CONDOMINIUM BOOK 27 PAGE 32
SHEET 1 OF 4 SHEETS

919885

HAMPSTEAD HEATH

A CONDOMINIUM

IN SECTION 12, TOWNSHIP 36 S., RANGE 18 E.
SARASOTA COUNTY, FLORIDA

Exhibit A to the Declaration of Condominium recorded in O.R. Book 2073 Page 2933 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 Meadows, Unit 15, a Subdivision recorded in Plat Book 32, Pages 45 through 45C 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 said plane extended horizontally for the length of the lanai.

   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.

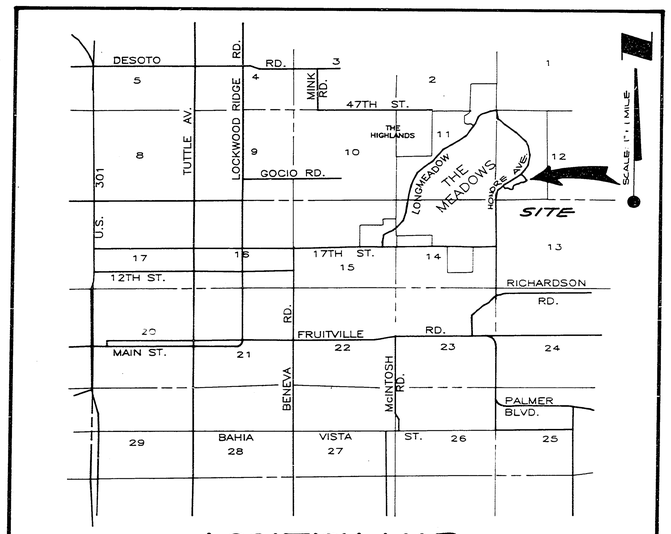
   c. Lanais are part of the unit.

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: 9 THRU 14

6. Units not substantially completed: 1 THRU 8; 15 THRU 46

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.



LOCATION MAP

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 effective September 1, 1981, 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.

By: Robert R. Cunningham
Robert R. Cunningham, PLS
Florida Certificate No. 3924

Date: NOVEMBER 4, 1988

ROBERT R. CUNNINGHAM CERTIFICATE NO. 3924 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Description

Parcel "GG" of The Meadows Unit 15, a Subdivision in Section 12, Township 36 South, Range 18 East recorded in Plat Book 32, Pages 45 through 45C of the Public Records of Sarasota County, Florida. Containing 6.696 acres.

PHASE 1, DESCRIPTION (6.572 ACRES)

Parcel "GG", The Meadows Unit 15, a Subdivision recorded in Plat Book 32, Pages 45 through 45C of the Public Records of Sarasota County, Florida, less the following described tract:

Commence at a point on the Southerly right-of-way line of Honore Avenue, formerly Newburn Road 150 feet wide, said point being the Northwest corner of the aforementioned Parcel GG of The Meadows Unit 15; thence N-56°-32'-03"-E along said Southerly right-of-way line of Honore Avenue a distance of 726.83 feet to the POINT OF BEGINNING; thence continue along said Southerly right-of-way line of Honore Avenue N-56°-32'-03"-E a distance of 55.00 feet; thence S-34°-14'-20"-E a distance of 98.06 feet; thence S-55°-45'-40"-W a distance of 55.00 feet; thence N-34°-14'-20"-W a distance of 98.80 feet to the POINT OF BEGINNING.

PHASE 2, DESCRIPTION (0.124 ACRES)

A tract of land in Parcel "GG", The Meadows Unit 15, a Subdivision recorded in Plat Book 32, Pages 45 through 45C of the Public Records of Sarasota County, Florida described as follows:

Commence at a point on the Southerly right-of-way line of Honore Avenue, formerly Newburn Road 150 feet wide, said point being the Northwest corner of the aforementioned Parcel GG of The Meadows Unit 15; thence N-56°-32'-03"-E along said Southerly right-of-way line of Honore Avenue a distance of 726.83 feet to the POINT OF BEGINNING; thence continue along said Southerly right-of-way line of Honore Avenue N-56°-32'-03"-E a distance of 55.00 feet; thence S-34°-14'-20"-E a distance of 98.06 feet; thence S-55°-45'-40"-W a distance of 55.00 feet; thence N-34°-14'-20"-W a distance of 98.80 feet to the POINT OF BEGINNING.

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

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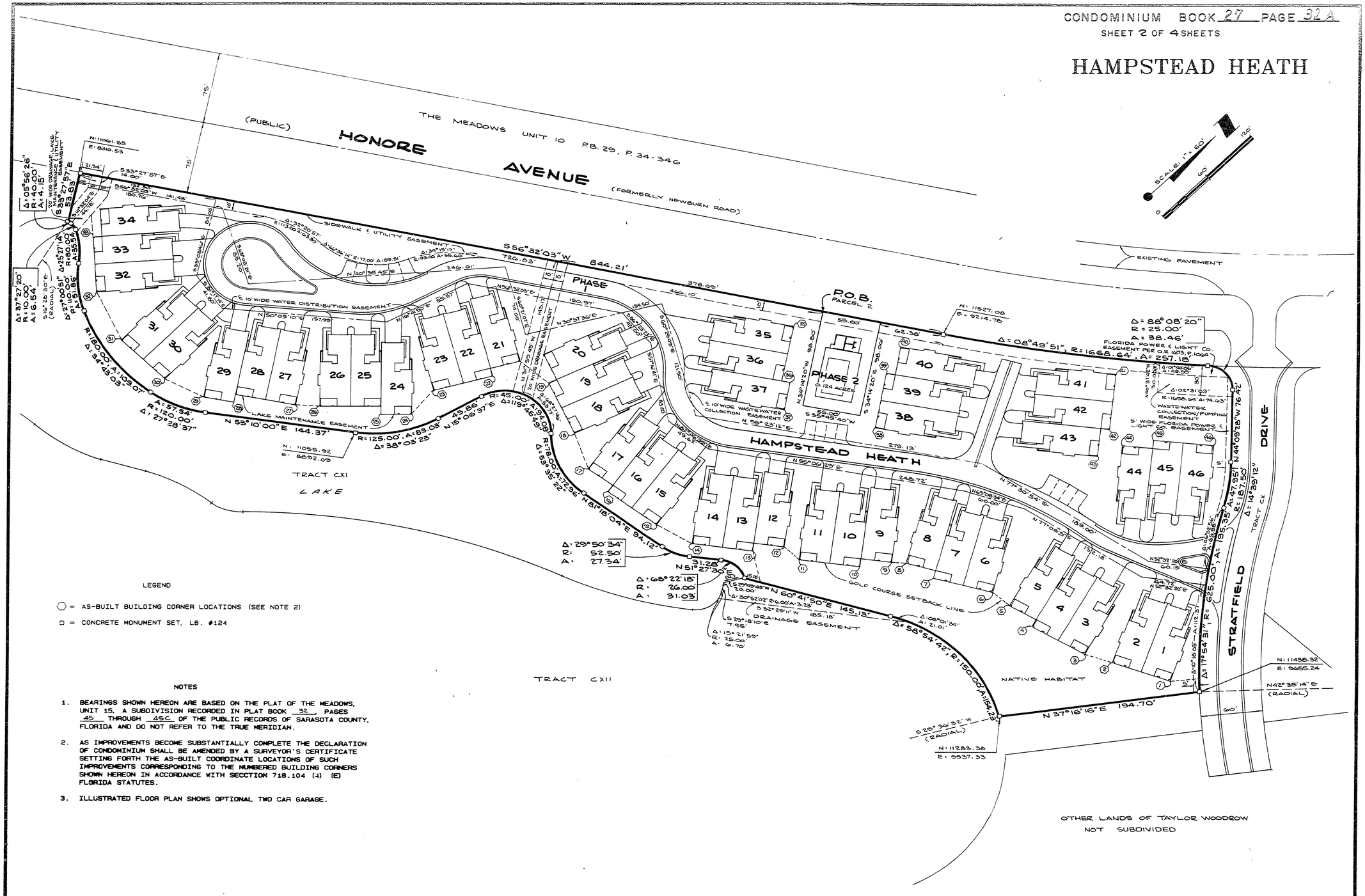
CONDOMINIUM BOOK 27 PAGE 32A

SHEET 2 OF 4 SHEETS

HAMPSTEAD HEATH



LEGEND

◯ = AS-BUILT BUILDING CORNER LOCATIONS (SEE NOTE 2)

□ = CONCRETE MONUMENT SET, LB. #124

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF THE MEADOWS, UNIT 15, A SUBDIVISION RECORDED IN PLAT BOOK 32, PAGES 45 THROUGH 45C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND DO NOT REFER TO THE TRUE MERIDIAN.

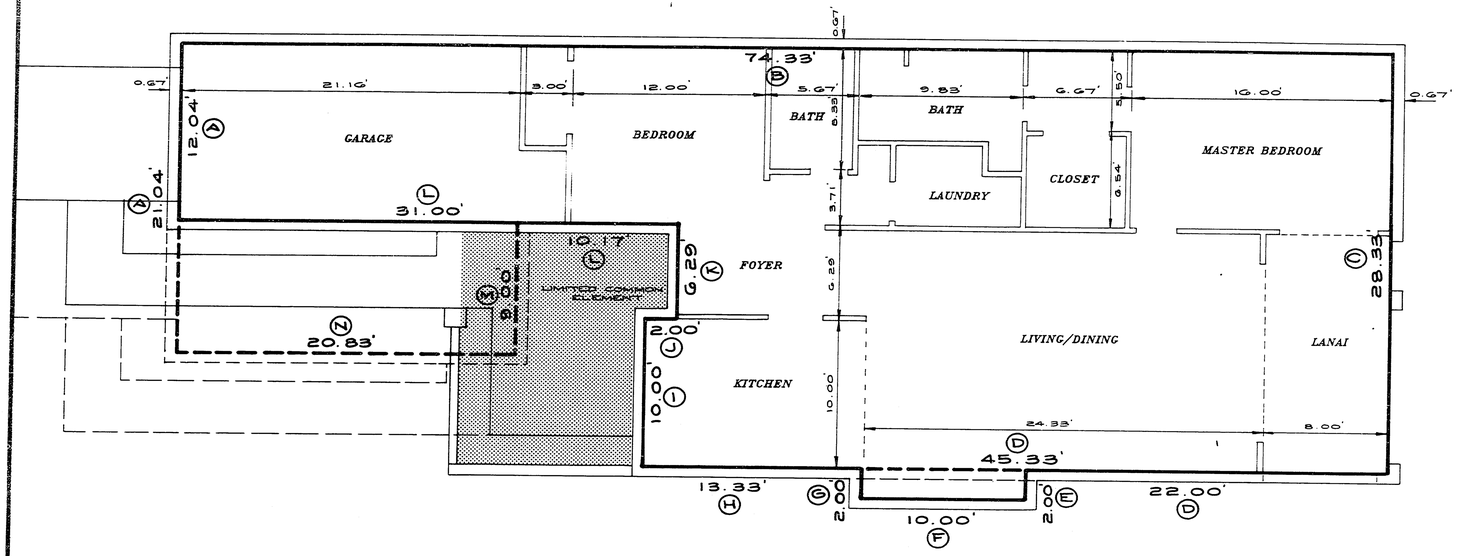
2. AS IMPROVEMENTS BECOME SUBSTANTIALLY COMPLETE THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYOR'S CERTIFICATE SETTING FORTH THE AS-BUILT COORDINATE LOCATIONS OF SUCH IMPROVEMENTS CORRESPONDING TO THE NUMBERED BUILDING CORNERS SHOWN HEREON IN ACCORDANCE WITH SECCTION 718.104 (4) (E) FLORIDA STATUTES.

3. ILLUSTRATED FLOOR PLAN SHOWS OPTIONAL TWO CAR GARAGE.

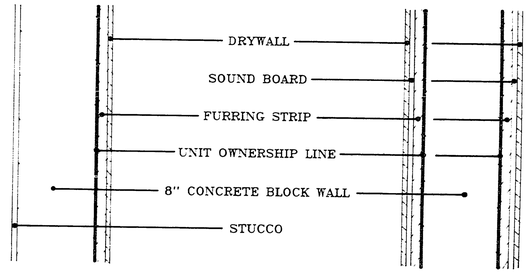
SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

1553-26

HAMPSTEAD HEATH

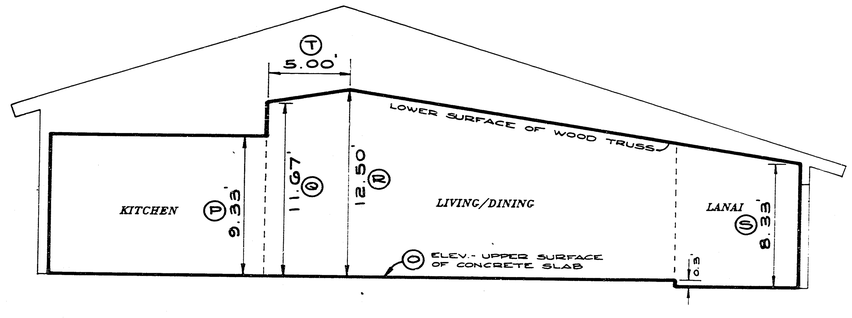


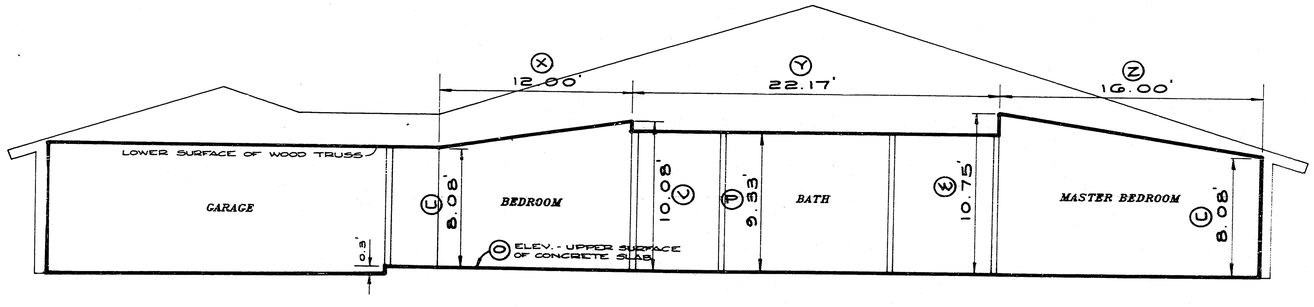
PERIMETRICAL BOUNDARY



EXTERIOR COMMON

WALL DETAILS





UPPER & LOWER BOUNDARY

NOTES:

SOME UNITS WILL BE THE REVERSE OF THE FLOOR PLAN SHOWN. (SEE SITE PLAN)

THE UNFINISHED INTERIOR ROOM DIMENSIONS WERE TAKEN FROM ARCHITECTURAL PLANS AND ARE NOT FIELD VERIFIED.

AS IMPROVEMENTS BECOME SUBSTANTIALLY COMPLETE, THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYOR'S CERTIFICATE SETTING FORTH THE AS-BUILT DIMENSIONS OF IMPROVEMENTS CORRESPONDING TO THE LETTERED DIMENSIONS SHOWN.

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

HAMPSTEAD HEATH

A S – B U I L T D I M E N S I O N S

UNIT #	REVERSED	UPPER AND LOWER BOUNDARIES A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	BUILDING TIE ID	CORNER NORTHING	LOCATIONS EASTING
09	REVERSE	21.00	74.40	28.39	22.09	2.00	10.05	2.00	13.36	10.05	2.02	6.29	10.17	9.00	20.85	30.54	9.48	11.77	12.45	8.50	5.07	8.13	10.10	10.80	12.12	22.08	16.11	09	11324.2	9350.2
10	REVERSE	12.05	74.37	28.43	45.34	———	———	———	———	10.04	2.00	6.30	31.01	———	———	30.55	9.40	11.75	12.50	8.48	5.06	8.10	10.07	10.75	12.08	22.11	16.10	10	11299.7	9332.6
11		12.06	74.34	28.44	22.07	2.01	10.06	2.02	13.34	10.02	2.00	6.31	30.99	———	———	30.55	9.45	11.69	12.48	8.47	5.03	8.08	10.11	10.77	12.07	22.09	16.15	11	11263.3	9286.6
12	REVERSE	12.09	74.35	28.50	22.08	2.00	10.10	2.02	13.35	10.05	2.00	6.28	31.00	———	———	30.56	9.39	11.79	12.49	8.46	5.00	8.11	10.04	10.79	12.06	22.12	16.13	12	11263.0	9266.5
13	REVERSE	12.06	74.40	28.42	45.40	———	———	———	———	10.03	2.00	6.26	30.99	———	———	30.54	9.45	11.75	12.55	8.50	5.09	8.09	10.06	10.75	12.09	22.10	16.11	13	11238.6	9248.5
14		21.04	74.44	28.32	22.11	2.00	10.07	2.00	13.39	10.01	2.01	6.24	10.15	9.03	20.88	30.52	9.47	11.80	12.53	8.50	5.06	8.10	10.02	10.70	12.10	22.03	16.09	14	11202.9	9202.0

RECORDED IN OFFICIAL RECORDS
NOVEMBER 4 19 88
AT 3:08 P M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

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

1553-26