF THE LANDS SHOWN ON SAID PLAT IS A CORRECT REPRESENTATION OF THE EXISTING EASEMENTS AND IMPROVEMENTS DESCRIBED AND THAT THE CONSTRUCTION OF ALL PLANNED IMPROVEMENTS, AS SHOWN ON THE PLAT ARE SUBSTANTIALLY COMPLETE INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES, AND ACCESS TO THE UNITS AND COMMON ELEMENT FACILITIES AND THAT THIS PLAT 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 THEREFROM.

BRIGHAM & WINNINGHAM, INC.

DATE OF SURVEY: 10-4-83

BY: Raymond T. Brigham
RAYMOND T. BRIGHAM
REGISTERED LAND SURVEYOR
#2670, STATE OF FLORIDA.

## NOTES

A. A UNIT SHALL CONSIST OF THE SPACE BOUNDED WITHIN THE VERTICAL PLANE OF THE EXTERIOR SURFACE OF THE FINISHED EXTERIOR WALLS, THE EXISTING OUTSIDE EDGE OF THE CONCRETE SLAB FOR THE CARPORT AND THE EXISTING OUTSIDE EDGE OF THE SCREENED ENCLOSURE AND THE HORIZONTAL PLANE OF THE HIGHEST, EXTERIOR PEAK OF THE EXISTING ROOF TO TWO FEET BELOW THE EXISTING FINISHED FLOOR SLAB.

B. THIS CONDOMINIUM PLAT IS SUBJECT TO ALL THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM TO WHICH THIS PLAT IS ATTACHED AS EXHIBIT "A".

C. THE AREAS DESIGNATED AS LIMITED COMMON ELEMENTS (L.C.E.) ARE RESERVED TO THE EXCLUSIVE USE OF UNITS TO WHICH THEY ARE ADJACENT TO THE EXCLUSION OF OTHER CONDOMINIUM OWNERS.

D. EACH CONDOMINIUM UNIT IS IDENTIFIED BY A LETTER AS SHOWN HEREON.

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS.

# EXHIBIT "A"

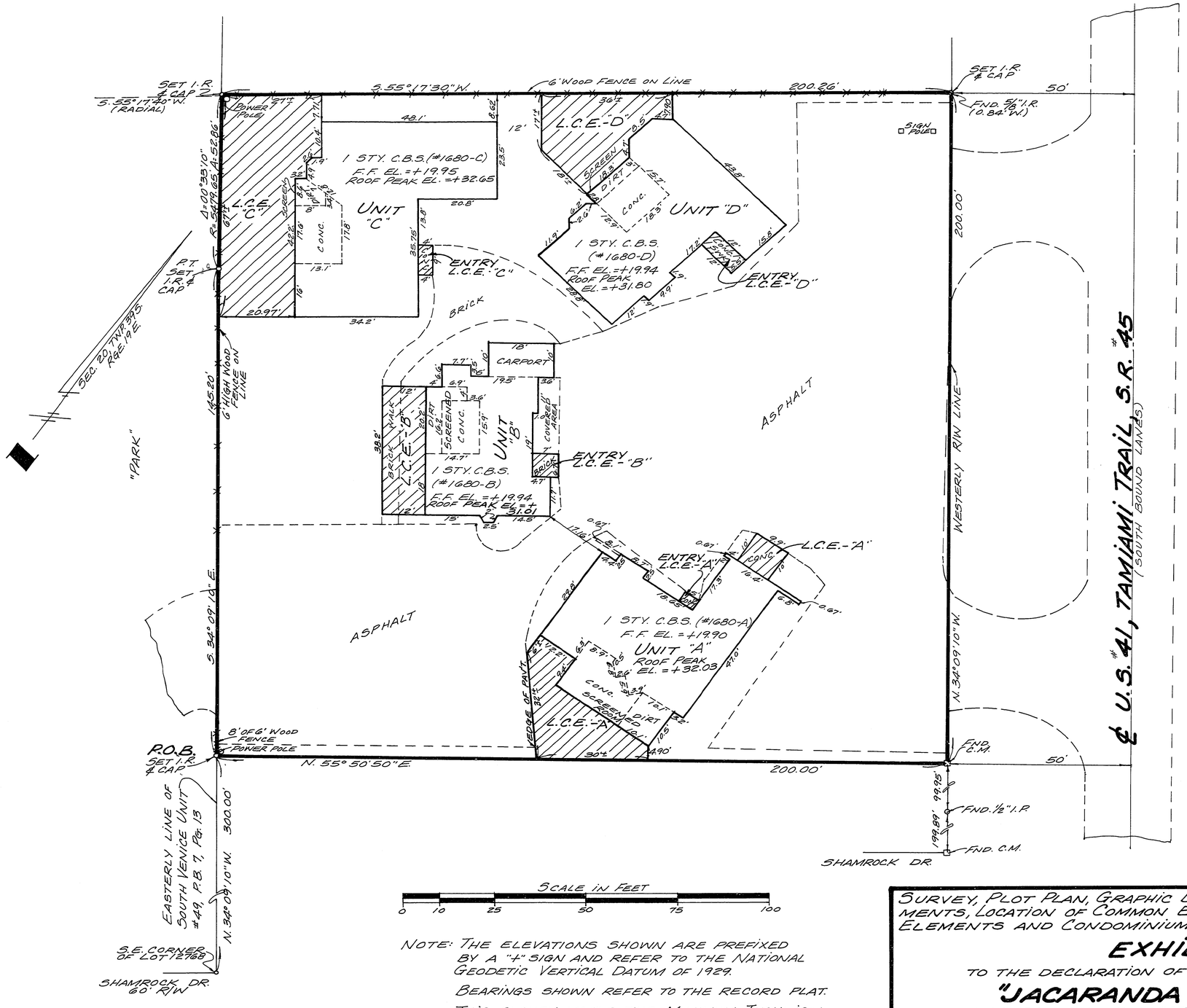
TO THE DECLARATION OF CONDOMINIUM OF:

# "JACARANDA SQUARE"

A CONDOMINIUM, SARASOTA COUNTY, FLORIDA.

PREPARED BY:
BRIGHAM & WINNINGHAM, INC.
712 SHAMROCK BLVD.
VENICE, FLORIDA

DATE: OCT. 10, 1983




NOTE: THE ELEVATIONS SHOWN ARE PREFIXED BY A "+" SIGN AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

BEARINGS SHOWN REFER TO THE RECORD PLAT.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21 HH-6 FAC.) EFFECTIVE SEPT. 1, 1981.

F.B. 176-79

SURVEY, PLOT PLAN, GRAPHIC DESCRIPTION OF IMPROVEMENTS, LOCATION OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS.

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DATE: OCT. 10, 1983

SHEET 2 OF 2 SHEETS

FILED AND RECORDED
R. H. HACKNEY JR. CLERK
SARASOTA CO. FLA.
JAN 11 2 18 PM '84
3487 A7