# CASSATA ESTATES

**CONDOMINIUM BOOK 43 PAGE 1**

## A LAND CONDOMINIUM
## LYING AND BEING A PORTION OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
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KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM IN OFFICIAL RECORDS BOOK _____ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

## INDEX OF SHEETS:

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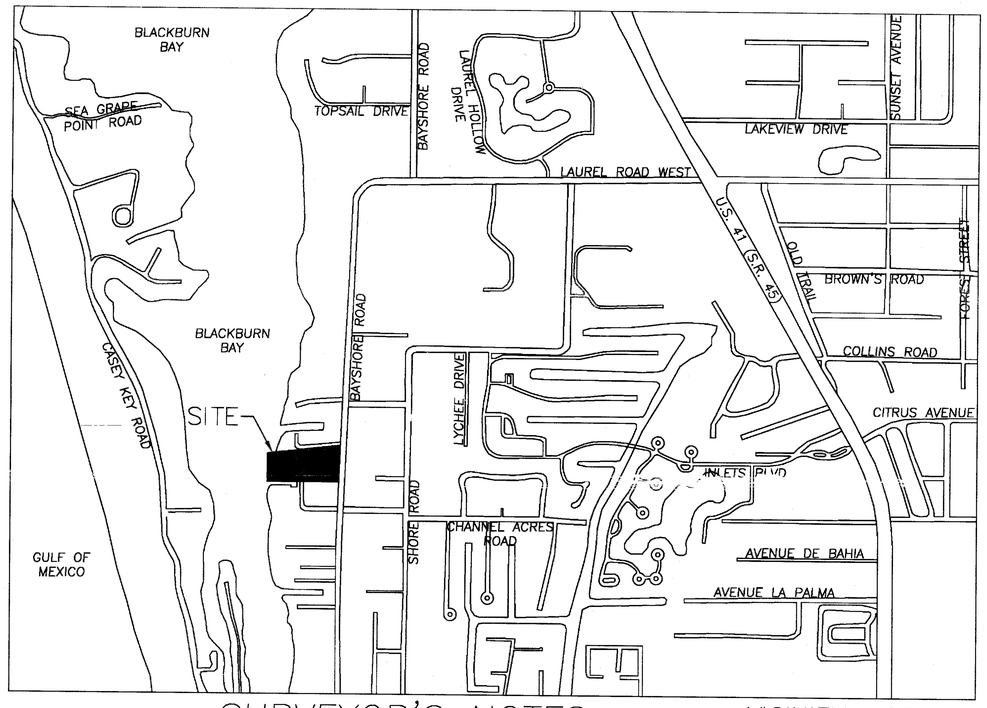
SHEET 2 ------ UNIT DETAIL




VICINITY MAP
(NOT TO SCALE)

## UNIT DESCRIPTION AND NOTES:

COMMON ELEMENTS:

COMMON ELEMENTS MEANS AND INCLUDES;

A. ALL PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS.
B. EASEMENTS THROUGH UNITS FOR CONDUITS, DUCTS, PLUMBING, WIRING AND OTHER FACILITIES FOR THE FURNISHING OF UTILITY AND OTHER SERVICES TO UNITS AND THE COMMON ELEMENTS.
C. AN EASEMENT OF SUPPORT IN EVERY PORTION OF A UNIT WHICH CONTRIBUTES TO THE SUPPORT OF EACH UNIT OR ANOTHER UNIT OR IMPROVEMENT LOCATED THEREON.
D. THE PROPERTY AND INSTALLATIONS (OTHER THAN THE PROPERTY AND INSTALLATIONS OWNED BY THE UTILITY COMPANIES PROVIDING UTILITY SERVICES) REQUIRED FOR THE FURNISHING OF UTILITIES AND OTHER SERVICES TO MORE THAN ONE UNIT OR TO THE COMMON ELEMENTS.
E. ANY OTHER PARTS OF THE CONDOMINIUM PROPERTY DESIGNATED AS COMMON ELEMENTS IN THIS DECLARATION OR ON THE CONDOMINIUM PLAT.

LIMITED COMMON ELEMENTS:

LIMITED COMMON ELEMENTS MEANS THOSE COMMON ELEMENTS, IF ANY, WHICH ARE RESERVED FOR THE EXCLUSIVE USE OF A CERTAIN UNIT OR UNITS TO THE EXCLUSION OF OTHER UNITS AS SPECIFIED IN THE DECLARATION. REFERENCE HEREIN TO COMMON ELEMENTS SHALL ALSO INCLUDE ALL LIMITED COMMON ELEMENTS UNLESS THE CONTEXT WOULD PROHIBIT IT OR IT IS OTHERWISE EXPRESSLY PROVIDED.

UNIT;

UNIT MEANS THAT PART OF THE CONDOMINIUM PROPERTY WHICH IS TO BE SUBJECT TO EXCLUSIVE OWNERSHIP, WHEN USED IN A CONVEYANCE OF A UNIT AND ELSEWHERE WHEN THE CONTEXT PERMITS. THE WORD UNIT SHALL INCLUDE THE APPURTENANCES THERETO WHICH ARE ELSEWHERE DESCRIBED HEREIN. AS THIS IS A LAND CONDOMINIUM, AS DESCRIBED IN ARTICLE 5, THE TERM "UNIT" SHALL NOT INCLUDE ANY BUILDINGS OR IMPROVEMENTS LOCATED ON OR WITHIN A UNIT.

UTILITY SERVICES:

UTILITY SERVICES AS USED IN THE CONDOMINIUM ACT AND AS CONSTRUCTED WITH REFERENCE TO THIS CONDOMINIUM, AND AS USED IN THE DECLARATION, ARTICLES AND BYLAWS. "UTILITY SERVICES" SHALL INCLUDE, BUT NOT LIMITED TO, ELECTRIC POWER, GAS, WATER, CABLE TV AND GARBAGE, THRASH, REFUSE AND SEWAGE DISPOSAL.

OVERALL LEGAL DESCRIPTION:

THE FOLLOWING PROPERTY LOCATED IN SARASOTA COUNTY, FLORIDA:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF BAYSHORE ROAD (60' WIDE) AND THE NORTH LINE OF ALBEE ROAD (50' WIDE), SAID POINT BEING 564 FEET, MORE OR LESS, WEST OF THE EAST LINE OF SECTION 35-38-18, THENCE NORTH 0°39' WEST ALONG SAID BAYSHORE ROAD, 1742.2 FEET TO AN IRON PIPE, THENCE CONTINUE ALONG SAID ROAD NORTH 2°38' EAST, A DISTANCE OF 500.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 2°38' EAST, A DISTANCE OF 549.3 FEET, THENCE SOUTH 83°07' WEST, A DISTANCE OF 563 FEET, MORE OR LESS, TO THE WATERS OF LITTLE SARASOTA BAY, THENCE SOUTHERLY ALONG SAID BAY, 482 FEET, MORE OR LESS, TO A POINT LYING WEST OF THE POINT OF BEGINNING, THENCE EAST, 563 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS THE SOUTHERLY ONE-HALF OF SAID PARCEL TO VENICE LAND COMPANY AS DESCRIBED IN OR BOOK 414, PAGE 494, ALL LYING AND BEING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST.

THE FOLLOWING PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF BAYSHORE ROAD (60' WIDE) AND THE NORTH LINE OF ALBEE ROAD (50' WIDE), SAID POINT BEING 564 FEET, MORE OR LESS, WEST OF THE EAST LINE OF SECTION 35-38-18, THENCE NORTH 0°39' WEST ALONG SAID BAYSHORE ROAD, 1742.2 FEET TO AN IRON PIPE, THENCE CONTINUE ALONG SAID ROAD NORTH 2°38' EAST, A DISTANCE OF 774.33 FEET FOR A POINT OF BEGINNING, THENCE NORTH 2°37'21" EAST, A DISTANCE OF 275.23 FEET, THENCE SOUTH 83°06'33" WEST, A DISTANCE OF 562.90 FEET, THENCE SOUTH 03°29'01" WEST, A DISTANCE OF 18.36 FEET, TO A CONCRETE SEAWALL, THENCE ON AND ALONG THE FACE OF SAID SEAWALL THE FOLLOWING FIVE (5) CALLS: (1) THENCE THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF 144.98 FEET, AN ARC LENGTH OF 42.02 FEET, THROUGH A CENTRAL ANGLE OF 16°36'22", WITH A CHORD BEARING OF SOUTH 23°19'52" WEST, A DISTANCE OF 41.87 FEET; (2) THENCE SOUTH 11°01'14" WEST, A DISTANCE OF 79.11 FEET; (3) THENCE SOUTH 03°12'24" WEST, A DISTANCE OF 30.09 FEET; (4) THENCE SOUTH 10°07'30" EAST, A DISTANCE OF 19.52 FEET; (5) TO THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF 33.48 FEET, AN ARC LENGTH OF 31.08 FEET, THROUGH A CENTRAL ANGLE OF 53°11'47", WITH A CHORD BEARING OF SOUTH 37° 59'46" EAST, A DISTANCE OF 29.98 FEET; THENCE LEAVING SAID SEAWALL, SOUTH 03°29'01" WEST, A DISTANCE OF 33.38 FEET; THENCE NORTH 86°25'18" EAST, A DISTANCE OF 224.37 FEET; THENCE NORTH 86°44'16" EAST, A DISTANCE OF 337.51 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST.

## SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON FOUND MONUMENTATION FOR THE WEST RIGHT OF WAY LINE OF BAYSHORE ROAD BEING NORTH 2°37'21" EAST.
2. UNDERGROUND FOUNDATIONS, DRAINAGE AND UTILITIES, INCLUDING IRRIGATION HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, NOT SHOWN OR NOTED HEREON, ARE DEFINED IN THE DECLARATION OF CONDOMINIUM.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
5. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

## CERTIFICATE OF SURVEYOR:

A. THIS PLAT, DESIGNATED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR CASSATA ESTATES, A LAND CONDOMINIUM CONSISTING OF 2 SHEETS, IS A CORRECT REPRESENTATION OF THE SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON, MADE UNDER MY DIRECTION ON JUNE 18TH, 2015 AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, RULE NO. 5J-17 OF THE FLORIDA ADMINISTRATION CODE, PURSUANT TO SECTION 472.027 OF FLORIDA STATUTES.
B. ALL KNOWN EASEMENTS ENCUMBERING THE LAND ARE SHOWN ON THIS PLAT.
C. THIS PLAT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR CASSATA ESTATES, DESCRIBING THE LAND CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE UNITS AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION. ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITY SERVICES (ON SITE), ACCESS TO SAID UNITS, AND COMMON ELEMENTS LOCATED HAVE NOT BEEN SUBSTANTIALLY COMPLETED AT THIS TIME.

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED SURVEYOR/MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: _____ DATE OF PLAT: 8-5-15

Walter J. Smith
Florida Certificate No. 4807
Professional Surveyor and Mapper

**PREPARED BY:**
**Walter J. Smith**
**Florida Certificate No. 4807**
**Professional Surveyor and Mapper**
**OMC SURVEYING & MAPPING**
**1215 MANATEE AVE. W.**
**Bradenton, Fl 34205**

LEGEND

- ■ DENOTES A SET PERMANENT REFERENCE MONUMENT (PRM) 4"X4" CONCRETE MONUMENT (CM) STAMPED "PRM LS 4807"
- ● DENOTES A SET PERMANENT REFERENCE MONUMENT (PRM) PK NAIL & DISK, STAMPED "PRM LS 4807"
- ● DENOTES A SET IRON ROD & CAP (IRC), MARKED LS 4807.
- ● DENOTES A FOUND IRON ROD & CAP (IRC), LABELED AS NOTED.
- ■ DENOTES A FOUND 4"X4" CONCRETE MONUMENT (CM), LABELED AS NOTED.

PKND PK NAIL & DISK
FND FOUND
IR IRON ROD
TOB TOP OF BANK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY
ORB OFFICIAL RECORD BOOK
SF SQUARE FEET
Δ DELTA
R RADIUS
L ARC LENGTH
CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
◇00.00 PROPOSED FINISH FLOOR ELEVATION

CONDOMINIUM BOOK 43 PAGE 1

# CASSATA ESTATES

## A LAND CONDOMINIUM

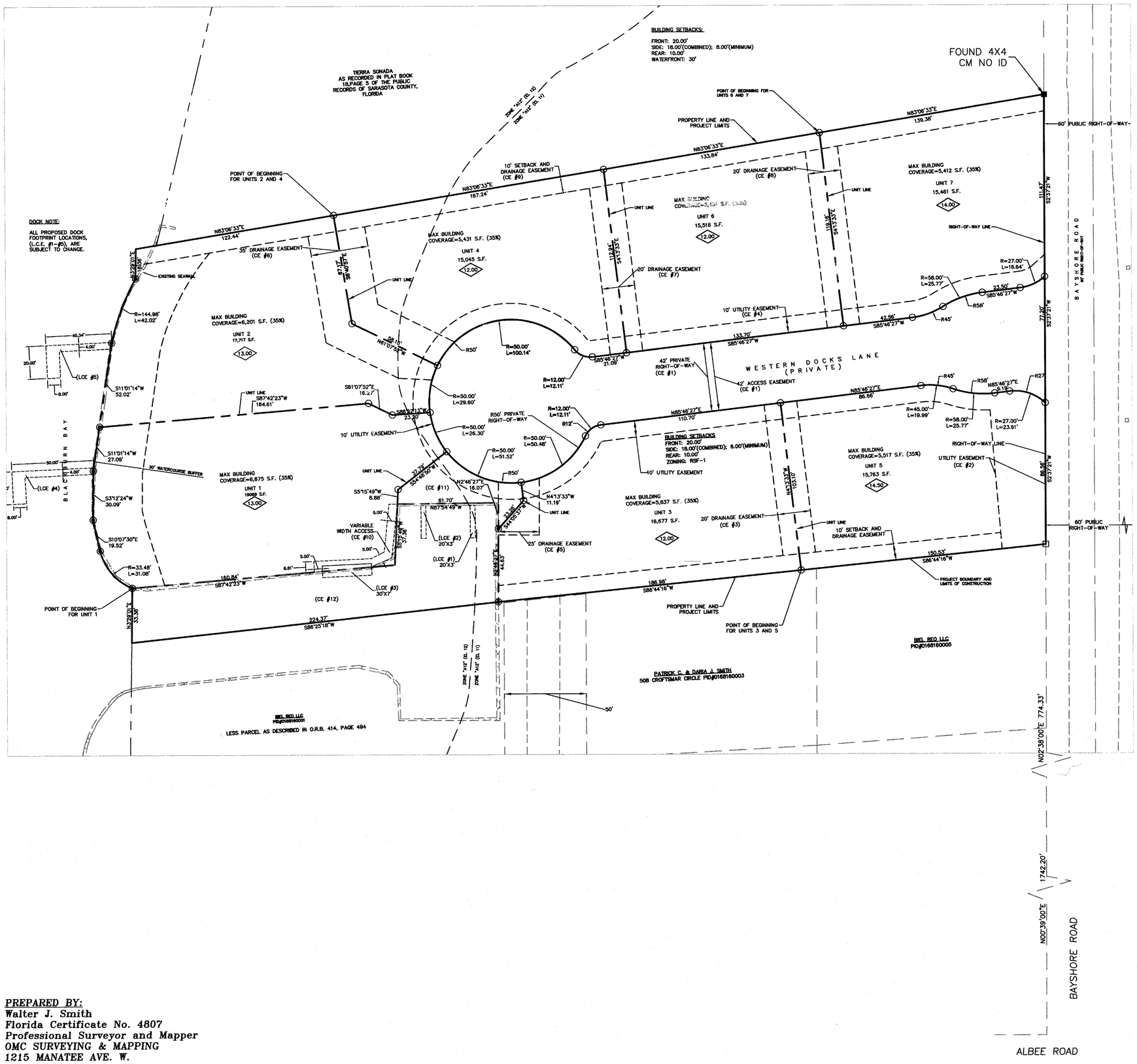
## LYING AND BEING A PORTION OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM IN OFFICIAL RECORDS BOOK ____ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH




COMMON ELEMENTS ("CE")

| | |
|---|---|
| CE#1 | ACCESS EASEMENT |
| CE#2 | UTILITY EASEMENT |
| CE#3 | DRAINAGE EASEMENT |
| CE#4 | UTILITY EASEMENT |
| CE#5 | DRAINAGE EASEMENT |
| CE#6 | DRAINAGE EASEMENT |
| CE#7 | DRAINAGE EASEMENT |
| CE#8 | DRAINAGE EASEMENT |
| CE#9 | DRAINAGE EASEMENT |
| CE#10 | ACCESS EASEMENT TO DOCKS |
| CE#11 | ACCESS EASEMENT TO DOCKS |
| CE#12 | BOAT BASIN |

LIMITED COMMON ELEMENTS ("LCE")

| | |
|---|---|
| LCE#1 | BOAT DOCK |
| LCE#2 | BOAT DOCK |
| LCE#3 | BOAT DOCK |
| LCE#4 | BOAT DOCK |
| LCE#5 | BOAT DOCK |

LEGEND

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- ◉ DENOTES A SET PERMANENT REFERENCE MONUMENT (PRM) PK NAIL & DISK, STAMPED "PRM LS 4807"
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