SANDY TOES TOWNHOUSES
A CONDOMINIUM
SECTION 19, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SIESTA KEY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005103046 2 PGS
2005 MAY 13 04:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#626821

NOTES:
Bearings shown here on are based on the southerly right-of-way line of Sarasota Circle having a bearing of N.45°00'00"E., and are relative to the Plat

This site lies within Flood Zone "AE" as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for the City/County of Sarasota, Florida. Community Panel No. 125144-0207E, dated 09/03/92. Flood Zone information is subject to verification.

Elevations shown hereon are N.G.V.D. unless otherwise stated.

Dimensions are in feet and in decimals thereof.

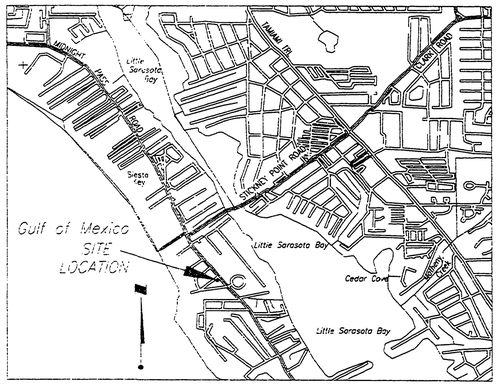
Easements and Right of Ways shown are per recorded Plat.

Common Elements and Limited Common Elements are defined in the Declaration of Condominium.

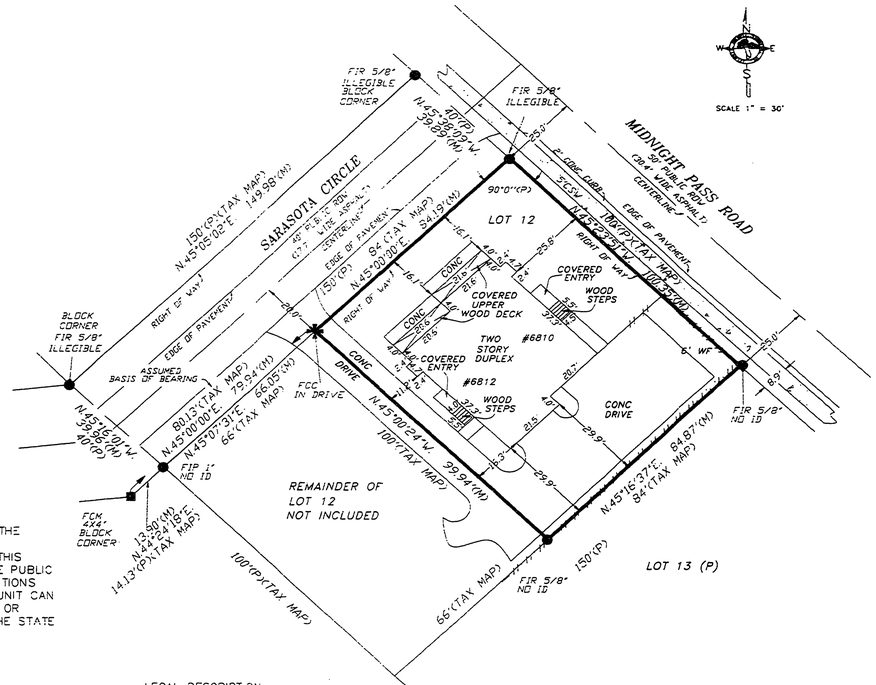
The exterior boundary of the condominium constitutes a "Boundary Survey" as defined in Section 61G17-6.002 (7)(f).

All areas not designated as Units or as Limited Common Elements, are Common Elements.

All improvements shown hereon within the Condominium Boundary are existing, unless noted otherwise.



LOCATION MAP
NOT TO SCALE



DESCRIPTIONS OF UNITS:

1. UNIT IDENTIFICATION AND LOCATION:
The units are designated and identified by a Unit Number.

2. DEFINITION OF UNIT BOUNDARIES:
Each Unit shall consist of that part of the building containing such Unit which lies within the boundaries of the Unit, such boundaries are as follows:

UPPER BOUNDARIES:

The upper boundary of all Units shall be the horizontal plane of the lower surface of the unfinished ceiling of the Unit extended to an intersection with the perimetrical boundaries.

LOWER BOUNDARIES:

The lower boundary of all Units shall be the horizontal plane of the unfinished upper surface of that of that Unit extended to an intersection with the perimetrical boundaries.

PERIMETRICAL BOUNDARIES:

The perimetrical boundaries of a Unit shall be the following boundaries extended to an intersection with upper and lower boundaries:

(a) EXTERIOR BUILDING WALLS:
The intersection of the vertical planes of the innermost unfinished surfaces of the exterior wall of the building bounding such Unit.

(b) INTERIOR BUILDING WALLS:
The intersecting vertical plane(s) of the center of the party walls dividing such Units extended to the intersections with other perimetrical 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, unfinished surfaces of such apertures, including all frameworks thereof, exterior surfaces made of glass or other transparent materials, exterior doors of any type, including the locks, hinges and other hardware thereof, and all framings and casings thereof shall be included in the boundaries of the Unit.

AIR CONDITIONING UNITS:
The boundaries of each Unit shall also be deemed to include all integral parts of the air conditioning unit located within the Unit.

EXCLUDED FROM THE UNITS:
The Unit shall not be deemed to include utility services which may be contained within the boundaries of the Unit, but which are utilized to serve Common Elements and/or a Unit or Units other than or in addition to the Unit within which contained. Such utility services are part of the Common Elements, and shall be the maintenance responsibility of the Association. The Unit shall not be deemed to include columns or partitions contributing to the support of the building. Such columns or partitions are part of the Common Elements. Moreover, notwithstanding any provision to the contrary, pipes, wires, conduits, cable wires, or other utility lines or installations constituting a part of the overall systems designed for the service of any particular Unit, or any of the structural members or portions of any kind, including fixtures and appliances and stairways within the Unit, which are not removable without jeopardizing the soundness, safety or usefulness of the remainder of the Building or another Unit, shall not be deemed to be part of any Unit.

ABBREVIATIONS:
(M) = MEASURED
(P) = PLAT
CONC = CONCRETE
CSW = CONCRETE SIDEWALK
FCC = CROSS CUT
FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
ROW = RIGHT OF WAY
WF = WOOD FENCE

CERTIFICATE OF SURVEYOR

I HEARBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON THE CONSTRUCTION OF THE IMPROVEMENTS AND UNITS SHOWN HEREON ARE SUBSTANTIALY COMPLETE. THIS PLAT TOGETHER WITH THE DECLARATION OF CONDOMINIUM RECORDED IN THE PUBLIC RECORDS, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DEMENTIONS OF THE IMPROVEMENTS, COMMON ELEMENTS, AND UNITS AND THAT EACH UNIT CAN BE DETERMINED THEREFROM. I FURTHUR CERTIFY THAT THIS SURVEY METES OR EXCEEDES THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA. FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.

Date: 5-15-05

LELAND E. BEDWELL SURVEYING, INC.

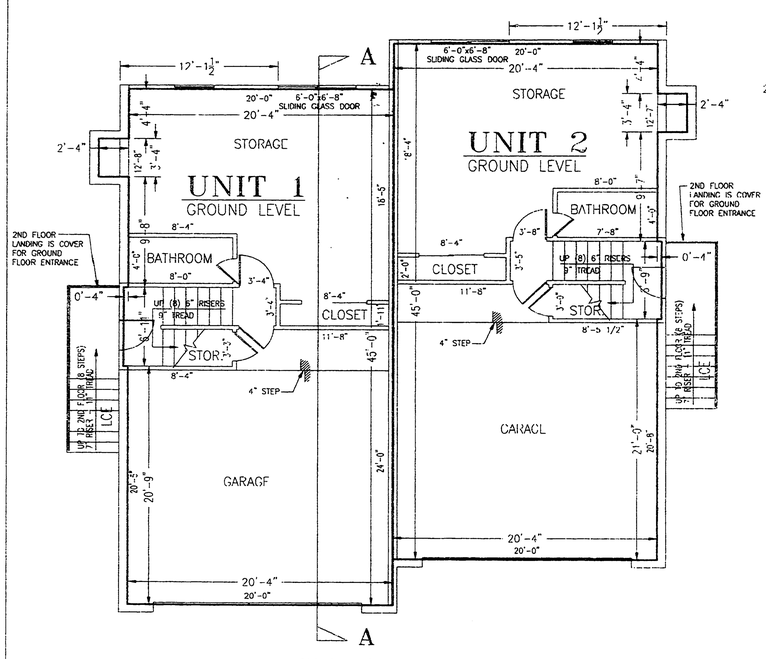
By: Leland E. Bedwell
Leland E. Bedwell, PSM #5884
(not valid without the embossed seal of certifying surveyor)

LEGAL DESCRIPTION:
LOT 12, SARASOTA BY THE SEA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 21, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH THE RIGHT, EASEMENT AND PRIVILEGE IN FAVOR OF THE GRANTEE, HIS HEIRS, LICENSEES, TENANTS AND ASSIGNS, TO USE IN COMMON WITH THE OWNER OF THE REMAINING LOTS INCLUDED IN THE SUBDIVISION OF SARASOTA BY THE SEA, AS THE SAME IS RECORDED IN PLAT BOOK 6, PAGE 21, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THE ROADWAY DESCRIBED ON SAID PLAT OF SARASEA DRIVE AND THE EXTENSION THEREOF IN A SOUTHWESTERLY DIRECTION THIRTY FEET IN WIDTH AS SHOWN ON SAID PLAT AS ACCESS TO PEDESTRIANS TO A BEACH ON THE GULF OF MEXICO, AND TO USE IN COMMON WITH OTHERS THE BEACH ADJOINING SAID SUBDIVISION, LESS THEREFROM THE SOUTHWESTERLY 66.0 FEET OF SAID LOT 12.

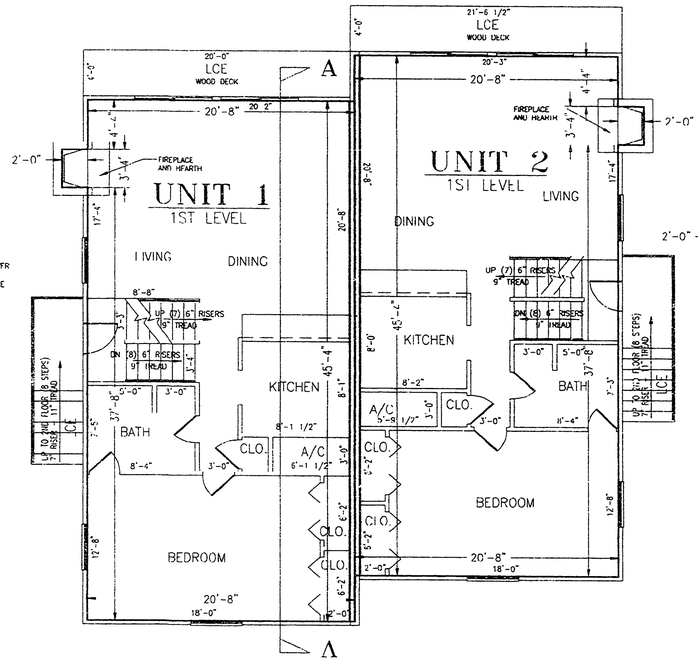
LELAND E. BEDWELL SURVEYING INC.
PROFESSIONAL LAND SURVEYORS, & MAPPERS-PSM #5884
LICENSE BUSINESS LB #7113
3423 55TH DRIVE EAST, BRADENTON, FLORIDA. 34203
941-753-9994 FAX 941-739-8318

PROJECT NO: 04-094

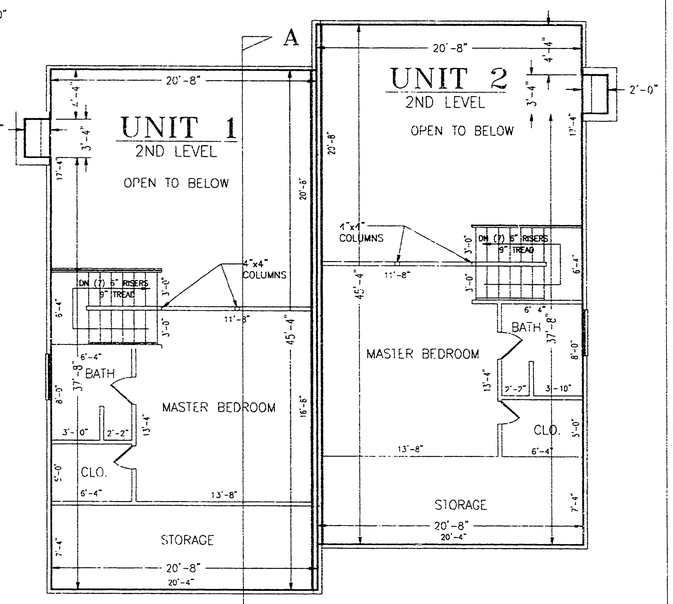
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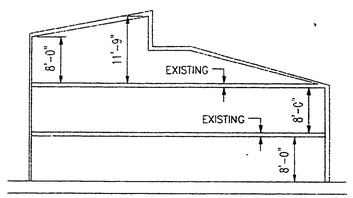
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

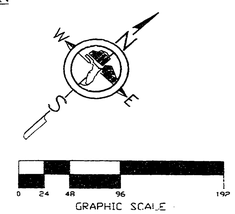


THIRD FLOOR PLAN
SCALE: 1/8" = 1' 0"



SECTION A-A
SCALE: 1/16" = 1'-0"

ABBREVIATIONS:
LCE - LIMITED COMMON ELEMENT
STOR. = STORAGE
CLO. = CLOSET



PLOT PLAN

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DATE: DECEMBER 21, 2004 PROJECT NO: 04-094