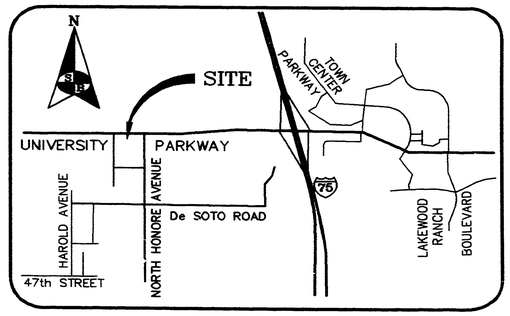
UNIVERSITY CENTER
A LAND CONDOMINIUM
SECTION 2, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003179023 2 PGS
2003 SEP 03 02:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#364713

NOTES:

1. SINCE THE UNITS ARE LAND, THE ONLY BOUNDARY EACH PARCEL SHALL HAVE IS THE PERIMETRICAL BOUNDARY THAT IS GEOGRAPHICALLY SHOWN ON SHEET 2 HEREOF AND THE UPPER AND LOWER BOUNDARIES AS DESCRIBED BELOW.

2. ALL INDIVIDUAL LAND UNITS ARE REFERRED TO AS UNITS.

3. COMMON ELEMENTS ARE RECORDED IN THE DECLARATION OF CONDOMINIUM.

4. UTILITY, DRAINAGE, ACCESS AND LANDSCAPE EASEMENTS SHOWN ARE INTENDED TO BENEFIT ALL OF THE INDIVIDUAL UNIT OWNERS, SARASOTA COUNTY AND ALL UTILITIES SERVING THE UNITS.

DECLARATION

THIS PROPERTY IS SUBJECT TO MATTERS, RESTRICTIONS, RULES & REGULATIONS CONTAINED IN THE DECLARATION OF CONDOMINIUM AND RESTRICTIONS.

UNIT BOUNDARIES

EACH UNIT SHALL CONSIST OF A DISCRETE AREA OF LAND, AS PERMITTED BY THE CONDOMINIUM ACT, AS HEREINAFTER 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:

THE 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 THIS 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.

DESCRIPTION:

A PARCEL OF LAND BEING PART OF LOT 2, SUBDIVISION OF EAST 1/2 OF THE NE 1/4 OF SECTION 2, TWP 36 SOUTH, RANGE 18 EAST, WEST 1/2 OF THE SE 1/4 OF SECTION 2, TWP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, (ALSO KNOWN AS SARASOTA GARDENS), RECORDED IN PLAT BOOK 2, PAGE 107, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH: THE VACATED RIGHTS OF WAY RECORDED IN OFFICIAL RECORDS INSTRUMENTS 2002060845 AND 2002075775, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, SUBDIVISION OF EAST 1/2 OF THE NE 1/4 OF SECTION 2, TWP 36 SOUTH, RANGE 18 EAST, WEST 1/2 OF THE SE 1/4 OF SECTION 2, TWP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, (ALSO KNOWN AS SARASOTA GARDENS), RECORDED IN PLAT BOOK 2, PAGE 107, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°28'53"E., ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 176.02 FEET; THENCE S.89°31'04"E., A DISTANCE OF 25.00 FEET TO A POINT ON THE CENTERLINE OF A 50 FOOT WIDE UNNAMED RIGHT OF WAY; THENCE N.00°28'53"E., ALONG SAID CENTERLINE, A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING; THENCE N.89°31'04"W., A DISTANCE OF 344.93 FEET TO A POINT ON THE CENTERLINE OF FORMER CENTER RING ROAD (30 FOOT WIDE RIGHT OF WAY VACATED PER OFFICIAL RECORDS INSTRUMENT 2002075775, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE N.00°27'47"E., ALONG SAID CENTERLINE, A DISTANCE OF 243.74 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY, RECORDED IN ROAD PLAT BOOK 2, PAGE 41-D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89°27'20"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 345.01 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF THE AFOREMENTIONED UNNAMED RIGHT OF WAY (PORTION VACATED PER OFFICIAL RECORDS INSTRUMENT 2002060845, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE S.00°28'53"W., ALONG SAID CENTERLINE, A DISTANCE OF 243.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.93 ACRES, MORE OR LESS.

S B *Sampey & Burchett, Inc.*
Professional Surveyors & Mappers
5967 Cattlemen Lane
Sarasota, Florida 34232
Phone: 941-342-0349 Fax: 941-342-7490

SURVEYOR'S CERTIFICATE

I, EDWARD T. SAMPEY, A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, NUMBER 4509, AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THE BOUNDARY SURVEY REPRESENTED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THIS MATERIAL, TOGETHER WITH THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF ANY PLANNED IMPROVEMENTS INCLUDED WITHIN THE CONDOMINIUM, SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

EXCEPT AS SHOWN ABOVE AND AS PROVIDED IN THE DECLARATION, THERE ARE NO PLANNED IMPROVEMENTS (INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND COMMON ELEMENT FACILITIES) AS A PART OF THIS LAND CONDOMINIUM.

8-25-03
DATE

EDWARD T. SAMPEY
PROFESSIONAL SURVEYOR AND MAPPER, LS 4509
SAMPEY AND BURCHETT, INC., LB 7009
STATE OF FLORIDA
DATE OF BOUNDARY SURVEY: 8/20/03

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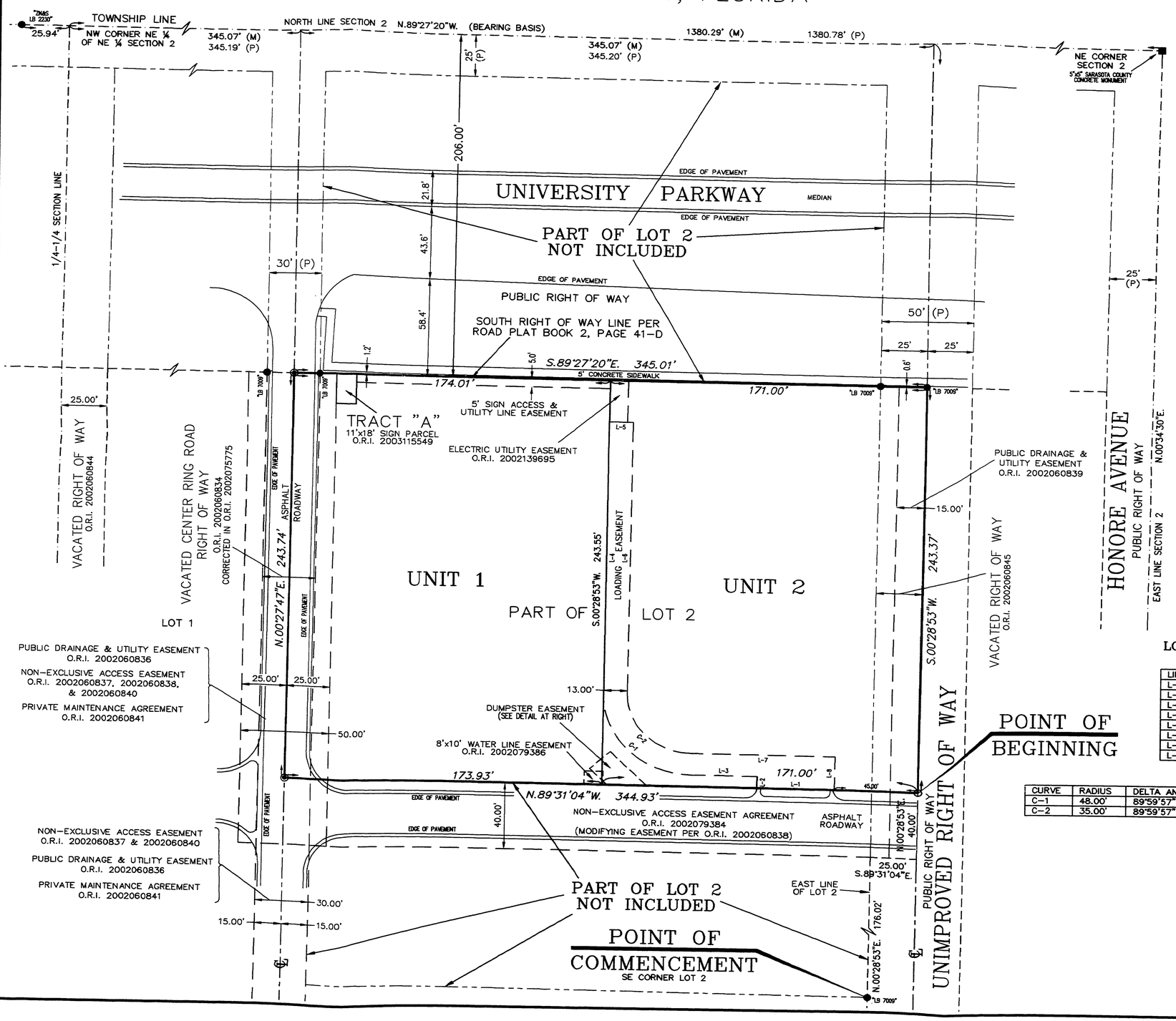
SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK 36 PAGE 21A
SHEET 2 OF 2 SHEETS



N

S B

1" = 40'

0 40 80

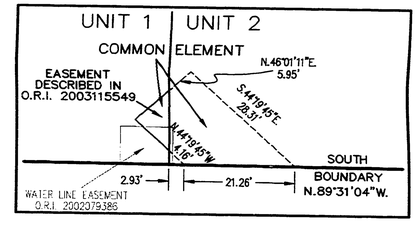
GRAPHIC SCALE

LEGEND

- ◎ NAIL & DISC FOUND
- ● 5/8" IRON ROD/CAP FOUND
- ○ 5/8"x18" IRON ROD/CAP SET "LB 7009"
- ℄ CENTERLINE
- (P) PLAT DIMENSION
- (M) MEASURED DIMENSION
- O.R.I. OFFICIAL RECORDS INSTRUMENT NUMBER(S)

NOTE:

SEE AMENDED AND RESTATED DECLARATION OF EASEMENT AND CONDOMINIUM ASSCIATION BYLAWS REGARDING UTILITY EASEMENTS, DUMPSTER EASEMENT, LOADING EASEMENT, AND TRACT "A".



DUMPSTER EASEMENT DETAIL
1" = 20'

LOADING EASEMENT DATA

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N.89°31'04"W.	42.00'
L-2	N.00°28'53"E.	7.00'
L-3	N.89°31'04"W.	36.00'
L-4	N.00°28'53"E.	163.56'
L-5	S.89°27'20"E.	13.00'
L-6	S.00°28'53"W.	163.54'
L-7	S.89°31'04"E.	78.00'
L-8	S.00°28'53"W.	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	48.00'	89°59'57"	75.40'	67.88'	N.44°31'06"W.
C-2	35.00'	89°59'57"	54.98'	49.50'	S.44°31'06"E.

MAP OF SURVEY AND PLOT PLAN

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