CONDOMINIUM PLAT BOOK 41, PAGE 41

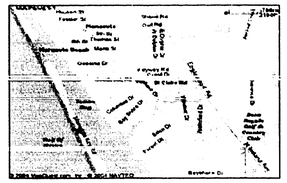
SHEET 1 OF 2

Bow Point on the Beach Condominiums

A CONDOMINIUM

IN SECTION 16, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

LOCATION MAP
NOT TO SCALE

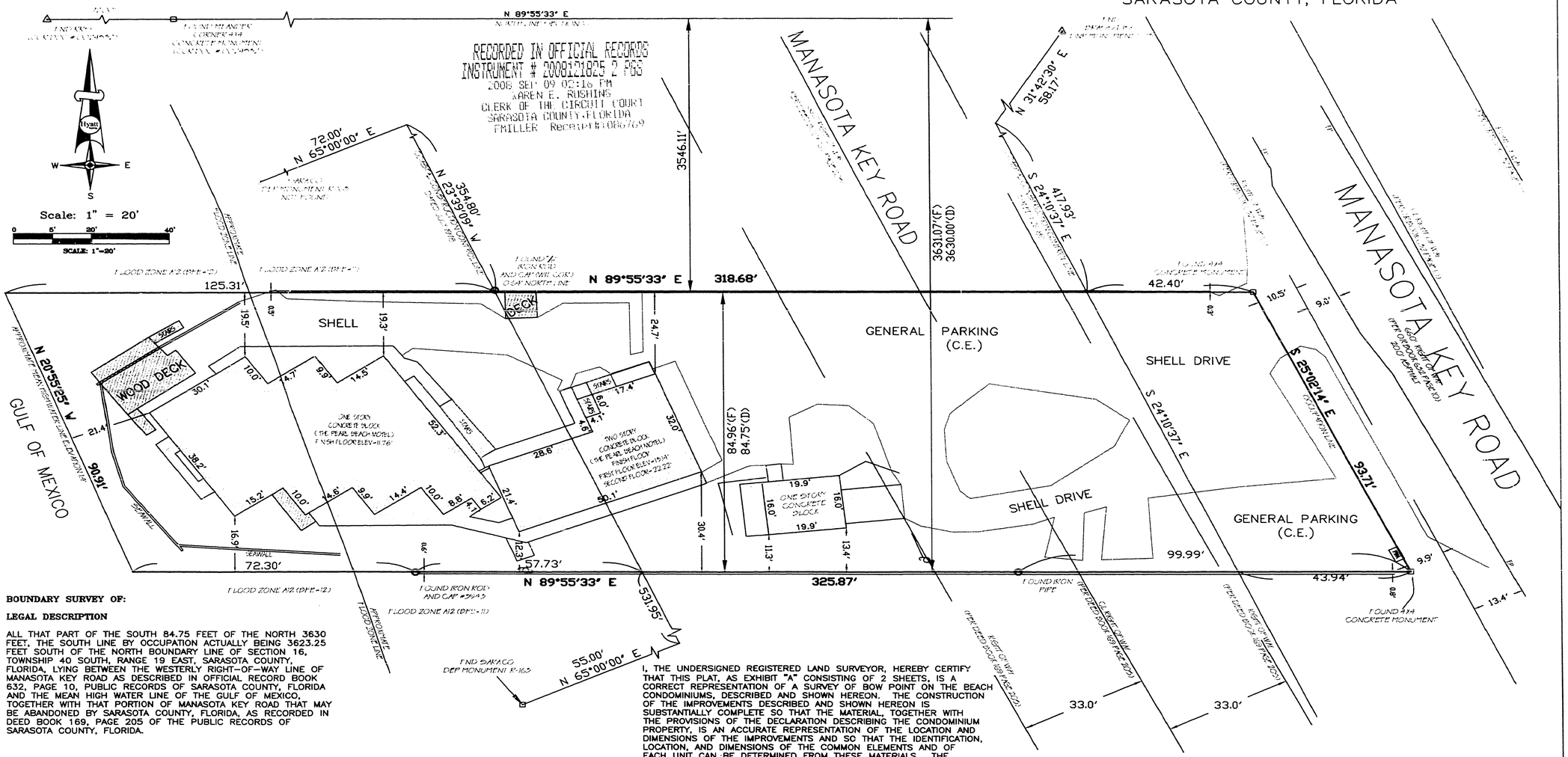


LEGEND

(F)	FIELD DATA
(D)	DEED
CONC.	CONCRETE
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
EP	EDGE OF PAVEMENT
℄	CENTERLINE
	FENCE
R/W	RIGHT OF WAY
	POWER POLE
	GUY ANCOR
	FIRE HYDRANT
	WATER VALVE
	WATER METER

ABBREVIATIONS:

ELEV.	– ELEVATION
EXIST.	– EXISTING
TYP.	– TYPICAL
EP	– EDGE OF PAVEMENT
NGVD	– NATIONAL GEODETIC VERTICAL DATUM
FF	– FINISHED FLOOR
B.F.E.	– BASE FLOOD ELEVATION
(M)	– MEASURED DISTANCE
(P)	– PLAT DISTANCE
C.E.	– COMMON ELEMENT



BOUNDARY SURVEY OF:

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTH 84.75 FEET OF THE NORTH 3630 FEET, THE SOUTH LINE BY OCCUPATION ACTUALLY BEING 3623.25 FEET SOUTH OF THE NORTH BOUNDARY LINE OF SECTION 16, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LYING BETWEEN THE WESTERLY RIGHT–OF–WAY LINE OF MANASOTA KEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 632, PAGE 10, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO, TOGETHER WITH THAT PORTION OF MANASOTA KEY ROAD THAT MAY BE ABANDONED BY SARASOTA COUNTY, FLORIDA, AS RECORDED IN DEED BOOK 169, PAGE 205 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTES

1. BEARINGS SHOWN HERE ON ARE ASSUMED ALONG THE NORTH LINE OF SECTION 16 AS N89°55'33"E.
2. THIS PROPERTY LIES IN FLOOD ZONE "A12" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP; COMMUNITY PANEL NO. 125144 0432 D, DATED MAY 1, 1984
3. ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 BASED ON SARASOTA COUNTY SURVEY BENCH MARK 489 C ELEVATION 5.11'
4. IMPROVEMENTS WITHIN LIMITED COMMON ELEMENTS NOT LOCATED.
5. ALL IMPROVEMENTS ARE EXISTING.

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT, AS EXHIBIT "A" CONSISTING OF 2 SHEETS, IS A CORRECT REPRESENTATION OF A SURVEY OF BOW POINT ON THE BEACH CONDOMINIUMS, DESCRIBED AND SHOWN HEREON. THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED AND SHOWN HEREON IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. THE SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS OF CHAPTER 61G17–6 FLORIDA ADMINISTRATIVE CODE.

HYATT SURVEY SERVICES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 7203

Pamela A. Hyatt
BY: PAMELA A. HYATT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE #5550

7/14/08
SURVEY DATE

Hyatt Survey Services, Inc.
Geographic Data Specialists
11007 8TH AVENUE EAST BRADENTON, FLORIDA 34212
PH. (941) 748-4693 FAX (941) 744-1643 LB No.: 7203

#04-11-05 7/14/08

Exhibit "A"

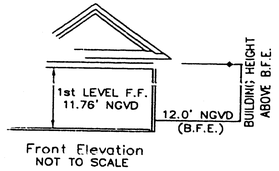
CONDOMINIUM PLAT BOOK 41, PAGE 41A

SHEET 2 OF 2

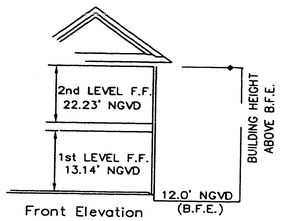
Bow Point on the Beach Condominiums

A CONDOMINIUM

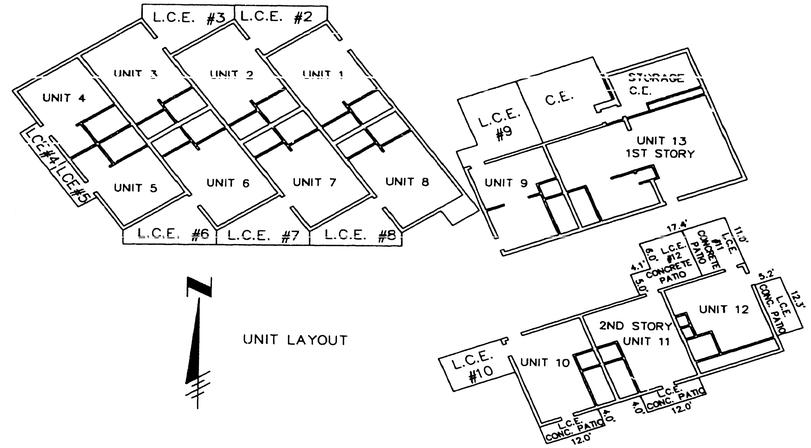
IN SECTION 16, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



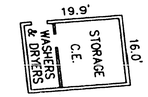
Front Elevation
NOT TO SCALE



Front Elevation
NOT TO SCALE



UNIT LAYOUT



UNIT BOUNDARIES:

EACH UNIT SHALL CONSIST OF THAT PART OF THE BUILDING, CONTAINING THE UNIT THAT LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES ARE AS FOLLOWS:

1. THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES:
   A. UPPER BOUNDARIES – THE PLANES OF THE UNDERSIDE OF THE FINISHED AND UNDECORATED CEILINGS OF THE UNIT EXTENDED TO MEET THE PERIMETER BOUNDARIES.
   B. LOWER BOUNDARIES – THE PLANES OF THE UPPERSIDE OF THE FINISHED AND UNDECORATED SURFACE OF THE FLOORS OF THE UNIT EXTENDED TO MEET THE PERIMETER BOUNDARIES.
2. THE PERIMETER BOUNDARIES OF THE UNIT SHALL BE THE FINISHED AND UNDECORATED INTERIOR SURFACES OF THE PERIMETER WALLS OF THE UNIT AS SHOWN HEREON, AND THE PLANES OF THE INTERIOR SURFACES OF THE UNIT'S DOORS, WINDOWS, AND OTHER OPENINGS THAT ABUT THE EXTERIOR OF THE BUILDING OR COMMON ELEMENTS, INCLUDING LIMITED COMMON ELEMENTS.
3. WHEN THERE ARE OPENINGS IN ANY BOUNDARY, INCLUDING, WITHOUT LIMITATION, WINDOWS, DOORS AND SKYLIGHTS, THE BOUNDARIES OF THE UNIT SHALL EXTEND TO THE INTERIOR UNFINISHED SURFACES OF THE COVERINGS OF SUCH OPENINGS, AND THEIR FRAMEWORKS THEREOF. THEREFORE, WINDOWS, DOORS, SCREENS AND ALL FRAMING, CASINGS AND HARDWARE ARE EXCLUDED FROM THE UNIT.
4. THE UNIT SHALL NOT BE DEEMED TO INCLUDE ANY PIPES, WIRING DUCTS OR OTHER UTILITY INSTALLATIONS THAT ARE PHYSICALLY ~~WITHIN THE ABOVE-DESCRIBED BOUNDARIES~~, BUT WHICH SERVE OTHER UNITS OR THE COMMON ELEMENTS. SUCH UTILITY INSTALLATIONS SHALL BE COMMON ELEMENTS.

ABBREVIATIONS:

ELEV. – ELEVATION
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EP – EDGE OF PAVEMENT
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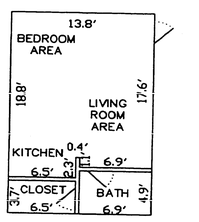
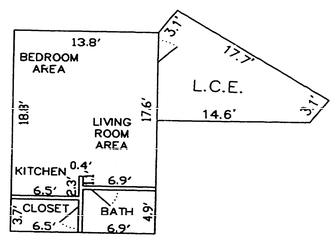
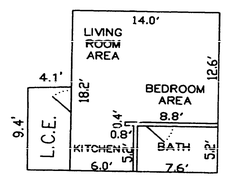
FF – FINISHED FLOOR
B.F.E. – BASE FLOOD ELEVATION
(M) – MEASURED DISTANCE
(P) – PLAT DISTANCE
CL. – CLOSET



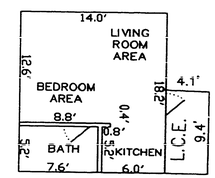
UNIT 1
316 SQ. FT.



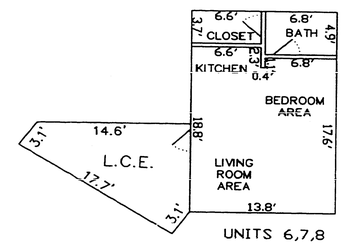
UNITS 2&3
316 SQ. FT.



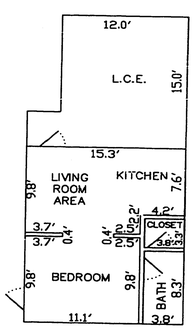
UNIT 4
255 SQ. FT.



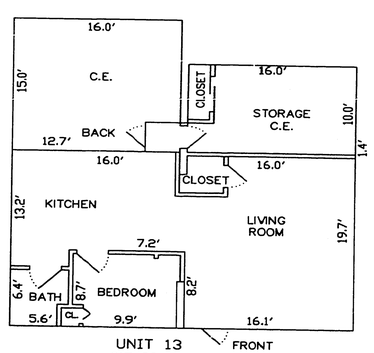
UNIT 5
255 SQ. FT.



UNITS 6,7,8
316 SQ. FT.

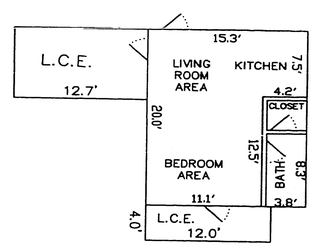


UNIT 9
306 SQ. FT.

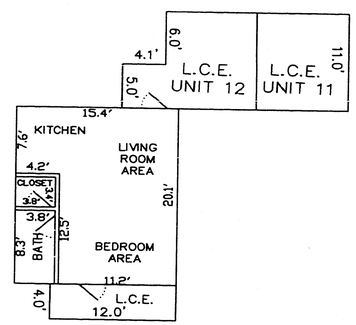


UNIT 13
815 SQ. FT.

1ST STORY

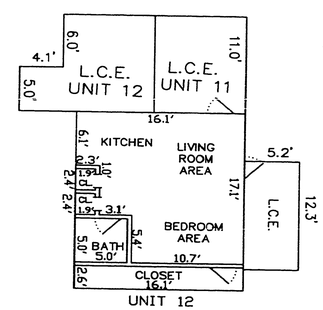


UNIT 10
306 SQ. FT.



UNIT 11
310 SQ. FT.

2ND STORY



UNIT 12
324 SQ. FT.

0 5' 10' 20'
SCALE: 1"=10'

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