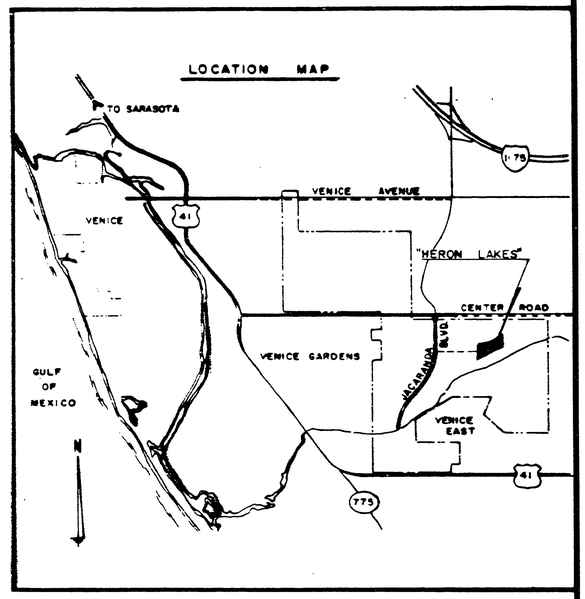
418553

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF:

HERON LAKES CONDOMINIUM
PHASE 4



PHASE 4 OF HERON LAKE CONDOMINIUM
SARASOTA COUNTY, FLORIDA

A Parcel of land lying in the Northwest 1/4 of Section 23, Township 39 South, Range 19 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 23, Thence along the North line of said Section 23, South 88°59'48" East, (on an assumed bearing), 1193.50 feet, Thence perpendicular to the North line of said Section 23, South 01°00'12" West, 1677.76 feet to the Point of Curvature of a curve concave Southwesterly and to a Point on the Southerly Right of Way line of the Proposed East Village Drive, (80' Right of Way), Thence along the Southerly Right of Way line of the Proposed East Village Drive, South 89°39'17" East, 15.00 feet to the POINT OF BEGINNING, Thence continue along the Southerly Right of Way line of the Proposed East Village Drive, South 89°39'17" East, 217.00 feet, Thence, South 09°04'48" East, 215.60 feet to the intersection with a curve to the left, said curve having a radial bearing of South 17°47'32" East, Thence along the arc of said curve, having a central angle of 46°44'26", a radius of 166.00 feet, for an arc distance of 135.42 feet, Thence, North 67°38'27" West, 60.46 feet to the Point of Curvature of a curve to the right, Thence along the arc of said curve, having a central angle of 67°59'10", a radius of 41.00 feet, for an arc distance of 48.65 feet to the Point of Tangency, Thence, North 00°20'43" East, 23.52 feet to the Point of Curvature of a curve to the right, Thence along the arc of said curve, having a central angle of 58°40'19", a radius of 30.00 feet, for an arc distance of 30.72 feet to the Point of Tangency, Thence, North 59°01'02" East, 51.29 feet to the Point of Curvature of a curve to the left, Thence along the arc of said curve, having a central angle of 56°11'51", a radius of 10.00 feet, for an arc distance of 9.81 feet to the Point of Tangency, Thence, North 02°49'11" East, 20.12 feet to the Point of Curvature of a curve to the left, Thence along the arc of said curve, having a central angle of 67°47'04", a radius of 10.00 feet, for an arc distance of 11.83 feet to the Point of Tangency, Thence,North 64°57'52" West, 50.85 feet to the Point of Curvature of a curve to the left, Thence along the arc of said curve, having a central angle of 59°44'15", a radius of 10.00 feet, for an arc distance of 10.43 feet to the end of said curve, Thence along a line radial to the previously described curve, North 34°42'07" West, 128.76 feet to the POINT OF BEGINNING and containing 0.9835 Acres, more or less.

"This survey meets the Minimum Technical Standards for Land Surveying in the State of Florida (Chapter 21 HH-6 FAC) effective Sept. 1, 81."

SURVEYOR'S CERTIFICATE

I, RAYMOND T. BRIGHAM, HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR AUTHORIZED TO PRACTICE IN THIS STATE, UNDER THE LAWS OF THE STATE OF FLORIDA, BEING PROFESSIONAL LAND SURVEYOR NO. 2670, AND THAT THE CONSTRUCTION OF IMPROVEMENTS WHICH COMPRISE PHASE 4 OF HERON LAKE CONDOMINIUM, IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIALS WHICH COMPRISE THIS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF HERON LAKE CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF SAID DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

DATE AUGUST 28, 1984

Raymond T. Brigham

RAYMOND T. BRIGHAM
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
REGISTRATION NO. 2670

PREPARED BY:
BRIGHAM & WINNINGHAM, INC.
LAND SURVEYOR
712 SHAMROCK BLVD.
VENICE, FLORIDA 33595
PH. (813) 493-4430

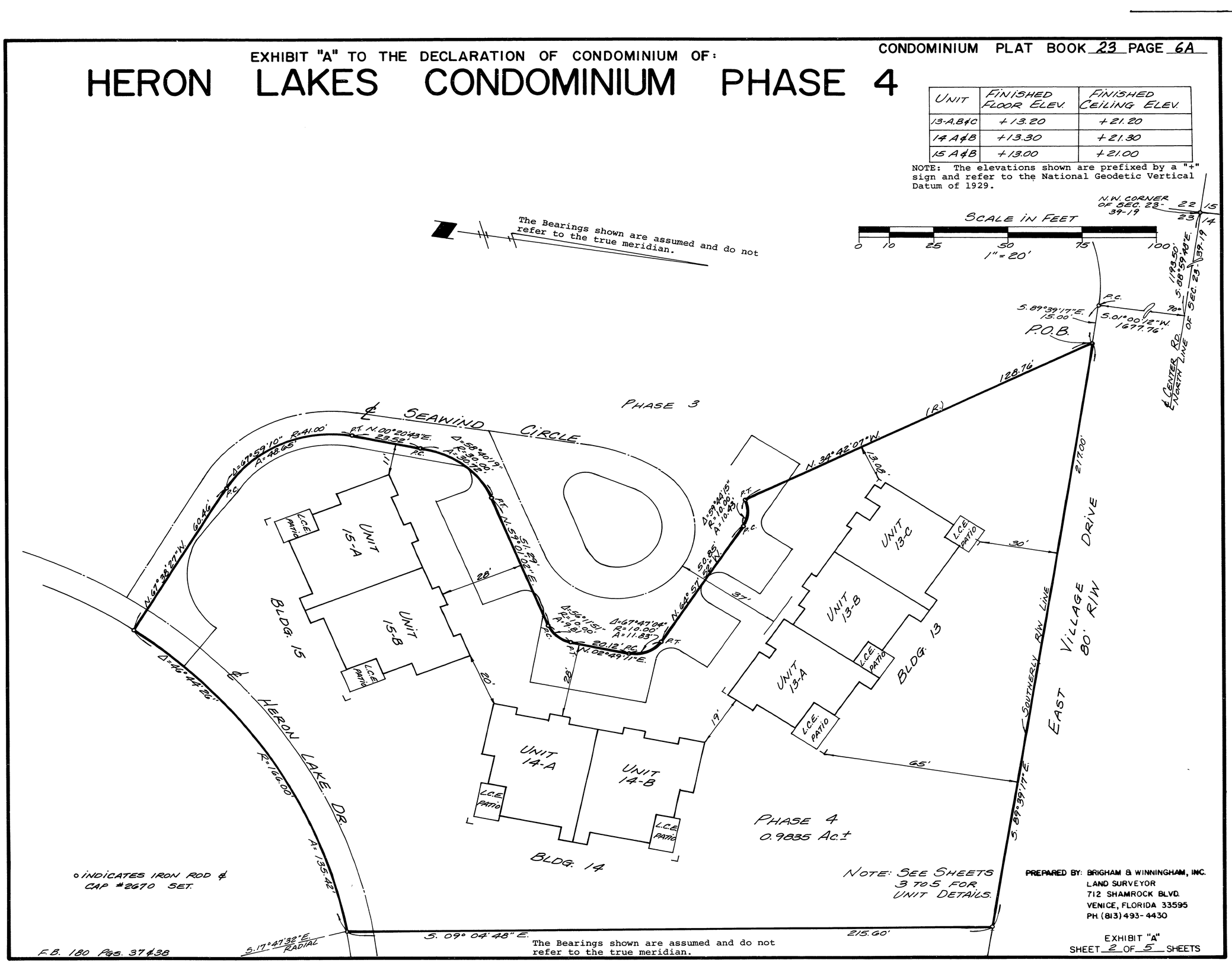
EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF:

HERON LAKES CONDOMINIUM PHASE 4

CONDOMINIUM PLAT BOOK 23 PAGE 6A

UNIT	FINISHED FLOOR ELEV.	FINISHED CEILING ELEV.
13-A,B&C	+13.20	+21.20
14 A&B	+13.30	+21.30
15 A&B	+13.00	+21.00

NOTE: The elevations shown are prefixed by a "+" sign and refer to the National Geodetic Vertical Datum of 1929.



o INDICATES IRON ROD & CAP #2670 SET.

NOTE: SEE SHEETS 3 TO 5 FOR UNIT DETAILS.

F.B. 180 Pgs. 37 & 38

The Bearings shown are assumed and do not refer to the true meridian.

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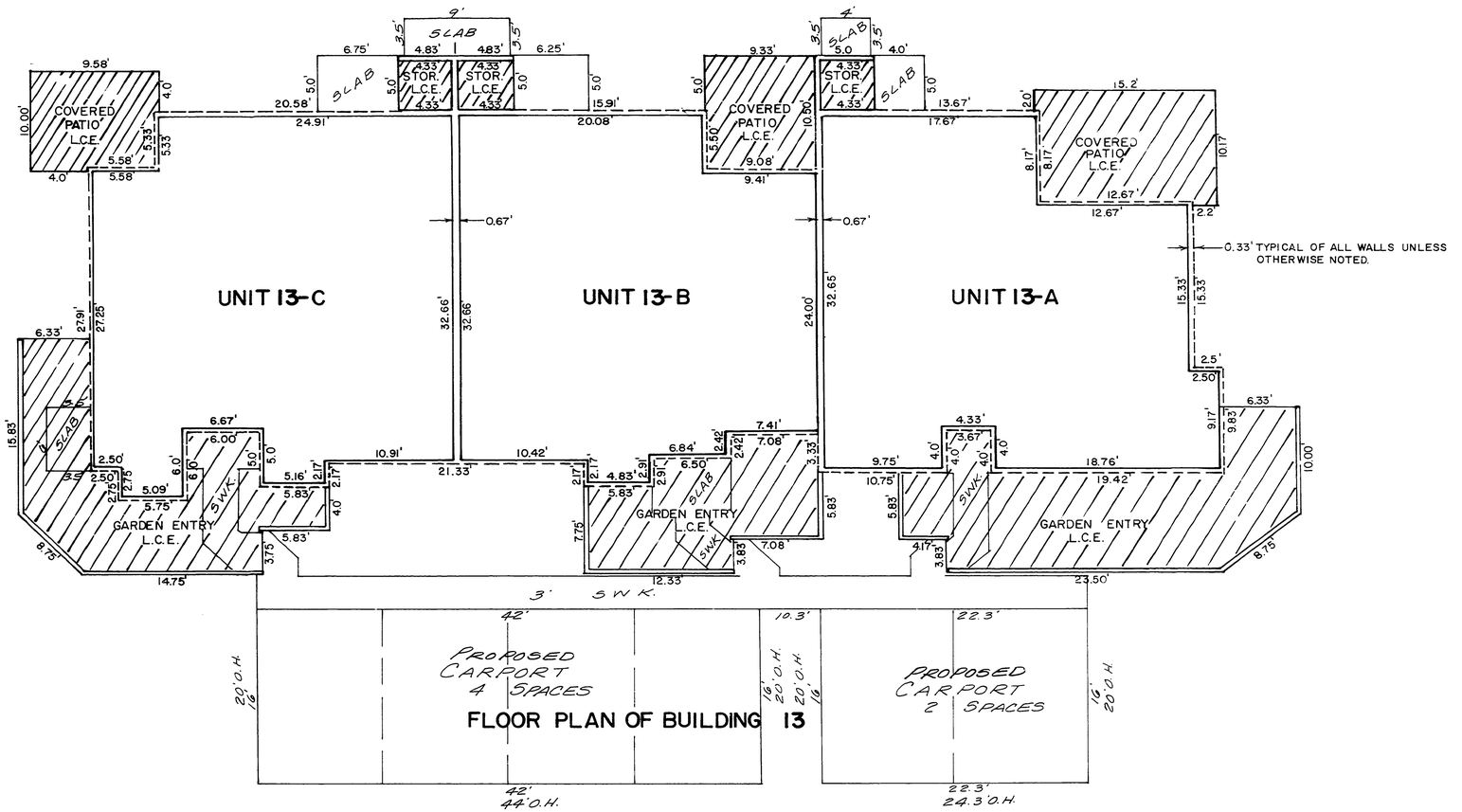
EXHIBIT "A"
SHEET 2 OF 5 SHEETS

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF:

CONDOMINIUM PLAT BOOK 23 PAGE 68

HERON LAKES CONDOMINIUM
PHASE 4



FLOOR PLAN OF BUILDING 13

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VENICE, FLORIDA 33595
PH. (813) 493-4430

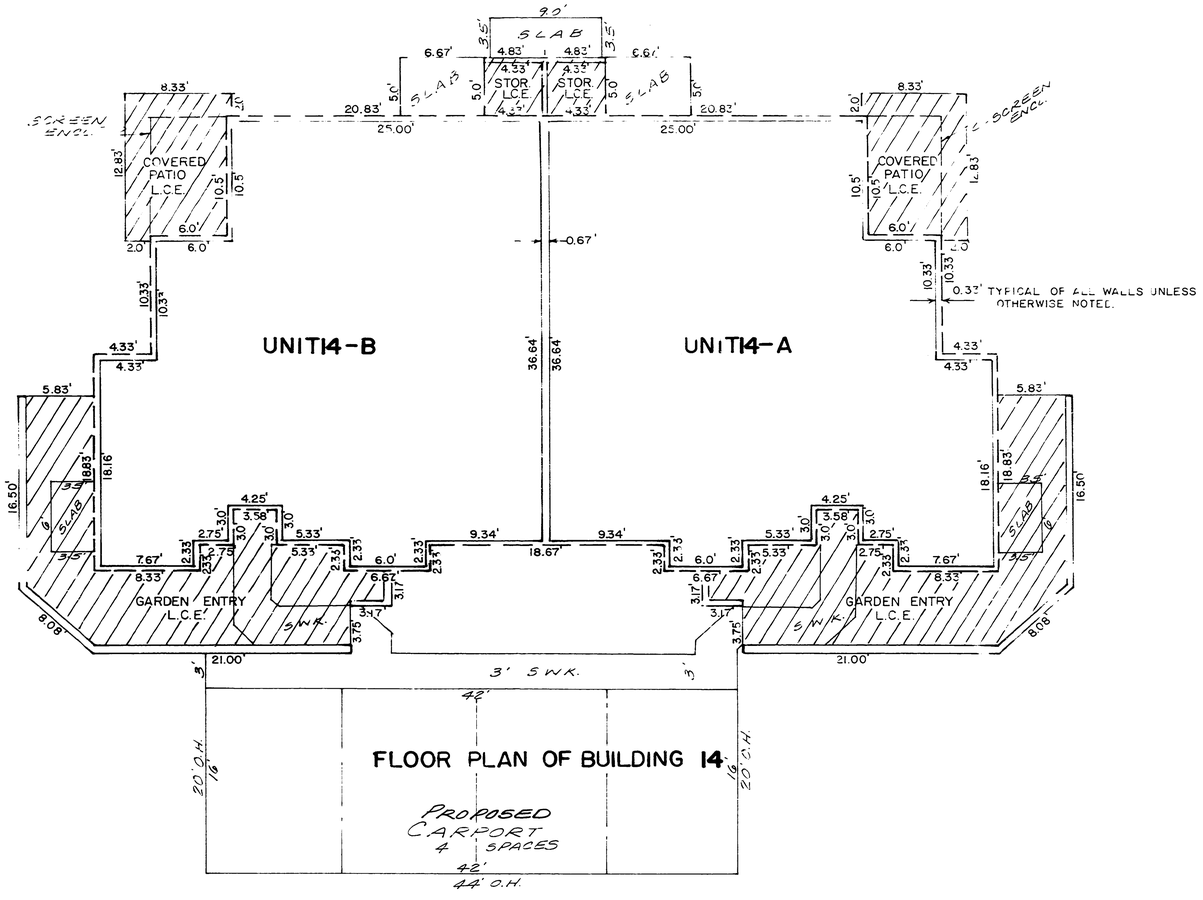
0 5 10 15 20
GRAPHIC SCALE IN FEET
SCALE: 1/8" = 1'

EXHIBIT "A"
SHEET 3 OF 5 SHEETS

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF:

CONDOMINIUM PLAT BOOK 23 PAGE 6C

HERON LAKES CONDOMINIUM
PHASE 4



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VENICE, FLORIDA 33595
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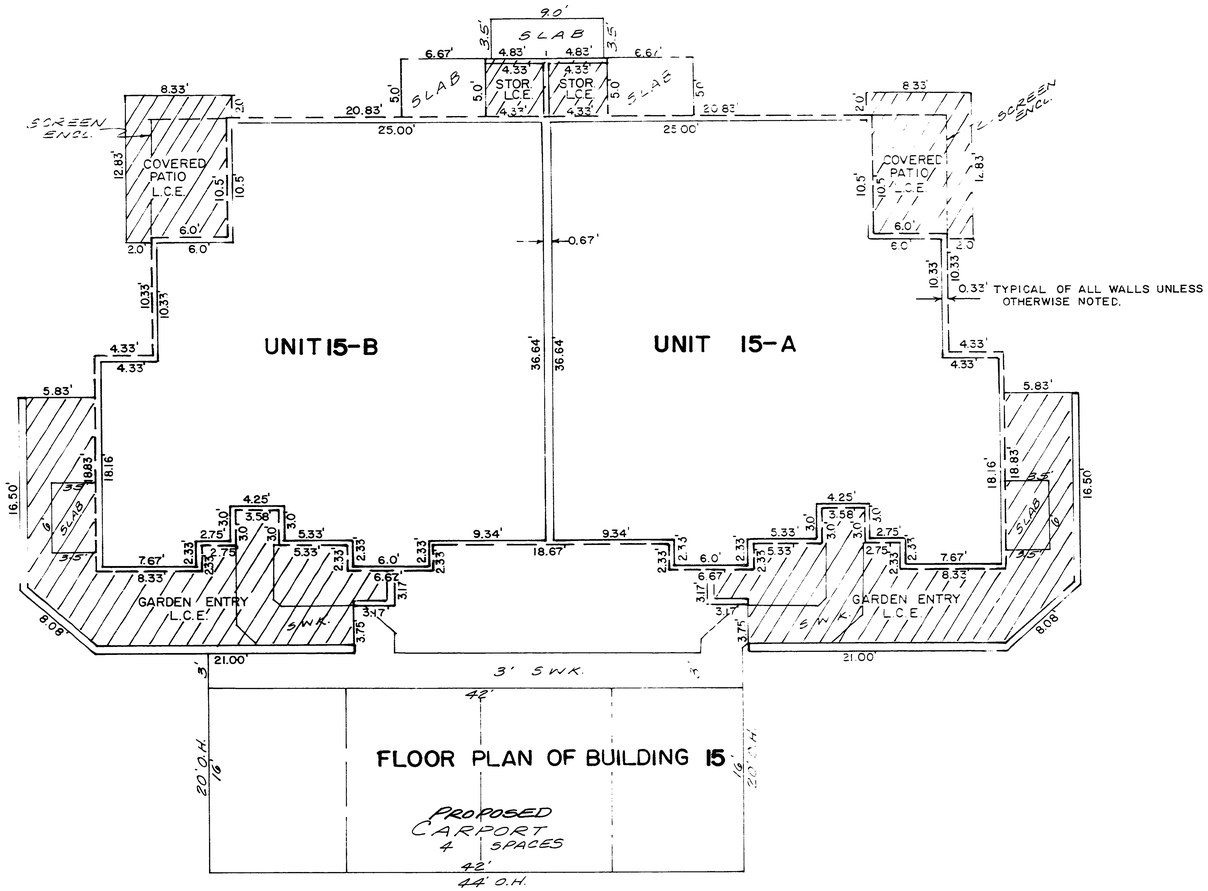
0 5 10 15 20
GRAPHIC SCALE IN FEET
SCALE: 1/8" = 1'

EXHIBIT "A"
SHEET 4 OF 5 SHEETS

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF:

CONDOMINIUM PLAT BOOK 23 PAGE 6D

HERON LAKES CONDOMINIUM
PHASE 4



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0 5 10 15 20
GRAPHIC SCALE IN FEET
SCALE: 1/8" = 1'

FILED AND RECORDED
R.H. HACKNEY JR. CLERK
SARASOTA CO. FLA.
Aug 29 3 47 PM '84

4 1 8 3 5 3

EXHIBIT "A"
SHEET 5 OF 5 SHEETS