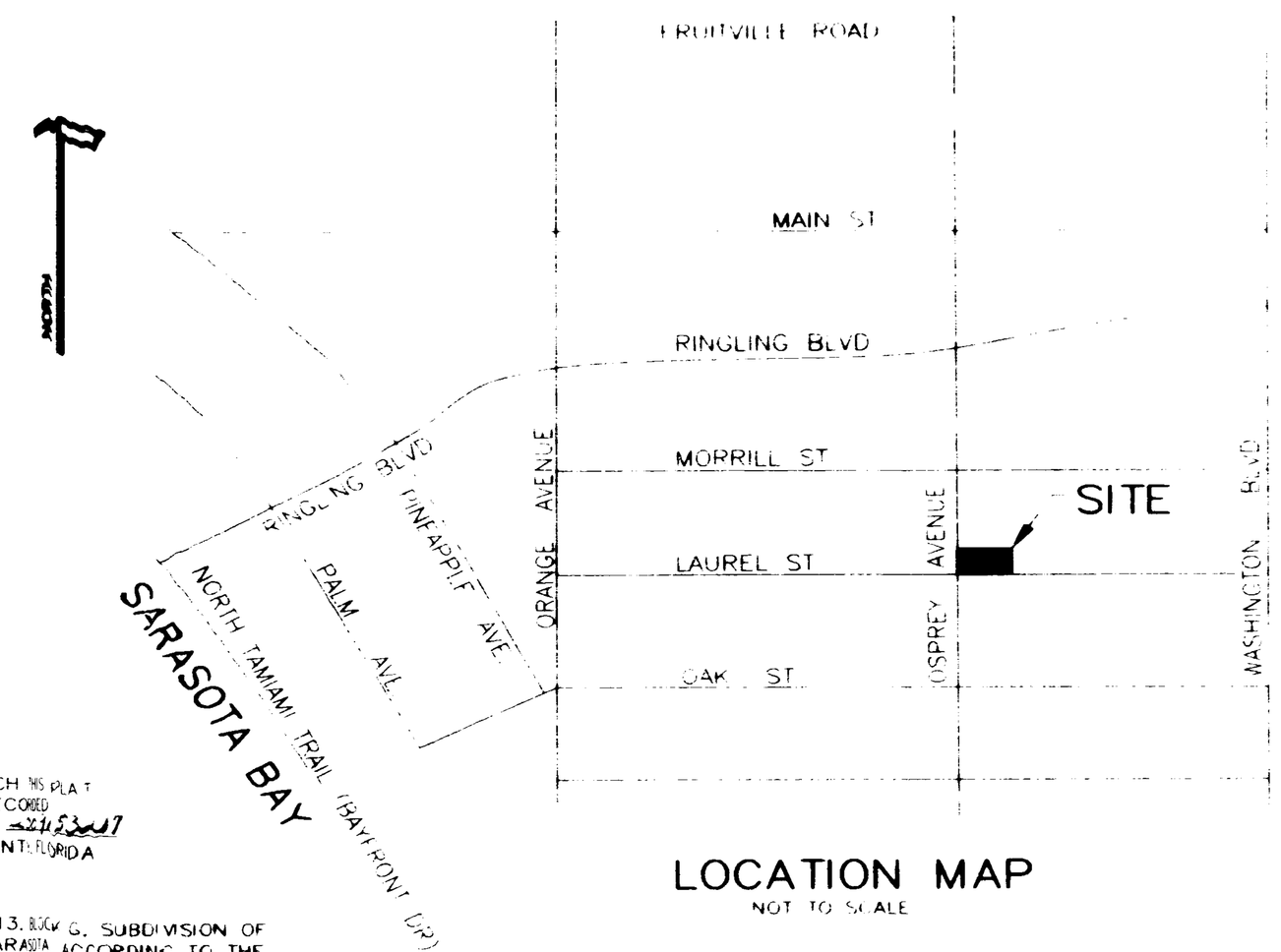
EXHIBIT A

COTTAGE WALK CONDOMINIUM

IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE. 18 EAST
SARASOTA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

NOTES

1. ELEVATION BASED ON CITY OF SARASOTA BENCH MARK F-18 WITH A PUBLISHED ELEVATION OF 12.51 NGVD 1929
2. BEARINGS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAWKIN'S COURT HAVING A BEARING OF N 90°00'00" E (ASSUMED)
3. THIS PROPERTY APPEARS ON FEMA FLOOD MAP #1251500009B, DATED FEBRUARY 15, 1984 ZONE C
4. UNIT BOUNDARIES:

   EACH UNIT SHALL CONSISTS OF A DISCRETE AREA OF LAND, AS PERMITTED BY THE CONDOMINIUM ACT, AND AS HEREAFTER PROVIDED, IN ACCORDANCE WITH THE DECLARATION

   EACH UNIT SHALL INCLUDE THAT PART OF THE CONDOMINIUM PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH SHALL BE DETERMINED AS FOLLOWS

   UPPER AND LOWER BOUNDARIES:

   THE UPPER AND LOWER BOUNDARIES OF EACH UNIT SHALL BE DETERMINED IN THE SAME MANNER AND UNDER THE SAME LAWS WHICH ESTABLISH THE UPPER AND LOWER BOUNDARIES OF A PARCEL OF REAL PROPERTY, TITLE TO WHICH IS HELD IN FEE SIMPLE

   PERIMETRICAL BOUNDARIES:

   THE PERIMETRICAL BOUNDARIES OF EACH UNIT SHALL BE AS SHOWN ON THE SURVEY AND PLOT PLAN, WHEREIN EACH UNIT IS IDENTIFIED AND THE PERIMETRICAL BOUNDARIES INDICATED BY FOUR OR MORE INTERSECTING STRAIGHT OR CURVED LINES SURROUNDING THE UNIT IDENTIFICATION SYMBOL
5. COMMON ELEMENTS:
   "COMMON ELEMENTS" (C.E.) MEANS THE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS
6. LIMITED COMMON ELEMENTS
   "LIMITED COMMON ELEMENTS" (L.C.E.) MEANS THOSE COMMON ELEMENTS WHICH ARE RESERVED FOR THE USE OF A CERTAIN UNIT OR UNITS TO THE EXCLUSION OF ALL OTHER UNITS AS DEPICTED HEREON OR AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM
7. IMPPOVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, WATER METERS, WATER LINES, STORM DRAINS, SEWERS, SIDEWALKS AND TREES HAVE NOT BEEN LOCATED
8. OTHER EASEMENTS, NOT SHOWN ON THIS PLAT, MAY EXIST OR BE CREATED BY THIS CONDOMINIUM, ARE AS DESCRIBED IN THE DECLARATION
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

NOTE:

THE DECLARATION OF CONDOMINIUM, OF WHICH THIS PLAT IS AN EXHIBIT, IS BEING SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2241[illegible]7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 13, 15, 17 & 19, SUBDIVISION OF LOT 13, BLOCK G, SUBDIVISION OF SUBDIVISION OF BLOCKS G & H, PLAT OF SARASOTA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 51, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

LESS THE WEST 10 FEET OF SAID LOT 13 CONVEYED TO THE CITY OF SARASOTA FOR WIDENING OSPREY AVENUE AS RECORDED IN DEED BOOK 67, PAGES 145 & 146, 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 NOT COMPLETED 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 [illegible], 2008

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

12/3/2009
Date of Certification

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

COTTAGE WALK CONDOMINIUM

IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE. 18E
SARASOTA COUNTY, FLORIDA

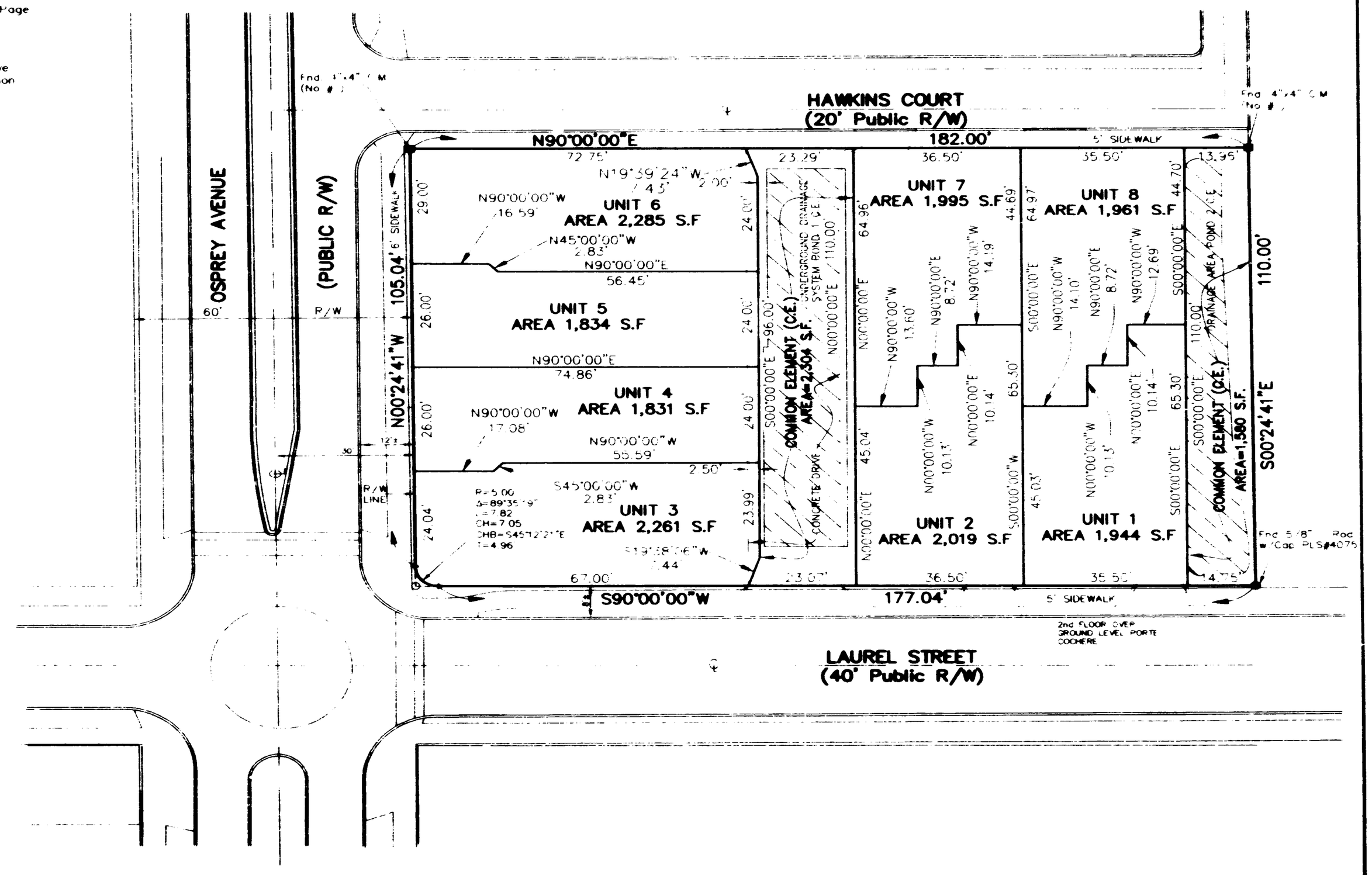
NOTES:

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 02/1/08
4. This property appears on FEMA Flood Map #12515000098 ,dated 2/15/84 Zone C
5. This survey performed without benefit of Title Abstract
6. Bearings based on the Southerly R/W line of Hawkins Court having a bearing of N 90°00'00" E (assumed)
7. Elevations based on City of Sarasota Benchmark # 18 with a published elevation of 12.51 NGVD 1929
8. 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

LEGEND:

Fnd	Found	P.C.P.	Permanent Control Point
Pro	Prorated 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.E.	Overhead Utility Line		
C.E.	Common Element		
L.C.E.	Limited Common Element		

○ Indicates a 5/8" I. Rod w/Cap #3868 Set



DATE PLAT PREPARED: 5/14/2008
REVISED: 11/30/2009

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