AF 42608A

CONDOMINIUM BOOK 28 PAGE 12
SHEET 1 OF 4 SHEETS

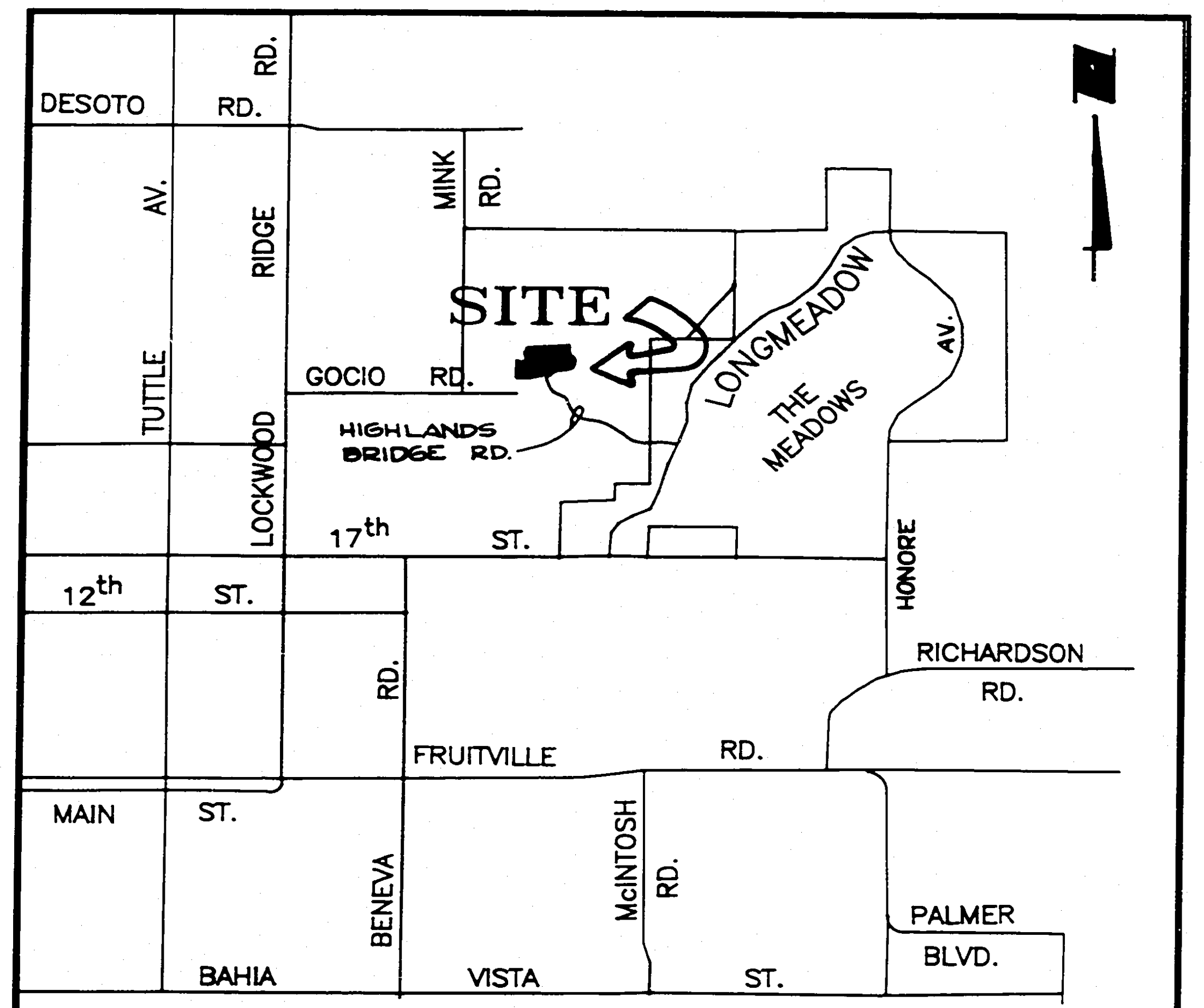
Exhibit A to the Declaration of Condominium recorded in O.R. Book 2142 Page 653 of the Public Records of Sarasota County, Florida

056141

CHATSWORTH GREENE
A CONDOMINIUM
IN SECTION 10, T.36S., R.18E.
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 2, a Subdivision recorded in Plat Book 31, Pages 15 through 15A 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 Boundary:
   The plane of the unfinished interior surface of the concrete block wall and the plane extended vertically upward from the exterior edge of the lanai slab.
   b. Upper and Lower Boundaries:
      Lower - The plane of the upper surface of the unfinished concrete slab serving as the unit floor.
      Upper - The planes of the lower surface of the unfinished ceiling beam.
   c. The lanai is 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: 1, 2, 15 & 16
6. Units not substantially completed: 3-14, 17-66
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.
8. The pool within Phase 2 is substantially complete.



LOCATION MAP

DESCRIPTION

PARCEL J OF THE HIGHLANDS, UNIT 6, A SUBDIVISION RECORDED IN PLAT BOOK 33, PAGES 31 - 31A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. CONTAINING 12.469 ACRES.

PHASE 1

Parcel J of the Highlands, Unit 6, A Subdivision recorded in Plat Book 33, Pages 31 - 31A of the public records of Sarasota County, Florida.
LESS:
Phase 2 - A tract of land lying in said Parcel J, described as follows: Commence at the Southeasternmost corner of said Parcel J, (the following 2 calls are along southerly boundary of said Parcel J) thence N64°34'23"W a distance of 82.82 feet; thence N83°49'23"W a distance of 116.17 feet; thence N06°10'37"E a distance of 259.05 feet to the POINT OF BEGINNING; thence N31°33'58"W a distance of 68.00 feet; thence S58°26'02"W a distance of 70.33 feet; thence S31°33'58"E a distance of 68.00 feet; thence N58°26'02"E a distance of 70.33 feet to the POINT OF BEGINNING. Containing 0.110 Acres.
Total Phase 1 - Containing 12.359 Acres.

PHASE 2

A tract of land lying in Parcel J of the Highlands, Unit 6 A Subdivision recorded in Plat Book 33, Pages 31 - 31A of the public records of Sarasota County, Florida described as follows:
Commence at the Southeasternmost corner of said Parcel J (the following 2 calls are along southerly boundary of said Parcel J) thence N64°34'23"W a distance of 82.82 feet; thence N83°49'23"W a distance of 116.17 feet; thence N06°10'37"E a distance of 259.05 feet to the POINT OF BEGINNING; thence N31°33'58"W a distance of 68.00 feet; thence S58°26'02"W a distance of 70.33 feet; thence S31°33'58"E a distance of 68.00 feet; thence N58°26'02"E a distance of 70.33 feet to the POINT OF BEGINNING. Containing 0.110 Acres.

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: August 4, 1989

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

PO

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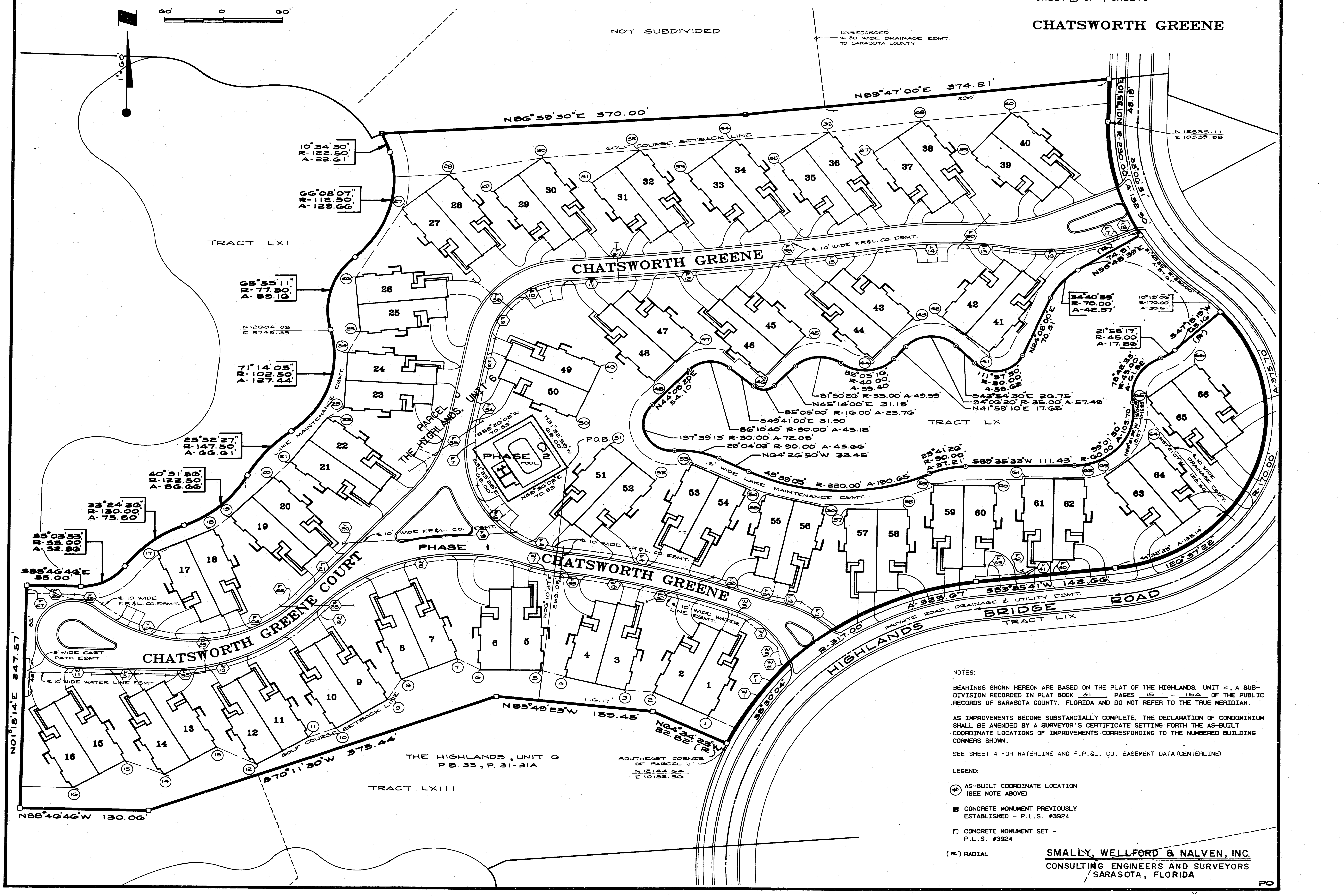
CONDOMINIUM BOOK 28 PAGE 12-A
SHEET 2 OF 4 SHEETS

CHATSWORTH GREENE



NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF THE HIGHLANDS, UNIT 2, A SUBDIVISION RECORDED IN PLAT BOOK 31, PAGES 15 - 15A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND DO NOT REFER TO THE TRUE MERIDIAN.

AS IMPROVEMENTS BECOME SUBSTANCIALLY COMPLETE, THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYOR'S CERTIFICATE SETTING FORTH THE AS-BUILT COORDINATE LOCATIONS OF IMPROVEMENTS CORRESPONDING TO THE NUMBERED BUILDING CORNERS SHOWN.

SEE SHEET 4 FOR WATERLINE AND F.P.&L. CO. EASEMENT DATA (CENTERLINE)

LEGEND:

(#) AS-BUILT COORDINATE LOCATION (SEE NOTE ABOVE)

■ CONCRETE MONUMENT PREVIOUSLY ESTABLISHED - P.L.S. #3924

□ CONCRETE MONUMENT SET - P.L.S. #3924

(R) RADIAL

SMALLY, WELLFORD & NALVEN, INC.
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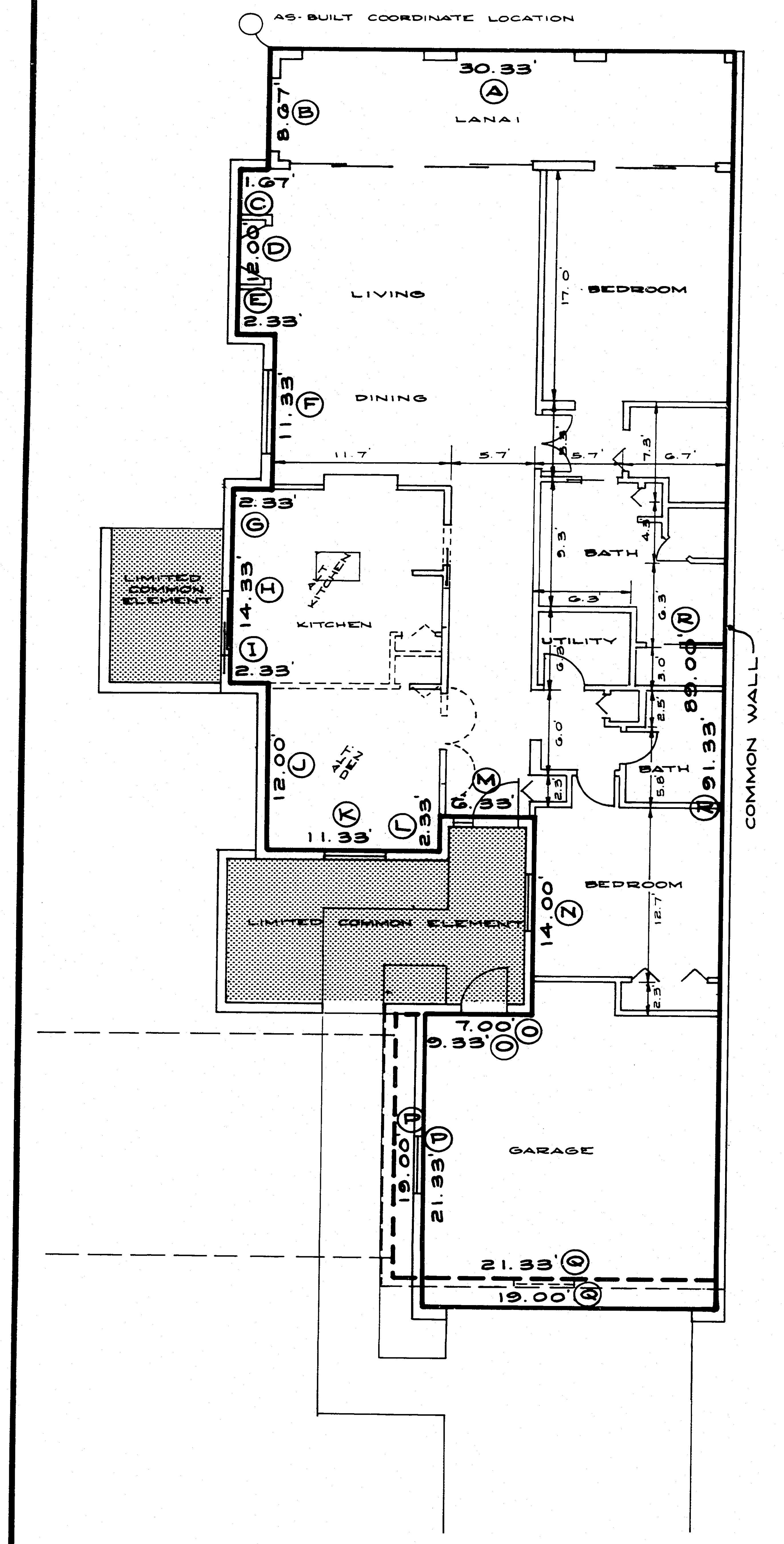
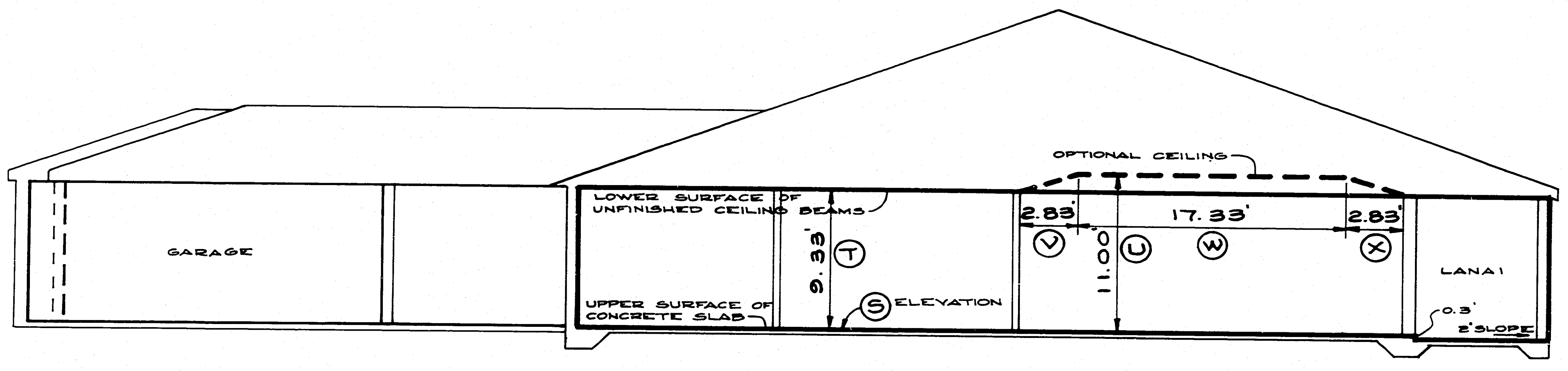
[illegible]

CONDOMINIUM BOOK 28 PAGE 12-B
SHEET 3 OF 4 SHEETS

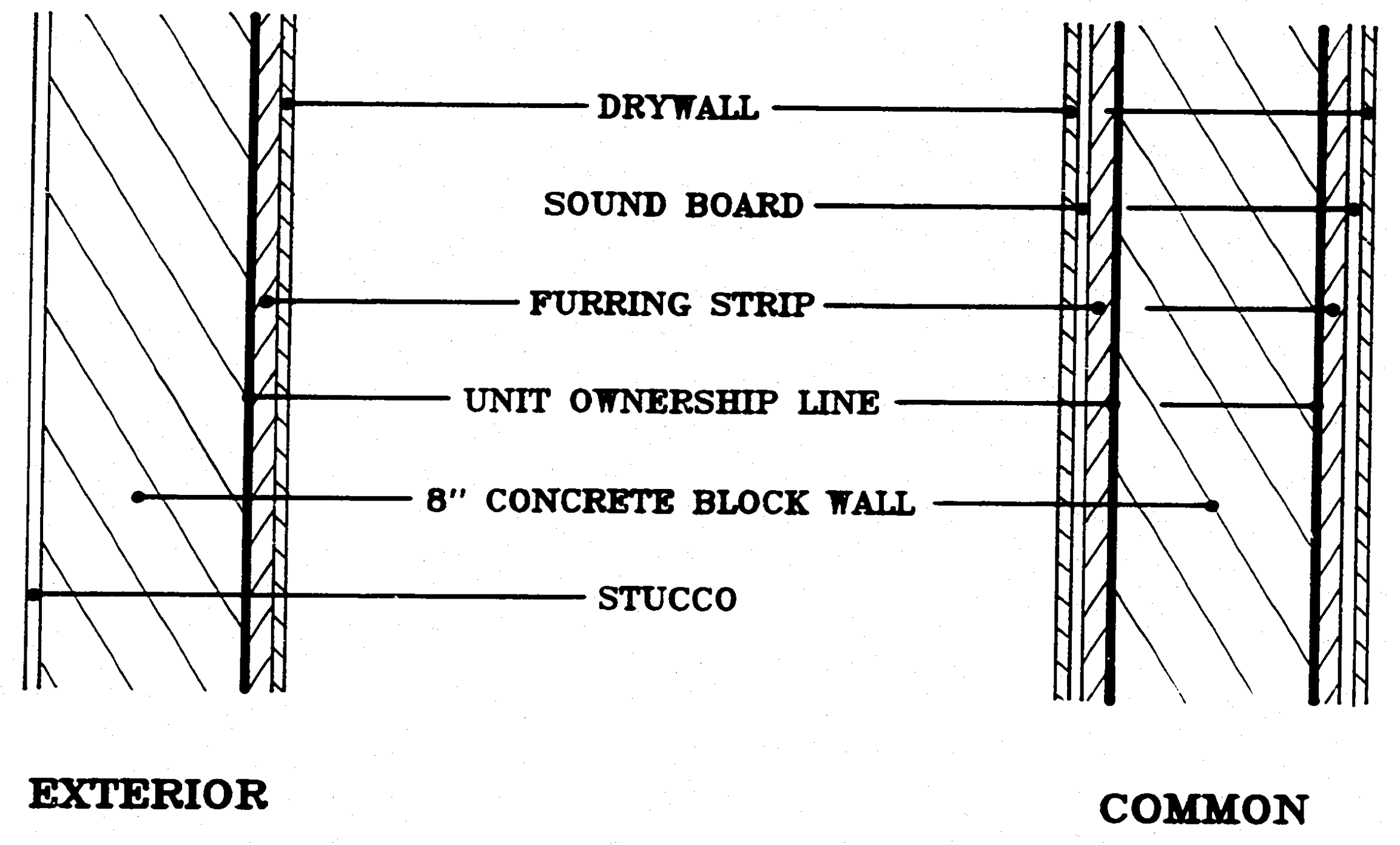
CHATSWORTH GREENE



PERIMETRICAL BOUNDARY



UPPER & LOWER BOUNDARY



WALL DETAILS

NOTES:

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

THE UNFINISHED INTERIOR ROOM DIMENSIONS SHOWN 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

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CONDOMINIUM BOOK 28 PAGE 12-C
SHEET 4 OF 4 SHEETS

CHATSWORTH GREENE

Centerline of 10' Wide Florida Power & Light Company Easement Data

F 1	31°07'58"	A=172.25	R= 317.00
F 2	N52°13'09"W	45.26	
F 3	N77°17'42"W	25.42	
F 3A	08°10'53"	A= 25.85	R= 181.00
F 3B	03°03'10"	A= 42.84	R= 804.00
F 4	11°08'13"	A=156.28	R= 804.00
F 5	27°23'07"	A= 50.66	R= 106.00
F 6	36°01'35"	A= 66.65	R= 106.00
F 7	N02°01'36"W	66.16	
F 8	N11°45'28"E	98.64	
F 9	28°15'10"	A= 37.48	R= 76.00
F10	47°00'44"	A= 62.36	R= 76.00
F11	01°05'34"	A= 55.18	R=2893.00
F12	03°14'12"	A=163.43	R=2893.00
F13	02°12'24"	A=111.42	R=2893.00
F14	11°18'19"	A= 73.40	R= 372.00
F15	08°09'57"	A= 53.02	R= 372.00
F16	32°49'52"	A=108.30	R= 189.00
F17	N66°43'37"E	26.64	
F18	00°54'34"	A= 3.65	R= 230.00
F19	S86°12'15"W	171.93	
F20	S86°12'15"W	5.00	
F21	S43°38'32"W	77.82	
F22	08°13'30"	A= 20.67	R= 144.00
F23	34°09'53"	A= 85.86	R= 144.00
F24	43°57'47"	A=110.49	R= 144.00
F25	38°46'28"	A= 30.00	R= 44.33
F26	N88°46'46"W	48.33	
F27	N01°13'14"E	9.00	
F28	N89°14'22"E	74.31	
F29	S03°58'05"E	42.93	
F30	11°12'21"	A= 41.00	R= 209.64
F31	N88°46'46"W	75.01	
F32	S68°15'59"W	73.42	
F33	S06°03'04"W	36.98	
F34	S53°19'55"W	10.00	
F35	S53°19'55"W	83.25	
F36	N49°59'22"W	51.00	
F37	N04°04'12"W	43.00	
F38	N30°00'57"E	47.90	
F39	N41°31'01"E	48.15	
F40	S83°55'41"W	91.34	
F41	N32°17'33"W	2.45'	
F42	N32°17'33"W	5.00'	
F43	S85°58'52"W	50.27	

Centerline of 10' Wide Waterline Easement Data

W 1	18°46'20"	A=103.86	R= 317.00
W 2	N45°48'04"W	5.91	
W 3	N12°01'33"W	18.00	
W 4	N47°26'29"W	45.00	
W 5	N65°28'38"W	15.00	
W 6	13°20'43"	A=179.81	R= 772.00
W 7	13°45'48"	A= 33.15	R= 138.00
W 8	65°12'41"	A=223.08	R= 196.00
W 9	S45°14'55"W	15.00	
W10	45°58'19"	A=167.40	R= 208.64
W11	N88°46'46"W	137.44'	

RECORDED IN OFFICIAL RECORDS
August , 19 87
AT 9:43 A M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

AS-BUILT DIMENSIONS

Unit No.	Type	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Building Corner Locations North	Building Corner Locations East
1		30.23	8.69	1.69	12.00	2.33	11.28	2.33	14.32	2.33	12.00	11.32	2.25	6.29	13.85	7.02	21.30	19.09	91.38	33.02	9.35	----	----	----	----	12175.0	10133.6
2	Reversed	30.35	8.70	1.70	12.02	2.32	11.30	2.32	14.30	2.32	12.00	11.35	2.18	6.33	13.85	9.04	19.10	21.33	89.08	33.02	9.35	10.95	2.00	19.00	2.00	12201.7	10078.3
11		30.31	8.69	1.69	12.00	2.33	11.29	2.33	14.31	2.33	12.00	11.33	2.20	6.28	13.88	7.03	21.33	19.04	91.34	31.78	9.34	10.99	2.02	19.02	2.03	12152.1	9728.3
12	Reversed	30.35	8.72	1.71	12.03	2.32	11.33	2.31	14.34	2.32	12.00	11.31	2.25	6.27	13.89	7.02	21.31	19.07	91.33	31.79	9.35	----	----	----	----	12121.5	9675.1
15		30.30	8.71	1.67	12.00	2.35	11.31	2.33	14.35	2.33	12.02	11.33	2.20	6.33	13.87	7.03	21.32	19.08	91.35	32.97	9.35	----	----	----	----	12126.0	9542.3
16	Reversed	30.33	8.68	1.70	12.01	2.34	11.29	2.32	14.32	2.34	12.02	11.35	2.19	6.30	13.85	7.00	21.31	19.07	91.33	33.01	9.37	10.97	2.01	19.04	2.05	12095.3	9489.2

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