CONDOMINIUM BOOK 37 PAGE 15
SHEET 1 OF 4

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004184897 4 PGS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNANDEZ Receipt#528365

THE ENCORE

A CONDOMINIUM

SECTION 19, TOWNSHIP 36S., RANGE 18E.
SARASOTA COUNTY, FLORIDA

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY RIGHT-OF-WAY LINE OF FRUITVILLE ROAD BEING ASSUMED AS N89°45'02"W.

2. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SARASOTA BENCHMARK F47, WITH A PUBLISHED ELEVATION OF 10.06; NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).

3. UNIT BOUNDARIES. EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANNER:

   A. UPPER AND LOWER BOUNDARIES. THE UPPER AND LOWER BOUNDARIES OF THE UNITS SHALL BE THE FOLLOWING BOUNDARIES EXTENDED AS HORIZONTAL PLANES, WHEN NECESSARY, TO INTERSECT WITH THE PERIMETRICAL BOUNDARIES DESCRIBED BELOW.

      a. THE UPPER BOUNDARIES SHALL BE THE LOWER SURFACE OF THE UNFINISHED CEILING SLAB.

      b. THE LOWER BOUNDARIES SHALL BE THE UPPER SURFACE OF THE UNFINISHED FLOOR SLAB.

   B. PERIMETRICAL BOUNDARIES. THE PERIMETRICAL BOUNDARIES OF UNITS SHALL BE THE FOLLOWING BOUNDARIES EXTENDED AS VERTICAL PLANES WHEN NECESSARY TO INTERSECT WITH THE UPPER AND LOWER BOUNDARIES DESCRIBED ABOVE.

      a. EXTERIOR BUILDING WALLS. THE PERIMETRICAL BOUNDARIES SHALL BE THE INNER MOST UNFINISHED SURFACE OF THE EXTERIOR WALL OF THE BUILDING CONTAINING SUCH UNIT, PROVIDED HOWEVER, THE BALCONIES SHALL NOT BE INCLUDED WITHIN SUCH UNITS, BUT INSTEAD SHALL BE LIMITED COMMON ELEMENTS FOR SUCH UNITS.

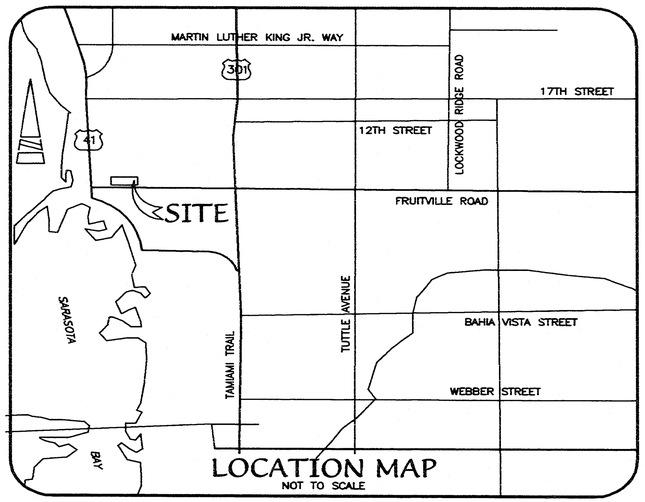
      b. INTERIOR BUILDING WALLS. THE PERIMETRICAL BOUNDARIES SHALL BE THE INNER MOST UNFINISHED SURFACE OF THE INTERIOR WALLS SEPARATING UNITS.

4. COMMON ELEMENTS ARE ALL OF THE AREA WITHIN THE DESCRIBED BOUNDARIES NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS.

5. 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.

6. SUBSTANTIALLY COMPLETED UNITS: UNITS 6, 7, 8 & 9.

7. THE DECLARATION OF CONDOMINIUM, OF WHICH THIS PLAT IS AN EXHIBIT THERETO, IS BEING SIMULTANEOULY RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2004184896, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF SURVEYOR

I, MARK E. BASSETT, A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS NOTED IN NOTE 6 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 LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. I FURTHER CERTIFY THAT THE CONSTRUCTION OF ALL PLANNED IMPROVEMENTS WITH RESPECT TO BUILDINGS NOTED IN NOTE 6 ARE NOT SUBSTANTIALLY COMPLETE INCLUDING, BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS IN SAID BUILDINGS, AND COMMON ELEMENT FACILITIES SERVING SAID BUILDINGS.

(NOT VALID WITHOUT EMBOSSED SEAL OF CERTIFYING SURVEYOR)

MARK E. BASSETT
LAND SURVEYING & MAPPING, INC.
LB #7023

BY: Mark E. Bassett
MARK E. BASSETT, PSM
FLORIDA CERTIFICATE #4394

DATE: 8/30/2004

DESCRIPTION

PARCEL 1: Lot 16, Block 22, PLAT OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida, LESS the South 8 feet thereof for road right-of-way

PARCEL 2: The West 46 feet of Lot 18, Block 22, PLAT OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida, LESS the South 8 feet thereof for road right-of-way.

PARCEL 3: The East 4 feet of Lot 18 and Lot 20, Block 22, PLAT OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida, LESS the South 8 feet thereof for road right-of-way.

PARCEL 4: Lots 22 and 24, Block 22, PLAT OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida, LESS the following described tract:

A portion of Lots 22 and 24, Block 22, PLAT OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Lot 24, Block 22, PLAT OF SARASOTA, thence Northerly along the East line of said Lot 24 for 28.00 feet for a POINT OF BEGINNING; thence return Southerly along said East line for 28.00 feet to the Southeast corner of said Lot 24, thence Westerly along the South line of said Lots 22 and 24 for 100.00 feet to the Southwest corner of Lot 22 of said Block 22, thence Northerly along the West line of said Lot 22 of 10.00 feet to a line which lies 10.00 feet Northerly of and parallel with said South line of Lots 22 and 24; thence Easterly along said parallel line for 2.00 feet to a line which lies 2.00 feet Easterly of and parallel with the West line of said Lot 22; thence Southerly along the last described parallel line for 2.00 feet to a line which lies 8.00 feet Northerly of and parallel with the South line of said Lots 22 and 24, thence Easterly along the last described parallel line to a point which lies 20.00 feet Westerly of the East line of Lots 24; thence Northwesterly to the POINT OF BEGINNING.
ALSO LESS a Strip of land along the Easterly side of Lot 24, Block 22, PLAT OF SARASOTA, Plat Book A, Page 29, measuring 7.5 feet in width and extending Southerly until intersecting with the Fruitville Road (formerly 3rd Street) right-of-way

LESS: that portion of above described Parcels 1, 2, 3 & 4 conveyed to the City of Sarasota by deed recorded in Official Records Instrument # 2001114318.

Mark E. Bassett
Land Surveying & Mapping, Inc.
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1899 Porter Lake Drive, #105
Sarasota, FL 34240
Phone: (941) 378-8440

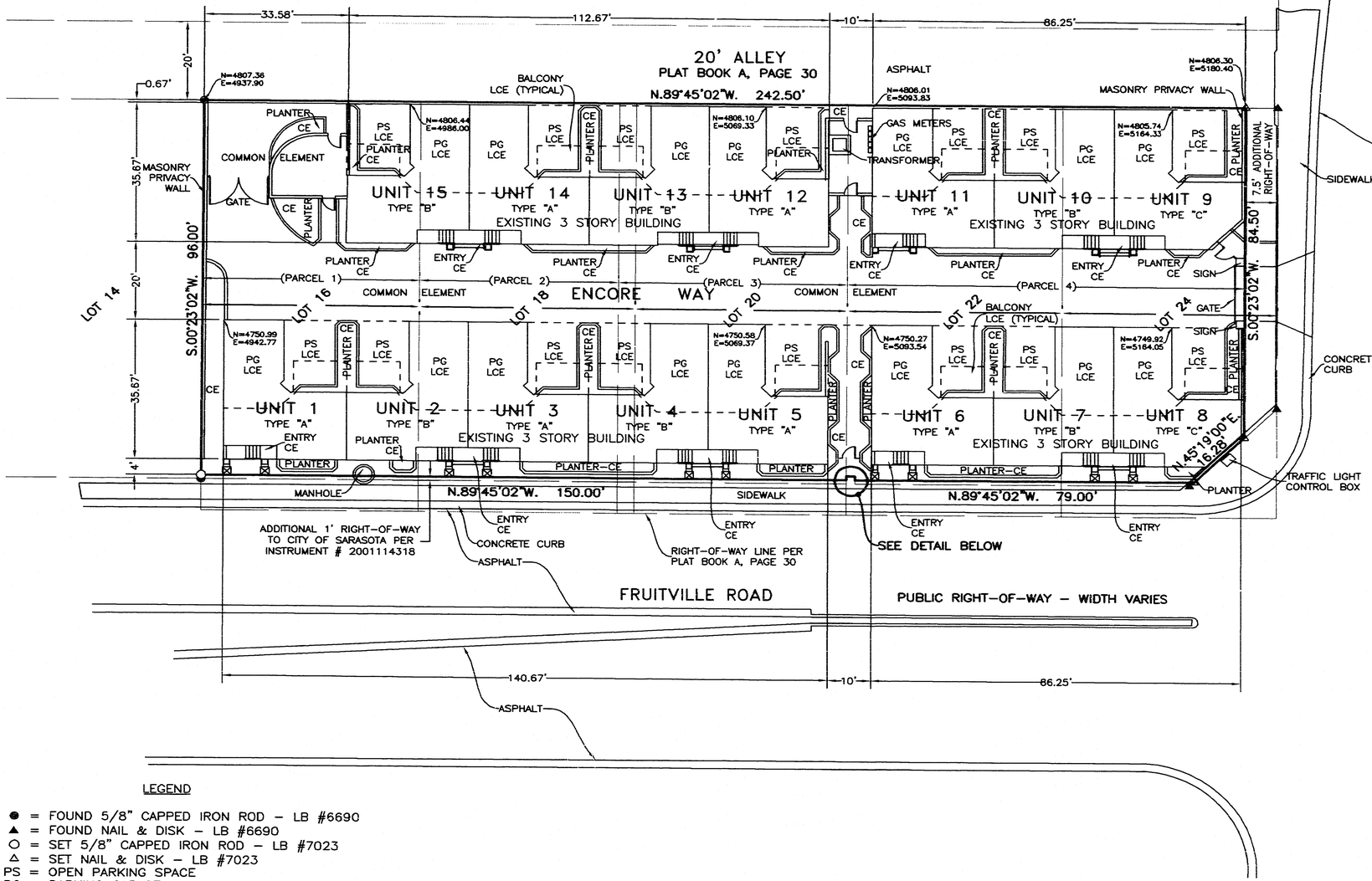
P0

CONDOMINIUM BOOK 37 PAGE 15A
SHEET 2 OF 4

THE ENCORE
A CONDOMINIUM
SECTION 19, TOWNSHIP 36S., RANGE 18E.
SARASOTA COUNTY, FLORIDA

NOTE

COORDINATES FOR BUILDING LOCATIONS ARE MEASURED TO THE OUTSIDE OF BUILDING.

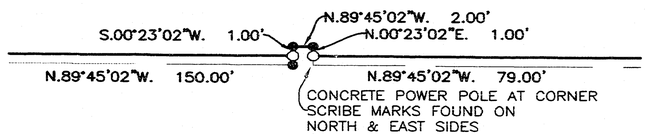


LEGEND

- ● = FOUND 5/8" CAPPED IRON ROD - LB #6690
- ▲ = FOUND NAIL & DISK - LB #6690
- ○ = SET 5/8" CAPPED IRON ROD - LB #7023
- △ = SET NAIL & DISK - LB #7023
- PS = OPEN PARKING SPACE
- PG = PARKING GARAGE
- LCE = LIMITED COMMON ELEMENT
- CE = COMMON ELEMENT

SURVEYORS NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED WITH A REVIEW OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY AMERICAN PIONEER TITLE INSURANCE COMPANY, COMMITMENT NO. CM-1-1659-124, EFFECTIVE DATE OF 05-03-2002.
2. UNDERGROUND FACILITIES, INCLUDING FOUNDATIONS AND UTILITIES, WERE NOT LOCATED AS PART OF THIS SURVEY, EXCEPT AS SHOWN.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN WITH THE NORTHERLY LINE OF FRUITVILLE ROAD BEING N89°45'02"W.
4. WELL DEFINED FEATURES IN THIS SURVEY HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL ACCURACY OF 0.10 FEET.
5. DIMENSIONAL TIES TO IMPROVEMENTS, EITHER INTERIOR OR ALONG THE BOUNDARIES, ARE SHOWN AT 90° FROM THE ADJACENT BOUNDARY LINE. IMPROVEMENTS ADJACENT TO SAID BOUNDARIES, I.E. FENCES AND WALLS, MAY NOT BE DRAWN TO SCALE FOR LEGIBILITY.
6. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "B", PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) PANEL # 125150-0009 B, LAST REVISION OF 05-15-84. THIS INFORMATION IS SUBJECT TO VERIFICATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
7. ELEVATIONS SHOWN, IF ANY, REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BASIS OF ELEVATIONS WAS CITY OF SARASOTA BENCHMARK F47, PUBLISHED ELEVATION OF 10.06'



DETAIL

PLOT PLAN & BOUNDARY SURVEY

Mark E. Bassett
Land Surveying & Mapping, Inc.
LB #7023
1899 Porter Lake Drive, #105
Sarasota, FL 34240
Phone: (941) 378-8440

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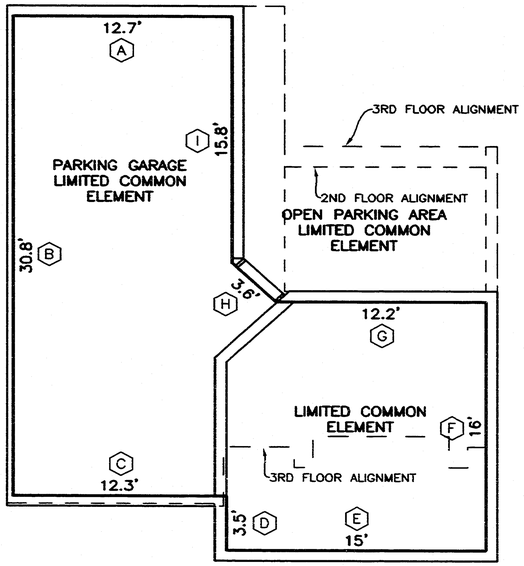
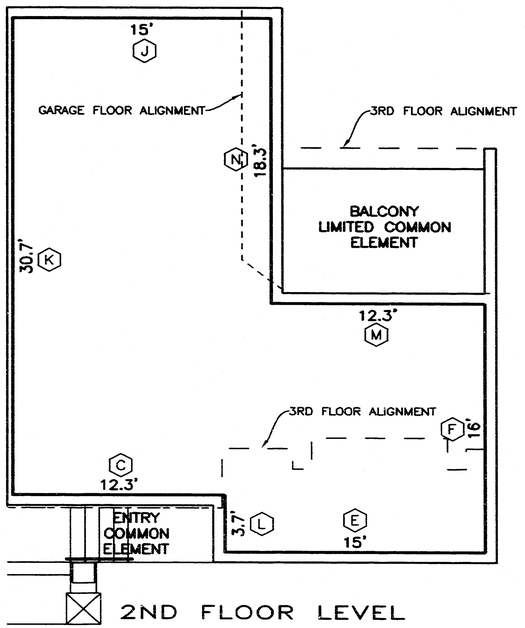
CONDOMINIUM BOOK 37 PAGE 15B
SHEET 3 OF 4

THE ENCORE
A CONDOMINIUM
SECTION 19, TOWNSHIP 36S., RANGE 18E.
SARASOTA COUNTY, FLORIDA

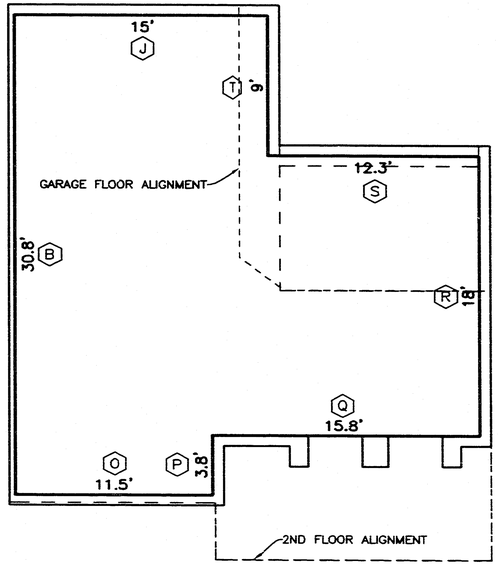
TYPE "A" UNIT
TYPE "B" UNITS ARE REVERSED



GARAGE FLOOR LEVEL
LIMITED COMMON ELEMENT



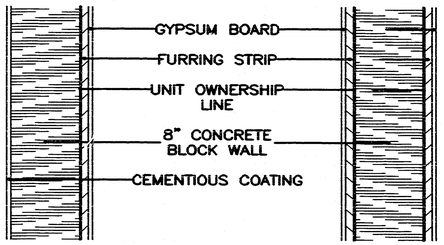
2ND FLOOR LEVEL



3RD FLOOR LEVEL

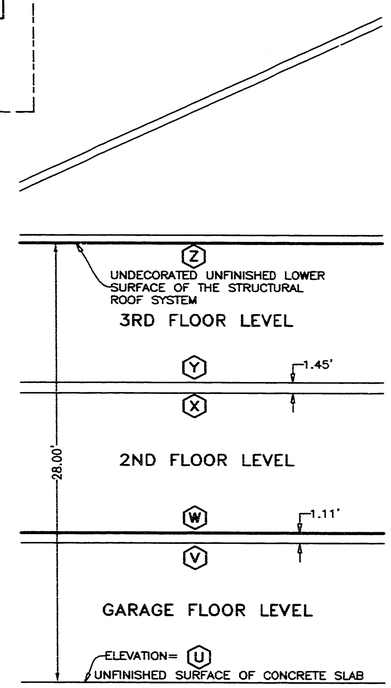
PERIMETRICAL BOUNDARIES

DIMENSIONS SHOWN ARE PROPOSED AND WERE TAKEN FROM ARCHITECTURAL PLANS – SEE CHART FOR AS–BUILT MEASUREMENTS.



WALL DETAILS

NOTE: UNITS 2, 3, 6, 7, 10 & 11 BALCONY LIMITED COMMON ELEMENTS ARE ENCLOSED.



UPPER & LOWER BOUNDARIES

NOTE: FILLED IN CELLS WITHIN THE REVERSE COLUMN REPRESENT UNITS WHICH ARE THE REVERSE OF THE FLOOR PLAN SHOWN.

UNIT #	REVERSE	AS–BUILT DIMENSIONS																				ELEVATIONS					
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1		12.7'	30.7"	12.3'	3.6'	15.0'	16.0'	12.2'	3.6'	15.8'	15.0'	30.7'	3.7'	12.1'	18.4'	11.6'	3.7'	15.7'	18.3'	12.3'	9.1'	12.4'	20.4'	21.6'	30.5'	31.9'	40.4'
2	■	12.7'	30.5'	12.4'	3.6'	15.0'	16.0'	12.2'	3.6'	15.8'	15.0'	30.6'	3.7'	12.3'	18.3'	11.6'	3.6'	15.6'	18.3'	12.2'	9.1'	12.9'	20.7'	21.4'	30.9'	32.4'	41.4'
3		12.7'	30.7'	12.3'	3.5'	15.0'	16.0'	12.2'	3.6'	15.9'	15.0'	30.6'	3.7'	12.3'	18.4'	11.5'	3.7'	15.7'	18.5'	12.3'	8.9'	13.1'	21.3'	22.5'	31.4'	32.8'	41.4'
4	■	12.7'	30.7'	12.3'	3.5'	15.0'	16.0'	12.2'	3.6'	15.7'	15.0'	30.7'	3.7'	12.3'	18.3'	11.4'	3.7'	15.6'	18.4'	12.2'	8.9'	13.9'	21.9'	23.1'	32.0'	33.4'	42.3'
5		12.7'	30.8'	12.3'	3.5'	15.0'	16.0'	12.2'	3.6'	15.7'	15.0'	30.6'	3.7'	12.3'	18.3'	11.5'	3.7'	15.7'	21.0'	12.1'	6.4'	14.1'	22.3'	23.5'	32.4'	33.8'	42.4'
6		12.7'	30.8'	12.3'	3.5'	15.0'	16.0'	12.2'	3.6'	15.7'	15.0'	30.6'	3.7'	12.3'	18.3'	11.3'	3.6'	15.5'	18.3'	12.0'	9.0'	13.8'	22.0'	23.2'	32.1'	33.5'	42.1'
7	■	12.7'	30.8'	12.3'	3.5'	15.0'	16.0'	12.2'	3.6'	15.6'	15.0'	30.6'	3.7'	12.3'	18.3'	11.5'	3.7'	15.7'	18.3'	12.3'	9.0'	14.6'	22.5'	23.7'	32.6'	34.0'	43.3'
10	■	12.7'	30.7'	12.3'	3.6'	15.0'	16.0'	12.2'	3.6'	15.8'	15.0'	30.7'	3.7'	12.2'	18.4'	11.5'	3.7'	15.7'	18.3'	12.2'	9.1'	14.6'	22.5'	23.7'	32.6'	34.1'	43.2'
11		12.7'	30.8'	12.3'	3.5'	15.0'	16.0'	12.2'	3.5'	15.5'	15.0'	30.6'	3.7'	12.3'	18.3'	11.2'	3.7'	15.5'	18.3'	12.1'	9.0'	13.8'	22.0'	23.2'	32.0'	33.5'	42.2'
12		12.7'	30.7'	12.3'	3.5'	15.0'	16.0'	12.2'	3.6'	15.6'	15.0'	30.7'	3.7'	12.3'	18.3'	11.4'	3.7'	15.7'	18.3'	12.2'	9.0'	13.8'	22.1'	23.2'	31.9'	33.3'	42.0'
13	■	12.7'	30.7'	12.4'	3.5'	15.0'	16.0'	12.2'	3.6'	15.6'	15.0'	30.7'	3.7'	12.2'	18.3'	11.5'	3.7'	15.6'	18.3'	12.1'	9.0'	13.6'	21.6'	22.7'	31.4'	32.8'	42.0'
14		12.7'	30.7'	12.4'	3.5'	15.0'	16.0'	12.2'	3.6'	15.6'	15.0'	30.7'	3.7'	12.3'	18.4'	11.6'	3.7'	15.6'	18.4'	12.1'	9.1'	12.8'	21.1'	22.2'	31.1'	32.5'	41.0'
15	■	12.7'	30.7'	12.4'	3.5'	15.0'	16.0'	12.2'	3.6'	15.6'	15.0'	30.7'	3.7'	12.2'	18.4'	11.5'	3.7'	15.7'	18.3'	12.0'	9.1'	12.6'	20.6'	21.7'	30.5'	31.9'	41.0'

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PO

CONDOMINIUM BOOK 37 PAGE 15 C

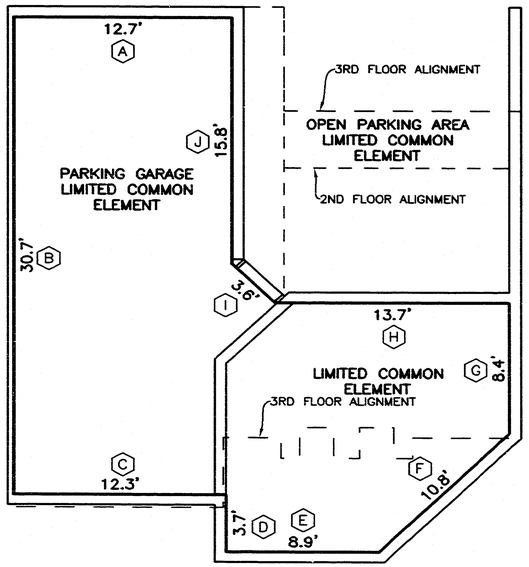
SHEET 4 OF 4

THE ENCORE

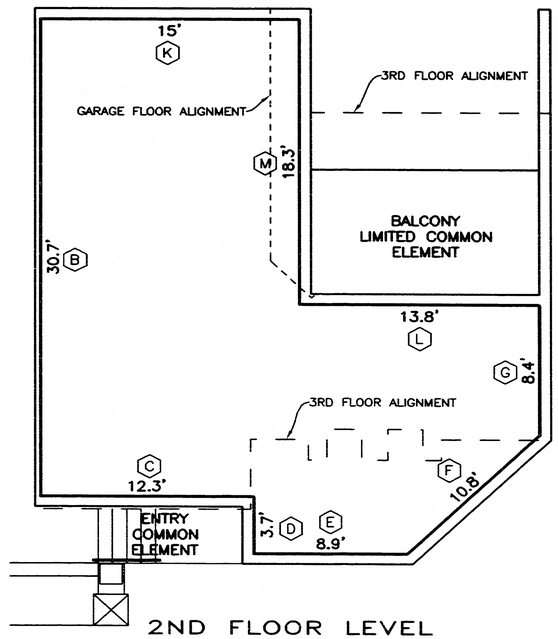
A CONDOMINIUM

SECTION 19, TOWNSHIP 36S., RANGE 18E.
SARASOTA COUNTY, FLORIDA

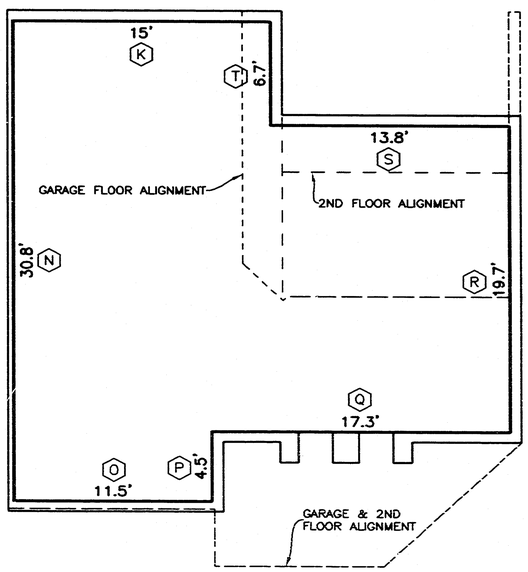
TYPE "C" UNIT



GARAGE FLOOR LEVEL
LIMITED COMMON ELEMENT



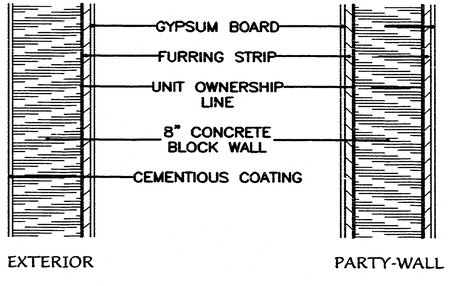
2ND FLOOR LEVEL



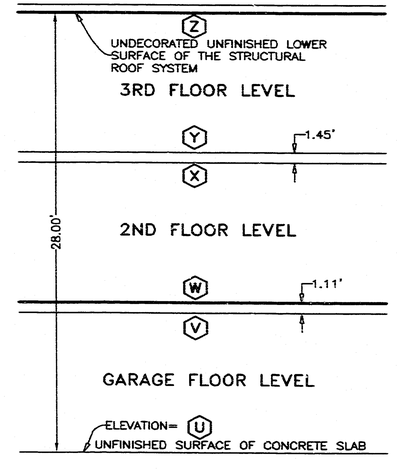
3RD FLOOR LEVEL

PERIMETRICAL BOUNDARIES

DIMENSIONS SHOWN ARE PROPOSED AND WERE TAKEN FROM ARCHITECTURAL PLANS – SEE CHART FOR AS-BUILT MEASUREMENTS.



WALL DETAILS



UPPER & LOWER BOUNDARIES

NOTE: UNIT 8 BALCONY LIMITED COMMON ELEMENT IS ENCLOSED.

UNIT #	AS-BUILT DIMENSIONS																				ELEVATIONS					
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
8	12.7'	30.7'	12.3'	3.7'	8.7'	10.7'	8.4'	13.7'	3.6'	15.7'	15.0'	13.7'	18.4'	30.9'	11.5'	4.1'	17.3'	20.0'	13.9'	6.8'	14.8'	23.1'	24.3'	33.2'	34.7'	43.4'
9	12.7'	30.7'	12.3'	3.7'	8.8'	10.8'	8.4'	13.7'	3.5'	15.7'	15.0'	13.8'	18.3'	30.9'	11.6'	4.1'	17.3'	19.9'	13.7'	6.7'	14.8'	23.1'	24.3'	33.2'	34.6'	43.2'

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