RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004009465 3 PGS
2004 JAN 16 04:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNANDEZ Receipt#424350

CONDOMINIUM BOOK 36 PAGE 32
SHEET 1 OF 3

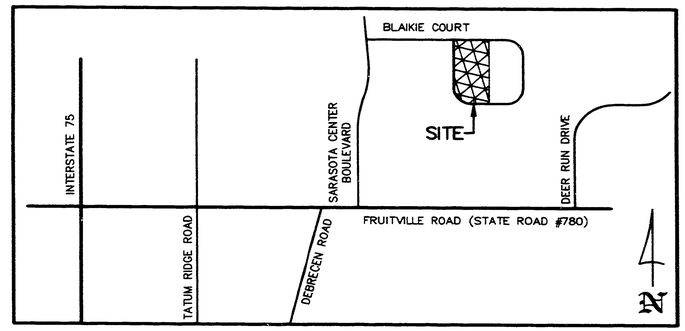
DECLARATION OF CONDOMINIUM RECORDED ON Jan 15 th, 2003 IN INSTRUMENT NUMBER 2003008129, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

BLAIKIE COURT COMMERCE CENTER, A CONDOMINIUM

SECTION 16, TOWNSHIP 36 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 25 AND LOT 28, SARASOTA INTERNATIONAL TRADE CENTER, UNIT IV, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 13, 13A AND 13B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



LOCATION SKETCH
(NOT TO SCALE)

NOTES

1. BEARINGS REFER TO THE NORTH LINE OF LOT 25 BEING S89°21'25"W AS PER PLAT.
2. FLOOD ZONE "C" PER FIRM PANEL NO. 125144 0160 D REVISED 5-1-84.
3. UNDERGROUND FOUNDATIONS, DRAINAGE AND UTILITIES, INCLUDING IRRIGATION HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
4. SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD IF ANY.
5. RECORD BEARINGS AND DISTANCES ARE THE SAME AS FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.
6. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, NOT SHOWN OR NOTED HEREON, ARE SPECIFIED IN THE DECLARATION OF CONDOMINIUM.
7. SUBJECT PROPERTY AREA = 58116 SQUARE FEET, (1.334 ACRES).
8. ELEVATIONS REFER TO NGVD 1929 DATUM.
9. NUMBERED PARKING SPACES ARE LIMITED COMMON ELEMENTS.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A FLORIDA PROFESSIONAL LAND SURVEYOR, CERTIFY PURSUANT TO SECTION 718.104, FLORIDA STATUTES THAT THE CONSTRUCTION OF THE IMPROVEMENTS AND UNITS DESCRIBED ARE SUBSTANTIALLY COMPLETE SO THAT THE SURVEY AND THE DESCRIPTION OF IMPROVEMENTS AND UNITS, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS, AND THAT THIS CONDOMINIUM SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN FLORIDA, CHAPTER 61G7-6, FLORIDA ADMINISTRATIVE CODE, AS PROVIDED FOR IN CHAPTER 472, FLORIDA STATUTES.

DATED THIS 16TH DAY OF DECEMBER, 2003

BY: _____
RODNEY W. MCKINZIE
CERTIFICATE NO. LS4780 & LB6096
DATE OF FIELD SURVEY 12-04-03

UNIT DESCRIPTION

1. UPPER AND LOWER BOUNDARIES:

   A. THE LOWER HORIZONTAL BOUNDARIES OF EACH UNIT SHALL BE THE HORIZONTAL PLANE OF THE UNFINISHED SURFACE OF THE TOP OF THE CONCRETE FLOOR EXTENDED TO THE INTERSECTION WITH THE PERIMETRICAL BOUNDARIES.

   B. THE UPPER HORIZONTAL BOUNDARIES OF EACH UNIT SHALL BE THE HORIZONTAL PLANE OF THE LOWER SURFACE OF THE STEEL GIRDERS AND BEAMS SUPPORTING THE ROOF EXTENDED TO THE INTERSECTION WITH THE PERIMETRICAL BOUNDARIES.

2. PERIMETRICAL BOUNDARIES:

   THE PERIMETRICAL BOUNDARIES OF EACH UNIT SHALL BE THE VERTICAL PLANE OF THE UNFINISHED INTERIOR SURFACE OF THE BUILDING WALLS AS SHOWN ON THE GRAPHIC DESCRIPTION OF THE IMPROVEMENTS WHICH ARE A PART OF THE CONDOMINIUM PLAT, AND THE VERTICAL PLANE OF THE UNFINISHED INTERIOR SURFACE OF THE UNIT DIVIDER WALLS, AS DEFINED BELOW.
   WHERE THE UNIT IS BOUNDED VERTICALLY BY A BUILDING WALL, THE WALL SHALL BE CONSIDERED TO INCLUDE ANY DOOR, WINDOW OR OTHER CLOSURE THEREIN IN THE CLOSED POSITION, AND THE BOUNDARY SHALL BE THE UNFINISHED SURFACE OF SUCH WALL ON THE UNIT SIDE, TO THE EFFECT THAT THE UNIT SHALL INCLUDE THE PAINT, WALLPAPER, ENAMEL, STAIN OR OTHER FINISHINGS ON SUCH SURFACE. IN THE EVENT A UNIT CONSISTS IN WHOLE OR IN PART OF UNENCLOSED SPACE, THE VERTICAL BOUNDARY DEFINING SUCH SPACE IS THE BOUNDARY AS SHOWN ON THE GRAPHIC DESCRIPTION OF THE IMPROVEMENTS WHICH IS A PART OF THE CONDOMINIUM PLAT EXTENDING VERTICALLY BETWEEN THE HORIZONTAL BOUNDARIES AS HEREINABOVE SET FORTH.

3. PROPERTY EXCLUDED FROM UNITS AND PROPERTY INCLUDED IN UNITS:

   A UNIT SHALL NOT INCLUDE FOUNDATIONS, COLUMNS, GIRDERS, BEAMS, STRUCTURAL JOINSTS, SUPPORTS, EXTERIOR WALLS, INTERIOR LOAD BEARING WALLS, PILLARS, CONCRETE FLOORS, EQUIPMENT FOR ELECTRICAL POWER, AND ALL PIPES, WIRES, CONDUITS, DUCTS, VENTS AND OTHER SERVICE AND UTILITY LINES WHICH ARE UTILIZED FOR, SERVE, OR PASS THROUGH MORE THAN ONE UNIT. A UNIT SHALL SPECIFICALLY INCLUDE ALL COMPONETS OF BATHROOMS AND OFFICE SPACE CONSTRUCTED WHOLLY WITHIN THE UNIT NOT PREVIOUSLY EXCLUDED FROM THE UNIT.

GULF COAST SURVEYING, INC.
3801 BEE RIDGE ROAD SUITE 5B
SARASOTA, FLORIDA. 34233.
(941) 371-5996 \ FAX 925-0053

BLAIKIE COURT COMMERCE CENTER, A CONDOMINIUM

SECTION 16, TOWNSHIP 36 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA.

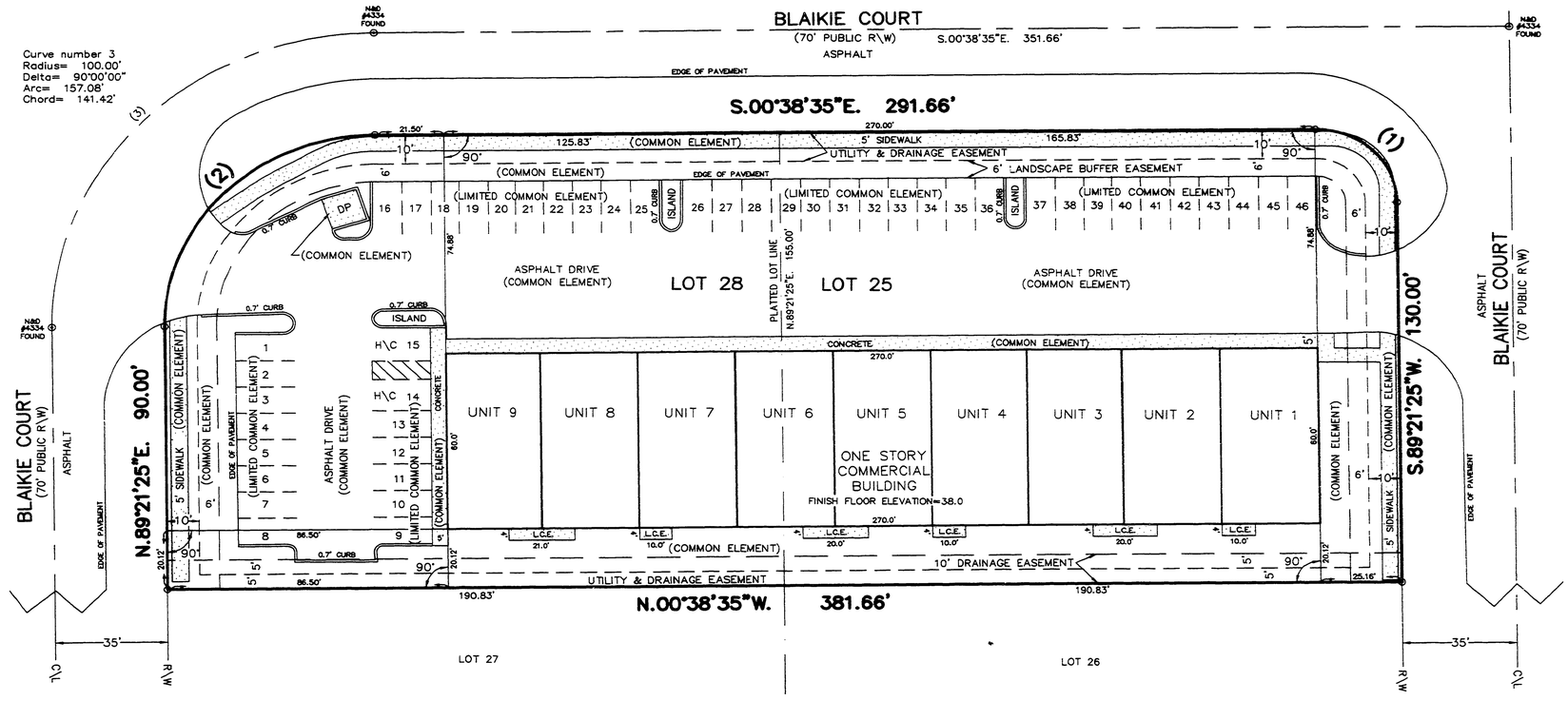
OVERALL BOUNDARY

DATE OF FIELD SURVEY 12-04-03

Curve number 1
Radius= 25.00'
Delta= 90°00'00"
Arc= 39.27'
Chord= 35.36'

Curve number 2
Radius= 65.00'
Delta= 90°00'00"
Arc= 102.10'
Chord= 91.92'

Curve number 3
Radius= 100.00'
Delta= 90°00'00"
Arc= 157.08'
Chord= 141.42'



NOTES

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LEGEND

- ● IRON ROD OR PIPE FOUND
- ○ IRON ROD SET 5\8" #4780
- ■ CONCRETE MONUMENT FOUND 4"X4"
- □ CONCRETE MONUMENT SET 4"X4" #4780
- P.R.M.- PERMANENT REFRENCE MONUMENT.
- P.C.P.- PERMANENT CONTROL POINT.
- P.O.L.- POINT ON LINE
- R\W- RIGHT-OF-WAY
- P.O.B.- POINT OF BEGINING
- DP- DUMPSTER PAD

(P)- PLAT
(F)- FIELD
(D)- DEED
(R)- RADIAL
(C)- CALCULATED
(M)- MEASURED
FND.- FOUND
B.M.- BENCHMARK
I.R.- IRON ROD
I.P.- IRON PIPE
N&D- NAIL AND DISK
C\L- CENTERLINE
L.C.E.- LIMITED COMMON ELEMENTS
C.E.- COMMON ELEMENTS
H\C- HANDICAPPED

LEGAL DESCRIPTION

LOT 25 AND LOT 28, SARASOTA INTERNATIONAL TRADE CENTER, UNIT IV, PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 13, 13A AND 13B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

1"=30'

0 7 15 30 60
GRAPHIC SCALE

GULF COAST SURVEYING, INC.
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SARASOTA, FLORIDA. 34233.
(941) 371-5996 \ FAX 925-0053

GRAPHIC SCALE
0 5 10 20 40

1"=20'

BLAIKIE COURT COMMERCE CENTER, A CONDOMINIUM

SECTION 16, TOWNSHIP 36 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA.

UNIT BOUNDARIES

UNIT DESCRIPTION

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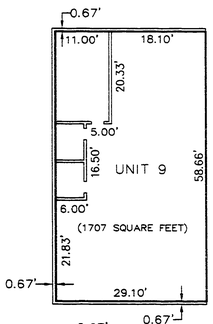
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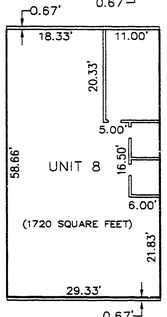
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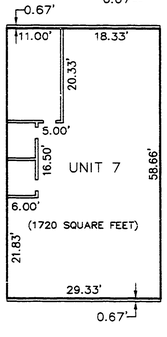
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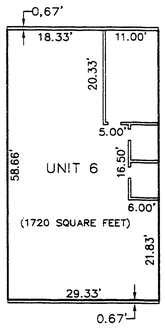
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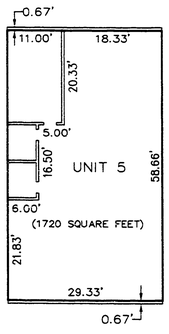
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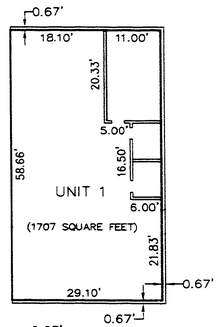


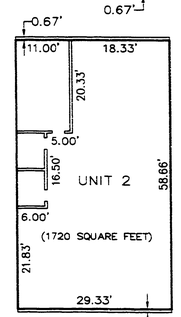


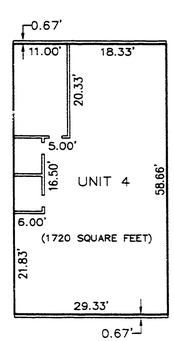


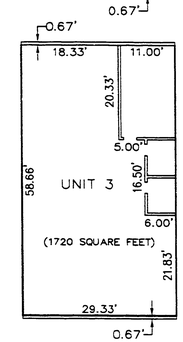


UPPER AND LOWER BOUNDARIES OF UNITS		
UNIT NO.	FINISH FLOOR ELEVATION	VARIABLE HEIGHT CEILING ELEVATION
UNIT NO. 1	38.00	55.20–57.60
UNIT NO. 2	38.00	55.20–57.60
UNIT NO. 3	38.00	55.20–57.60
UNIT NO. 4	38.00	55.20–57.60
UNIT NO. 5	38.00	55.20–57.60
UNIT NO. 6	38.00	55.20–57.60
UNIT NO. 7	38.00	55.20–57.60
UNIT NO. 8	38.00	55.20–57.60
UNIT NO. 9	38.00	55.20–57.60









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