CONDOMINIUM BOOK 26 PAGE 23
SHEET 1 OF 3 SHEETS

740048

PARK PLACE VILLAS

SEC. 4, TWP. 37 S, RGE. 18 E

SARASOTA COUNTY, FLORIDA

DESCRIPTION OF CONDOMINIUM PROPERTY

THERE WILL BE A TOTAL OF THIRTY (30) RESIDENTIAL DUPLEX CONDOMINIUM UNITS IN PARK PLACE VILLAS. EACH CONDOMINIUM UNIT WILL CONSIST OF A NUMBERED LOT TOGETHER WITH THE IMPROVEMENTS WHICH WILL ULTIMATELY BE CONSTRUCTED THEREON.

UNITS SHALL BE GIVEN THE SAME NUMBER AS THE PARTICULAR LOT UPON WHICH THE UNITS ARE TO BE LOCATED. OWNERSHIP OF A UNIT WILL EXTEND BETWEEN THE PLANES OF THE VERTICAL BOUNDARIES OF EACH LOT AND THE PLANE OF THE GROUND SURFACE TO A HORIZONTAL PLANE LOCATED TWENTY-FIVE (25) FEET ABOVE SAID GROUND SURFACE. ACCORDINGLY, A UNIT, BY DEFINITION, IS A THREE DIMENSIONAL AREA OF SPACE WITHIN WHICH A DWELLING WILL ULTIMATELY BE CONSTRUCTED, AND WHICH DWELLING, UPON ITS CONSTRUCTION, WILL BECOME PART OF THE UNIT.

THE MAKE-UP OF THE DWELLINGS WILL NOT BE DETERMINED UNTIL THE TIME OF CONSTRUCTION THEREOF WITHIN THE CONDOMINIUM UNIT BOUNDARIES. THE DEVELOPER PRESENTLY ANTICIPATES BUILDING SANIBEL AND SIESTA MODELS, EACH OF WHICH WILL HAVE TWO BEDROOMS, TWO BATHS, A TWO-CAR GARAGE, A LAUNDRY ROOM, AND A FAMILY ROOM OR DEN. THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT SUCH MIXTURE OF DWELLINGS AS IT, IN ITS SOLE DISCRETION, DEEMS FEASIBLE AND APPROPRIATE. THE EXTERIOR OF THE DWELLINGS WILL BE STUCCO. ANY ADDITIONS TO THE UNITS BY UNIT OWNERS SHALL BE MAINTAINED BY THE UNIT OWNERS.

COMMON ELEMENTS

A. THOSE PORTIONS OF THE CONDOMINIUM PROPERTY WHICH ARE NOT INCLUDED WITHIN THE UNITS.

B. EASEMENTS THROUGH UNITS FOR CONDUITS, DUCTS, PLUMBING, WIRING AND OTHER FACILITIES FOR THE FURNISHING OF UTILITY SERVICES TO OTHER UNITS, THE COMMON ELEMENTS AND OTHER PROPERTIES.

C. AN EASEMENT OF SUPPORT IN EVERY PORTION OF A UNIT WHICH CONTRIBUTES TO THE SUPPORT AND STRUCTURAL STABILITY OF A BUILDING.

D. THE PROPERTY, IMPROVEMENTS, FACILITIES, DEVICES AND INSTALLATIONS, WHEREVER LOCATED, WITHIN THE CONDOMINIUM PROPERTY, FOR THE FURNISHING OF UTILITIES AND OTHER SERVICES TO MORE THAN ONE UNIT, OTHER COMMON ELEMENTS OR OTHER PROPERTIES.

E. TANGIBLE PERSONAL PROPERTY REASONABLY REQUIRED OR DESIRABLE FOR THE MAINTENANCE AND OPERATION OF THE CONDOMINIUM, EVEN THOUGH OWNED BY THE ASSOCIATION.

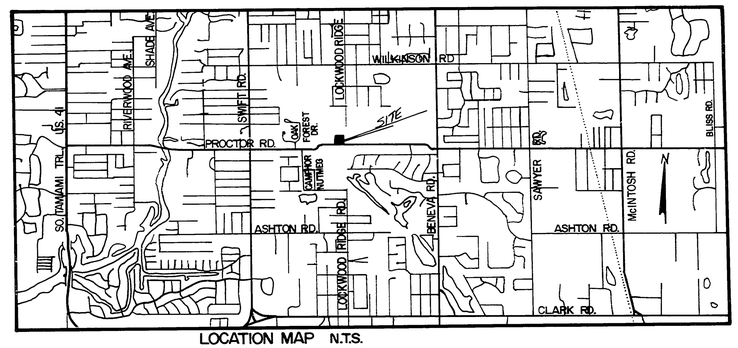
F. ANY OTHER PARTS OF THE CONDOMINIUM PROPERTY DESIGNATED AS COMMON ELEMENTS IN THIS DECLARATION.

UNIT

MEANS A PART OF THE CONDOMINIUM PROPERTY WHICH IS SUBJECT TO EXCLUSIVE OWNERSHIP. A UNIT SHALL CONSIST OF LAND AND IMPROVEMENTS TOGETHER, AS SPECIFIED IN THIS DECLARATION.

LIMITED COMMON ELEMENTS

THE LIMITED COMMON ELEMENTS, THE USE OF WHICH SHALL BE LIMITED TO THOSE UNIT OWNERS TO WHOM SUCH USE IS ASSIGNED BY MEANS OF THIS DECLARATION, AMENDMENTS THERETO, ASSIGNMENTS EXECUTED BY THE DEVELOPER OR BY THE ASSOCIATION, INCLUDE THOSE AREAS, IF ANY, DESIGNATED AS LIMITED COMMON ELEMENTS ("LCE") ON EXHIBIT "B".



LOCATION MAP N.T.S.

DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOT 12, BLOCK 3, SARASOTA-VENICE COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK "A" AT PAGE 13 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE N.W. CORNER OF LOT 12; THENCE S 87°56'23"E, 644.64' TO THE WESTERLY R/W LINE AT LOCKWOOD RIDGE ROAD; THENCE S 2°11'43"E ALONG SAID R/W LINE 578.74' TO ITS INTERSECTION WITH THE NORTHERLY R/W LINE OF PROCTOR ROAD; THENCE S 88°04'11"W ALONG SAID R/W LINE 420.11' TO THE P.C. OF A CURVE CONCAVE TO THE S.E. WHOSE RADIUS POINT IS LOCATED S 1°55'49"W, 1711.36'; THENCE SW'LY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°32'11" 225.10'; THENCE N 2°11'48"W LEAVING SAID R/W 592.06' TO THE P.O.B.

CONTAINING 8.579 ACRES MORE OR LESS.
SUBJECT TO A 10.0' WIDE F.P.&L. EASEMENT AS SHOWN ON SHEET 2 OF 3.

CERTIFICATE OF SURVEYOR

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 NOT SUBSTANTIALLY COMPLETE.

DATE OF SURVEY: APRIL 10, 1987

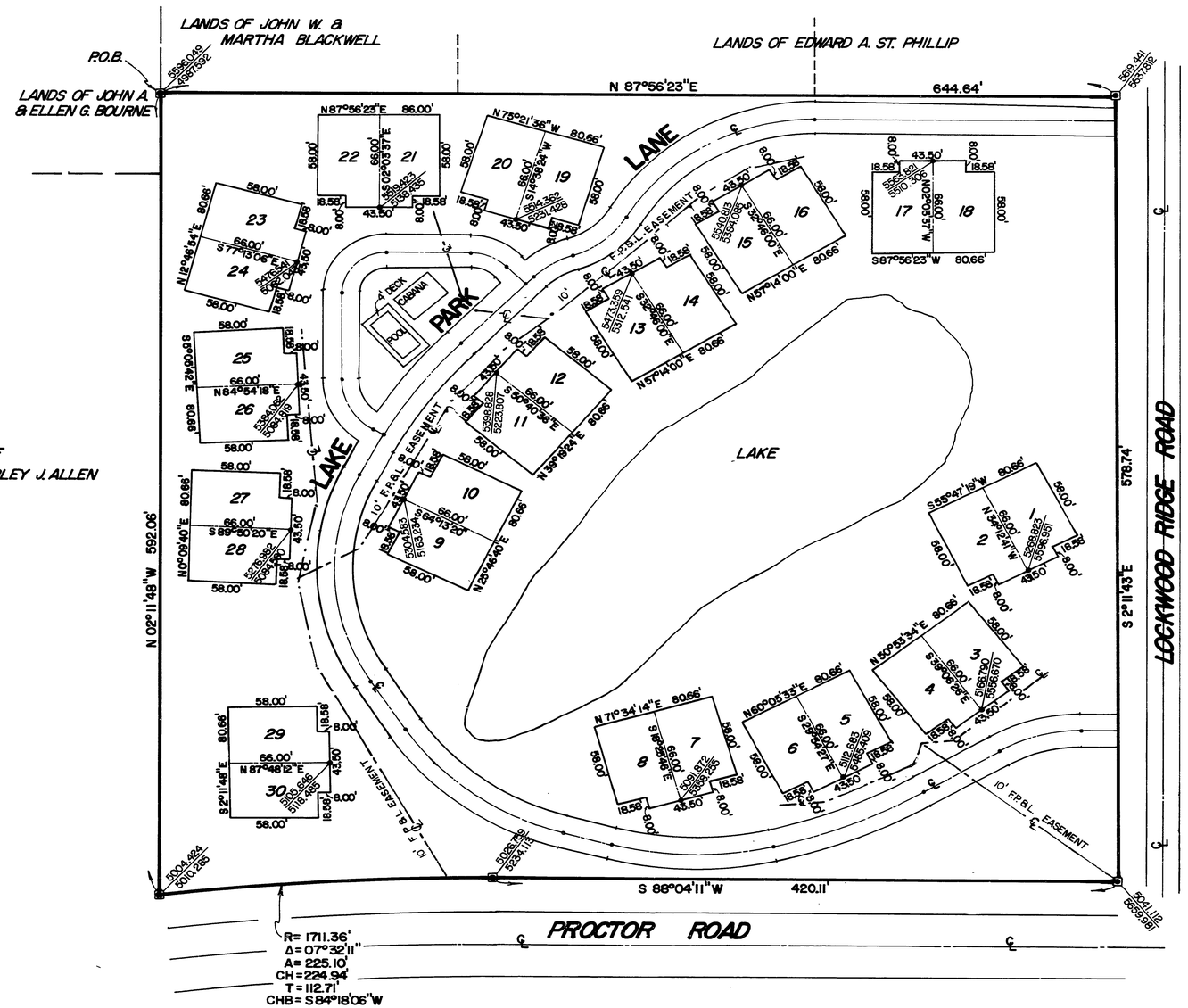
Cliff Alberti

CLIFF ALBERTI, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3599

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

PARK PLACE VILLAS

SEC. 4, TWP. 37 S, RGE. 18 E — SARASOTA COUNTY, FLORIDA



LEGEND

- ◉ PERMANENT REFERENCE MONUMENT
- ■ PERMANENT CONTROL POINT (BLOCK LINE)
- ● PERMANENT CONTROL POINT (℄ at P.I., P.C., P.R.C. & P.T.)
- (R) RADIAL LINE
- (2) PARTIAL CURVE
- ② OVERALL CURVE
- BENCHMARK

POOL ADDED 3-2-87

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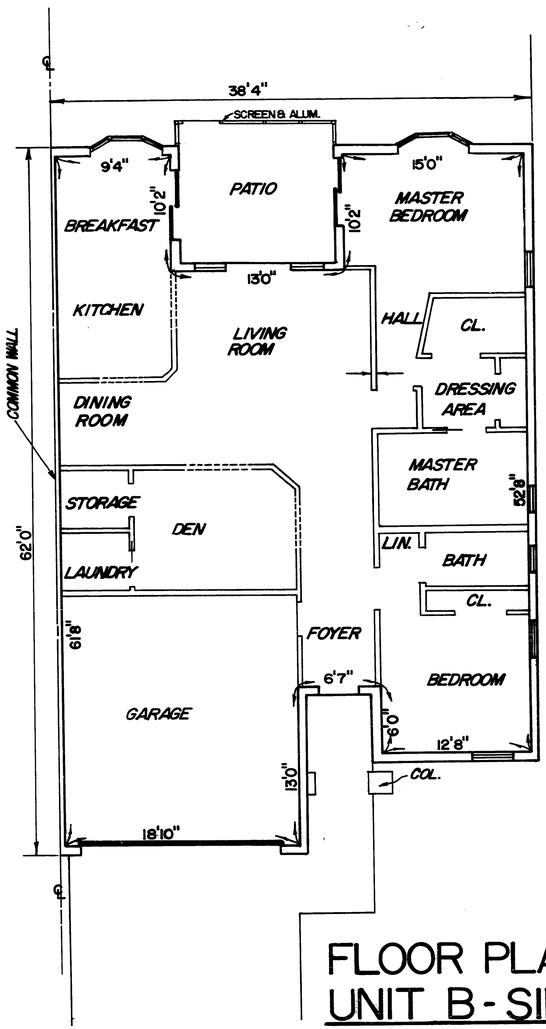
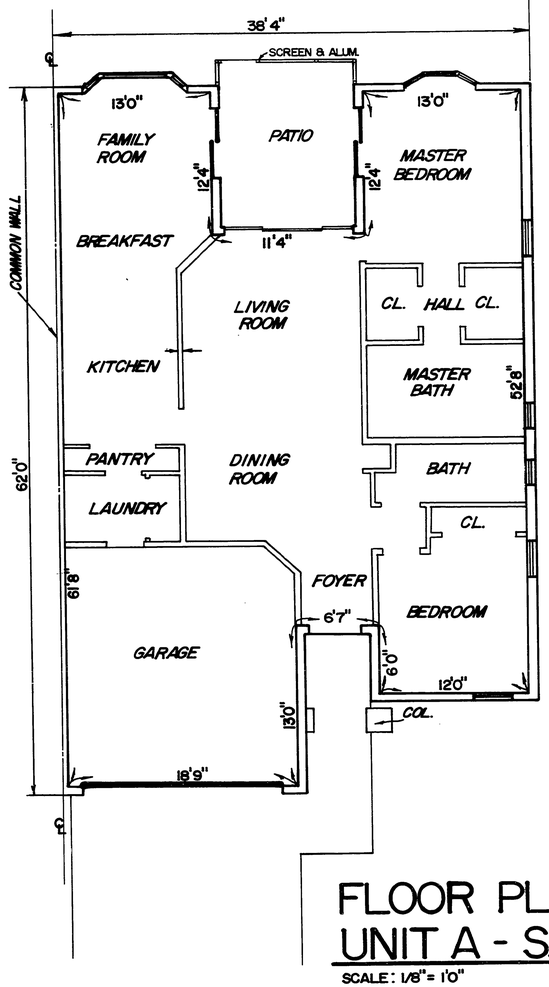


FLOOR PLAN
UNIT B - SIESTA

SCALE: 1/8"= 1'0"



FLOOR PLAN
UNIT A - SANIBEL

SCALE: 1/8"= 1'0"

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