CONDOMINIUM BOOK 24, PAGE 7,
SHEET 1 OF 3

THIS PLAT AMENDS THE RECORDED PLAT OF LAKESHORE VILLAGE, A CONDOMINIUM RECORDED IN C.B. 21 PAGES 43 TO 43-F, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ADDS PHASE B TO THIS CONDOMINIUM.

476857

FIRST AMENDMENT TO PLAT OF

LAKESHORE VILLAGE

A CONDOMINIUM

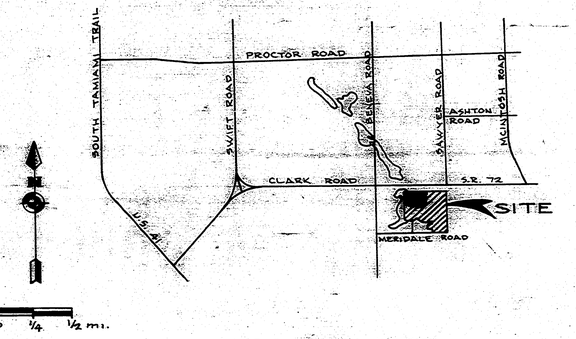
ADDING PHASE B

IN

SECTION 15, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

GENERAL NOTES

1. BEARINGS ARE BASED ON THE BENEVA OAK VILLAS, PHASE I, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 15, PAGES 30 THRU 30 E, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. DIMENSIONS ARE PERPENDICULAR TO BOUNDARY OR CENTER-LINE EXCEPT WHEN NOTED OTHERWISE.
3. (R) INDICATES RADIAL BEARING.
4. THIS IS A LAND CONDOMINIUM. UNIT BOUNDARIES ARE AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM DOCUMENTS.
5. THE DEVELOPER, HEREBY CREATES AND RESERVES FOR THE BENEFIT OF DEVELOPER, UNIT OWNERS AND UNITS IN BENEVA OAK VILLAS, PHASE I, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK 15, PAGES 30 THRU 30 E, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER, THROUGH AND ACROSS ALL PRIVATE ROADS, STREETS AND LANES LOCATED IN THIS CONDOMINIUM.
6. DEVELOPER HEREBY CREATES AND RESERVES NON-EXCLUSIVE ACCESS EASEMENTS OVER ALL STREETS AND ROADWAYS LOCATED ON THE LAND THAT IS SUBMITTED TO CONDOMINIUM OWNERSHIP AS PART OF THIS CONDOMINIUM. THESE EASEMENTS ARE FOR THE BENEFIT OF THE OWNERS, LEASEES, THEIR GUESTS AND INVITEES OF THE LAND DESCRIBED AS PHASES A THRU E, INCLUSIVE AND SHALL EXIST WHETHER OR NOT SAID PHASES ARE SUBMITTED TO CONDOMINIUM OWNERSHIP AS PART OF THIS CONDOMINIUM.



LOCATION MAP

SURVEYOR'S CERTIFICATION PHASE B

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE COMMON ELEMENTS AND EACH UNIT CONSISTING SOLELY OF LAND FOR PHASE B SHOWN HEREON ARE 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 PROPOSED IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE PROPOSED COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS, AND THAT THE SURVEY DATA COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING, F.A.C. CHAPTER 21HH-6.

DATE OF SURVEY: NOV. 10, 1985

CALVIN J. REED
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS 2915

LEGAL DESCRIPTION PHASE B

COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 15, SOUTH 89°24'01" EAST 1194.00 FEET; THENCE SOUTH 00°14'03" WEST 49.09 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CLARK ROAD (100 FEET WIDE), RECORDED IN DEED BOOK 272, PAGE 61, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND THENCE CONTINUE SOUTH 00°14'03" WEST 330.53 FEET TO THE POINT OF BEGINNING:

THENCE FROM SAID POINT OF BEGINNING AND PARALLEL TO THE NORTHERLY LINE OF SECTION 15, SOUTH 89°24'01" EAST 695.16 FEET; THENCE SOUTH 00°14'25" WEST 168.08 FEET; THENCE SOUTH 89°45'35" EAST 10.00 FEET; THENCE SOUTH 00°14'25" WEST 133.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHWARDLY ON A CURVE CONCAVE EASTWARDLY AN ARC DISTANCE OF 54.00 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE HAVING A RADIUS OF 192.00 FEET AND A CENTRAL ANGLE OF 16°06'48"; THENCE SOUTHWESTWARDLY ON A CURVE CONCAVE NORTHWESTWARDLY AN ARC DISTANCE OF 130.77 FEET, SAID CURVE HAVING A RADIUS OF 128.00 FEET AND A CENTRAL ANGLE OF 58°32'15"; THENCE NORTH 47°20'08" WEST 35.82 FEET; THENCE NORTH 85°59'45" WEST 240.88 FEET; THENCE SOUTH 77°48'41" WEST 95.54 FEET; THENCE NORTH 72°17'25" WEST 62.46 FEET; THENCE NORTH 18°32'51" WEST 48.43 FEET; THENCE SOUTH 70°43'08" WEST 44.00 FEET; THENCE NORTH 46°55'23" WEST 19.94 FEET; THENCE NORTH 88°35'41" WEST 192.84 FEET; THENCE NORTH 00°14'03" EAST 394.00 FEET TO THE POINT OF BEGINNING CONTAINING 6.94 ACRES, MORE OR LESS, ALL LYING AND BEING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

R.E. NELSON & ASSOCIATES
PLANNERS, ARCHITECTS,
LANDSCAPE ARCHITECTS,
ENGINEERS & SURVEYORS, INC.

4630 5TH STREET WEST
BRADENTON, FLORIDA 33507

CONDOMINIUM BOOK 24, PAGE 7A
SHEET 2 OF 3

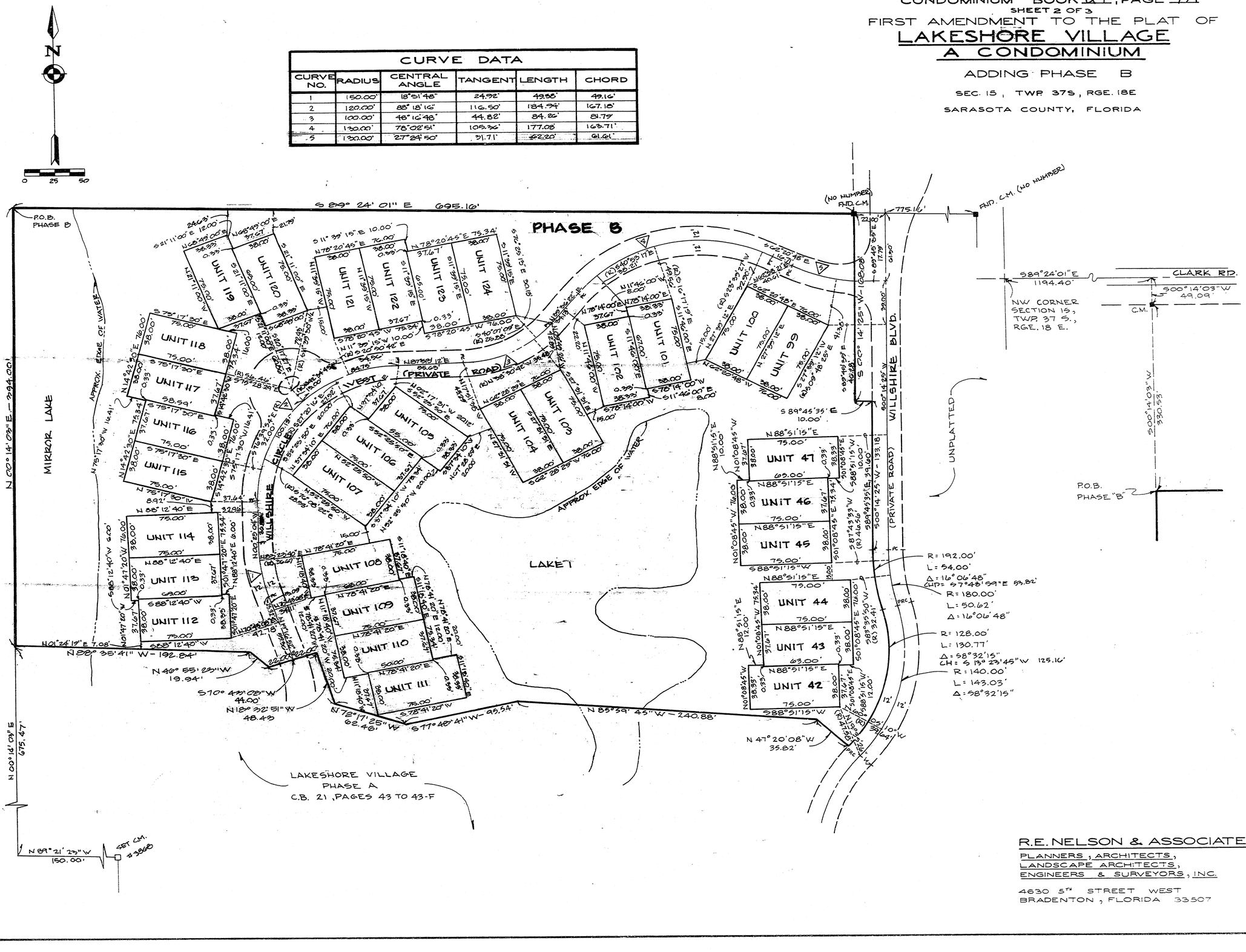
FIRST AMENDMENT TO THE PLAT OF LAKESHORE VILLAGE A CONDOMINIUM

ADDING PHASE B

SEC. 15, TWP. 37S, RGE. 18E

SARASOTA COUNTY, FLORIDA

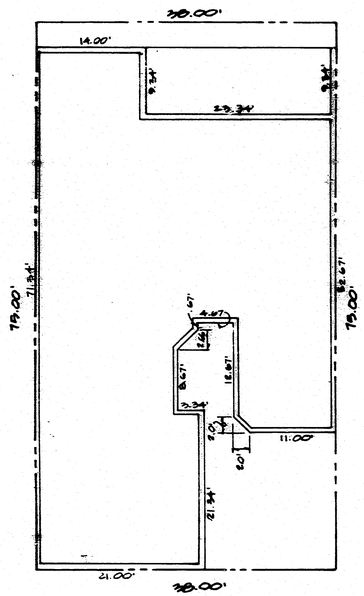
CURVE DATA					
CURVE NO.	RADIUS	CENTRAL ANGLE	TANGENT	LENGTH	CHORD
1	150.00'	18°51'48"	24.92'	49.38'	49.16'
2	120.00'	88°18'16"	116.50'	184.94'	167.18'
3	100.00'	48°16'48"	44.82'	84.26'	81.79'
4	130.00'	78°02'51"	105.32'	177.08'	163.71'
5	130.00'	27°24'50"	31.71'	62.20'	61.61'



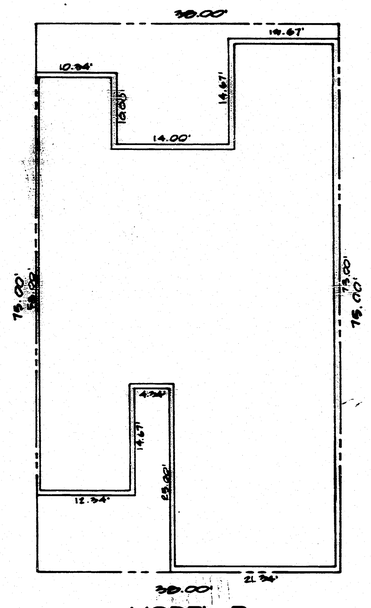
R.E. NELSON & ASSOCIATES
PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS & SURVEYORS, INC.
4630 5TH STREET WEST
BRADENTON, FLORIDA 33507

CONDOMINIUM BOOK 24, PAGE 7B.
SHEET 3 OF 3

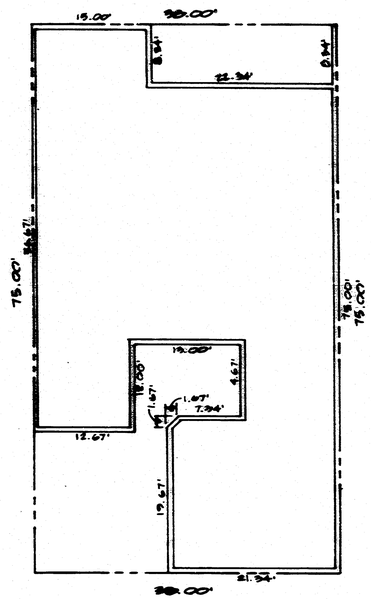
FIRST AMENDMENT TO THE PLAT OF LAKESHORE VILLAGE
A CONDOMINIUM
ADDING PHASE B
SEC. 15, TWP. 37 S., RGE. 18 E.
SARASOTA COUNTY, FLORIDA



MODEL A

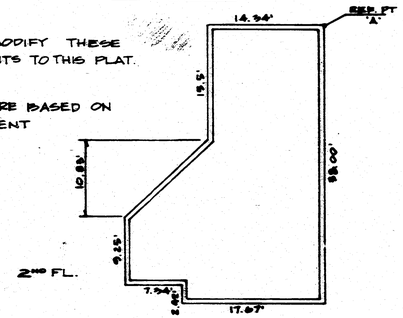


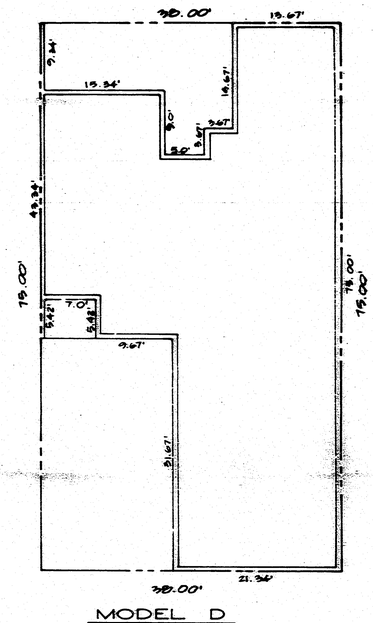
MODEL B



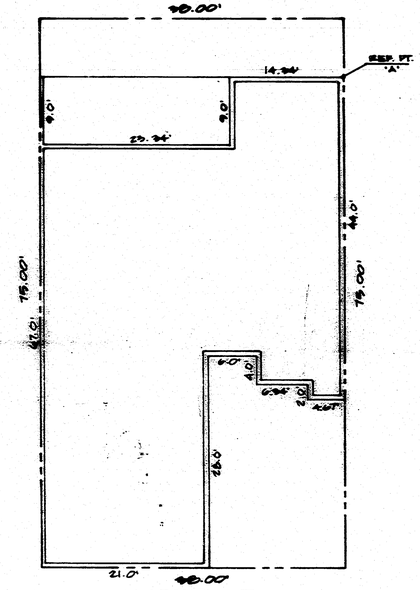
MODEL C

NOTES:
1. THE DEVELOPER RESERVES THE RIGHT TO MODIFY THESE FOUNDATION PLANS AND ELEVATIONS BY AMENDMENTS TO THIS PLAT.
2. ALL DIMENSIONS ARE APPROXIMATE.
3. THESE FOUNDATION PLANS AND ELEVATIONS ARE BASED ON ARCHITECTURAL PLANS AND DO NOT REPRESENT AS-BUILT CONDITIONS.
4. FOUNDATION PLANS MAYBE REVERSED.

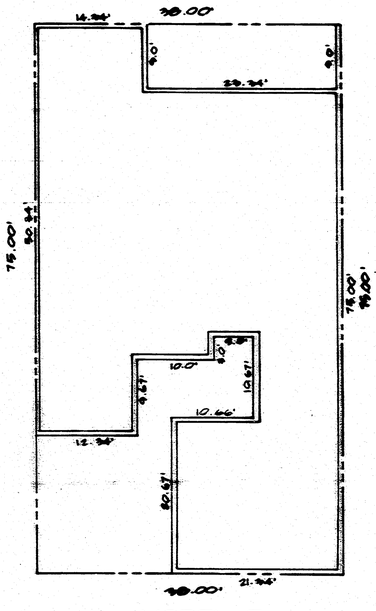




MODEL D

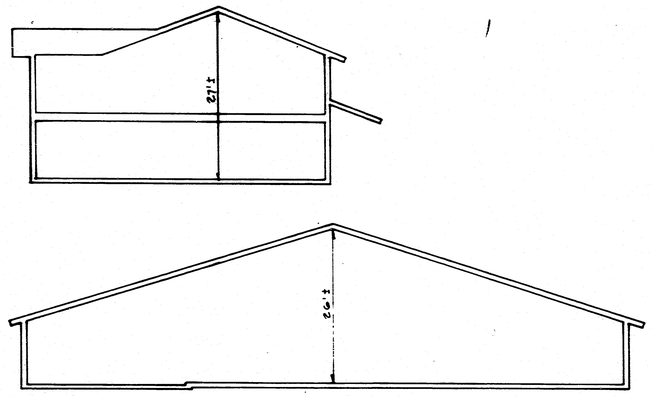


MODEL E

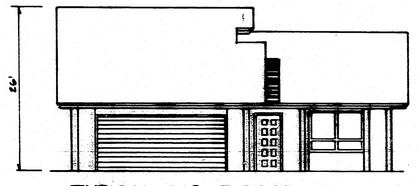


MODEL F

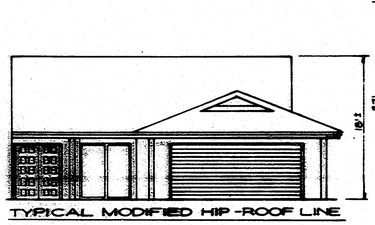
NOTES: (CONT.)
5. DWELLINGS ARE ATTACHED AND HAVE COMMON PARTY WALLS.
6. ROOFS MAYBE EITHER GABLE OR MODIFIED HIP.
7. SCREENED LANI MAYBE ENCLOSED AT THE DEVELOPER'S OPTION.



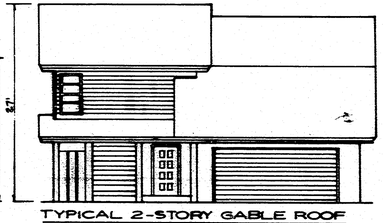
TYPICAL SECTIONS



TYPICAL GABLE ROOF LINE



TYPICAL MODIFIED HIP-ROOF LINE



TYPICAL 2-STORY GABLE ROOF

TYPICAL ELEVATIONS

Mar 18 4 03 PM '85
FILED AND RECORDED
R.H. HACKNEY, CLERK
SARASOTA CO., FLA.

0 2 4 8'

TYPICAL FOUNDATION PLANS AND ELEVATIONS
OF PROPOSED
DWELLINGS TO BE CONSTRUCTED WITHIN LAND CONDOMINIUM UNIT BOUNDARIES

R.E. NELSON & ASSOCIATES
PLANNERS, ARCHITECTS,
LANDSCAPE ARCHITECTS,
ENGINEERS & SURVEYORS, INC.
4630 5TH STREET WEST
BRADENTON, FLORIDA 33507