RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000099790 2 PGS
2000 AUG 04 01:27 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCLINGER Receipt#062300

EXHIBIT A

...

DERBY BAY SOUTH

A LAND CONDOMINIUM
IN SECTION 18, TWP. 37S, RGE. 18E
SARASOTA COUNTY, FLORIDA

NOTE:

1. ELEVATIONS BASED ON DNR BENCH MARK #17-84 A32 WITH A PUBLISHED ELEVATION OF 6.726, NGVD 1929.
2. BEARINGS ARE BASED ON THE NORTHWESTERLY PROPERTY LINE OF LOT 9 HAVING A BEARING OF N55°25'20"E PER DEED DESCRIPTION.
3. UNIT BOUNDARIES:

   EACH UNIT SHALL CONSISTS OF A DISCRETE AREA OF LAND, AS PERMITTED BY THE CONDOMINIUM ACT, AS HEREAFTER PROVIDED, IN ACCORDANCE WITH THE DECLARATION

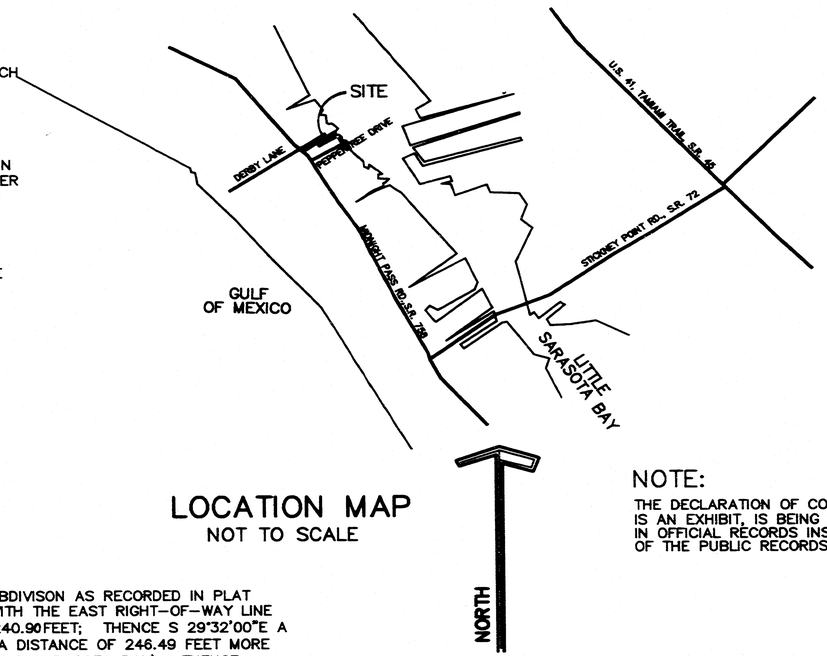
   EACH UNIT SHALL INCLUDE THAT PART OF THE CONDOMINIUM PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED AS FOLLOWS:

   UPPER AND LOWER BOUNDARIES:

   THE UPPER AND LOWER BOUNDARIES OF EACH UNIT SHALL BE DETERMINED IN THE SAME MANNER AND UNDER THE SAME LAWS WHICH ESTABLISH THE UPPER AND LOWER BOUNDARIES OF A PARCEL OF REAL PROPERTY, TITLE TO WHICH IS HELD IN FEE SIMPLE.

   PERIMETRICAL BOUNDARIES:

   THE PERIMETRICAL BOUNDARIES OF EACH UNIT SHALL BE AS SHOWN ON THE SURVEY AND PLOT PLAN, WHEREIN EACH UNIT IS IDENTIFIED AND THE PERIMETRICAL BOUNDARIES INDICATED BY FOUR OR MORE INTERSECTING STRAIGHT OR CURVED LINES SURROUNDING THE UNIT IDENTIFICATION SYMBOL.
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. BUILDINGS AND IMPROVEMENTS AS SHOWN ON THIS EXHIBIT ARE PROPOSED.
6. OTHER EASEMENTS, NOT SHOWN ON THIS PLAT, MAY EXIST OR BE CREATED BY THIS CONDOMINIUM, ARE AS DESCRIBED IN THE DECLARATION.
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
8. ALL UNIT ANGLES ARE RIGHT ANGLES UNLESS OTHERWISE NOTED.



LOCATION MAP
NOT TO SCALE

NOTE:

THE DECLARATION OF CONDOMINIUM, OF WHICH THIS PLAT IS AN EXHIBIT, IS BEING SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2000099789 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

DESCRIPTION (PHASE 1)

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 9, GULF VIEW SUBDIVISON AS RECORDED IN PLAT BOOK A, PAGE 59 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WITH THE EAST RIGHT-OF-WAY LINE OF MIDNIGHT PASS ROAD (S.R. 789); THENCE N 55°25'20" E A DISTANCE OF 240.90 FEET; THENCE S 29°32'00"E A DISTANCE OF 110.25 FEET FOR A POINT OF BEGINNING; THENCE N 55°25'20"E A DISTANCE OF 246.49 FEET MORE OR LESS TO A CONCRETE SEAWALL(SAID SEAWALL BEING THE SHORELINE OF LITTLE SARASOTA BAY); THENCE SOUTHEASTERLY ALONG THE SHORELINE OF SAID LITTLE SARASOTA BAY A DISTANCE OF 90.25 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 9, GULF VIEW SUBDIVISION; THENCE S 55°25'20" W A DISTANCE OF 250.59 FEET, MORE OR LESS; THENCE N 29°32'00"W A DISTANCE OF 90.25 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

ALSO :

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 9, GULF VIEW SUBDIVISION, WITH THE EAST RIGHT-OF-WAY LINE OF MIDNIGHT PASS ROAD (S.R. 789); THENCE N 55°25'20"E, A DISTANCE OF 240.90 FEET; THENCE S 29°32'00"E, A DISTANCE OF 100.25 FEET FOR A POINT OF BEGINNING; THENCE N 55°25'20"E, A DISTANCE OF 246.49 FEET MORE OR LESS TO A CONCRETE SEAWALL, SAID SEAWALL BEING THE SHORELINE OF LITTLE SARASOTA BAY; THENCE SOUTHEASTERLY ALONG THE SHORELINE OF SAID LITTLE SARASOTA BAY, A DISTANCE OF 10 FEET: THENCE S 55°25'20"W A DISTANCE OF 246.49 FEET MORE OR LESS; THENCE N 29°32'00" W, A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT TO AND FROM THE GULF OF MEXICO FOR PEDESTRIAN PURPOSES ONLY, AS DESCRIBED IN EASEMENT EXCHANGE RECORDED IN OFFICIAL RECORDS BOOK 435, PAGE 152, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS: (PHASE 2)

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF LOT 9, GULF VIEW SUBDIVISON AS RECORDED IN PLAT BOOK A, PAGE 59 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WITH THE EAST RIGHT-OF-WAY LINE OF MIDNIGHT PASS ROAD (S.R. 789); THENCE N 55°25'20" E A DISTANCE OF 240.90 FEET; THENCE S 29°32'00"E A DISTANCE OF 210.50 FEET; THENCE N 55°25'20" E A DISTANCE OF 130.17 FEET; THENCE N 33°05'55" W A DISTANCE OF 14.00 FEET FOR A POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE N 33°05'55" W A DISTANCE OF 46.00 FEET; THENCE N 56°54'05" E A DISTANCE OF 54.00 FEET; THENCE S 33°05'55" E A DISTANCE OF 6.00 FEET; THENCE N 56°54'05" E A DISTANCE OF 6.50 FEET; THENCE S 33°05'55" E A DISTANCE OF 23.00 FEET; THENCE S 56°54'05" W A DISTANCE OF 6.50 FEET; THENCE S 33°05'55" E A DISTANCE OF 17.00 FEET; THENCE S 56°54'05" W A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED HEREON ARE NOT SUBSTANTIALLY COMPLETE SO THAT THIS MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE PROPOSED IMPROVEMENTS DESCRIBED AND THAT FROM THE SUBJECT MATTER CAN BE DETERMINED THE IDENTIFICATION, LOCATION AND DIMENSIONS OF EACH UNIT AND THE COMMON ELEMENTS AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH UNDER CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472, FLORIDA STATUTES.

DATE OF SURVEY: JAN. 11, 1999

Lawrence R. Weber

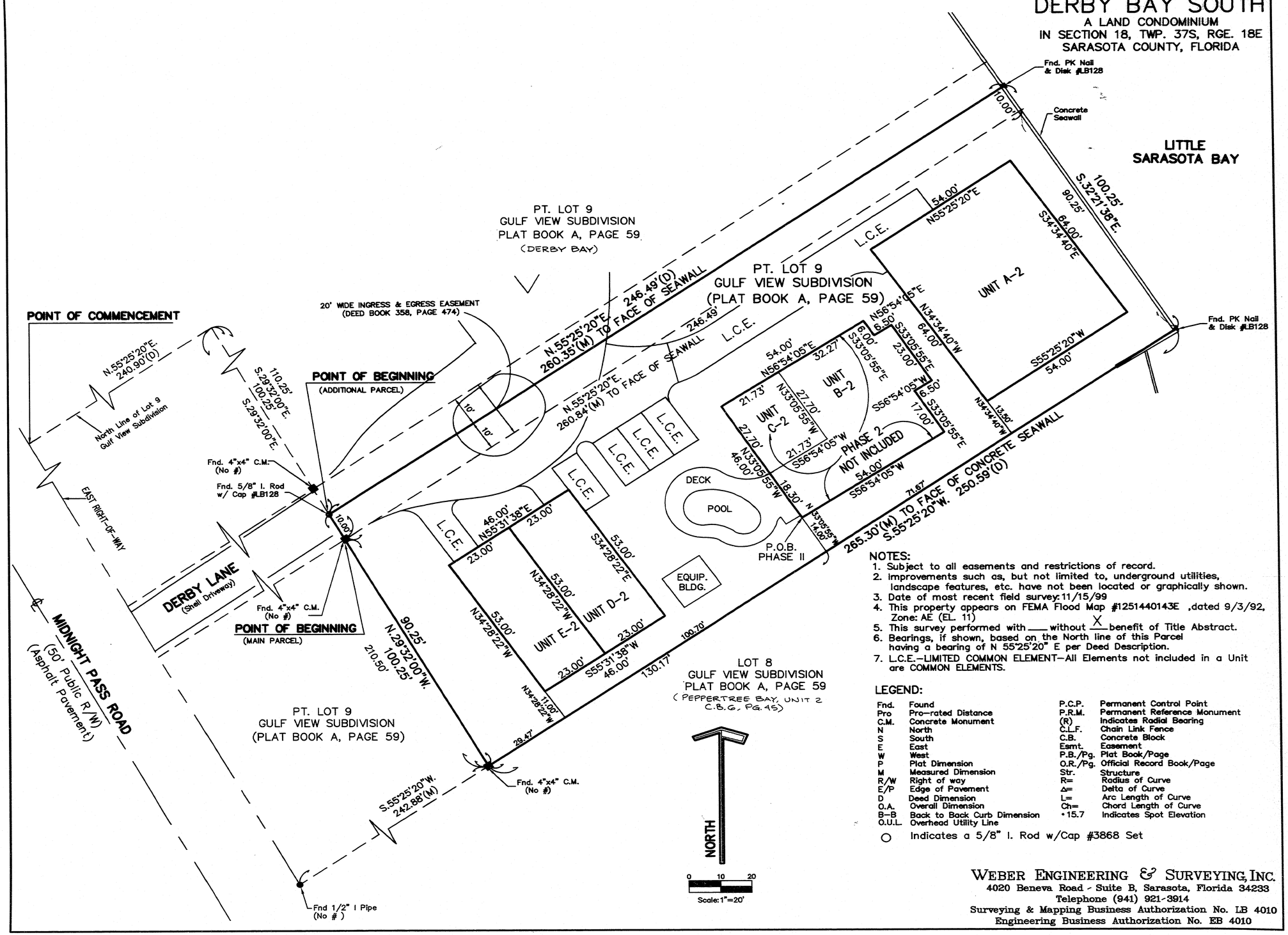
LAWRENCE R. WEBER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3868

LAWRENCE R. WEBER CERTIFICATE 3868 STATE OF FLORIDA REGISTERED SURVEYOR

WEBER ENGINEERING & SURVEYING, INC.
4020 Beneva Road Suite B, Sarasota, Florida 34233
Telephone (941) 921-3914
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No. EB 4010

DERBY BAY SOUTH

A LAND CONDOMINIUM
IN SECTION 18, TWP. 37S, RGE. 18E
SARASOTA COUNTY, FLORIDA



NOTES:

1. Subject to all easements and restrictions of record.
2. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
3. Date of most recent field survey: 11/15/99
4. This property appears on FEMA Flood Map #1251440143E ,dated 9/3/92, Zone: AE (EL. 11)
5. This survey performed with ___ without X benefit of Title Abstract.
6. Bearings, if shown, based on the North line of this Parcel having a bearing of N 55°25'20" E per Deed Description.
7. L.C.E.–LIMITED COMMON ELEMENT–All Elements not included in a Unit are COMMON ELEMENTS.

LEGEND:

Fnd.	Found	P.C.P.	Permanent Control Point
Pro	Pro-rated Distance	P.R.M.	Permanent Reference Monument
C.M.	Concrete Monument	(R)	Indicates Radial Bearing
N	North	C.L.F.	Chain Link Fence
S	South	C.B.	Concrete Block
E	East	Esmt.	Easement
W	West	P.B./Pg.	Plat Book/Page
P	Plat Dimension	O.R./Pg.	Official Record Book/Page
M	Measured Dimension	Str.	Structure
R/W	Right of way	R=	Radius of Curve
E/P	Edge of Pavement	Δ=	Delta of Curve
D	Deed Dimension	L=	Arc Length of Curve
O.A.	Overall Dimension	Ch=	Chord Length of Curve
B-B	Back to Back Curb Dimension	•15.7	Indicates Spot Elevation
O.U.L.	Overhead Utility Line		

○ Indicates a 5/8" I. Rod w/Cap #3868 Set

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