CONDOMINIUM BOOK 37 PAGE 24
SHEET 1 OF 3 SHEETS

AVENIDA DE CORTEZ CONDOMINIUM

A LAND CONDOMINIUM

IN SEC. 12, TWP. 37 S., RGE. 17 E.

SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005003238 3 PGS
2005 JAN 06 11:04 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#567824

NOTES

1. THIS MAP OF SURVEY REPRESENTS A CONDOMINIUM SURVEY.

2. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.

3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLATTED BEARING OF N.40°57'E. FOR THE EASTERLY LINE OF LOT 9.

4. **UNIT BOUNDARIES:** EACH UNIT SHALL CONSIST OF A DISCREET AREA OF LAND, AS PERMITTED BY FLORIDA'S CONDOMINIUM ACT.

EACH CONDOMINIUM UNIT SHALL INCLUDE THAT PART OF THE CONDOMINIUM PROPERTY 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 UNIT SHALL BE THE SAME AS THE UPPER AND LOWER BOUNDARIES OF A PARCEL OF REAL PROPERTY OWNED IN FEE SIMPLE UNDER FLORIDA LAW AND SHALL BE DETERMINED IN THE SAME MANNER AND UNDER THE SAME FLORIDA LAWS WHICH ESTABLISH THE UPPER AND LOWER BOUNDARIES OF SUCH A PARCEL OF REAL PROPERTY.

B. **PERIMETRICAL BOUNDARIES:** THE PERIMETRICAL BOUNDARIES OF EACH UNIT SHALL BE AS SHOWN ON SHEET 2 OF THIS PLAT (WHEREIN EACH UNIT IS IDENTIFIED AND THE PERIMETRICAL BOUNDARIES OF EACH UNIT ARE INDICATED BY FOUR OR MORE INTERSECTING SOLID LINES) EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

IN THE EVENT THAT THE ACTUAL PHYSICAL LOCATION OF ANY UNIT AT ANY TIME DOES NOT PRECISELY COINCIDE WITH THE LOCATIONS AND DIMENSIONS DEPICTED IN THIS PLAT AND SUBSEQUENT AMENDMENTS, THE ACTUAL PHYSICAL LOCATIONS AND DIMENSIONS SHALL CONTROL OVER THE LOCATIONS, DIMENSIONS AND DESCRIPTIONS DEPICTED IN THIS PLAT AND SUBSEQUENT AMENDMENTS THERETO.

5. **LIMITED COMMON ELEMENTS:** THE LIMITED COMMON ELEMENTS, DESIGNATED "LCE" IN THIS PLAT, THE USE OF WHICH SHALL BE LIMITED TO THOSE UNIT OWNERS TO WHOM SUCH USE IS ASSIGNED BY MEANS OF THE DECLARATION, AMENDMENTS THERETO, ASSIGNS EXECUTED BY THE DECLARANT, OR BY THE ASSOCIATION, INCLUDE:

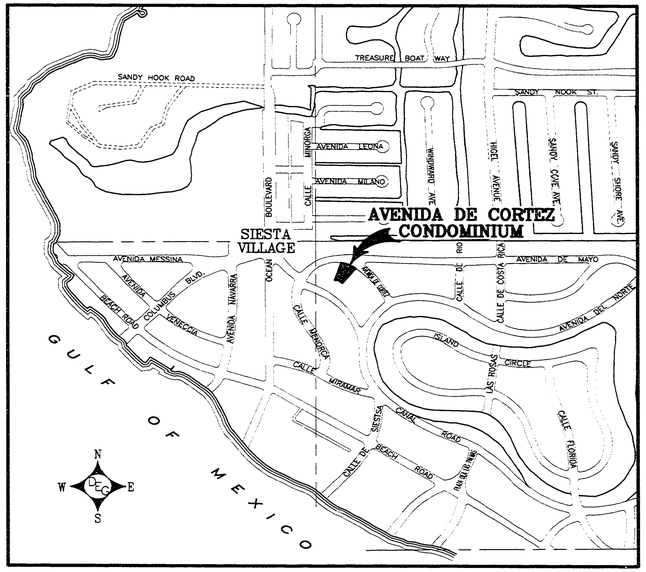
A. DRIVEWAYS AND WALKWAYS. THE PAVED DRIVEWAYS LEADING FROM THE STREET TO THE UNITS AND THE WALKWAYS LEADING FROM THE DRIVEWAY TO A UNIT SHALL BE LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT OR UNITS THEY SERVE AS DEPICTED HEREIN.

B. ADJACENT AREA. THE LIMITED COMMON ELEMENT AREAS, IF ANY (TOGETHER WITH ANY IMPROVEMENTS CONSTRUCTED THEREIN), LOCATED ADJACENT TO THE UNIT AS DEPICTED HEREIN.

C. UTILITY LINES. EXCEPT TO THE EXTENT CONVEYED TO A PRIVATE OR PUBLIC UTILITY COMPANY PROVIDING SERVICES TO THE CONDOMINIUM, THE SEWER, WATER AND CABLE LINES LEADING FROM THE METER BOX TO THE DWELLING CONSTRUCTED ON THE UNIT.

6. **COMMON ELEMENTS:** THE COMMON ELEMENTS, DESIGNATED "CE" IN THIS PLAT, SHALL BE ALL AREAS NOT DESIGNATED AS "UNIT" OR "LIMITED COMMON ELEMENT".

7. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR RIGHTS OF WAY THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LOCATION MAP
SCALE: 1" = 800'

DESCRIPTION OF AVENIDA DE CORTEZ CONDOMINIUM A LAND CONDOMINIUM

LOTS 9 & 10, BLOCK "14" OF SARASOTA BEACH SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 76 THROUGH 81 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

I, WILLIAM J. McALLISTER, A PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT:

1. THIS PLAT, CONSISTING OF 3 SHEETS, IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN HEREON ACCORDING TO A BOUNDARY SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

2. THIS PLAT, TOGETHER WITH THE DECLARATION OF CONDOMINIUM, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT, 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.

3. UNITS IN THIS CONDOMINIUM ARE IN LAND AS PERMITTED BY THE FLORIDA CONDOMINIUM ACT THEREFORE, THE SUBSTANTIAL COMPLETION OF THE UNITS AND THE IMPROVEMENTS ON AND WITHIN THE COMMON ELEMENTS ARE COMPLETE, EVEN THOUGH PERMITTED IMPROVEMENTS ON THE UNITS MAY NOT HAVE BEEN COMPLETED.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE OF SURVEY 10/29/04

WILLIAM J. McALLISTER
REGISTERED SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. PSM 5283

WILLIAM J. McALLISTER CERTIFICATE NO. 5283 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE No. LB 6754
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233
(941) 924-7465 (941) 922-3846 (FAX)

G:\JOB FILES\2002-JOBS\2005 JOB FILES\05 AVENIDA DE CORTEZ\LAND CONDO\ADC SHT1.DWG, 01/05/2005 10:35:5 AM

CONDOMINIUM BOOK 37 PAGE 24A
SHEET 2 OF 3 SHEETS

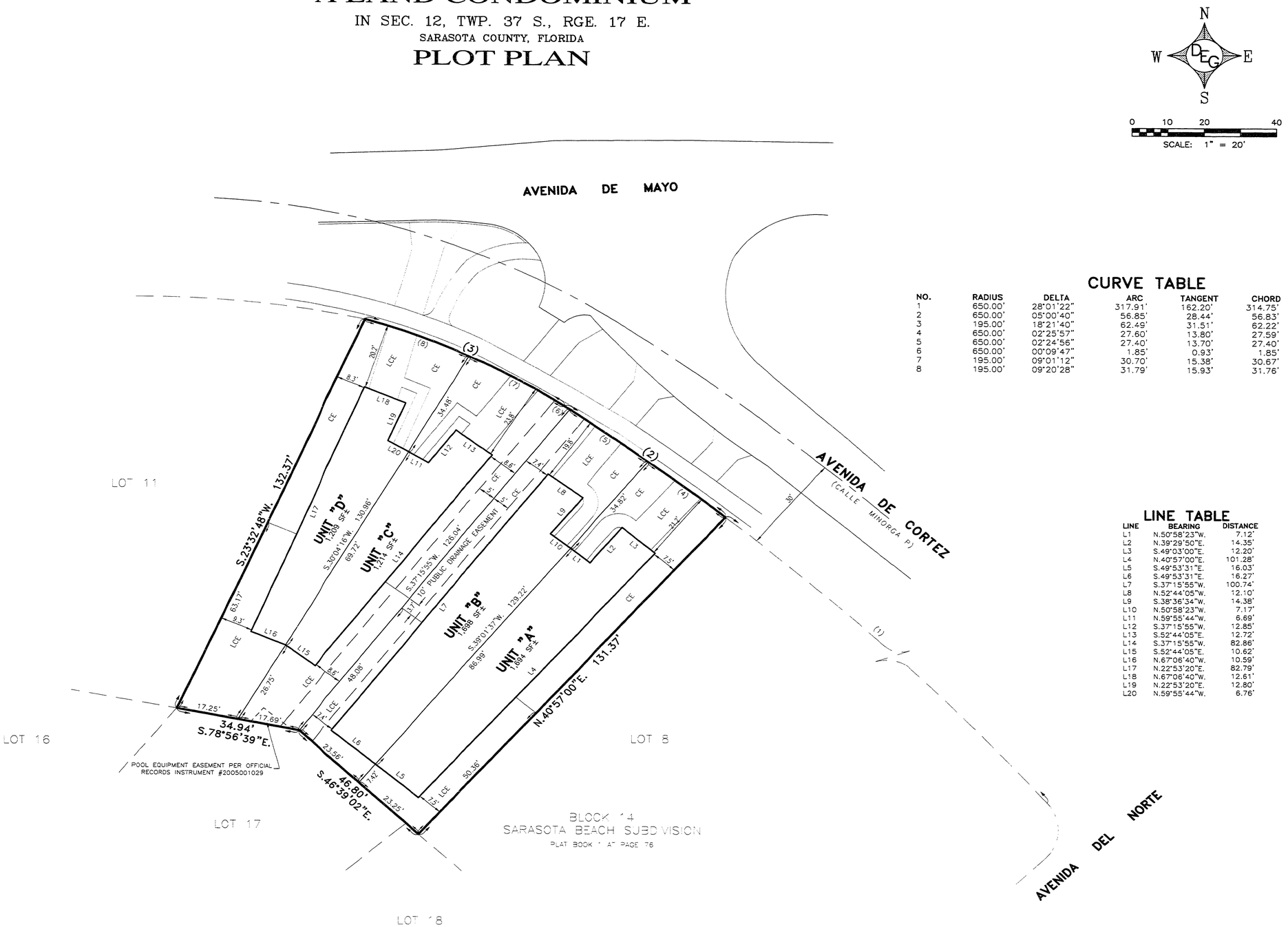
AVENIDA DE CORTEZ CONDOMINIUM

A LAND CONDOMINIUM

IN SEC. 12, TWP. 37 S., RGE. 17 E.

SARASOTA COUNTY, FLORIDA

PLOT PLAN



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	650.00'	28°01'22"	317.91'	162.20'	314.75'	N.36°55'39"W.
2	650.00'	05°00'40"	56.85'	28.44'	56.83'	S.52°54'59"E.
3	195.00'	18°21'40"	62.49'	31.51'	62.22'	S.64°36'09"E.
4	650.00'	02°25'57"	27.60'	13.80'	27.59'	N.51°37'38"W.
5	650.00'	02°24'56"	27.40'	13.70'	27.40'	N.54°03'05"W.
6	650.00'	00°09'47"	1.85'	0.93'	1.85'	N.55°20'23"W.
7	195.00'	09°01'12"	30.70'	15.38'	30.67'	N.59°55'56"W.
8	195.00'	09°20'28"	31.79'	15.93'	31.76'	N.69°06'45"W.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.50°58'23"W.	7.12'
L2	N.39°29'50"E.	14.35'
L3	S.49°03'00"E.	12.20'
L4	N.40°57'00"E.	101.28'
L5	S.49°53'31"E.	16.03'
L6	S.49°53'31"E.	16.27'
L7	S.37°15'55"W.	100.74'
L8	N.52°44'05"W.	12.10'
L9	S.38°36'34"W.	14.38'
L10	N.50°58'23"W.	7.17'
L11	N.59°55'44"W.	6.69'
L12	S.37°15'55"W.	12.85'
L13	S.52°44'05"E.	12.72'
L14	S.37°15'55"W.	82.86'
L15	S.52°44'05"E.	10.62'
L16	N.67°06'40"W.	10.59'
L17	N.22°53'20"E.	82.79'
L18	N.67°06'40"W.	12.61'
L19	N.22°53'20"E.	12.80'
L20	N.59°55'44"W.	6.76'

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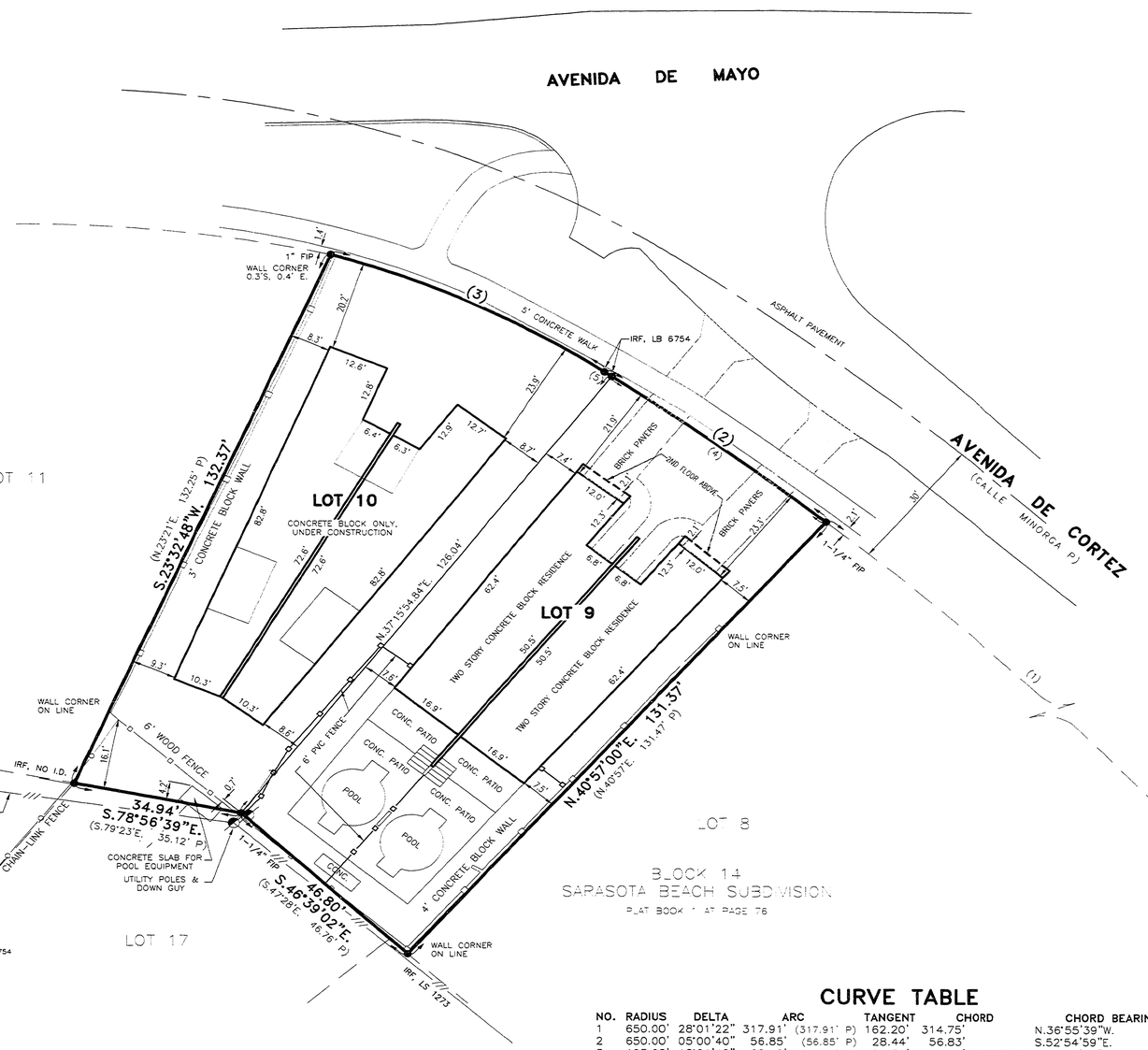
CONDOMINIUM BOOK 37 PAGE 24B
SHEET 3 OF 3 SHEETS

AVENIDA DE CORTEZ CONDOMINIUM

A LAND CONDOMINIUM

IN SEC. 12, TWP. 37 S., RGE. 17 E.
SARASOTA COUNTY, FLORIDA

BOUNDARY SURVEY



N
W E
S

0 10 20 40
SCALE: 1" = 20'

DESCRIPTION

LOTS 9 & 10, BLOCK "14" OF SARASOTA BEACH SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 76 THROUGH 81 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTES:

1. THIS MAP OF SURVEY REPRESENTS A BOUNDARY SURVEY.
2. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N.40°57"E. FOR THE EASTERLY LINE OF LOT 9.
4. THE PARCEL SHOWN HEREON IS SITUATED IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 10) PER FLOOD INSURANCE RATE MAP, COMMUNITY 125144, PANEL 0143 E DATED 09/03/92.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, AN ABSTRACT OF TITLE OR AN ATTORNEY'S OPINION OF TITLE.
6. THE DESCRIPTION SHOWN HEREON HAS BEEN FURNISHED BY THE CLIENT.
7. THIS MAP DEPICTS EASEMENTS FURNISHED TO OR KNOWN BY THE UNDERSIGNED.
8. EVIDENCE OF APPARENT PHYSICAL USE ONTO OR FROM ADJOINING LANDS ARE AS SHOWN HEREON. 5 FOOT CHAIN-LINK FENCE, 6' WOOD FENCE AND CONCRETE SLAB FOR POOL EQUIPMENT OVER THE SOUTH END OF LOT 10.
9. UTILITIES SERVING THE PROPERTY HAVE NOT BEEN LOCATED.
10. UNDERGROUND IMPROVEMENTS, OR IMPROVEMENTS NOT EVIDENT BY VISUAL INSPECTION SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, IRRIGATION LINES, IRRIGATION HEADS, ETC., HAVE NOT BEEN LOCATED AND ARE NOT SHOWN HEREON.
11. DIMENSIONS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS AND CORRESPOND WITH THE PLAT AND/OR DEED DIMENSIONS, UNLESS OTHERWISE NOTED.

LEGEND

■	CMF	= 4"x4" CONC. MONUMENT FOUND
○□	CMS	= 4"x4" CONC. MONUMENT SET NO. LB 6754
○	IRS	= 5/8" IRON ROD SET NO. LB 6754
●◎	IRF	= 5/8" IRON ROD FOUND
◎	FIP	= FOUND IRON PIPE
△	PKS	= PK NAIL SET
▲	PKF	= PK NAIL FOUND
	PCP	= PERMANENT CONTROL POINT
	PRM	= PERMANENT REFERENCE MONUMENT
	(R)	= RADIAL LINE
	(NR)	= NONRADIAL LINE
	(F)	= FIELD MEASUREMENT
	(D)	= DEED OR DESCRIPTION
	(P)	= RECORD PLAT INFORMATION
	PC	= POINT OF CURVATURE
	PT	= POINT OF TANGENCY
	PRC	= POINT OF REVERSE CURVE
	PCC	= POINT OF COMPOUND CURVE
	PI	= POINT OF INTERSECTION
	R/W	= RIGHT-OF-WAY
	WC	= WITNESS CORNER
	LB	= SURVEYING AND MAPPING BUSINESS
	LS	= PROFESSIONAL SURVEYOR & MAPPER
	PSM	= PROFESSIONAL SURVEYOR & MAPPER
	SEC	= SECTION
	TWP	= TOWNSHIP
	RGE	= RANGE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	650.00'	28°01'22"	317.91' (317.91' P)	162.20'	314.75'	N.36°55'39"W.
2	650.00'	05°00'40"	56.85' (56.85' P)	28.44'	56.83'	S.52°54'59"E.
3	195.00'	18°21'40"	62.49' (63.15' P)	31.51'	62.22' (62.87' P)	S.64°36'09"E. (S.65°13'E. P)
4	650.00'	04°50'53"	55.00' (55.00' P)	27.52'	54.98' (54.98' P)	N.52°50'06"W. (S.53°21'E. P)
5	650.00'	00°09'47"	1.85' (1.85' P)	0.93'	1.85' (1.85' P)	N.55°20'22"W. (S.55°52'E. P)

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