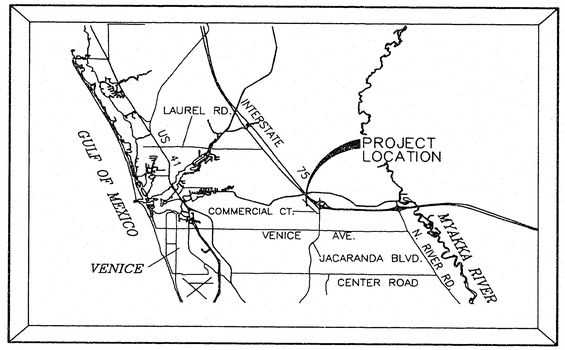
CONDOMINIUM BOOK 39 PAGE 30
SHEET 1 OF 3 SHEETS

EXHIBIT "A" to the Declaration of Condominium in Official Records Instrument #2006108541., of the Public Records of Sarasota County, Florida

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006108542 3 PGS
2006 JUN 13 09:13 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#795823

JCC 9

A COMMERCIAL CONDOMINIUM
LYING IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION JCC 9 CONDOMINIUM

A PORTION OF LOT 11, JACARANDA COMMERCIAL CENTER, AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2000029381, SARASOTA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT THAT IS 422.09 FEET WEST OF AND 103.09 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; ALSO BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2000029381; THENCE THENCE S.87°34'05"W, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 30.03 FEET; THENCE CONTINUE ALONG SAID NORTH LINE S.87°28'46"W., 224.48 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, S.87°28'51"W., 402.30 FEET, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NO. 2000029381; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID LANDS, S.02°31'09"E., 204.08 FEET; THENCE LEAVING SAID WEST LINE, S.48°36'37"E., 0.94 FEET; THENCE N.73°31'29"E., 19.60 FEET; THENCE N.87°28'51"E., 157.72 FEET; THENCE N.02°24'15"W., 200.01 FEET, TO THE POINT OF BEGINNING.

SAID PORTION OF LOT 11 CONTAINS 35,572.32 SQUARE FEET, OR 0.817 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE RECORD DEED FOR LOT 11, THE CENTERLINE OF COMMERCIAL CT., BEING S.02°31'16"E. (ASSUMED BEARING).

UNDERGROUND FOUNDATIONS, DRAINAGE AND UTILITIES, INCLUDING IRRIGATION, TREES, LANDSCAPING, AND TOPOGRAPHY HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.

RECORD BEARINGS AND DISTANCES ARE THE SAME AS FIELD MEASUREMENTS UNLESS OTHERWISE SHOWN.

COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, NOT SHOWN OR NOTED HEREON, ARE SPECIFIED IN THE DECLARATION OF CONDOMINIUM.

SUBJECT PROPERTY AREA = 199,252.78 SQUARE FEET, 4.57 ACRES

UNIT BOUNDARIES AND NOTES

UNIT BOUNDARIES: EACH UNIT SHALL INCLUDE SUCH PORTIONS OF THE BUILDING THAT LIE WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES ARE AS FOLLOWS: THE LOWER HORIZONTAL BOUNDARY OF EACH UNIT SHALL BE THE UPPER SURFACE OF THE FINISHED FLOOR SLAB EXTENDED TO AN INTERSECTION WITH THE PERIMETRICAL BOUNDARIES. THE UPPER HORIZONTAL BOUNDARY OF EACH UNIT SHALL BE THE HORIZONTAL PLANE OF THE FINISHED SURFACE OF THE CEILING EXTENDED TO AN INTERSECTION WITH THE PERIMETRICAL BOUNDARIES.

THE PERIMETRICAL BOUNDARIES OF EACH UNIT SHALL BE THE VERTICAL PLANES OF THE FINISHED INTERIOR SURFACE OF EXTERIOR WALLS TO THE CENTERLINE OF THE INTERIOR PARTITION WALLS SEPARATING THE UNITS EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

PROPERTY EXCLUDED FROM UNITS AND PROPERTY INCLUDED IN UNITS: A UNIT SHALL NOT INCLUDE FOUNDATIONS, COLUMNS, GIRDERS, BEAMS, STRUCTURAL JOISTS, SUPPORTS, EXTERIOR WALLS, INTERIOR LOAD BEARING WALLS, UNIT DIVIDER WALLS, PILLARS, CONCRETE FLOORS, EQUIPMENT FOR ELECTRICAL POWER, AND ALL PIPES, WIRES, CONDUITS, DUCTS, VENTS AND OTHER SERVICE AND UTILITY LINES WHICH ARE UTILIZED FOR, SERVE, OR PASS THROUGH MORE THAN ONE UNIT. A UNIT SHALL SPECIFICALLY INCLUDE ALL COMPONENTS OF BATHROOMS AND OFFICE SPACE CONSTRUCTED WHOLLY WITHIN THE UNIT NOT PREVIOUSLY EXCLUDED FROM THE UNIT.

APERTURES: WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, THE BOUNDARIES OF THE UNIT EXTEND TO THE INTERIOR SURFACE OF ALL WINDOWS AND DOORS.

AIR CONDITIONING/HEATING: ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH EXCLUSIVELY SERVES/SERVICES A SINGLE UNIT SHALL BE DEEMED A LIMITED COMMON ELEMENT APPURTENANT TO THE UNIT IT SERVES.

LIMITED COMMON ELEMENTS: ENTRYS, AND ATTIC SPACE ARE LIMITED COMMON ELEMENTS. THE USE OF WHICH SHALL BE LIMITED TO THOSE UNIT OWNERS TO WHOM SUCH USE IS ASSIGNED BY MEANS OF THE DECLARATION, AMENDMENTS THERETO, AND ASSIGNMENTS EXECUTED BY THE DEVELOPER, OR BY THE ASSOCIATION.

PARKING SPACES: PARKING SPACES ASSIGNED IN ACCORDANCE WITH THE DECLARATION SHALL BECOME LIMITED COMMON ELEMENTS APPURTENANT TO THE UNITS TO WHICH THEY ARE ASSIGNED.

ATTIC SPACES: ATTIC SPACES ABOVE UNITS SHALL BE LIMITED COMMON ELEMENTS THE USE OF WHICH SHALL BE RESTRICTED TO THE OWNERS OF THE UNITS BENEATH SAID ATTIC SPACES. PROVIDED, HOWEVER, IN THOSE INSTANCES WHEREIN IT IS NECESSARY TO RUN CONDUIT OR WIRING THROUGH ATTIC SPACES TO REACH OTHER UNITS, THE CONDUIT AND WIRING SHALL BE AUTHORIZED AND SHALL BE CONSIDERED A PORTION OF THE COMMON ELEMENTS.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED SURVEYOR & MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT:

A. THIS PLAT, COMPRISING A PART OF EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR JCC 9, A COMMERCIAL CONDOMINIUM, IS BASED ON A BOUNDARY SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON, MADE UNDER MY DIRECTION ON DECEMBER 21, 2005, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER, RULE NO. 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

B. THE CONSTRUCTION OF THE BUILDINGS, UNITS, COMMON ELEMENTS AND ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS OF THIS CONDOMINIUM ARE SUBSTANTIALLY COMPLETE.

C. THIS PLAT, CONSISTING OF 3 SHEETS, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR JCC 9, A COMMERCIAL CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY, AND ALSO TOGETHER WITH ALL THE ARCHITECTURAL DRAWINGS FOR BUILDING 9 OF JACARANDA COMMERCIAL CENTER PREPARED BY GEORGE PALERMO ARCHITECT INC. IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE BUILDINGS, UNITS AND COMMON ELEMENTS. THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION.

STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO. 6639

ROBERT B. STRAYER, JR., P.S.M.
FLA SURVEYOR'S CERT. NO. 5027
5/3/06
DATE:

Strayer Surveying & Mapping, Inc.
763 Shamrock Boulevard
Venice, Florida 34293
(941) 496-9488
Fax (941) 497-6186
335 Tamiami Trail
Port Charlotte, Florida 33953
(941) 624-4900
Fax (941) 624-3471
e-mail address - strayersurveymap@comcast.net

CONDOMINIUM BOOK 39 PAGE 30A
SHEET 2 OF 3 SHEETS

EXHIBIT "A" to the Declaration of Condominium in Official Records Instrument #2006108341, of the Public Records of Sarasota County, Florida

JCC 9

A COMMERCIAL CONDOMINIUM
LYING IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

BOUNDARY & SITE PLAN SHEET

SYMBOL LEGEND
- ⊠ = DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT WITH L.S. #5027 CAP
- ● = DENOTES CAPPED IRON ROD WITH L.B. #6639 CAP
- ⊕ = DENOTES FOUND CAPPED IRON ROD # NOTED
- ⊛ = DENOTES PERMANENT CONTROL POINT (PCP) SET ON CENTERLINE OF ROAD AT THE P.C., P.T., P.R.C., P.C.C., P.I. AND RADIUS POINTS.
- □ = DENOTES 5"x5" CONCRETE MONUMENT I.D. NOTED
- ■ = DENOTES 4"x4" CONCRETE MONUMENT WITH L.S. #5027 CAP, SET ON R/W OF ROADS (PCP) AT THE P.C. P.T. P.R.C., P.C.C., AND P.I.

R/W = RIGHT-OF-WAY
P.C.P. = PERMANENT CONTROL POINT
L1 = DESIGNATES LINE NUMBER, SEE LINE INFORMATION TABLE
O.R.I. = OFFICIAL RECORDS INSTRUMENT
C.E. = COMMON ELEMENT

NOW OR FORMERLY LANDS OF
MARLENE M. AND CHARLTON H. III DOWNS
P.I.D. #0400-16-0003, -0005

N

0 20 40 80
SCALE: 1" = 40'

P.O.C.
TBM
ELV: = 14.15
FOUND IRON ROD
W/CAP #2812

P.O.B.

S.87°28'51"W. 402.25'(D) OVERALL
S.87°28'51"W. 224.48'
S.87°28'51"W. 177.82'

L.S.#2812
L.B.#6639

L1
WEST
422.09' (D)

NORTH 103.09 (D)

SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST.

S.02°31'16"E. 534.00'(D)

COMMERCIAL COURT

60' PRIVATE ROAD, UTILITY AND DRAINAGE EASEMENT (PER O.R. BOOK 2902, PAGE 2098

10' UTILITY EASEMENT O.R. BOOK 2909, PG. 2105

12' MAINTENANCE AND DRAINAGE EASEMENT O.R. 2909, PG. 2156

12'

S.02°31'09"E. 204.08'

A PORTION OF LOT 11

PAVED PARKING (C.E.)

SUITE A (2,127 SQUARE FEET)
SUITE B (2,242 SQUARE FEET)
SUITE C (2,410 SQUARE FEET)
SUITE D (2,889 SQUARE FEET)
BUILDING 9
BUILDING 9

N.02°24'15"W. 200.01'

EXISTING DRIVE & PARKING (C.E.)

REMAINDER OF LOT 11
(NOT INCLUDED)

PROPOSED BUILDING

EXISTING DRIVE & PARKING (C.E.)

N.87°28'51"E. 225.17'

L2
L3
L.S.#2812
L.S.#2812
L.S.#2812
N.87°28'51"E. 157.72'
L.B.#6639

12' MAINTENANCE AND DRAINAGE EASEMENT O.R. 2909, PG. 2156

12'

20' DRAINAGE EASEMENT O.R. BOOK 2909, PG. 2161

25' LANDSCAPE BUFFER AND IRRIGATION EASEMENT O.R. 2909, PG. 2186

PROPOSED BUILDING

25'

A PORTION OF LOT 12-A
(NOT INCLUDED)

TRACT "B"
WETLAND PRESERVATION AREA
O.R. BOOK 2909, PAGE 2177

DRAINAGE EASEMENT #18 O.R. 2909, PG. 2192

12'

S.87°28'51"W. 345.30'

REMAINDER OF LOT 12-A

ONE STORY COMMERCIAL BUILDING

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.87°34'05"W.	30.03'
L2	S.48°36'37"E.	0.94'
L3	N.73°31'29"E.	19.60'

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Fax (941) 624-3471
e-mail address - strayersurveymap@comcast.net

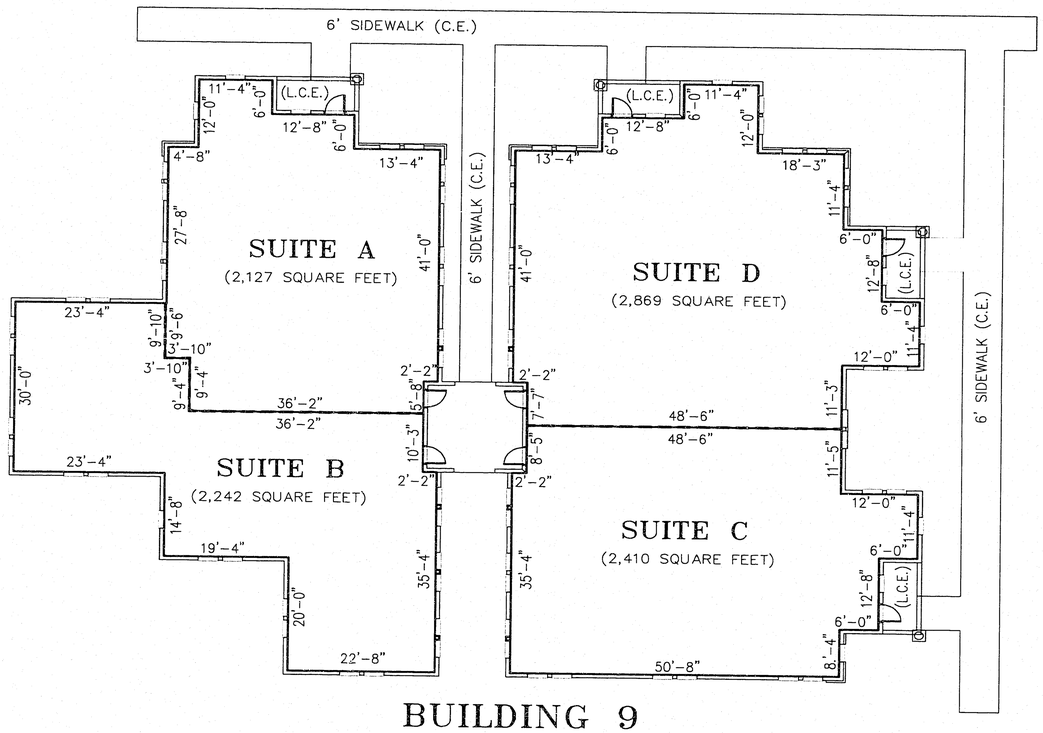
JCC 9

A COMMERCIAL CONDOMINIUM
LYING IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

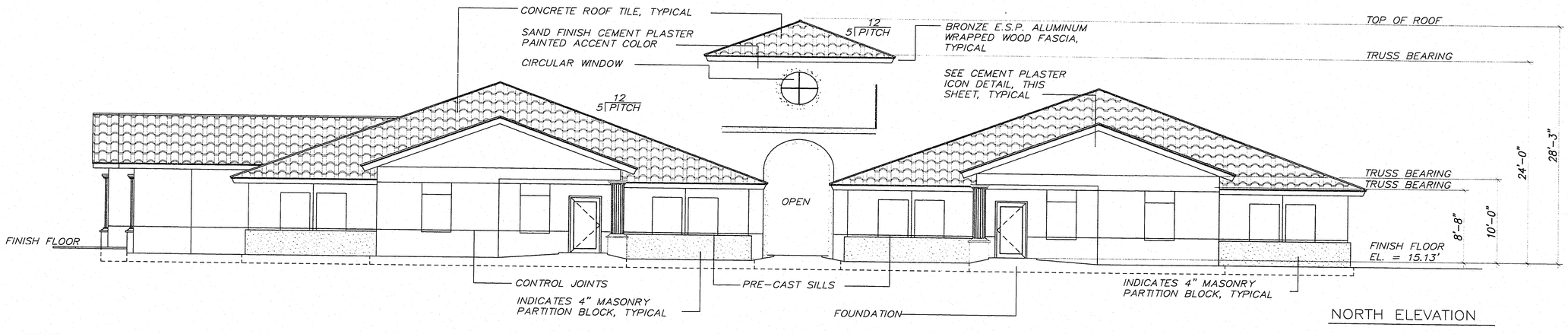
CONDOMINIUM BOOK 39 PAGE 30B
SHEET 3 OF 3 SHEETS
EXHIBIT "A" to the Declaration of Condominium in Official Records Instrument #2006128541, of the Public Records of Sarasota County, Florida

0 5 16 32
SCALE: 1" = 16'

UNIT BOUNDARIES



BUILDING 9



NORTH ELEVATION

LEGEND:

L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

NOTES:
ARCHITECTURAL DRAWINGS WERE PROVIDED BY GEORGE PALERMO ARCHITECT, INC. DATED 1-05-04.

REFER TO THE FULL SET OF ARCHITECTURAL DRAWINGS FOR INDIVIDUAL INTERNAL UNIT DIMENSIONS, LAYOUT, AND CEILINGS.

BUILDING ELEVATION

"NOT TO SCALE"

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