CONDOMINIUM BOOK 9 PAGE 46
SHEET 1 OF 2 SHEETS

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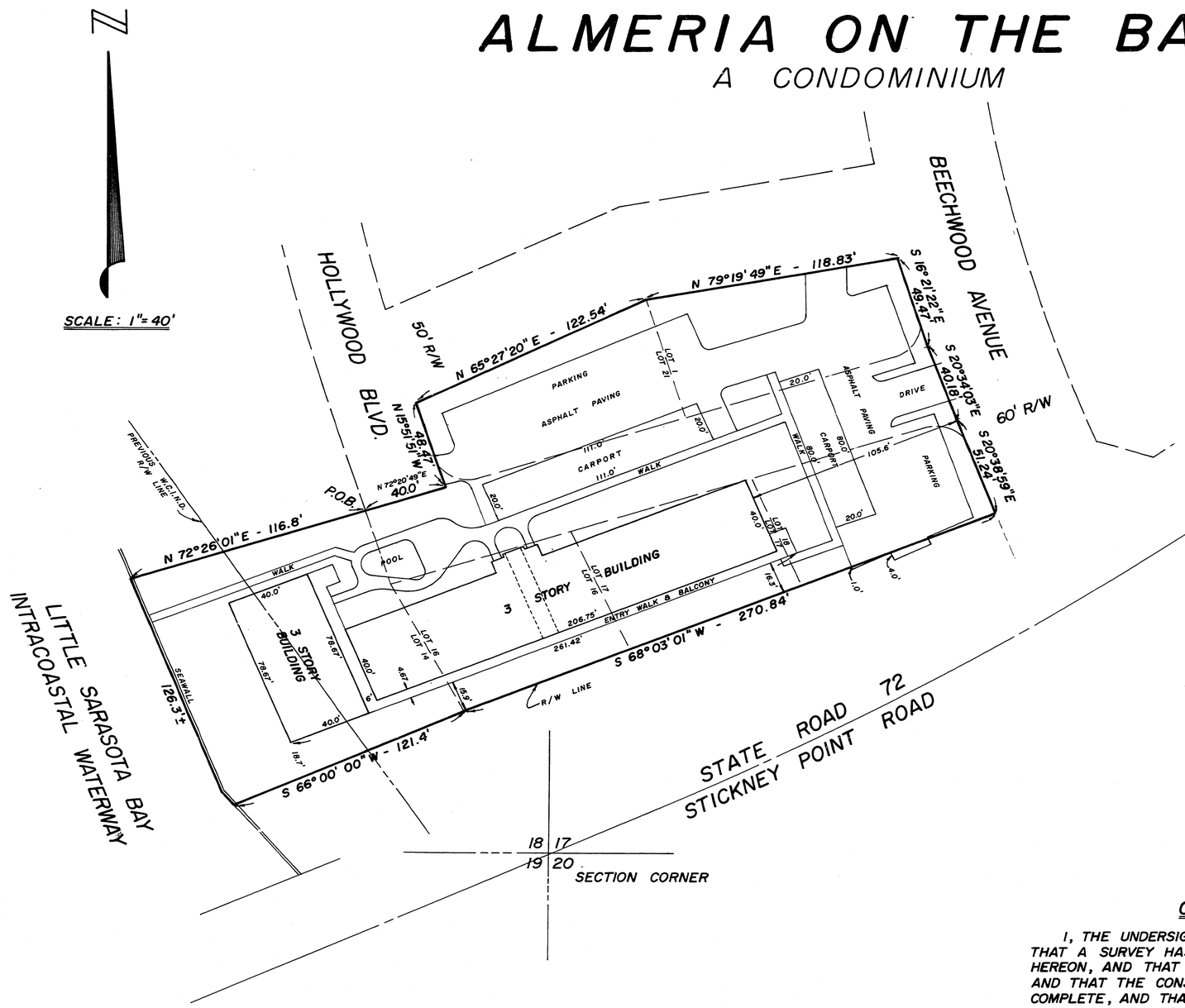
ALMERIA ON THE BAY

A CONDOMINIUM



DESCRIPTION

A PART OF LOTS 1 & 21, PINE SHORES ESTATES, 5th SECTION, RECORDED IN PLAT BOOK 6, PAGE 57, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND A PART OF LOTS 14, 16, 17, & 18, PINE SHORES ESTATES, 7th SECTION, RECORDED IN PLAT BOOK 7, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALSO A 40' ROAD LYING BETWEEN SAID LOTS, AND ALSO A PART OF W.C.I.N.D. R/W; ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF LOT 14, PINE SHORES ESTATES, 7th SECTION; THENCE N 72°20'49"E, 40.0' TO SW CORNER OF LOT 21, PINE SHORES ESTATES, 5th SECTION; THENCE N 15°51'51"W ALONG WEST LINE OF SAID LOT 21 AND ALONG EAST LINE OF HOLLYWOOD BOULEVARD (FORMERLY EMERALD DR.), 48.47'; THENCE N 65°27'20"E, 122.54'; THENCE N 79°19'49"E, 118.83' TO EAST LINE OF LOT 1, PINE SHORES ESTATES, 5th SECTION; THENCE S 16°21'22"E ALONG EAST LINE OF SAID LOT 1 AND ALONG WEST LINE OF BEECHWOOD AVENUE (FORMERLY BAY DR.), 49.47' TO SE CORNER OF SAID LOT 1; THENCE S 20°34'03"E, 40.18' TO NE CORNER OF LOT 18, PINE SHORES ESTATES, 7th SECTION; THENCE S 20°38'59"E ALONG EAST LINE OF SAID LOT 18, 51.24' TO NORTHERLY LINE OF STATE ROAD 72 (STICKNEY POINT ROAD); THENCE S 68°03'01"W ALONG SAID NORTHERLY LINE OF STATE ROAD 72, 270.84'; THENCE S 66°00'00"W ALONG SAID NORTHERLY LINE OF STATE ROAD 72, 121.4' TO WATERS OF LITTLE SARASOTA BAY; THENCE NORTHERLY ALONG WATERS OF SAID BAY, 126.3' MORE OR LESS TO A POINT LYING IN A S 72°26'01"W DIRECTION FROM THE POINT OF BEGINNING; THENCE N 72°26'01"E AND ALONG NORTH LINE OF LOT 14, PINE SHORES ESTATES, 7th SECTION, 116.8' TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 17 & 18, TOWNSHIP 37 SOUTH, RANGE 18 EAST.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE OF THE PROPERTY DESCRIBED AND SHOWN HEREON, AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LAND, AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE, AND THAT TOGETHER WITH THE WORDING OF THE DECLARATION RELATING TO MATTERS OF SURVEY (RECORDED IN O.R. BOOK 1168 PAGES 969 _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA) THIS PLAT IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS; AND THAT IT CAN BE DETERMINED THEREFROM THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT.

William H. Hebb
WILLIAM H. HEBB, P.L.S.
FLORIDA CERTIFICATE No. 1821

DATE OF SURVEY: APRIL 21, 1976

WILLIAM HEBB & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
777 S. PALM AVENUE SARASOTA, FLORIDA

ALMERIA ON THE BAY

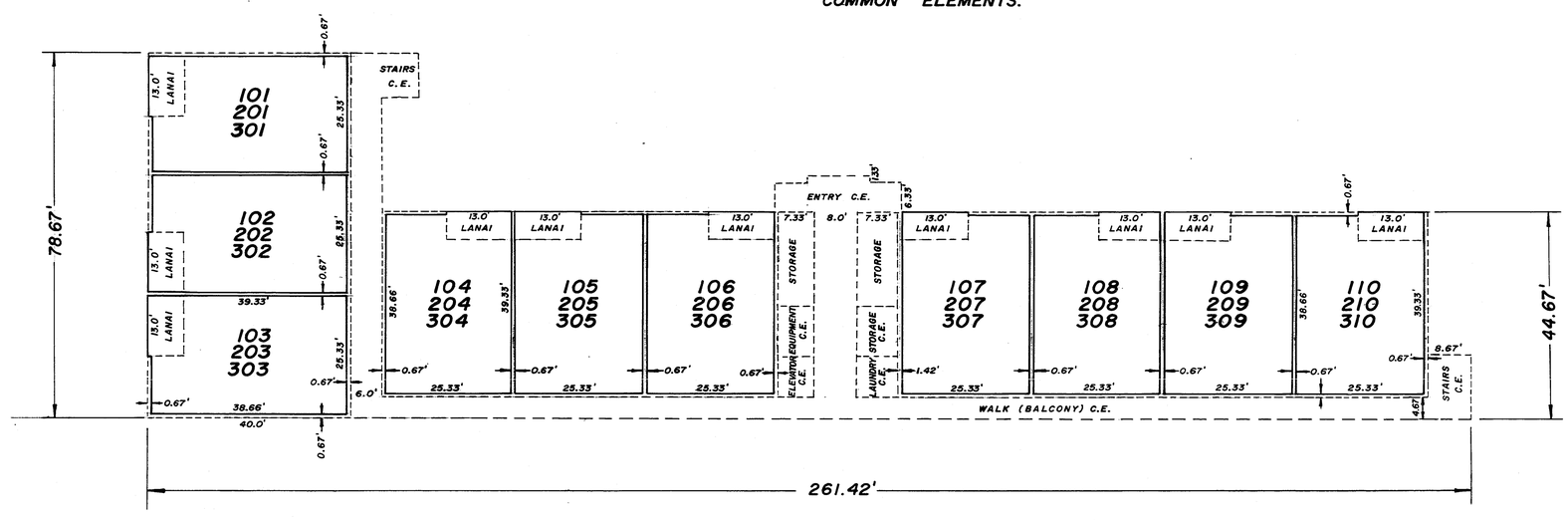
A CONDOMINIUM

DEFINITION OF A UNIT

OWNERSHIP OF UNITS SHALL EXTEND FROM THE HORIZONTAL PLANE OF THE UNFINISHED FLOOR TO THE HORIZONTAL PLANE OF THE UNFINISHED CEILING, AND FROM THE VERTICAL PLANE OF THE UNFINISHED INTERIOR SURFACE OF THE COMMON BOUNDARY WALLS TO THE VERTICAL PLANE OF THE UNFINISHED INTERIOR SURFACE OF THE EXTERIOR WALLS, AND SHALL INCLUDE ALL DOORS, WINDOWS, AND EQUIPMENT ATTACHED TO OR EXCLUSIVELY SERVICING SUCH UNIT. THE BOUNDARIES OF THE UNITS ARE AS SHOWN ON THIS PLAT; HOWEVER THE ACTUAL LOCATIONS, AS THE SAME MAY EXIST FROM TIME TO TIME, SHALL GOVERN.

ALL LANDS AND IMPROVEMENTS, EXCEPT FOR SUCH UNITS, ARE "COMMON ELEMENTS."

SCALE: 1" = 20'



ELEVATIONS

(ELEVATIONS BASED ON COUNTY DATUM: M.S.L = 0.00)

FLOOR NO.	UNIT NO.	FLOOR ELEV.	LANAI FLOOR ELEV.	CEILING ELEVATION
1ST FLOOR	101-110	5.55	5.30	13.55
2ND FLOOR	201-210	14.25	14.00	22.25
3RD FLOOR	301-310	22.95	22.70	30.95

C.E. = COMMON ELEMENT

WILLIAM HEBB & ASSOCIATES
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777 S. PALM AVENUE SARASOTA, FLORIDA

FILED AND RECORDED
CHARLES E. JOY CLERK
SARASOTA CO. FLA.
APR 19 2 24 PM '77
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