CONDOMINIUM BOOK 36 PAGE 47
SHEET 1 OF 2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004070179 2 PGS
2004 MAY 11 11:49 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#473253

EXHIBIT A

...

SUNSET POINT VILLAS

A LAND CONDOMINIUM
IN SECTION 12, TWP. 37S, RGE. 17E
SARASOTA COUNTY, FLORIDA

DESCRIPTION

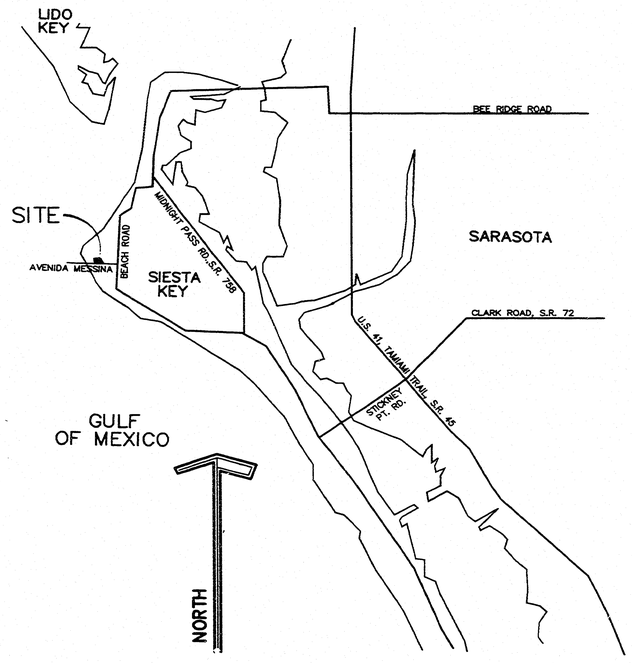
LOT 1, BLOCK 2, LESS THE FOLLOWING DESCRIBED PARCEL, TO-WIT: BEGINNING AT A POINT WHICH IS THE INTERSECTION OF LOTS 1, 2, 3 AND 4, BLOCK 2, AND RUNNING NORTH 32°07' WEST 67.74 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE ALONG THE NORTH BOUNDARY LINE OF LOT 1, 29.0 FEET; THENCE IN A SOUTHERLY DIRECTION, 57 FEET, MORE OR LESS, TO THE POINT-OF-BEGINNING; THE SAID EXCEPTED LAND BEING A TRIANGULAR PORTION OR PART OF LOT 1, BLOCK 2 ALL IN MIRA MAR BEACH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 130 AND 130A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

TOGETHER WITH THE WEST 1/2 OF VACATED AVENIDA VENECCIA LYING ADJACENT THERETO.

TOGETHER WITH

ALL OF LOT 2, BLOCK 2, AND THAT PART OF LOT 3, BLOCK 2, DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT WHICH IS THE INTERSECTION OF LOTS 1, 2, 3 AND 4, BLOCK 2, AND RUNNING THENCE SOUTH 32°07' EAST, 67.41 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2; THENCE ALONG THE SOUTHERLY LINE OF LOT 3, A DISTANCE OF 20.0 FEET; THENCE IN A NORTHERLY DIRECTION, 57 FEET, MORE OR LESS, TO THE POINT-OF-BEGINNING; SAID LAND BEING A TRIANGULAR PORTION OF PART OF LOT 3, BLOCK 2 ALL IN MIRA MAR BEACH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 130 AND 130A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH THE WEST 1/2 OF VACATED AVENIDA VENECCIA LYING ADJACENT THERETO.



LOCATION MAP
NOT TO SCALE

NOTE:

1. ELEVATIONS BASED ON DEPT. OF NATURAL RESOURCES MONU. #T-46 WITH A PUBLISHED ELEVATION OF 7.58, NGVD 1929.
2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 1, BLOCK 2 HAVING A BEARING OF S89°51'45"E (ASSUMED).
3. UNIT BOUNDARIES:

   EACH UNIT SHALL CONSISTS OF A DISCRETE AREA OF LAND, AS PERMITTED BY THE CONDOMINIUM ACT, AND 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 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 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 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.
4. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, WATER METERS, WATER LINES, STORM DRAINS, SEWERS, SIDEWALKS AND TREES HAVE NOT BEEN LOCATED.
5. BUILDINGS AND IMPROVEMENTS AS SHOWN ON THIS EXHIBIT ARE PROPOSED.
6. OTHER EASEMENTS, NOT SHOWN ON THIS PLAT, MAY EXIST OR BE CREATED BY THIS CONDOMINIUM, ARE AS DESCRIBED IN THE DECLARATION.
7. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
8. ALL UNIT ANGLES ARE RIGHT ANGLES UNLESS OTHERWISE NOTED.

NOTE:

THE DECLARATION OF CONDOMINIUM, OF WHICH THIS PLAT IS AN EXHIBIT, IS BEING SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER _____ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF 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: 7/02/2002

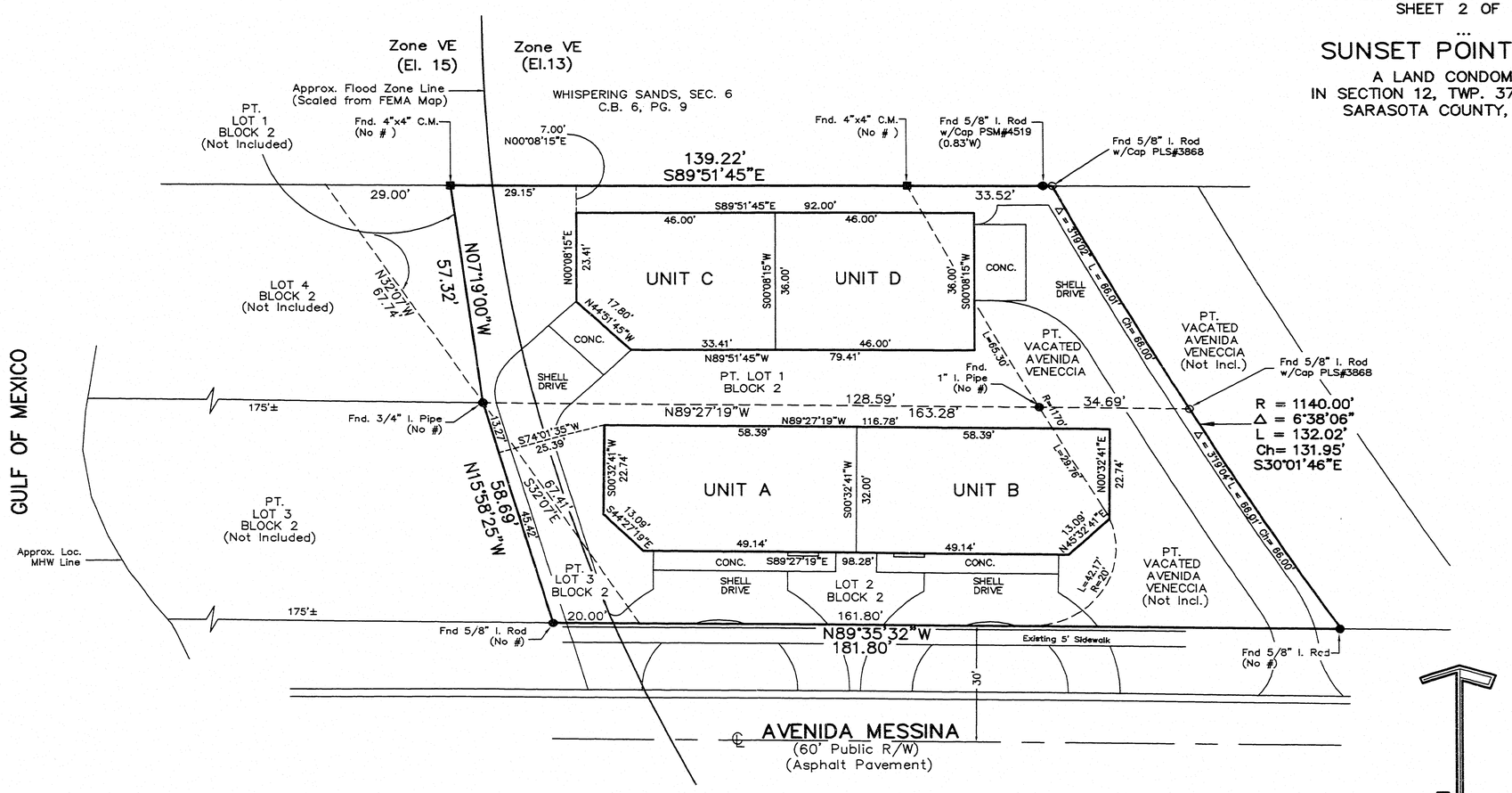
Lawrence R Weber

LAWRENCE R. WEBER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3868

WEBER ENGINEERING & SURVEYING, INC.
4020 Beneva Road- Suite B, Sarasota, Florida 34233
Telephone (941) 921-3914
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No. EB 4010

SUNSET POINT VILLAS

A LAND CONDOMINIUM
IN SECTION 12, TWP. 37S, RGE. 17E
SARASOTA COUNTY, FLORIDA



MEAN HIGH WATER NOTE:

The approximate Mean High Water Line as shown on this survey is not a Tidal Property Boundary, was not located in accordance with procedures specified in the "Coastal Mapping Act of 1971" (Chapter 177, Part II of the Florida Statute) and the rules of the Department of Natural Resources (Chapter FCM 16–3 of the Florida Administrative Code) and is not to be used as represented to be or be Admissable as a Tidal Property Boundary Line before any administrative body or court of law. The approximate Mean High Water Line has been used due to its being incidental to the purpose for which this survey has been prepared.

LEGEND:

C.E.	Common Element	P.C.P.	Permanent Control Point
Fnd.	Found	P.R.M.	Permanent Reference Monument
Pro	Pro–rated Distance	(R)	Indicates Radial Bearing
C.M.	Concrete Monument	C.L.F.	Chain Link Fence
N	North	C.B.	Concrete Block
S	South	Esmt.	Easement
E	East	P.B./Pg.	Plat Book/Page
W	West	O.R./Pg.	Official Record Book/Page
P	Plat Dimension	Str.	Structure
M	Measured Dimension	R=	Radius of Curve
R/W	Right of way	Δ=	Delta of Curve
E/P	Edge of Pavement	L=	Arc Length of Curve
D	Deed Dimension	Ch=	Chord Length of Curve
O.A.	Overall Dimension	•15.7	Indicates Spot Elevation
B–B	Back to Back Curb Dimension	O.U.L.	Overhead Utility Line

○ Indicates a 5/8" I. Rod w/Cap #3868 Set

NOTES:

1. Subject to all easements and restrictions of record.
2. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
3. Date of most recent field survey: 7/2/02
4. This property appears on FEMA Flood Map #1251440143E ,dated 9/3/92, Zone: VE (EL. 15) & VE (EL 13)
5. This survey performed without benefit of Title Abstract.
6. Bearings based on the North Line of Lot 1, Block 2 having a bearing of S89°51'45" E (Assumed).

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