CONDOMINIUM BOOK 34 PAGE 33
SHEET 1 OF 2 SHEETS

BENEVA SQUARE
A CONDOMINIUM

LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18, EAST, SARASOTA COUNTY, FLORIDA.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000147706 2 PGS
2000 NOV 21 11:04 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RKRONENW Receipt#091589

LEGAL DESCRIPTION OF PROPERTY SUBMITTED TO CONDOMINIUM USE

(THE FOLLOWING DESCRIPTIONS ARE BASED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2490, PAGE 1108 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE SEPARATE PARCELS COMPRISING THIS PROJECT HAVE BEEN REFERRED TO AS "PHASES" IN THE CHAIN OF TITLE BUT THIS IS NOT A PHASE CONDOMINIUM).

PHASE I
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE N.89°54'48"W., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 40.00' TO THE WEST RIGHT OF WAY LINE OF BENEVA ROAD; THENCE N.00°21'15"W., ALONG THE WEST RIGHT OF WAY LINE OF SAID BENEVA ROAD, 1473.98' FOR A POINT OF BEGINNING; THENCE N.89°38'34"W., 269.15'; THENCE N.00°21'15"W., 139.00'; THENCE S.89°38'34"E., 269.15' TO INTERSECT THE WEST RIGHT OF WAY LINE OF SAID BENEVA ROAD; THENCE S.00°21'15"E., ALONG THE WEST RIGHT OF WAY LINE OF SAID BENEVA ROAD 139.00' TO THE POINT OF BEGINNING AND CONTAINING 0.86 ACRES MORE OR LESS.

PHASE III
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE N.89°54'48"W., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 40.00' TO THE WEST RIGHT OF WAY LINE OF BENEVA ROAD; THENCE N.00°21'15"W., ALONG THE WEST RIGHT OF WAY LINE OF SAID BENEVA ROAD, 1334.98'; THENCE N.89°38'34"W., 269.15' FOR A POINT OF BEGINNING; THENCE N.89°38'34"W., 200.20' TO A POINT ON A CONCAVE CURVE TO THE WEST WHOSE CENTER BEARS N.89°05'33"W., 840.00', HAVING A CENTRAL ANGLE OF 01°15'42", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT OF WAY OF CURTISS AVENUE (80' R/W); THENCE NORTHWARDLY ALONG THE ARC OF SAID CURVE ALSO BEING THE EAST RIGHT OF WAY LINE OF SAID CURTISS AVENUE, 18.50' TO THE POINT OF TANGENCY; THENCE N.00°21'15"W., ALONG THE EAST RIGHT OF WAY LINE OF SAID CURTISS AVENUE, 120.50'; THENCE S.89°38'34"E., 200.00'; THENCE S.00°21'15"E., 139.00' TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

PHASE IV

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE N.89°54'48"W., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 40.00' TO THE WEST RIGHT OF WAY LINE OF BENEVA ROAD; THENCE N.00°21'15"W., ALONG THE WEST RIGHT OF WAY LINE OF SAID BENEVA ROAD, 1334.98' FOR A POINT OF BEGINNING; THENCE N.89°38'34"W., 269.15'; THENCE N.00°21'15"W., 139.00'; THENCE S.89°38'34"E., 269.15' TO INTERSECT THE WEST RIGHT OF WAY LINE OF SAID BENEVA ROAD; THENCE S.00°21'15"E., ALONG THE WEST RIGHT OF WAY LINE OF SAID BENEVA ROAD, 139.00' TO THE POINT OF BEGINNING AND CONTAINING 0.86 ACRES MORE OR LESS.

UNIT BOUNDARIES

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

1) THE UPPER AND LOWER BOUNDARIES OF THE 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.

2) THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE AS SHOWN ON PAGE 2 OF THIS SURVEY AND DESCRIBED AS FOLLOWS:

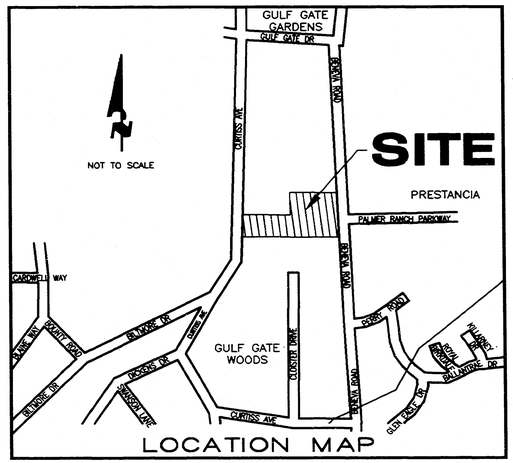
UNIT LEGAL DESCRIPTIONS (BY SURVEYOR)

UNIT 1

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4 SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, N.89°54'48"W., 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF BENEVA ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE, N.00°21'15"W., 1335.35 FEET; THENCE N.89°39'46"W., 20.00 FEET FOR A POINT OF BEGINNING OF LANDS BEING DESCRIBED; THENCE N.00°21'15W., 95.00 FEET; THENCE N.89°39'46"W., 55.00 FEET; THENCE S.00°21'15"E., 35.00 FEET; THENCE N.89°39'46"W., 125.00 FEET; THENCE S.00°21'15"E., 60.00 FEET; THENCE S.89°39'46"E., 180.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,724.40 SQUARE FEET OR 0.29 ACRES MORE OR LESS.

UNIT 2

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4, SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, N.89°54'48"W., 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF BENEVA ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE N.00°21'15"W., 1613.35 FEET; THENCE N.89°39'46"W., 20.00 FEET; THENCE S.00°21'15"E., 58.00 FEET TO A POINT OF BEGINNING OF LANDS BEING DESCRIBED; THENCE CONTINUE S.00°21'15"E., 55.00 FEET; THENCE N.89°39'46"W., 55.00 FEET; THENCE N.00°21'15"W., 55.00 FEET; THENCE S.89°39'46"E., 55.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,024.77 SQUARE FEET OF 0.07 ACRES MORE OR LESS.



GENERAL NOTES

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. A BEARING OF N.00°21'15"W. FOR THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21-37-18 WAS USED.

2.) UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON WERE COMPUTED FROM A REDUNDANCY OF FIELD MEASUREMENTS USING ELECTRONIC MEASURING SYSTEMS AND COMPUTER MAPPING TECHNOLOGY WITH A RELATIVE ACCURACY OF 1 PART IN 10,000;

3.) THE LOCATION OF TREES, UTILITIES, UNDERGROUND AND/OR NON-VISABLE STRUCTURES INCLUDED BUT NOT LIMITED TO FOUNDATIONS, MANHOLES, VAULTS AND DRAIN FIELDS, ETC. OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS SHOWN.

4.) THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS, OR OTHER LEGAL MATTERS AFFECTING THE CONDOMINIUM PROPERTY NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNIT LEGAL DESCRIPTIONS CONTINUED

UNIT 3

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4, SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, N.89°54'48"W., 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF BENEVA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE N.00°21'15"W., 1613.35 FEET; THENCE N.89°39'46"W., 20.00 FEET FOR A POINT OF BEGINNING OF LANDS BEING DESCRIBED; THENCE S.00°21'15"E., 58.00 FEET; THENCE N.89°39'46"W., 112.00 FEET; THENCE N.00°21'15"W., 58.00 FEET; THENCE S.89°39'46"E., 112.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,496.00 SQUARE FEET OR 0.15 ACRES MORE OF LESS.

UNIT 4

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4, SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, N.89°54'48"W., 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF BENEVA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE N.00°21'15"W., 1613.35 FEET; THENCE N.89°39'46"W., 197.00 FEET FOR A POINT OF BEGINNING OF LANDS BEING DESCRIBED; THENCE S.00°21'15"E., 58.00 FEET; THENCE N.89°39'46"W., 60.00 FEET; THENCE N.00°21'15"W., 58.00 FEET; THENCE S.89°39'46"E., 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,479.75 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

UNIT 5

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST 1/4, SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, N.89°54'48"W., 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF BENEVA ROAD; THENCE ALONG SAID RIGHT OF WAY LINE N.00°21'15"W., 1335.35 FEET; THENCE N.89°39'46"W., 327.48 FEET FOR A POINT OF BEGINNING OF LANDS BEING DESCRIBED; THENCE N.00°21'15"W., 58.00 FEET; THENCE N.89°39'46"W., 70.00 FEET; THENCE N.00°21'15"W., 30.00 FEET; THENCE N.89°39'46"W., 50.00 FEET; THENCE S.00°21'15"E., 88.00 FEET; THENCE S.89°39'46"E., 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,460.00 SQUARE FEET OR 0.19 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

I, RONALD R. NOURSE, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HOLDING FLORIDA CERTIFICATE NO. 6026, DO HEREBY CERTIFY THAT:

1.) I AM ACTING ON BEHALF OF A M ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF LICENSED AND REGISTERED PROFESSIONAL SURVEYORS AND MAPPERS, HOLDING L.B. 4334;

2.) THAT A BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION ON 05/12/2000 AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE SURVEY REPRESENTED HEREON CONSISTING OF 2 SHEETS MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, RULE NO. 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTIONS 472.027 AND 718 OF THE FLORIDA STATUTES;

3.) THESE MATERIALS COMPRISING EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OF OF BENEVA SQUARE, A CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, CORRECTLY DEPICT AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THOSE MATERIALS;

4.) THIS CONDOMINIUM IS SUBSTANTIALLY COMPLETE.

A M ENGINEERING, INC. LB NO. 4334

RONALD R. NOURSE, CERTIFICATE NO. 6026, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

Ronald R. Nourse 8/16/00
RONALD R. NOURSE, P.S.M., FLORIDA CERTIFICATE NO. 6026
LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

A M ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
6320 TOWER LANE
SARASOTA, FLORIDA 34240
PHONE (941) 377-9178
FAX 378-3786

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PLOTTED DATE: 08/16/2000
DRAWN BY: RRN

EXHIBIT "B" TO THE DECLARATION, PAGE 1 OF 2

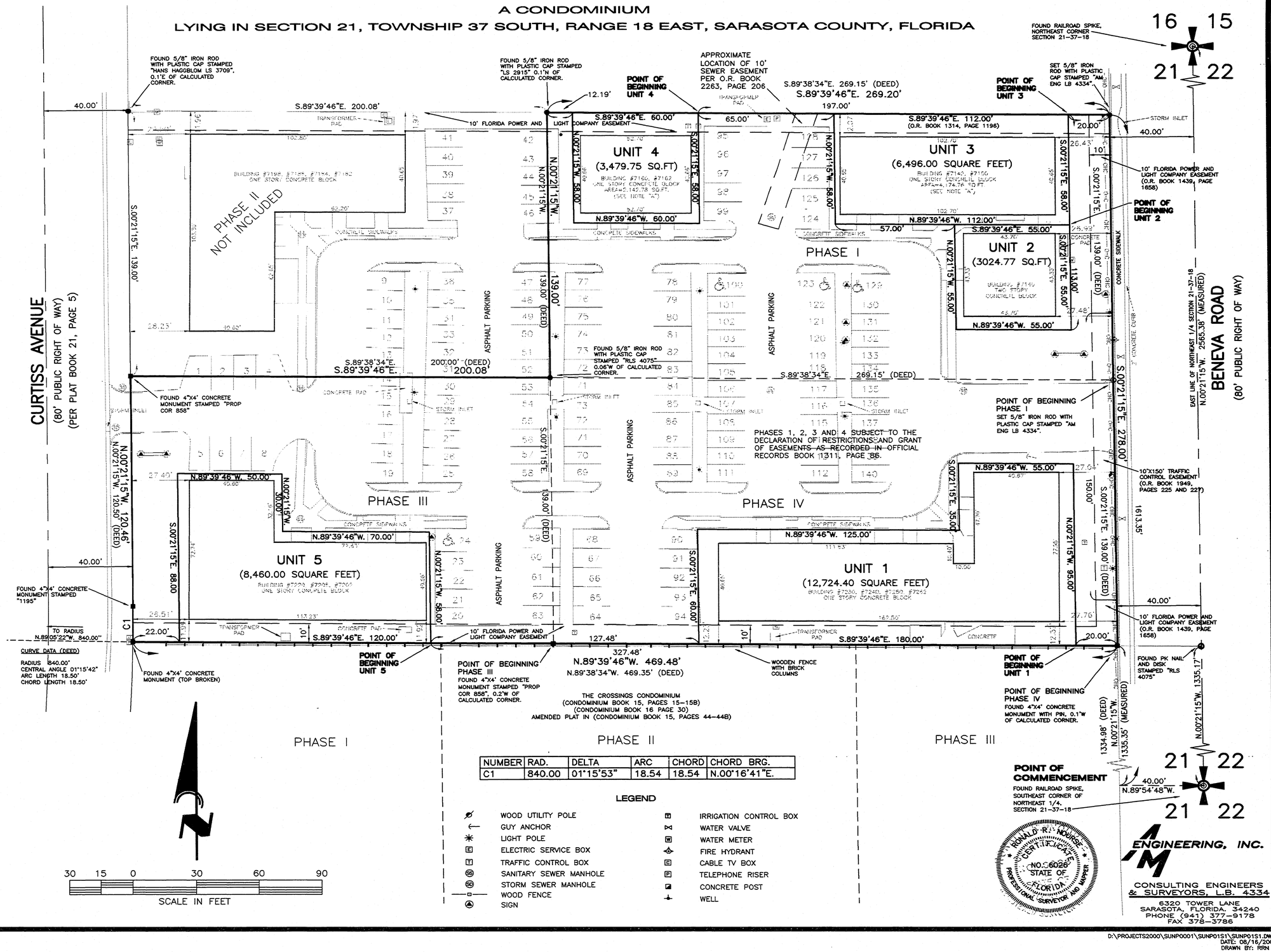
BENEVA SQUARE

A CONDOMINIUM

LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK 34 PAGE 33A
SHEET 2 OF 2 SHEETS

EXHIBIT "B" TO THE DECLARATION, PAGE 2 OF 2



NUMBER	RAD.	DELTA	ARC	CHORD	CHORD BRG.
C1	840.00	01°15'53"	18.54	18.54	N.00°16'41"E.

LEGEND

- WOOD UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC SERVICE BOX
- TRAFFIC CONTROL BOX
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WOOD FENCE
- SIGN
- IRRIGATION CONTROL BOX
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- CABLE TV BOX
- TELEPHONE RISER
- CONCRETE POST
- WELL

POINT OF COMMENCEMENT
FOUND RAILROAD SPIKE, SOUTHEAST CORNER OF NORTHEAST 1/4, SECTION 21-37-18

RONALD R. NOURSE CERTIFICATE NO. 6026 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

AM ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
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DATE: 08/16/2000
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