CONDOMINIUM BOOK 36 PAGE 17
SHEET 1 OF 4 SHEETS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003147945 4 PGS
2003 JUL 22 11:49 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNAND Receipt#381454

BELL ROAD BUSINESS CENTER
A CONDOMINIUM

LYING IN SECTION 30 TOWNSHIP 36 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF TRACT 53 OF PALMER FARMS, SECOND UNIT, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 3 AT PAGE 20 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND RUN 440 FEET EAST ALONG THE NORTH BOUNDARY OF THE TRACT; THENCE SOUTH 180 FEET TO A POINT; THENCE WEST AND PARALLEL TO THE NORTH BOUNDARY 440 FEET TO THE EAST BOUNDARY OF THE LOT; THENCE NORTH ALONG THE WEST BOUNDARY OF THE LOT TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT BY ATTORNEYS' TITLE INSURANCE FUND, INC., (FILE #16-01-3207, EFFECTIVE DATE 09/20/01 @ 11:00) AND FURNISHED TO AM ENGINEERING INC.
2) THE LOCATION OF TREES, UTILITIES, UNDERGROUND AND/OR NON-VISIBLE STRUCTURES INCLUDED BUT NOT LIMITED TO FOUNDATIONS, MANHOLES, VAULTS AND DRAINFIELDS, ETC. OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS SHOWN;
3) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. A BEARING OF N.89°25'41"E. FOR THE SOUTHERLY LINE OF TOWER COMMERCE PARK (PLAT BOOK 33 PAGES 2-2C), WAS USED.
4) 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;
5) PROPERTY SITUATED IN FLOOD ZONES "A" AND "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP 125144 0154 E, REVISED SEPTEMBER 3, 1992;
6) FLOOD ZONE LINES SHOWN HEREON ARE DIGITIZED AND SCALED FROM FEMA MAP SHEET #237 FURNISHED BY THE SURVEY AND MAPPING DEPARTMENT OF SARASOTA COUNTY, FLORIDA;
7) ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. BENCH MARK USED WAS SARCO. BM 216-C, PUBLISHED ELEVATION=22.21';
8) COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE DEFINED IN THE DECLARATION OF CONDOMINIUM.
9) PARKING SPACES ARE DENOTED BY A NUMBER AS SHOWN ON SHEET 2. THE ASSIGNMENT AND USE OF THE PARKING SPACES ARE GOVERNED BY THE DECLARATION OF CONDOMINIUM.

UNIT BOUNDARIES

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

UPPER AND LOWER BOUNDARIES:

THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES:

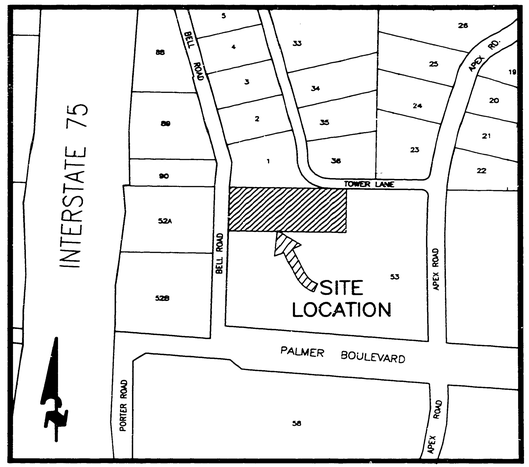
(I) UPPER BOUNDARY: THE HORIZONTAL PLANE OF THE LOWER PORTION OF THE STRUCTURAL ROOF SYSTEM OF THE BUILDING.

(II) LOWER BOUNDARY: THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE UNFINISHED STRUCTURAL CONCRETE FLOOR SLAB.

INTERIOR DIVISIONS: EXCEPT AS PROVIDED IN THE SUBSECTIONS (I) AND (II) ABOVE AND BELOW, NO PART OF THE FLOOR, CEILING OR NONSTRUCTURAL INTERIOR WALLS SHALL BE CONSIDERED A BOUNDARY OF THE UNIT.

PERIMETRICAL BOUNDARIES:

THE PERIMETRICAL BOUNDARIES OF THE UNITS SHALL BE: (I) AS TO PORTIONS OF UNITS ADJACENT TO ANY EXTERIOR WALL, THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE EXTERIOR WALL, BOUNDING THE UNIT, EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES; AND (II) AS TO PORTIONS OF UNITS THAT ARE NOT ADJACENT TO AN EXTERIOR WALL, THE VERTICAL PLANES OF THE LINES SHOWN ON THE SURVEY AND ARCHITECTURAL EXHIBITS AS SEPARATING ONE UNIT FROM ANOTHER UNIT, EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE OTHER PERIMETRICAL BOUNDARIES AND WITH THE UPPER AND LOWER BOUNDARIES.



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

SHEET 1 OF 4	COVER
SHEET 2 OF 4	BOUNDARY
SHEET 3 OF 4	SITE PLAN
SHEET 4 OF 4	UNIT DETAIL

EASEMENTS

THE PROPERTY SUBJECTED TO CONDOMINIUM OWNERSHIP HERE UNDER IS SUBJECT TO THE FOLLOWING EASEMENTS:

1) 10' WIDE WATER AND SEWER UTILITY EASEMENT (PARCEL "C") AND (PARCEL "B") AS RECORDED IN OFFICIAL RECORDS BOOK #1833, PAGE 837 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. PORTION VACATED PER OFFICIAL RECORDS INSTRUMENT #_____

2) 10' WIDE WATER AND SEWER UTILITY EASEMENT (PARCEL "A") AS RECORDED IN OFFICIAL RECORDS BOOK 1833, PAGE 837, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

3) 5' WIDE FLORIDA POWER & LIGHT EASEMENT (PARCEL "B") AS RECORDED IN OFFICIAL RECORDS BOOK 1833, PAGE 836, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4) NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2002213126, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

5) PERMANENT SIDEWALK EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2002213123, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

6) PERMANENT NON-EYCLUSIVE WATERLINE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2002213115, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTICE:

THIS PLAT IS SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT #2003147947, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE "DECLARATION"). WHERE DISCREPANCY EXISTS BETWEEN THE DECLARATION AND THIS PLAT, THE DECLARATION SHALL PREVAIL AND TAKE PRECEDENCE.

SURVEYOR'S 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:

A.) 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. NO. 4334.

B.) THIS PLAT IS A CORRECT REPRESENTATION OF A BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY MADE UNDER MY DIRECTION ON 08/15/2002, AND 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 SECTION 472.027 OF THE FLORIDA STATUTES.

C.) THIS PLAT, COMPRISING EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OF BELL ROAD BUSINESS CENTER A CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE UNITS, AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THIS PLAT AND THE PROVISIONS OF THE DECLARATION.

D.) AT THIS TIME, THIS CONDOMINIUM IS SUBSTANTIALLY COMPLETE.

A M ENGINEERING, INC. LB 4334

Ronald R. Nourse 07/02/2003
RONALD R. NOURSE, P.S.M., FLORIDA CERTIFICATE NO. 6026
LICENSED AND REGISTERED PROFESSIONAL LAND SURVEYOR AND MAPPER
VICE PRESIDENT, A M ENGINEERING, INC.

RONALD R. NOURSE
REGISTERED
NO. 6026
STATE OF
FLORIDA
PROFESSIONAL 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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EXHIBIT "B" TO THE DECLARATION, PAGE 1 OF 4

CONDOMINIUM BOOK 36 PAGE 17A
SHEET 2 OF 4 SHEETS

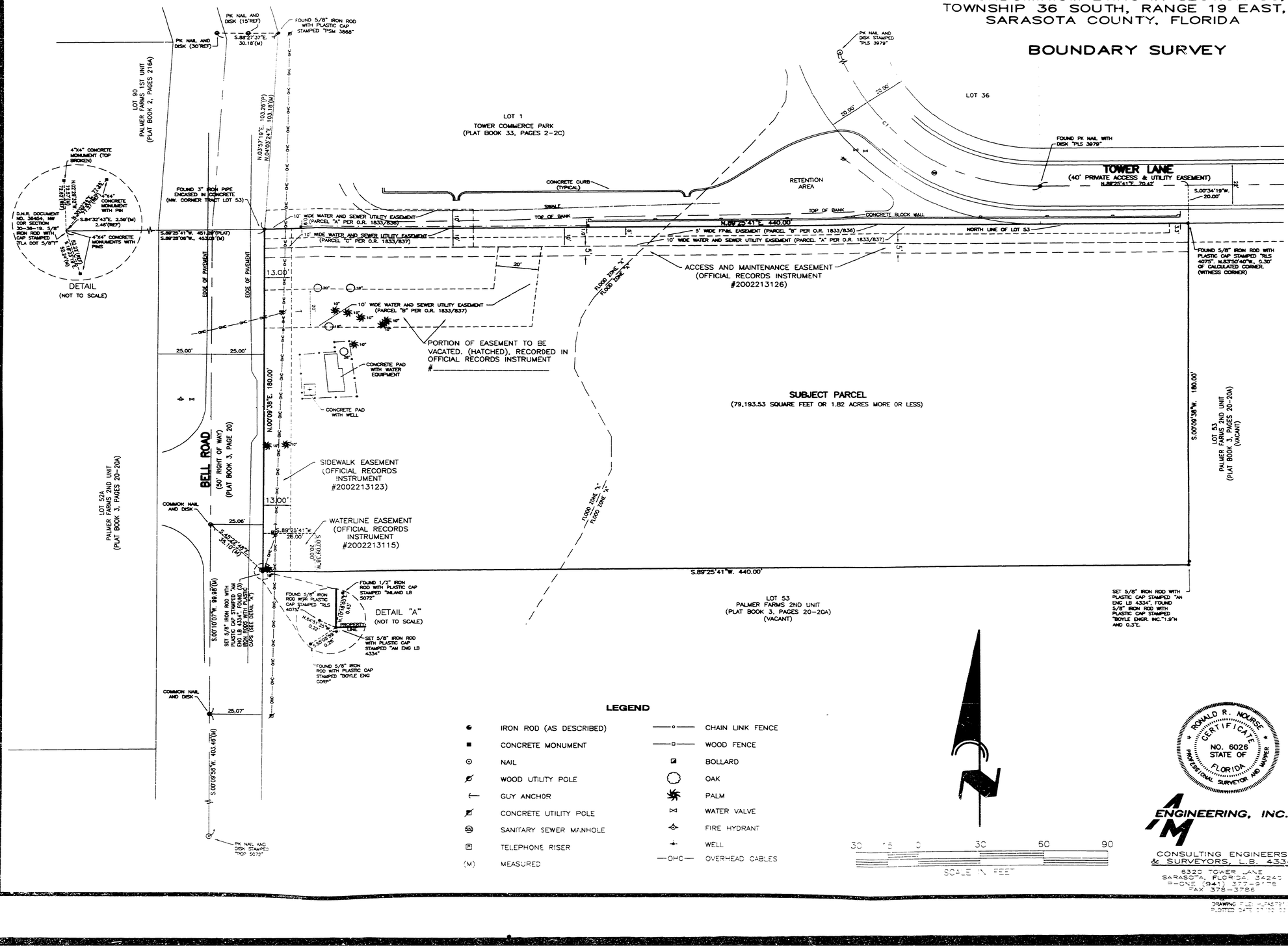
BELL ROAD BUSINESS CENTER

A CONDOMINIUM LYING IN SECTION 30, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

BOUNDARY SURVEY

EXHIBIT "B" TO THE DECLARATION, PAGE 2 OF 4

NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	BEARING
C1	100.00	90°00'00"	157.08	141.42	S.45°34'19"E.



LEGEND

IRON ROD (AS DESCRIBED)	CHAIN LINK FENCE
CONCRETE MONUMENT	WOOD FENCE
NAIL	BOLLARD
WOOD UTILITY POLE	OAK
GUY ANCHOR	PALM
CONCRETE UTILITY POLE	WATER VALVE
SANITARY SEWER MANHOLE	FIRE HYDRANT
TELEPHONE RISER	WELL
(M) MEASURED	OHC OVERHEAD CABLES

SCALE IN FEET
30 15 0 30 60 90

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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FAX 378-3786

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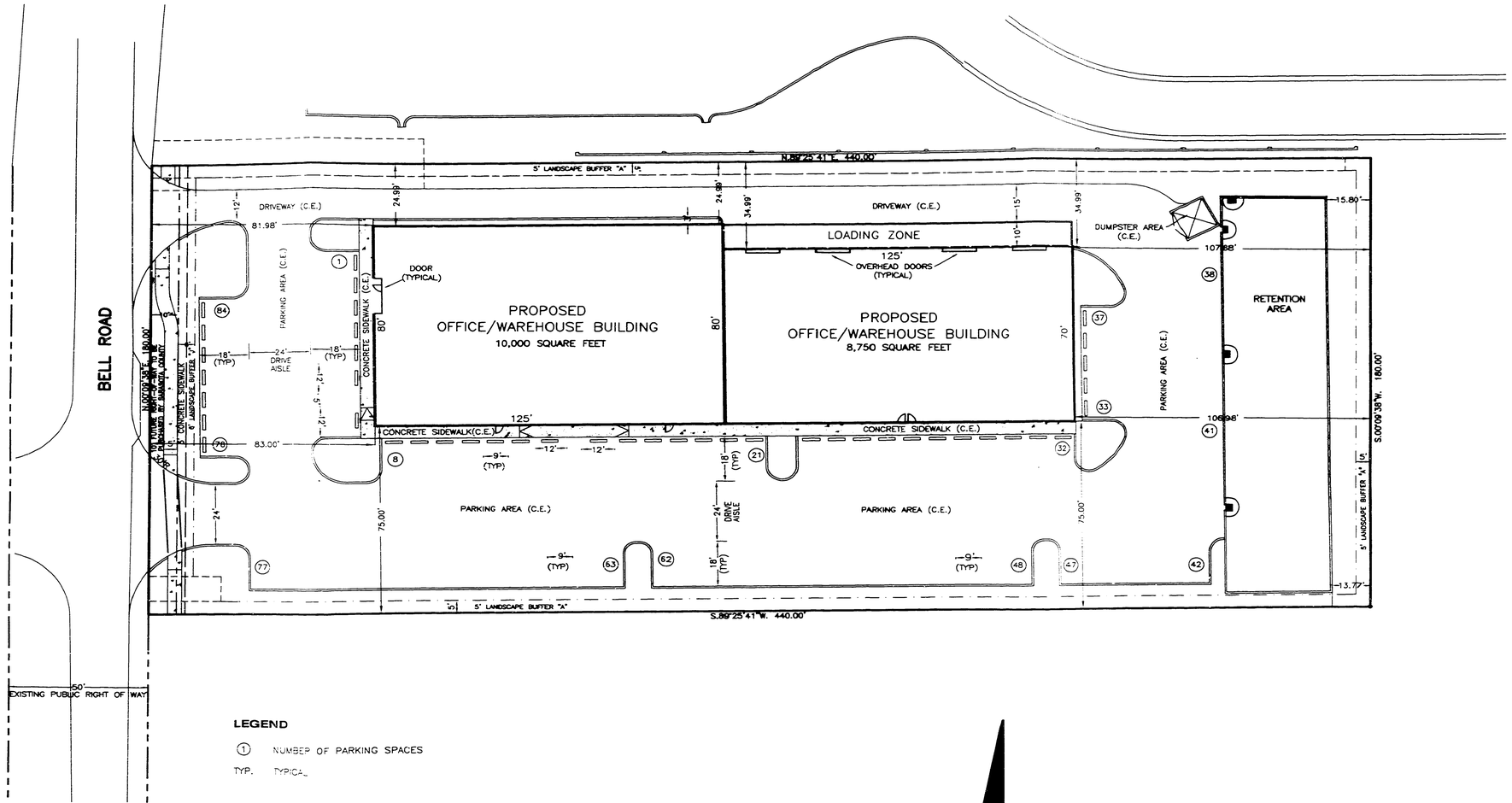
CONDOMINIUM BOOK 36 PAGE 17B
SHEET 3 OF 4 SHEETS

BELL ROAD BUSINESS CENTER

A CONDOMINIUM LYING IN SECTION 30, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

SITE PLAN



LEGEND

① NUMBER OF PARKING SPACES

TYP. TYPICAL

NOTES:

* (L.C.E.) LIMITED COMMON ELEMENTS AS DEFINED WITHIN THE DECLARATION OF CONDOMINIUM.

* (C.E.) COMMON ELEMENTS AS DEFINED WITHIN THE DECLARATION OF CONDOMINIUM.

30 15 0 30 60 90
SCALE IN FEET

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

ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
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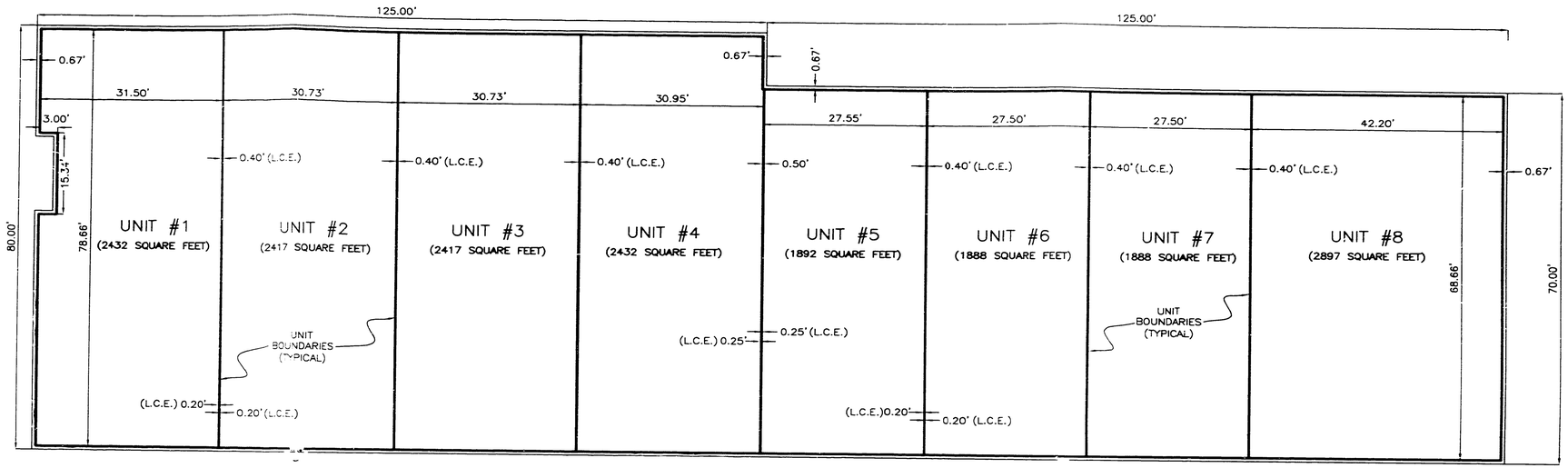
EXHIBIT "B" TO THE DECLARATION, PAGE 3 OF 4

CONDOMINIUM BOOK 36 PAGE 17C
SHEET 4 OF 4 SHEETS

BELL ROAD BUSINESS CENTER

A CONDOMINIUM LYING IN SECTION 30, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

UNIT DETAILS



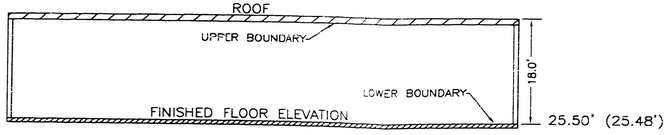
NOTES:

* THERE ARE NO FLOOR PLANS FOR THE UNITS. THESE ARE COMMERCIAL UNITS, AND INTERIOR IMPROVEMENTS WILL BE COMPLETED TO SUIT THE SPECIAL NEEDS OF THE OCCUPANTS.

* THE AREAS SHOWN HEREON HAVE BEEN ROUNDED TO THE NEAREST SQUARE FOOT.

* (L.C.E.) LIMITED COMMON ELEMENTS AS DEFINED WITHIN THE DECLARATION OF CONDOMINIUM.

* (C.E.) COMMON ELEMENTS AS DEFINED WITHIN THE DECLARATION OF CONDOMINIUM.



BUILDING ELEVATION
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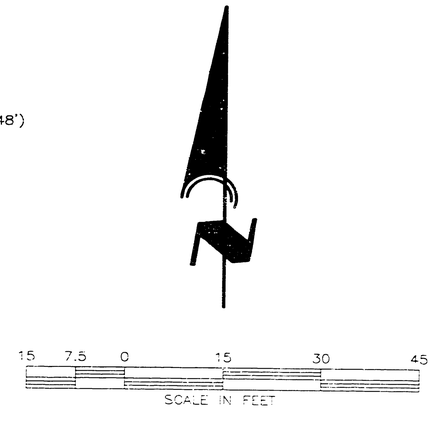

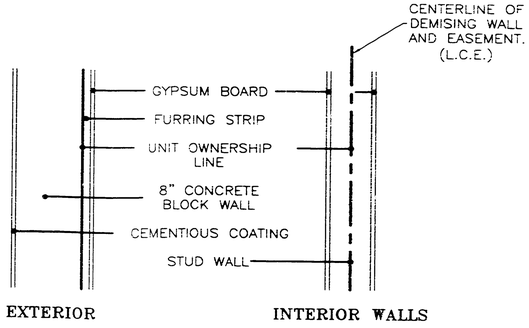

WALL DETAILS
(NOT TO SCALE)

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

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EXHIBIT "B" TO THE DECLARATION, PAGE 4 OF 4