CONDOMINIUM BOOK 35 PAGE 21
SHEET 1 OF 1

SOUTH LAKE

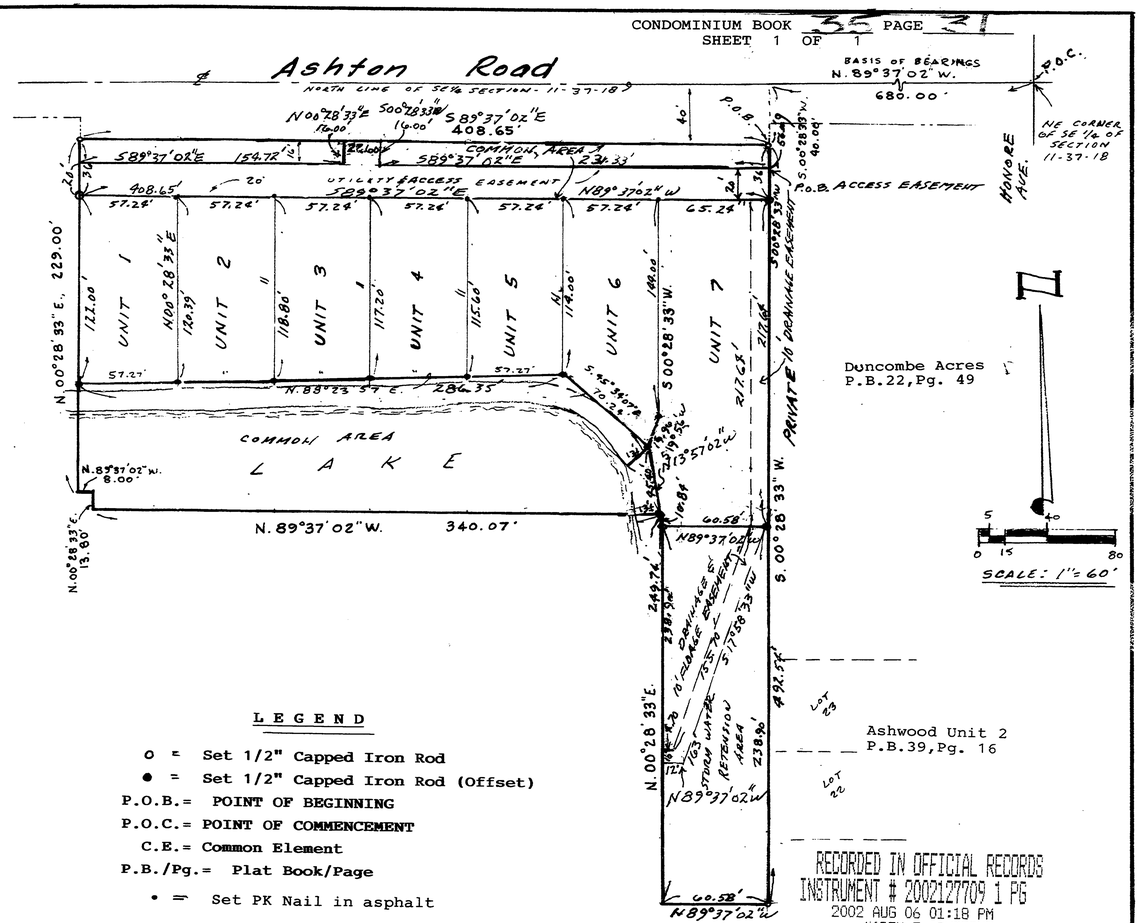
A LAND CONDOMINIUM
IN SECTION 11 TWP. 37S, RGE. 18E.
SARASOTA COUNTY, FLORIDA

DESCRIPTION

That part of Lot 3 Block 4,Sarasota-Venice Company Subdivision in Section 11,Township 37 South 18 East, as per Plat thereof recorded in Plat Book A, page 70, of the Public Records of Sarasota County,Florida,described more particularly as follows: Commence at the Northeast corner of SE ¼ of Section 11; thence N.89°37'02"W. and along the North ¼ Section line, a distance of 680.00feet to the West line of Duncombe Acres extended North; thence S.00°28'33"W. a distance of 40.00 feet to the Point-of-beginning; thence continue S.00°28'33"W. a distance of 492.54 feet; thence N.89°31' 27"W. a distance of 60.58 feet; thence N.00°28'33"E. a distance of 249.74 feet; thence N.89°37'02"W.a distance of 340.07 feet; thence N.00°28'33"E. a distance of 13.80 feet; thence N.89°37'02"W.a distance of 8.00 feet; thence N.00°28'33"E. a distance of 229.00 feet to the new Right-of-way line of Ashton Road; thence S.89°37'02"E. and along said Right-of-way a distance of 408.65 feet to the True Place of Beginning containing 2.305 Acres more or less.

SUBJECT TO a 20 foot wide Utility and Access Easement as recorded in Official Records Number 2002 - 080005, Public Records of Sarasota County, Florida.
A description for Ingress and Egress Easement described as follows:
That part of Lot 3 Block 4, Sarasota-Venice Company Subdivision in Section 11 Township 37 South 18 East, as per plat thereof recorded in Plat Book A,page 70, of the Public Records of Sarasota County, Florida, described more particularly as follows: Commence at the Northeast corner of SE ¼ of Section 11; thence N 89°37'02" W along the North ¼ Section line, a distance of 680.00 feet to the West line of Duncombe Acres extended North; thence S 00°28'33" W a distance of 56.00 feet for the Point of Beginning; thence continuing S 00° 28'33" W a distance of 20.00 feet; thence N 89°37'02" W and parallel to the North line of the Southeast ¼ of Section 11, a distance of 408.65 feet; thence N 00°28'33" E , a distance of 20.00 feet; thence S 89°37'02" E a distance of 154.72 feet; thence N 00°28'33" E , a distance of 16.00 feet to the New Right-of-way line of Ashton Road; thence S 89°37'02" E and along said Right-of-way a distance of 22.60 feet; thence S 00°28'33" W a distance of 16.00 feet; thence S 89°37'02" E , a distance of 231.33 feet to the True Place of Beginning.

SUBJECT TO a 10 foot wide Flowage Easement as recorded in Official Records Number 2002 - 080004, Public Records of Sarasota County, Florida.



LEGEND

- o = Set 1/2" Capped Iron Rod
- ● = Set 1/2" Capped Iron Rod (Offset)
- P.O.B.= POINT OF BEGINNING
- P.O.C.= POINT OF COMMENCEMENT
- C.E.= Common Element
- P.B./Pg.= Plat Book/Page
- • = Set PK Nail in asphalt

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002127709 1 PG
2002 AUG 06 01:18 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CBETHEL Receipt#201808

SURVEYOR'S NOTES:

1. **Bearings are based on the North line of SE 1/4 of Section 11, Township 37 South, Range 18 East, being N.89°37'02"W., as shown.**
2. **The Declaration of Condominium, of which this plat is an Exhibit, is being simultaneously recorded in Official Records Instrument Number 2002127708 , Public Records of Sarasota County, Florida.**

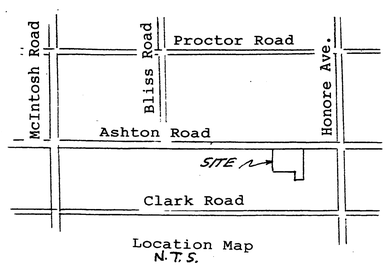
CERTIFICATE OF SURVEYOR

I, the undersigned Professional Surveyor and Mapper, duly authorized to practice under the laws on 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: 6-24-02

Theodore C. Boldt Sr.

Theodore C. Boldt Sr.
Professional Surveyor and Mapper
Florida Certificate No. 2837



Location Map
N.T.S.

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 established 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. Improvements within the Common Elements such as, but not limited to, Water Meters, Water Lines,Storm Drains,Sewers, Sidewalks and Trees have been located.
Other easements not shown on this Plat,may exist or be created by this Condominium,are as described in the Declaration.
All dimensions are in feet and decimals thereof.
All Unit angles are right angles unless otherwise noted

FAX: (941) 371-6007 WAIT FOR BEEP
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SARASOTA, FLORIDA 34232
PHONE: (941) 371-6007