CONDOMINIUM BOOK 24 PAGE 24
SHEET 1 OF 3 SHEETS

SUNRISE LAND CONDOMINIUM

498681

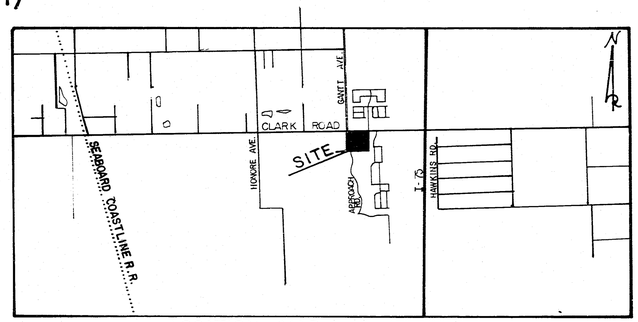
SEC. 13, TWP. 37S, RGE. 18E SARASOTA COUNTY, FLORIDA

(A COMMERCIAL LAND CONDOMINIUM)

NOTES:

① SINCE THE UNIT (TRACT) IS LAND, THE ONLY BOUNDARY EACH UNIT (TRACT) SHALL HAVE IS THE PARAMETRICAL BOUNDARY THAT IS GRAPHICALLY SHOWN ON SHEET 2 HEREOF.

② SIGN LOCATIONS AS SHOWN ARE LIMITED COMMON ELEMENTS (L.C.E.).



LOCATION MAP N.T.S.

DESCRIPTION

THE NORTH 702.05' OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC. 13, TWP. 37S, RGE. 18E, SARASOTA COUNTY, FLORIDA, LESS CLARK ROAD R/W, FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE N.W. 1/4 OF THE NE 1/4 OF SEC. 13, TWP. 37S, RGE. 18E; THENCE S0°02'39"E, ALONG THE W. LINE OF THE NE 1/4 OF SAID SEC. 13 FOR A DISTANCE OF 60.17' TO THE S'LY R/W LINE OF CLARK ROAD (S.R. 72) PARCEL 104 AS RECORDED IN O.R. BOOK 1101 AT PAGE 1233 AND O.R. BOOK 1103 AT PAGE 2140, SARASOTA COUNTY, FLORIDA, FOR THE P.O.B.; THENCE S89°54'03"E ALONG SAID SOUTHERLY R/W LINE 154.60'; THENCE N87°18'00"E, 200.25'; THENCE S89°50'15"E, 313.64' TO THE EAST LINE OF THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC. 13; THENCE S0°00'17"E, ALONG SAID EAST LINE 652.05'; THENCE N89°50'15"W, PARALLEL WITH THE NORTH LINE OF SAID SEC. 13 AND THE CENTERLINE OF CLARK, 667.83' TO THE WEST LINE OF THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC. 13; THENCE N0°02'39"W, ALONG SAID WEST LINE, 641.88' TO THE P.O.B.

CONTAINING 9.941 ACRES MORE OR LESS.

SUBJECT TO INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK 966, PG. 1588 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SAID EASEMENT ALSO SHOWN ON PLAT OF SUNRISE GOLF CLUB ESTATES, RECORDED IN P.B. 26, PG. 35 C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO: SUBJECT TO F.P. & L. EASEMENT BEING 10.0' WIDE AS DESCRIBED AND RECORDED IN O.R. BOOK 1429 AT PAGE 1795, SARASOTA COUNTY, FLORIDA.

ALSO: SUBJECT TO F.P. & L. EASEMENT BEING 10.0' WIDE AS DESCRIBED AND RECORDED IN O.R. BOOK 1537 AT PAGE 397, SARASOTA COUNTY, FLORIDA.

ALSO: THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS RESERVES THE RIGHT TO LOCATE EASEMENT(S) 15.0' IN WIDTH THROUGH EACH OF THE UNITS (TRACTS) IN LOCATIONS TO BE DETERMINED.

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," CHAPTER 21 H H-6, FLORIDA ADMINISTRATIVE CODE, AND DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON 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, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

1 Dec 83
DATE OF SURVEY

JUNE 13, 1984
DATE OF PLAT

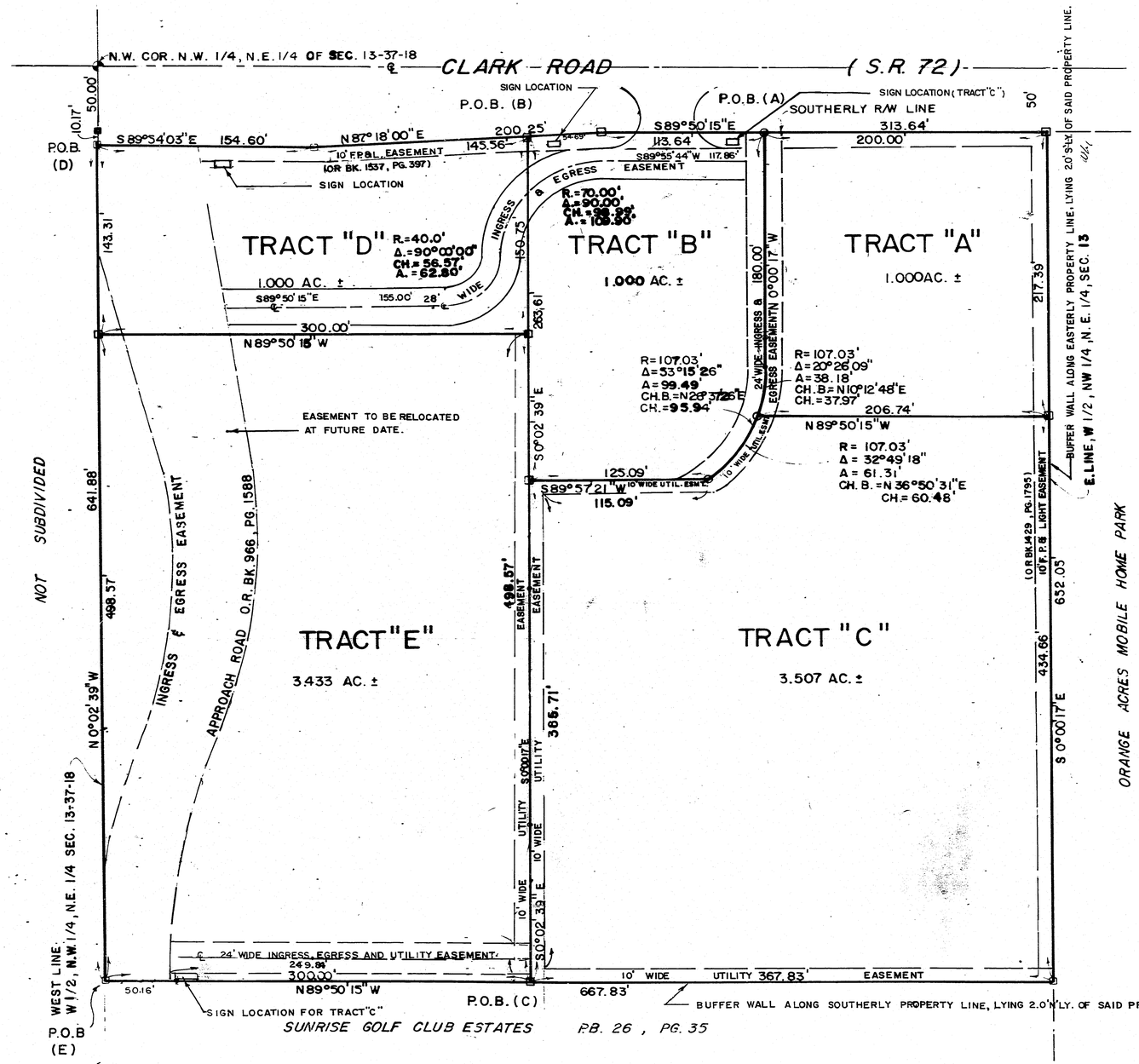
CLIFF ALBERTI, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3599

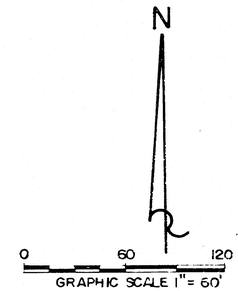
MOSBY ENGINEERING ASSOCIATES, INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA

SUNRISE LAND CONDOMINIUM

SEC. 13, TWP. 37S, RGE. 18E — SARASOTA COUNTY, FLORIDA

(A COMMERCIAL LAND CONDOMINIUM)





MOSBY ENGINEERING ASSOCIATES, INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA

SUNRISE LAND CONDOMINIUM

SEC. 13, TWP. 37S, RGE. 18E. SARASOTA COUNTY, FLORIDA

(A COMMERCIAL LAND CONDOMINIUM)

DESCRIPTION: TRACT A

A parcel of land being a part of the North 702.05' of the W½ of the NW¼ of the NE¼ of Section 13, Twp. 37S., Rge. 18 E., Sarasota County, Florida, less Clark Road R/W, further described as follows:

Commence at the N.W. corner of the N.W.¼ of the N.E.¼ of said Sec. 13; thence S.0°02'39" E. along the West line of the N.E.¼ of said Sec. 13 60.17 to the S.'LY R/W line of Clark Road (S.R. 72) Parcel 104 as recorded in O.R. Book 1101 at Page 1233 and O.R. Book 1103 at Page 2140, Sarasota County, Florida; thence along said S.'LY R/W line the following courses: S. 89°54'03" E. 154.60'; thence N. 87°18'00" E. 200.25' and S. 89°50'15" E. 113.64' for a P.O.B.; thence continue S. 89°50'15" E. along said S.'LY R/W line 200.00' to the East line of said N.E.¼; thence S.0°00'17" E. along said East line 217.39'; thence N. 89°50'15" W. 206.74' to the center of an ingress & egress easement; thence along said centerline N.E.'LY along a curve to the left having a radius of 107.03' for a Arc distance of 38.18' chord bearing, N. 10°12'48" E.; thence N. 0° 00' 17" W. 180.00' to the P.O.B..

Containing 1.00 ± acres of land.

DESCRIPTION: TRACT B

A parcel of land being a part of the North 702.05' of the W½ of the NW¼ of the NE¼ of Section 13, Twp. 37 S., Rge. 18 E., Sarasota County, Florida, less Clark Road R/W, further described as follows:

Commence at the N.W. corner of the NW¼ of the NE¼ of said section 13; thence S.0°02'39" E. along the West line of the NE¼ of said Section 13, 60.17' to the S.'LY R/W line of Clark Road (S.R.72) parcel 104 as recorded in O.R. Book 1101 at Page 1233 and O.R. Book 1103 at Page 2140, Sarasota County, Florida; thence continue along said S.'LY R/W line S.89°54'03" E. 154.60' and N. 87°18'00" E. 145.56' for a P.O.B.; thence continue along said S.'LY R/W line N. 87°18'00" E. 54.69' and S. 89°50'15" E. 113.64' to the center of an egress & ingress easement; thence along the center of said easement S. 0°00'17" E. 180.00' and S.W.'LY along a curve to the right having a radius of 107.03' for a arc distance of 99.49', chord bearing, S.26°37'26" W.; thence S. 89°57'21" W. 125.09'; thence N. 0°02'39" W. 263.61' to the P.O.B.

Containing 1.00 ± acres of land.

Description: Tract C

A parcel of land being a part of the North 702.05' of the W½ of the NW¼ of the NE¼ of Section 13, Twp. 37 S., Rge. 18 E., Sarasota County, Florida, less Clark Road R/W, further described as follows:

Commence at the N.W. corner of the NW¼ of the NE¼ of said Section 13; thence S 0° 02' 39" E along the West line of the NE¼ of said Section 13, 702.05' to the north line of Sunrise Golf Club Estates Subdivision (P.B. 26, Pg. 35); thence S 89° 50' 15" E along said North line 300.00' for a P.O.B.; thence N 0° 02' 39" W partially along the west boundary of 10' wide utility easement 385.71'; thence N 89° 57' 21" E 125.09'; thence NE'ly along the northwesterly boundary of a 10' wide utility easement on a curve to the left having a radius of 107.03' for an arc distance of 61.31', chord bearing N 36° 50' 31" E; thence S 89° 50' 15" E 206.74' to the East line of said NE¼; thence S 0° 00' 17" E along said East line 434.66' to the said North line of Sunrise Golf Club Estates Subdivision; thence N 89° 50' 15" W 367.83' to the P.O.B.

Containing 3.507± acres of land.

DESCRIPTION: TRACT D

A PARCEL OF LAND BEING A PART OF THE NORTH 702.05' OF THE W½ OF THE NW¼ OF THE NE¼ OF SECTION 13, TWP. 37 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA, LESS CLARK ROAD R/W, FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE NW¼ OF THE NE¼ OF SAID SECTION 13; THENCE S 0° 02' 39" E ALONG THE WEST LINE OF THE NE¼ OF SAID SECTION 13, 60.17' TO THE S'LY R/W LINE OF CLARK ROAD (S.R. 72) PARCEL 104 AS RECORDED IN O.R. BOOK 1101 AT PAGE 1233 AND O.R. BOOK 1103 AT PAGE 2140, SARASOTA COUNTY, FLORIDA, FOR THE P.O.B.; THENCE ALONG SAID S'LY R/W LINE S 89° 54' 03" E 154.60' AND N 87° 18' 00" E 145.56'; THENCE S 0° 02' 39" E 150.75'; THENCE N 89° 50' 15" W 300.00' TO SAID WEST LINE OF THE NE¼; THENCE N 0° 02' 39" W ALONG SAID WEST LINE 143.31' TO THE P.O.B.

CONTAINING 1.000± ACRES OF LAND.

Description: Tract E

A parcel of land being a part of the North 702.05' of the W½ of the NW¼ of the NE¼ of Section 13, Twp. 37 S., Rge. 18 E., Sarasota County, Florida, less Clark Road R/W, further described as follows:

Commence at the N.W. corner of the NW¼ of the NE¼ of said Section 13; thence S 0° 02' 39" E along the West line of the NE¼ of said Section 13, 203.48' for a P.O.B.; thence S 89° 50' 15" E 300.00'; thence S 0° 02' 39" E partially along the center of an ingress and egress easement 498.57' to the North line of Sunrise Golf Club Estates Subdivision (P.B. 26, Pg. 35); thence N 89° 50' 15" W along said North line 300.00' to the said West line of NE¼; thence N 0° 02' 39" W along said West line 498.57' to the P.O.B.

Containing 3.433± Acres of land.

DESCRIPTION: CENTER OF A 24' WIDE INGRESS AND EGRESS EASEMENT (TRACTS "A", "B" AND "C")

BEGINNING AT THE MOST NORTHERLY COMMON CORNER OF TRACTS "A" AND "B", SUNRISE LAND CONDOMINIUM, SARASOTA COUNTY, FLORIDA; THENCE S 0° 00' 17" E ALONG THE COMMON LINE BETWEEN SAID TRACTS "A" AND "B", AND CENTERLINE OF A 24' WIDE INGRESS AND EGRESS EASEMENT 180.00'; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 107.03', CENTRAL ANGLE OF 20° 26' 09" FOR AN ARC DISTANCE OF 38.18', CHORD BEARING S 10° 12' 48" W TO THE SOUTHWEST CORNER OF TRACTS "A" AND "C"; THENCE CONTINUING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 107.03', CENTRAL ANGLE OF 32° 49' 18" FOR AN ARC DISTANCE OF 61.31', CHORD BEARING S 36° 50' 31" W, ALONG COMMON LINE BETWEEN SAID TRACTS "B" AND "C" TO A POINT OF TERMINATION, SAID POINT BEING S 9° 11' 35" W 269.23' FROM THE P.O.B.

DESCRIPTION: CENTER OF A 28' WIDE INGRESS AND EGRESS EASEMENT (TRACTS "B" AND "D")

COMMENCE AT THE NORTHEAST CORNER OF TRACT "B", SUNRISE LAND CONDOMINIUM, SARASOTA COUNTY, FLORIDA; THENCE S 0° 00' 17" E ALONG THE EAST LINE OF SAID TRACT "B" 24.00' FOR A P.O.B.; THENCE S 89° 55' 44" W ALONG CENTERLINE OF A 28' WIDE INGRESS AND EGRESS EASEMENT 117.86'; THENCE SOUTHWESTERLY THROUGH SAID TRACTS "B" AND "D" ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 70.00', CENTRAL ANGLE OF 90°, FOR AN ARC DISTANCE OF 109.90', CHORD BEARING OF S 45° 09' 45" W; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00', CENTRAL ANGLE OF 90°, FOR AN ARC DISTANCE OF 62.80', CHORD BEARING OF S 45° 09' 45" W; THENCE N 89° 50' 15" W 155.00' TO A POINT OF TERMINATION, SAID POINT BEING S 70° 48' 19" W 405.73' FROM THE NORTHEAST CORNER OF SAID TRACT "B".

DESCRIPTION: CENTER OF A 24' WIDE INGRESS AND EGRESS EASEMENT (TRACT "E")

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "E", SUNRISE LAND CONDOMINIUM, SARASOTA COUNTY, FLORIDA; THENCE S 89° 50' 15" E ALONG THE SOUTH LINE OF SAID TRACT "E" 300.00'; THENCE N 0° 02' 39" W ALONG EAST LINE OF SAID TRACT "E" 17.00' FOR A P.O.B.; THENCE N 89° 50' 15" W ALONG CENTERLINE OF A 24' WIDE INGRESS AND EGRESS EASEMENT 249.84' TO A POINT OF TERMINATION, SAID POINT BEING N 71° 25' 08" E 52.90' FROM THE SW CORNER OF TRACT "E".

FILED AND RECORDED
MAY 21 3 19 PM '85

MOSBY ENGINEERING ASSOCIATES, INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA