036197

ASHTON LAKES NO. III

A CONDOMINIUM

IN SECTON 9, TOWNSHIP 37S., RANGE 18E.

SARASOTA COUNTY, FLORIDA

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF N89°56'E FOR THE CENTERLINE OF CLARK ROAD BASED UPON D.O.T. RIGHT OF WAY MAP FOR STATE ROAD NO. 72 (S-782), SECTION NO. 1753-250 RECORDED IN ROAD PLAT BOOK NO. 1, PAGE 46 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

2. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 ESTABLISHED FROM FLORIDA DEPARTMENT OF NATURAL RESOURCES BM SAR 2 1980 WITH A PUBLISHED ELEVATION OF 4.893447 METERS (16.055 FEET).

3. THE UNIT BOUNDARIES ARE AS FOLLOWS:

   a. PERIMETRICAL BOUNDARIES:
   THE PLANE OF THE UNFINISHED INTERIOR SURFACE OF THE CONCRETE BLOCK WALLS.

   b. UPPER & LOWER BOUNDARIES:
   LOWER - THE PLANE OF THE UPPER SURFACE OF THE UNFINISHED CONCRETE SLAB SERVING AS THE UNIT FLOOR.

   UPPER GROUND FLOOR - THE PLANE OF THE LOWER SURFACE OF THE CONCRETE SLAB EXTENDED HORIZONTALLY TO INTERSECT WITH PERIMETRICAL BOUNDARIES THROUGH COURTYARDS.

   UPPER SECOND FLOOR - LOWER UNFINISHED SURFACE OF THE BOTTOM CHORD OF THE SCISSOR TRUSSES.

   c. GARAGES ARE PART OF THE UNIT OWNERSHIP.

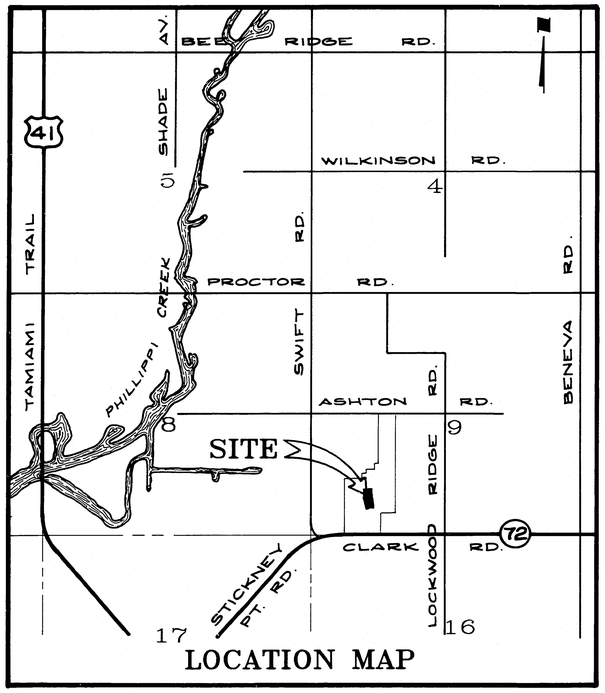
4. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS BUT NOT LIMITED TO WATER METERS, WATER LINES, STORM DRAINS, SEWERS, SIDEWALKS AND TREES HAVE NOT BEEN LOCATED.

5. SUBSTANTIALLY COMPLETED UNITS: ALL

6. UNITS NOT SUBSTANTIALLY COMPLETED: NONE

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 IMPROVEMENTS IN ACCORDANCE WITH F.S. 718.104 (4) (e).

8. THE OPEN PATIOS ARE LIMITED COMMON ELEMENTS TO THE ADJOINING UNIT.



LOCATION MAP

DESCRIPTION

A tract of land located in Section 9, Township 37 South, Range 18 East formerly a part of Ashton Lakes, a Condominium recorded in Condominium Book 23, Pages 4 through 4N of the Public Records of Sarasota County, Florida described as follows:

Commence at the Northeast corner of Phase III of Ashton Lakes, II and III, a Condominium recorded in Condominium Book 25, Pages 47 through 47F of said Public Records; thence S-81°-54'-32"-W along the Northerly line of said Ashton Lakes, II and III a distance of 31.92 feet to the POINT OF BEGINNING; (the following two calls are along said Northerly line); thence continue S-81°-54'-32"-W a distance of 24.83 feet; thence S-64°-22'-51"-W a distance of 83.13 feet; thence N-19°-37'-27"-W a distance of 141.67 feet; thence N-10°-22'-00"-W a distance of 126.35 feet; thence N-01°-44'-29"-W a distance of 155.66 feet; thence N-79°-44'-40"-E a distance of 105.10 feet; thence S-11°-29'-06"-E a distance of 20.43 feet; thence S-02°-57'-48"-E a distance of 117.00 feet; thence S-17°-35'-59"-W a distance of 14.43 feet; thence S-10°-41'-46"-E a distance of 126.66 feet; thence S-19°-37'-27"-E a distance of 124.76 feet to the POINT OF BEGINNING. Containing 1.012 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, and that the construction of the improvements noted in Note 5 are 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 neighborhood 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 neighborhood 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: JUNE 13TH, 1989

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

PO

CONDOMINIUM BOOK 28 PAGE 5A
SHEET 2 OF 4 SHEETS

ASHTON LAKES NO. III

1" = 30'
30' 0 30'

ASHTON LAKES
C.B. 23, P. 4-4N

ASHTON LAKE DRIVE
(PRIVATE)

P.O.C.
S81°54'32"W 31.32'
P.O.B.
S81°54'32"W 24.83'
S04°22'51"W 83.13'
S19°37'27"E 124.76'
S10°41'46"E 126.66'
S17°35'59"W 14.49'
S11°29'06"E 20.49'
S02°57'48"E 117.00'
N79°44'40"E 105.10'
N01°44'29"W 155.66'
N10°22'00"W 126.35'
N19°37'27"W 141.67'

N-6006.18
E-6182.67

N-5634.15
E-6154.30
15.80'

ASHTON LAKES II & III
C.B. 25, P. 47-47F

5612 5610 5616 5614 5620 5618 5624 5622
5628 5626 5632 5630 5636 5634 5640 5638
5644 5642 5648 5646 5652 5650 5656 5654

8' P.U.E. WIDE (P.S.I. CO.)
8' P.U.E. WIDE (P.S.I. CO. & G.T.E. ENCASED IN CONC.)
DRAINAGE EASMT. (CASED IN CONC.)

LAKE # 1
LAKE # 2

ASHTON LAKES
C.B. 23, P. 4-4N

LEGEND:

- ○ *IRON ROD SET – P.L.S. #3924*
- ⊕ *AS-BUILT COORDINATE LOCATION (SEE NOTE)*

NOTES:

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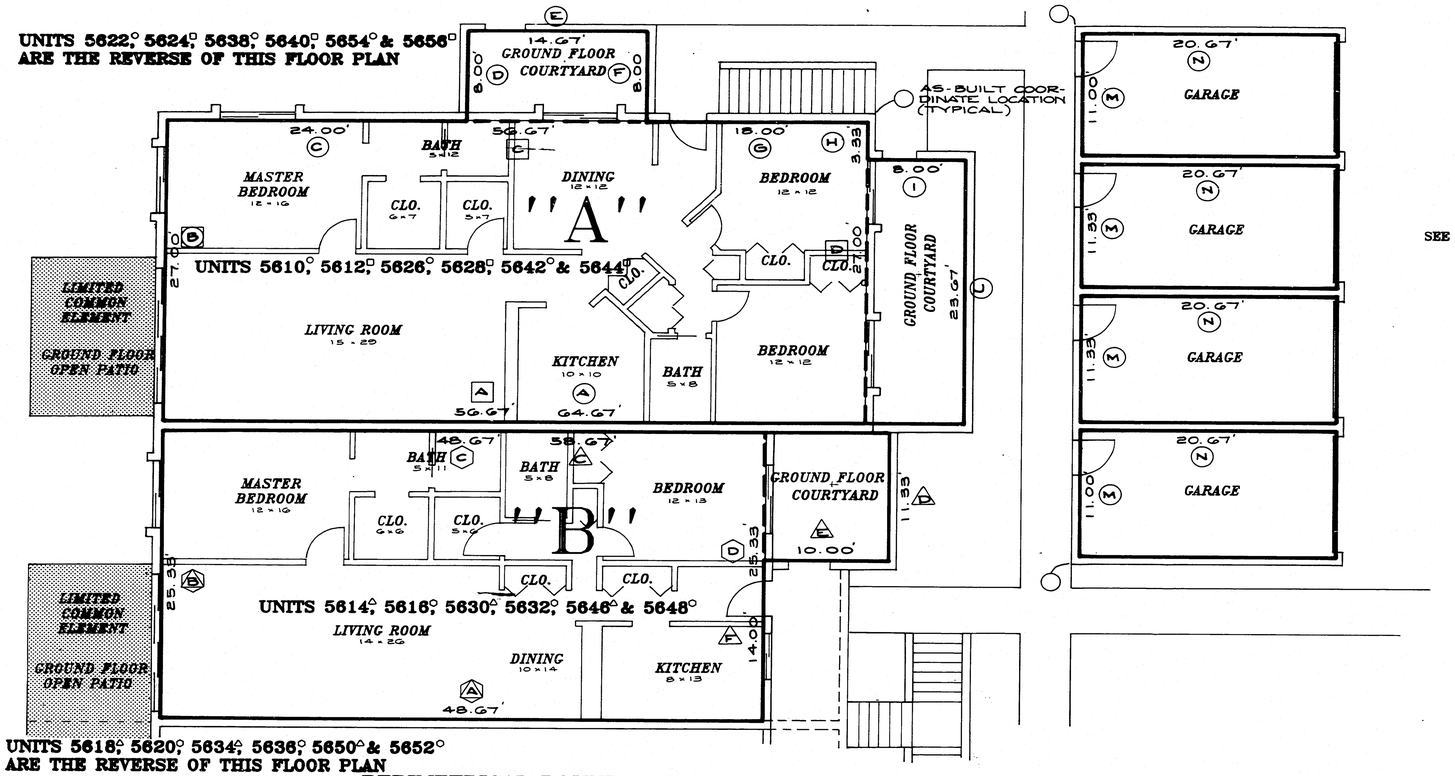
AS IMPROVEMENTS BECOME SUBSTANTIALLY COMPLETE, THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYOR'S CERTIFICATE SETTING FORTH THE AS-BUILT COORDINATE LOCATIONS OF IMPROVEMENTS CORRESPONDING TO THE NUMBERED BUILDING CORNERS SHOWN.

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

PO

2349-5

ASHTON LAKES NO. III



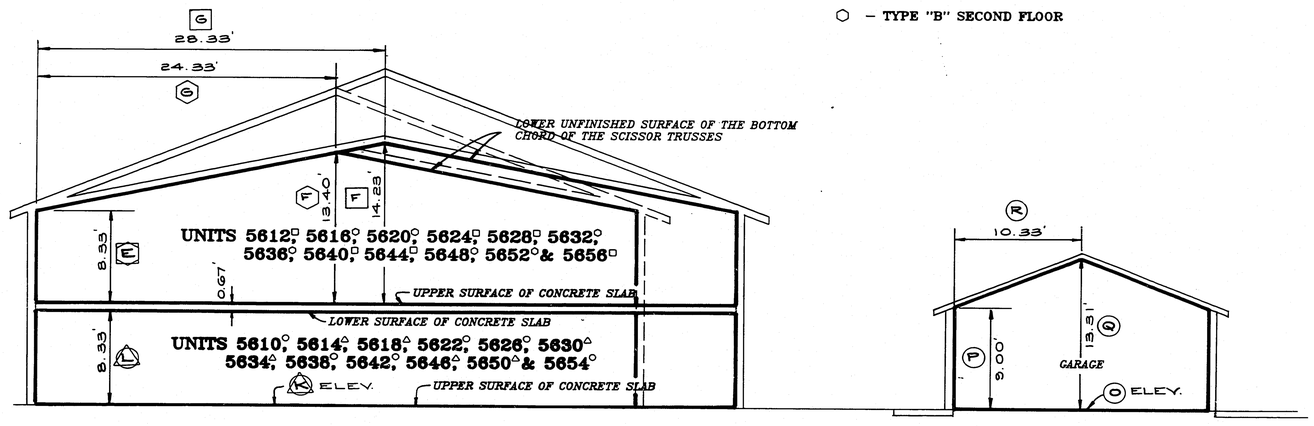
SEE SITE PLAN FOR GARAGE ASSIGNMENT

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

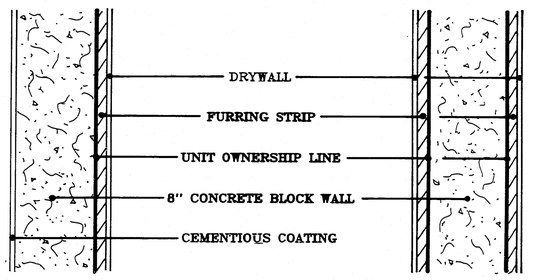
AS IMPROVEMENTS BECOME SUBSTANTIALLY COMPLETE, THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYOR'S CERTIFICATE SETTING FORTH THE AS-BUILT DIMENSIONS OF IMPROVEMENTS CORRESPONDING TO THE LETTERED DIMENSIONS SHOWN.

PERIMETRICAL BOUNDARIES

○ – TYPE "A" GROUND FLOOR & GARAGES
□ – TYPE "A" SECOND FLOOR
△ – TYPE "B" GROUND FLOOR
⬡ – TYPE "B" SECOND FLOOR



UPPER & LOWER BOUNDARIES



WALL DETAILS

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

ASHTON LAKES NO. III

AS-BUILT DIMENSIONS

UNIT	A	B	C	D	E	F	G	H	I	J	K	L	UPPER AND LOWER BOUNDARIES M	N	O	P	Q	R
5610	64.79	27.07	24.00	8.02	14.76	7.99	18.00	3.34	8.02	23.75	20.82	8.05	11.25	20.66	20.65	8.32	13.80	10.50
5612	56.75	27.10	56.72	27.09	8.02	13.37	28.44	-----	-----	-----	-----	-----	11.30	20.69	20.65	8.35	13.74	10.45
5614	48.81	25.33	48.79	25.35	10.04	13.96	-----	-----	-----	-----	20.85	8.06	11.32	20.70	20.65	8.33	13.70	10.39
5616	48.83	25.36	48.80	25.37	8.03	12.66	24.31	-----	-----	-----	-----	-----	11.25	20.67	20.65	8.34	13.67	10.34
5618	48.79	25.32	48.78	25.35	10.02	13.99	-----	-----	-----	-----	20.85	8.03	11.30	20.65	20.61	8.35	13.69	10.37
5620	48.81	25.34	48.80	25.33	8.05	12.59	24.29	-----	-----	-----	-----	-----	11.33	20.69	20.61	8.38	13.72	10.30
5622	64.80	27.07	24.01	8.00	14.75	8.03	17.99	3.35	8.01	23.71	20.85	8.04	11.35	20.67	20.61	8.35	13.75	10.38
5624	56.72	27.06	56.70	27.03	8.01	13.40	28.44	-----	-----	-----	-----	-----	11.20	20.68	20.61	8.34	13.73	10.33
5626	64.73	27.09	24.02	8.01	14.77	7.98	17.96	3.35	8.01	23.79	20.56	8.02	11.25	20.70	20.61	8.36	13.75	10.31
5628	56.75	27.11	56.71	27.09	8.02	13.35	28.45	-----	-----	-----	-----	-----	11.30	20.73	20.61	8.35	13.74	10.40
5630	48.92	25.35	58.68	11.37	10.02	14.00	-----	-----	-----	-----	20.56	8.02	11.31	20.71	20.61	8.34	13.74	10.35
5632	48.80	25.37	48.78	25.35	8.03	12.65	24.20	-----	-----	-----	-----	-----	11.20	20.69	20.61	8.37	13.70	10.39
5634	48.70	25.30	58.68	11.38	10.00	13.96	-----	-----	-----	-----	20.56	8.00	11.34	20.69	20.58	8.39	13.78	10.49
5636	48.85	25.33	48.80	25.30	8.05	12.61	24.27	-----	-----	-----	-----	-----	11.26	20.65	20.58	8.35	13.75	10.50
5638	64.82	27.08	24.03	8.00	14.75	7.98	18.00	3.33	7.98	23.76	20.56	8.00	11.29	20.66	20.58	8.37	13.69	10.47
5640	56.75	27.08	56.72	27.10	8.03	13.37	28.42	-----	-----	-----	-----	-----	11.32	20.69	20.58	8.35	13.67	10.41
5642	64.90	27.06	23.97	7.98	14.74	7.97	17.96	3.33	7.99	23.70	20.62	8.33	11.35	20.69	20.17	8.36	13.68	10.38
5644	56.76	27.06	56.70	27.10	8.00	13.38	28.40	-----	-----	-----	-----	-----	11.30	20.70	20.17	8.37	13.69	10.37
5646	48.76	25.37	58.74	11.40	10.00	14.00	-----	-----	-----	-----	20.62	8.37	11.29	20.66	20.17	8.33	13.67	10.40
5648	48.77	25.35	48.75	25.35	8.04	12.58	24.28	-----	-----	-----	-----	-----	11.33	20.69	20.17	8.34	13.71	10.39
5650	48.83	25.32	58.72	11.35	9.96	13.96	-----	-----	-----	-----	20.62	8.36	11.31	20.70	20.17	8.35	13.70	10.42
5652	48.75	25.41	48.78	25.39	8.04	12.60	24.30	-----	-----	-----	-----	-----	11.28	20.69	20.17	8.37	13.67	10.40
5654	64.77	27.05	24.04	8.02	14.73	8.06	17.96	3.36	8.03	23.72	20.62	8.36	11.30	20.67	20.17	8.35	13.69	10.38
5656	56.71	27.05	56.75	27.05	8.00	13.35	28.48	-----	-----	-----	-----	-----	11.34	20.68	20.17	8.33	13.69	10.39

BUILDING AND GARAGE
CORNER COORDINATES

TIE ID	NORTHING	EASTING
1	5669.8	6213.8
2	5771.7	6177.4
3	5797.9	6170.5
4	5904.3	6150.8
5	5932.0	6152.6
6	6040.0	6148.1
7	5671.5	6230.2
8	5716.8	6214.0
9	5735.5	6207.3
10	5780.7	6191.2
11	5796.7	6186.8
12	5844.0	6178.1
13	5863.7	6174.5
14	5911.0	6165.8
15	5928.8	6168.8
16	5976.8	6166.7
17	5996.7	6165.8
18	6044.7	6163.9

RECORDED IN OFFICIAL RECORDS
JUNE 14 19 89
AT 2:42 P M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

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