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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
OKASLETO Receipt#589038

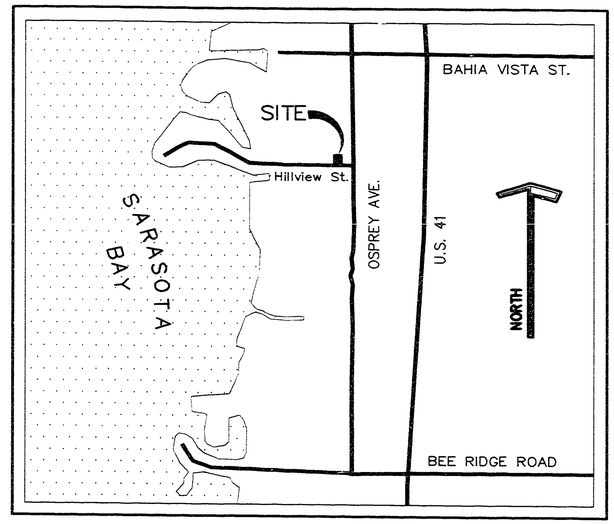
EXHIBIT B

HILLSPREY VILLAS

A CONDOMINIUM
IN SECTION 30, TWP. 36 S, RGE. 18E
CITY OF SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION

Lots 20 and 21, Block A, Nichol's Resubdivision of Sarasota Heights, according to the map or plat thereof recorded in Plat Book 1, Page 48, of the Public Records of Sarasota County, Florida.



LOCATION MAP
Not to Scale

NOTES

1. Elevations based on City of Sarasota Benchmark # with a published elevation of NGVD 1929.
2. Bearings based on the Northerly Right-of-way line of Hillview Street having a bearing of S 90°00'00" E (assumed).
3. Limited Common Elements (L.C.E.) are defined in the the Declaration of Condominium.
4. Areas not designated as "unit" or "L.C.E." are common elements, subject to the terms of the Declaration of Condominium.
5. Improvements within the Common Elements such as, but not limited to, water meters, water lines, storm drains, sewers and trees have not been located.
6. Easements: Existing, Created, or Reserved:
The Declaration of condominium to which this plat plan is attached creates, grants and reserves certain easements that may not be graphically depicted hereon, and which easements are incorporated herein by reference. Refer to the applicable paragraphs of the Declaration of Condominium regarding the easements created, granted and reserved herein, which easements include but are not limited to the following:

   A. Utility Easement
   A perpetual easement for the installation, construction, repair, maintenance and replacement of private and public utility lines and services of all kinds under and over the surface of the condominium lands which are not occupied by buildings or other structures.

   B. Encroachments
   An easement for any unit improvements that encroach upon any of the common elements or upon any other unit, along with an easement for any portion of the common elements that encroach upon any unit.
   Such easements shall exist to the extent of such encroachments so long as the encroachments exists.

DESCRIPTION OF UNIT

Unit Boundaries

Each Unit shall include that part of the Building containing the Unit that lies within the boundaries of the Unit, which boundaries are as follows:

a. Upper and Lower Boundaries. The upper and lower boundaries of the Unit shall be the following boundaries extended to their planar intersections within the perimetrical boundaries:

   (i) Upper Boundary: The horizontal plane(s) of the interior undecorated finished lower surface of the ceiling.

   (ii) Lower Boundary: The horizontal plane of the upper surface of the unfinished concrete floor slab.

b. Perimetrical Boundaries: The perimetrical boundaries of the Unit shall be the vertical planes of the interior undecorated finished surface of the walls bounding the Unit extended to intersections with each other and with the upper and lower boundaries.

c. Apertures: Where there are apertures in any boundary, including, but not limited to, windows and doors, such boundaries shall be extended to include the interior undecorated surfaces of such apertures, including all frameworks thereof. Exterior surfaces made of glass or other transparent material, and all framing and casings therefore, shall be included in the boundaries of the Unit.

CERTIFICATE OF SURVEYOR

I, the undersigned registered Land Surveyor, hereby certifies that:

A. This plat, designed as Exhibit "B" consisting of three sheets, is a correct representation of a survey of land described and shown hereon and meets the "Minimum Technical Standards for land surveying in the State of Florida," Chapter 61G17-6, Florida Administrative Code.
B. All existing easements encumbering the land are shown on this plat.
C. The construction of the improvements in which Units 1, 2, 3, 4, 5 & 6 are located are substantially complete.
D. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said improvements.
E. 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.
F. All planned improvements including, but not limited to, landscaping, utility services and access to said units, and common elements facilities serving the buildings in which said units are located have been substantially completed.
G. Date of most recent field survey: 12/28/04

Lawrence R. Weber
Professional Land Surveyor
Florida Certificate No. 3868

2/17/05
Date of Certification

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

CONDOMINIUM BOOK 37 PAGE 29A
SHEET 2 OF 3

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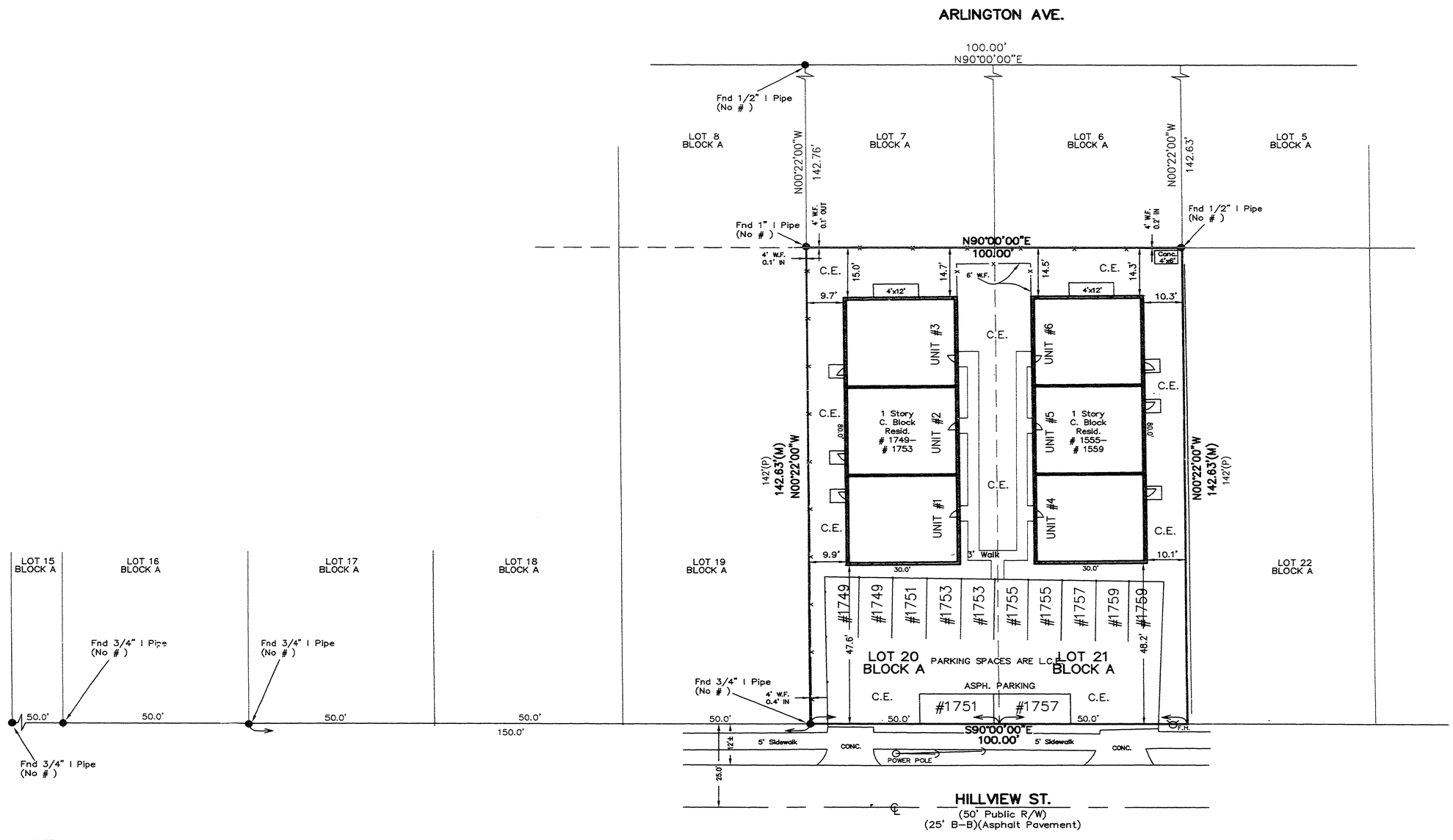

NOTES:

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: 12/28/04
4. This property appears on FEMA Flood Map #1251440143 E .dated 9/3/92 , Zone: AE (EL. 10)
5. This survey performed without benefit of Title Abstract.
6. The expected use of the land, as classified in the 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 was found to exceed this requirement.
7. Bearings based on the Northerly Right–of–way line of Hillview Street having a bearing of S 90°00'00" E (assumed).
8. No lot line easements shown on record plat.
9. Elevations based on City of Sarasota Benchmark # with a published elevation of NGVD 1929.

LEGEND:

Fnd.	Found	P.C.P.	Permanent Control Point
Pro	Pro–rated Distance	P.R.M.	Permanent Reference Monument
C.M.	Concrete Monument	(R)	Indicates Radial Bearing
C.L.F.	Chain Link Fence	Esmt.	Easement
C.B.	Concrete Block	P.B./Pg.	Plat Book/Page
P	Plat Dimension	O.R./Pg.	Official Record Book/Page
M	Measured Dimension	Str.	Structure
R/W	Right of way	R=	Radius of Curve
E/P	Edge of Pavement	Δ=	Delta of Curve
D	Deed Dimension	L=	Arc Length of Curve
O.A.	Overall Dimension	Ch=	Chord Length of Curve
B–B	Back to Back Curb Dimension	15x7	Indicates Spot Elevation
O.U.L.	Overhead Utility Line	C.E.	Common Element
		L.C.E.	Limited Common Element

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

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CONDOMINIUM BOOK 31 PAGE 29 B
SHEET 3 OF 3

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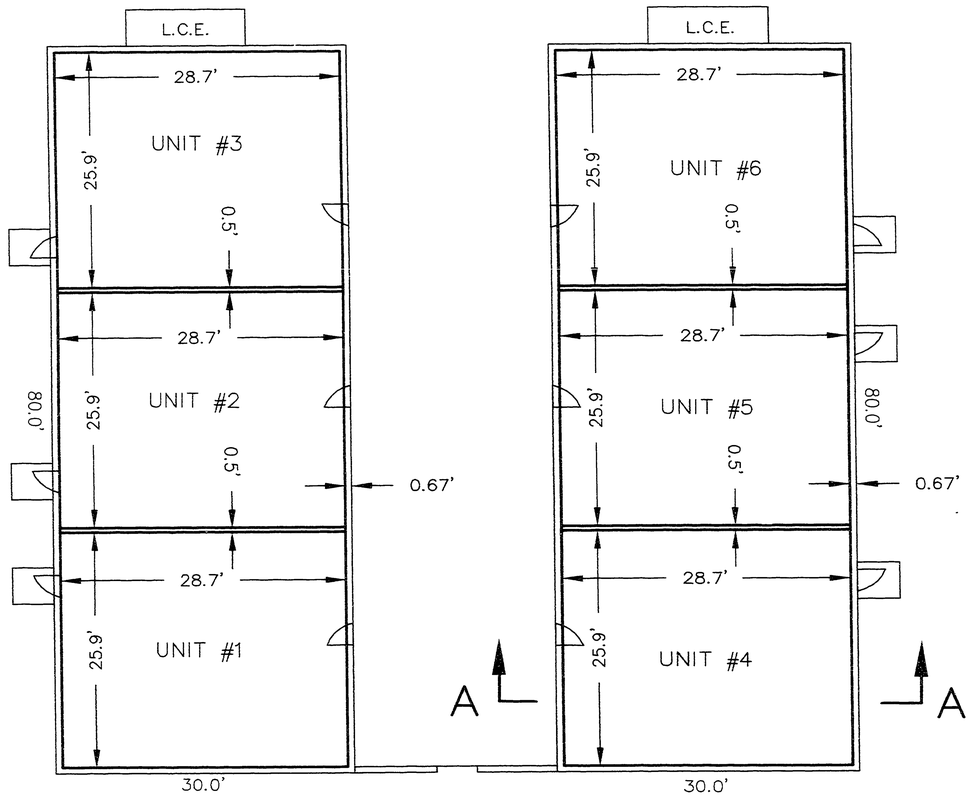
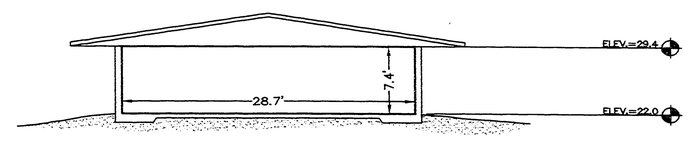
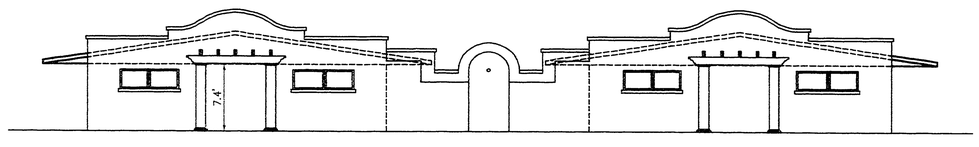


FLOOR PLAN
Scale: 1"=10'



SECTION A–A
Scale: 1"=10'



SOUTH ELEVATION
Scale: 1"=10'

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