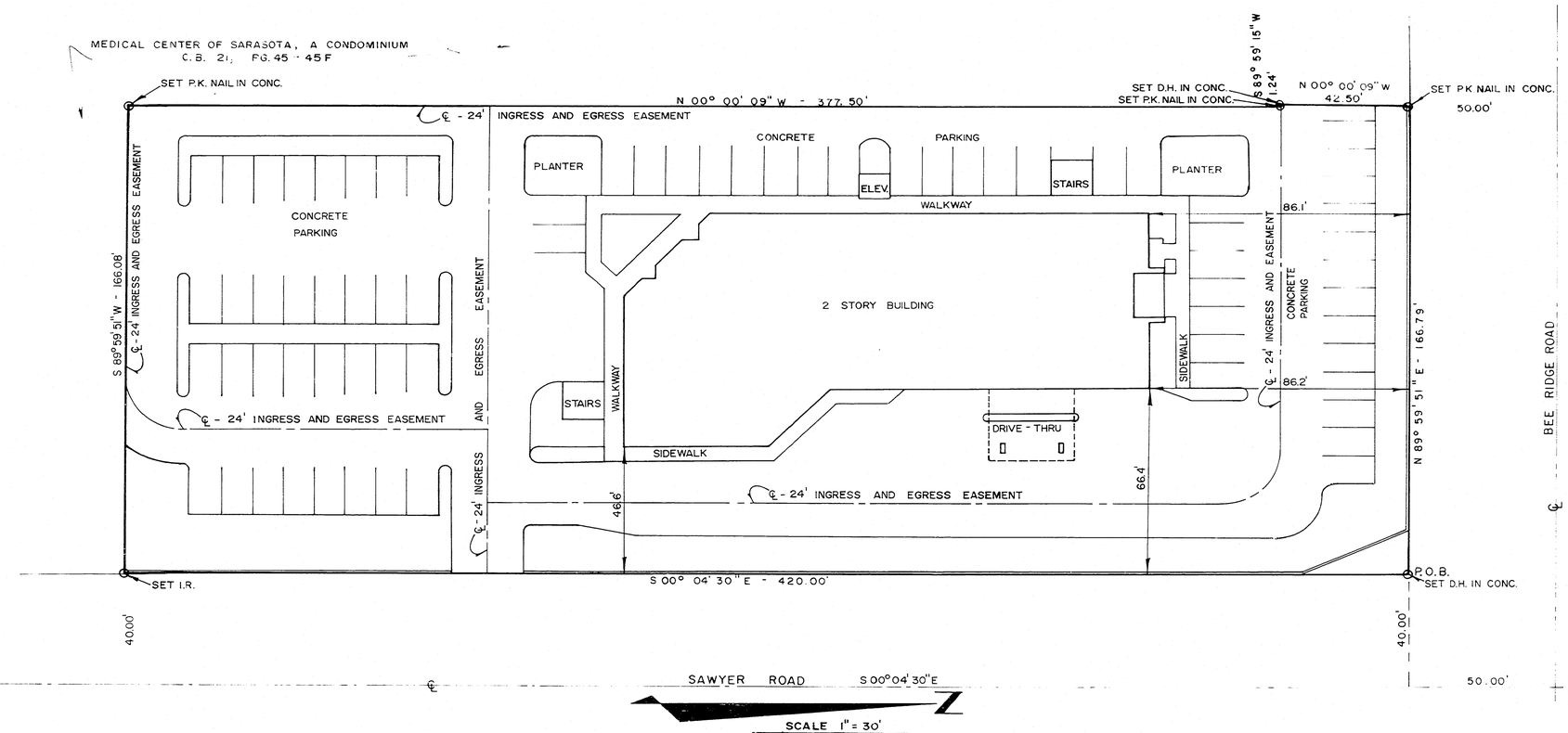
019613

BEE RIDGE / SAWYER CONDOMINIUM

LOCATED IN NW 1/4 OF SECTION 3
TWP. 37 SOUTH, RGE. 18 EAST
SARASOTA COUNTY, FLORIDA



LEGAL DESCRIPTION

A PART OF LOT 1, BLOCK 2, OF SECTION 3-37-18, BEE RIDGE FARMS, RECORDED IN PLAT BOOK 1, PAGE 248, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING RECORDED IN PLAT BOOK "A", PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (BEING THE SAME AS LOT 1, REPLAT OF TRACTS 1 AND 2, BLOCK 2, BEE RIDGE FARMS, RECORDED IN PLAT BOOK 3, PAGE 14, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID LOT 1, SAID N.E. CORNER BEING POINT OF INTERSECTION OF THE CENTERLINE OF BEE RIDGE ROAD AND THE CENTERLINE OF SAWYER ROAD; THENCE SOUTH 0° 04' 30" EAST ALONG THE CENTERLINE OF SAWYER ROAD 50.00 FEET; THENCE S 89° 59' 51" W ALONG A LINE PARALLEL WITH THE CENTERLINE OF BEE RIDGE ROAD 40.00 FEET FOR THE POINT OF BEGINNING; THENCE S 0° 04' 30" E ALONG WEST RIGHT OF WAY LINE OF SAWYER ROAD (SAID R/W LINE BEING 40.00 WEST OF EAST LINE OF NW 1/4 OF SECTION 3-37-18), A DISTANCE OF 420.00' TO A CONCRETE MONUMENT ON THE EAST LINE OF THE MEDICAL CENTER OF SARASOTA, A CONDOMINIUM, RECORDED IN CONDO. BOOK 21, PAGE 45, SARASOTA COUNTY RECORDS; THENCE S 89° 59' 51" W ALONG BOUNDARY OF SAID MEDICAL CENTER OF SARASOTA, A CONDOMINIUM, A DISTANCE OF 166.08 FEET; THENCE N 0° 00' 09" W ALONG SAID EAST LINE OF SAID CONDOMINIUM, A DISTANCE OF 377.50 FEET; THENCE S 89° 59' 15" W, A DISTANCE OF 1.24 FEET; THENCE N 0° 00' 09" W ALONG SAID EAST LINE OF SAID CONDOMINIUM, A DISTANCE OF 42.50 FEET TO SOUTHERLY R/W LINE OF BEE RIDGE ROAD (SAID R/W LINE BEING 50.00' SOUTH OF NORTH LINE OF SECTION 3-37-18); THENCE N 89° 59' 51" E ALONG SAID R/W LINE OF BEE RIDGE ROAD, A DISTANCE OF 166.79 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN THE NW 1/4 OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA. CONTAINING 1.60 ACRES.

CERTIFICATE OF SURVEYOR

CERTIFIED AS TO UNITS "H" AND "J" ONLY

I, THE UNDERSIGNED, A FLORIDA REGISTERED LAND SURVEYOR, HEREBY CERTIFY, PURSUANT TO SECTION 718.104 (4) (e) OF THE FLORIDA STATUTES, THAT A SURVEY WAS MADE OF THE LAND SHOWN HEREON, AND THAT THE IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE, AND THAT WITH THIS SURVEY AND PLOT PLAN TOGETHER WITH THE DECLARATION OF CONDOMINIUM IT CAN BE DETERMINED THEREFROM THE IDENTIFICATION, LOCATION, DIMENSIONS AND SIZES OF THE COMMON ELEMENTS AND OF EACH UNIT CONTAINED THEREIN. I FURTHER CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS AND ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING IN WHICH THE UNITS ARE LOCATED IS SUBSTANTIALLY COMPLETE.

DATED THIS 1ST DAY OF MAY, 1989.

DENNIS G. HEASLEY
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3466

MANASOTA ENGINEERING & SURVEYING, INC.
3005 26TH ST. W., BRADENTON, FL. 33505
PHONE (813) 755-5914

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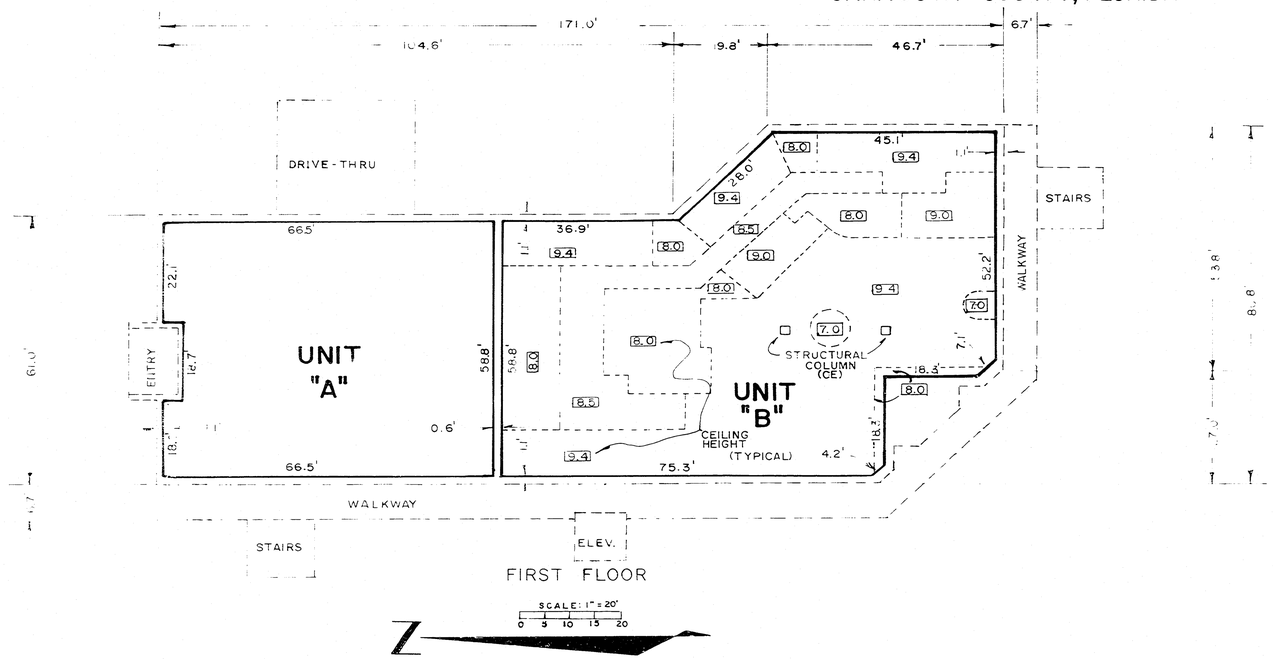

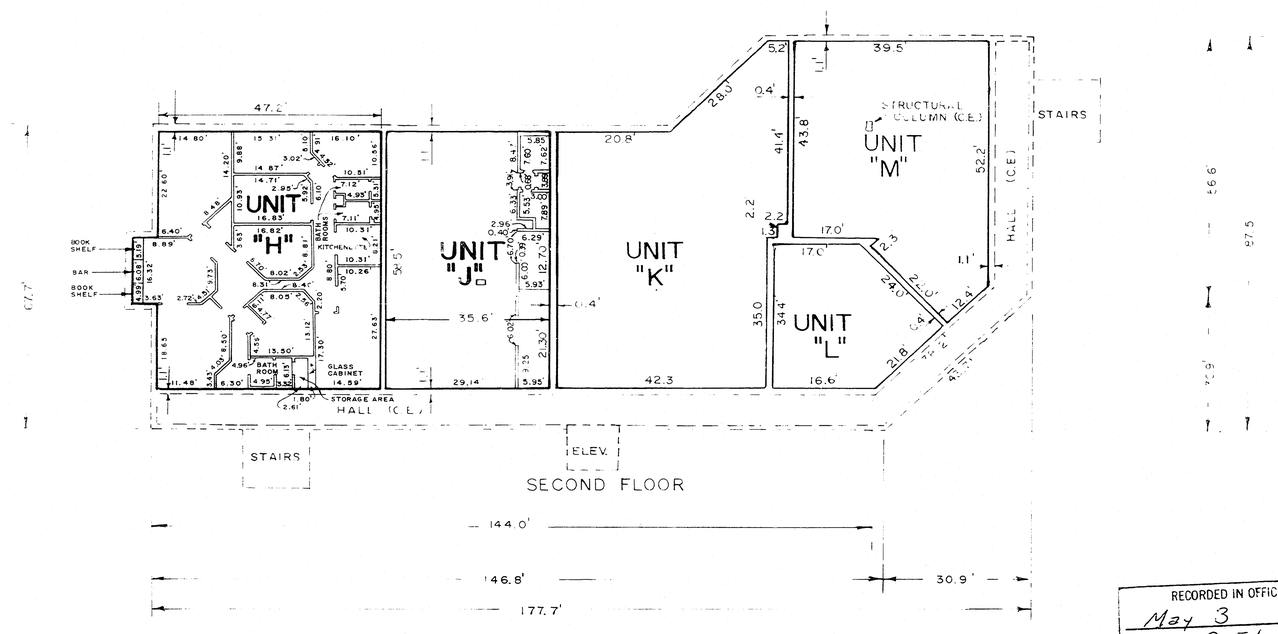

UNIT OWNERSHIP DESCRIPTION

OWNERSHIP OF UNITS SHALL EXTEND FROM THE PLANE OF UNFINISHED FLOOR TO THE PLANE OF THE UNFINISHED CEILING, AND FROM THE INTERIOR PLANES OF UNFINISHED WALL TO THE INTERIOR PLANE OF UNFINISHED WALL, AS INDICATED HEREON. NOTWITHSTANDING, THE LOCATION OF WALLS, FLOORS AND CEILINGS AS DESCRIBED AND SHOWN HEREON, THE ACTUAL LOCATIONS AS THE SAME MAY FROM TIME TO TIME EXIST, SHALL GOVERN.

COMMON ELEMENT DESCRIPTION

ALL AREAS WITHIN THIS SITE WHICH ARE NOT WITHIN THE BOUNDARIES OF THE INDIVIDUAL UNIT OWNERSHIPS, ARE COMMON ELEMENTS. ALL UTILITY SERVICES WHICH MAY BE CONTAINED WITHIN THE UNIT BUT SERVE UNITS OTHER THAN, OR IN ADDITION TO, THE UNITS CONTAINING SAID SERVICES. COLUMNS OR BEARING WALLS WHICH CONTRIBUTE TO THE SUPPORT OF THE BUILDING, AND ALL UTILITY CONDUITS, WIRES, AND PIPES, REGARDLESS OF LOCATION, ARE COMMON ELEMENTS.

EASEMENTS

1. EASEMENTS AS CALLED FOR IN THE DECLARATION OF CONDOMINIUMS.
2. CURRENTLY RECORDED EASEMENTS OF RECORD.
3. F.P. & L. EASEMENT RECORDED IN O.R. BK. 1537, PG. 405, SARASOTA COUNTY RECORDS.
4. EASEMENTS CALLED FOR ON PLAT OF THE MEDICAL CENTER OF SARASOTA, A COMMERCIAL CONDOMINIUM, RECORDED IN CONDO. BK. 21, PG. 45-45F, SARASOTA COUNTY RECORDS.

ELEVATIONS (N.G.V.D. 1929 DATUM)

UNITS	UNFINISHED FLOOR	UNFINISHED CEILING	DROP CEILING
M	46.72	55.32	N/A
L	46.72	55.32	
K	46.72	55.32	
J	46.72	55.32	54.16
H	46.72	56.62	54.75
B	33.62	43.02 TO (SEE	40.62 PLAN)
A	33.62	41.63	40.63

8.0 INDICATES CEILING HEIGHT

8.0 = 8.0' ABOVE FLOOR

RECORDED IN OFFICIAL RECORDS
May 3, 19 89
AT 2:54 P.M.
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

MANASOTA ENGINEERING & SURVEYING INC.
3005 26TH ST. W. BRADENTON, FL. 33505
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