"PELICAN OAKS"

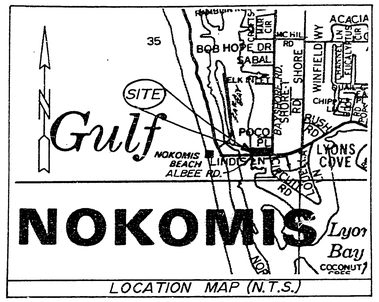
CONDOMINIUM BOOK: 27 PAGE: 9

875261 SHEET 1 OF 4 SHEETS

A CONDOMINIUM

SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST

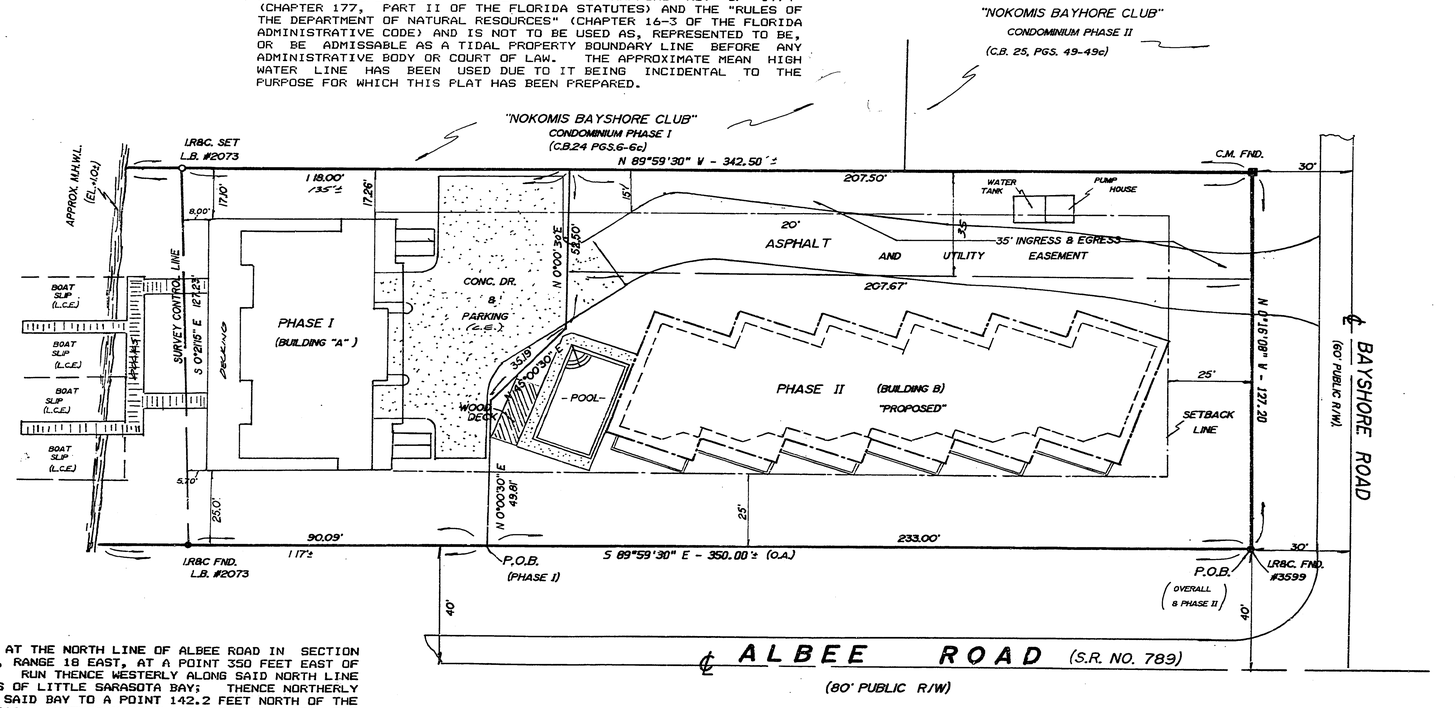
COUNTY OF SARASOTA - STATE OF FLORIDA



LOCATION MAP (N.T.S.)

APPROXIMATE MEAN HIGH WATER LINE NOTE:

THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THIS PLAT IS NOT A TIDAL PROPERTY BOUNDARY, WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE "COASTAL MAPPING ACT OF 1974" (CHAPTER 177, PART II OF THE FLORIDA STATUTES) AND THE "RULES OF THE DEPARTMENT OF NATURAL RESOURCES" (CHAPTER 16-3 OF THE FLORIDA ADMINISTRATIVE CODE) AND IS NOT TO BE USED AS, REPRESENTED TO BE, OR BE ADMISSABLE AS A TIDAL PROPERTY BOUNDARY LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW. THE APPROXIMATE MEAN HIGH WATER LINE HAS BEEN USED DUE TO IT BEING INCIDENTAL TO THE PURPOSE FOR WHICH THIS PLAT HAS BEEN PREPARED.



SCALE: 1"=30'

DESCRIPTION: BEGIN AT THE NORTH LINE OF ALBEE ROAD IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST, AT A POINT 350 FEET EAST OF LITTLE SARASOTA BAY; RUN THENCE WESTERLY ALONG SAID NORTH LINE 350 FEET TO THE WATERS OF LITTLE SARASOTA BAY; THENCE NORTHERLY ALONG THE MEANDERS OF SAID BAY TO A POINT 142.2 FEET NORTH OF THE NORTH LINE OF SAID ROAD; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID ROAD 350 FEET; THENCE SOUTHERLY 142.2 FEET TO THE POINT OF BEGINNING; TOGETHER WITH ALL RIPARIAN RIGHTS AND WATER PRIVILEGES THEREUNTO BELONGING. LESS: ANY RIGHTS OF WAYS TAKEN FOR ROAD PURPOSES.

BEING MORE PARTICULARLLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BAYSHORE ROAD, (60 FOOT R/W), AND THE NORTHERLY RIGHT OF WAY OF ALBEE ROAD, SAID POINT LYING 40.00 FEET NORTHERLY OF, AND PERPENDICULAR TO, THE EXISTING CENTERLINE OF SAID ALBEE ROAD AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 17100-2501, RECORDED IN RPB 1, PAGE 85, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE N 0°16' 08" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BAYSHORE DRIVE, 127.2 FEET; THENCE N 89°59'30" W, ALONG A LINE THAT RUNS PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF ABOVE DESCRIBED ALBEE ROAD, 342.5 FEET, MORE OR LESS, TO THE EASTERLY SHORELINE OF LITTLE SARASOTA BAY; THENCE SOUTHERLY, ALONG SAID SHORELINE, 128 FEET, MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ALBEE ROAD, (80 FOOT R/W); THENCE S 89°59'30" E, ALONG SAID RIGHT OF WAY LINE, 350 FEET, MORE OR LESS TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH ALL RIPARIAN RIGHTS AND WATER PRIVILEGES THEREUNTO BELONGING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION: (PHASE I)

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BAYSHORE ROAD, (60 FOOT R/W), AND THE NORTHERLY RIGHT OF WAY OF ALBEE ROAD, SAID POINT LYING 40.00 FEET NORTHERLY OF, AND PERPENDICULAR TO, THE EXISTING CENTERLINE OF SAID ALBEE ROAD AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 17100-2501, RECORDED IN RPB 1, PAGE 85, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE N 0°16' 08" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BAYSHORE DRIVE, 127.2 FEET; THENCE N 89°59'30" W, ALONG A LINE THAT RUNS PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF ABOVE DESCRIBED ALBEE ROAD, 207.50 FEET; THENCE S 0°00'30" W, 52.50 FEET; THENCE S 45°00'30" W, 35.19 FEET; THENCE S 0°00'30" W, 49.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ALBEE ROAD, (80 FOOT R/W); THENCE S 89°59'30" E, ALONG SAID RIGHT OF WAY LINE, 233.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH ALL RIPARIAN RIGHTS AND WATER PRIVILEGES THEREUNTO BELONGING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION: (PHASE II)

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BAYSHORE ROAD, (60 FOOT R/W), AND THE NORTHERLY RIGHT OF WAY OF ALBEE ROAD, SAID POINT LYING 40.00 FEET NORTHERLY OF, AND PERPENDICULAR TO, THE EXISTING CENTERLINE OF SAID ALBEE ROAD AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 17100-2501, RECORDED IN RPB 1, PAGE 85, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE, ALONG SAID RIGHT OF WAY LINE OF ALBEE ROAD, N 89° 59'30" W, 233.00 FEET FOR A POINT OF BEGINNING; THENCE N 00°00'30" E, 49.81 FEET; THENCE N 45°00'30" E, 35.19 FEET; THENCE N 00°00'30" E, 52.50 FEET; THENCE N 89°59' 30" W, 135 FEET, MORE OR LESS, TO THE EASTERLY SHORELINE OF LITTLE SARASOTA BAY; THENCE SOUTHERLY, ALONG SAID SHORELINE, 128 FEET, MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ALBEE ROAD, (80 FOOT R/W); THENCE S 89°59'30" E, ALONG SAID RIGHT OF WAY LINE, 117 FEET, MORE OR LESS TO THE POINT OF BEGINNING. ALL LYING IN AND BEING A PART OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH ALL RIPARIAN RIGHTS AND WATER PRIVILEGES THEREUNTO BELONGING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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"PELICAN OAKS"

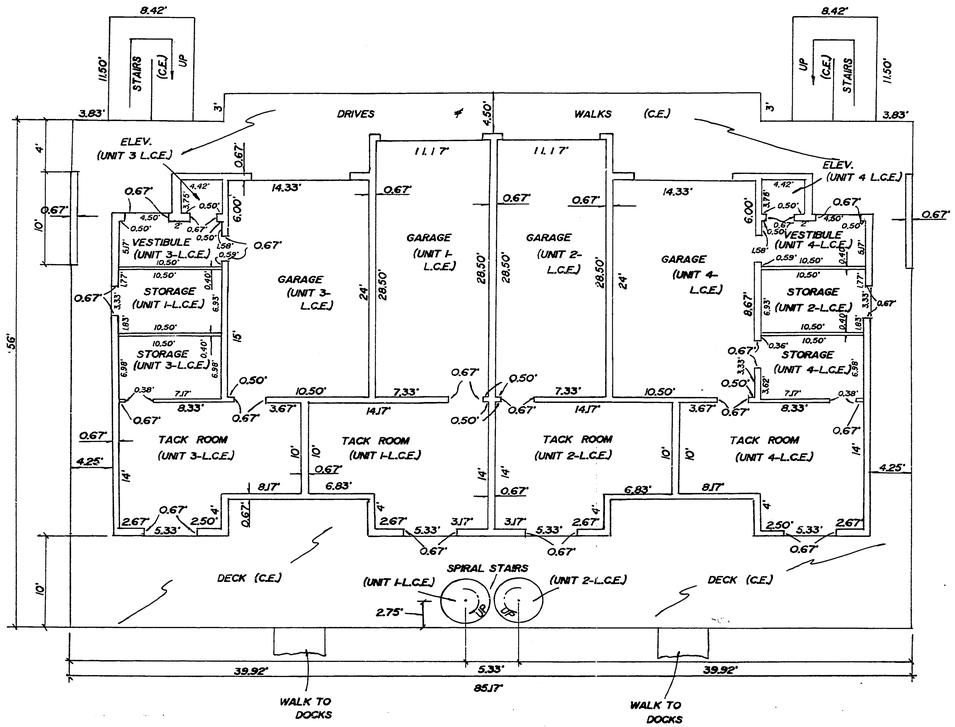
CONDOMINIUM BOOK: 27 PAGE: 9A

SHEET 2 OF 4 SHEETS

A CONDOMINIUM

SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST

COUNTY OF SARASOTA - STATE OF FLORIDA



BUILDING "A".

GROUND FLOOR PLAN (SCALE: 1"=10')

GARAGE ELEV. +7.42' CEILING ELEV. +16.00'
FLOOR ELEV. +8.00'

UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANNER:

(A) UPPER AND LOWER BOUNDARIES. THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR INTERSECTION WITH THE PERIMETRICAL BOUNDARIES:

(i) UPPER BOUNDARY - THE HORIZONTAL PLANE OF THE UNDECORATED FINISHED CEILING OF THE UNIT.

(ii) LOWER BOUNDARY - THE HORIZONTAL PLANE OF THE UNDECORATED FINISHED FLOOR OF THE UNIT.

(B) PERIMETRICAL BOUNDARIES. THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNIT EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, AND WHEN THERE IS ATTACHED TO THE BUILDING CONTAINING THE UNIT A LOGGIA, TERRACE, BALCONY, PATIO, CANOPY, OR OTHER PORTION OF THE BUILDING SERVING ONLY THE UNIT BEING BOUNDED, SUCH BOUNDARIES SHALL BE THE INTERSECTING VERTICAL PLANES ADJACENT TO AND WHICH INCLUDE ALL OF SUCH STRUCTURES AND FIXTURES THEREON.

NOTES:

1. EACH CONDOMINIUM IS IDENTIFIED BY A NUMBER AS SHOWN HEREON.
2. GARAGES, TACK ROOMS, STORAGE ROOMS, VESTIBULES, DOCKS AND DECKS SHALL BE LIMITED COMMON ELEMENTS RESERVED TO THE EXCLUSIVE USE OF UNITS TO WHICH THEY ARE ADJACENT OR ASSIGNED.
3. BEARINGS SHOWN REFER TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 789, AS RECORDED IN ROAD PLAT BOOK 1, PAGE 85, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
4. ELEVATIONS SHOWN REFER TO SARASOTA COUNTY VERTICAL DATUM, BENCHMARK #171, ELEVATION +4.914'.
5. THIS CONDOMINIUM IS SUBJECT TO ALL THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM TO WHICH THIS PLAT IS ATTACHED AS EXHIBIT "A".

SURVEYOR'S NOTE:

THE INDIVIDUAL UNIT BOUNDARIES WERE NOT LOCATED OR SURVEYED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SEC. 472.027 FLORIDA STATUTES FOR BOUNDARY SURVEYS. THE BUILDINGS OF WHICH THE UNITS ARE A PART WERE SURVEYED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SEC. 472.027 FLORIDA STATUTES FOR BOUNDARY SURVEYS. THE OVERALL BUILDING DIMENSIONS WERE FOUND CONSISTANT AND OF A CONFIGURATION WHICH WOULD INDICATE THE PROPER DIMENSIONS AND LOCATION OF THE UNITS OF THE VARIOUS TYPES DESIGNATED HEREON.

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"PELICAN OAKS"

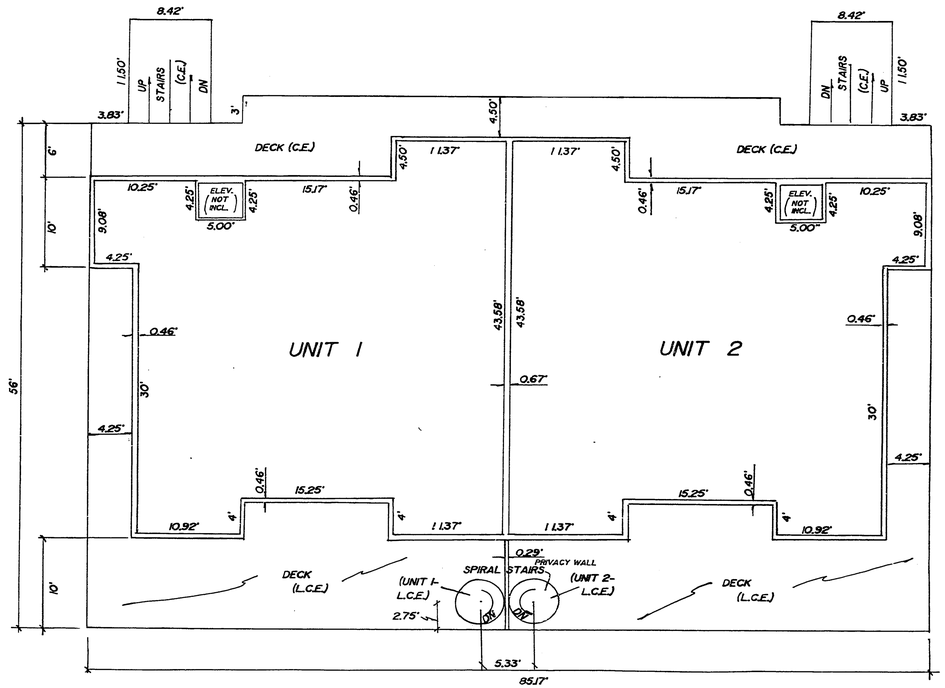
CONDOMINIUM BOOK: 27 PAGE: 9B

SHEET 3 OF 4 SHEETS

A CONDOMINIUM

SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST

COUNTY OF SARASOTA - STATE OF FLORIDA



BUILDING "A"

SECOND FLOOR PLAN (SCALE: 1"=10')

FLOOR ELEV. +16.50' CIELING ELEV. +25.40'

UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANNER:

(A) UPPER AND LOWER BOUNDARIES. THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR INTERSECTION WITH THE PERIMETRICAL BOUNDARIES:

(i) UPPER BOUNDARY - THE HORIZONTAL PLANE OF THE UNDECORATED FINISHED CEILING OF THE UNIT.

(ii) LOWER BOUNDARY - THE HORIZONTAL PLANE OF THE UNDECORATED FINISHED FLOOR OF THE UNIT.

(B) PERIMETRICAL BOUNDARIES. THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNIT EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, AND WHEN THERE IS ATTACHED TO THE BUILDING CONTAINING THE UNIT A LOGGIA, TERRACE, BALCONY, PATIO, CANOPY, OR OTHER PORTION OF THE BUILDING SERVING ONLY THE UNIT BEING BOUNDED, SUCH BOUNDARIES SHALL BE THE INTERSECTING VERTICAL PLANES ADJACENT TO AND WHICH INCLUDE ALL OF SUCH STRUCTURES AND FIXTURES THEREON.

NOTES:

1. EACH CONDOMINIUM IS IDENTIFIED BY A NUMBER AS SHOWN HEREON.
2. GARAGES, TACK ROOMS, STORAGE ROOMS, VESTIBULES, DOCKS AND DECKS SHALL BE LIMITED COMMON ELEMENTS RESERVED TO THE EXCLUSIVE USE OF UNITS TO WHICH THEY ARE ADJACENT OR ASSIGNED.
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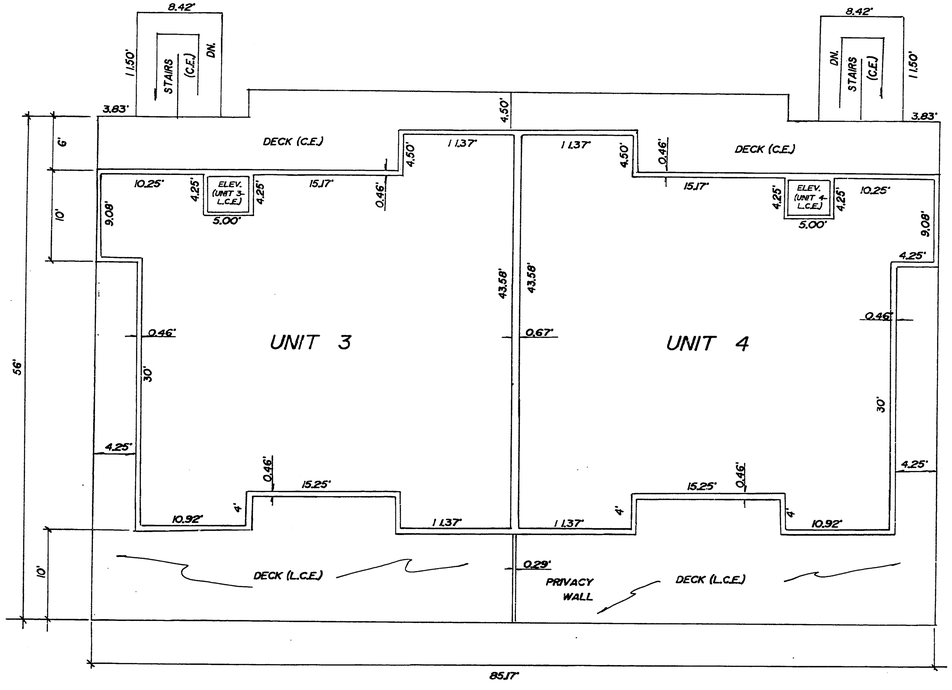
CONDOMINIUM BOOK: 27 PAGE: 9C

SHEET 4 OF 4 SHEETS

A CONDOMINIUM

SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST

COUNTY OF SARASOTA - STATE OF FLORIDA



UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANNER:

(A) UPPER AND LOWER BOUNDARIES. THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR INTERSECTION WITH THE PERIMETRICAL BOUNDARIES:

(i) UPPER BOUNDARY - THE HORIZONTAL PLANE OF THE UNDECORATED FINISHED CEILING OF THE UNIT.

(ii) LOWER BOUNDARY - THE HORIZONTAL PLANE OF THE UNDECORATED FINISHED FLOOR OF THE UNIT.

(B) PERIMETRICAL BOUNDARIES. THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNIT EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, AND WHEN THERE IS ATTACHED TO THE BUILDING CONTAINING THE UNIT A LOGGIA, TERRACE, BALCONY, PATIO, CANOPY, OR OTHER PORTION OF THE BUILDING SERVING ONLY THE UNIT BEING BOUNDED, SUCH BOUNDARIES SHALL BE THE INTERSECTING VERTICAL PLANES ADJACENT TO AND WHICH INCLUDE ALL OF SUCH STRUCTURES AND FIXTURES THEREON.

NOTES:

1. EACH CONDOMINIUM IS IDENTIFIED BY A NUMBER AS SHOWN HEREON.
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SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS FOR "PELICAN OAKS", PHASE I AND BUILDING "A", ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, THAT IS, SURVEY EXHIBIT "A", SHEETS 1 THRU 4, INCLUSIVE, ALL OF WHICH ARE EXHIBITS ANNEXED TO AND MADE PART OF THE DECLARATION OF CONDOMINIUM OF "PELICAN OAKS", PHASE I, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY AS IT RELATES TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE AFOREMENTIONED IMPROVEMENTS IN "PELICAN OAKS", PHASE I, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS, COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH FLORIDA STATUTES.

LEMONDE OF FLORIDA, INC.

DATE OF SURVEY: 1-8-88 BY: _____

DANIEL E. LEMONDE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2909

BUILDING "A"

THIRD FLOOR PLAN (SCALE: 1"=10')

FLOOR ELEV. +26.67' CIELING ELEV. +34.80'

(NOT INCLUDING CATHEDRAL CIELING)

RECORDED IN OFFICIAL RECORDS
SARASOTA COUNTY, FL
CLERK OF CIRCUIT COURT
APR 15 1 01 PM '88

RECORDED IN OFFICIAL RECORDS
SARASOTA COUNTY
FLORIDA
KAREN E. RUSHING, CLERK
AT 1:01 M
APRIL 15 ,19 88 ?

DANIEL E. LEMONDE CERTIFICATE NO. 2909 STATE OF FLORIDA REGISTERED LAND SURVEYOR

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