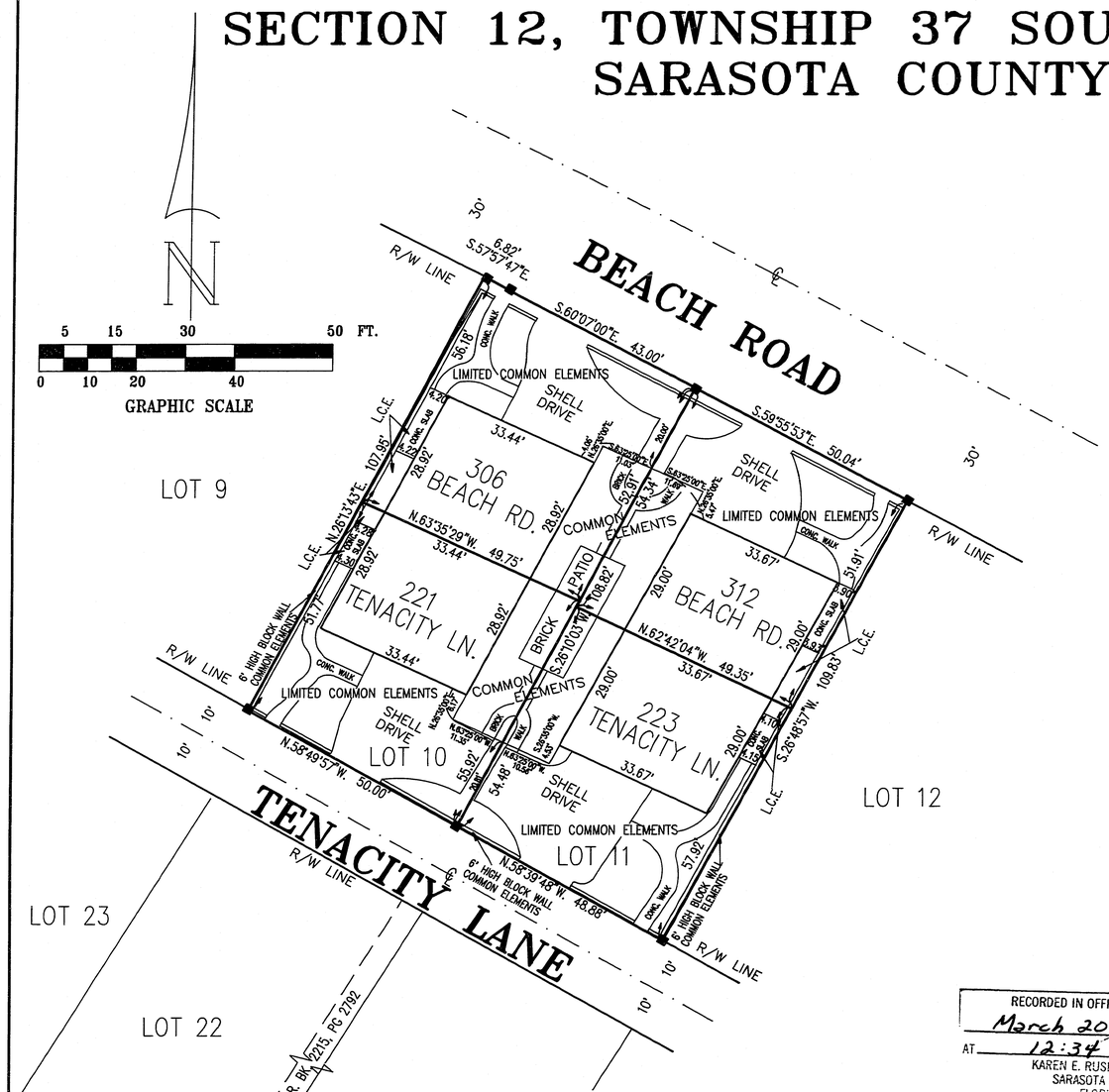
CONDOMINIUM BOOK 29 PAGE 35
SHEET 1 OF 1 SHEETS

92031250

THE SHELLS ON SIESTA KEY
A LAND CONDOMINIUM
SECTION 12, TOWNSHIP 37 SOUTH, RANGE 17 EAST
SARASOTA COUNTY, FLORIDA



DESCRIPTION

LOTS 10 AND 11, BLOCK 18, SARASOTA BEACH SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LYING AND BEING IN SECTION 12, TOWNSHIP 37, RANGE 17 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL EASEMENT AS RECORDED IN O.R. BK. 2215, PG.2792 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTES

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
2. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS BUT NOT LIMITED TO WATER METERS, WATER LINES, UTILITY LINES, IRRIGATION SYSTEM, ROADWAY LIGHTING, STORM DRAINS, SANITARY SEWERS, SIDEWALKS AND TREES ETC., HAVE NOT BEEN LACATED OR GEOGRAPHICALLY SHONW.
3. NUMBERED PARKING SPACES ARE LIMITED COMMON ELEMENTS, THEY MAY BE ASSIGNED TO THE USE OF A SPECIFIC UNIT PERSUENT TO THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM.
4. THE COMMON ELEMENTS INCLUDE ALL THE LAND AND IMPROVEMENTS NOT LOCATED WITHIN THE UNITS ARE SUBJECT TO CERTAIN EASEMENTS SET FORTH IN THE DECLARATION OF CONDOMINIUM.
5. COORDINATE SYSTEM IS BASED ON AS ASSIGNED SYSTEM.
6. CONSTRUCTION OF THIS CONDOMINIUM IS SUBSTANTIALLY COMPLETE.

EASEMENTS EXISTING, CREATED OR RESERVED

A. THE DECLARATION OF CONDOMINIUM TO WHICH THIS SURVEY AND PLOT PLAN IS ATTACHED CREATES, GRANTS AND RESERVES CERTAIN ESEMENTS THAT MAY NOT BE GRAPHICALLY DEPICTED HEREON, AND WHICH EASEMENTS ARE INCORPORATED HEREIN BY REFERENCE. REFER TO THE APPLICABLE PARAGHAPHS OF THE DECLARATION OF CONDOMINIUM WITH REGARDS TO THE EASEMENTS GREATED, GRANTED AND RESERVED HEREIN, WHICH, EASEMENTS INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

B. UTILITY EASEMENT

A PERPETUAL EASEMENT FOR INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT OF PRIVATE AND PUBLIC UTILITY LINES AND SERVICES OF ALL KINDS UNDER AND OVER THE SURFACE OF THE CONDOMINIUM LANDS WHICH ARE NOT OCCUPIED BY BUILDINGS OR OTHER STRUCTURES.

C. ENCROACHMENTS

AN EASEMENT FOR ANY UNIT THAT ENCROACHES UPON ANY OF THE COMMON ELEMENTS OR UPON ANY UNIT, ALONG WITH AN EASEMENT FOR ANY COMMON ELEMENT THAT ENCROACHES UPON ANY UNIT. SUCH EASEMENTS SHALL EXIST TO THE EXTENT OF SUCH ENCROACHMENTS SO LONG AS THE ENCROACHMENT EXISTS.

D. TRAFFIC

AN EASEMENT FOR PEDESTRIAN TRAFFIC, OVER, THROUGH AND ACROSS SIDEWALKS, PATHS, WALKS, AND OTHER PORTIONS OF THE COMMON ELEMENTS AS MAY BE FROM TIME TO TIME INTENDED AND DESIGNATED FOR SUCH PURPOSES AND USE, AN EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC, OVER, THROUGH AND ACROSS SUCH PORTIONS OF THE COMMON ELEMENTS AS MAY FROM TIME TO TIME BE INTENDED FOR THE PURPOSES WHICH EASEMENTS SHALL BE FOR THE USE AND BENEFIT OF THE OWNERS AND DEVELOPER.

E. EASEMENTS FOR ALL LAND

ALL EASEMENTS CREATED, GRANTED AND RESERVED IN THE DECLARATION OF CONDOMINIUM, AND THE EASEMENTS REFLECTED HEREON, AS SAME MAY BE AMENDED FROM TIME TO TIME.

RECORDED IN OFFICIAL RECORDS
March 20, 19 92
AT 12:34 P.M.
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

SURVEYORS CERTIFICATE

I, WALTER R. McCRACKEN, III, A REGISTERED LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, AND DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON IS SUBSTANTIALLY COMPLETE, SO THAT THE MATERIALS TOGETHER WITH THE PROVISIONS OF 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.

WALTER R. McCRACKEN, III, P.L.S.
REGISTERED LAND SURVEYOR #2030
STATE OF FLORIDA:

20 MARCH 92
DATE OF THIS PLAT

MOSBY ENGINEERING ASSOCIATES, INC.
3859 BEE RIDGE ROAD SARASOTA, FLA. 34232
(813) 924-1101