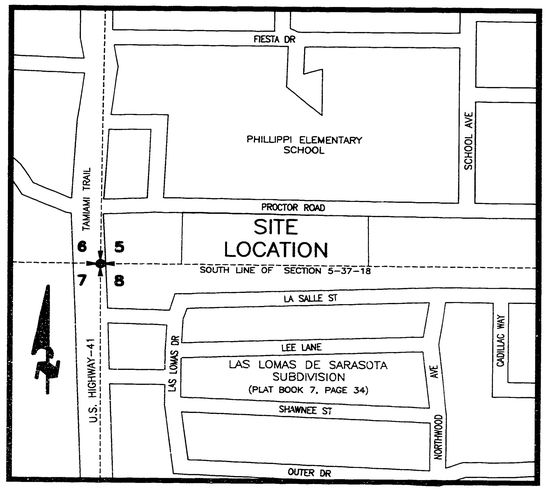
# FIRST AMENDED PLAT OF PROCTOR CENTER, A CONDOMINIUM

LYING IN SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003217228 4 PGS
2003 OCT 27 03:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#392545

**LEGAL DESCRIPTION** (OFFICIAL RECORDS BOOK 2863, PAGE 1947)

BEGIN AT THE SW CORNER OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST AND RUN S 89°42'41" EAST ALONG THE SOUTH LINE OF THE SECTION 65.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF US 41: THENCE CONTINUE ALONG THE SAME LINE 353.40 FEET FOR THE POINT OF BEGINNING. THENCE RUN N 0°12'54" WEST 126.96 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PROCTOR ROAD; THENCE RUN EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROCTOR ROAD 572.3 FEET MORE OR LESS TO THE NW CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1987 AT PAGE 2983; THENCE RUN SOUTHERLY ALONG THE WEST BOUNDARY OF THAT PROPERTY TO THE SOUTH LINE OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE RUN ALONG THE SOUTH LINE OF THE SECTION TO THE POINT OF BEGINNING.




VICINITY MAP
(NOT TO SCALE)

**NOTICE:**

THIS PLAT IS SUBJECT TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT #2003020426, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE "DECLARATION"). WHERE DISCREPANCY EXISTS BETWEEN THE DECLARATION AND THIS PLAT, THE DECLARATION SHALL PREVAIL AND TAKE PRECEDENCE.

THE ORIGINAL PLAT FOR "PROCTOR CENTER" WAS PREVIOUSLY RECORDED IN CONDOMINIUM BOOK 35, PAGES 48-48C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE FIRST AMENDED PLAT OF PROCTER CENTER, A CONDOMINIUM, HAS BEEN EXECUTED AND RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA TO CHANGE THE UNIT BOUNDARIES BETWEEN UNIT "B" AND UNIT "C", WEST BUILDING, AS DEPICTED ON SHEET 3 OF 4.

**SURVEYOR'S NOTES**

1) THE SOUTH LINE OF SECTION 5-37-18 WAS ESTABLISHED FROM MONUMENTATION FOUND ALONG THE NORTH LINE OF LAS LOMAS DE SARASOTA SUBDIVISION, BASED ON THIS INFORMATION COLLECTED BY A FIELD SURVEY, THE NORTHWEST CORNER OF SECTION 5-37-18 WAS CALCULATED. A CHECK DISTANCE TO A REFERENCE POINT PER D.N.R. DOCUMENT #6672, AS SHOWN HEREON, MEASURED 231.94' (231.95' RECORD). OTHER REFERENCES NOT FOUND.

2) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. A BEARING OF S.89°47'15"E. FOR THE SOUTH LINE OF SECTION 5-37-18 WAS USED.

3) 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;

4) PROPERTY SITUATED IN FLOOD ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP 125144 0142 E, REVISED SEPTEMBER 3, 1992;

5) ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. BENCH MARK USED WAS SARASOTA COUNTY BM# 77, ELEVATION=11.91', A 5"X5" SARASOTA COUNTY SURVEY MONUMENT LOCATED AT THE NE. CORNER OF FIELD ROAD AND CAMINO REAL.

6) COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE DEFINED IN THE DECLARATION OF CONDOMINIUM.

7. 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.

**EASEMENTS**

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

1) FLOWAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2002140870, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

2) UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1234, PAGE 1773, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**UNIT BOUNDARIES**

UNITS ARE IDENTIFIED AND LOCATED AS SHOWN HEREON. EACH UNIT SHALL INCLUDE THAT PART OF THE CONDOMINIUM PROPERTY WITHIN THE FOLLOWING BOUNDARIES:

UPPER AND LOWER BOUNDARIES:

THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO AN INTERSECTION WITH THE PERIMETRICAL BOUNDARIES;

UPPER BOUNDARY SHALL BE THE HORIZONTAL PLANE OF THE STRUCTURAL ROOF SYSTEM OF THE UNIT.

LOWER BOUNDARY SHALL BE THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE UNFINISHED FLOOR SLAB.

PERIMETRICAL BOUNDARIES:

THE VERTICAL PLANE OF THE UNFINISHED INNER SURFACES OF THE WALLS BOUNDING THE UNIT, EXTENDED TO THE INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, OR OTHER BOUNDARIES SHOWN HEREON.

**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 REGISTEPED 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 "A" TO THE DECLARATION OF CONDOMINIUM OF PROCTOR 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 10/24/2003
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 CERTIFICATE 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
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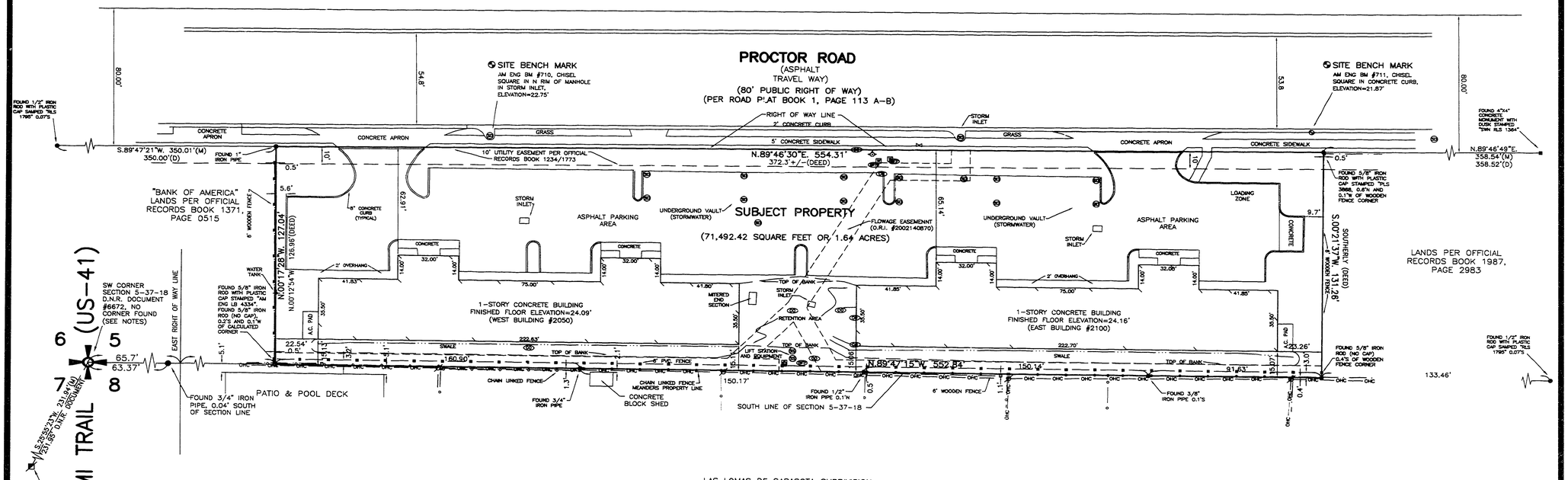
EXHIBIT "A" TO THE DECLARATION, PAGE 1 OF 4

CONDOMINIUM BOOK 36 PAGE 26A
SHEET 2 OF 4 SHEETS

# FIRST AMENDED PLAT OF PROCTOR CENTER

A CONDOMINIUM LYING IN SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

## BOUNDARY SURVEY AND KEY MAP




### LEGEND

| | | | | | |
|---|---|---|---|---|---|
| BENCH MARK | CHAIN LINK FENCE | RCP | REINFORCED CONCRETE PIPE |
| IRON ROD OR PIPE | WOOD FENCE | OHC | OVERHEAD CABLES |
| CONCRETE MONUMENT | WELL | D.N.R. | DEPARTMENT OF NATURAL RESOURCES |
| "X" CUT | CONCRETE UTILITY POLE | | SEWER CLEAN OUT |
| WOOD UTILITY POLE | ELECTRIC SERVICE BOX | | SANITARY SEWER MANHOLE |
| WATER VALVE | WATER METER | | CONCRETE POST |
| STORM SEWER MANHOLE | FIRE HYDRANT | (M) | MEASURED |
| SIGN | BACK FLOW PREVENTER | (D) | DEED |
| HANDICAPPED PARKING | | | |

40 20 0 40 80 120
SCALE IN FEET

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


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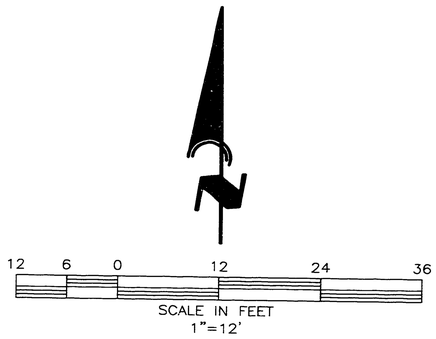
EXHIBIT "A" TO THE DECLARATION, PAGE 2 OF 4

CONDOMINIUM BOOK 36 PAGE 26 B
SHEET 3 OF 4 SHEETS

# FIRST AMENDED PLAT OF PROCTOR CENTER

A CONDOMINIUM LYING IN SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

## UNIT BOUNDARY DETAILS
WEST BUILDING



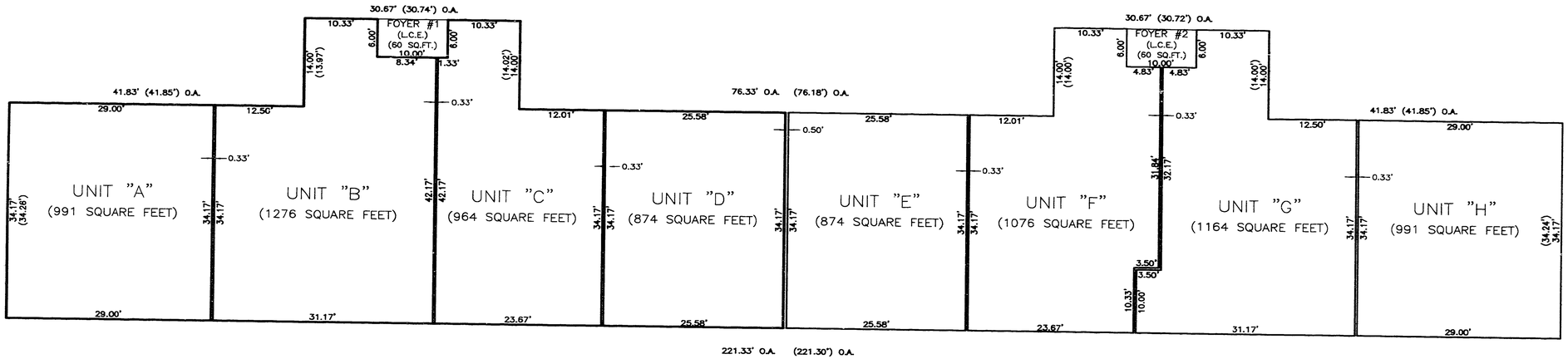

UNIT AREA COMBINATION CALCULATIONS

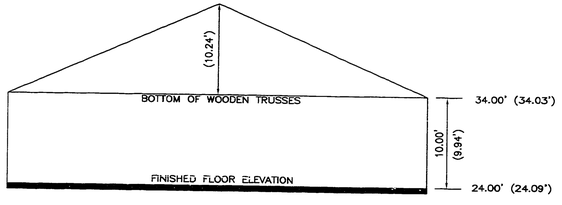
| UNITS | TOTAL AREA |
|---|---|
| "A" AND "B" | 2,279 SQ.FT. |
| "C" AND "D" | 1,849 SQ.FT. |
| "A", "B", "C", & "D" | 4,142 SQ.FT. |

UNIT AREA COMBINATION CALCULATIONS

| UNITS | TOTAL AREA |
|---|---|
| "E" AND "F" | 1,961 SQ.FT. |
| "G" AND "H" | 2,166 SQ.FT. |
| "E", "F", "G", & "H" | 4,142 SQ.FT. |

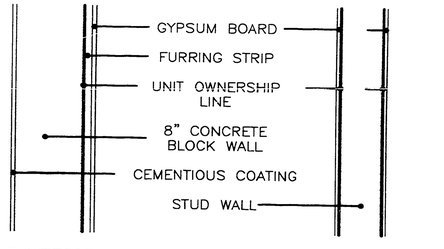
*NOTE: AREA OF INTERIOR WALLS BETWEEN UNITS INCLUDED IN CALCULATIONS (ALL AREAS ROUNDED TO THE NEAREST FOOT)




## BUILDING ELEVATION

| | |
|---|---|
| (X.XX') | DENOTED ASBUILT INTERIOR DIMENSIONS |
| L.C.E. | LIMITED COMMON ELEMENTS |
| O.A. | OVERALL DIMENSION |




## WALL DETAILS
(NOT TO SCALE)

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EXHIBIT "A" TO THE DECLARATION, PAGE 3 OF 4

CONDOMINIUM BOOK 36 PAGE 26C
SHEET 4 OF 4 SHEETS

# FIRST AMENDED PLAT OF PROCTOR CENTER

A CONDOMINIUM LYING IN SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

## UNIT BOUNDARY DETAILS

EAST BUILDING

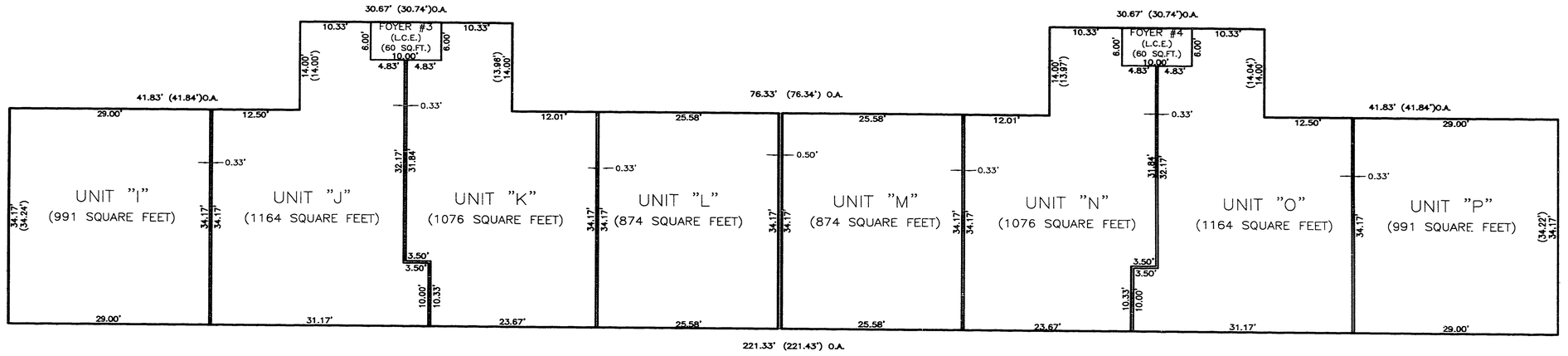
| UNIT AREA COMBINATION CALCULATIONS | |
|---|---|
| UNITS | TOTAL AREA |
| "I" AND "J" | 2,166 SQ.FT. |
| "K" AND "L" | 1,961 SQ.FT. |
| "I", "J", "K", & "L" | 4,142 SQ.FT. |

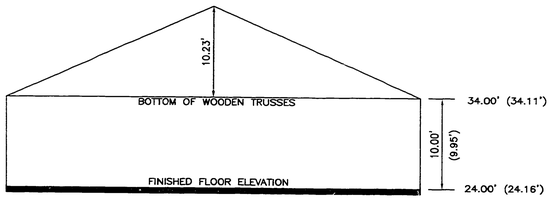
| UNIT AREA COMBINATION CALCULATIONS | |
|---|---|
| UNITS | TOTAL AREA |
| "M" AND "N" | 1,961 SQ.FT. |
| "O" AND "P" | 2,166 SQ.FT. |
| "M", "N", "O", & "P" | 4,142 SQ.FT. |

*NOTE: AREA OF INTERIOR WALLS BETWEEN UNITS INCLUDED IN CALCULATIONS (ALL AREAS ROUNDED TO THE NEAREST FOOT)

12 6 0 12 24 36

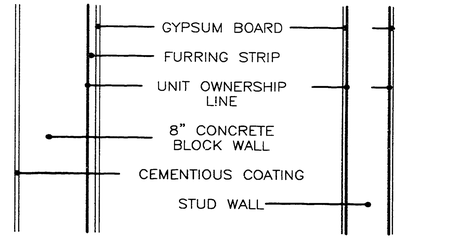
SCALE IN FEET
1"=12'




## BUILDING ELEVATION

| | |
|---|---|
| (X.XX') | DENOTED ASBUILT INTERIOR DIMENSIONS |
| L.C.E. | LIMITED COMMON ELEMENTS |
| O.A. | OVERALL DIMENSION |




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(NOT TO SCALE)

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