AF 426USA

CONDOMINIUM BOOK 20 PAGE 12

SHEET 1 OF 5 SHEETS

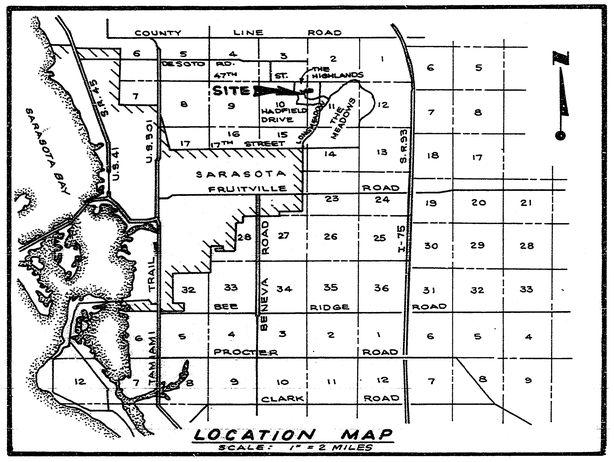
HIGHLAND PARK

A CONDOMINIUM

IN SECTIONS 10 & 11, TOWNSHIP 36S., RANGE 18E.

SARASOTA COUNTY, FLORIDA

Exhibit A to the Declaration of Condominium recorded in O.R. Book 2029 Page 1678 of the Public Records of Sarasota County, Florida



NOTES

1. Elevations shown hereon are relative to the National Geodetic Vertical Datum (NGVD) of 1929 based on National Ocean Survey (NOS) (formerly USC&GS) Bench Mark B93 (now destroyed).

2. Bearings shown hereon are based on the Plat of The Highlands, Unit 3, a Subdivision recorded in Plat Book 31, Pages 49 through 49D of the Public Records of Sarasota County, Florida and do not refer to the true meridian.

3. The unit boundaries are as follows:

   a. Perimetrical Boundaries:
   The plane of the unfinished interior surface of the concrete block walls and the planes extended vertically upward from the exterior edges of the lanai slab.

   b. Upper and Lower Boundaries:

   Lower – The planes of the upper surface of the unfinished concrete slabs serving as the unit floors.

   Upper – The plane of the lower surface of the unfinished horizontal ceiling beams.

   c. Lanais are part of the unit.

4. Improvements within the common elements such as, but not limited to water meters, water lines, storm drains, sewers, sidewalks, trees and landscape features have not been located.

5. Substantially completed Units: Unit 8

6. Units not substantially completed: 1 thru 7, 9 thru 20

7. As other improvements become substantially complete, the Declaration of Condominium shall be amended by a Surveyor's Certificate setting forth the as-built dimensions of such improvements in accordance with Section 718.104 (4) (e), Florida Statutes.

CERTIFICATE OF SURVEYOR

I, Robert R. Cunningham, a Professional Land Surveyor authorized to practice in the State of Florida, hereby certify that this Record of Survey meets the "Minimum Technical Standards for Land Surveying in the State of Florida," Chapter 21HH-6, Florida Administrative Code, and that the construction of the improvements noted in Note 5 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, location and dimensions of the common elements and of each unit can be determined from these materials. I further certify that the construction of all planned improvements with respect to buildings noted in Note 5 are substantially complete including, but not limited to landscaping, utility services, access to the units in said buildings, and common element facilities serving said buildings.

SMALLY, WELLFORD & NALVEN, INC., LB #124

By: Robert R. Cunningham

Robert R. Cunningham, PLS
Florida Certificate No. 3924

Date: May 5, 1988

DESCRIPTION

Parcel G of The Highlands Unit 3, a Subdivision recorded in Plat Book 31, Pages 49 through 49D of the Public Records of Sarasota County, Florida. Containing 5.537 acres.

PHASE 1 DESCRIPTION (5.414 ACRES)

Parcel G, The Highlands Unit 3, Subdivision recorded in Plat Book 31, Pages 49 through 49D of the Public Records of Sarasota County, Florida, less the following described tract:

Commence at the intersection of the Northerly line of said Parcel G with the Easterly line of the Northeast 1/4 of Section 10, Township 36 South, Range 18 East, Sarasota County, Florida; thence S-87°-45'-20"-E along the Northerly line of said Parcel G a distance of 157.18 feet; thence S-07°-53'-41"-W a distance of 145.49 feet to the POINT OF BEGINNING; thence S-07°-53'-41"-W a distance of 75.33 feet; thence N-82°-06'-19"-W a distance of 55.67 feet; thence N-40°-36'-32"-W a distance of 23.14 feet; thence N-07°-53'-41"-E a distance of 60.00 feet; thence S-82°-06'-19"-E a distance of 73.00 feet to the POINT OF BEGINNING.

PHASE 2, DESCRIPTION (0.123 ACRES)

A tract of land in Parcel G, in The Highlands Unit 3, Subdivision recorded in Plat Book 31, Pages 49 through 49D of the Public Records of Sarasota County, Florida described as follows:

Commence at the intersection of the Northerly line of said Parcel G with the Easterly line of the Northeast 1/4 of Section 10, Township 36 South, Range 18 East, Sarasota County, Florida; thence S-87°-45'-20"-E along the Northerly line of said Parcel G a distance of 157.18 feet; thence S-07°-53'-41"-W a distance of 145.49 feet to the POINT OF BEGINNING; thence S-07°-53'-41"-W a distance of 75.33 feet; thence N-82°-06'-19"-W a distance of 55.67 feet; thence N-40°-36'-32"-W a distance of 23.14 feet; thence N-07°-53'-41"-E a distance of 60.00 feet; thence S-82°-06'-19"-E a distance of 73.00 feet to the POINT OF BEGINNING.

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

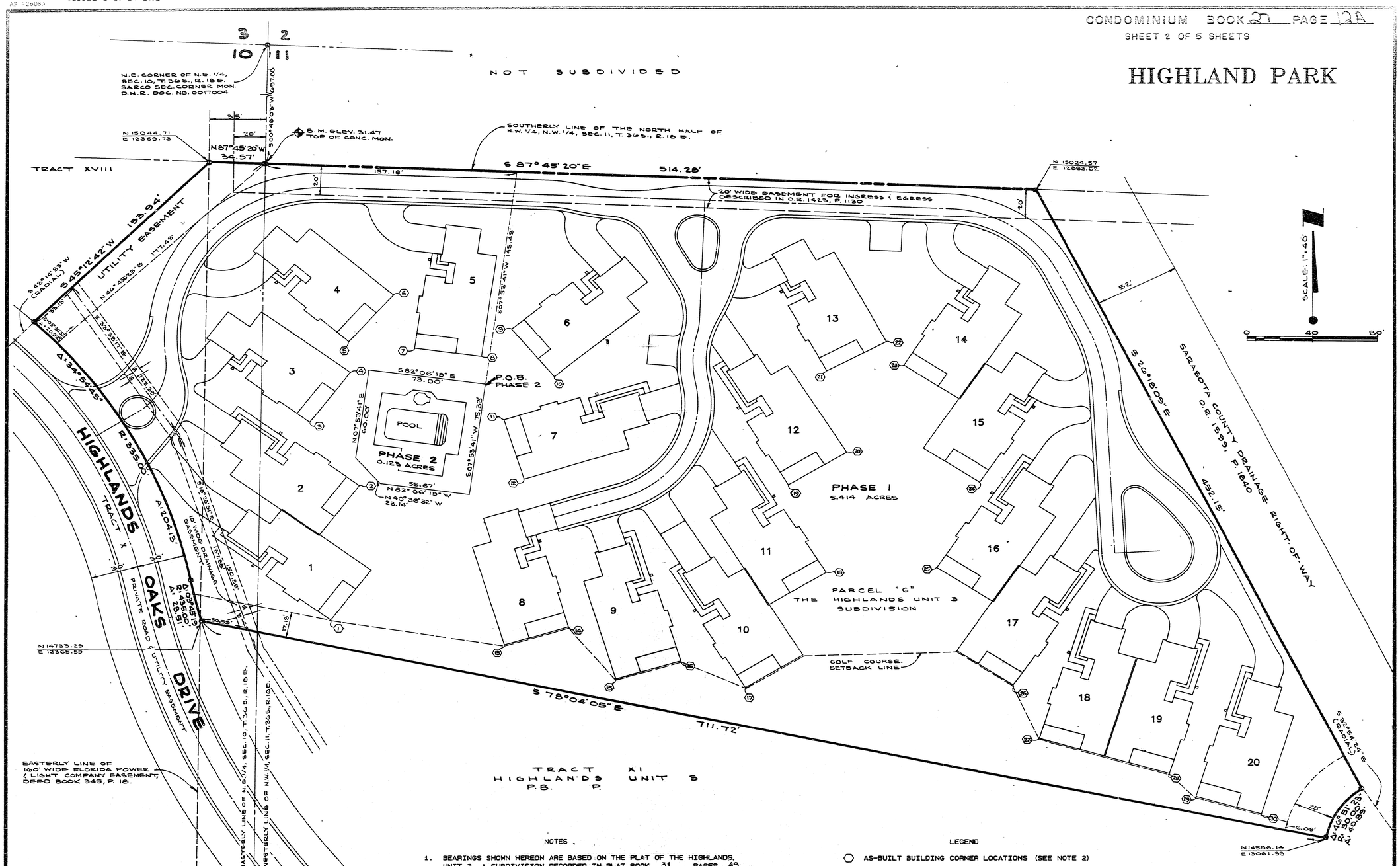
2223-14

AF 426083 CLOSED 5-20-87 DND

CONDOMINIUM BOOK 31 PAGE 12A

SHEET 2 OF 5 SHEETS

HIGHLAND PARK



NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF THE HIGHLANDS, UNIT 3, A SUBDIVISION RECORDED IN PLAT BOOK 31 PAGES 49 THROUGH 49D OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND DO NOT REFER TO THE TRUE MERIDIAN.
2. AS IMPROVEMENTS BECOME SUBSTANTIALLY COMPLETE THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYOR'S CERTIFICATE SETTING FORTH THE AS-BUILT COORDINATE LOCATIONS OF SUCH IMPROVEMENTS CORRESPONDING TO THE NUMBERED BUILDING CORNERS SHOWN HEREON IN ACCORDANCE WITH SECTION 718.104 (4) (E) FLORIDA STATUTES.

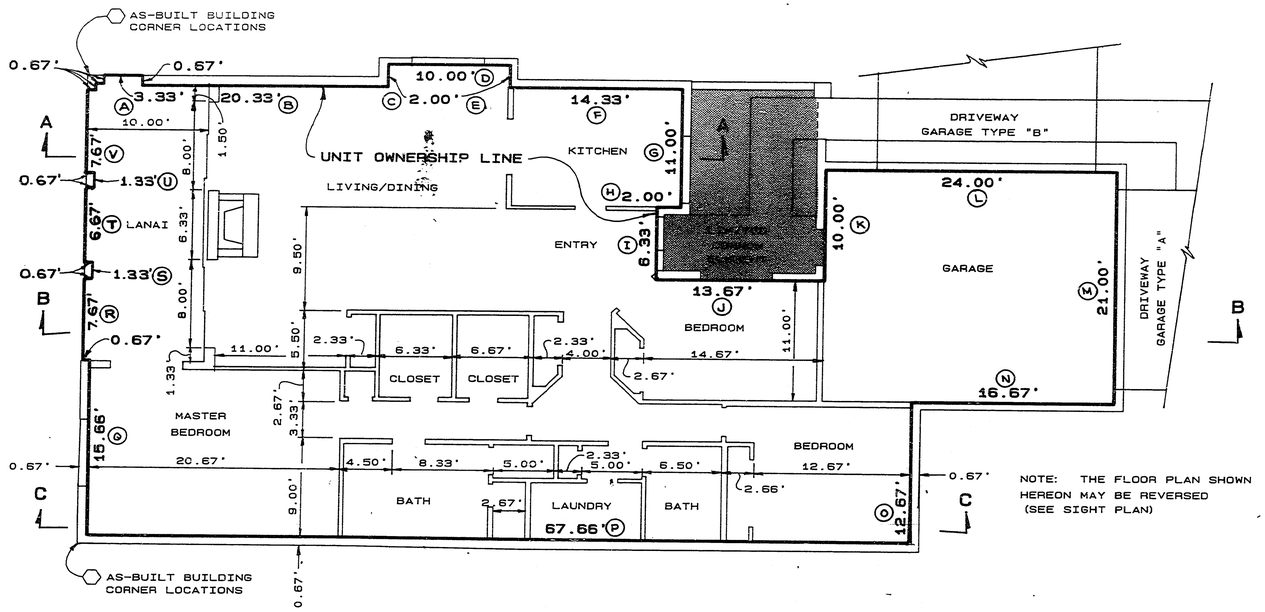
LEGEND

- AS-BUILT BUILDING CORNER LOCATIONS (SEE NOTE 2)
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT PREVIOUSLY ESTABLISHED - P.L.S. No. 2612
- CONCRETE MONUMENT SET - L.B. No. 126
- BENCH MARK

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

2223-14

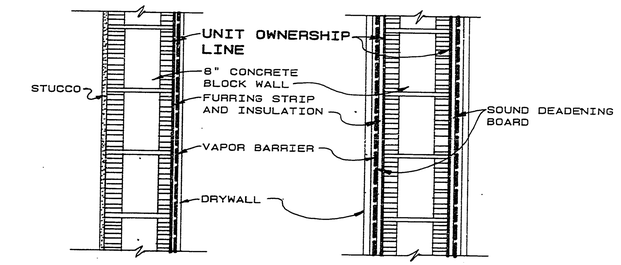
HIGHLAND PARK



NOTE: THE FLOOR PLAN SHOWN HEREON MAY BE REVERSED (SEE SIGHT PLAN)

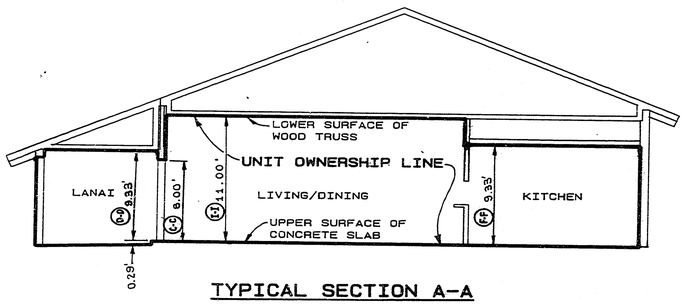
FLOOR PLAN MODEL "A"

PERIMETRICAL BOUNDARIES

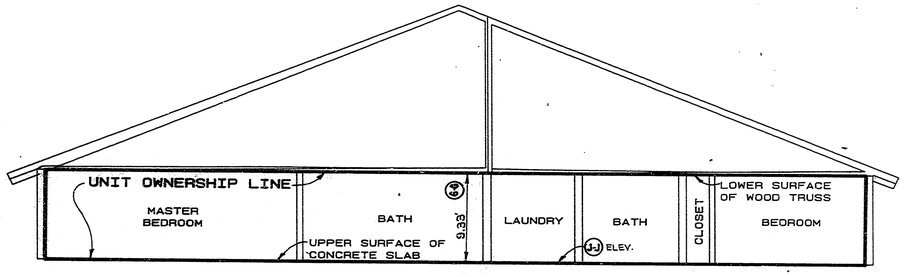


EXTERIOR BLOCK WALL INTERIOR PARTY WALL

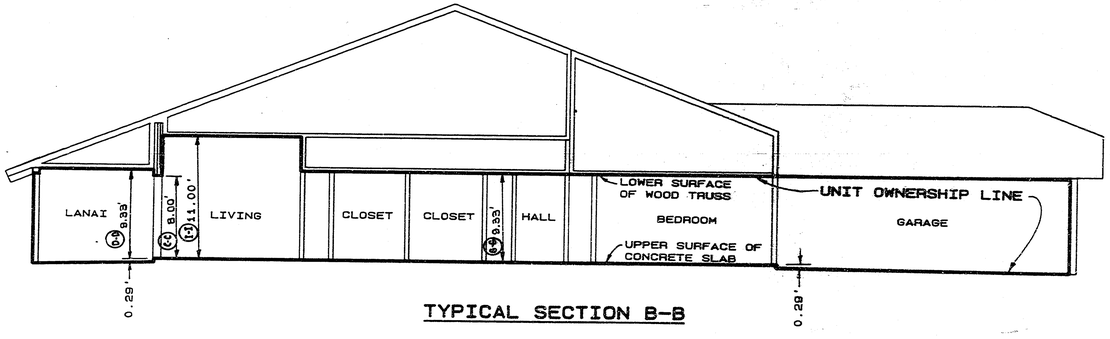
TYPICAL WALL DETAILS



TYPICAL SECTION A-A



TYPICAL SECTION C-C



TYPICAL SECTION B-B

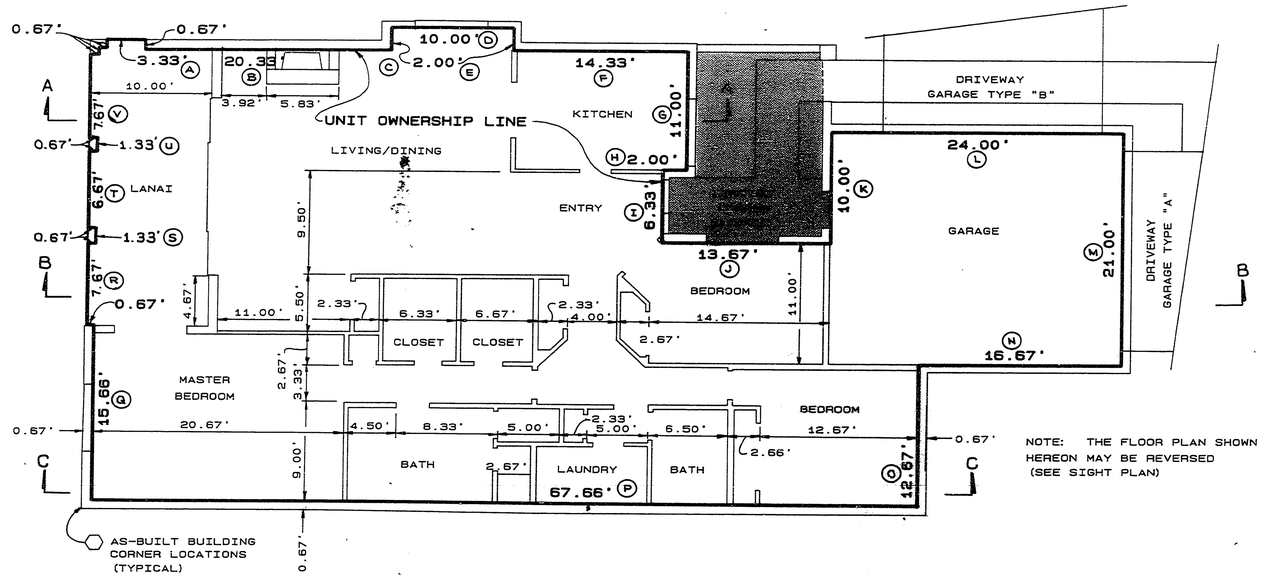
UPPER AND LOWER BOUNDARIES

NOTES

1. THE UNFINISHED INTERIOR ROOM DIMENSIONS SHOWN HEREON WERE TAKEN FROM ARCHITECTURAL PLANS AND HAVE NOT BEEN FIELD VERIFIED.
2. AS IMPROVEMENTS BECOME SUBSTANTIALLY COMPLETE, THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYOR'S CERTIFICATE SETTING FORTH THE AS-BUILT DIMENSIONS OF SUCH IMPROVEMENTS CORRESPONDING TO THE LETTERED DIMENSIONS SHOWN HEREON IN ACCORDANCE WITH SECTION 718.104 (4) (E) FLORIDA STATUTES.

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

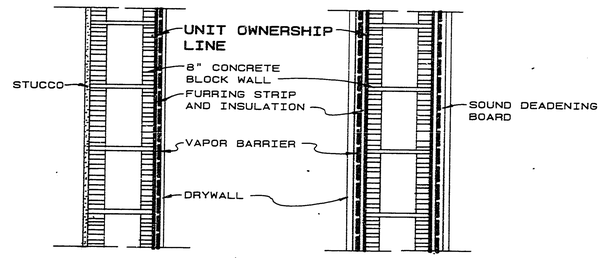
HIGHLAND PARK



NOTE: THE FLOOR PLAN SHOWN HEREON MAY BE REVERSED (SEE SIGHT PLAN)

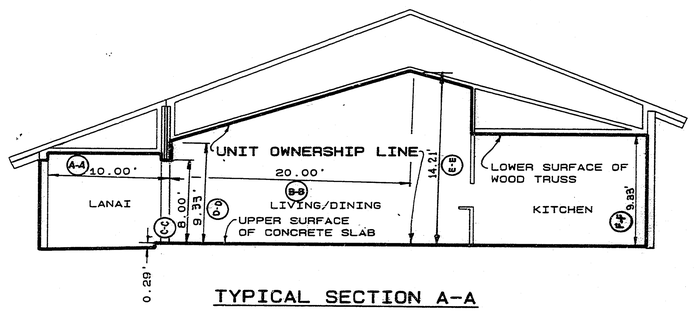
FLOOR PLAN MODEL "B"

PERIMETRICAL BOUNDARIES

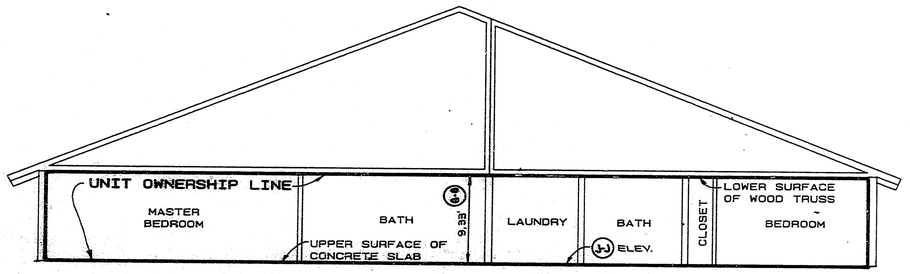


EXTERIOR BLOCK WALL INTERIOR PARTY WALL

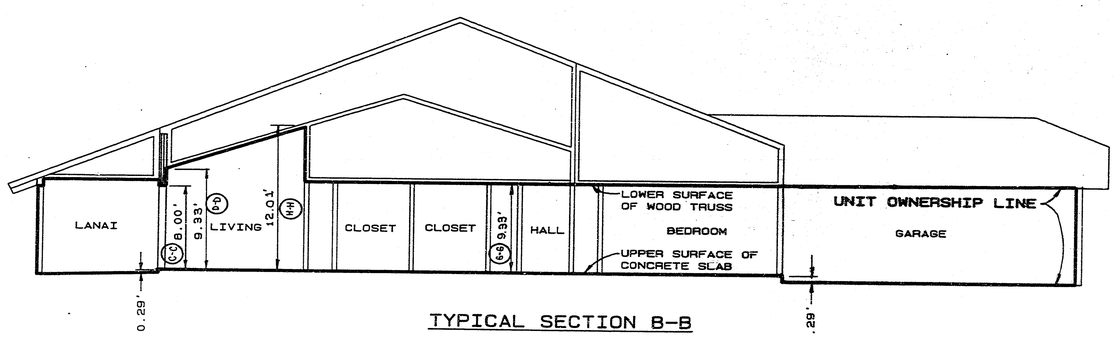
TYPICAL WALL DETAILS



TYPICAL SECTION A-A



TYPICAL SECTION C-C



TYPICAL SECTION B-B

NOTES

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UPPER AND LOWER BOUNDARIES

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

AF 426084

CONDOMINIUM BOOK 25 PAGE 12D
SHEET 5 OF 5 SHEETS

HIGHLAND PARK

AS-BUILT DIMENSIONS

RECORDED IN OFFICIAL RECORDS
MAY 9 9 58 AM '88
KAREN E. RUSHING, CLERK
SARASOTA COUNTY, FL.

RECORDED IN OFFICIAL RECORDS
MAY 9 9:58 AM '88
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

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CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

2223-14