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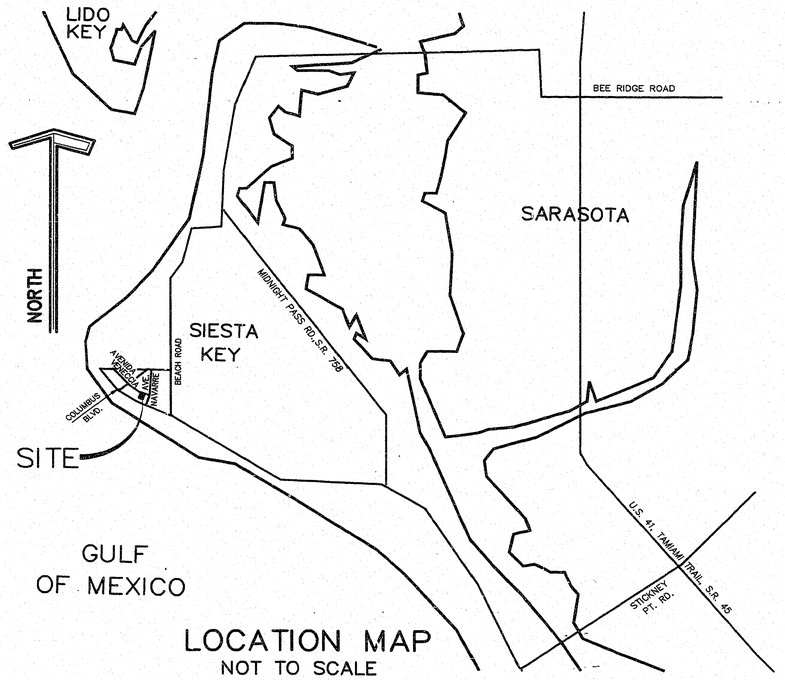
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#941811

EXHIBIT A

CASA DEL SOLEIL

A CONDOMINIUM
IN SECTION 11, TWP. 37S, RGE. 17E
SARASOTA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

NOTES

1. Elevations based on Department of Natural Resources Monument R48 SARA RESET 00 1985 with a published elevation of 5.84 NGVD 1929.
2. Bearings are based on the westerly line of Lot 9, Block 9 having a bearing of N23°02'00"E per record plat.
3. Limited Common Elements (L.C.E.) are defined in the Declaration of Condominium.
4. Areas not designated as "Unit" or "L.C.E." are common elements "C.E.", 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 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 the 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.

NOTE:

THE DECLARATION OF CONDOMINIUM, OF WHICH THIS PLAT IS AN EXHIBIT, IS BEING SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007110999 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 9, BLOCK 9, MIRA MAR BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 130 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

I, The undersigned Professional Surveyor and Mapper, duly authorized to practice under the Laws of the State of Florida, do hereby certify that the planned improvements, including but not limited to, landscaping, utility services and access to the hereon described units are substantially complete and this material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the units described hereon and from the subject matter can be determined the identification, location and dimension of each unit and the common elements and that to the best of my knowledge and belief the survey represented hereon meets the Minimum Technical Standards for Land Surveying as set forth under Chapter 61G17, Florida Administrative Code and Chapters 472, Florida Statutes.

Date of Survey: February 1, 2007

Lawrence R. Weber

LAWRENCE R. WEBER
Professional Surveyor and Mapper
Florida Certificate No. 3868
(Not valid unless embossed with original Surveyor's Seal)

4/6/2007
Date of Certification

DESCRIPTION OF UNIT

UNIT BOUNDARIES. Each Unit shall include that part of the building in which the Unit is located 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 intersections with the perimeter boundaries, as shown on the Plat:

   (1) Upper Boundaries. The horizontal plane or planes of the unfinished lower surface(s) of the ceiling on the top floor of the Unit.

   (2) Lower Boundaries: The horizontal plane of the unfinished upper surface of the bottom floor of the Unit, which bottom floor of the Unit shall be the ground level of the Condominium Building which provides access into the Unit by way of stairs and/or elevator.

(b) Perimeter Boundaries. The perimeter boundaries of the Unit shall be the vertical planes of the unfinished surfaces of the plasterboard walls bounding the Unit as shown in the Plat, extended to their intersections with each other and with the upper and lower boundaries.

(c) Interior Ceilings on Each Floor and Walls. The non-structural interior ceilings on each floor of a Unit and the partition walls leading from room to room shall be considered part of the Unit

(d) Apertures. Where there are apertures or physical openings in any Unit boundary, including without limitation, windows, doors and vents, the boundaries of the Unit shall extend to the exterior unfinished surfaces of such openings, and the frames thereof. Therefore, windows, screens, doors, sliding glass doors and all frames, casings and hardware therefore, are included in the Unit.

(e) Utilities. The Unit shall not be deemed to include any pipes, wiring, ducts or other installations for Utilities that are physically within the above-described boundaries of a Unit, but which also serve the other Units or the Common Elements. Such utility installations shall be Common Elements, and an easement for same shall exist.

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

CASA DEL SOLEIL

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IN SECTION 11, TWP. 37S, RGE. 17E
SARASOTA COUNTY, FLORIDA

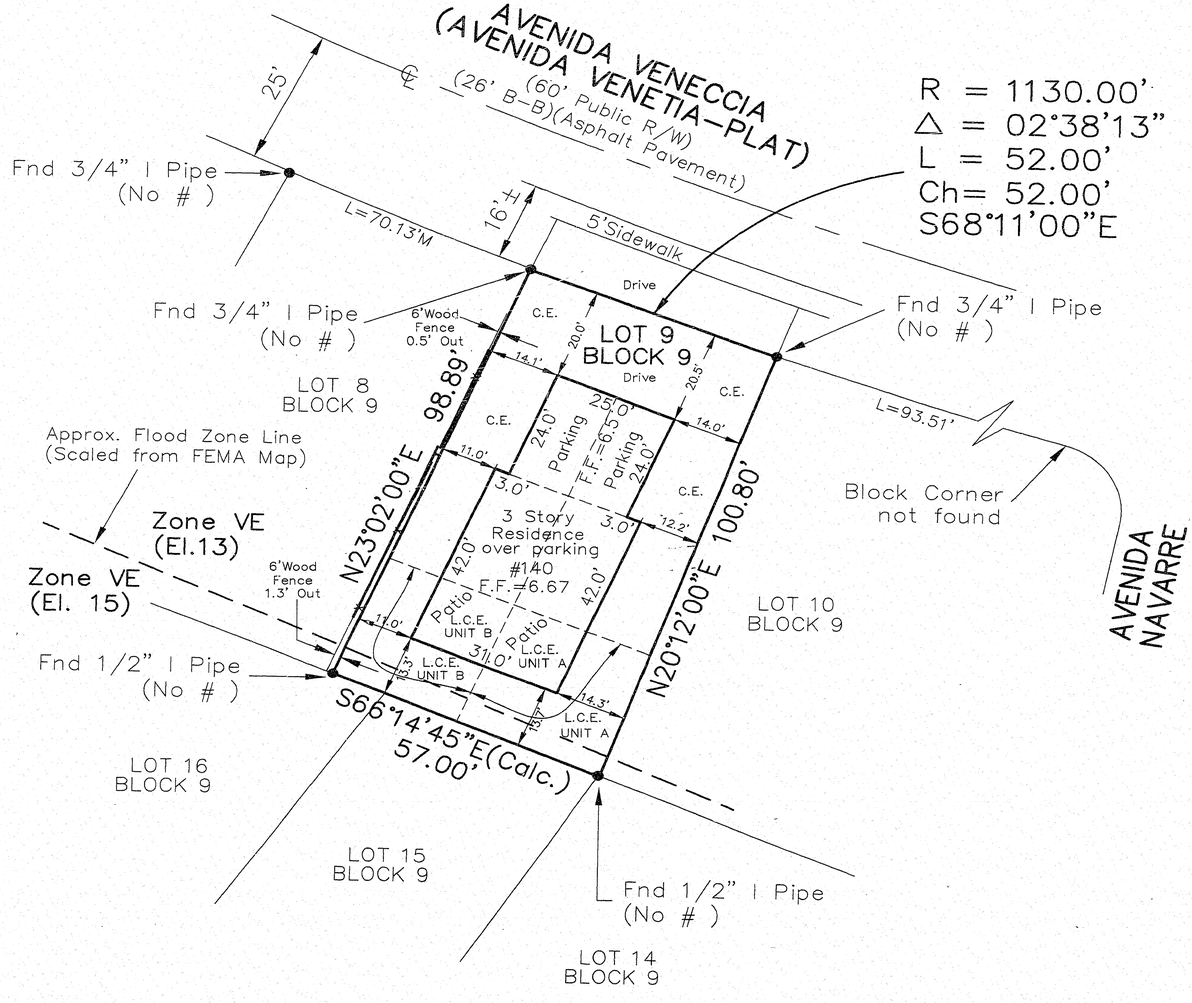
NOTES:

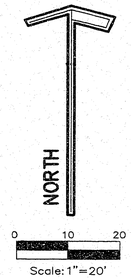
1. Subject to all easements and restrictions of record.
2. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
3. Date of most recent field survey: 2/1/07
4. This property appears on FEMA Flood Map #1251440143E ,dated 9/3/92, Zone: VE (EL 13) & VE (EL 15)
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 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
7. Bearings based on the Westerly line of Lot 9, Block 9 having a bearing of N 23°02'00" E per Record Plat.
8. Elevations based on Department of Natural Resources Monument R48 SARA RESET 00 1985 with a published elevation of 5.84 NGVD 1929.
9. No lot line easements shown on record plat.

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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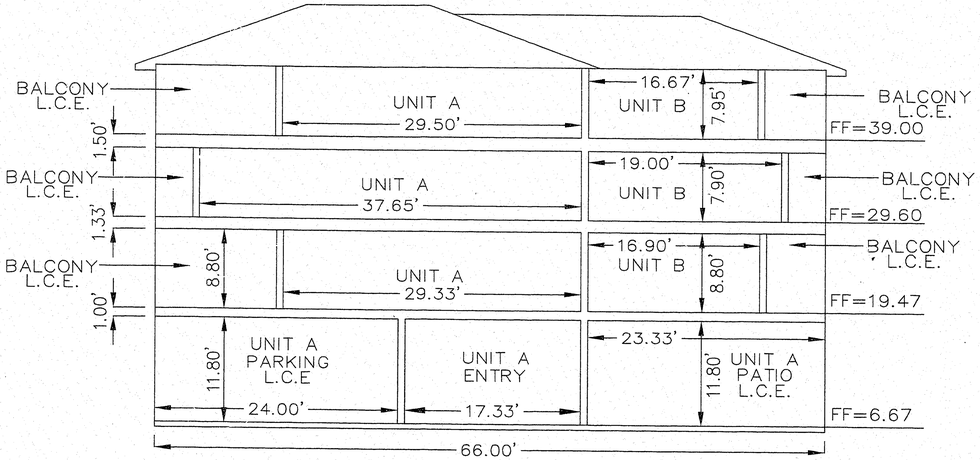

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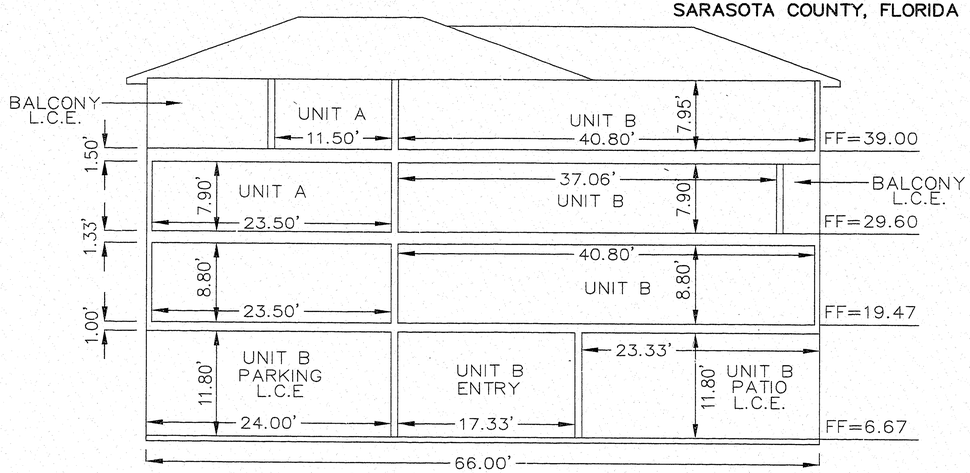
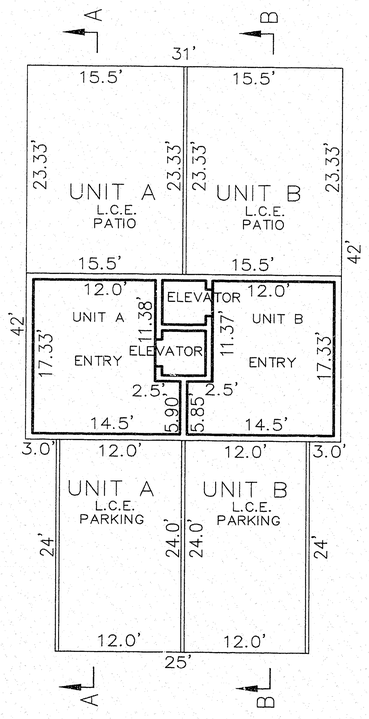
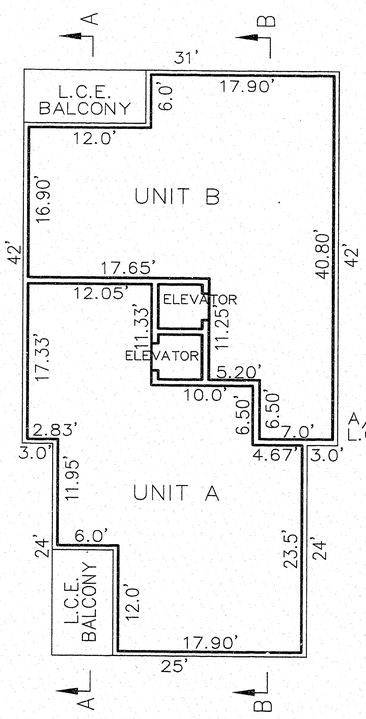


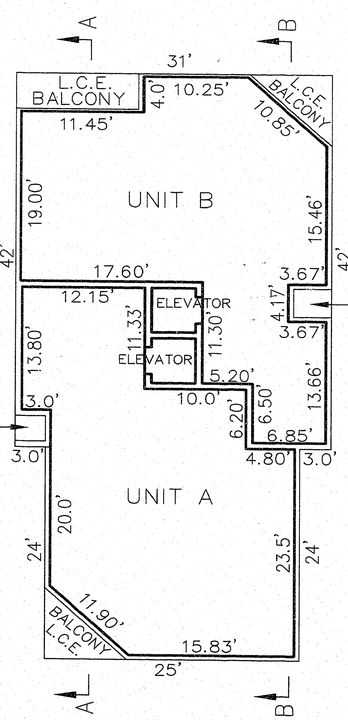
SECTION B–B



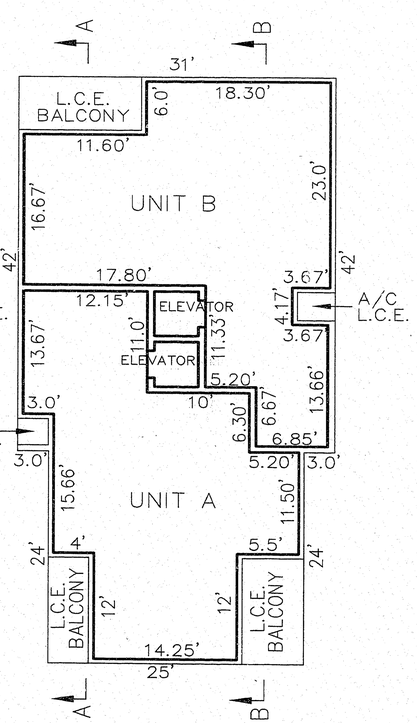
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

0 5 10
Scale: 1"=10'

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