CONDOMINIUM BOOK 40 PAGE 11
SHEET 1 OF 4
EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM

OSPREY EXECUTIVE PARK.

A CONDOMINIUM
IN SECTION 10, TWP. 38 S, RGE. 18E
SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006211700 4 PGS
2006 DEC 04 04:02 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#858333

NOTES

1. ELEVATIONS ARE BASED ON SARASOTA COUNTY BENCHMARK #14A, WITH A PUBLISHED ELEVATION OF 13.01 NGVD 1929
2. BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE WESTERLY R/W LINE OF TAMIAMI TRAIL HAVING A BEARING OF SOUTH 25°28'58" EAST (ASSUMED).
3. THIS PROPERTY APPEARS ON FEMA FLOOD MAP #1251440228E, DATED 9/3/92, ZONE X.
4. UNIT DESCRIPTONS, PARTY WALLS, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS:

   UNIT DESCRIPTIONS: EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

   A. UPPER AND LOWER BOUNDARIES: THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERMETRICAL BOUNDARIES:

      (i) UPPER BOUNDARIES: THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE ROOF TRUSSES.

      (ii) LOWER BOUNDARIES: THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE CONCRETE SLAB SERVING AS THE UNIT'S FLOOR.

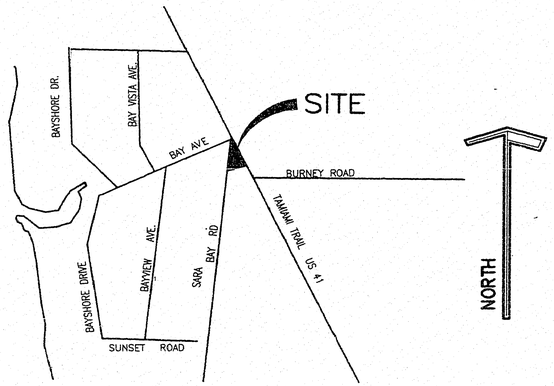
   B. PERIMETRICAL BOUNDARIES: THE PERMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR CONCRETE BLOCK SURFACE OF THE EXTERIOR WALLS BOUNDING THE UNIT OR OTHER BOUNDARIES SHOWN HEREON.

PARTY WALLS: THE OWNERSHIP AND MAINTENANCE OBLIGATIONS OF INTERIOR PARTY WALLS SHALL BE GOVERNED BY THE DECLARATION OF CONDOMINIUM.

LIMITED COMMON ELEMENTS (L.C.E.) ARE DEFINED IN THE DELCARATION OF CONDOMINIUM.

COMMON ELEMENTS (C.E.) AREAS OTHER THAN UNITS, AS DEFINED HEREIN, AND L.C.E.S ARE COMMON ELEMENTS SUBJECT TO THE TERMS OF THE DECLARATION OF CONDOMINIUM.

PARKING SPACES ARE DENOTED BY NUMBERS RANGING FROM 1 TO 107. THE ASSIGNMENT AND USE OF THE PARKING SPACES ARE GOVERNED BY THE DELCARATION OF CONDOMINIUM.



LOCATION MAP
Not to Scale

OVERALL LEGAL DESCRIPTION OF OSPREY EXECUTIVE PARK, A CONDOMINIUM

(O.R. INST. #2005029567)

LOTS 55, 56 AND 57, SARABAY ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 62, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO A PART OF LOT 58, SARABAY ACRES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LOT LINE OF LOT 58 OF SARABAY ACRES, AFORESAID 10 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF LOT 58 AFORESAID; THENCE RUN 10 FEET IN A NORTHWESTERLY DIRECTION TO THE NORTHEAST CORNER OF LOT 58, AFORESAID; THENCE CONTINUE WESTERLY ALONG THE NORTH LINE OF LOT 58, AFORESAID TO THE COUNTY ROAD; THENCE CONTINUE 15 FEET IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY LOT LINE OF LOT 58, AFORESAID, TO A POINT; THENCE CONTINUE IN A STRAIGHT LINE IN AN EASTERLY DIRECTION TO THE POINT-OF-BEGINNING,

LESS THAT PORTION AS CONVEYED TO THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 280, PAGE 352, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL CONTAINING 114,171 SQUARE FEET OR 2.621 ACRES.

CERTIFICATE OF SURVEYOR

I, LAWRENCE R. WEBER, A PROFESSIONAL SURVEYOR AND MAPPER, AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT:

1. THIS PLAT 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.
2. THE CONSTRUCTION OF THE IMPROVEMENTS IN WHICH UNITS A1, A2, A3, B1, B2, B3 ARE SUBSTANTIALLY COMPLETE. THE CONSTRUCTION OF THE IMPROVEMENTS IN WHICH UNITS C1, C2, C3, C4, D1, D2, D3, E1, E2, E3, F1, F2, F3, F4 ARE SUBSTANTIALLY COMPLETE.
3. THIS PLAT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS.
4. 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.
5. ALL PLANNED IMPROVEMENTS WITHIN PHASES 1, 2 AND 3 INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO SAID UNITS, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING IN WHICH SAID UNITS ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.
6. DATE OF ~~MOST~~ RECENT FIELD SURVEY: DECEMBER 1, 2006.

Lawrence R. Weber

LAWRENCE R. WEBER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3868

12/1/2006
DATE OF CERTIFICATE

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

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OSPREY EXECUTIVE PARK,

A CONDOMINIUM
IN SECTION 10, TWP. 38 S, RGE. 18E
SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION OF PHASE 1

SITUATED IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING PART OF LOTS 55, 56, 57 AND 58, SARABAY ACRES, A SUBDIVISON RECORDED IN PLAT BOOK 4, PAGE 62 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE AFORESAID LOT 58, LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SARABAY ROAD (60-FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 05°03'02" WEST 15.00 FEET; AND THENCE ALONG A PREVIOUS DIVISION LINE IN LOT 58, NORTH 88°51'19" EAST 90.53 FEET TO THE POINT-OF-BEGINNING;

THENCE FROM SAID POINT-OF-BEGINNING AND CROSSING PARTS OF LOT 58, 57, 56 AND 55, NORTH 05°03'02" EAST 425.88 FEET; THENCE NORTH 84°56'58" WEST 90.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SARABAY ROAD; THENCE ALONG SAID LINE, NORTH 05°03'02" EAST 197.94 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TAMIAMI TRAIL; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

1. SOUTH 25°28'58" EAST 396.00 FEET
2. NORTH 64°31'03" EAST 10.00 FEET
3. SOUTH 25°28'58" EAST 299.64 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CROSSING PART OF AFORESAID LOT 58, SOUTH 88°51'19" WEST 273.62 FEET TO THE POINT-OF-BEGINNING CONTAINING 75,420 SQUARE FEET (1.173 ACRES).

LEGAL DESCRIPTION OF PHASE 2

SITUATED IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING PART OF LOTS 55, 56, 57 AND 58, SARABAY ACRES, A SUBDIVISON RECORDED IN PLAT BOOK 4, PAGE 62 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE AFORESAID LOT 58, LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SARABAY ROAD (60-FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 05°03'02" WEST 15.00 FEET TO THE POINT-OF-BEGINNING;

THENCE FROM SAID POINT-OF-BEGINNING AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SARABAY ROAD NORTH 05°03'02" EAST 232.78 FEET; THENCE CROSSING PART OF LOTS 56, 57 AND 58, THE FOLLOWING COURSES:

1. SOUTH 84°56'58" EAST 90.00 FEET
2. SOUTH 05°03'02" WEST 223.01 FEET
3. SOUTH 88°51'19" WEST 90.53 FEET

TO THE POINT-OF-BEGINNING CONTAINING 20,511 SQUARE FEET (0.471 ACRE).

LEGAL DESCRIPTION OF PHASE 3

SITUATED IN SECTION 10, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA AND BEING PART OF LOTS 55, 56, 57 AND 58, SARABAY ACRES, A SUBDIVISON RECORDED IN PLAT BOOK 4, PAGE 62 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE AFORESAID LOT 58, LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SARABAY ROAD (60-FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 05°03'02" EAST 217.78 FEET TO THE POINT-OF-BEGINNING;

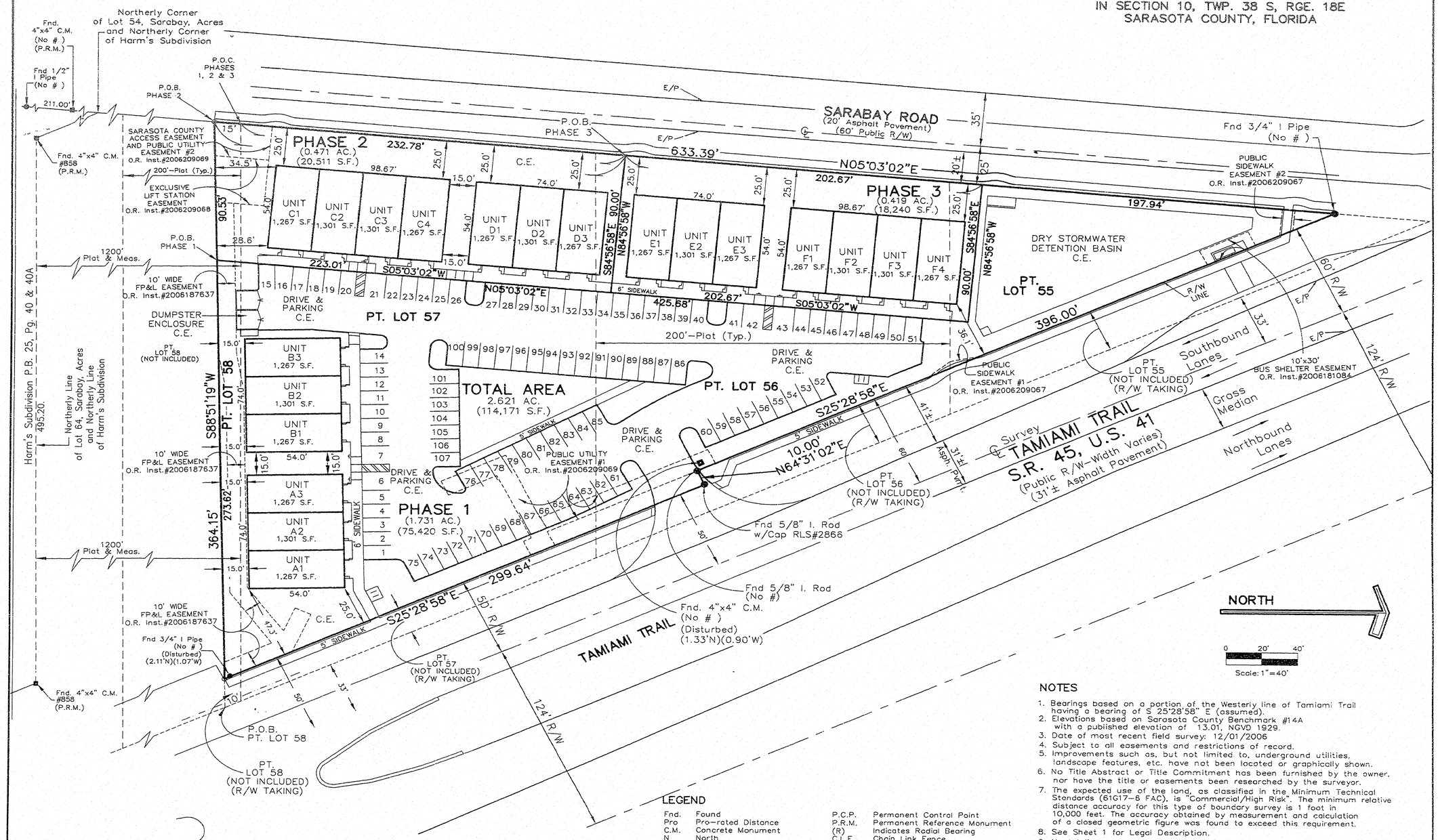
THENCE FROM SAID POINT-OF-BEGINNING AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 05°03'02" EAST 202.67 FEET; THENCE CROSSING PART OF LOTS 55 AND 56, SOUTH 84°56'58" EAST 90.00 FEET; THENCE SOUTH 05°03'02" WEST 202.67 FEET; AND THENCE NORTH 84°56'58" WEST 90.00 FEET TO THE POINT-OF-BEGINNING CONTAINING 18,240 SQUARE FEET (0.4189 ACRE).

WEBER ENGINEERING & SURVEYING, INC.
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CONDOMINIUM BOOK 46 PAGE 11-13
SHEET 3 OF 4
EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM

OSPREY EXECUTIVE PARK,

A CONDOMINIUM
IN SECTION 10, TWP. 38 S, RGE. 18E
SARASOTA COUNTY, FLORIDA



NOTES

1. Bearings based on a portion of the Westerly line of Tamiami Trail having a bearing of S 25°28'58" E (assumed).
2. Elevations based on Sarasota County Benchmark #14A with a published elevation of 13.01, NGVD 1929.
3. Date of most recent field survey: 12/01/2006
4. Subject to all easements and restrictions of record.
5. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
6. No Title Abstract or Title Commitment has been furnished by the owner, nor have the title or easements been researched by the surveyor.
7. The expected use of the land, as classified in the Minimum Technical Standards (61G17-6 FAC), is "Commercial/High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
8. See Sheet 1 for Legal Description.
9. No lot line easements shown on record plat.
10. This property appears on FEMA Flood Map #1251440228E, dated 9/3/92, Zone: X

LEGEND

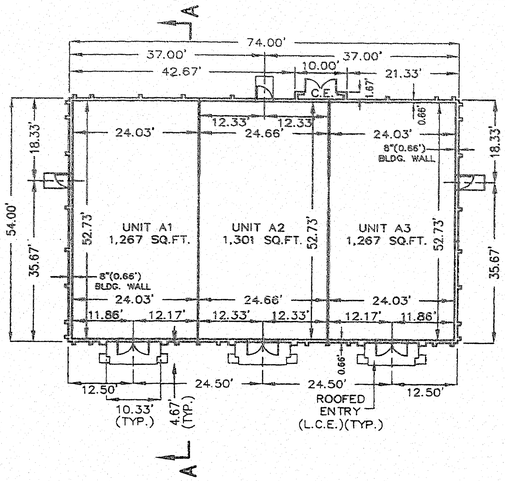
Fnd.	Found	P.C.P.	Permanent Control Point
Pro	Pro-rated Distance	P.R.M.	Permanent Reference Monument
C.M.	Concrete Monument	(R)	Indicates Radial Bearing
N	North	C.L.F.	Chain Link Fence
S	South	C.B.	Concrete Block
E	East	Esmt.	Easement
W	West	P.B./Pg.	Plat Book/Page
P	Plat Dimension	O.R./Pg.	Official 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	·15.7	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		

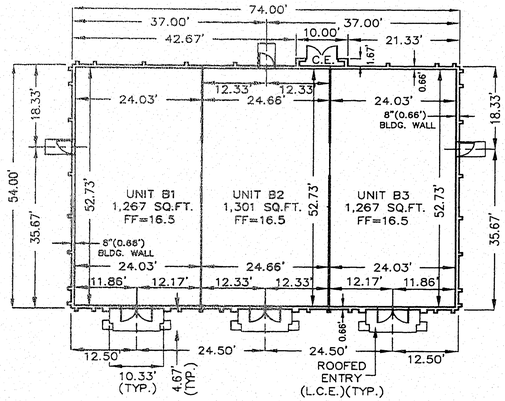
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CONDOMINIUM BOOK 40 PAGE 11-C
SHEET 4 OF 4
EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM

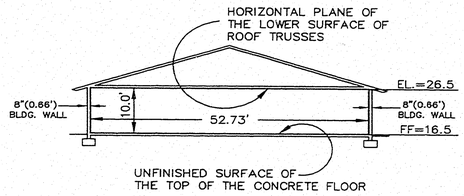
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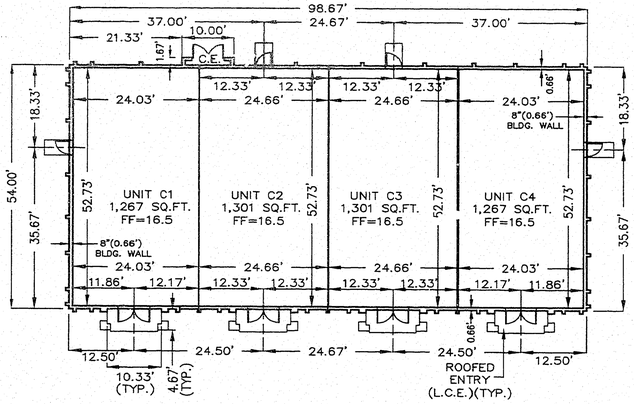


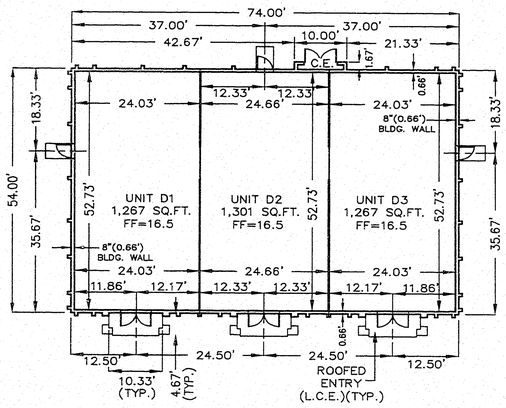


PHASE 1 BUILDINGS
SCALE: 1"=20'

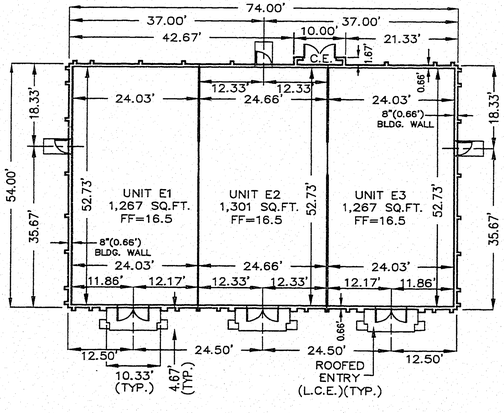


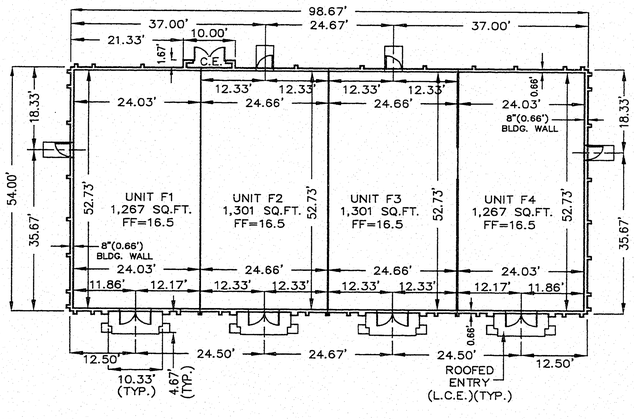
SECTION A-A
TYPICAL BUILDING SECTION
SCALE: 1"=20'





PHASE 2 BUILDINGS
SCALE: 1"=20'





PHASE 3 BUILDINGS
SCALE: 1"=20'

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