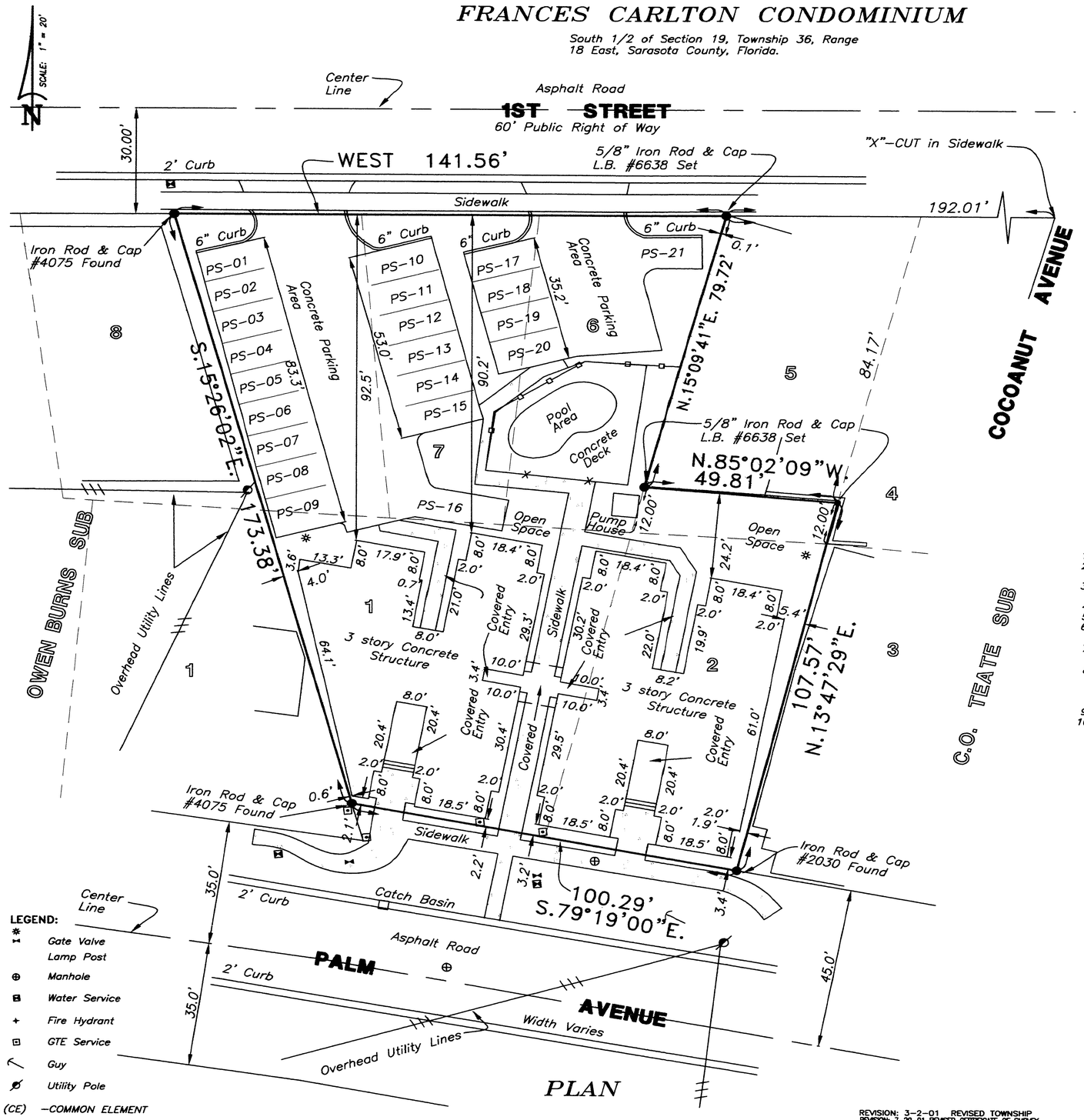
FRANCES CARLTON CONDOMINIUM

South 1/2 of Section 19, Township 36, Range 18 East, Sarasota County, Florida.

CONDOMINIUM BOOK 35 PAGE 10

SHEET 1 OF 3



LEGEND:

- Gate Valve
- Lamp Post
- Manhole
- Water Service
- Fire Hydrant
- GTE Service
- Guy
- Utility Pole

(CE) –COMMON ELEMENT

PS-06 PARKING SPACE DESIGNATED

PLAN

REVISION: 3-2-01 REVISED TOWNSHIP
REVISION: 7-20-01 REVISED CERTIFICATE OF SURVEY
REVISION: 1-29-01 REVISED CERTIFICATE OF SURVEY
REVISION: 1-02-01 ADDED AREA TO UNITS

DESCRIPTION:

Lots 1,2,6,7,8 & The South 12 Feet of Lot 5 C.O. TEATE SUB PLAT OF SARASOTA South 1/2 of Section 19, Township 36, Range 18 East, Sarasota County, Florida.

DESCRIPTION OF DWELLING UNITS

1. Each Dwelling Unit shall consist of that part of the Building containing such Dwelling Unit which lies within the boundaries of the Dwelling Unit, which boundaries are as follows:

   1. **UPPER BOUNDARIES**
      The upper boundaries of each Dwelling Unit shall be the horizontal plane of the lowest surface of the unfinished ceiling slab of the Dwelling Unit.

   2. **LOWER BOUNDARIES**
      The Lower boundaries of each Dwelling Unit shall be the horizontal plane of the unfinished floor slab of the unfinished ceiling slab of that Dwelling Unit and the horizontal plane of the unfinished Patio floor slab extended to an intersection with perimetrical boundaries.

   3. **PERIMETRICAL BOUNDARIES**
      The perimetrical boundaries of each Dwelling Unit shall be the following boundaries extended to an intersection with upper and lower boundaries:

      (1). **Exterior Building Walls:**
      The intersecting vertical plane(s) of the innermost unfinished surfaces of the exterior wall of the Building bounding such Dwelling Unit boundaries shall be the intersecting vertical planes which include all of such structures.

      (2). **Interior Building Walls:**
      The vertical planes of the innermost unfinished surface of the party walls dividing Dwelling Units extended to intersections with other perimetrical boundaries.

Drywall and studs are included within the boundaries of each Dwelling Unit.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001108977 3 PGS
2001 JUL 31 04:39 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#070673

REPORT OF SURVEY:

1. This plat represents a Condominium Survey.
2. Bearings shown hereon are based on an assumed meridian, record plat bearing for 1st Street = WEST
3. There may exist other underground fixed interior improvements which are not visible and are not a part of this survey.
4. Description shown hereon has been prepared for this plat.
5. Subject to easements and rights of way of record, if any.
6. This plat has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
7. Parcel shown hereon is situated in Flood Zone "A-13", Base Flood Elevation =11.00' (N.G.V.D. 1929) per Flood Insurance Rate Map 125150 0009 B, Index Map dated September 3, 1992.
8. Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6 FAC), is "Commercial". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
9. Foundation & building footers not located.
10. Elevations shown based on N.G.V.D. (1929) City of Sarasota Bench Mark #F-47 was used, it's publishedelevation = 10.06 feet.

FRANCES CARLTON CONDOMINIUM
SURVEYOR'S CERTIFICATE

THIS CERTIFICATION MADE THIS 29 DAY OF JANUARY, 2001 BT THE UNDERSIGNED FIRM IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.104 (4) (e) OF THE FLORIDA STATUTES, AS AMENDED, AND IS A CERTIFICATION THAT THE FOLLOWING 3 PAGES ARE AN ACCURATE REPRESENTATION OF THE LAND AND IMPROVEMENTS DESCRIBED THEREON; AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF FRANCES CARLTON CONDOMINIUM, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT IDENTIFICATION, LOCATION AND DEMINSIONS OF THE COMMON ELEMENTS AND OF EACH DWELLING UNIT CAN BE DETERMINED FROM THESE MATERIALS.

JANUARY 29, 2001
DATE OF SURVEY

WAYNE C. MYERS, REGISTERED LAND SURVEYOR, FLA. CERT. NO. 5012
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED LAND SURVEYOR'S SEAL.

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638

606 CYPRESS AVENUE, VENICE, FLORIDA 34292 (941)493-1396
6398 DANNER DRIVE, UNIT 3, SARASOTA, FLORIDA 34240 (941)377-8454

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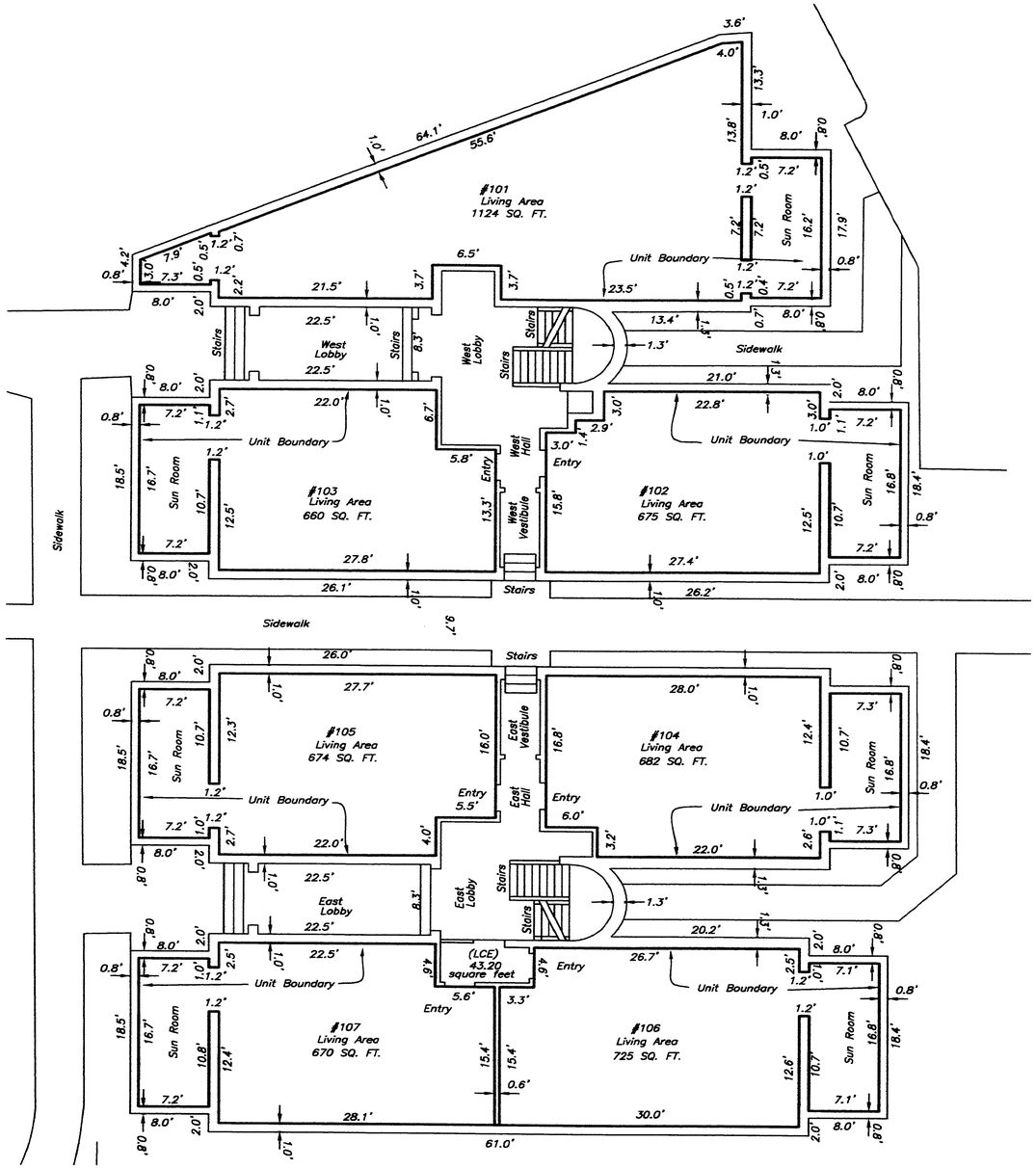
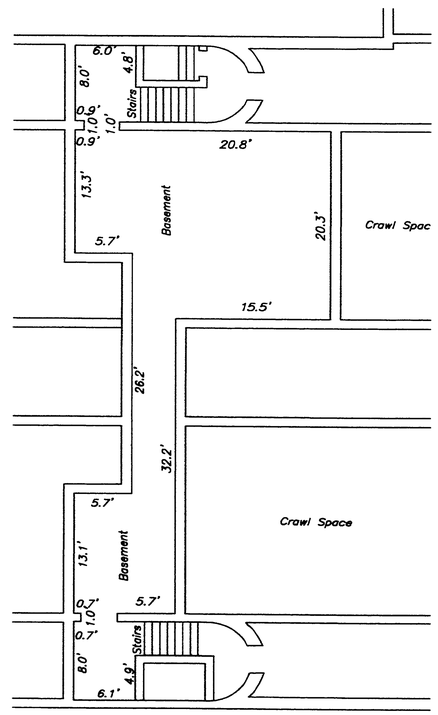
South 1/2 of Section 19, Township 36, Range 18 East, Sarasota County, Florida.

CONDOMINIUM BOOK 35 PAGE 10A

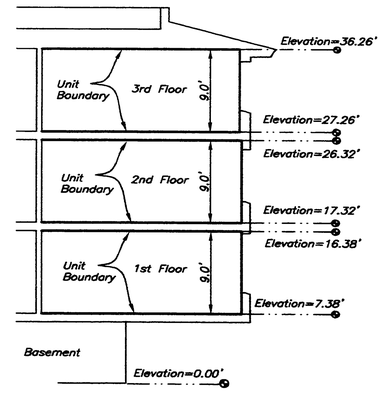
SHEET 2 OF 3



1ST FLOOR



BASEMENT



SECTION

LEGEND:
(LCE) –LIMITED COMMON ELEMENT

REVISION: 3-2-01 REVISED TOWNSHIP
REVISION: 1-29-01 ADDED AREA
REVISION: 1-02-01 ADDED AREA TO UNITS

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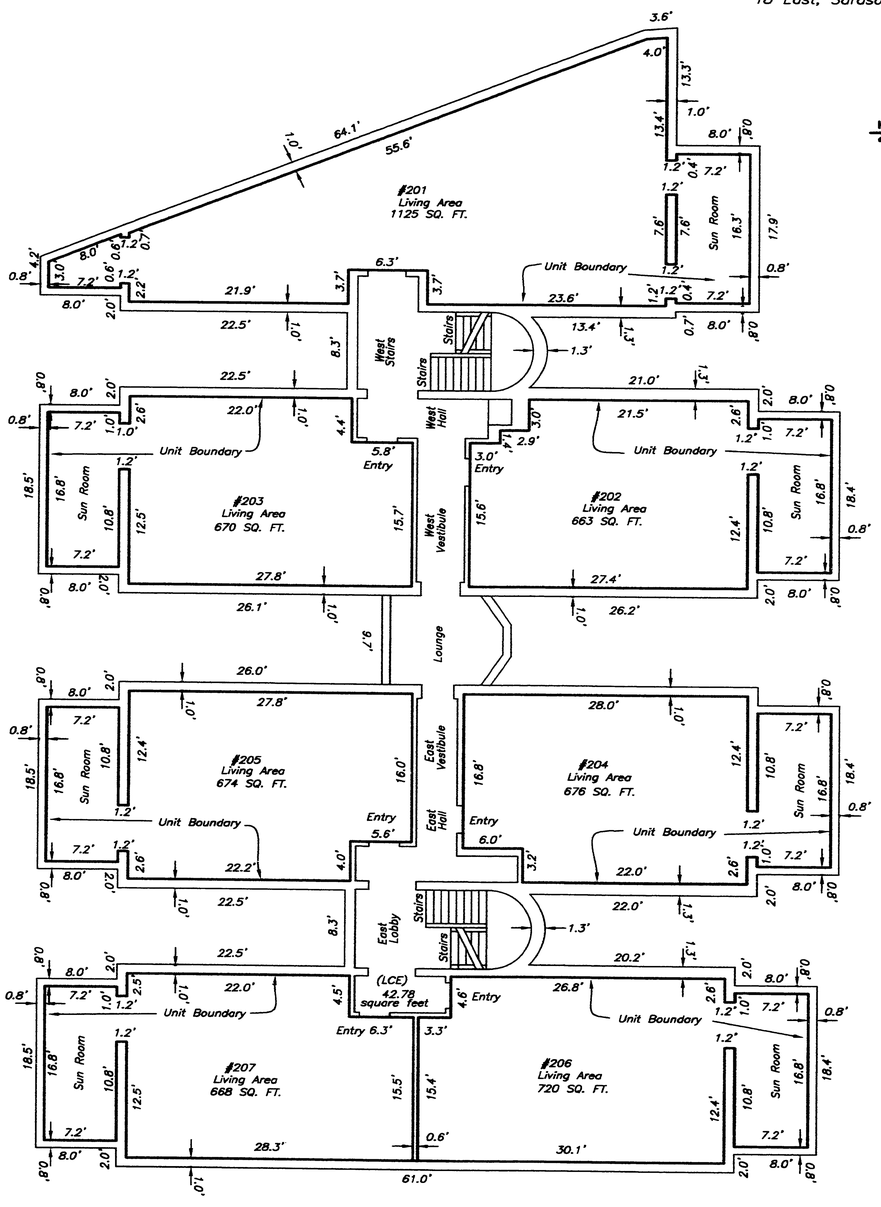
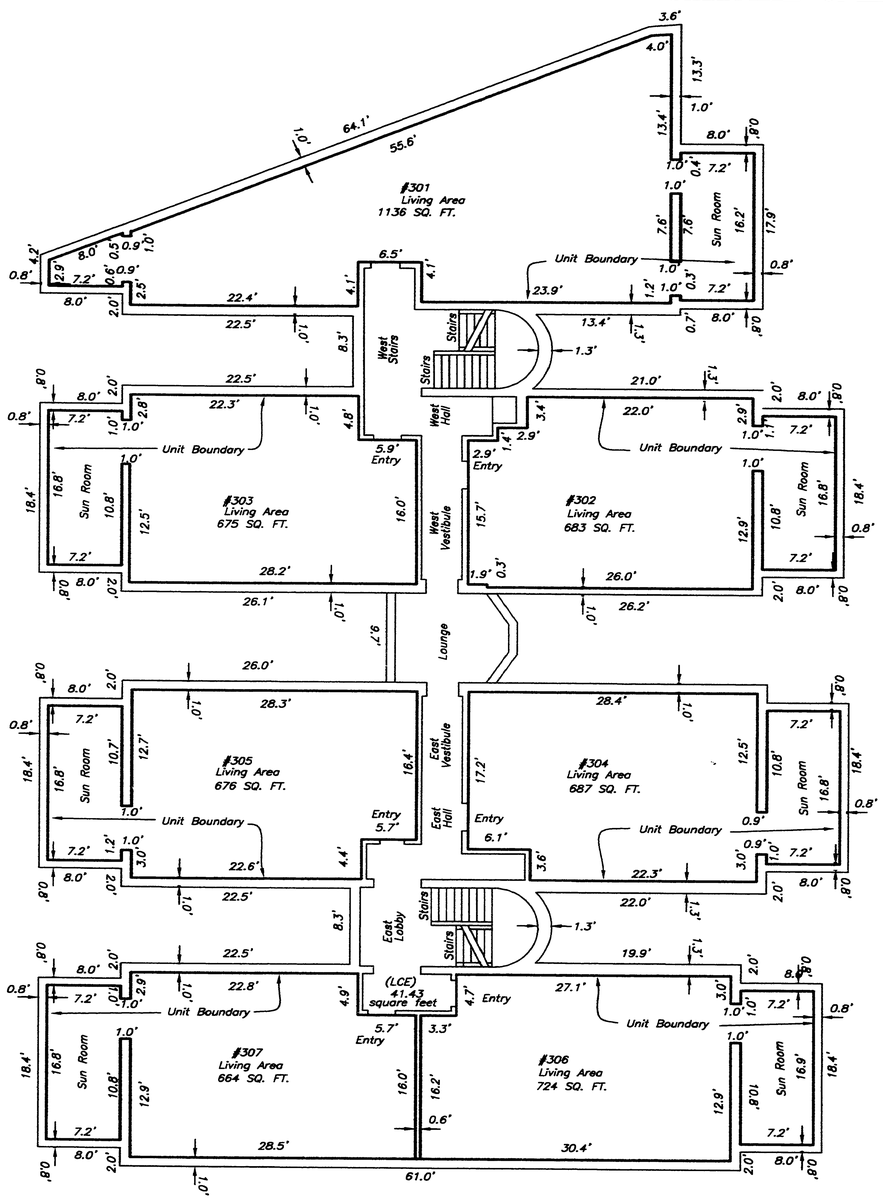
CONDOMINIUM BOOK 35 PAGE 10B

SHEET 3 OF 3



2ND FLOOR



3RD FLOOR

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