CONDOMINIUM BOOK 30 PAGE 36
SHEET 1 OF 4 SHEETS

95038329

RIDGEGATE MEDICAL CENTER
A CONDOMINIUM
SECTION 1, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

NOTES

COMMON ELEMENTS
THAT PART OF THE CONDOMINIUM PROPERTY THAT IS NOT INCLUDED IN THE UNITS. THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANOR.

DECLARATION

THIS PROPERTY IS SUBJECT TO MATTERS, RESTRICTIONS, RULES & REGULATIONS CONTAINED IN THE DECLARATION OF COVENANTS.

UNIT DESCRIPTION

UNIT BOUNDARIES OF 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

1. UPPER BOUNDARIES OF A UNIT SHALL BE THE HORIZONTAL PLANE OF THE UNFINISHED SURFACE OF THE CEILING AND THE TOP CHORD OF THE STRUCTURAL MEMBER EXTENDED TO THE PERIMETRICAL BOUNDARIES.

2. LOWER BOUNDARIES OF A UNIT SHALL BE THE HORIZONTAL PLANE OF THE UNFINISHED SURFACE OF THE FLOOR AND THE BOTTOM CHORD OF THE STRUCTURAL MEMBER EXTENDED TO THE PERIMETRICAL BOUNDARIES.

3. PERIMETRICAL BOUNDARIES OF A UNIT SHALL BE FROM THE CENTER OF THE INTERIOR STRUCTURAL WALL MEMBER TO THE UNFINISHED INTERIOR OF THE EXTERIOR WALL AS SHOWN HEREIN.

WHERE THE UNIT IS BOUNDED VERTICALLY BY A COMMON ELEMENT WALL, THE WALL SHALL BE CONSIDERED TO INCLUDE ANY DOOR, WINDOW OR OTHER CLOSURE THEREIN IN THE CLOSED POSITION, AND BOUNDARY SHALL BE THE UNFINISHED SURFACE OF SUCH WALL ON THE UNIT SIDE, TO THE EFFECT THAT UNIT SHALL INCLUDE THE PAINT, WALLPAPER, ENAMEL, SKIN OR OTHER FINISHES ON SUCH SURFACE.

THE UNIT SHALL NOT INCLUDE THE FOLLOWING ITEMS BUT SHALL BE CONSIDERED AS COMMON ELEMENTS:

A. UTILITY SERVICES WHICH MAY BE CONTAINED WITHIN THE UNIT BOUNDARIES, BUT WHICH SERVE UNITS OTHER THAN, OR IN ADDITION TO, THE UNITS WHICH CONTAIN THE SERVICES.
B. COLUMNS PARTITIONS OR ANY OTHER PORTIONS OF THE BUILDING WHICH CONTRIBUTE TO THE SUPPORT OF SAID BUILDING.

SURVEYOR'S CERTIFICATE

I, RALPH J. RHODES, FLORIDA REGISTERED LAND SURVEYOR NUMBER 3959, AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY SURVEY REPRESENTED HEREIN IS TRUE AND CORRECT AS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 472.027, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF PROPOSED IMPROVEMENTS DESCRIBED, SO THAT THIS PLAT TOGETHER WITH THE PROVISIONS OF THE DECLARATION PROVIDES SUFFICIENT DETAIL 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 THEREFROM UPON SUBSTANTIAL COMPLETION.

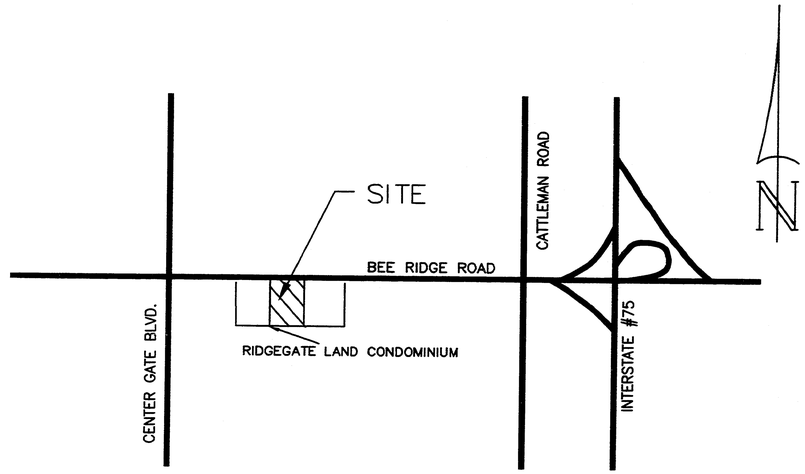
THIS CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETE.

RALPH J. RHODES
REGISTERED LAND SURVEYOR #3959
STATE OF FLORIDA

DATE OF SURVEY: FEB. 10, 1995

RALPH J. RHODES CERTIFICATE No. 3959 STATE OF FLORIDA

4/6/95
DATE OF THIS PLAT



VICINITY MAP

DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING A PART OF LOTS 1 AND 3, BLOCK 2, SARASOTA-VENICE COMPANY'S SUBDIVISION OF SAID SECTION 1, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "B", RIDGEGATE LAND CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 30 AT PAGES 17 THRU 17A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

MOSBY ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
3859 Bee Ridge Road
Sarasota, Florida 34233
Phone: 813 924-1101
FAX No.: 813 924-7130

RIDGEGATE MEDICAL CENTER

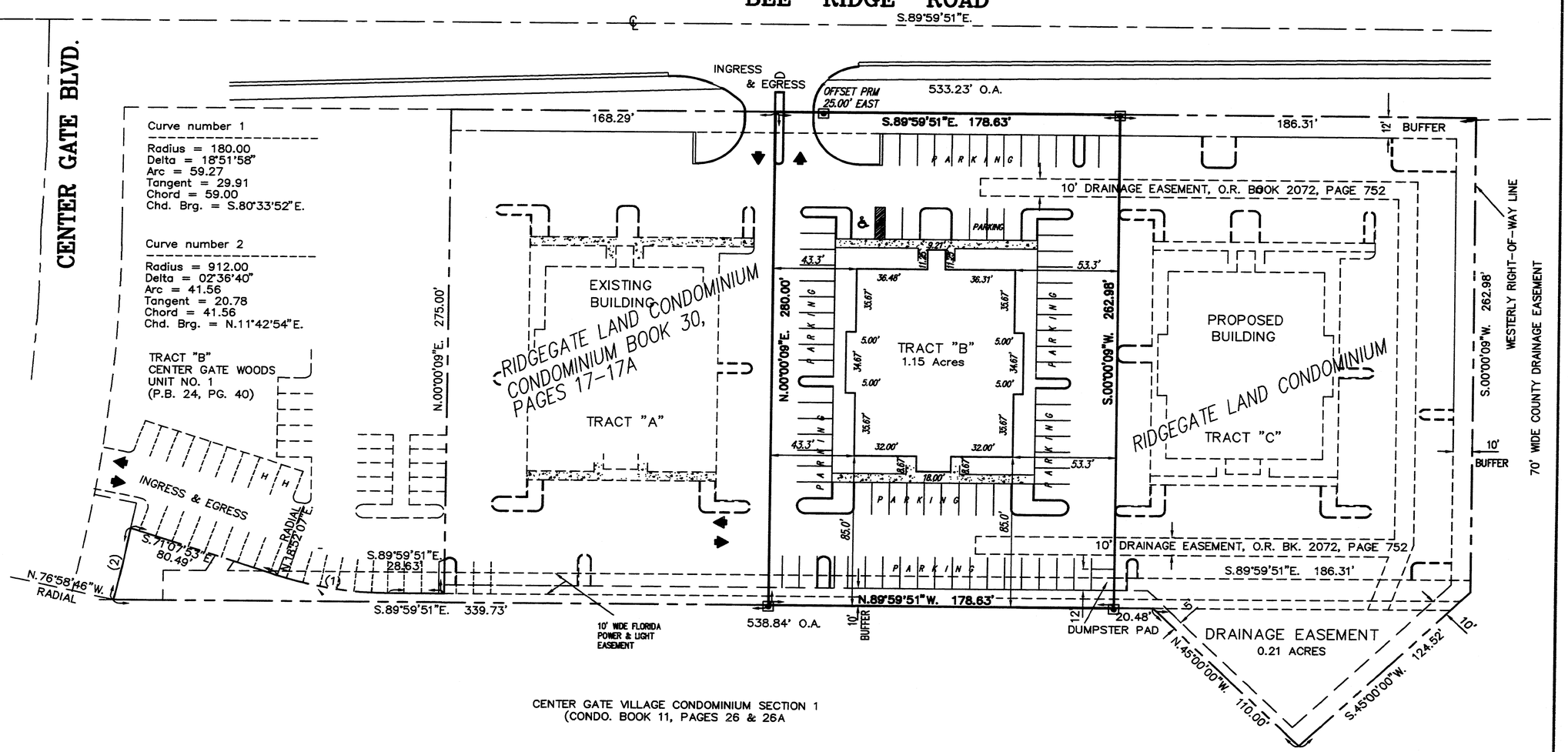
A CONDOMINIUM

SECTION 1, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK 30 PAGE 36A
SHEET 2 OF 4 SHEETS

N

10 30 60 120 FT.
0 20 40 80
GRAPHIC SCALE



CENTER GATE VILLAGE CONDOMINIUM SECTION 1
(CONDO. BOOK 11, PAGES 26 & 26A

LEGEND

- ◙ FOUND PERMANENT REFERENCE MONUMENT (PRM/LS 4305)
- ● FOUND CAPPED 5/8" IRON ROD LB 6170
- (O.A.) OVERALL DIMENSION

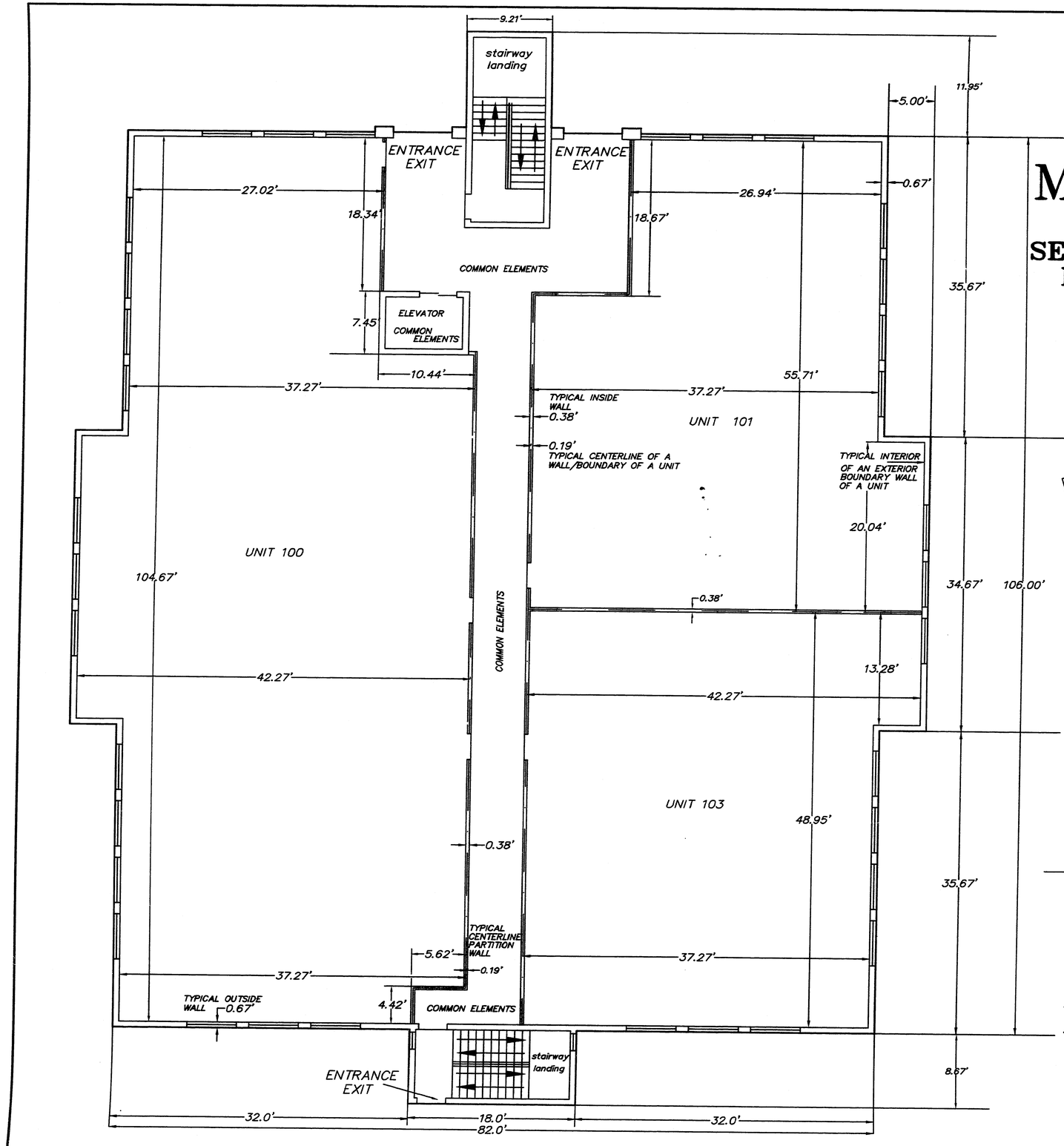
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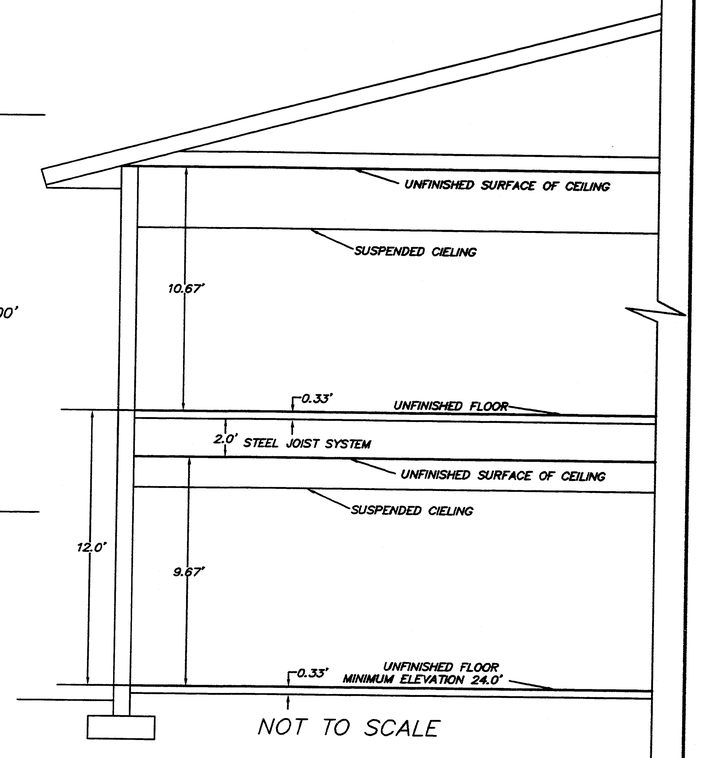
CONDOMINIUM BOOK 30 PAGE 36B
SHEET 3 OF 4 SHEETS

RIDGEGATE MEDICAL CENTER

A CONDOMINIUM

SECTION 1, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA





NOT TO SCALE

SECTION PLAN

NOTE: ELEVATION REFER TO THE NATIONAL VERTICAL GEODETIC DATUM OF 1929.

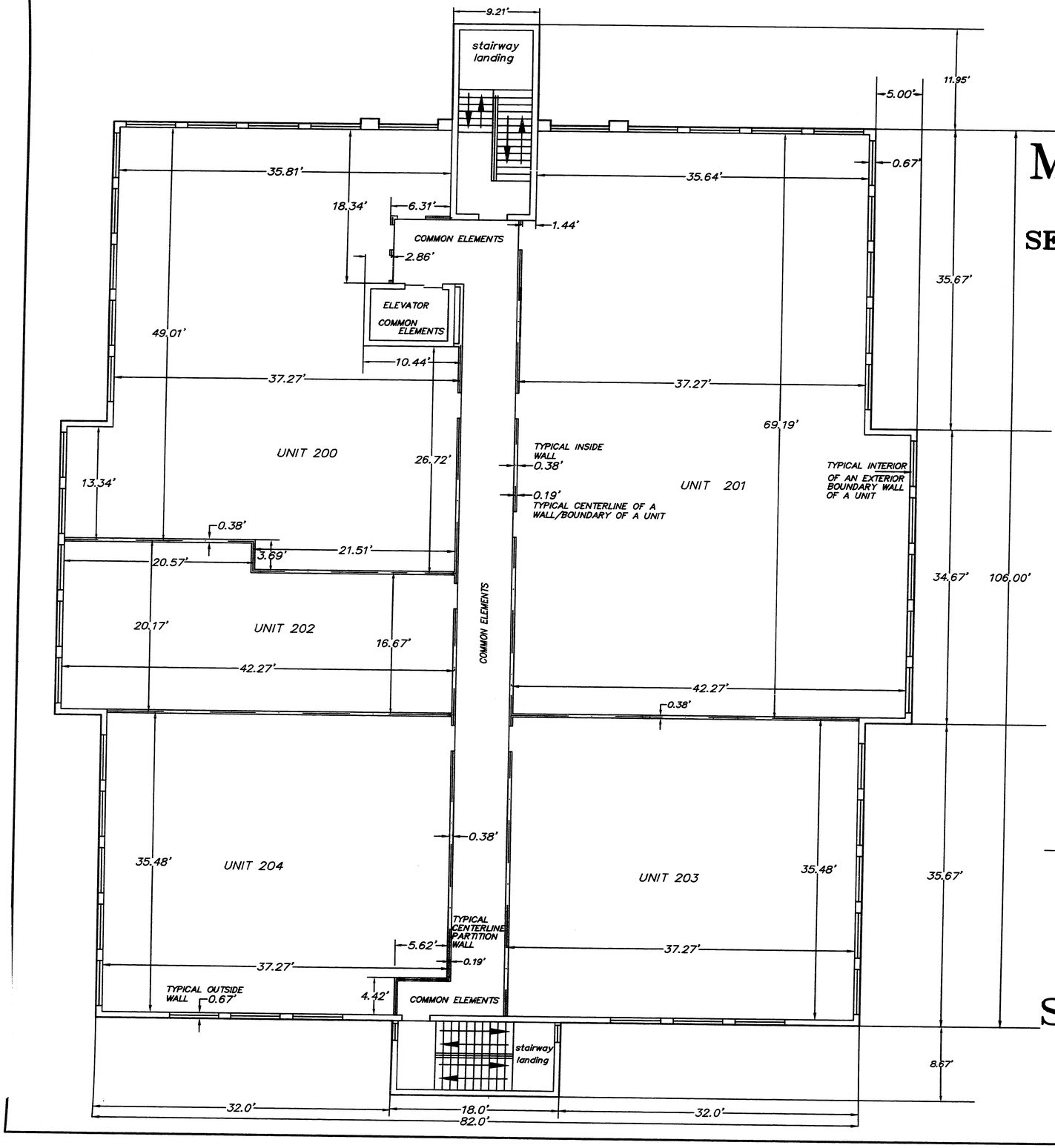
FIRST FLOOR PLAN

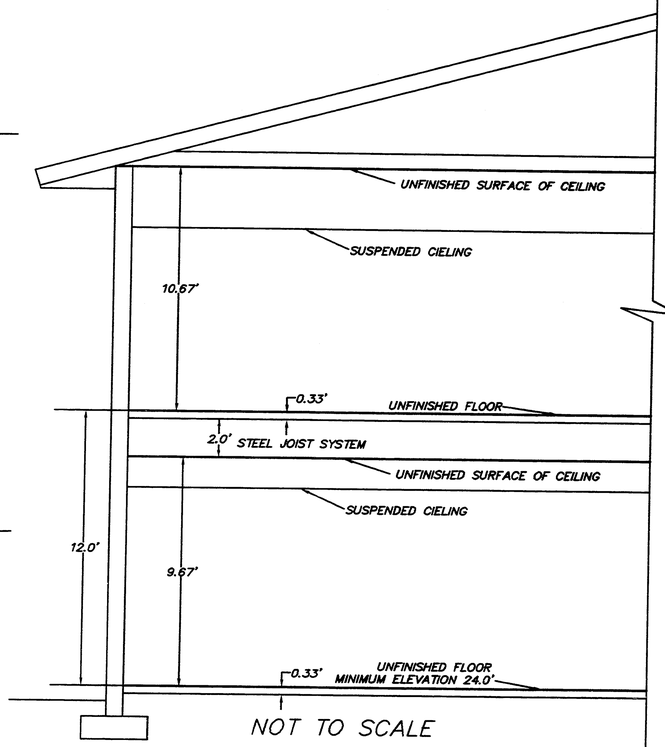
SCALE 1"=1/8"

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A CONDOMINIUM
SECTION 1, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA





NOT TO SCALE

SECTION PLAN

NOTE: ELEVATION REFER TO THE NATIONAL VERTICAL GEODETIC DATUM OF 1929.

SECOND FLOOR PLAN

SCALE 1"=1/8"

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RECORDED IN OFFICIAL RECORDS
95 APR 12 PM 2:00
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL