EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

DESCRIPTION

(SEE SHEET No. 2 FOR PLOT PLAN)

A PARCEL OF LAND LYING AND BEING IN SEC. 6, TWP. 39S, RGE. 19E, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:———

COMMENCE AT THE S.E. CORNER OF SAID SEC. 6; THENCE N89° 31' 14"W, ALONG THE SOUTH LINE OF SAID SEC. 6 FOR A DISTANCE OF 560.77'; THENCE N0°28'46"E, 40.00' FOR A POINT OF BEGINNING; THENCE CONTINUE N0°28'46"E, 40.00'; THENCE N27° 41' 27"W, 324.08'; THENCE N62°18'33"E, 98.85'; THENCE N2°18'33"E, 180.38'; THENCE N57° 41 27"W, 151.12' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 100.00', A CENTRAL ANGLE OF 22° 13'33" AND A CHORD BEARING OF N31°46'06"E; THENCE NE'LY ALONG ARC OF SAID CURVE 38.79' TO THE POINT OF TANGENCY; THENCE N20° 39' 19"E, 53.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 400.00' AND A CENTRAL ANGLE OF 28°13'05"; THENCE N'LY ALONG ARC OF SAID CURVE 197.00' TO THE POINT OF TANGENCY; THENCE N7°33'46"W, 255.00' TO THE P.C. OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 770.00' AND A CENTRAL ANGLE OF 21°57'04"; THENCE N'LY ALONG ARC OF SAID CURVE 295.00' TO THE POINT OF TANGENCY; THENCE N14° 23' 18"E, 160.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00' AND A CENTRAL ANGLE OF 21°35'25"; THENCE N'LY ALONG ARC OF SAID CURVE 169.57; THENCE S82° 47'53"W AND RADIAL TO SAID CURVE 162.32'; THENCE S 25° 37' 32"E 33.93'; THENCE S3° 41'20"E, 49.09'; THENCE S16°-33'54"W, 215.13'; THENCE S60° 45'36"W, 175.03'; THENCE S30° 46' 43"W, 75.80'; THENCE S12°57'23"E, 76.90'; THENCE S40° 47' 12"E, 184.39'; THENCE S86°52'06"W, 252.36'; THENCE S46°55'26"W, 30.67'; S6°58'55"W, 148.32'; THENCE S27°54'34"E, 154.77'; THENCE S76° 39'26"W, 158.15'; THENCE S56°54'34"W, 80.99'; THENCE S25°42'06"W, 75.58'; THENCE S47°14'03"W, 150.75'; THENCE S86°31'17"W, 132.91; THENCE S77°28'40"W, 247.68' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 570.71' AND A CENTRAL ANGLE OF 26°37'53" AND A CHORD BEARING OF S10°37'03"W; THENCE SW'LY ALONG ARC OF SAID CURVE 265.27' TO THE POINT OF TANGENCY; THENCE S23°56'00"W, 224.54' THENCE S89°31'14"E, PARALLEL TO AND 40' N'LY OF THE SOUTH LINE OF THE SE 1/4 OF SAID SEC. 6 FOR A DISTANCE OF 1445.30' TO THE P.O.B.

ALL LYING AND BEING IN SEC. 6, TWP. 39S, RGE 19E, SARASOTA COUNTY, FLORIDA LESS ROAD R/W'S OF RECORD.
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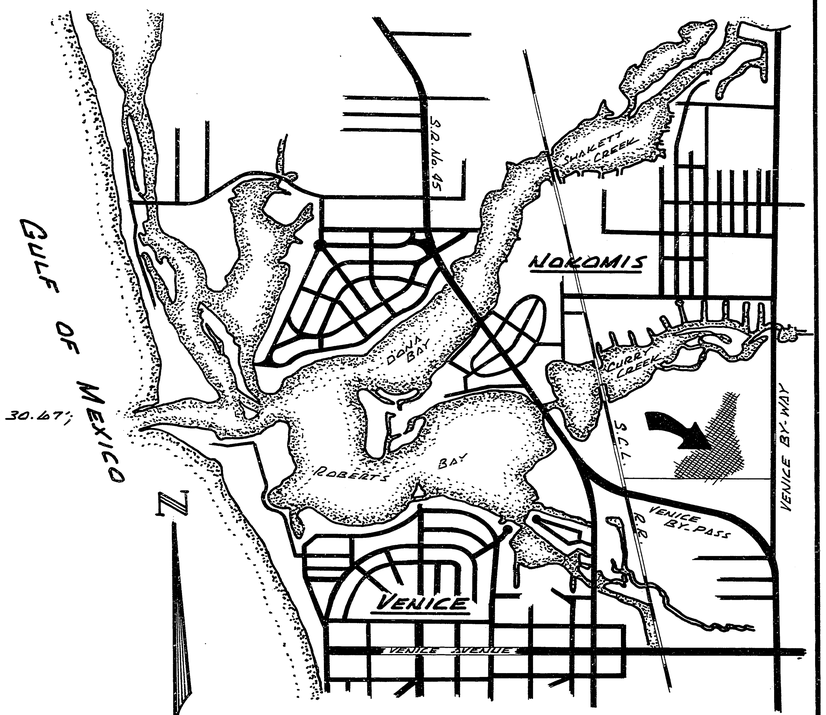


LOCATION MAP

0 1/4 1/2 3/4 1 MI.
SCALE IN MILES

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LANDS AS SHOWN HEREON AND FURTHER CERTIFY THAT THIS PLAT PLAN, RECORDED IN CONDOMINIUM BOOK 6, PAGE 53-53J, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH THE WORDING OF THE DECLARATION AND EXHIBITS, RECORDED IN OFFICIAL RECORD BOOK 1014, PAGE 1398 THRU 1827, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IS A TRUE REPRESENTATION OF THE PROPOSED IMPROVEMENTS AND IF CONSTRUCTED AS SHOWN HEREON, IT CAN BE DETERMINED THEREFROM, THE IDENTIFICATION, LOCATION, DIMENSIONS, AND SIZES OF THE COMMON ELEMENTS OF EACH UNIT.

WILLIAM H. HEBB CERTIFICATE No. 1821 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DATE OF SURVEY: JUNE 1973

COBIA & HEBB, INC.
William H. Hebb
WILLIAM H. HEBB, REG. SURVEYOR
FLORIDA CERTIFICATE No. 1821

ASSOCIATE: — ARCHIE B. BROWN REG. SURVEYOR
FLORIDA CERTIFICATE No. 746

COBIA & HEBB, INC.
PROFESSIONAL LAND SURVEYORS
633 EAST VENICE AVE.
VENICE, FLORIDA

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA

BOUNDARY INFORMATION SHEET

SEE SHEET No's. 8 9 & 10 FOR VILLA AND 4 PLEX UNIT LOCATIONS AND TYPES.

SEE SHEET No's. 3 & 4 FOR VILLA AND 4-PLEX UNIT DIMENSIONS.

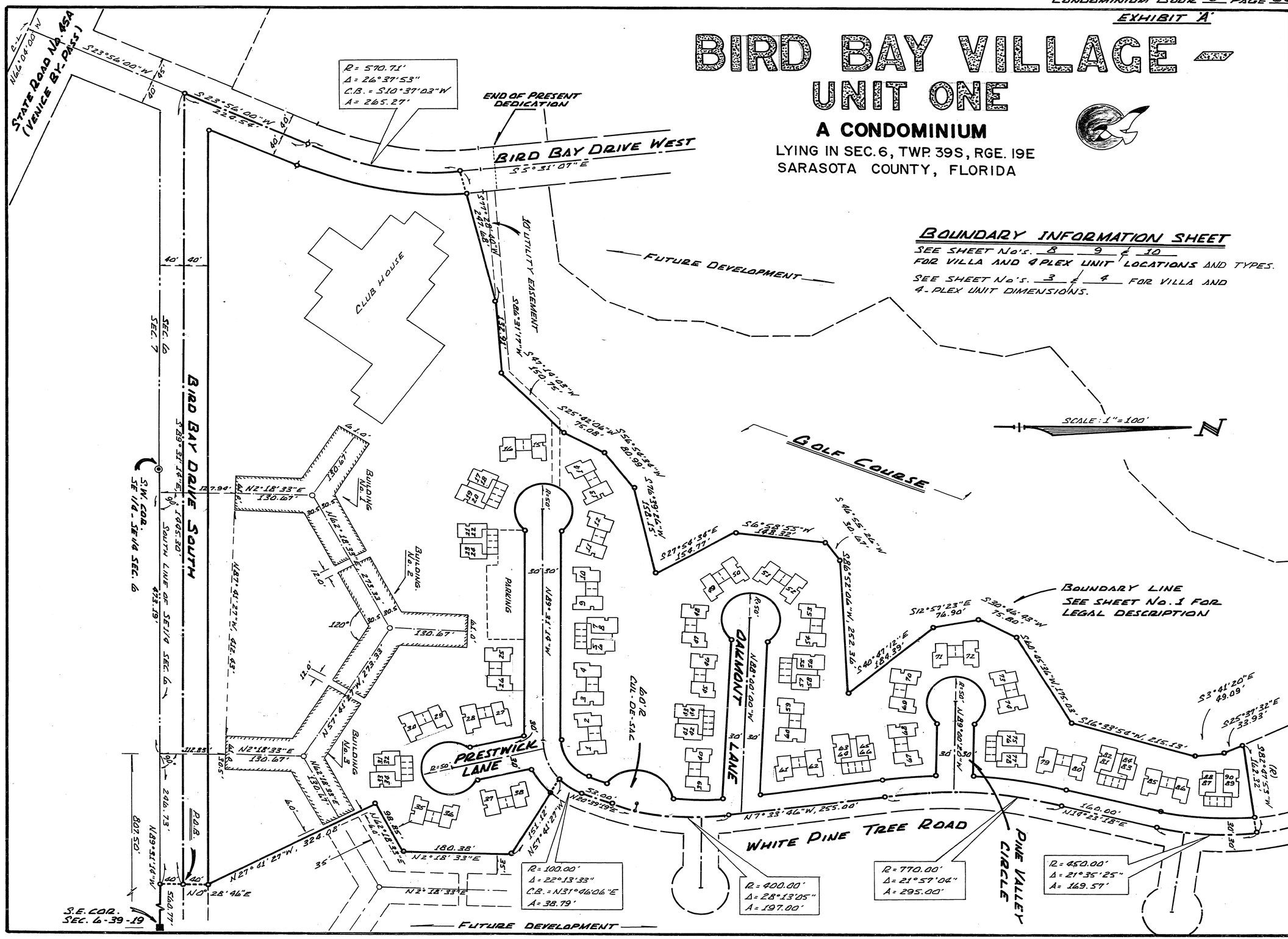


EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E

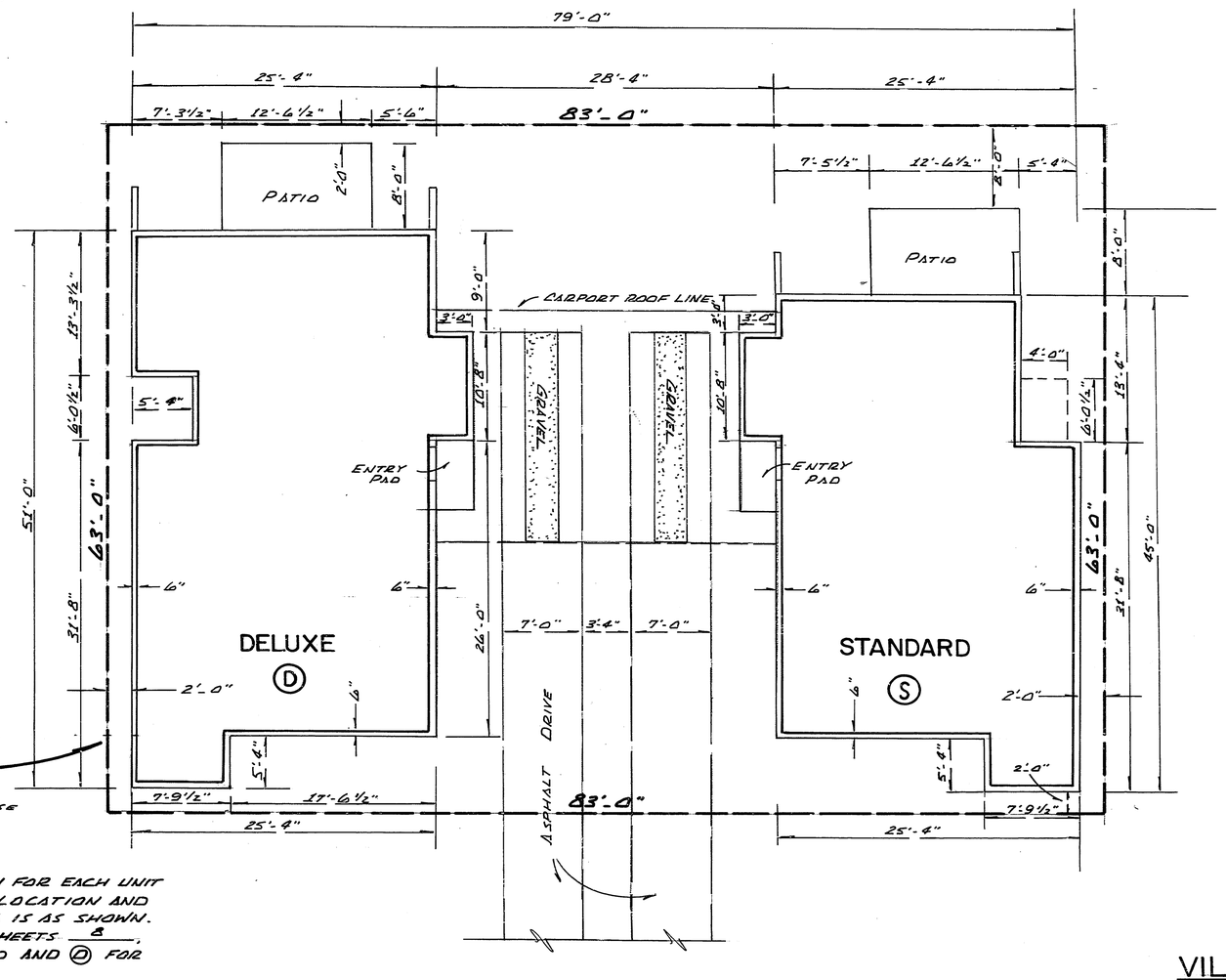
ELEVATION SCHEDULE

FLOOR ELEVATIONS FOR VILLA UNITS

UNIT No.	FL. EL.	UNIT No.	FL. EL.
1	13.40'	45	15.30'
2	13.40'	46	15.30'
3	13.70'	47	15.60'
4	13.70'	48	15.60'
9	14.10'	49	15.60'
10	14.10'	50	15.60'
11	14.40'	51	15.60'
12	14.40'	52	15.60'
13	14.60'	53	15.60'
14	14.60'	54	15.60'
15	14.60'	59	15.10'
16	14.60'	60	15.10'
25	13.70'	61	14.80'
26	13.70'	62	14.80'
27	13.50'	67	14.50'
28	13.50'	68	14.50'
29	13.80'	69	15.00'
30	13.80'	70	15.00'
35	13.80'	71	15.00'
36	13.80'	72	15.00'
37	13.50'	73	15.00'
38	13.50'	74	15.00'
39	14.50'	79	15.00'
40	14.50'	80	15.00'
		85	15.00'
		86	15.00'

NOTE: CEILING ELEVATIONS VARY

DATUM: M.S.L. = 0.00'



CONDOMINIUM AREA BOUNDARY LINE (TYPICAL)
EXCEPTIONS ARE OTHERWISE NOTED

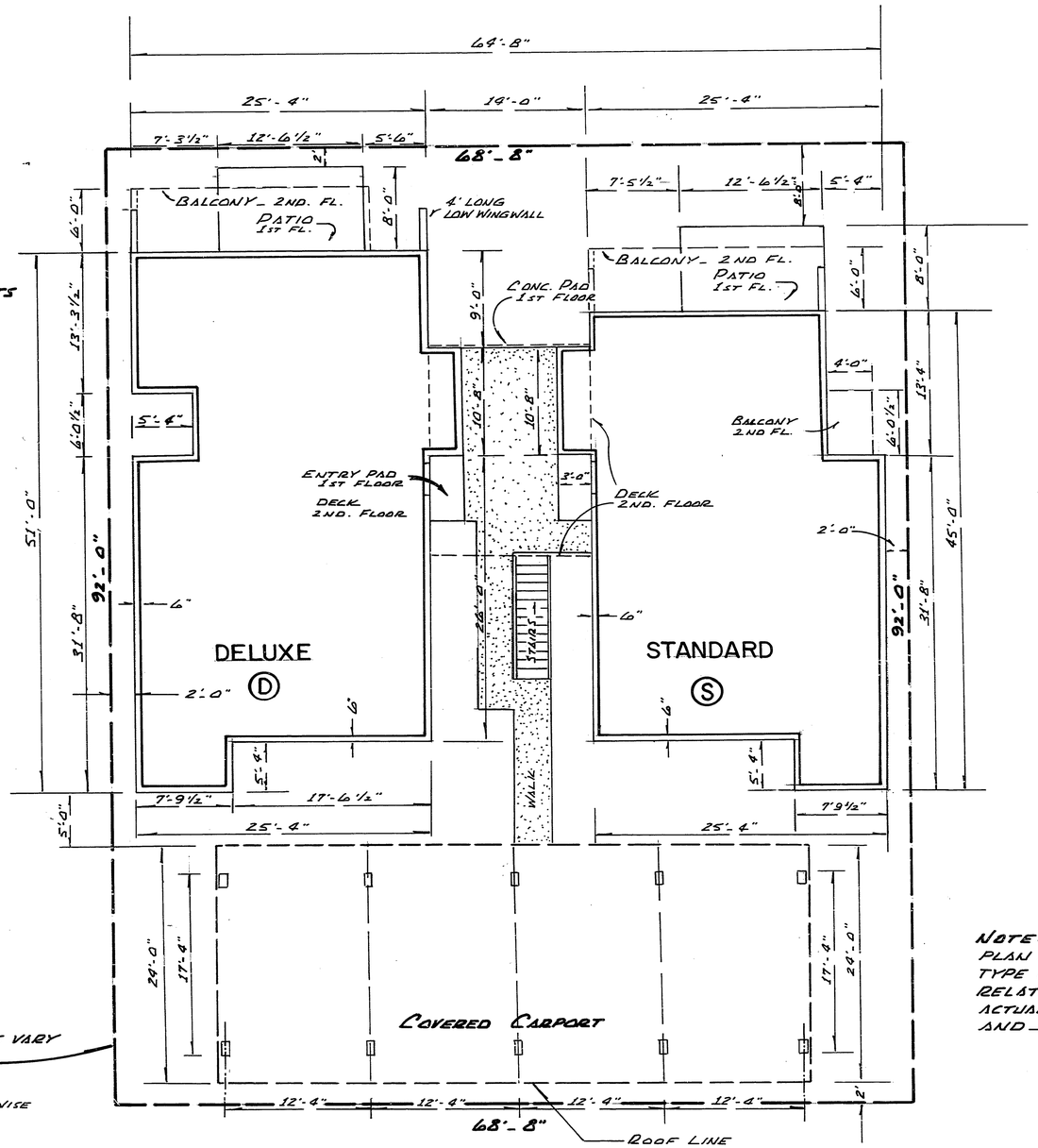
NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS). LOCATION AND RELATION BETWEEN UNITS WITHIN VILLA IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

VILLA

SCALE: 1/8" = 1-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



ELEVATION SCHEDULE

ELEVATIONS FOR 4-PLEX UNITS

UNIT No.	FLOOR ELEV.	CEILING ELEV.
5	13.90'	21.98'
6	23.07'	°
7	13.90'	21.98'
8	23.07'	°
17	14.60'	22.68'
18	23.77'	°
19	14.60'	22.68'
20	23.77'	°
21	14.40'	22.48'
22	23.57'	°
23	14.40'	22.48'
24	23.57'	°
31	13.80'	21.88'
32	22.97'	°
33	13.80'	21.88'
34	22.97'	°
41	15.10'	23.18'
42	24.27'	°
43	15.10'	23.18'
44	24.27'	°
55	15.30'	23.38'
56	24.47'	°
57	15.30'	23.38'
58	24.47'	°
63	15.00'	23.08'
64	24.17'	°
65	15.00'	23.08'
66	24.17'	°
75	14.70'	22.78'
76	23.87'	°
77	14.70'	22.78'
78	23.87'	°
81	15.30'	23.38'
82	24.47'	°
83	15.30'	23.38'
84	24.47'	°
87	14.70'	22.78'
88	23.87'	°
89	14.70'	22.78'
90	23.87'	°

° CEILING ELEVATIONS ON 2ND. FLOOR UNITS VARY

CONDOMINIUM AREA BOUNDARY (TYPICAL)

EXCEPTIONS ARE OTHERWISE NOTED

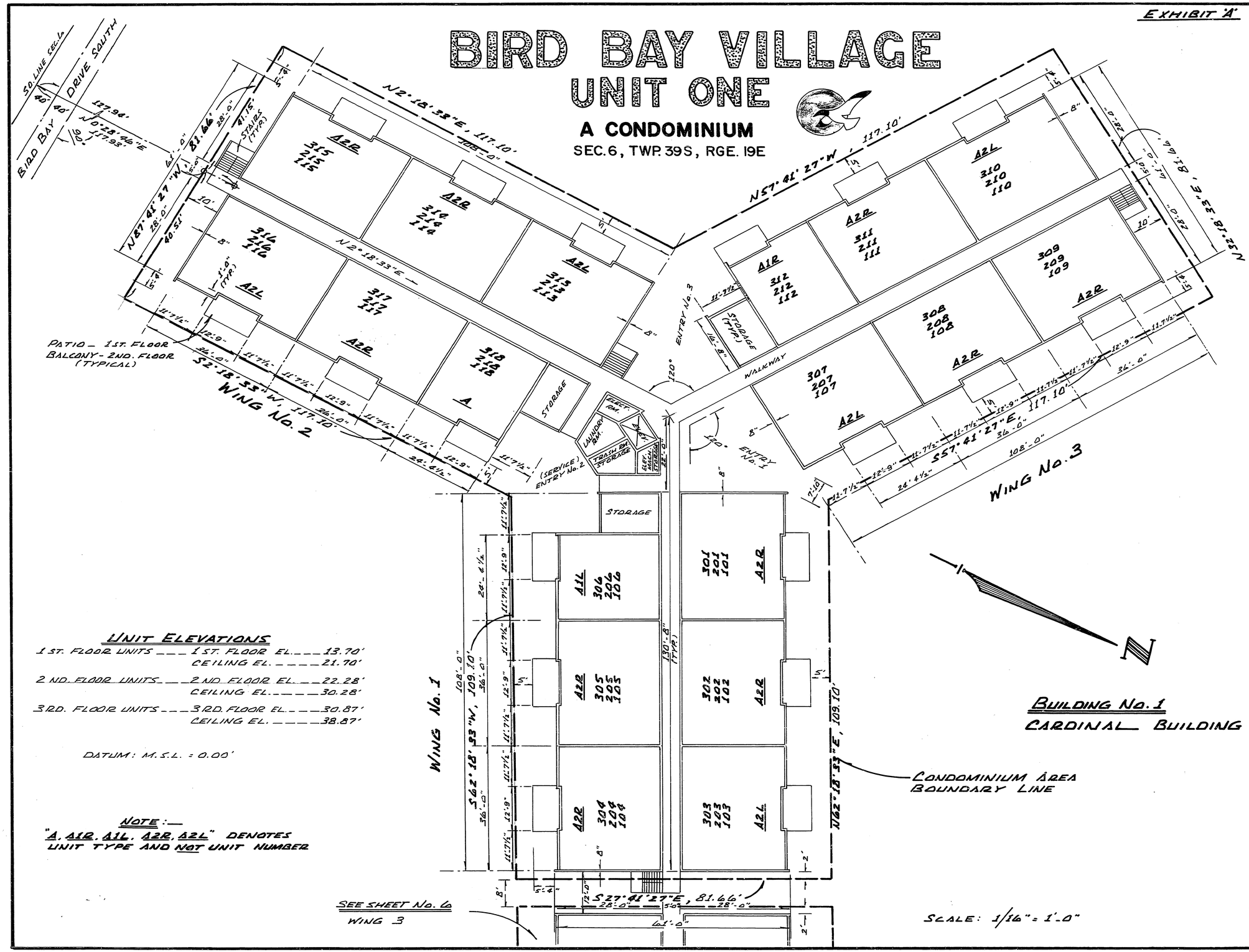
4-PLEX

NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS) LOCATION AND RELATION BETWEEN UNITS WITHIN 4-PLEX IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

SCALE: 1/8" = 1'-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E



UNIT ELEVATIONS

1 ST. FLOOR UNITS	1 ST. FLOOR EL.	13.70'
	CEILING EL.	21.70'
2 ND. FLOOR UNITS	2 ND. FLOOR EL.	22.28'
	CEILING EL.	30.28'
3 RD. FLOOR UNITS	3 RD. FLOOR EL.	30.87'
	CEILING EL.	38.87'

DATUM: M.S.L. = 0.00'

NOTE:—
"A, A1R, A1L, A2R, A2L" DENOTES UNIT TYPE AND NOT UNIT NUMBER

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

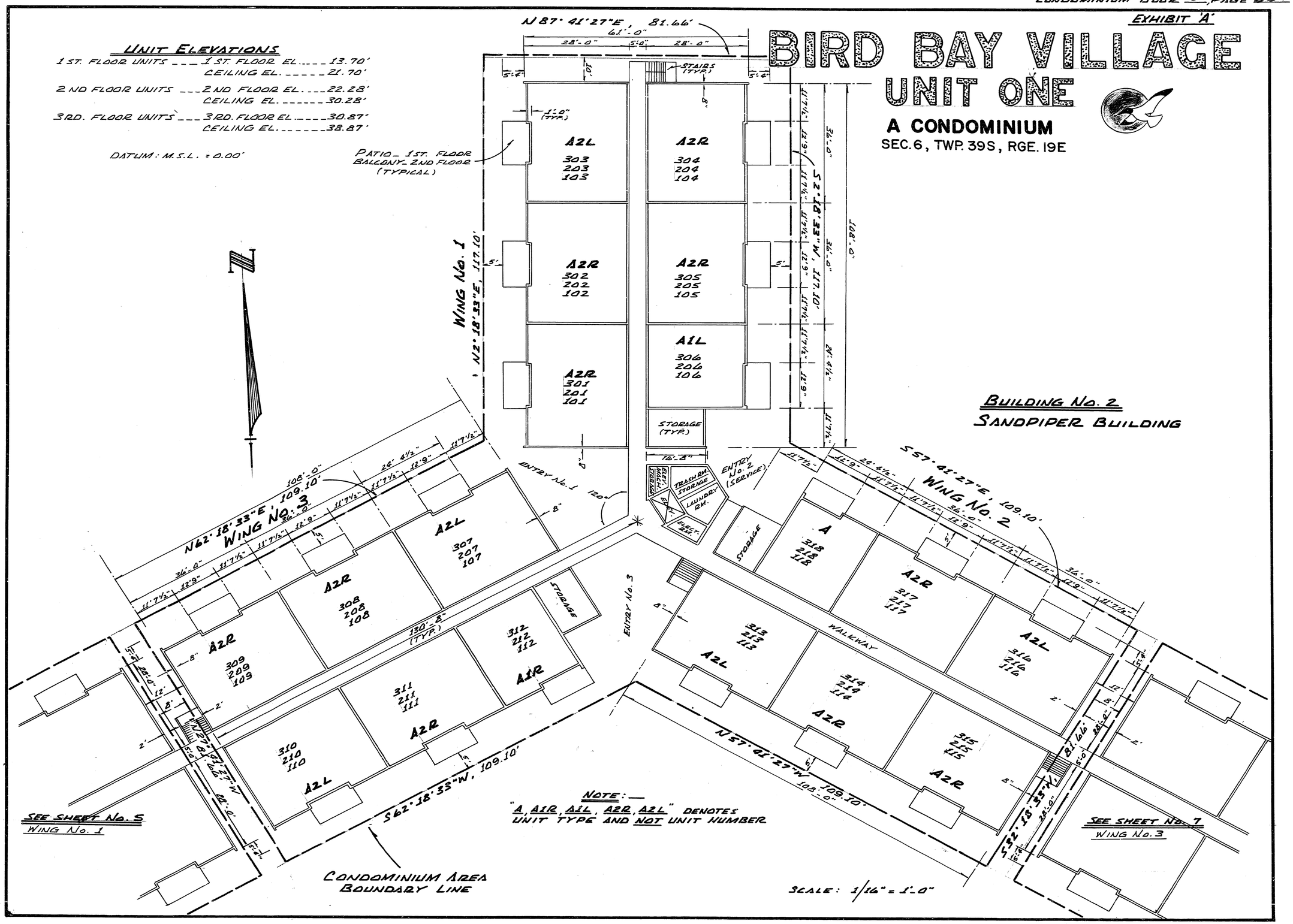
UNIT ELEVATIONS

1 ST. FLOOR UNITS — 1 ST. FLOOR EL. — 13.70'
CEILING EL. — 21.70'

2 ND FLOOR UNITS — 2 ND FLOOR EL. — 22.28'
CEILING EL. — 30.28'

3 RD. FLOOR UNITS — 3 RD. FLOOR EL. — 30.87'
CEILING EL. — 38.87'

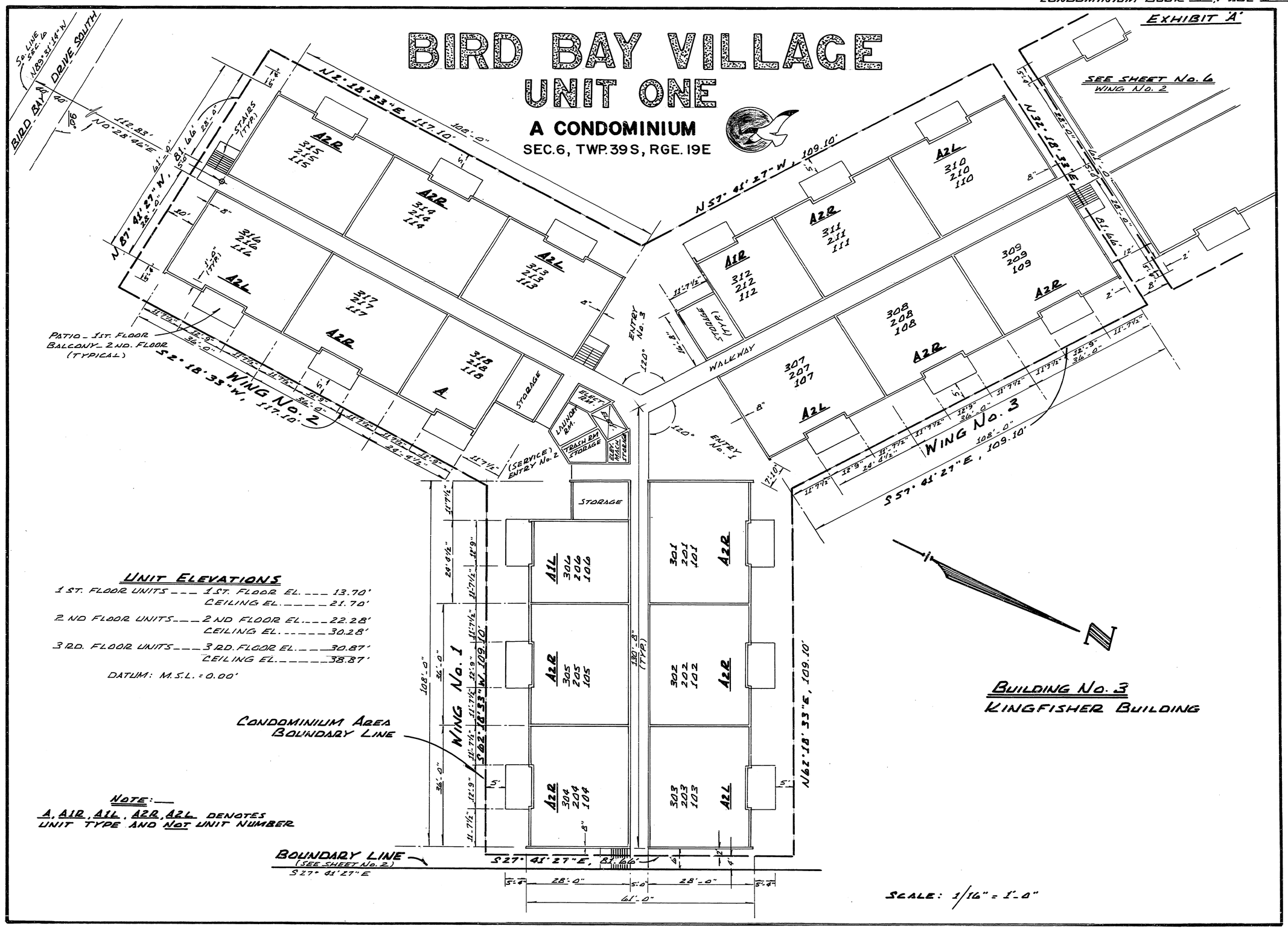
DATUM: M.S.L. = 0.00'



NOTE: — "A, A1R, A1L, A2R, A2L" DENOTES UNIT TYPE AND NOT UNIT NUMBER

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



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CEILING EL. — 38.87'

DATUM: M.S.L. = 0.00'

NOTE:
A, A1R, A1L, A2R, A2L DENOTES UNIT TYPE AND NOT UNIT NUMBER

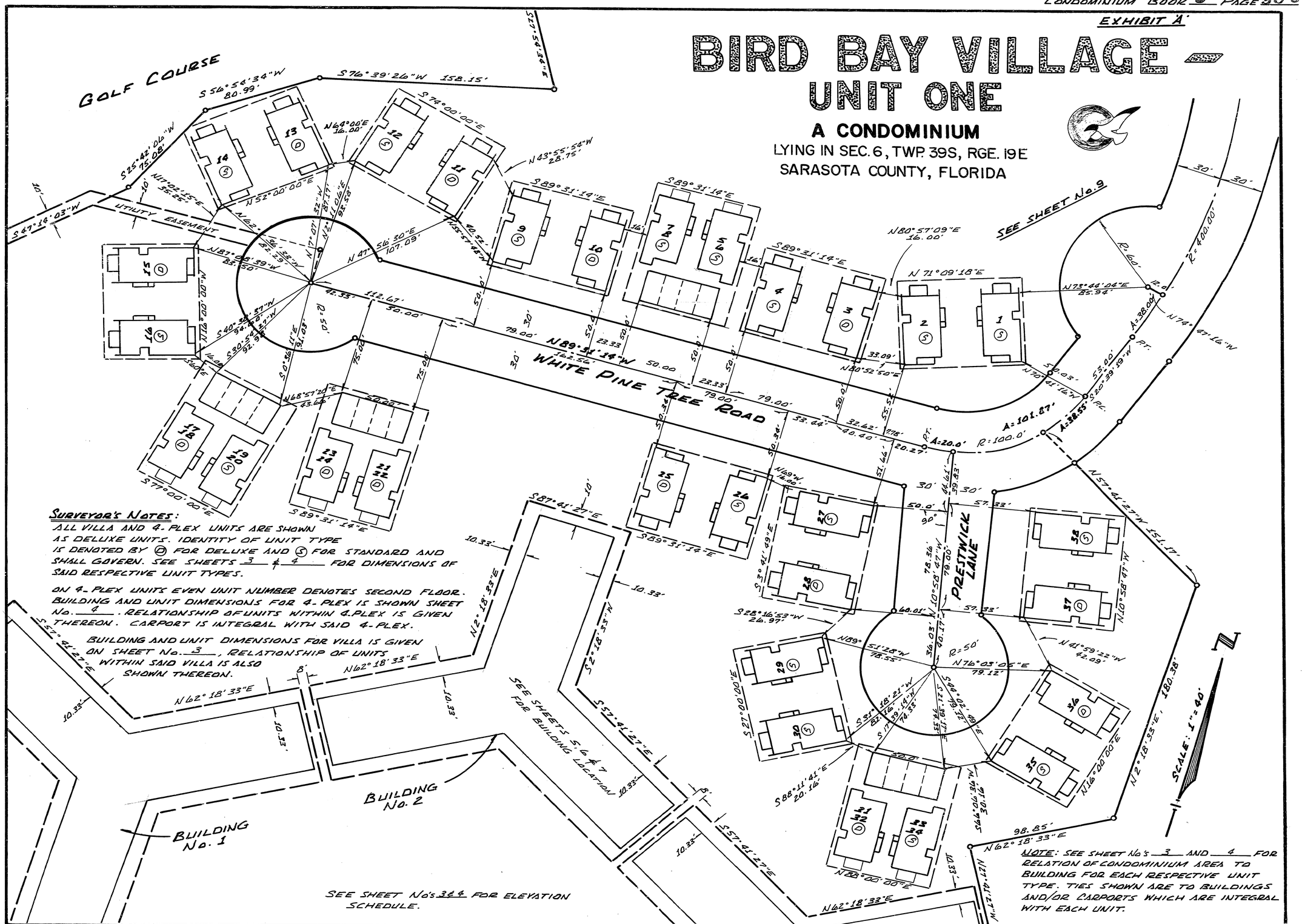
BUILDING No. 3
KINGFISHER BUILDING

EXHIBIT "A"

BIRD BAY VILLAGE — UNIT ONE

A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



SURVEYOR'S NOTES:

ALL VILLA AND 4-PLEX UNITS ARE SHOWN AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

ON 4-PLEX UNITS EVEN UNIT NUMBER DENOTES SECOND FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN SHEET No. 4. RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

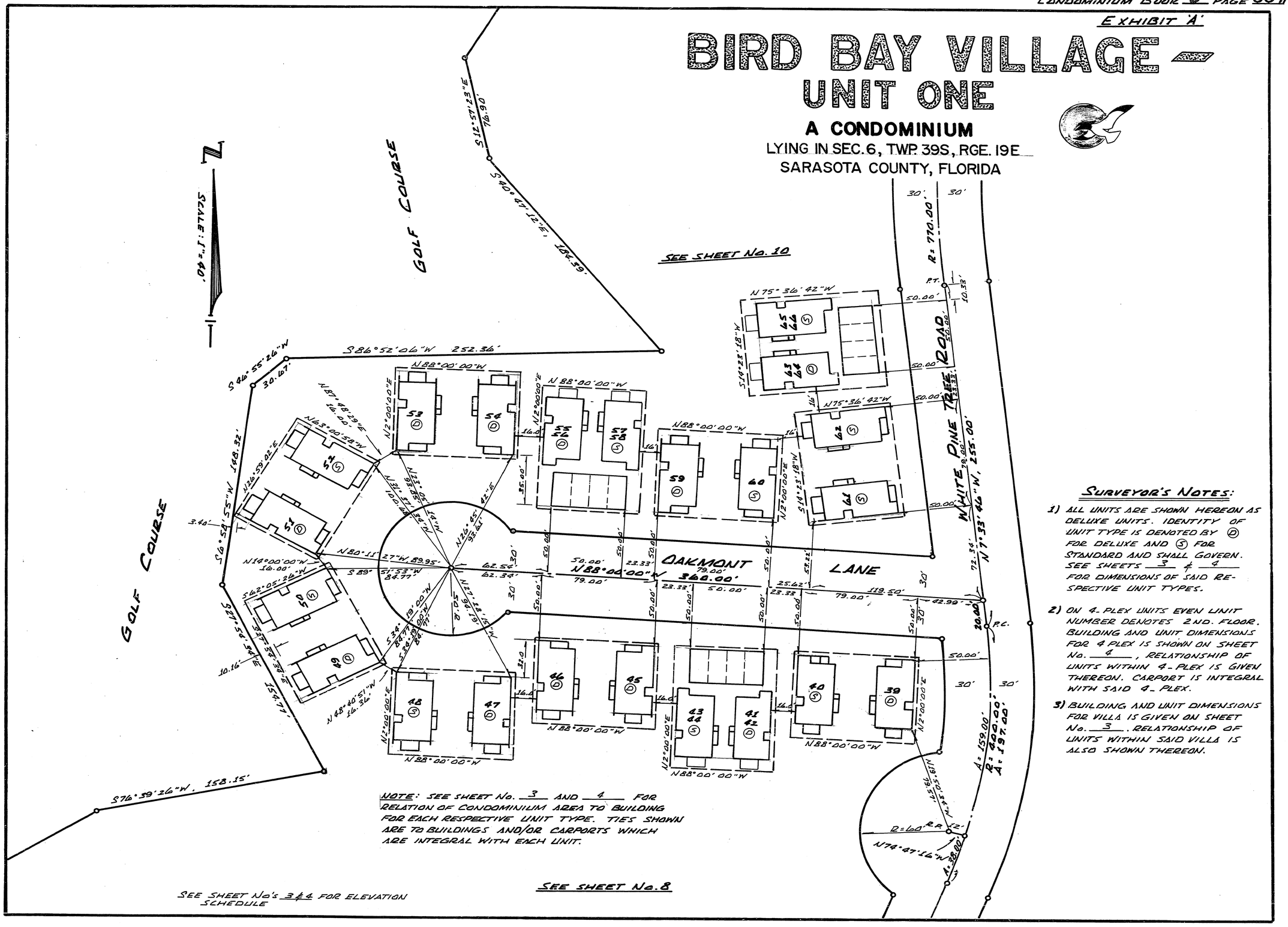
SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE.

NOTE: SEE SHEET No's 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



NOTE: SEE SHEET No. 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

SEE SHEET No. 8

SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE

SURVEYOR'S NOTES:

1) ALL UNITS ARE SHOWN HEREON AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

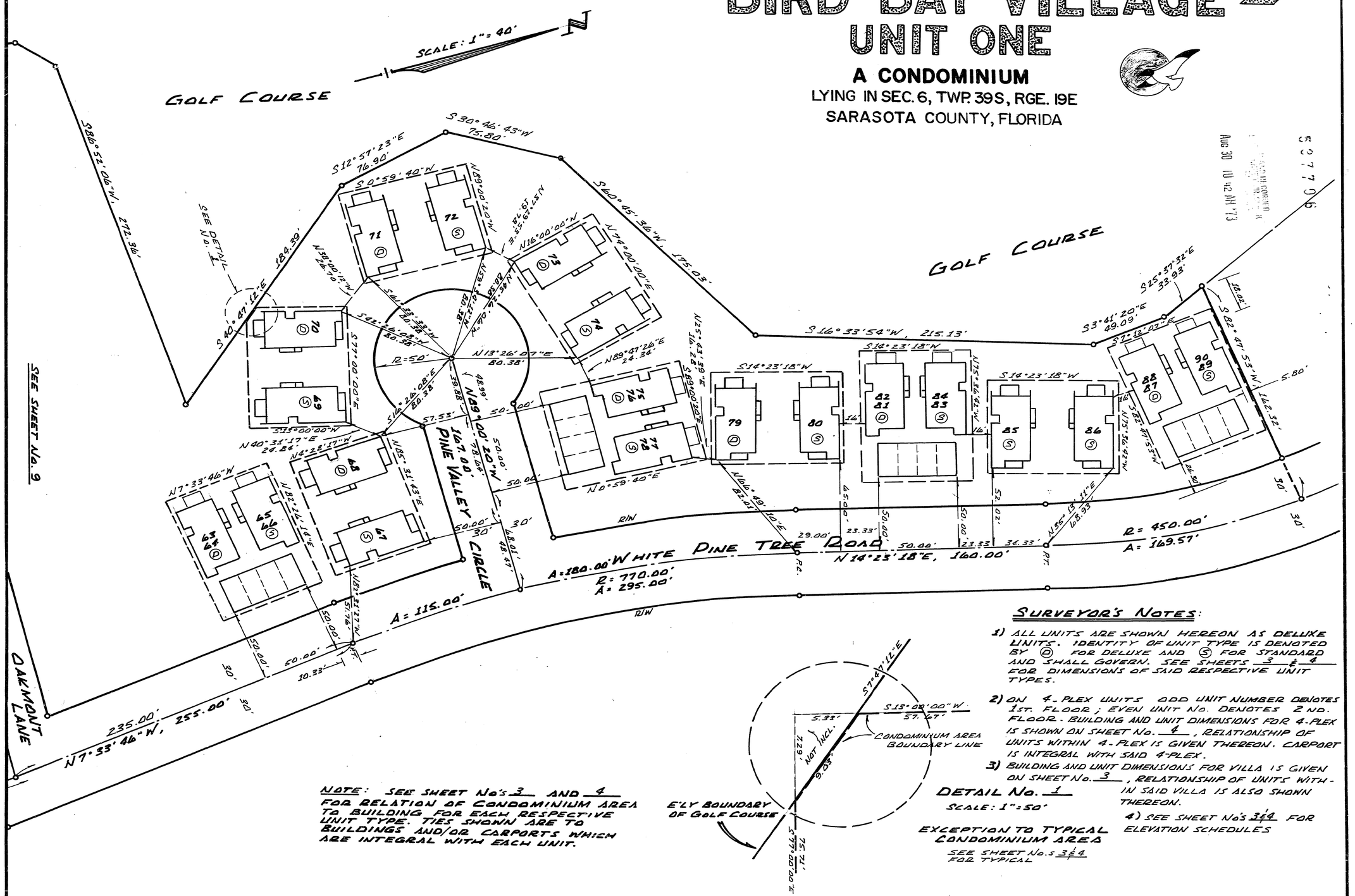
2) ON 4-PLEX UNITS EVEN UNIT NUMBER DENOTES 2ND. FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4 PLEX IS SHOWN ON SHEET No. 4, RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3. RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

EXHIBIT A

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



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DETAIL No. 1
SCALE: 1" = 50'

EXCEPTION TO TYPICAL CONDOMINIUM AREA
SEE SHEET No.s 3 & 4 FOR TYPICAL

SURVEYOR'S NOTES:

1) ALL UNITS ARE SHOWN HEREON AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

2) ON 4-PLEX UNITS ODD UNIT NUMBER DENOTES 1ST. FLOOR; EVEN UNIT No. DENOTES 2ND. FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN ON SHEET No. 4, RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

4) SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULES

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

DESCRIPTION

(SEE SHEET No. 2 FOR PLOT PLAN)

A PARCEL OF LAND LYING AND BEING IN SEC. 6, TWP. 39S, RGE. 19E, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:———

COMMENCE AT THE S.E. CORNER OF SAID SEC. 6; THENCE N89° 31' 14"W, ALONG THE SOUTH LINE OF SAID SEC. 6 FOR A DISTANCE OF 560.77'; THENCE N0°28'46"E, 40.00' FOR A POINT OF BEGINNING; THENCE CONTINUE N0°28'46"E, 40.00'; THENCE N27° 41' 27"W, 324.08'; THENCE N62°18'33"E, 98.85'; THENCE N2°18'33"E, 180.38'; THENCE N57° 41 27"W, 151.12' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 100.00', A CENTRAL ANGLE OF 22° 13'33" AND A CHORD BEARING OF N31°46'06"E; THENCE NE'LY ALONG ARC OF SAID CURVE 38.79' TO THE POINT OF TANGENCY; THENCE N20° 39' 19"E, 53.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 400.00' AND A CENTRAL ANGLE OF 28°13'05"; THENCE N'LY ALONG ARC OF SAID CURVE 197.00' TO THE POINT OF TANGENCY; THENCE N7°33'46"W, 255.00' TO THE P.C. OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 770.00' AND A CENTRAL ANGLE OF 21°57'04"; THENCE N'LY ALONG ARC OF SAID CURVE 295.00' TO THE POINT OF TANGENCY; THENCE N14° 23' 18"E, 160.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00' AND A CENTRAL ANGLE OF 21°35'25"; THENCE N'LY ALONG ARC OF SAID CURVE 169.57; THENCE S82° 47'53"W AND RADIAL TO SAID CURVE 162.32'; THENCE S 25° 37' 32"E 33.93'; THENCE S3° 41'20"E, 49.09'; THENCE S16°-33'54"W, 215.13'; THENCE S60° 45'36"W, 175.03'; THENCE S30° 46' 43"W, 75.80'; THENCE S12°57'23"E, 76.90'; THENCE S40° 47' 12"E, 184.39'; THENCE S86°52'06"W, 252.36'; THENCE S46°55'26"W, 30.67'; S6°58'55"W, 148.32'; THENCE S27°54'34"E, 154.77'; THENCE S76° 39'26"W, 158.15'; THENCE S56°54'34"W, 80.99'; THENCE S25°42'06"W, 75.58'; THENCE S47°14'03"W, 150.75'; THENCE S86°31'17"W, 132.91; THENCE S77°28'40"W, 247.68' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 570.71' AND A CENTRAL ANGLE OF 26°37'53" AND A CHORD BEARING OF S10°37'03"W; THENCE SW'LY ALONG ARC OF SAID CURVE 265.27' TO THE POINT OF TANGENCY; THENCE S23°56'00"W, 224.54' THENCE S89°31'14"E, PARALLEL TO AND 40' N'LY OF THE SOUTH LINE OF THE SE 1/4 OF SAID SEC. 6 FOR A DISTANCE OF 1445.30' TO THE P.O.B.

ALL LYING AND BEING IN SEC. 6, TWP. 39S, RGE 19E, SARASOTA COUNTY, FLORIDA LESS ROAD R/W'S OF RECORD.
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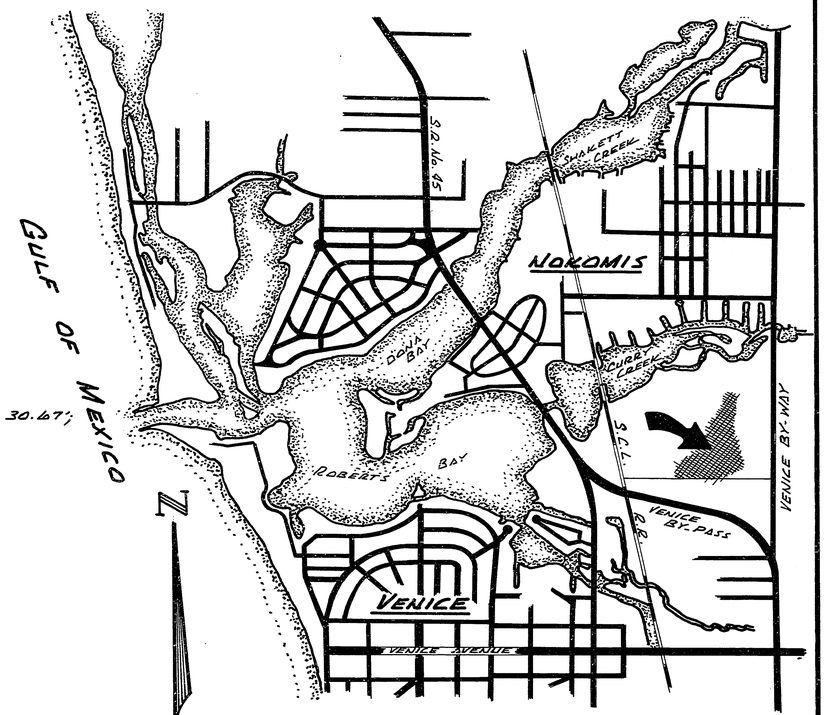

LOCATION MAP

0 1/4 1/2 3/4 1 MI.
SCALE IN MILES

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WILLIAM H. HEBB CERTIFICATE No. 1821 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DATE OF SURVEY: JUNE 1973

COBIA & HEBB, INC.
William H. Hebb
WILLIAM H. HEBB, REG. SURVEYOR
FLORIDA CERTIFICATE No. 1821

ASSOCIATE: — ARCHIE B. BROWN REG. SURVEYOR
FLORIDA CERTIFICATE No. 746

COBIA & HEBB, INC.
PROFESSIONAL LAND SURVEYORS
633 EAST VENICE AVE.
VENICE, FLORIDA

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA

BOUNDARY INFORMATION SHEET

SEE SHEET No's. 8 9 & 10 FOR VILLA AND 4 PLEX UNIT LOCATIONS AND TYPES.

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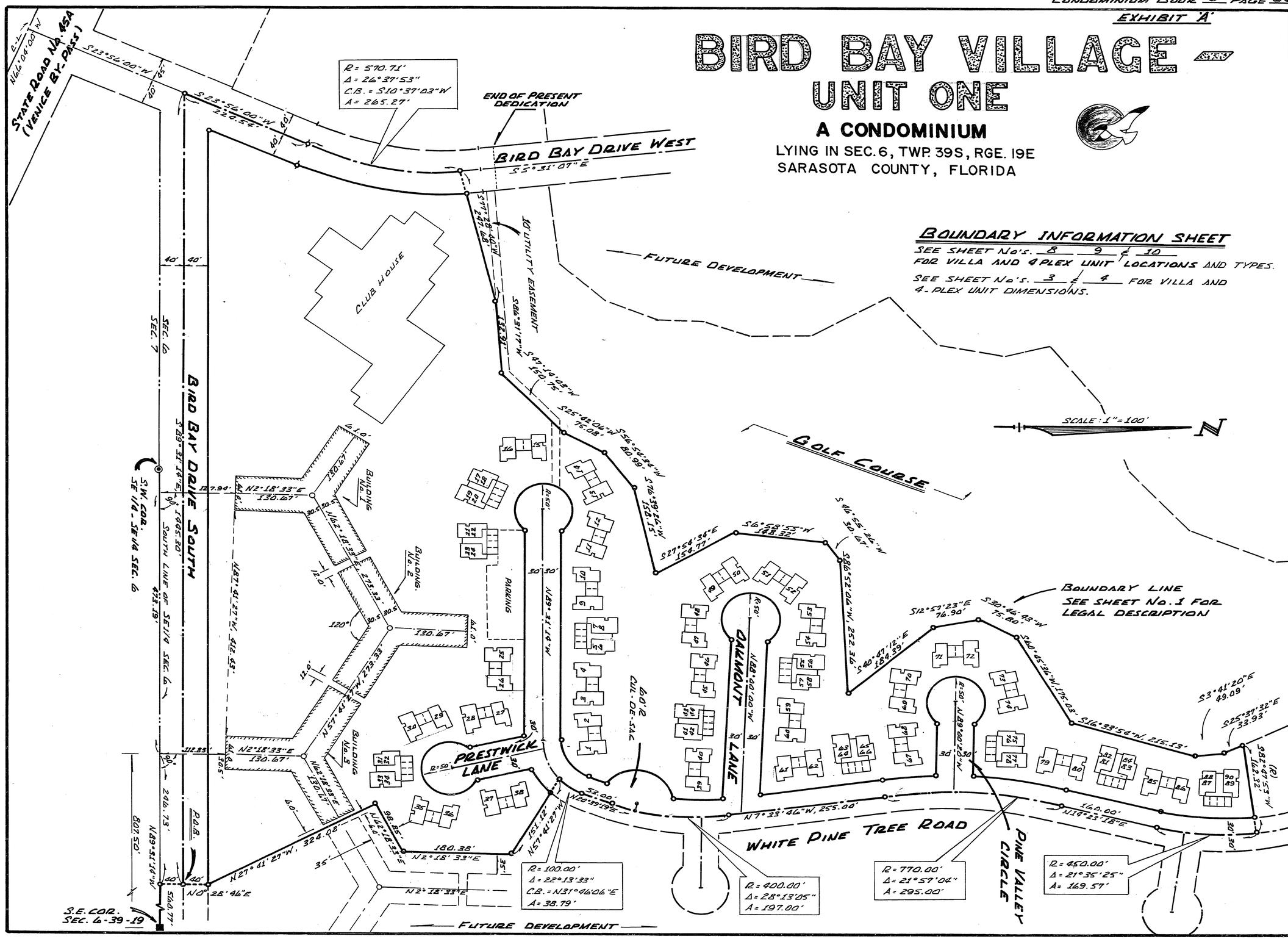

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UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E

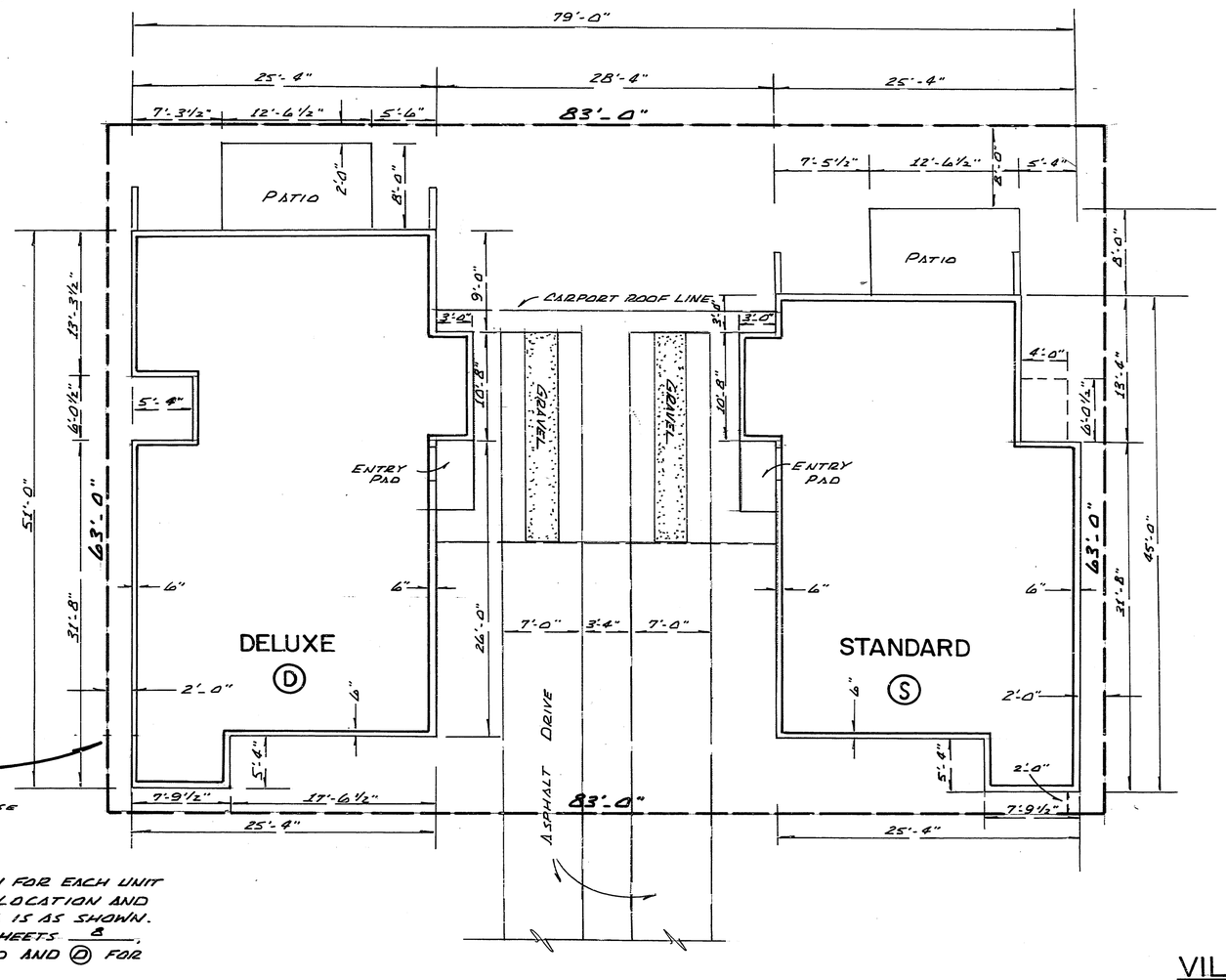
ELEVATION SCHEDULE

FLOOR ELEVATIONS FOR VILLA UNITS

UNIT No.	FL. EL.	UNIT No.	FL. EL.
1	13.40'	45	15.30'
2	13.40'	46	15.30'
3	13.70'	47	15.60'
4	13.70'	48	15.60'
9	14.10'	49	15.60'
10	14.10'	50	15.60'
11	14.40'	51	15.60'
12	14.40'	52	15.60'
13	14.60'	53	15.60'
14	14.60'	54	15.60'
15	14.60'	59	15.10'
16	14.60'	60	15.10'
25	13.70'	61	14.80'
26	13.70'	62	14.80'
27	13.50'	67	14.50'
28	13.50'	68	14.50'
29	13.80'	69	15.00'
30	13.80'	70	15.00'
35	13.80'	71	15.00'
36	13.80'	72	15.00'
37	13.50'	73	15.00'
38	13.50'	74	15.00'
39	14.50'	79	15.00'
40	14.50'	80	15.00'
		85	15.00'
		86	15.00'

NOTE: CEILING ELEVATIONS VARY

DATUM: M.S.L. = 0.00'



CONDOMINIUM AREA BOUNDARY LINE (TYPICAL)
EXCEPTIONS ARE OTHERWISE NOTED

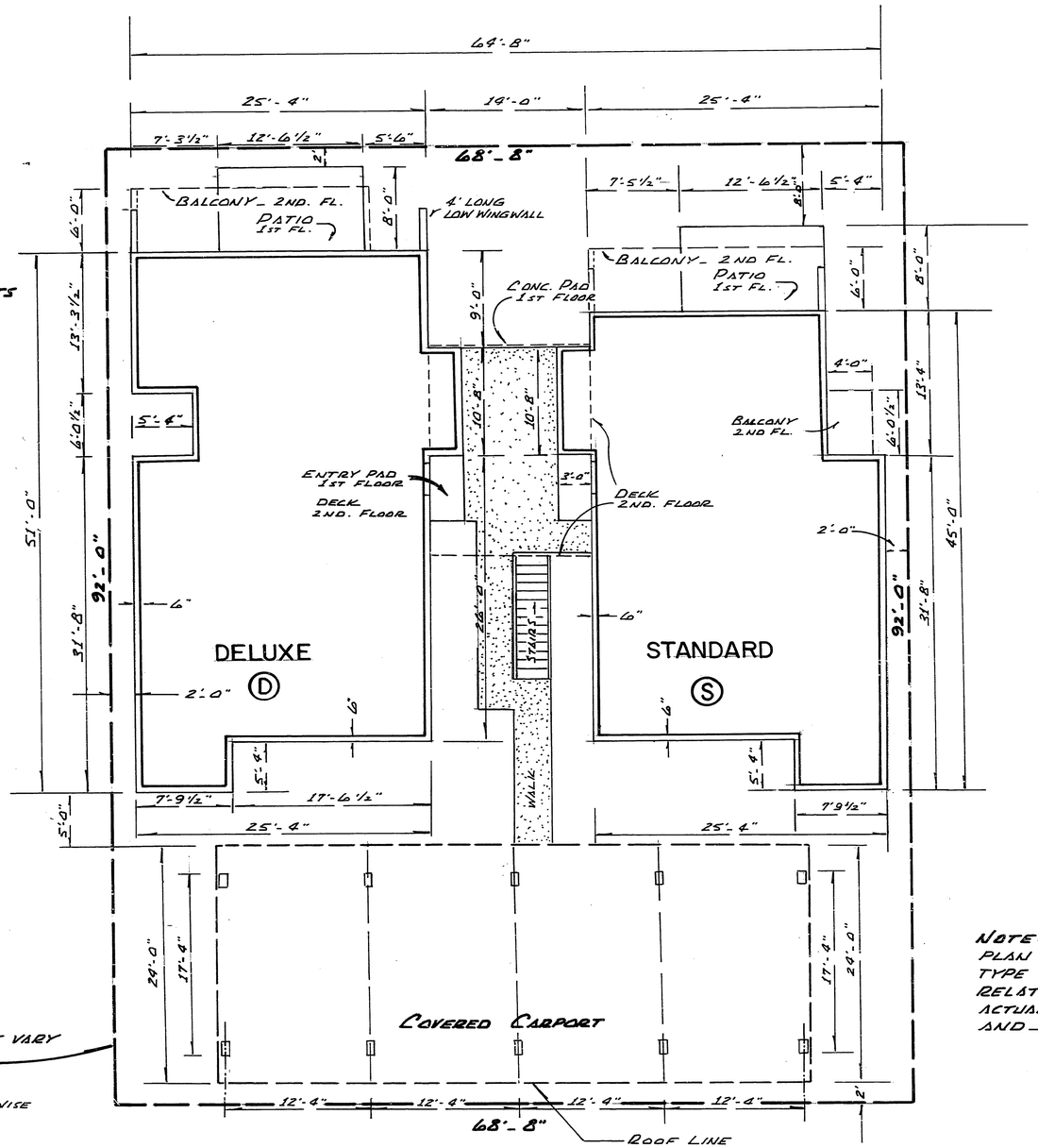
NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS). LOCATION AND RELATION BETWEEN UNITS WITHIN VILLA IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

VILLA

SCALE: 1/8" = 1-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



ELEVATION SCHEDULE

ELEVATIONS FOR 4-PLEX UNITS

UNIT No.	FLOOR ELEV.	CEILING ELEV.
5	13.90'	21.98'
6	23.07'	°
7	13.90'	21.98'
8	23.07'	°
17	14.60'	22.68'
18	23.77'	°
19	14.60'	22.68'
20	23.77'	°
21	14.40'	22.48'
22	23.57'	°
23	14.40'	22.48'
24	23.57'	°
31	13.80'	21.88'
32	22.97'	°
33	13.80'	21.88'
34	22.97'	°
41	15.10'	23.18'
42	24.27'	°
43	15.10'	23.18'
44	24.27'	°
55	15.30'	23.38'
56	24.47'	°
57	15.30'	23.38'
58	24.47'	°
63	15.00'	23.08'
64	24.17'	°
65	15.00'	23.08'
66	24.17'	°
75	14.70'	22.78'
76	23.87'	°
77	14.70'	22.78'
78	23.87'	°
81	15.30'	23.38'
82	24.47'	°
83	15.30'	23.38'
84	24.47'	°
87	14.70'	22.78'
88	23.87'	°
89	14.70'	22.78'
90	23.87'	°

° CEILING ELEVATIONS ON 2ND. FLOOR UNITS VARY

CONDOMINIUM AREA BOUNDARY (TYPICAL)

EXCEPTIONS ARE OTHERWISE NOTED

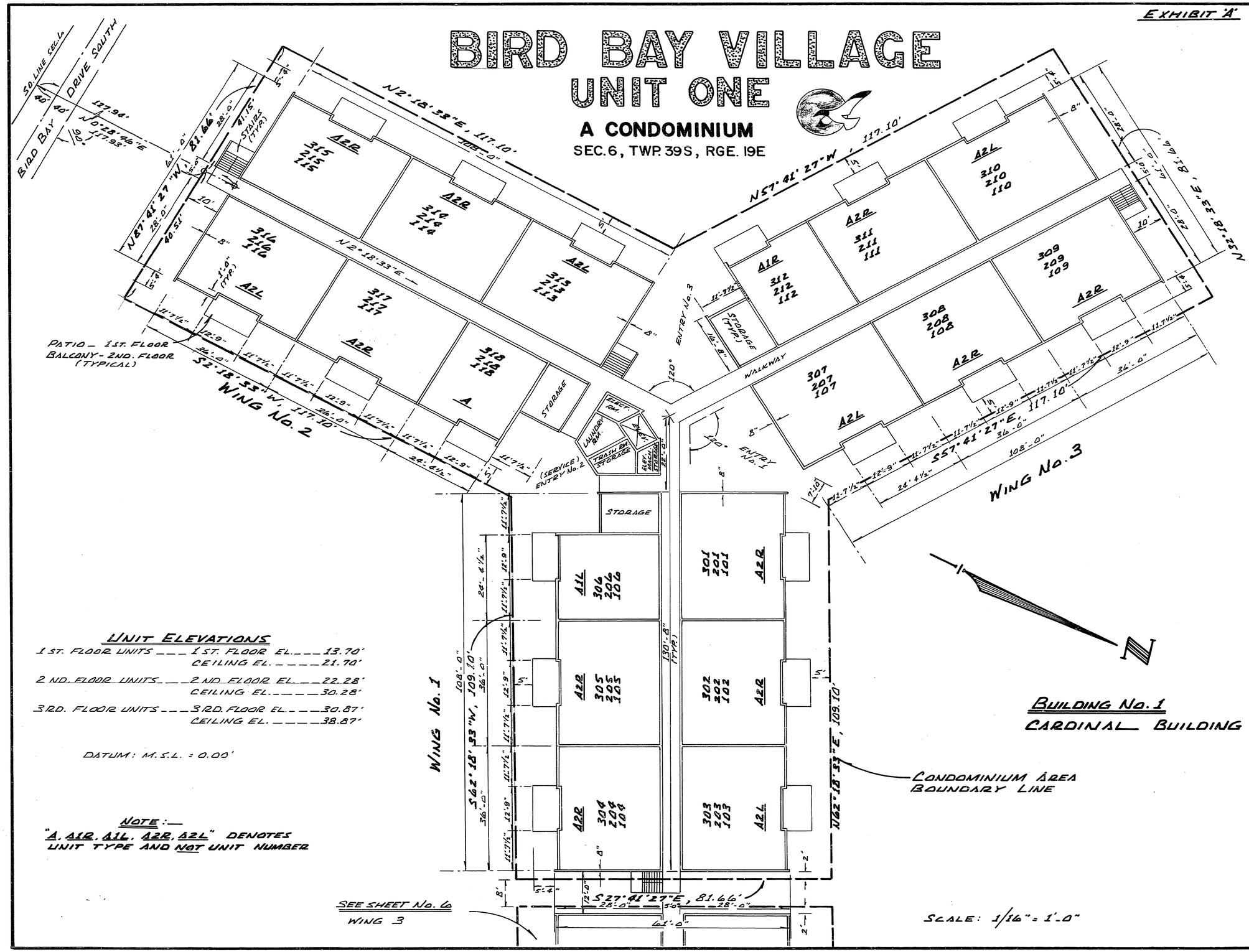
4-PLEX

NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS) LOCATION AND RELATION BETWEEN UNITS WITHIN 4-PLEX IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

SCALE: 1/8" = 1'-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E



UNIT ELEVATIONS

1 ST. FLOOR UNITS	1 ST. FLOOR EL.	13.70'
	CEILING EL.	21.70'
2 ND. FLOOR UNITS	2 ND. FLOOR EL.	22.28'
	CEILING EL.	30.28'
3 RD. FLOOR UNITS	3 RD. FLOOR EL.	30.87'
	CEILING EL.	38.87'

DATUM: M.S.L. = 0.00'

NOTE:—
"A, A1R, A1L, A2R, A2L" DENOTES UNIT TYPE AND NOT UNIT NUMBER

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

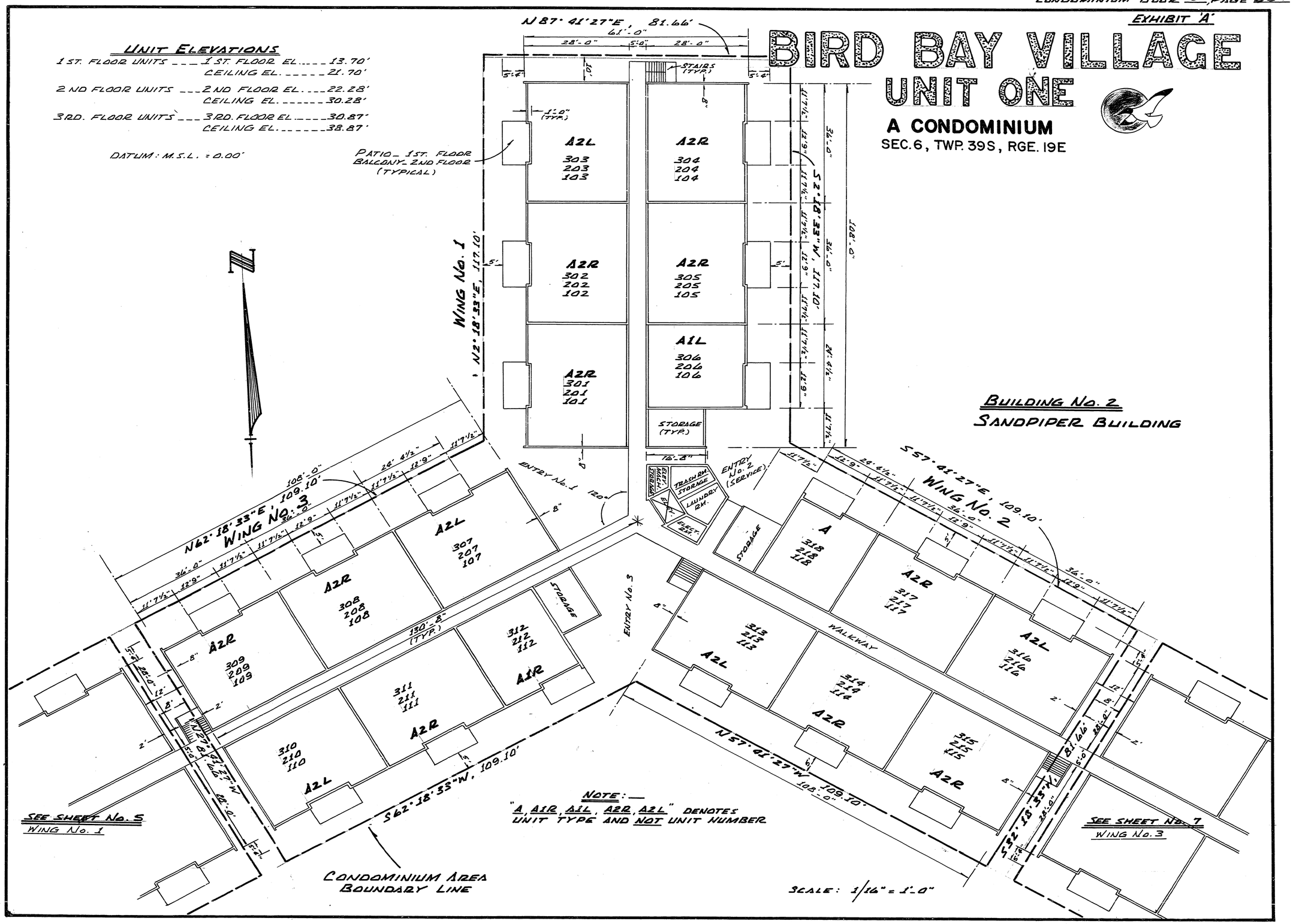
UNIT ELEVATIONS

1 ST. FLOOR UNITS — 1 ST. FLOOR EL. — 13.70'
CEILING EL. — 21.70'

2 ND FLOOR UNITS — 2 ND FLOOR EL. — 22.28'
CEILING EL. — 30.28'

3 RD. FLOOR UNITS — 3 RD. FLOOR EL. — 30.87'
CEILING EL. — 38.87'

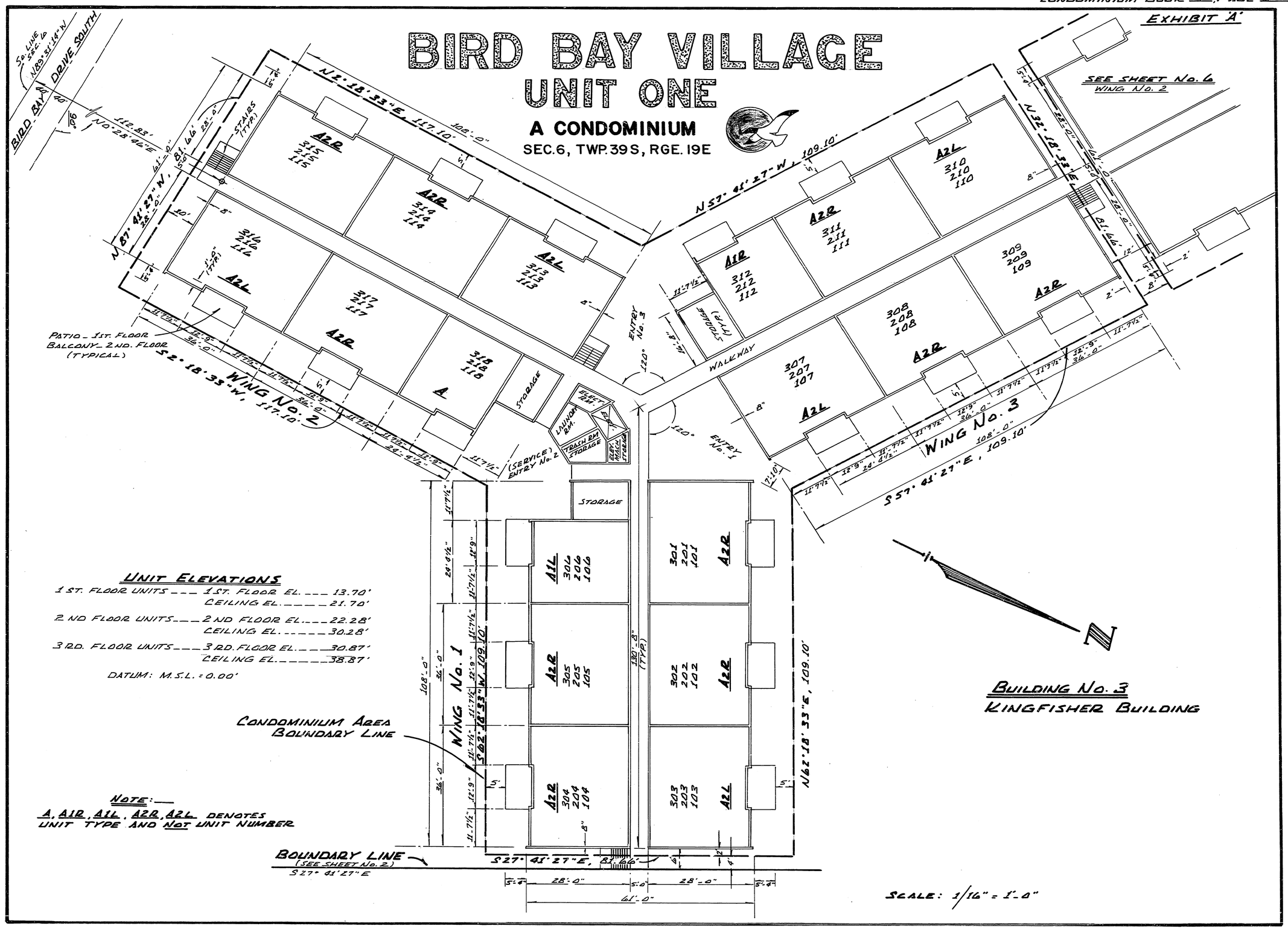
DATUM: M.S.L. = 0.00'



NOTE: — "A, A1R, A1L, A2R, A2L" DENOTES UNIT TYPE AND NOT UNIT NUMBER

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



UNIT ELEVATIONS

1 ST. FLOOR UNITS — 1 ST. FLOOR EL. — 13.70'
CEILING EL. — 21.70'

2 ND FLOOR UNITS — 2 ND FLOOR EL. — 22.28'
CEILING EL. — 30.28'

3 RD. FLOOR UNITS — 3 RD. FLOOR EL. — 30.87'
CEILING EL. — 38.87'

DATUM: M.S.L. = 0.00'

NOTE:
A, A1R, A1L, A2R, A2L DENOTES UNIT TYPE AND NOT UNIT NUMBER

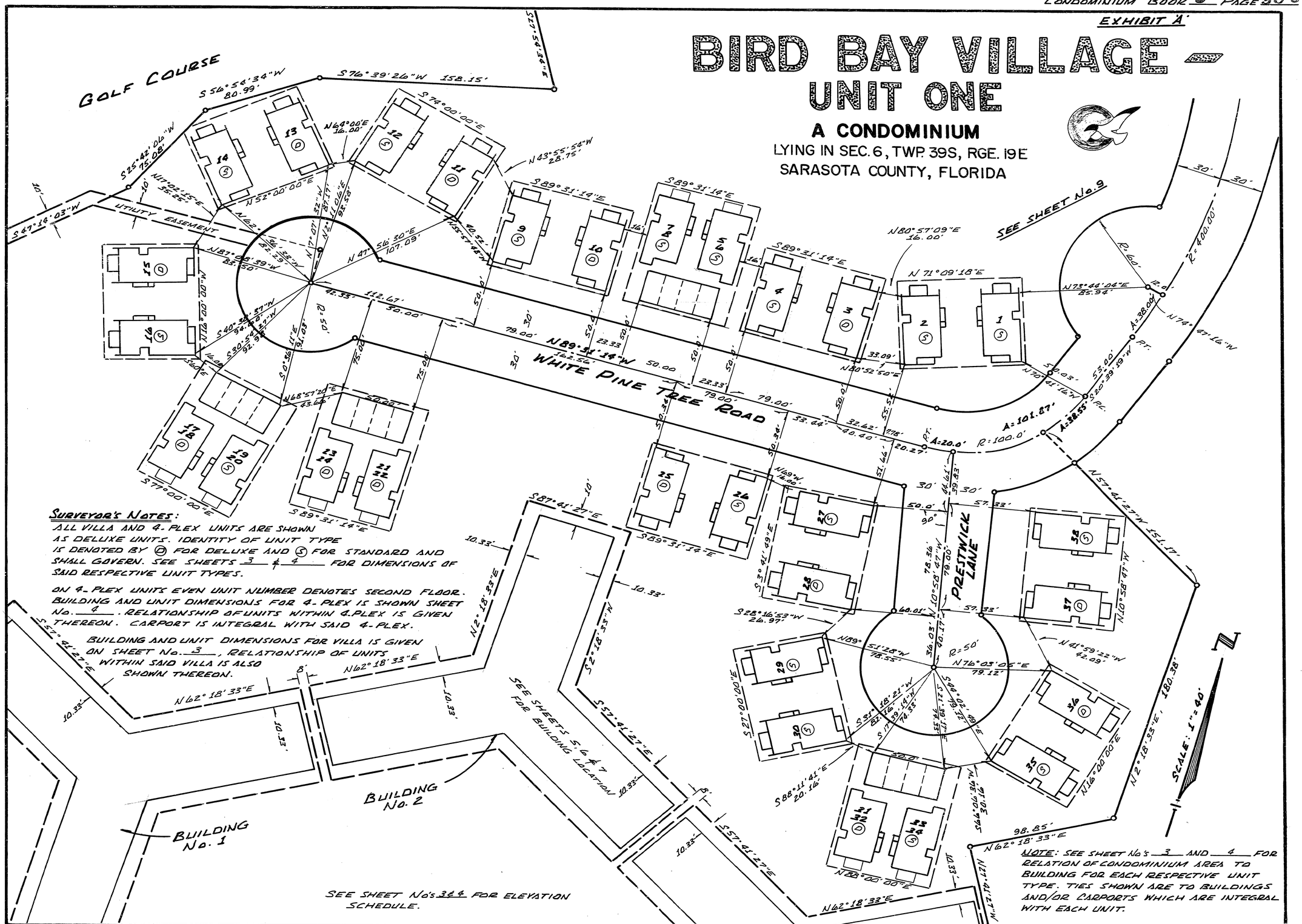
BUILDING No. 3
KINGFISHER BUILDING

EXHIBIT "A"

BIRD BAY VILLAGE — UNIT ONE

A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



SURVEYOR'S NOTES:

ALL VILLA AND 4-PLEX UNITS ARE SHOWN AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

ON 4-PLEX UNITS EVEN UNIT NUMBER DENOTES SECOND FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN SHEET No. 4. RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

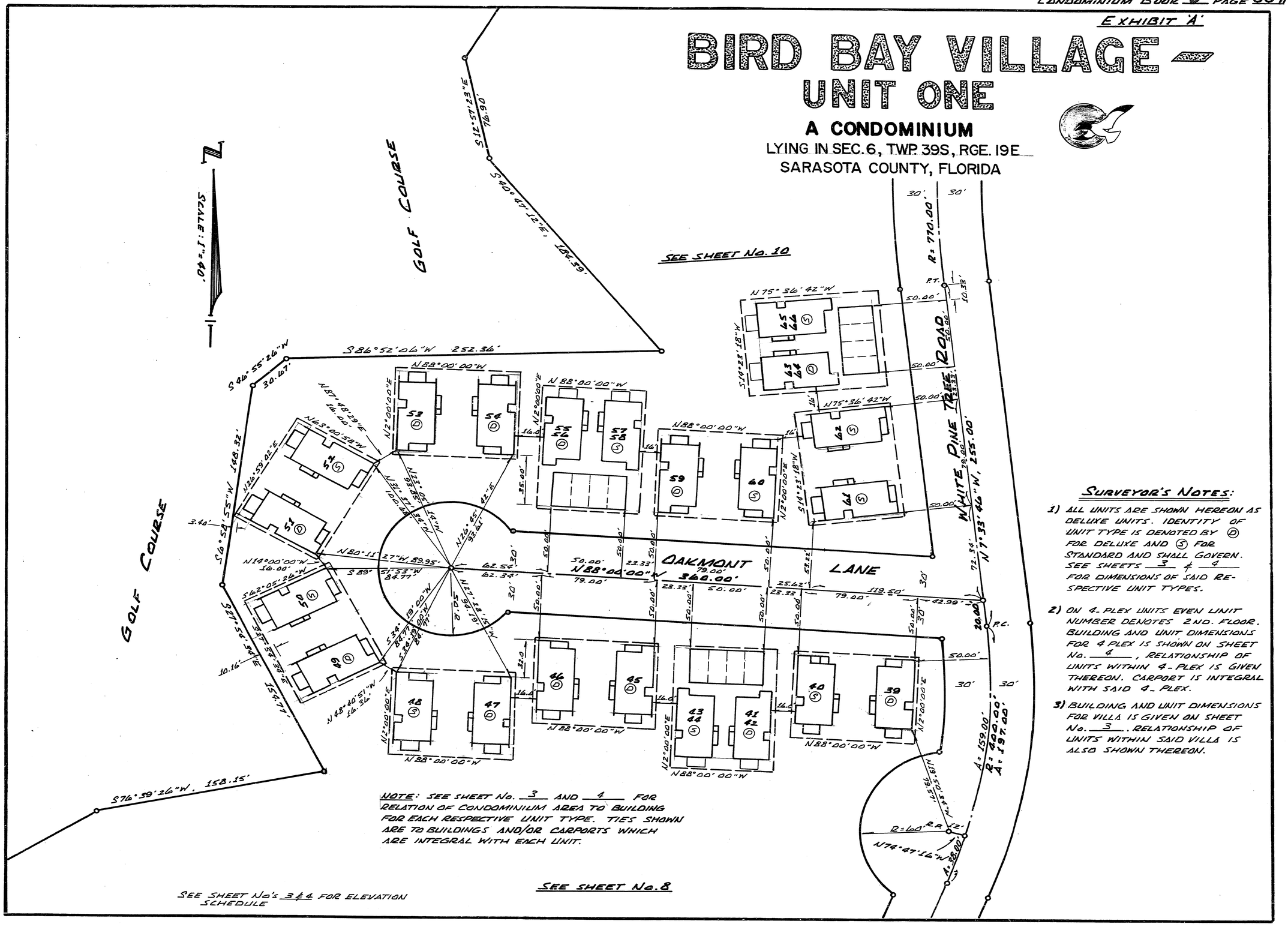
SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE.

NOTE: SEE SHEET No's 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



NOTE: SEE SHEET No. 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

SEE SHEET No. 8

SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE

SURVEYOR'S NOTES:

1) ALL UNITS ARE SHOWN HEREON AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

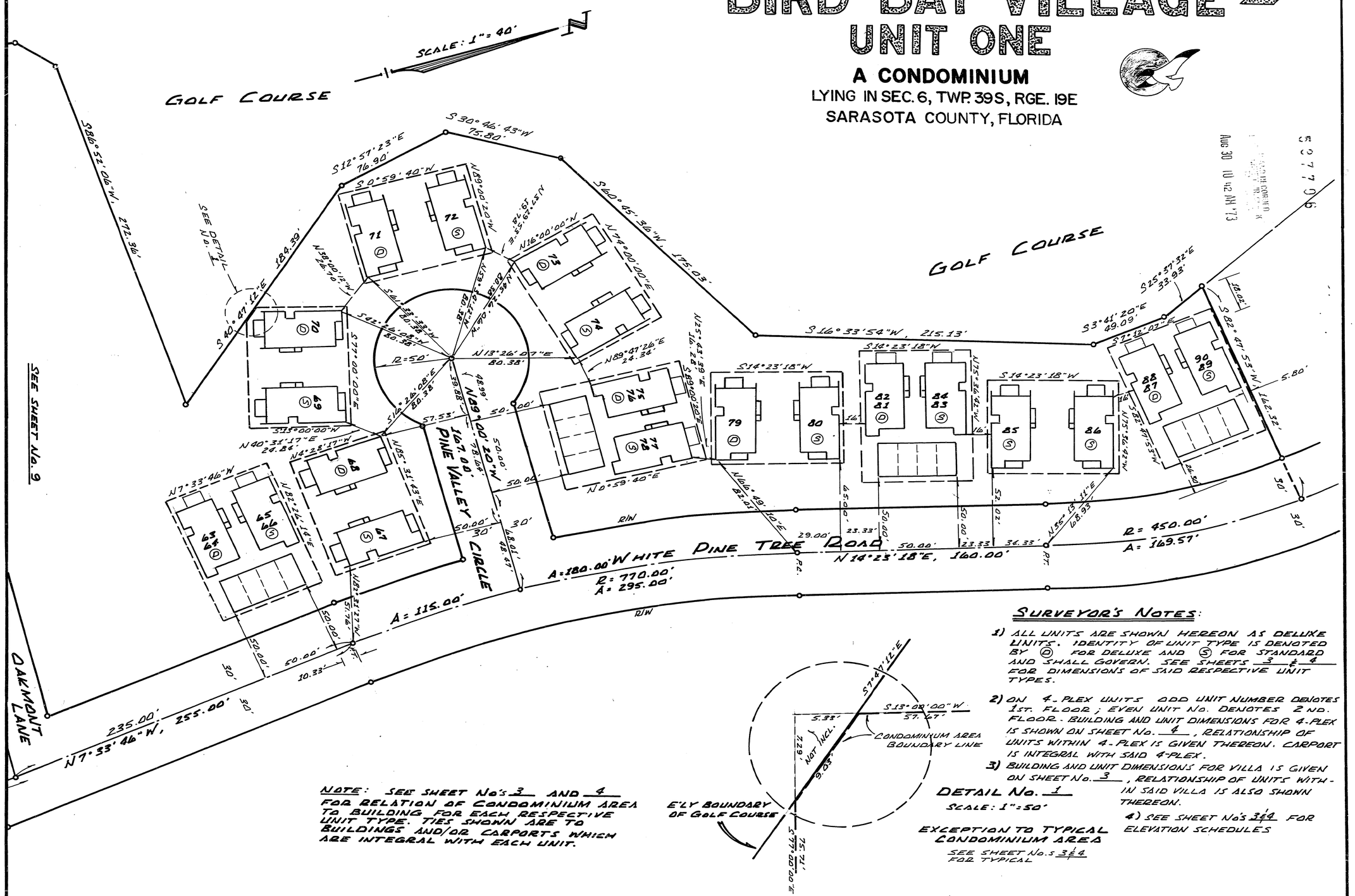
2) ON 4-PLEX UNITS EVEN UNIT NUMBER DENOTES 2ND. FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4 PLEX IS SHOWN ON SHEET No. 4, RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3. RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

EXHIBIT A

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



NOTE: SEE SHEET No's 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

DETAIL No. 1
SCALE: 1" = 50'

EXCEPTION TO TYPICAL CONDOMINIUM AREA
SEE SHEET No.s 3 & 4 FOR TYPICAL

SURVEYOR'S NOTES:

1) ALL UNITS ARE SHOWN HEREON AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

2) ON 4-PLEX UNITS ODD UNIT NUMBER DENOTES 1ST. FLOOR; EVEN UNIT No. DENOTES 2ND. FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN ON SHEET No. 4, RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

4) SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULES

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

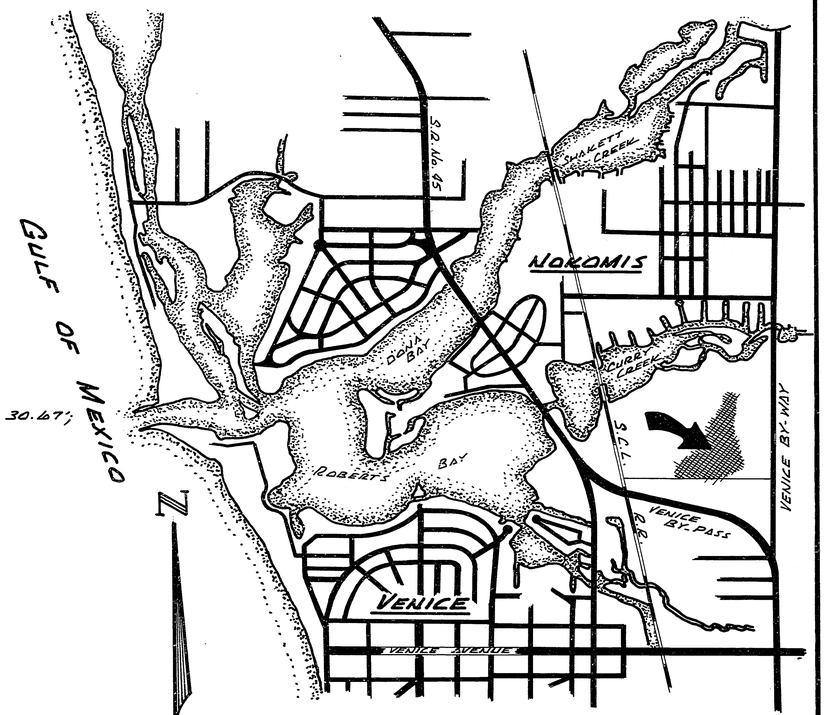
DESCRIPTION

(SEE SHEET No. 2 FOR PLOT PLAN)

A PARCEL OF LAND LYING AND BEING IN SEC. 6, TWP. 39S, RGE. 19E, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:———

COMMENCE AT THE S.E. CORNER OF SAID SEC. 6; THENCE N89° 31' 14"W, ALONG THE SOUTH LINE OF SAID SEC. 6 FOR A DISTANCE OF 560.77'; THENCE N0°28'46"E, 40.00' FOR A POINT OF BEGINNING; THENCE CONTINUE N0°28'46"E, 40.00'; THENCE N27° 41' 27"W, 324.08'; THENCE N62°18'33"E, 98.85'; THENCE N2°18'33"E, 180.38'; THENCE N57° 41 27"W, 151.12' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 100.00', A CENTRAL ANGLE OF 22° 13'33" AND A CHORD BEARING OF N31°46'06"E; THENCE NE'LY ALONG ARC OF SAID CURVE 38.79' TO THE POINT OF TANGENCY; THENCE N20° 39' 19"E, 53.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 400.00' AND A CENTRAL ANGLE OF 28°13'05"; THENCE N'LY ALONG ARC OF SAID CURVE 197.00' TO THE POINT OF TANGENCY; THENCE N7°33'46"W, 255.00' TO THE P.C. OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 770.00' AND A CENTRAL ANGLE OF 21°57'04"; THENCE N'LY ALONG ARC OF SAID CURVE 295.00' TO THE POINT OF TANGENCY; THENCE N14° 23' 18"E, 160.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00' AND A CENTRAL ANGLE OF 21°35'25"; THENCE N'LY ALONG ARC OF SAID CURVE 169.57; THENCE S82° 47'53"W AND RADIAL TO SAID CURVE 162.32'; THENCE S 25° 37' 32"E 33.93'; THENCE S3° 41'20"E, 49.09'; THENCE S16°-33'54"W, 215.13'; THENCE S60° 45'36"W, 175.03'; THENCE S30° 46' 43"W, 75.80'; THENCE S12°57'23"E, 76.90'; THENCE S40° 47' 12"E, 184.39'; THENCE S86°52'06"W, 252.36'; THENCE S46°55'26"W, 30.67'; S6°58'55"W, 148.32'; THENCE S27°54'34"E, 154.77'; THENCE S76° 39'26"W, 158.15'; THENCE S56°54'34"W, 80.99'; THENCE S25°42'06"W, 75.58'; THENCE S47°14'03"W, 150.75'; THENCE S86°31'17"W, 132.91; THENCE S77°28'40"W, 247.68' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 570.71' AND A CENTRAL ANGLE OF 26°37'53" AND A CHORD BEARING OF S10°37'03"W; THENCE SW'LY ALONG ARC OF SAID CURVE 265.27' TO THE POINT OF TANGENCY; THENCE S23°56'00"W, 224.54' THENCE S89°31'14"E, PARALLEL TO AND 40' N'LY OF THE SOUTH LINE OF THE SE 1/4 OF SAID SEC. 6 FOR A DISTANCE OF 1445.30' TO THE P.O.B.

ALL LYING AND BEING IN SEC. 6, TWP. 39S, RGE 19E, SARASOTA COUNTY, FLORIDA LESS ROAD R/W'S OF RECORD.
SUBJECT TO 10' UTILITY EASEMENT TO CITY OF VENICE.



LOCATION MAP

0 1/4 1/2 3/4 1 MI.
SCALE IN MILES

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LANDS AS SHOWN HEREON AND FURTHER CERTIFY THAT THIS PLAT PLAN, RECORDED IN CONDOMINIUM BOOK 6, PAGE 53-53J, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH THE WORDING OF THE DECLARATION AND EXHIBITS, RECORDED IN OFFICIAL RECORD BOOK 1014, PAGE 1398 THRU 1827, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IS A TRUE REPRESENTATION OF THE PROPOSED IMPROVEMENTS AND IF CONSTRUCTED AS SHOWN HEREON, IT CAN BE DETERMINED THEREFROM, THE IDENTIFICATION, LOCATION, DIMENSIONS, AND SIZES OF THE COMMON ELEMENTS OF EACH UNIT.

WILLIAM H. HEBB CERTIFICATE No. 1821 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DATE OF SURVEY: JUNE 1973

COBIA & HEBB, INC.
William H. Hebb
WILLIAM H. HEBB, REG. SURVEYOR
FLORIDA CERTIFICATE No. 1821

ASSOCIATE: — ARCHIE B. BROWN REG. SURVEYOR
FLORIDA CERTIFICATE No. 746

COBIA & HEBB, INC.
PROFESSIONAL LAND SURVEYORS
633 EAST VENICE AVE.
VENICE, FLORIDA

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA

BOUNDARY INFORMATION SHEET

SEE SHEET No's. 8 9 & 10 FOR VILLA AND 4 PLEX UNIT LOCATIONS AND TYPES.

SEE SHEET No's. 3 & 4 FOR VILLA AND 4-PLEX UNIT DIMENSIONS.

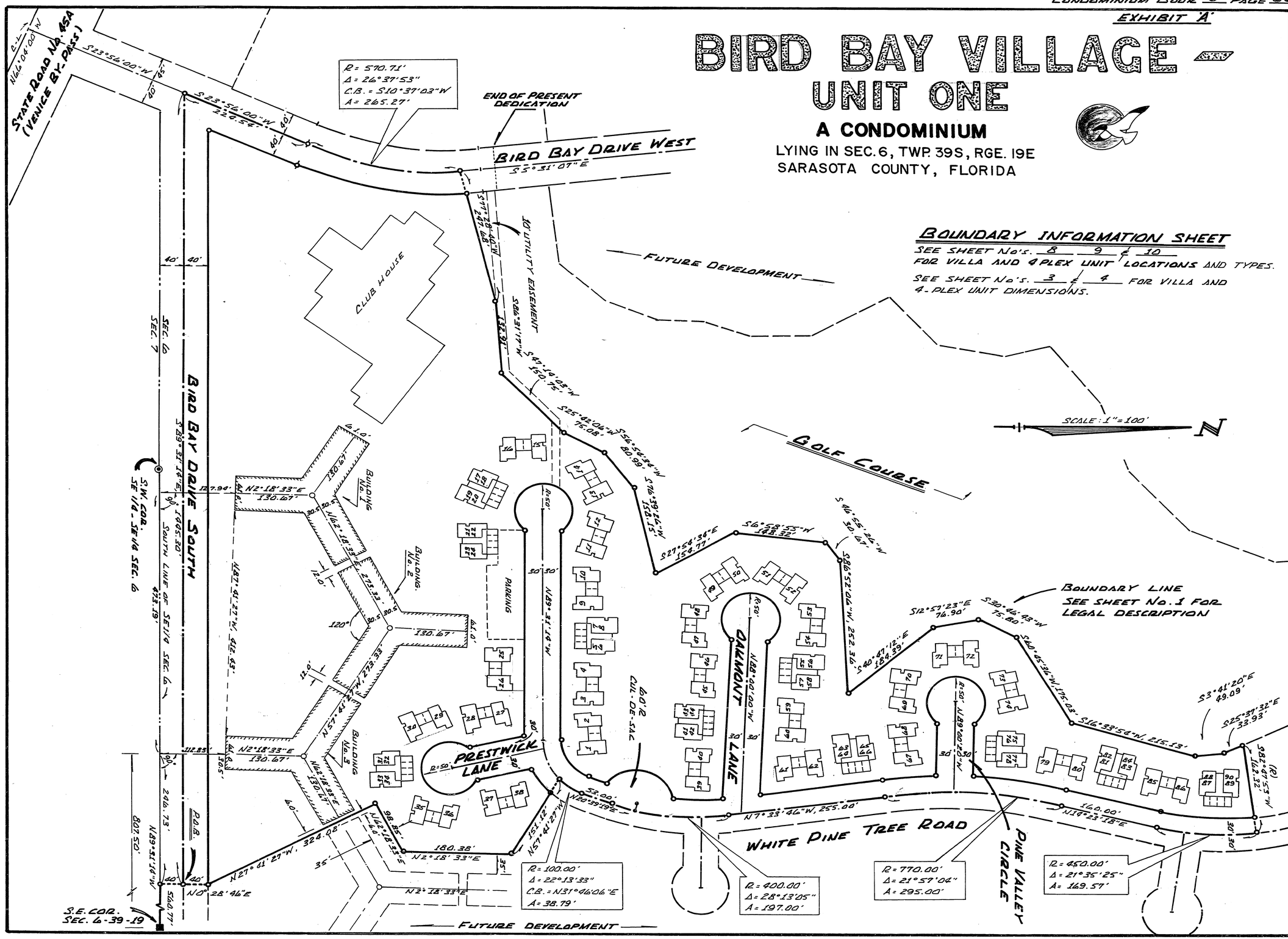


EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E

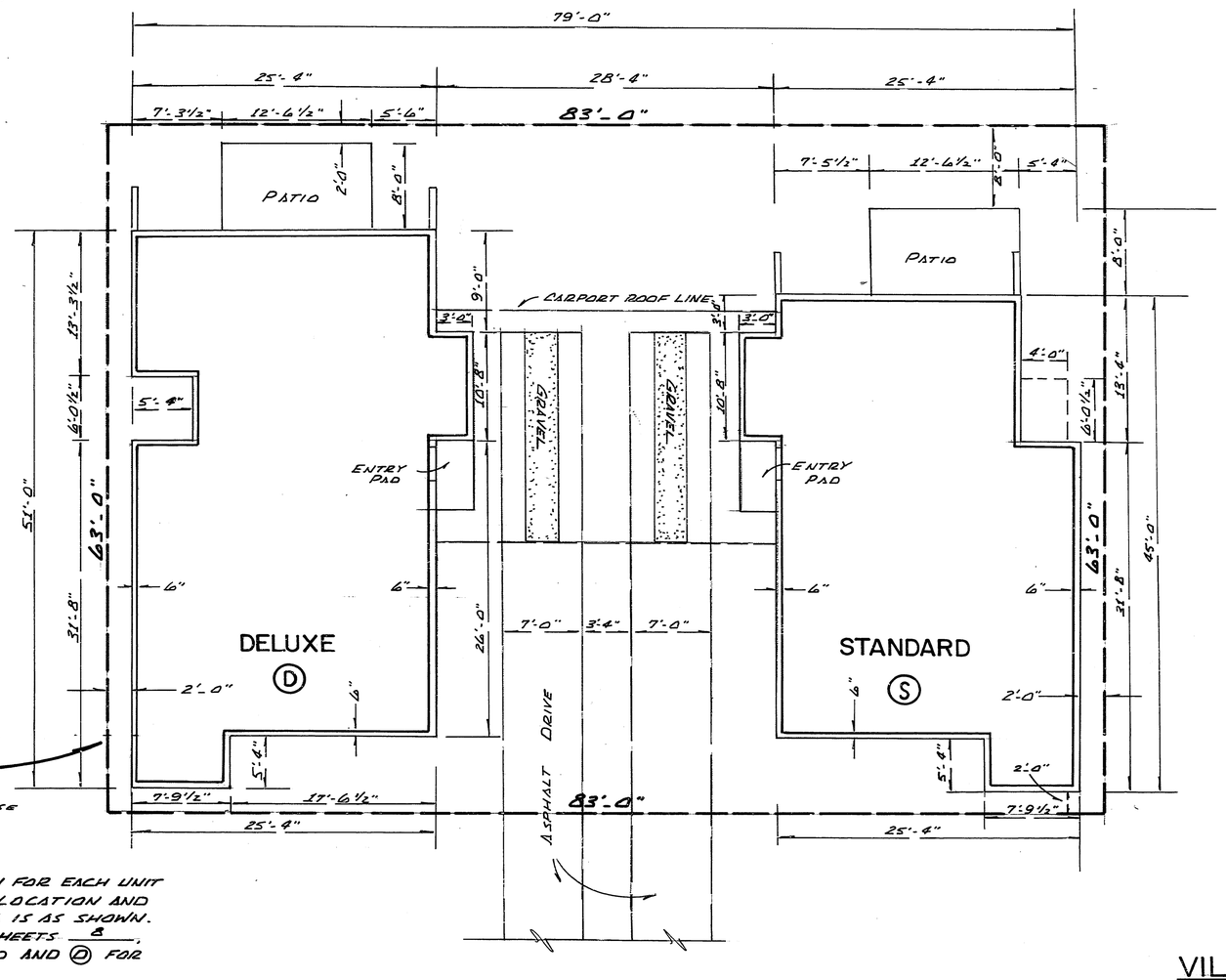
ELEVATION SCHEDULE

FLOOR ELEVATIONS FOR VILLA UNITS

UNIT No.	FL. EL.	UNIT No.	FL. EL.
1	13.40'	45	15.30'
2	13.40'	46	15.30'
3	13.70'	47	15.60'
4	13.70'	48	15.60'
9	14.10'	49	15.60'
10	14.10'	50	15.60'
11	14.40'	51	15.60'
12	14.40'	52	15.60'
13	14.60'	53	15.60'
14	14.60'	54	15.60'
15	14.60'	59	15.10'
16	14.60'	60	15.10'
25	13.70'	61	14.80'
26	13.70'	62	14.80'
27	13.50'	67	14.50'
28	13.50'	68	14.50'
29	13.80'	69	15.00'
30	13.80'	70	15.00'
35	13.80'	71	15.00'
36	13.80'	72	15.00'
37	13.50'	73	15.00'
38	13.50'	74	15.00'
39	14.50'	79	15.00'
40	14.50'	80	15.00'
		85	15.00'
		86	15.00'

NOTE: CEILING ELEVATIONS VARY

DATUM: M.S.L. = 0.00'



CONDOMINIUM AREA BOUNDARY LINE (TYPICAL)
EXCEPTIONS ARE OTHERWISE NOTED

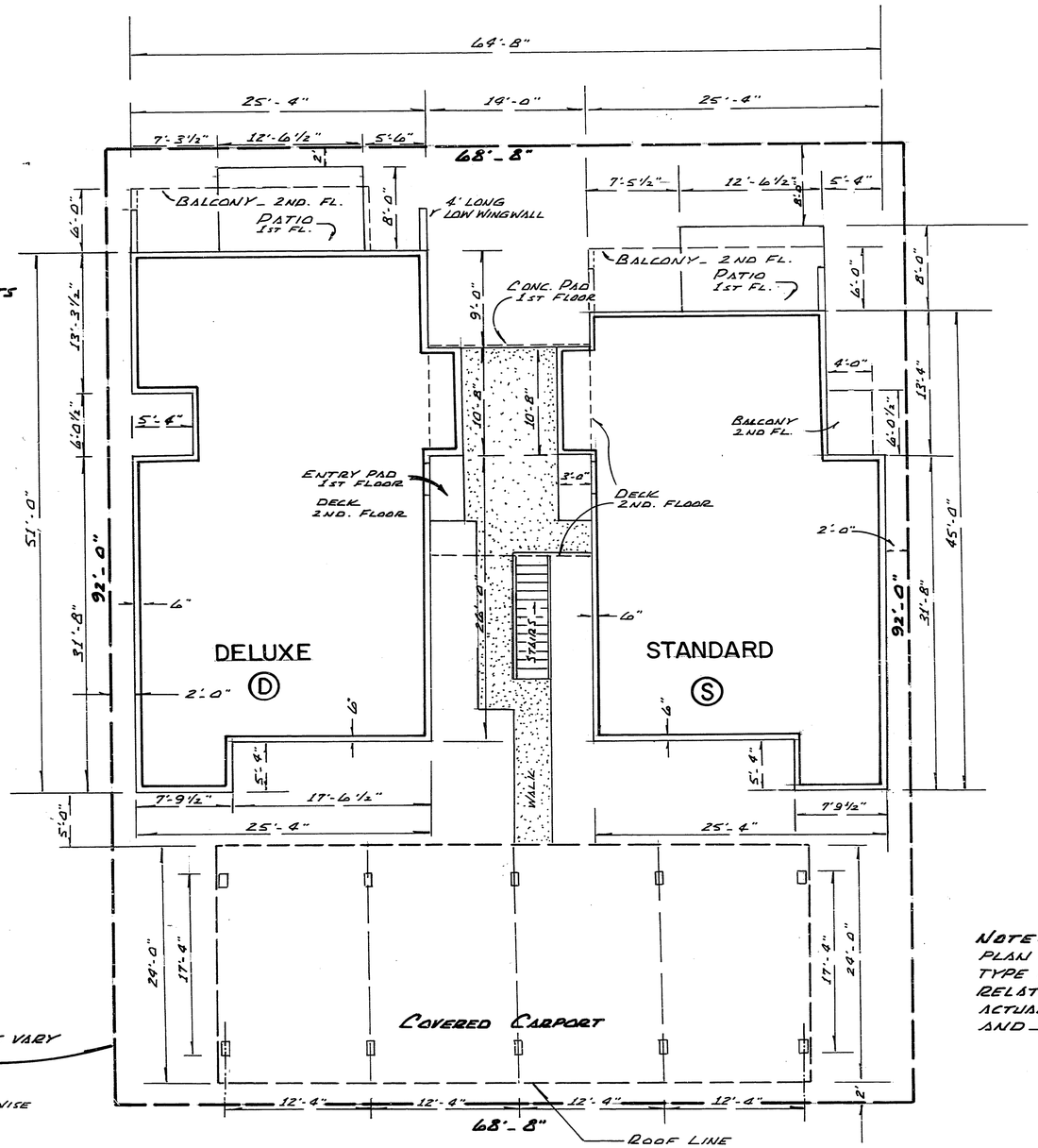
NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS). LOCATION AND RELATION BETWEEN UNITS WITHIN VILLA IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

VILLA

SCALE: 1/8" = 1-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



ELEVATION SCHEDULE

ELEVATIONS FOR 4-PLEX UNITS

UNIT No.	FLOOR ELEV.	CEILING ELEV.
5	13.90'	21.98'
6	23.07'	°
7	13.90'	21.98'
8	23.07'	°
17	14.60'	22.68'
18	23.77'	°
19	14.60'	22.68'
20	23.77'	°
21	14.40'	22.48'
22	23.57'	°
23	14.40'	22.48'
24	23.57'	°
31	13.80'	21.88'
32	22.97'	°
33	13.80'	21.88'
34	22.97'	°
41	15.10'	23.18'
42	24.27'	°
43	15.10'	23.18'
44	24.27'	°
55	15.30'	23.38'
56	24.47'	°
57	15.30'	23.38'
58	24.47'	°
63	15.00'	23.08'
64	24.17'	°
65	15.00'	23.08'
66	24.17'	°
75	14.70'	22.78'
76	23.87'	°
77	14.70'	22.78'
78	23.87'	°
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83	15.30'	23.38'
84	24.47'	°
87	14.70'	22.78'
88	23.87'	°
89	14.70'	22.78'
90	23.87'	°

° CEILING ELEVATIONS ON 2ND. FLOOR UNITS VARY

CONDOMINIUM AREA BOUNDARY (TYPICAL)

EXCEPTIONS ARE OTHERWISE NOTED

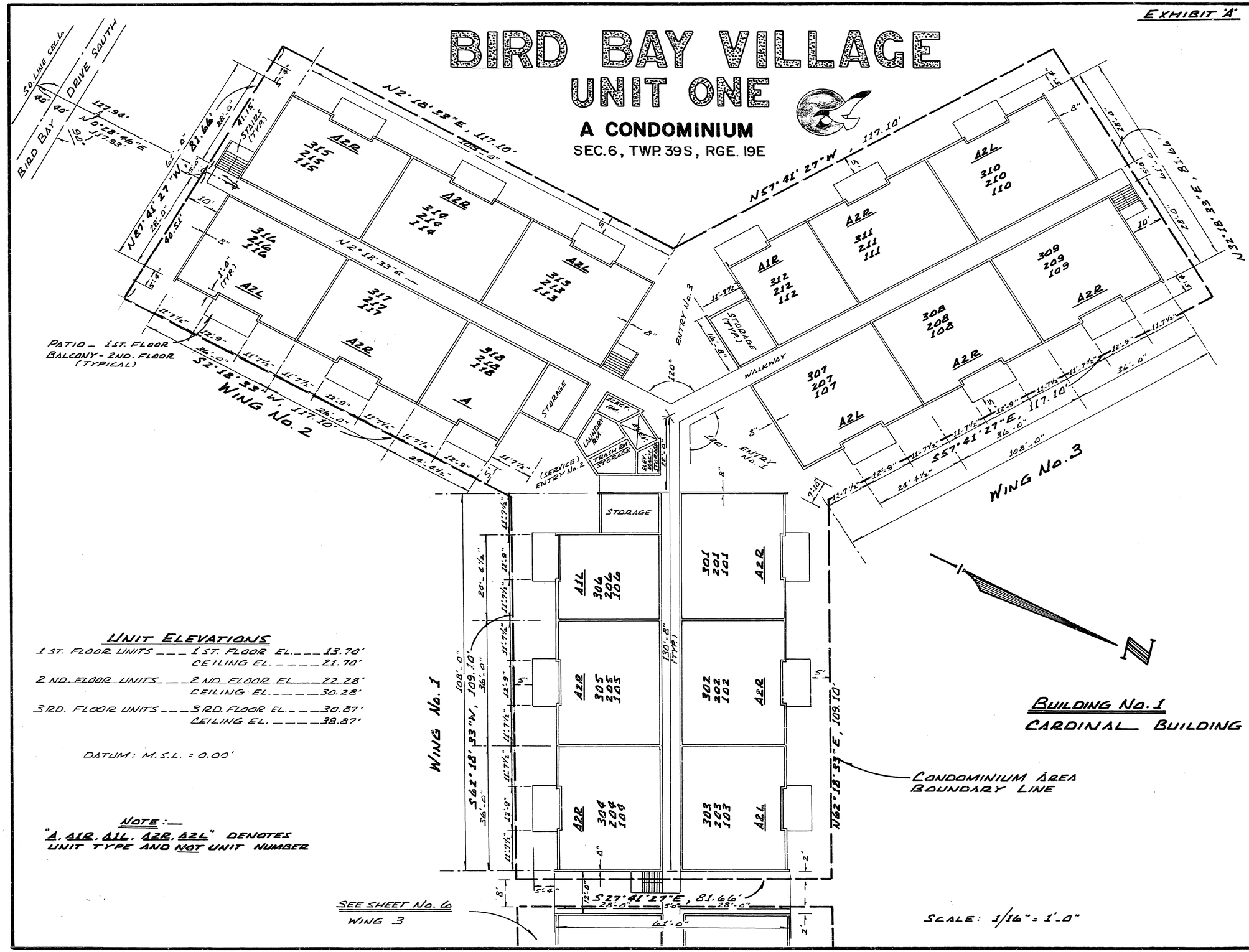
4-PLEX

NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS) LOCATION AND RELATION BETWEEN UNITS WITHIN 4-PLEX IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

SCALE: 1/8" = 1'-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E



UNIT ELEVATIONS

1 ST. FLOOR UNITS	1 ST. FLOOR EL.	13.70'
	CEILING EL.	21.70'
2 ND. FLOOR UNITS	2 ND. FLOOR EL.	22.28'
	CEILING EL.	30.28'
3 RD. FLOOR UNITS	3 RD. FLOOR EL.	30.87'
	CEILING EL.	38.87'

DATUM: M.S.L. = 0.00'

NOTE:—
"A, A1R, A1L, A2R, A2L" DENOTES UNIT TYPE AND NOT UNIT NUMBER

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

UNIT ELEVATIONS

1 ST. FLOOR UNITS — 1 ST. FLOOR EL. — 13.70'
CEILING EL. — 21.70'

2 ND FLOOR UNITS — 2 ND FLOOR EL. — 22.28'
CEILING EL. — 30.28'

3 RD. FLOOR UNITS — 3 RD. FLOOR EL. — 30.87'
CEILING EL. — 38.87'

DATUM: M.S.L. = 0.00'

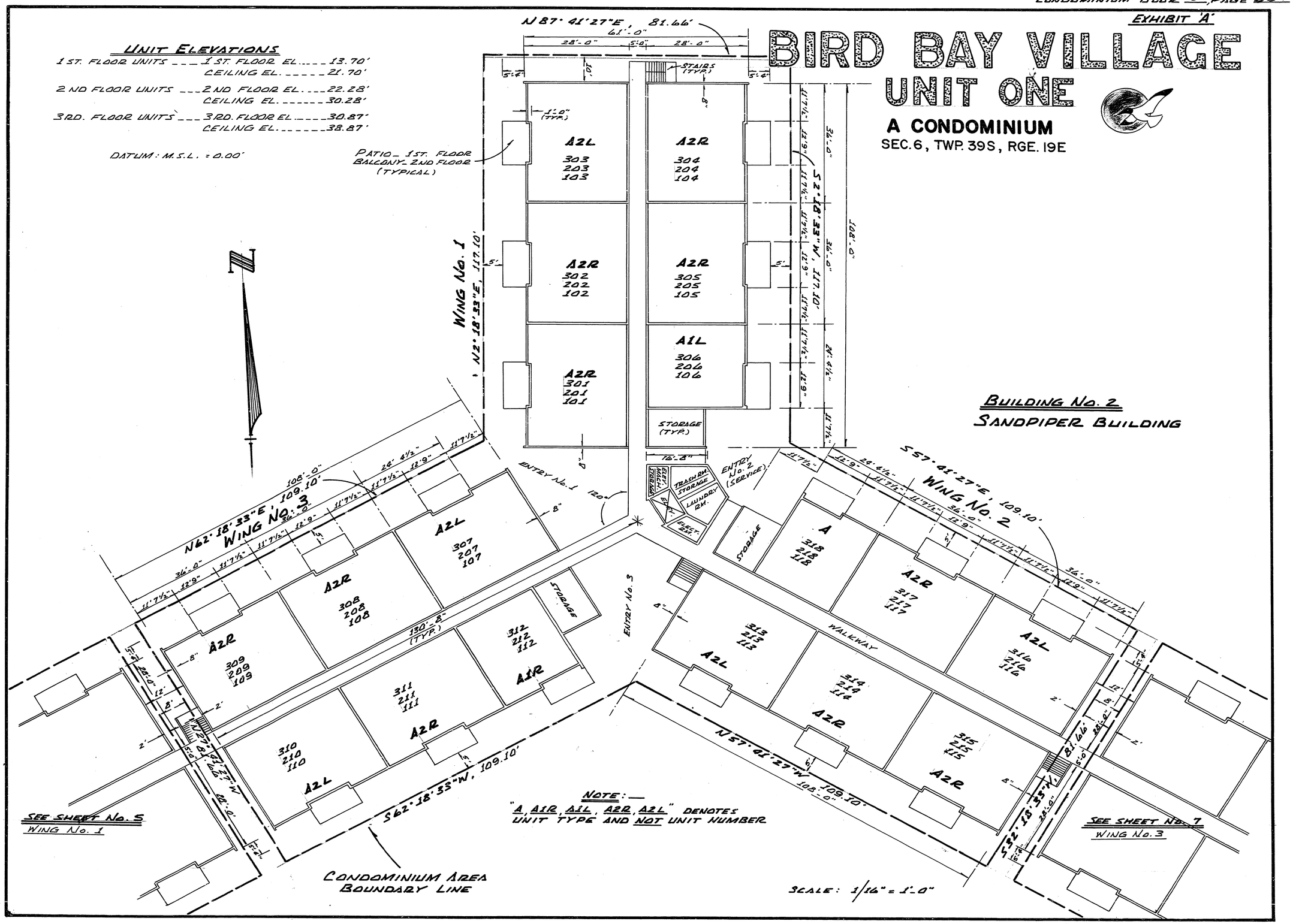


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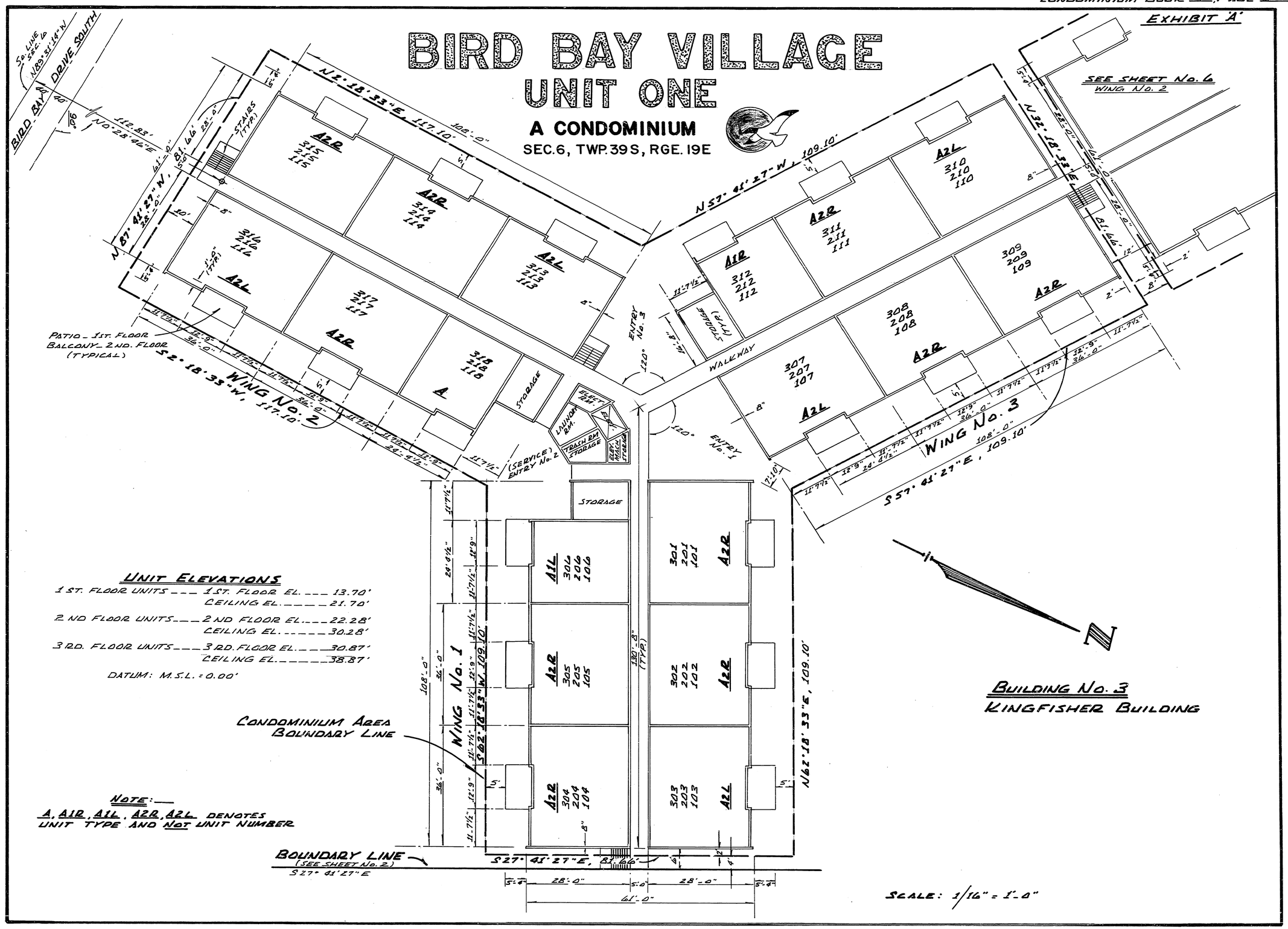
EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



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CEILING EL. — 21.70'

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CEILING EL. — 30.28'

3 RD. FLOOR UNITS — 3 RD. FLOOR EL. — 30.87'
CEILING EL. — 38.87'

DATUM: M.S.L. = 0.00'

NOTE:
A, A1R, A1L, A2R, A2L DENOTES UNIT TYPE AND NOT UNIT NUMBER

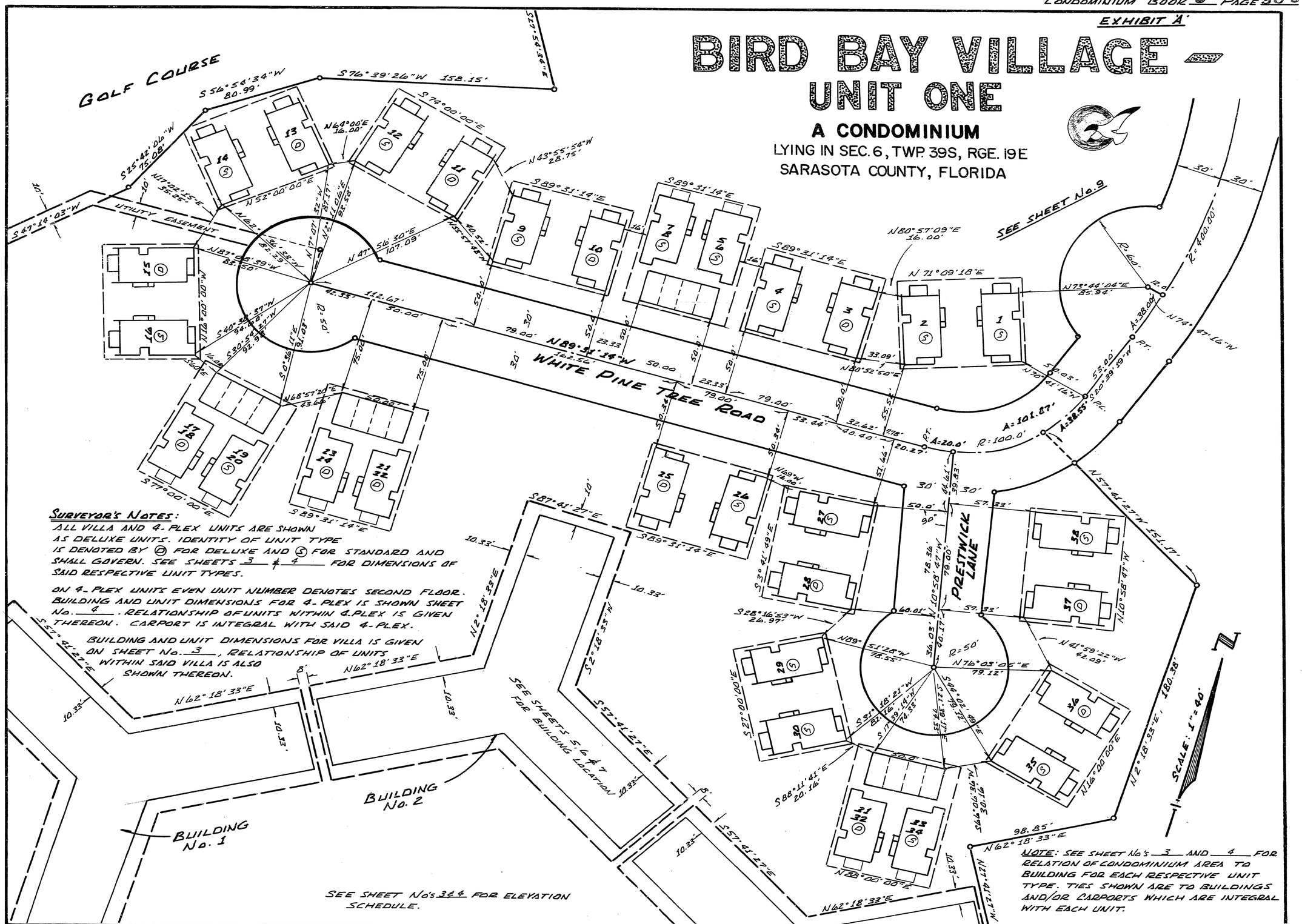
BUILDING No. 3
KINGFISHER BUILDING

EXHIBIT "A"

BIRD BAY VILLAGE — UNIT ONE

A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



SURVEYOR'S NOTES:

ALL VILLA AND 4-PLEX UNITS ARE SHOWN AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

ON 4-PLEX UNITS EVEN UNIT NUMBER DENOTES SECOND FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN SHEET No. 4. RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

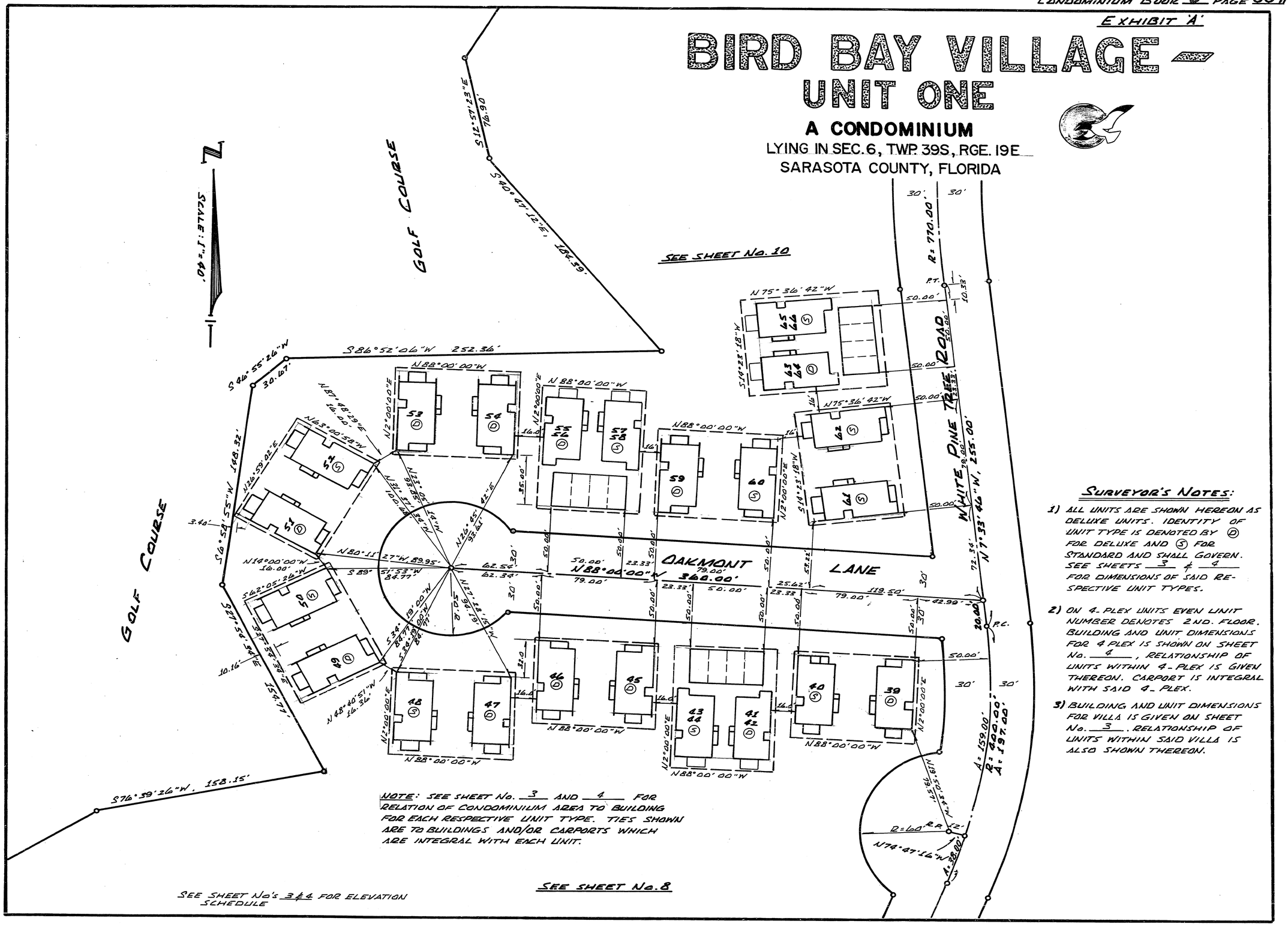
SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE.

NOTE: SEE SHEET No's 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



NOTE: SEE SHEET No. 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

SEE SHEET No. 8

SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE

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1) ALL UNITS ARE SHOWN HEREON AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

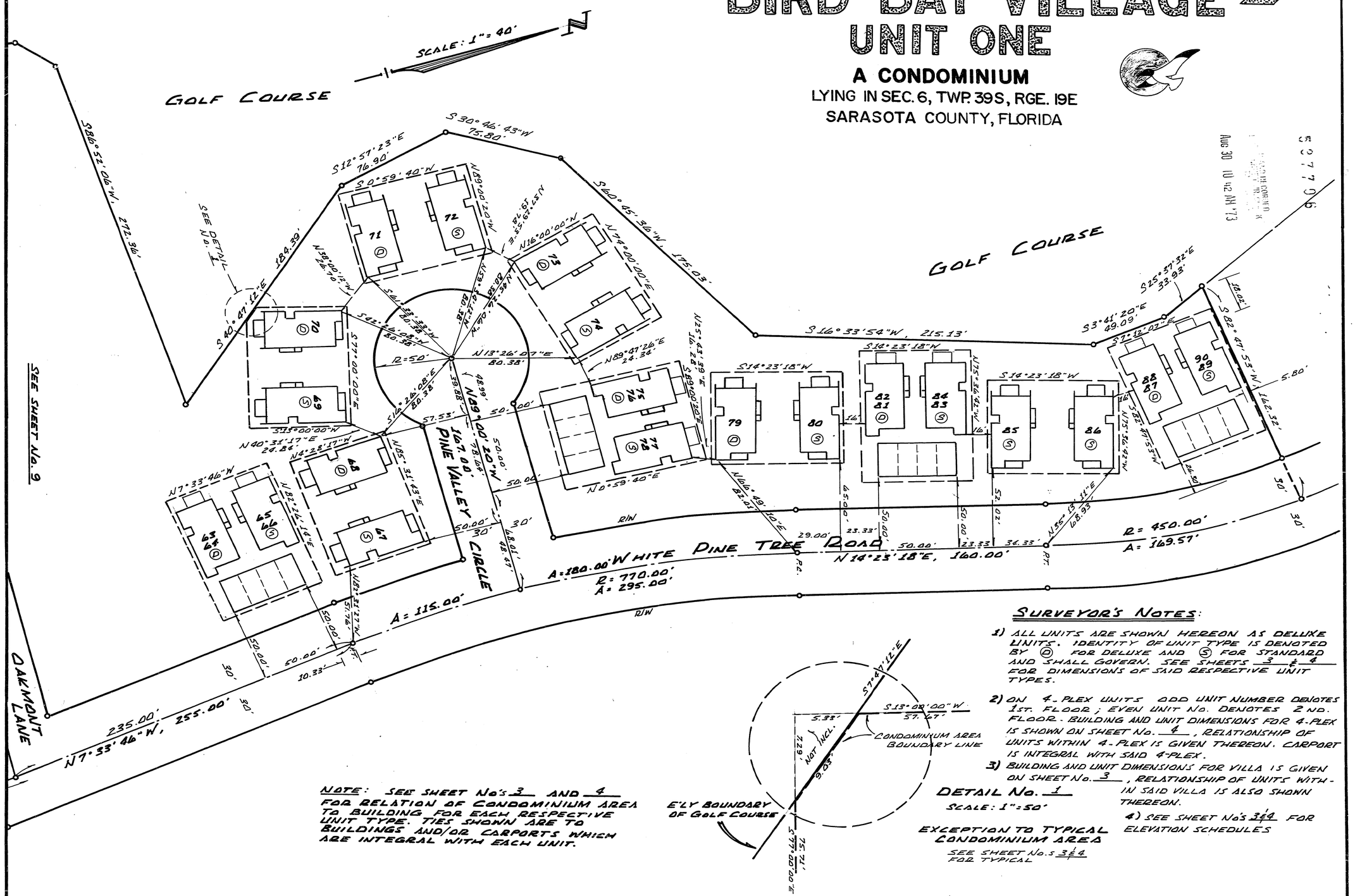
2) ON 4-PLEX UNITS EVEN UNIT NUMBER DENOTES 2ND. FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4 PLEX IS SHOWN ON SHEET No. 4, RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3. RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

EXHIBIT A

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



NOTE: SEE SHEET No's 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

DETAIL No. 1
SCALE: 1" = 50'

EXCEPTION TO TYPICAL CONDOMINIUM AREA
SEE SHEET No.s 3 & 4 FOR TYPICAL

SURVEYOR'S NOTES:

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2) ON 4-PLEX UNITS ODD UNIT NUMBER DENOTES 1ST. FLOOR; EVEN UNIT No. DENOTES 2ND. FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN ON SHEET No. 4, RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

4) SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULES

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

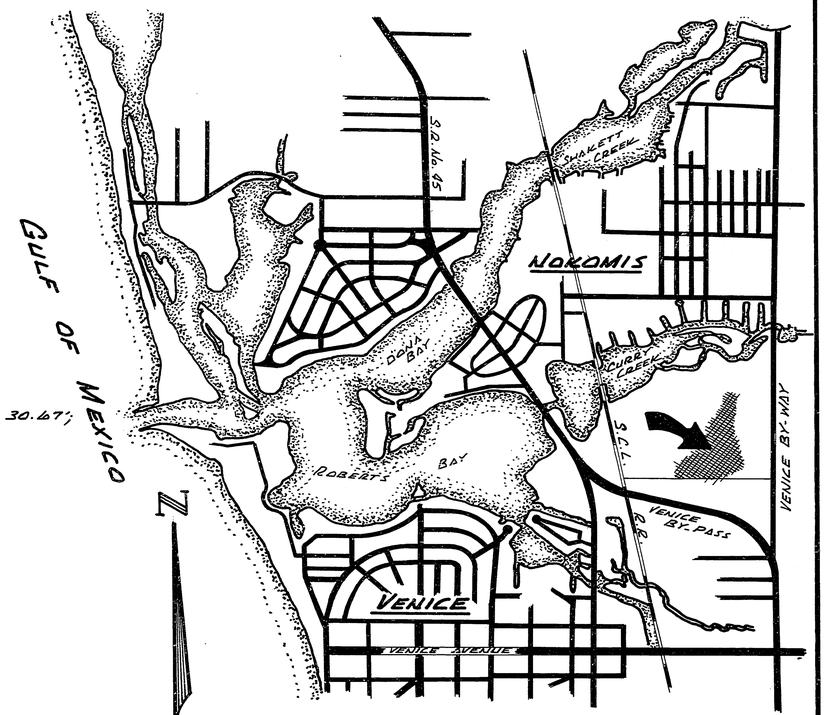
DESCRIPTION

(SEE SHEET No. 2 FOR PLOT PLAN)

A PARCEL OF LAND LYING AND BEING IN SEC. 6, TWP. 39S, RGE. 19E, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:———

COMMENCE AT THE S.E. CORNER OF SAID SEC. 6; THENCE N89° 31' 14"W, ALONG THE SOUTH LINE OF SAID SEC. 6 FOR A DISTANCE OF 560.77'; THENCE N0°28'46"E, 40.00' FOR A POINT OF BEGINNING; THENCE CONTINUE N0°28'46"E, 40.00'; THENCE N27° 41' 27"W, 324.08'; THENCE N62°18'33"E, 98.85'; THENCE N2°18'33"E, 180.38'; THENCE N57° 41 27"W, 151.12' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 100.00', A CENTRAL ANGLE OF 22° 13'33" AND A CHORD BEARING OF N31°46'06"E; THENCE NE'LY ALONG ARC OF SAID CURVE 38.79' TO THE POINT OF TANGENCY; THENCE N20° 39' 19"E, 53.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 400.00' AND A CENTRAL ANGLE OF 28°13'05"; THENCE N'LY ALONG ARC OF SAID CURVE 197.00' TO THE POINT OF TANGENCY; THENCE N7°33'46"W, 255.00' TO THE P.C. OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 770.00' AND A CENTRAL ANGLE OF 21°57'04"; THENCE N'LY ALONG ARC OF SAID CURVE 295.00' TO THE POINT OF TANGENCY; THENCE N14° 23' 18"E, 160.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00' AND A CENTRAL ANGLE OF 21°35'25"; THENCE N'LY ALONG ARC OF SAID CURVE 169.57; THENCE S82° 47'53"W AND RADIAL TO SAID CURVE 162.32'; THENCE S 25° 37' 32"E 33.93'; THENCE S3° 41'20"E, 49.09'; THENCE S16°-33'54"W, 215.13'; THENCE S60° 45'36"W, 175.03'; THENCE S30° 46' 43"W, 75.80'; THENCE S12°57'23"E, 76.90'; THENCE S40° 47' 12"E, 184.39'; THENCE S86°52'06"W, 252.36'; THENCE S46°55'26"W, 30.67'; S6°58'55"W, 148.32'; THENCE S27°54'34"E, 154.77'; THENCE S76° 39'26"W, 158.15'; THENCE S56°54'34"W, 80.99'; THENCE S25°42'06"W, 75.58'; THENCE S47°14'03"W, 150.75'; THENCE S86°31'17"W, 132.91; THENCE S77°28'40"W, 247.68' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 570.71' AND A CENTRAL ANGLE OF 26°37'53" AND A CHORD BEARING OF S10°37'03"W; THENCE SW'LY ALONG ARC OF SAID CURVE 265.27' TO THE POINT OF TANGENCY; THENCE S23°56'00"W, 224.54' THENCE S89°31'14"E, PARALLEL TO AND 40' N'LY OF THE SOUTH LINE OF THE SE 1/4 OF SAID SEC. 6 FOR A DISTANCE OF 1445.30' TO THE P.O.B.

ALL LYING AND BEING IN SEC. 6, TWP. 39S, RGE 19E, SARASOTA COUNTY, FLORIDA LESS ROAD R/W'S OF RECORD.
SUBJECT TO 10' UTILITY EASEMENT TO CITY OF VENICE.



LOCATION MAP

0 1/4 1/2 3/4 1 MI.
SCALE IN MILES

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LANDS AS SHOWN HEREON AND FURTHER CERTIFY THAT THIS PLAT PLAN, RECORDED IN CONDOMINIUM BOOK 6, PAGE 53-53J, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH THE WORDING OF THE DECLARATION AND EXHIBITS, RECORDED IN OFFICIAL RECORD BOOK 1014, PAGE 1398 THRU 1827, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IS A TRUE REPRESENTATION OF THE PROPOSED IMPROVEMENTS AND IF CONSTRUCTED AS SHOWN HEREON, IT CAN BE DETERMINED THEREFROM, THE IDENTIFICATION, LOCATION, DIMENSIONS, AND SIZES OF THE COMMON ELEMENTS OF EACH UNIT.

WILLIAM H. HEBB CERTIFICATE No. 1821 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DATE OF SURVEY: JUNE 1973

COBIA & HEBB, INC.
William H. Hebb
WILLIAM H. HEBB, REG. SURVEYOR
FLORIDA CERTIFICATE No. 1821

ASSOCIATE: — ARCHIE B. BROWN REG. SURVEYOR
FLORIDA CERTIFICATE No. 746

COBIA & HEBB, INC.
PROFESSIONAL LAND SURVEYORS
633 EAST VENICE AVE.
VENICE, FLORIDA

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA

BOUNDARY INFORMATION SHEET

SEE SHEET No's. 8 9 & 10 FOR VILLA AND 4 PLEX UNIT LOCATIONS AND TYPES.

SEE SHEET No's. 3 & 4 FOR VILLA AND 4-PLEX UNIT DIMENSIONS.

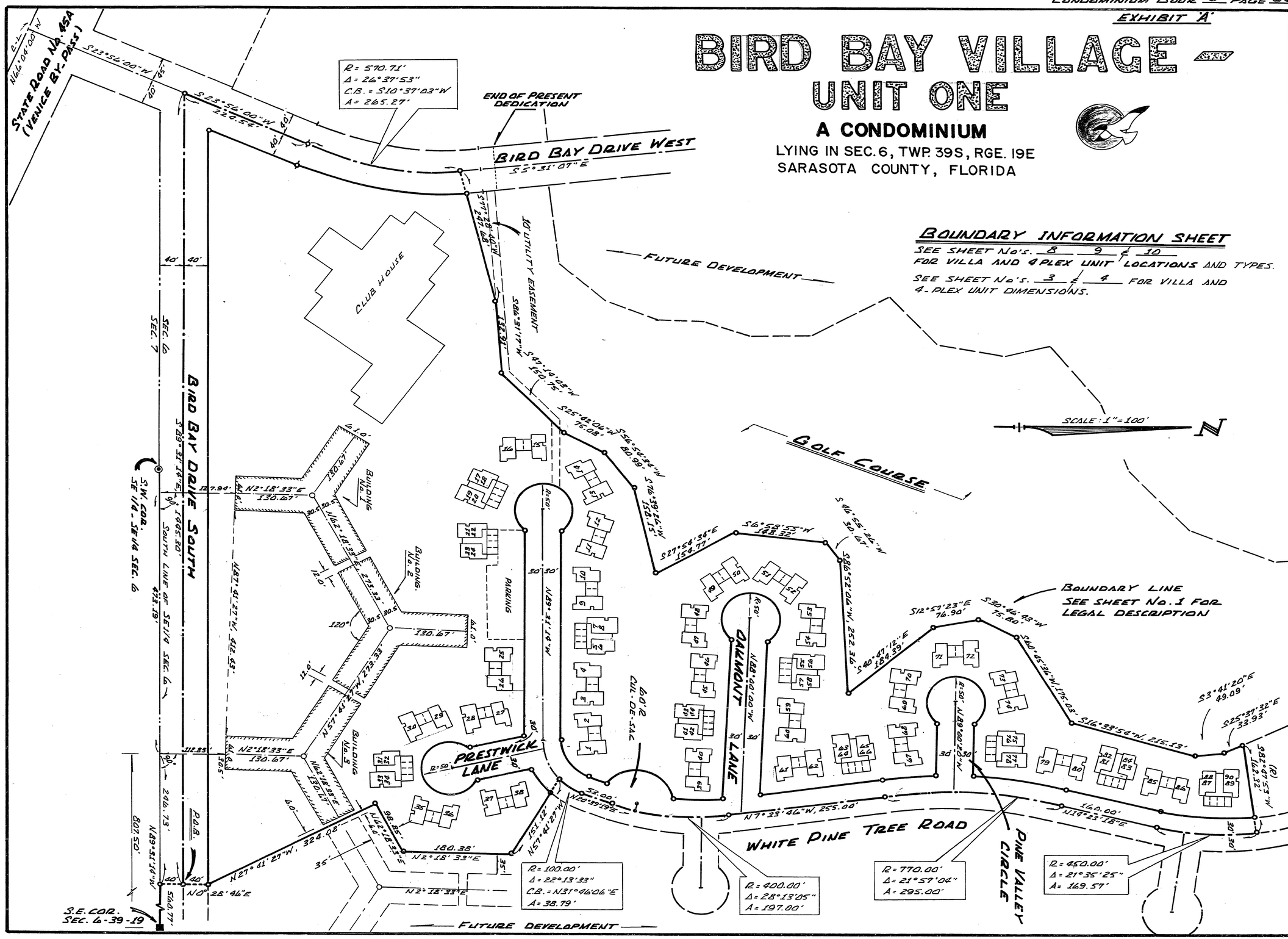


EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E

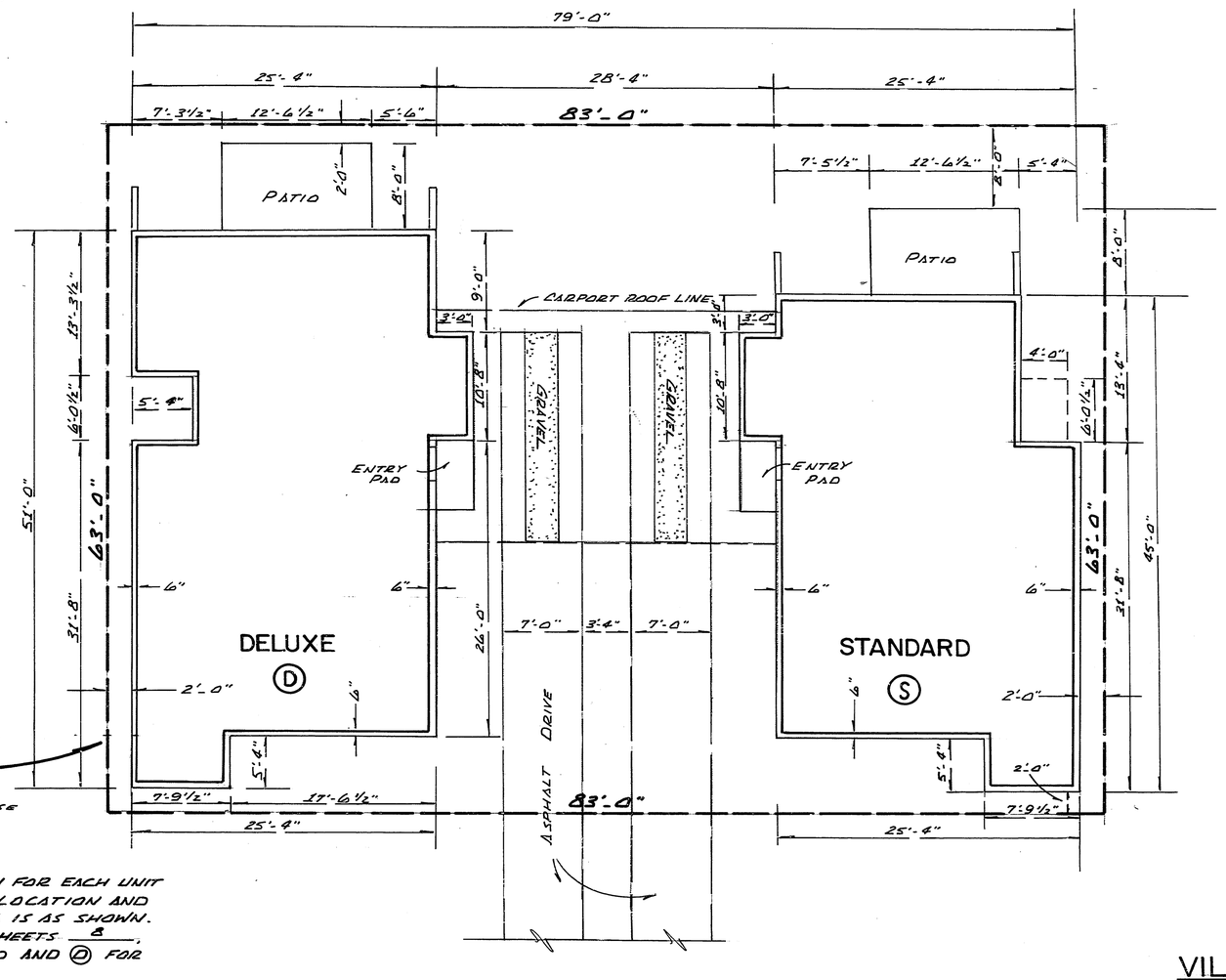
ELEVATION SCHEDULE

FLOOR ELEVATIONS FOR VILLA UNITS

UNIT No.	FL. EL.	UNIT No.	FL. EL.
1	13.40'	45	15.30'
2	13.40'	46	15.30'
3	13.70'	47	15.60'
4	13.70'	48	15.60'
9	14.10'	49	15.60'
10	14.10'	50	15.60'
11	14.40'	51	15.60'
12	14.40'	52	15.60'
13	14.60'	53	15.60'
14	14.60'	54	15.60'
15	14.60'	59	15.10'
16	14.60'	60	15.10'
25	13.70'	61	14.80'
26	13.70'	62	14.80'
27	13.50'	67	14.50'
28	13.50'	68	14.50'
29	13.80'	69	15.00'
30	13.80'	70	15.00'
35	13.80'	71	15.00'
36	13.80'	72	15.00'
37	13.50'	73	15.00'
38	13.50'	74	15.00'
39	14.50'	79	15.00'
40	14.50'	80	15.00'
		85	15.00'
		86	15.00'

NOTE: CEILING ELEVATIONS VARY

DATUM: M.S.L. = 0.00'



CONDOMINIUM AREA BOUNDARY LINE (TYPICAL)
EXCEPTIONS ARE OTHERWISE NOTED

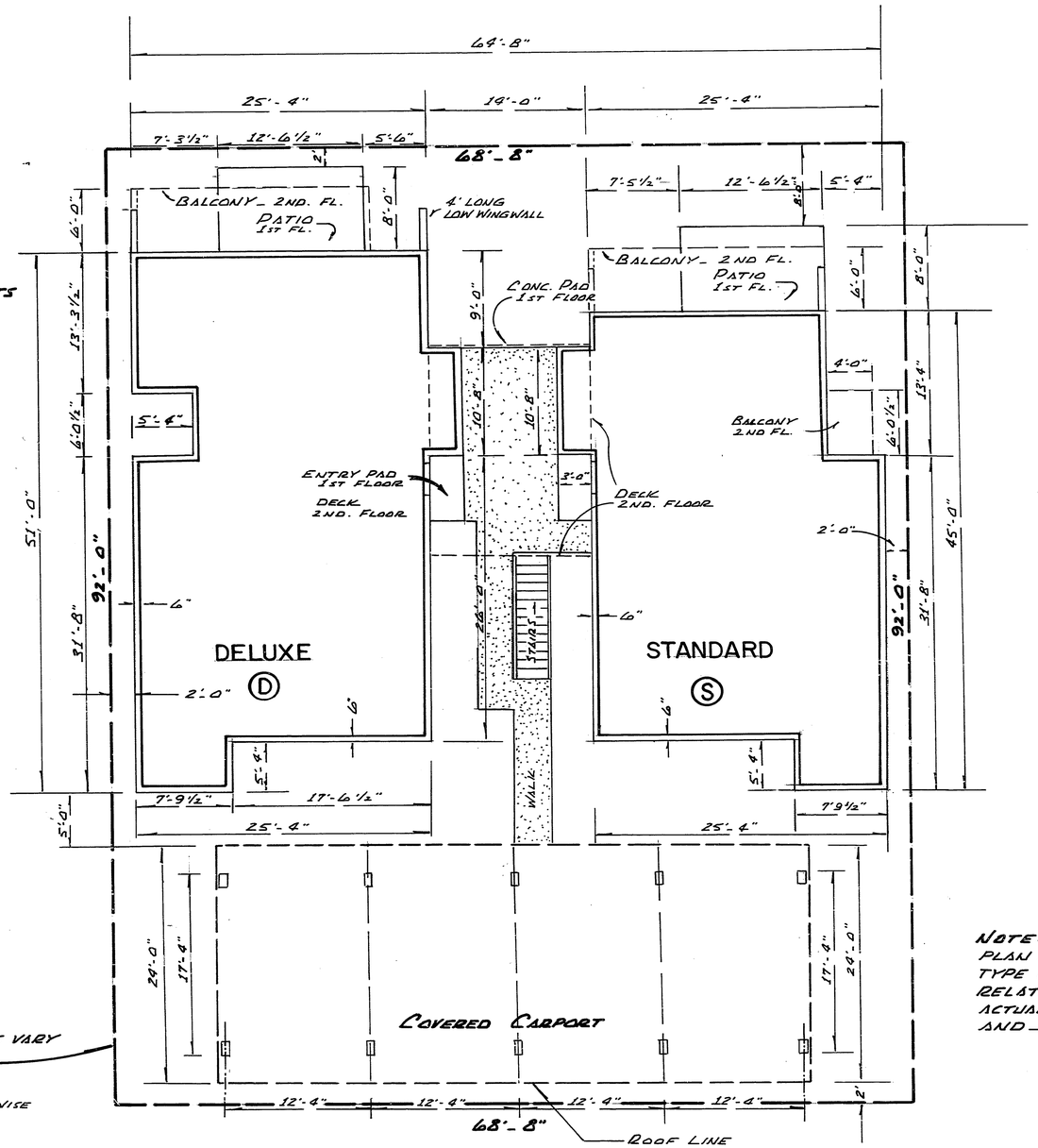
NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS). LOCATION AND RELATION BETWEEN UNITS WITHIN VILLA IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

VILLA

SCALE: 1/8" = 1-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



ELEVATION SCHEDULE

ELEVATIONS FOR 4-PLEX UNITS

UNIT No.	FLOOR ELEV.	CEILING ELEV.
5	13.90'	21.98'
6	23.07'	°
7	13.90'	21.98'
8	23.07'	°
17	14.60'	22.68'
18	23.77'	°
19	14.60'	22.68'
20	23.77'	°
21	14.40'	22.48'
22	23.57'	°
23	14.40'	22.48'
24	23.57'	°
31	13.80'	21.88'
32	22.97'	°
33	13.80'	21.88'
34	22.97'	°
41	15.10'	23.18'
42	24.27'	°
43	15.10'	23.18'
44	24.27'	°
55	15.30'	23.38'
56	24.47'	°
57	15.30'	23.38'
58	24.47'	°
63	15.00'	23.08'
64	24.17'	°
65	15.00'	23.08'
66	24.17'	°
75	14.70'	22.78'
76	23.87'	°
77	14.70'	22.78'
78	23.87'	°
81	15.30'	23.38'
82	24.47'	°
83	15.30'	23.38'
84	24.47'	°
87	14.70'	22.78'
88	23.87'	°
89	14.70'	22.78'
90	23.87'	°

° CEILING ELEVATIONS ON 2ND. FLOOR UNITS VARY

CONDOMINIUM AREA BOUNDARY (TYPICAL)

EXCEPTIONS ARE OTHERWISE NOTED

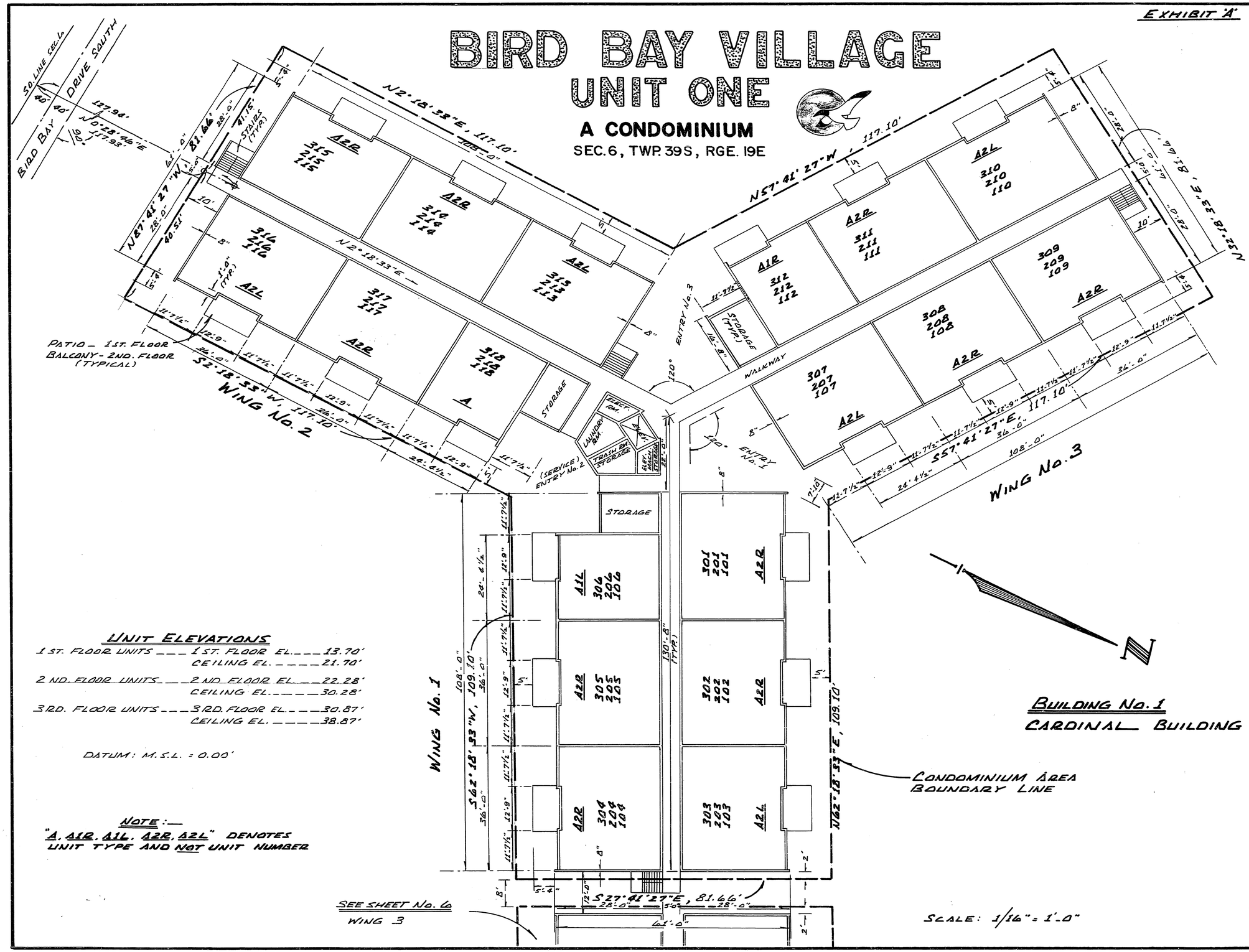
4-PLEX

NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS) LOCATION AND RELATION BETWEEN UNITS WITHIN 4-PLEX IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

SCALE: 1/8" = 1'-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E



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DATUM: M.S.L. = 0.00'

NOTE:—
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BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

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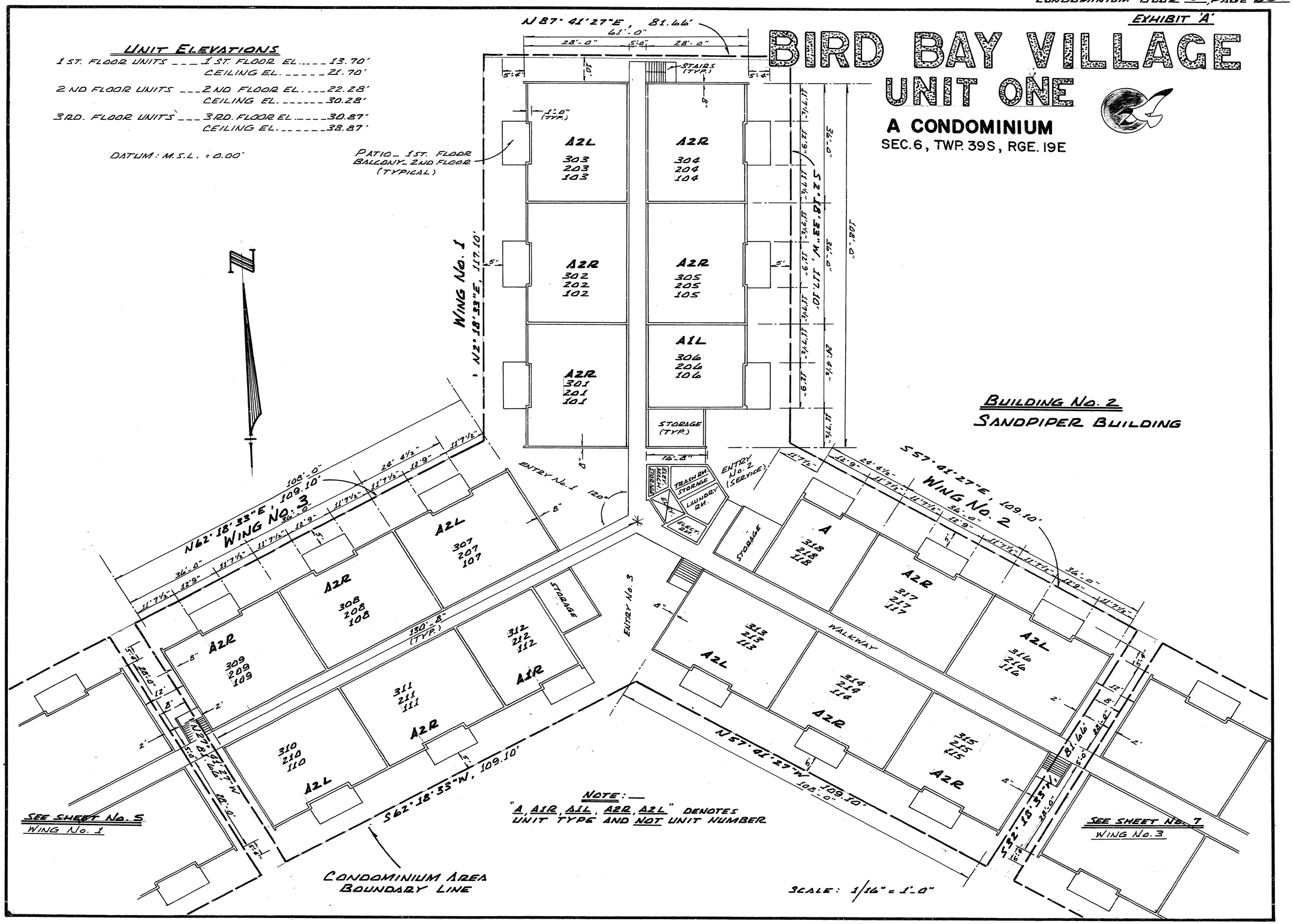

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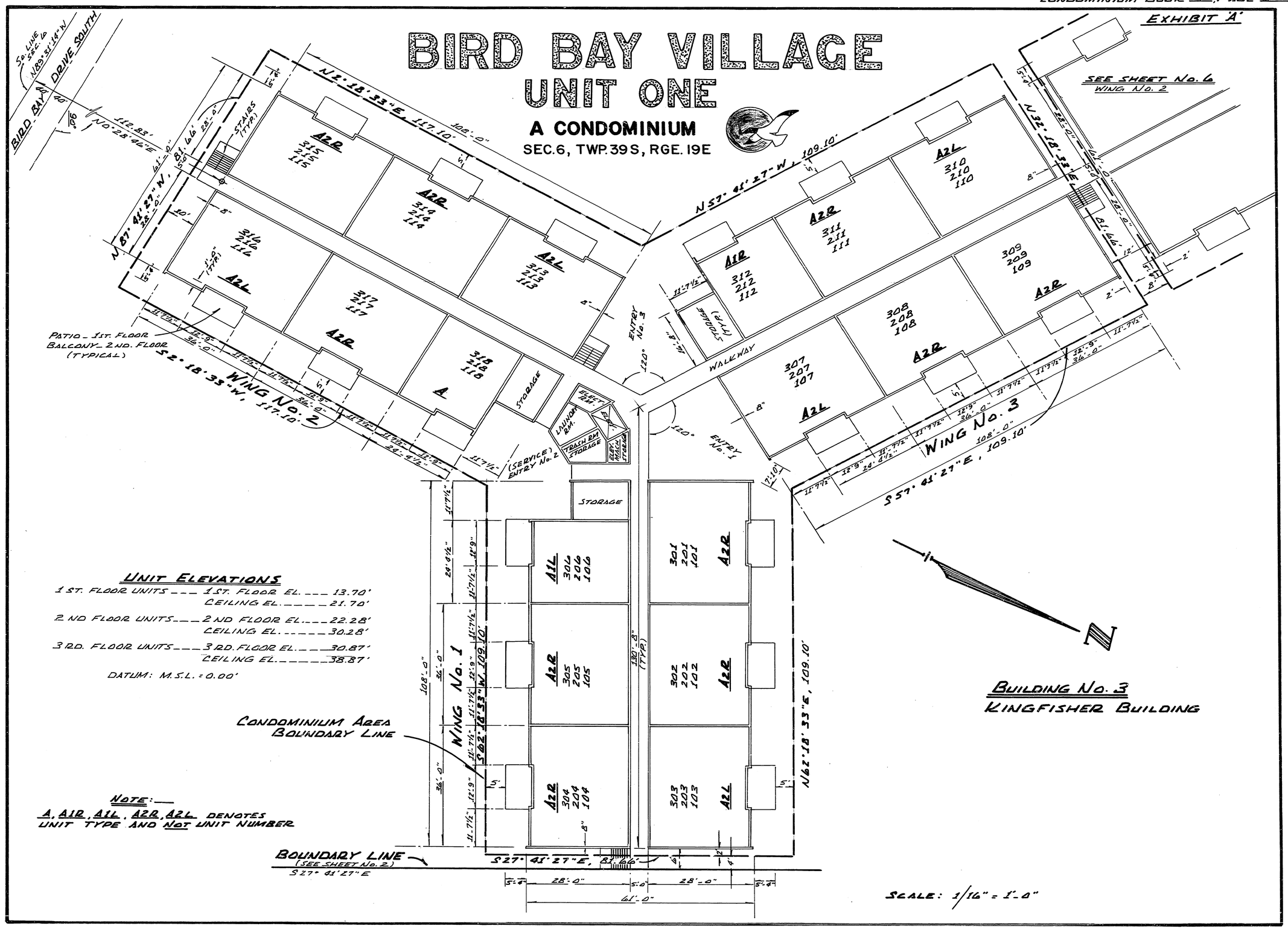
BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



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DATUM: M.S.L. = 0.00'

NOTE:
A, A1R, A1L, A2R, A2L DENOTES UNIT TYPE AND NOT UNIT NUMBER

BUILDING No. 3
KINGFISHER BUILDING

EXHIBIT "A"

BIRD BAY VILLAGE — UNIT ONE

A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA

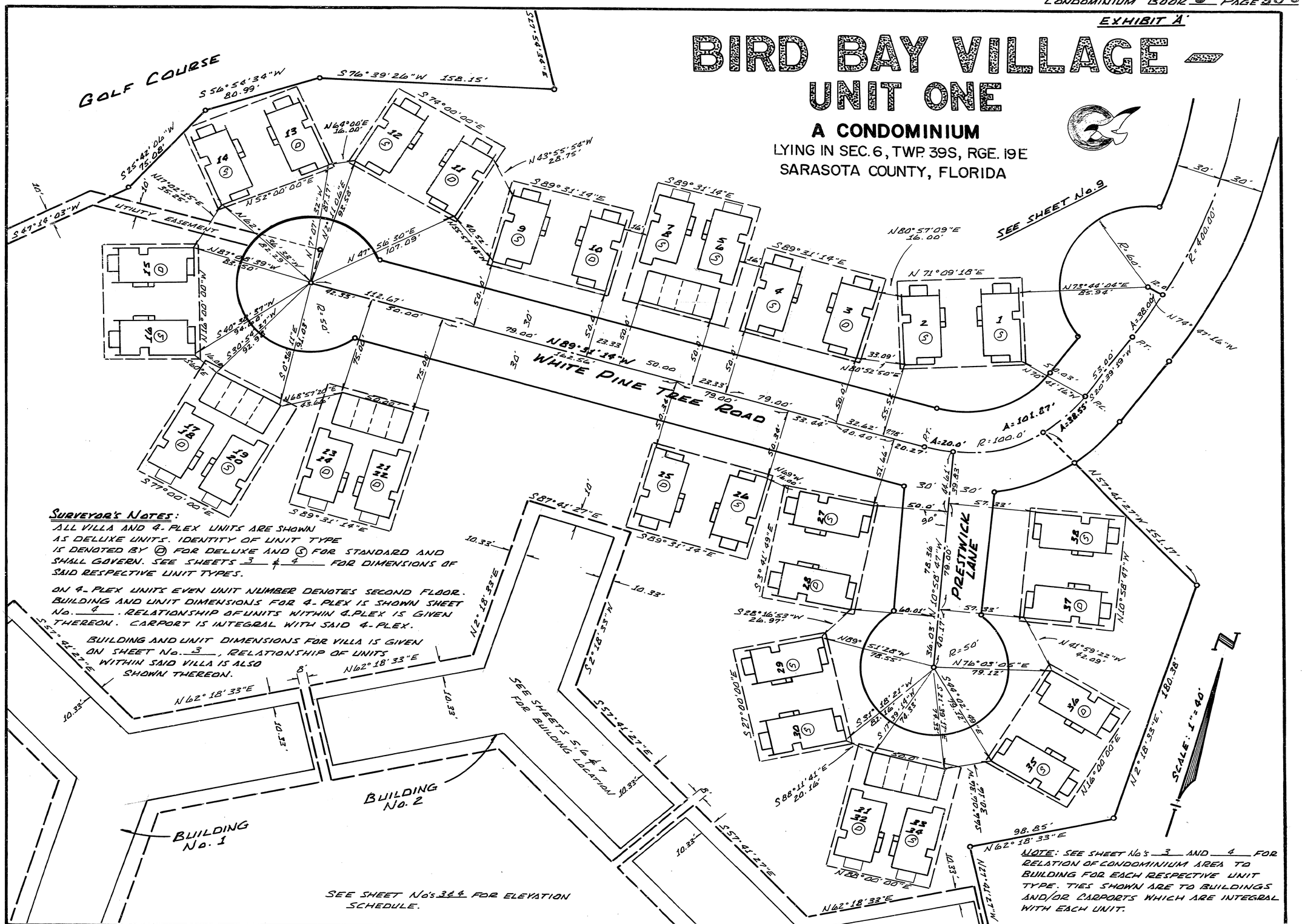

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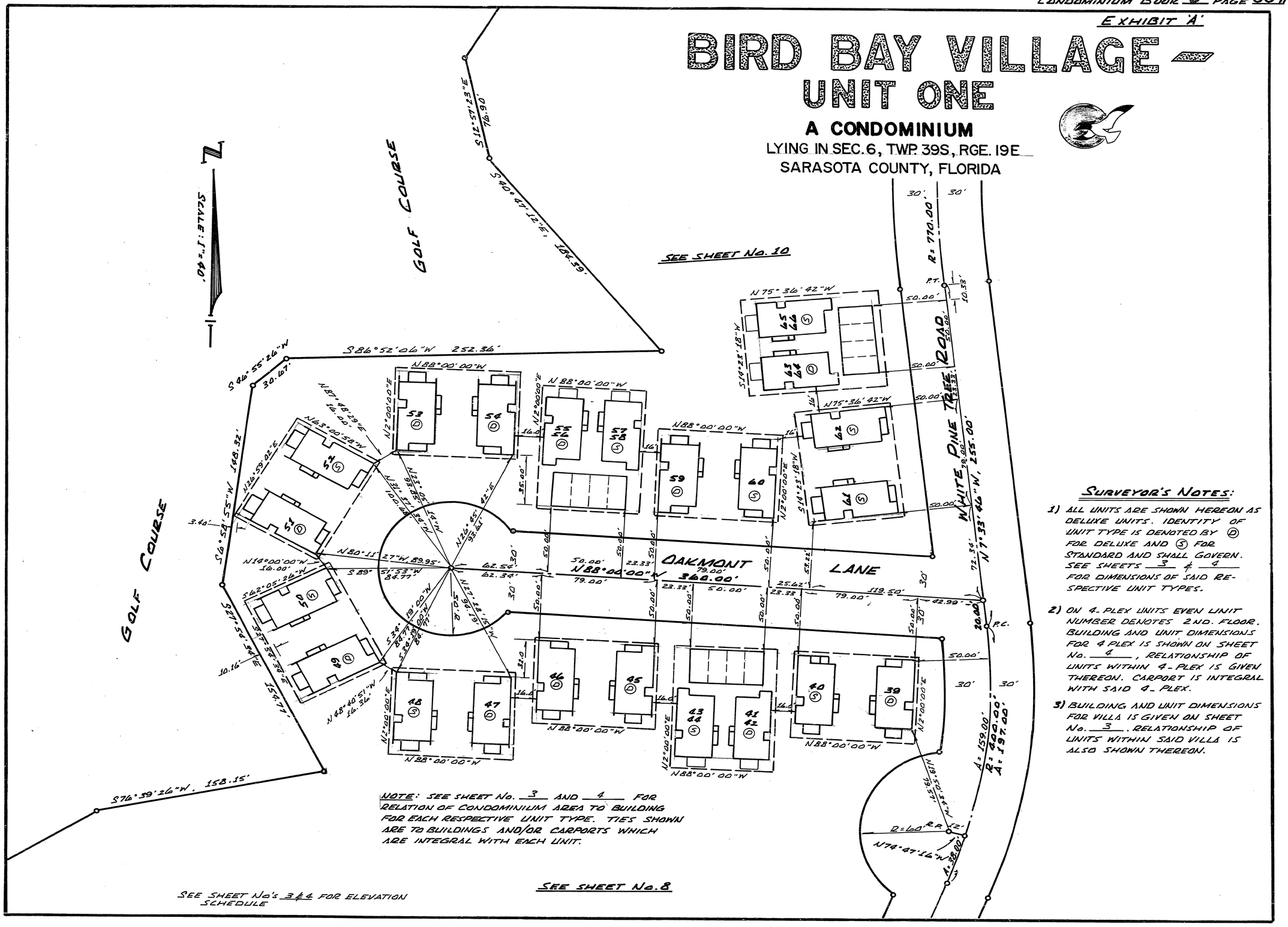
EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



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SEE SHEET No. 8

SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE

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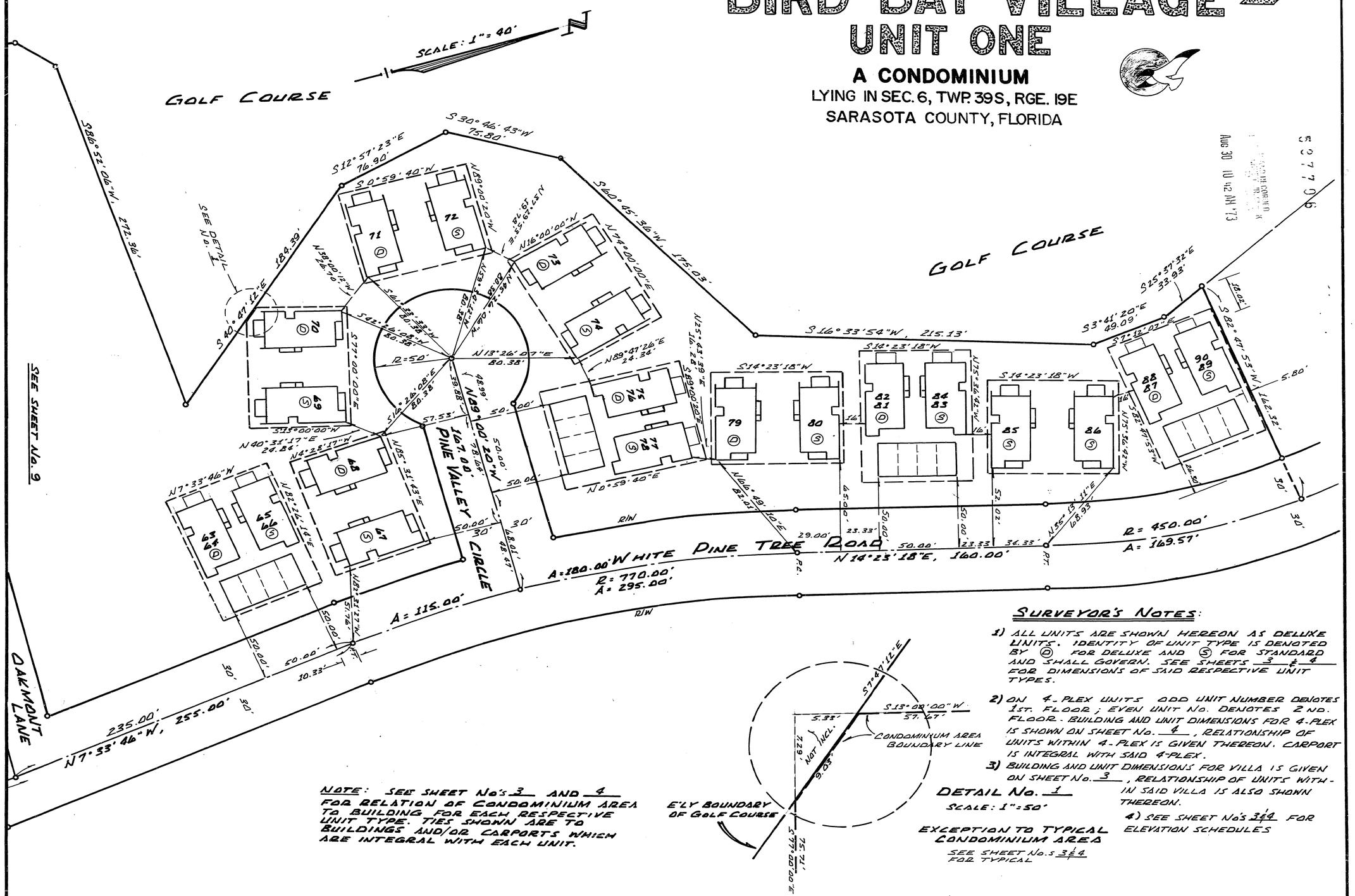
EXHIBIT A

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



NOTE: SEE SHEET No's 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

DETAIL No. 1
SCALE: 1" = 50'

EXCEPTION TO TYPICAL CONDOMINIUM AREA
SEE SHEET No.s 3 & 4 FOR TYPICAL

SURVEYOR'S NOTES:

1) ALL UNITS ARE SHOWN HEREON AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

2) ON 4-PLEX UNITS ODD UNIT NUMBER DENOTES 1ST. FLOOR; EVEN UNIT No. DENOTES 2ND. FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN ON SHEET No. 4, RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

4) SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULES

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

DESCRIPTION

(SEE SHEET No. 2 FOR PLOT PLAN)

A PARCEL OF LAND LYING AND BEING IN SEC. 6, TWP. 39S, RGE. 19E, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:———

COMMENCE AT THE S.E. CORNER OF SAID SEC. 6; THENCE N89° 31' 14"W, ALONG THE SOUTH LINE OF SAID SEC. 6 FOR A DISTANCE OF 560.77'; THENCE N0°28'46"E, 40.00' FOR A POINT OF BEGINNING; THENCE CONTINUE N0°28'46"E, 40.00'; THENCE N27° 41' 27"W, 324.08'; THENCE N62°18'33"E, 98.85'; THENCE N2°18'33"E, 180.38'; THENCE N57° 41 27"W, 151.12' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 100.00', A CENTRAL ANGLE OF 22° 13'33" AND A CHORD BEARING OF N31°46'06"E; THENCE NE'LY ALONG ARC OF SAID CURVE 38.79' TO THE POINT OF TANGENCY; THENCE N20° 39' 19"E, 53.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 400.00' AND A CENTRAL ANGLE OF 28°13'05"; THENCE N'LY ALONG ARC OF SAID CURVE 197.00' TO THE POINT OF TANGENCY; THENCE N7°33'46"W, 255.00' TO THE P.C. OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 770.00' AND A CENTRAL ANGLE OF 21°57'04"; THENCE N'LY ALONG ARC OF SAID CURVE 295.00' TO THE POINT OF TANGENCY; THENCE N14° 23' 18"E, 160.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00' AND A CENTRAL ANGLE OF 21°35'25"; THENCE N'LY ALONG ARC OF SAID CURVE 169.57; THENCE S82° 47'53"W AND RADIAL TO SAID CURVE 162.32'; THENCE S 25° 37' 32"E 33.93'; THENCE S3° 41'20"E, 49.09'; THENCE S16°-33'54"W, 215.13'; THENCE S60° 45'36"W, 175.03'; THENCE S30° 46' 43"W, 75.80'; THENCE S12°57'23"E, 76.90'; THENCE S40° 47' 12"E, 184.39'; THENCE S86°52'06"W, 252.36'; THENCE S46°55'26"W, 30.67'; S6°58'55"W, 148.32'; THENCE S27°54'34"E, 154.77'; THENCE S76° 39'26"W, 158.15'; THENCE S56°54'34"W, 80.99'; THENCE S25°42'06"W, 75.58'; THENCE S47°14'03"W, 150.75'; THENCE S86°31'17"W, 132.91; THENCE S77°28'40"W, 247.68' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 570.71' AND A CENTRAL ANGLE OF 26°37'53" AND A CHORD BEARING OF S10°37'03"W; THENCE SW'LY ALONG ARC OF SAID CURVE 265.27' TO THE POINT OF TANGENCY; THENCE S23°56'00"W, 224.54' THENCE S89°31'14"E, PARALLEL TO AND 40' N'LY OF THE SOUTH LINE OF THE SE 1/4 OF SAID SEC. 6 FOR A DISTANCE OF 1445.30' TO THE P.O.B.

ALL LYING AND BEING IN SEC. 6, TWP. 39S, RGE 19E, SARASOTA COUNTY, FLORIDA LESS ROAD R/W'S OF RECORD.
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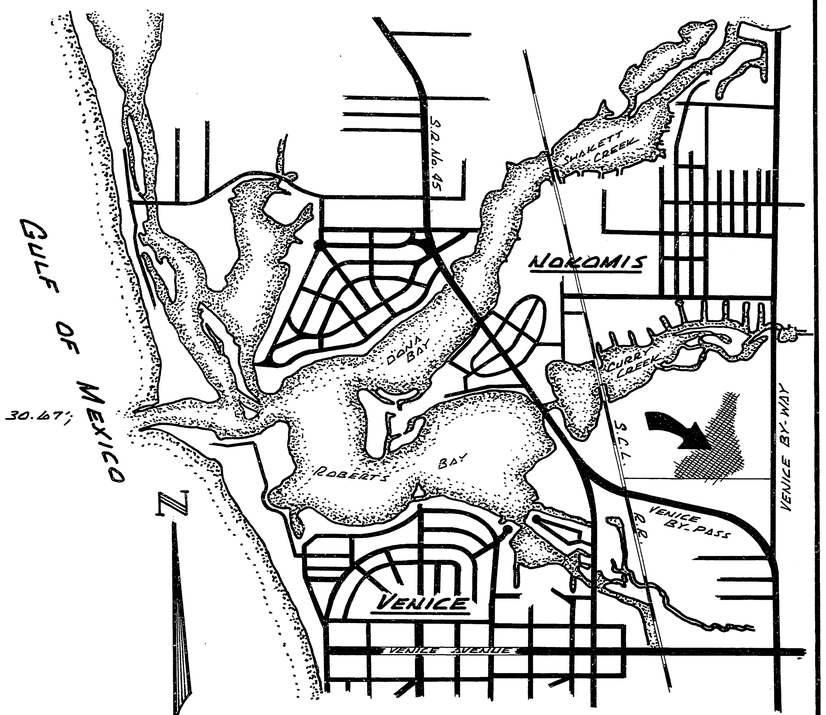


LOCATION MAP

0 1/4 1/2 3/4 1 MI.
SCALE IN MILES

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LANDS AS SHOWN HEREON AND FURTHER CERTIFY THAT THIS PLAT PLAN, RECORDED IN CONDOMINIUM BOOK 6, PAGE 53-53J, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH THE WORDING OF THE DECLARATION AND EXHIBITS, RECORDED IN OFFICIAL RECORD BOOK 1014, PAGE 1398 THRU 1827, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IS A TRUE REPRESENTATION OF THE PROPOSED IMPROVEMENTS AND IF CONSTRUCTED AS SHOWN HEREON, IT CAN BE DETERMINED THEREFROM, THE IDENTIFICATION, LOCATION, DIMENSIONS, AND SIZES OF THE COMMON ELEMENTS OF EACH UNIT.

WILLIAM H. HEBB CERTIFICATE No. 1821 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DATE OF SURVEY: JUNE 1973

COBIA & HEBB, INC.
William H. Hebb
WILLIAM H. HEBB, REG. SURVEYOR
FLORIDA CERTIFICATE No. 1821

ASSOCIATE: — ARCHIE B. BROWN REG. SURVEYOR
FLORIDA CERTIFICATE No. 746

COBIA & HEBB, INC.
PROFESSIONAL LAND SURVEYORS
633 EAST VENICE AVE.
VENICE, FLORIDA

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA

BOUNDARY INFORMATION SHEET

SEE SHEET No's. 8 9 & 10 FOR VILLA AND 4 PLEX UNIT LOCATIONS AND TYPES.

SEE SHEET No's. 3 & 4 FOR VILLA AND 4-PLEX UNIT DIMENSIONS.

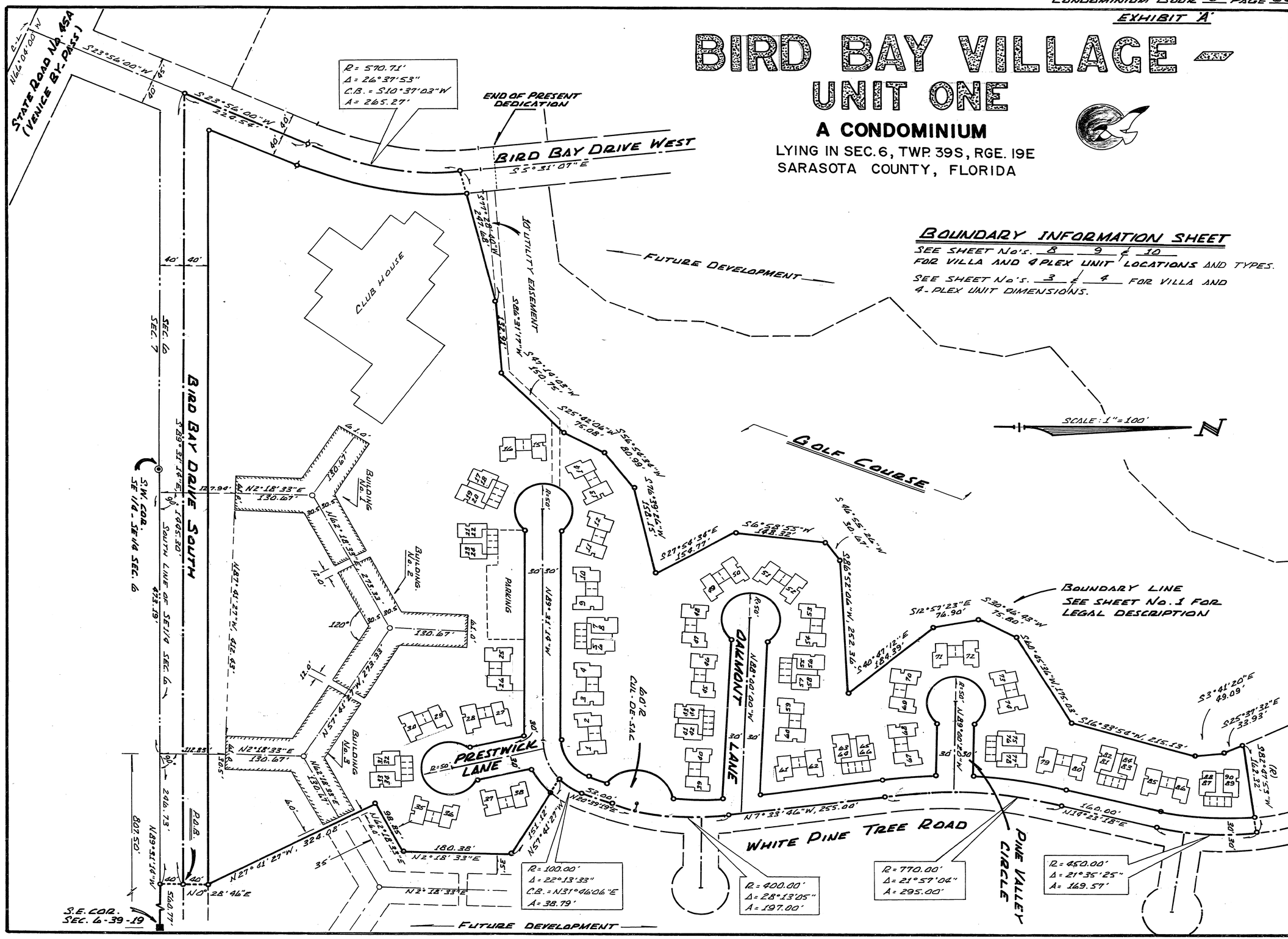


EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E

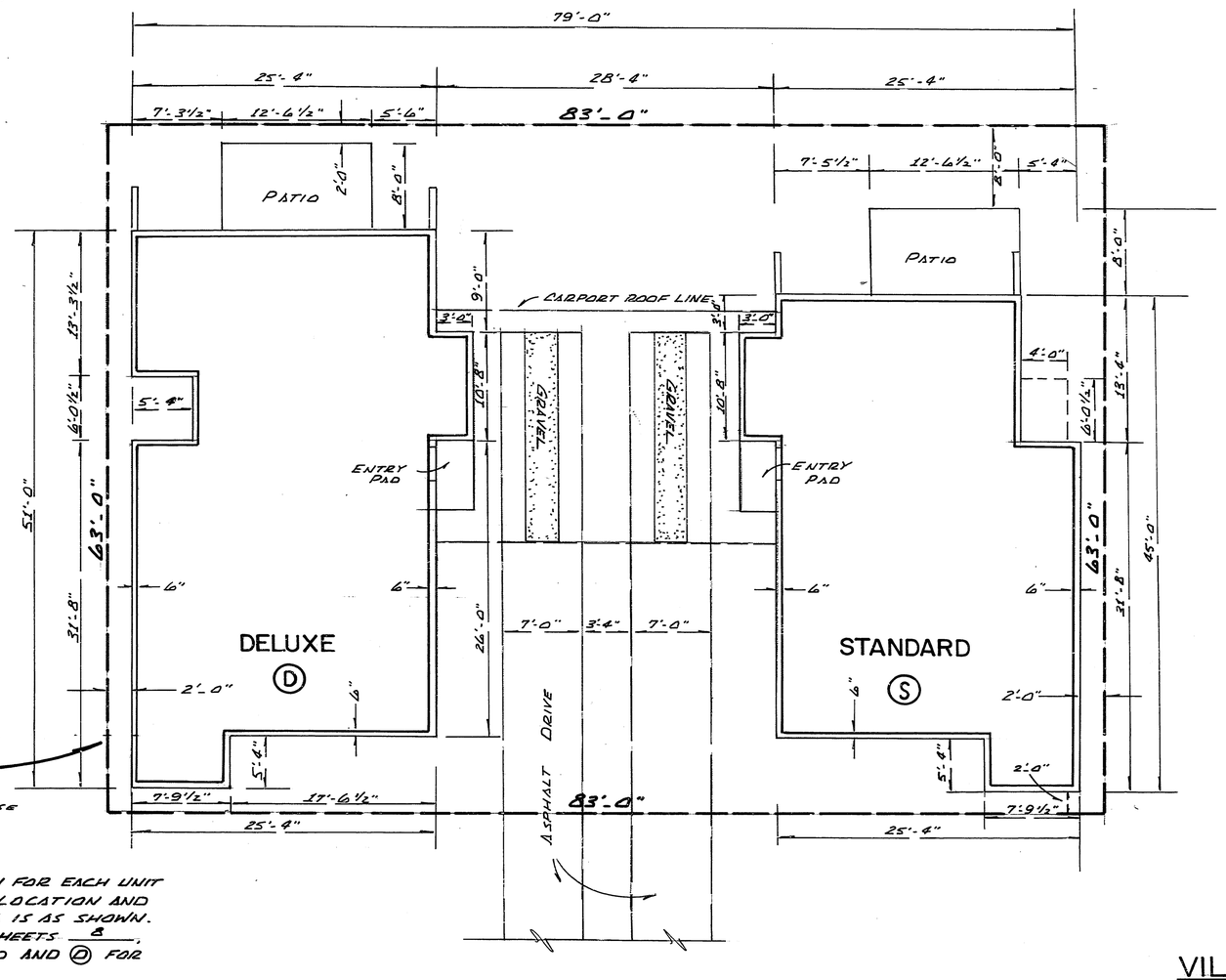
ELEVATION SCHEDULE

FLOOR ELEVATIONS FOR VILLA UNITS

UNIT No.	FL. EL.	UNIT No.	FL. EL.
1	13.40'	45	15.30'
2	13.40'	46	15.30'
3	13.70'	47	15.60'
4	13.70'	48	15.60'
9	14.10'	49	15.60'
10	14.10'	50	15.60'
11	14.40'	51	15.60'
12	14.40'	52	15.60'
13	14.60'	53	15.60'
14	14.60'	54	15.60'
15	14.60'	59	15.10'
16	14.60'	60	15.10'
25	13.70'	61	14.80'
26	13.70'	62	14.80'
27	13.50'	67	14.50'
28	13.50'	68	14.50'
29	13.80'	69	15.00'
30	13.80'	70	15.00'
35	13.80'	71	15.00'
36	13.80'	72	15.00'
37	13.50'	73	15.00'
38	13.50'	74	15.00'
39	14.50'	79	15.00'
40	14.50'	80	15.00'
		85	15.00'
		86	15.00'

NOTE: CEILING ELEVATIONS VARY

DATUM: M.S.L. = 0.00'



CONDOMINIUM AREA BOUNDARY LINE (TYPICAL)
EXCEPTIONS ARE OTHERWISE NOTED

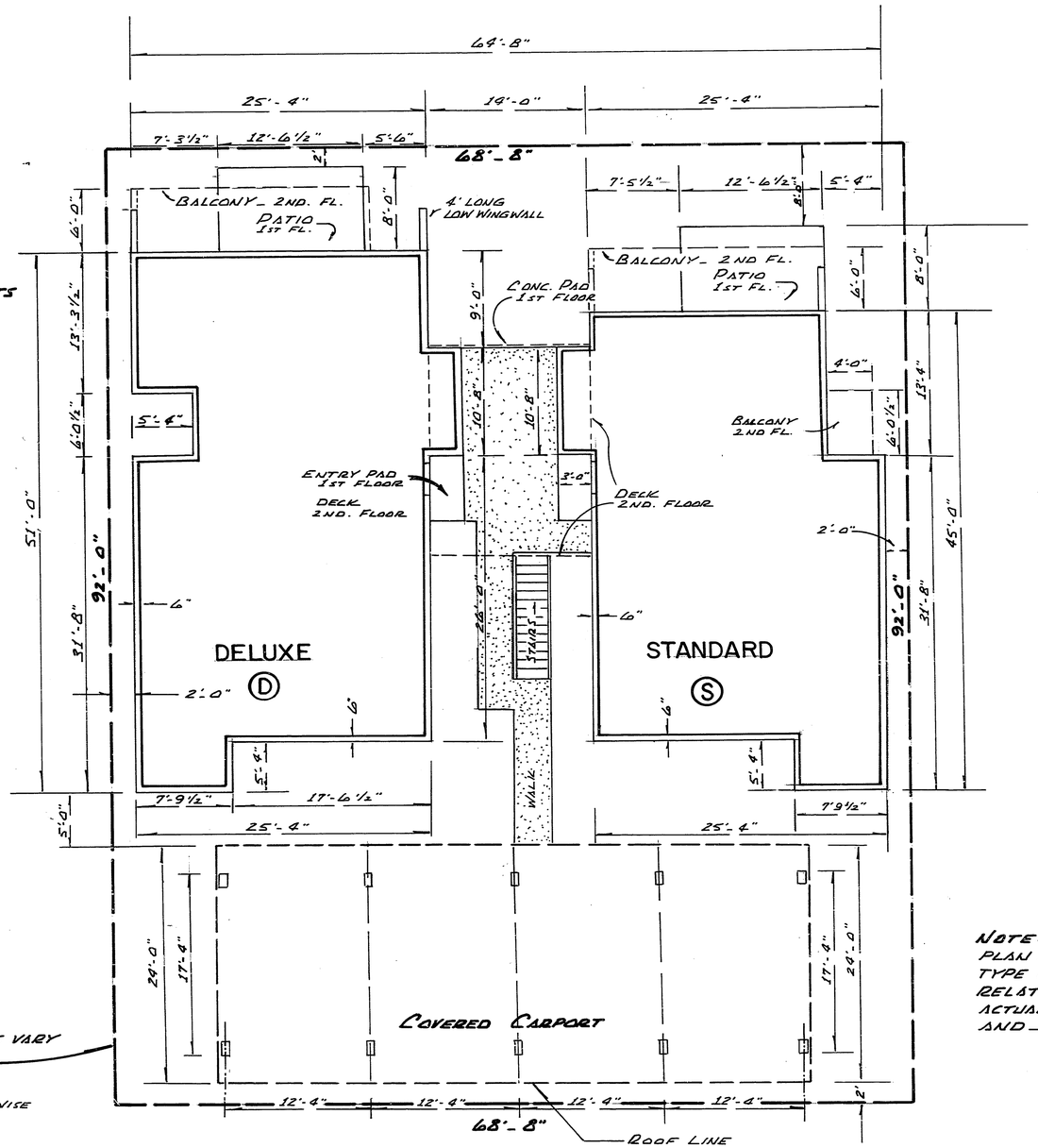
NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS). LOCATION AND RELATION BETWEEN UNITS WITHIN VILLA IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

VILLA

SCALE: 1/8" = 1-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



ELEVATION SCHEDULE

ELEVATIONS FOR 4-PLEX UNITS

UNIT No.	FLOOR ELEV.	CEILING ELEV.
5	13.90'	21.98'
6	23.07'	°
7	13.90'	21.98'
8	23.07'	°
17	14.60'	22.68'
18	23.77'	°
19	14.60'	22.68'
20	23.77'	°
21	14.40'	22.48'
22	23.57'	°
23	14.40'	22.48'
24	23.57'	°
31	13.80'	21.88'
32	22.97'	°
33	13.80'	21.88'
34	22.97'	°
41	15.10'	23.18'
42	24.27'	°
43	15.10'	23.18'
44	24.27'	°
55	15.30'	23.38'
56	24.47'	°
57	15.30'	23.38'
58	24.47'	°
63	15.00'	23.08'
64	24.17'	°
65	15.00'	23.08'
66	24.17'	°
75	14.70'	22.78'
76	23.87'	°
77	14.70'	22.78'
78	23.87'	°
81	15.30'	23.38'
82	24.47'	°
83	15.30'	23.38'
84	24.47'	°
87	14.70'	22.78'
88	23.87'	°
89	14.70'	22.78'
90	23.87'	°

° CEILING ELEVATIONS ON 2ND. FLOOR UNITS VARY

CONDOMINIUM AREA BOUNDARY (TYPICAL)

EXCEPTIONS ARE OTHERWISE NOTED

4-PLEX

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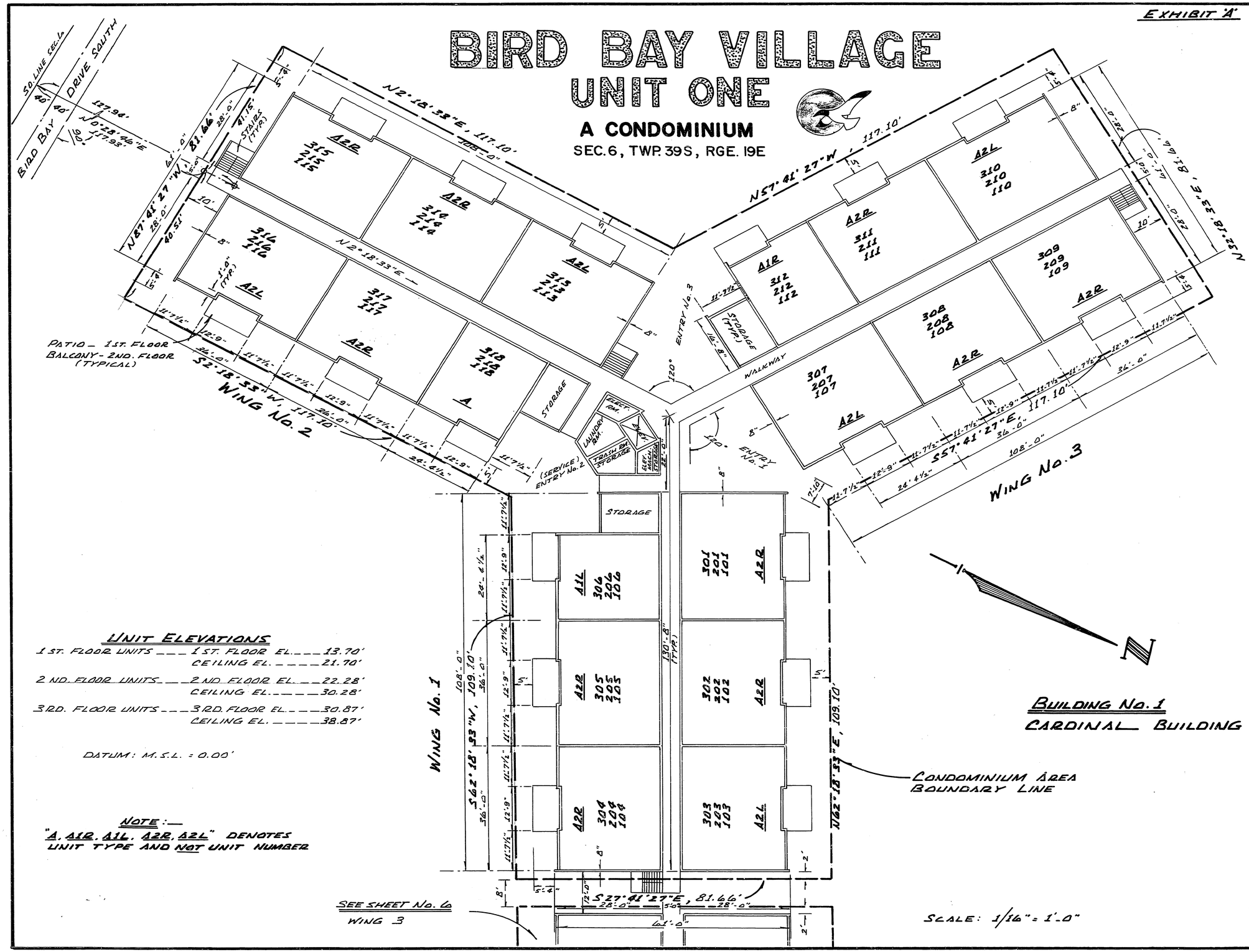
SCALE: 1/8" = 1'-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E



UNIT ELEVATIONS

1 ST. FLOOR UNITS	1 ST. FLOOR EL.	13.70'
	CEILING EL.	21.70'
2 ND. FLOOR UNITS	2 ND. FLOOR EL.	22.28'
	CEILING EL.	30.28'
3 RD. FLOOR UNITS	3 RD. FLOOR EL.	30.87'
	CEILING EL.	38.87'

DATUM: M.S.L. = 0.00'

NOTE:—
"A, A1R, A1L, A2R, A2L" DENOTES UNIT TYPE AND NOT UNIT NUMBER

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

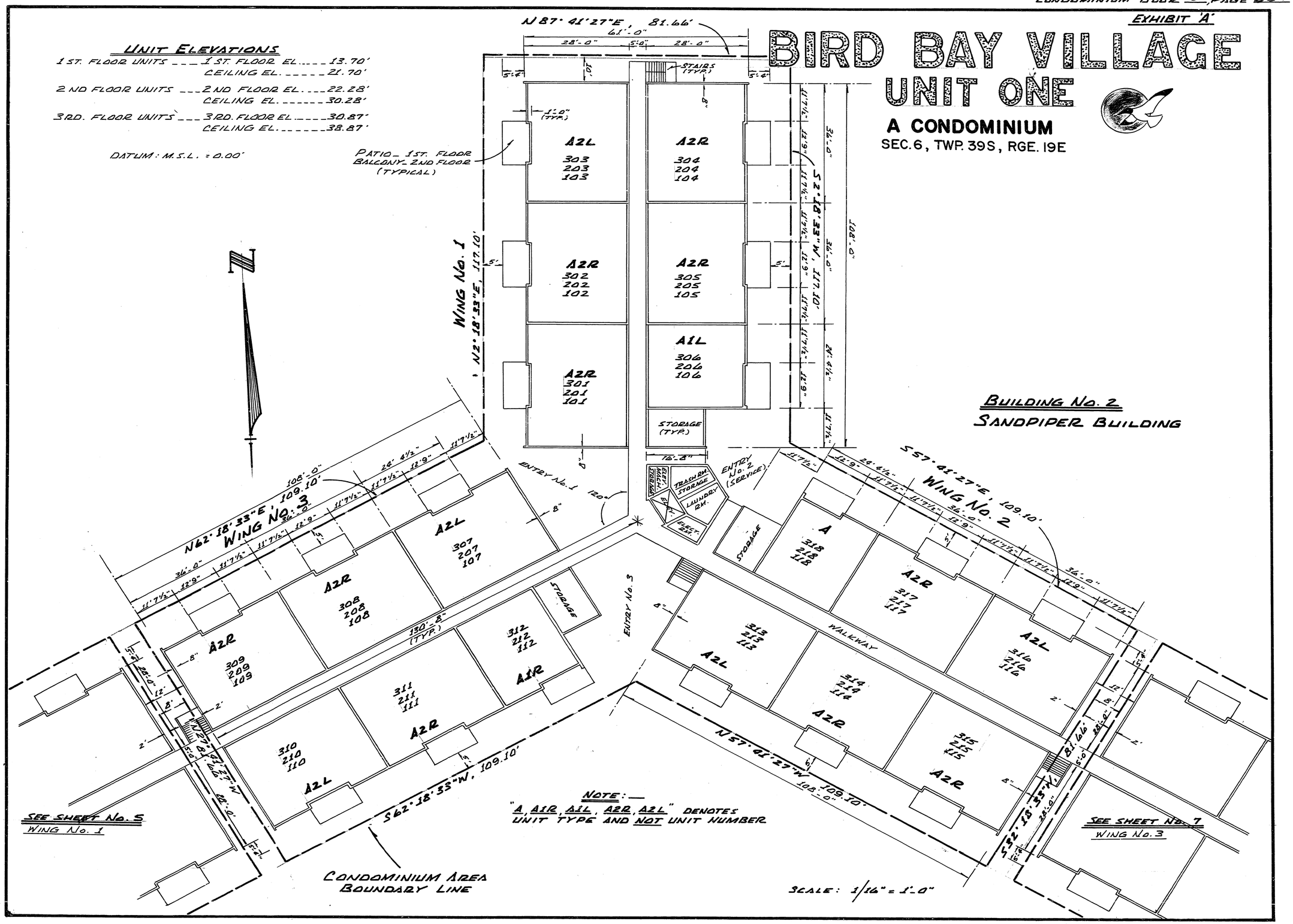
UNIT ELEVATIONS

1 ST. FLOOR UNITS — 1 ST. FLOOR EL. — 13.70'
CEILING EL. — 21.70'

2 ND FLOOR UNITS — 2 ND FLOOR EL. — 22.28'
CEILING EL. — 30.28'

3 RD. FLOOR UNITS — 3 RD. FLOOR EL. — 30.87'
CEILING EL. — 38.87'

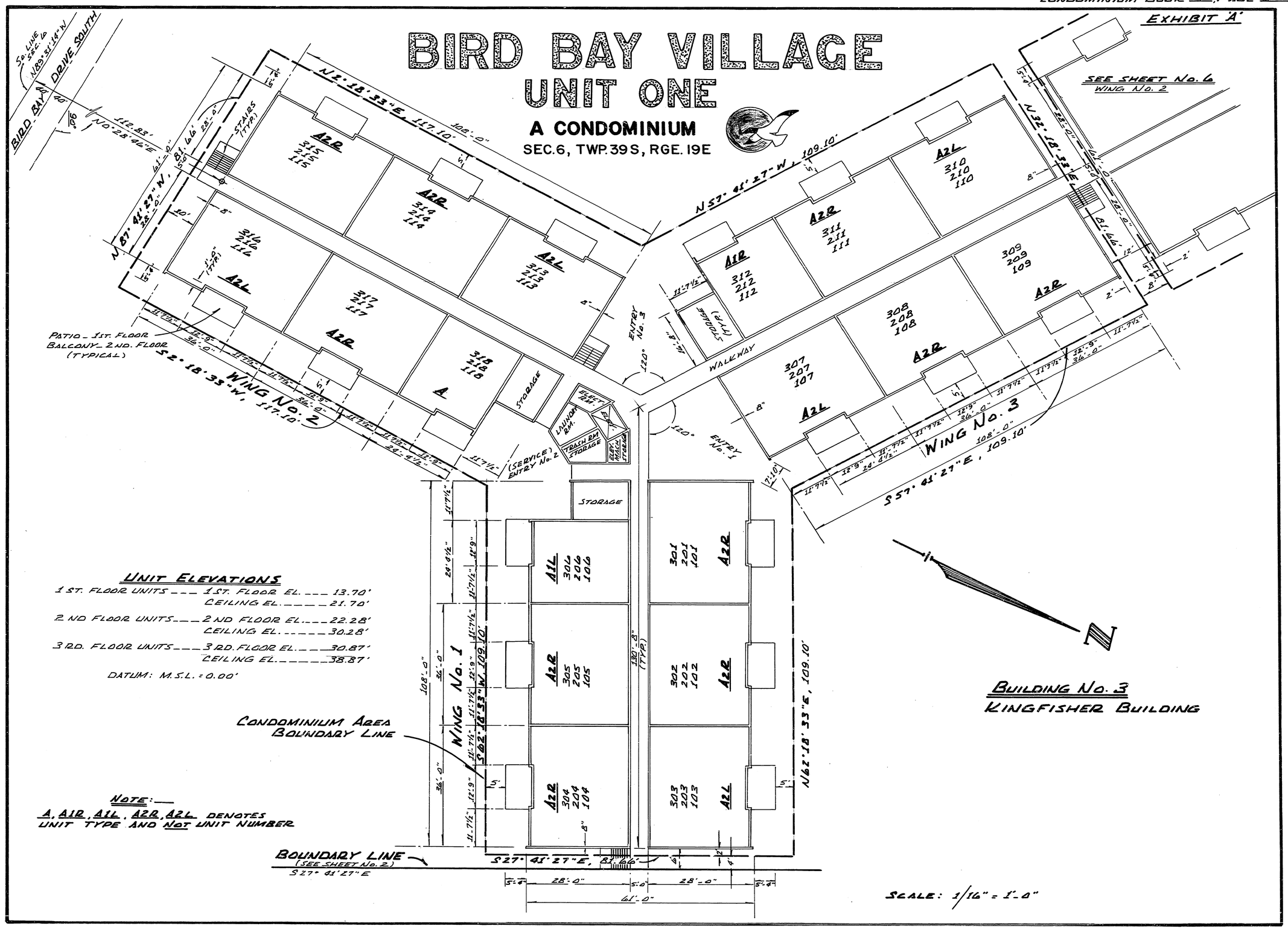
DATUM: M.S.L. = 0.00'



NOTE: — "A, A1R, A1L, A2R, A2L" DENOTES UNIT TYPE AND NOT UNIT NUMBER

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



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DATUM: M.S.L. = 0.00'

NOTE:
A, A1R, A1L, A2R, A2L DENOTES UNIT TYPE AND NOT UNIT NUMBER

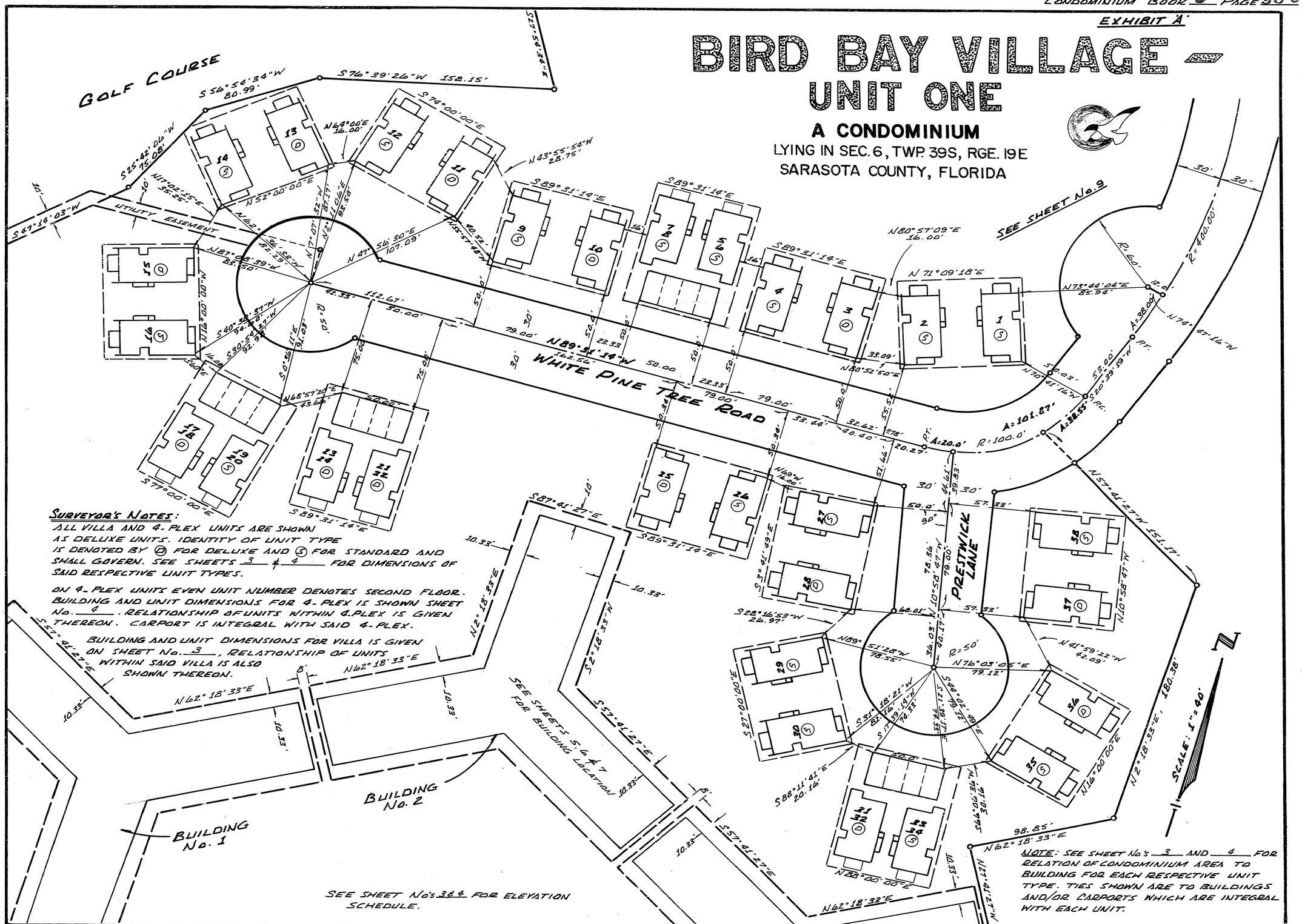
BUILDING No. 3
KINGFISHER BUILDING

EXHIBIT "A"

BIRD BAY VILLAGE — UNIT ONE

A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



SURVEYOR'S NOTES:

ALL VILLA AND 4-PLEX UNITS ARE SHOWN AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

ON 4-PLEX UNITS EVEN UNIT NUMBER DENOTES SECOND FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN SHEET No. 4. RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

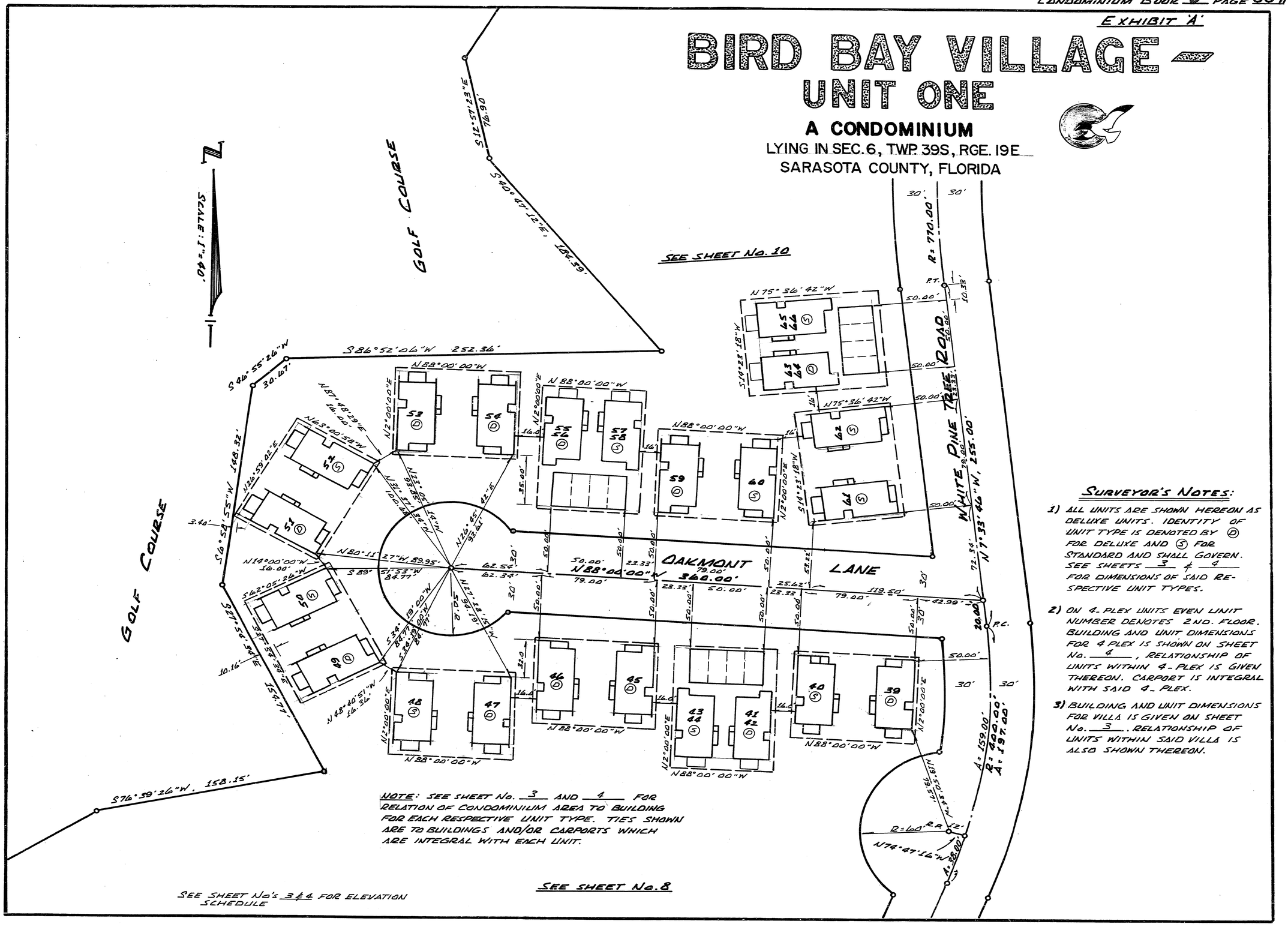
SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE.

NOTE: SEE SHEET No's 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



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SEE SHEET No. 8

SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE

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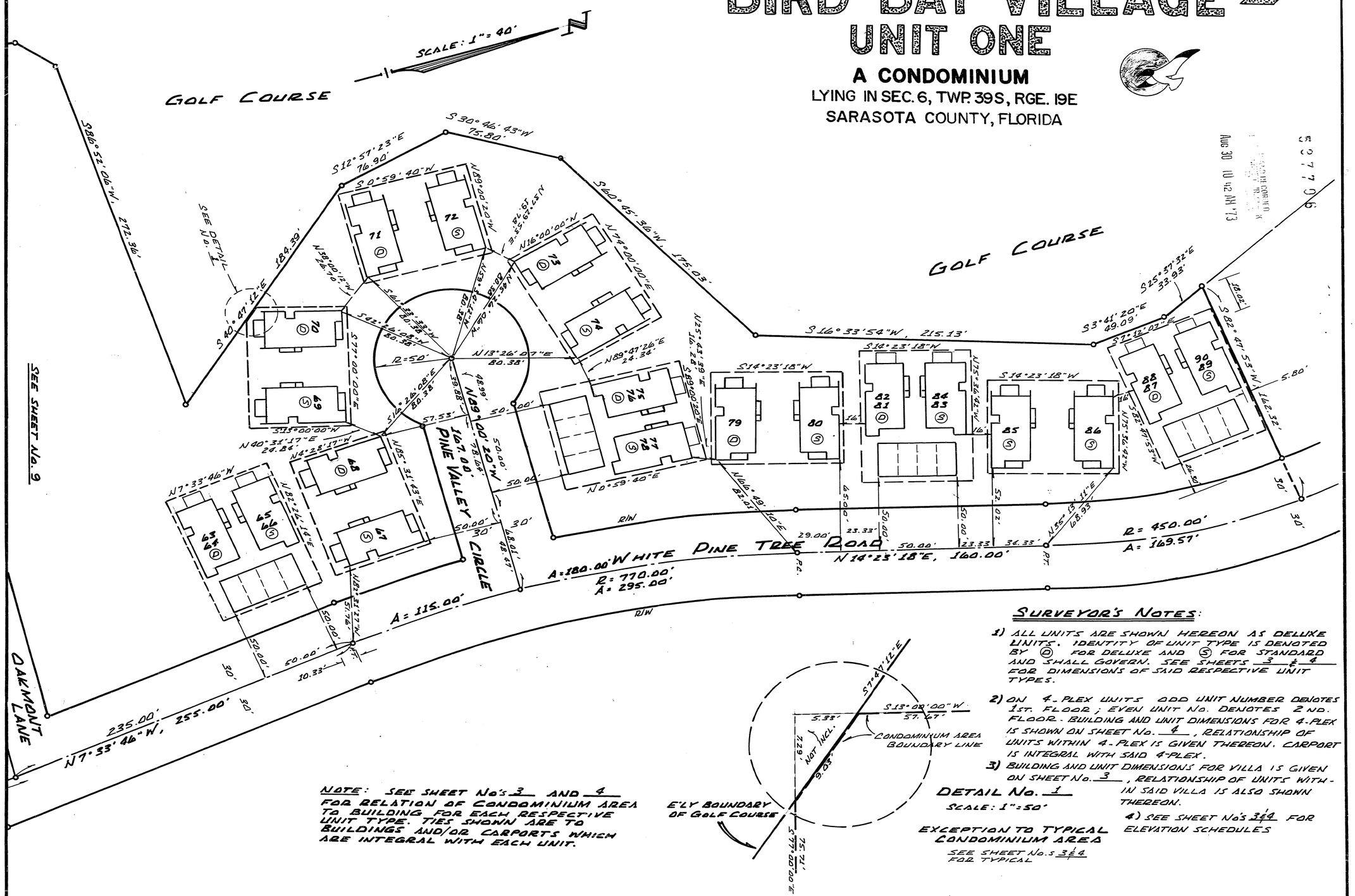
3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3. RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

EXHIBIT A

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



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SCALE: 1" = 50'

EXCEPTION TO TYPICAL CONDOMINIUM AREA
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4) SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULES

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

DESCRIPTION

(SEE SHEET No. 2 FOR PLOT PLAN)

A PARCEL OF LAND LYING AND BEING IN SEC. 6, TWP. 39S, RGE. 19E, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:———

COMMENCE AT THE S.E. CORNER OF SAID SEC. 6; THENCE N89° 31' 14"W, ALONG THE SOUTH LINE OF SAID SEC. 6 FOR A DISTANCE OF 560.77'; THENCE N0°28'46"E, 40.00' FOR A POINT OF BEGINNING; THENCE CONTINUE N0°28'46"E, 40.00'; THENCE N27° 41' 27"W, 324.08'; THENCE N62°18'33"E, 98.85'; THENCE N2°18'33"E, 180.38'; THENCE N57° 41 27"W, 151.12' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 100.00', A CENTRAL ANGLE OF 22° 13'33" AND A CHORD BEARING OF N31°46'06"E; THENCE NE'LY ALONG ARC OF SAID CURVE 38.79' TO THE POINT OF TANGENCY; THENCE N20° 39' 19"E, 53.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 400.00' AND A CENTRAL ANGLE OF 28°13'05"; THENCE N'LY ALONG ARC OF SAID CURVE 197.00' TO THE POINT OF TANGENCY; THENCE N7°33'46"W, 255.00' TO THE P.C. OF A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 770.00' AND A CENTRAL ANGLE OF 21°57'04"; THENCE N'LY ALONG ARC OF SAID CURVE 295.00' TO THE POINT OF TANGENCY; THENCE N14° 23' 18"E, 160.00' TO THE P.C. OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 450.00' AND A CENTRAL ANGLE OF 21°35'25"; THENCE N'LY ALONG ARC OF SAID CURVE 169.57; THENCE S82° 47'53"W AND RADIAL TO SAID CURVE 162.32'; THENCE S 25° 37' 32"E 33.93'; THENCE S3° 41'20"E, 49.09'; THENCE S16°-33'54"W, 215.13'; THENCE S60° 45'36"W, 175.03'; THENCE S30° 46' 43"W, 75.80'; THENCE S12°57'23"E, 76.90'; THENCE S40° 47' 12"E, 184.39'; THENCE S86°52'06"W, 252.36'; THENCE S46°55'26"W, 30.67'; S6°58'55"W, 148.32'; THENCE S27°54'34"E, 154.77'; THENCE S76° 39'26"W, 158.15'; THENCE S56°54'34"W, 80.99'; THENCE S25°42'06"W, 75.58'; THENCE S47°14'03"W, 150.75'; THENCE S86°31'17"W, 132.91; THENCE S77°28'40"W, 247.68' TO A POINT ON A CURVE TO THE LEFT WHICH HAS A RADIUS OF 570.71' AND A CENTRAL ANGLE OF 26°37'53" AND A CHORD BEARING OF S10°37'03"W; THENCE SW'LY ALONG ARC OF SAID CURVE 265.27' TO THE POINT OF TANGENCY; THENCE S23°56'00"W, 224.54' THENCE S89°31'14"E, PARALLEL TO AND 40' N'LY OF THE SOUTH LINE OF THE SE 1/4 OF SAID SEC. 6 FOR A DISTANCE OF 1445.30' TO THE P.O.B.

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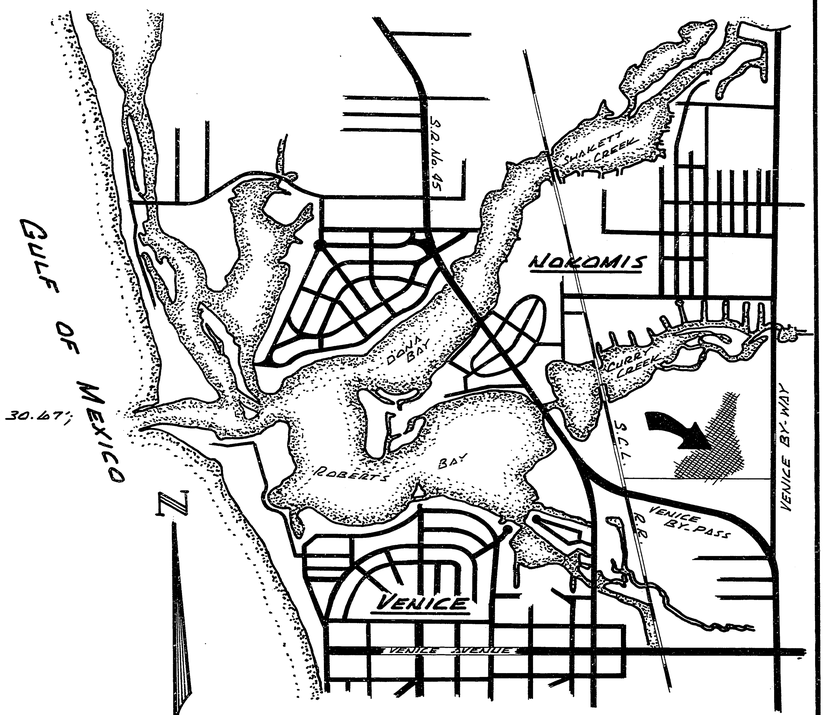


LOCATION MAP

0 1/4 1/2 3/4 1 MI.
SCALE IN MILES

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LANDS AS SHOWN HEREON AND FURTHER CERTIFY THAT THIS PLAT PLAN, RECORDED IN CONDOMINIUM BOOK 6, PAGE 53-53J, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH THE WORDING OF THE DECLARATION AND EXHIBITS, RECORDED IN OFFICIAL RECORD BOOK 1014, PAGE 1398 THRU 1827, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IS A TRUE REPRESENTATION OF THE PROPOSED IMPROVEMENTS AND IF CONSTRUCTED AS SHOWN HEREON, IT CAN BE DETERMINED THEREFROM, THE IDENTIFICATION, LOCATION, DIMENSIONS, AND SIZES OF THE COMMON ELEMENTS OF EACH UNIT.

WILLIAM H. HEBB CERTIFICATE No. 1821 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DATE OF SURVEY: JUNE 1973

COBIA & HEBB, INC.
William H. Hebb
WILLIAM H. HEBB, REG. SURVEYOR
FLORIDA CERTIFICATE No. 1821

ASSOCIATE: — ARCHIE B. BROWN REG. SURVEYOR
FLORIDA CERTIFICATE No. 746

COBIA & HEBB, INC.
PROFESSIONAL LAND SURVEYORS
633 EAST VENICE AVE.
VENICE, FLORIDA

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA

BOUNDARY INFORMATION SHEET

SEE SHEET No's. 8 9 & 10 FOR VILLA AND 4 PLEX UNIT LOCATIONS AND TYPES.

SEE SHEET No's. 3 & 4 FOR VILLA AND 4-PLEX UNIT DIMENSIONS.

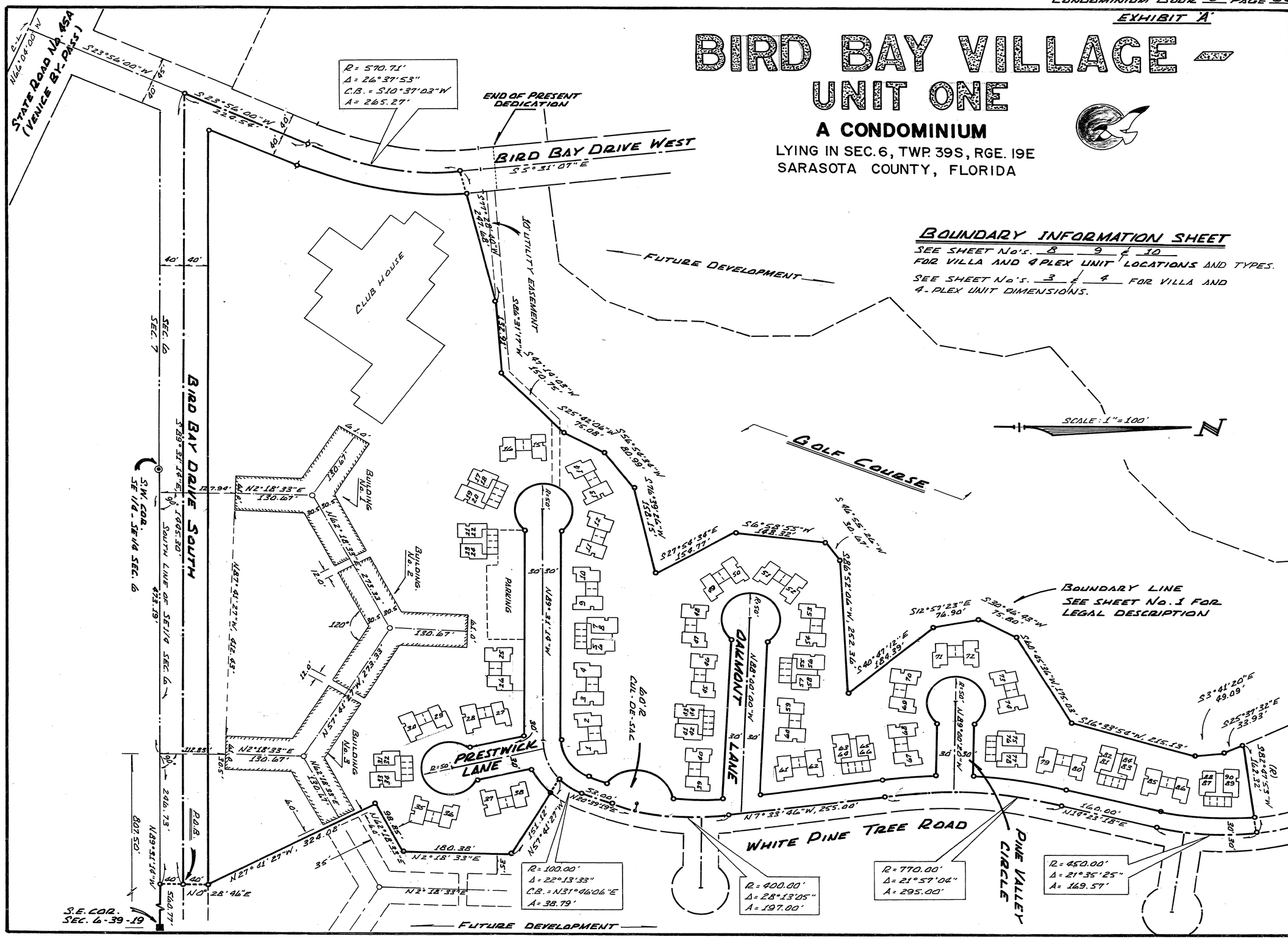


EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E

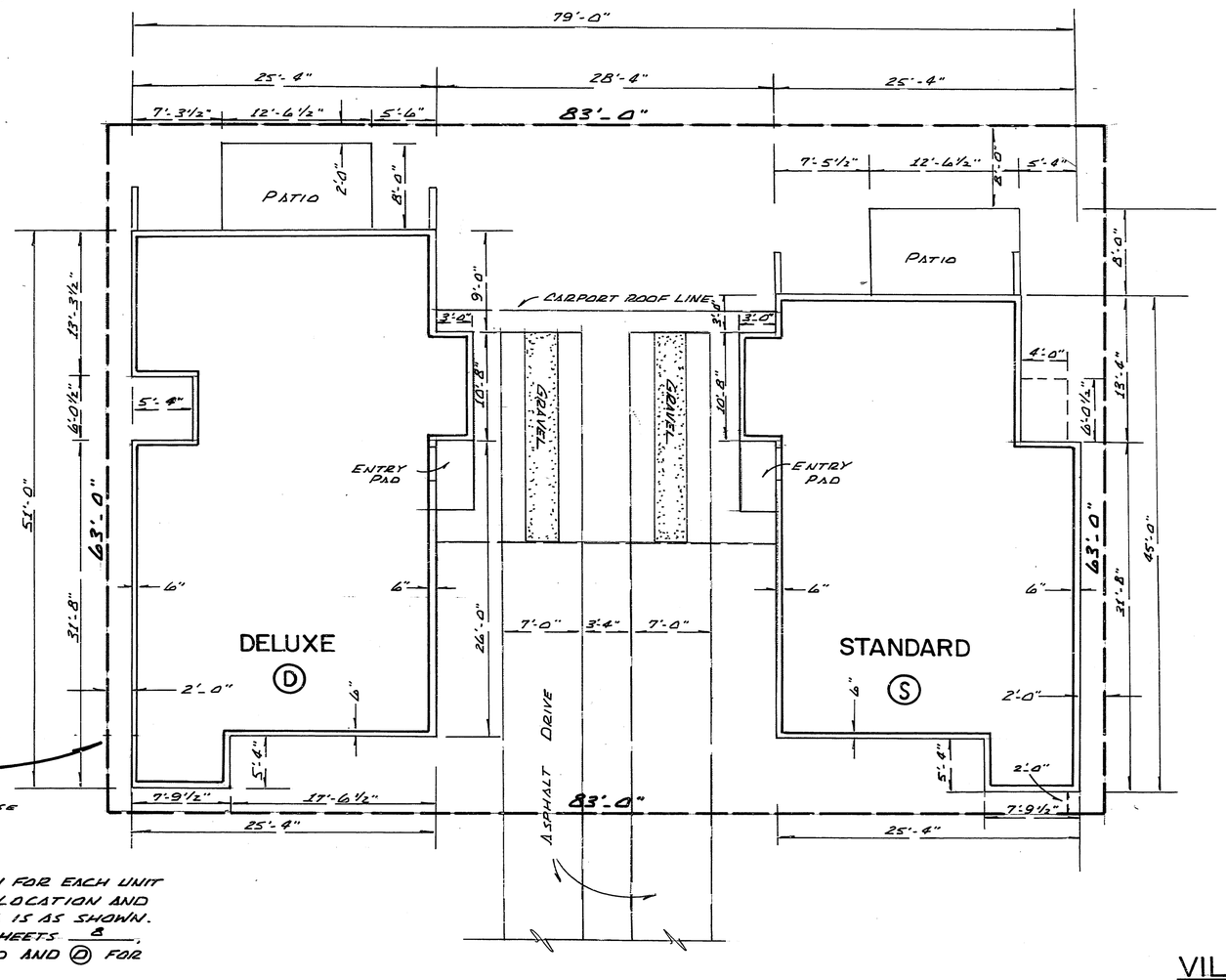
ELEVATION SCHEDULE

FLOOR ELEVATIONS FOR VILLA UNITS

UNIT No.	FL. EL.	UNIT No.	FL. EL.
1	13.40'	45	15.30'
2	13.40'	46	15.30'
3	13.70'	47	15.60'
4	13.70'	48	15.60'
9	14.10'	49	15.60'
10	14.10'	50	15.60'
11	14.40'	51	15.60'
12	14.40'	52	15.60'
13	14.60'	53	15.60'
14	14.60'	54	15.60'
15	14.60'	59	15.10'
16	14.60'	60	15.10'
25	13.70'	61	14.80'
26	13.70'	62	14.80'
27	13.50'	67	14.50'
28	13.50'	68	14.50'
29	13.80'	69	15.00'
30	13.80'	70	15.00'
35	13.80'	71	15.00'
36	13.80'	72	15.00'
37	13.50'	73	15.00'
38	13.50'	74	15.00'
39	14.50'	79	15.00'
40	14.50'	80	15.00'
		85	15.00'
		86	15.00'

NOTE: CEILING ELEVATIONS VARY

DATUM: M.S.L. = 0.00'



CONDOMINIUM AREA BOUNDARY LINE (TYPICAL)
EXCEPTIONS ARE OTHERWISE NOTED

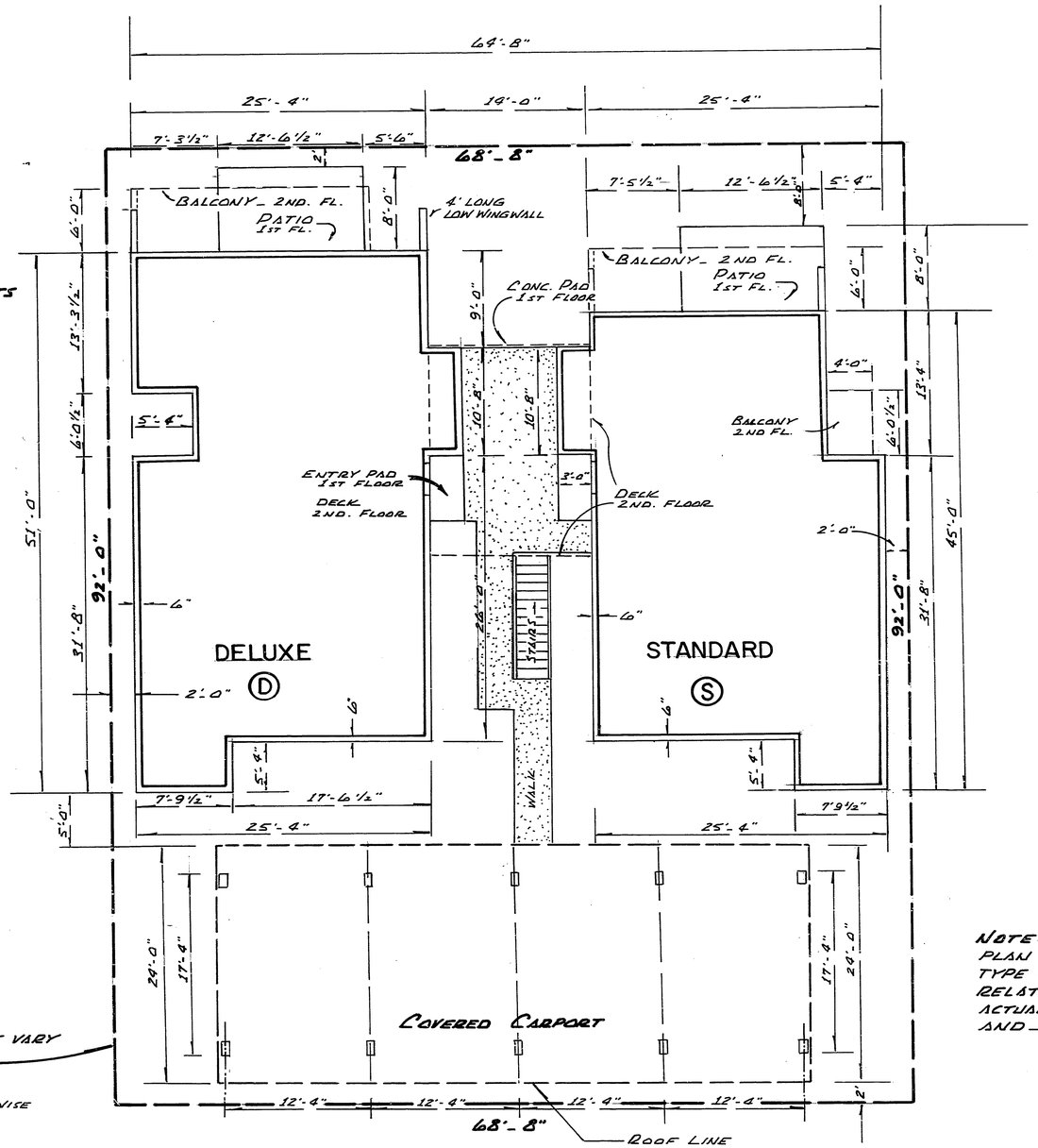
NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS). LOCATION AND RELATION BETWEEN UNITS WITHIN VILLA IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

VILLA

SCALE: 1/8" = 1-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



ELEVATION SCHEDULE

ELEVATIONS FOR 4-PLEX UNITS

UNIT No.	FLOOR ELEV.	CEILING ELEV.
5	13.90'	21.98'
6	23.07'	°
7	13.90'	21.98'
8	23.07'	°
17	14.60'	22.68'
18	23.77'	°
19	14.60'	22.68'
20	23.77'	°
21	14.40'	22.48'
22	23.57'	°
23	14.40'	22.48'
24	23.57'	°
31	13.80'	21.88'
32	22.97'	°
33	13.80'	21.88'
34	22.97'	°
41	15.10'	23.18'
42	24.27'	°
43	15.10'	23.18'
44	24.27'	°
55	15.30'	23.38'
56	24.47'	°
57	15.30'	23.38'
58	24.47'	°
63	15.00'	23.08'
64	24.17'	°
65	15.00'	23.08'
66	24.17'	°
75	14.70'	22.78'
76	23.87'	°
77	14.70'	22.78'
78	23.87'	°
81	15.30'	23.38'
82	24.47'	°
83	15.30'	23.38'
84	24.47'	°
87	14.70'	22.78'
88	23.87'	°
89	14.70'	22.78'
90	23.87'	°

° CEILING ELEVATIONS ON 2ND. FLOOR UNITS VARY

CONDOMINIUM AREA BOUNDARY (TYPICAL)

EXCEPTIONS ARE OTHERWISE NOTED

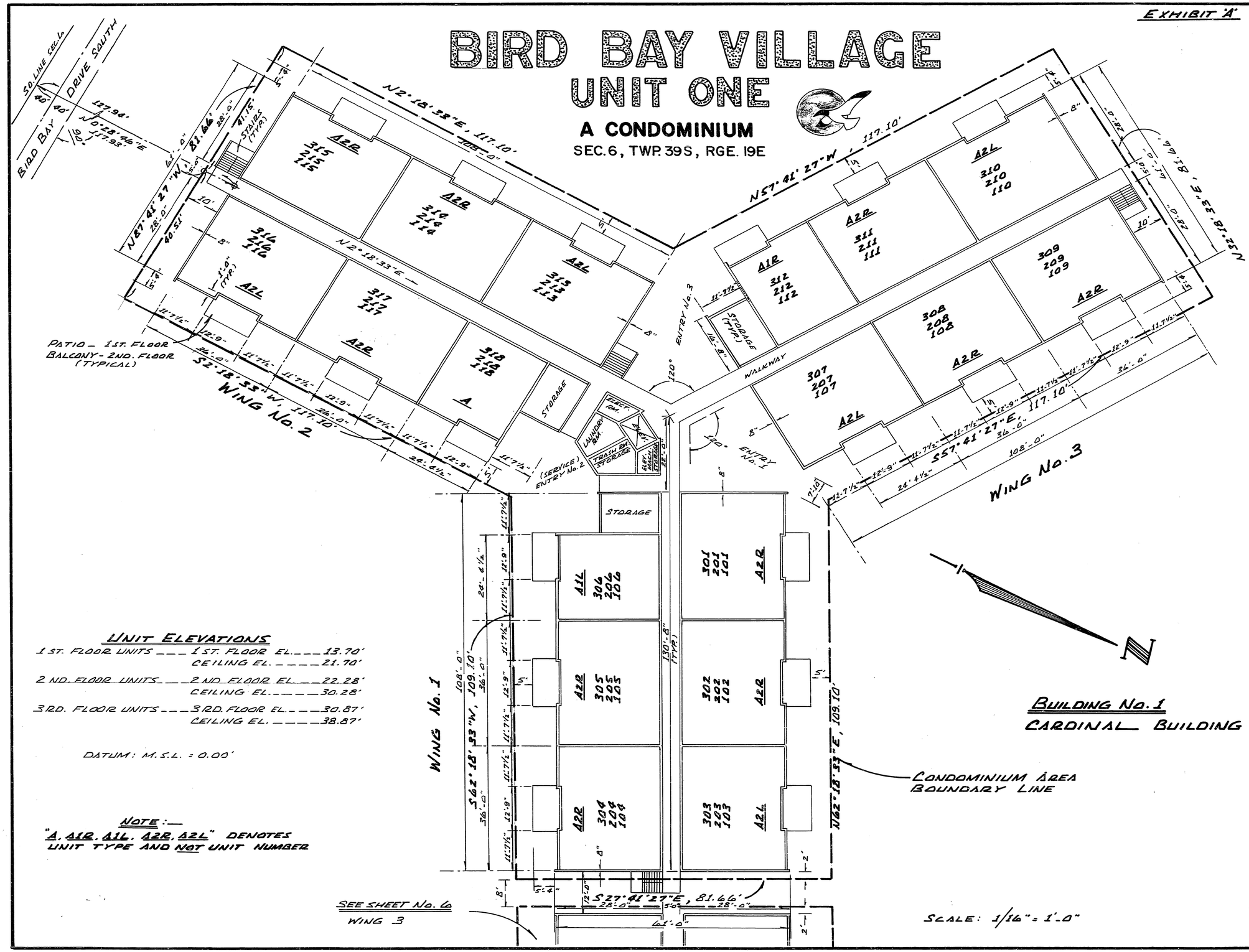
4-PLEX

NOTE:
PLAN HEREON IS TYPICAL REPRESENTATION FOR EACH UNIT TYPE (STANDARD AND DELUXE UNITS) LOCATION AND RELATION BETWEEN UNITS WITHIN 4-PLEX IS AS SHOWN. ACTUAL UNIT TYPES ARE DENOTED ON SHEETS 8, 9 AND 10 BY (S) FOR STANDARD AND (D) FOR DELUXE.

SCALE: 1/8" = 1'-0"

EXHIBIT "A"

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E



UNIT ELEVATIONS

1 ST. FLOOR UNITS	1 ST. FLOOR EL.	13.70'
	CEILING EL.	21.70'
2 ND. FLOOR UNITS	2 ND. FLOOR EL.	22.28'
	CEILING EL.	30.28'
3 RD. FLOOR UNITS	3 RD. FLOOR EL.	30.87'
	CEILING EL.	38.87'

DATUM: M.S.L. = 0.00'

NOTE:—
"A, A1R, A1L, A2R, A2L" DENOTES UNIT TYPE AND NOT UNIT NUMBER

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39S, RGE. 19E

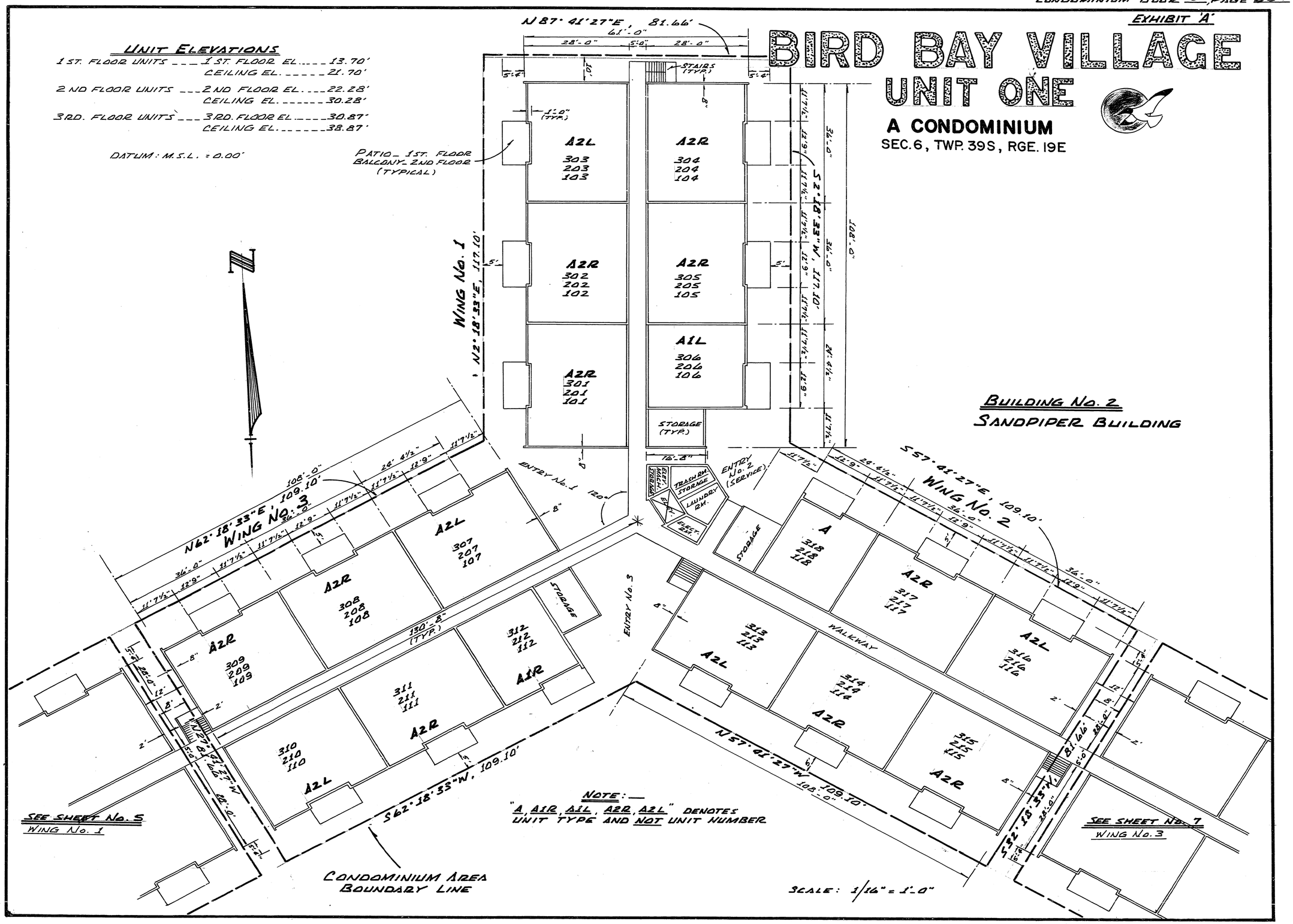
UNIT ELEVATIONS

1 ST. FLOOR UNITS — 1 ST. FLOOR EL. — 13.70'
CEILING EL. — 21.70'

2 ND FLOOR UNITS — 2 ND FLOOR EL. — 22.28'
CEILING EL. — 30.28'

3 RD. FLOOR UNITS — 3 RD. FLOOR EL. — 30.87'
CEILING EL. — 38.87'

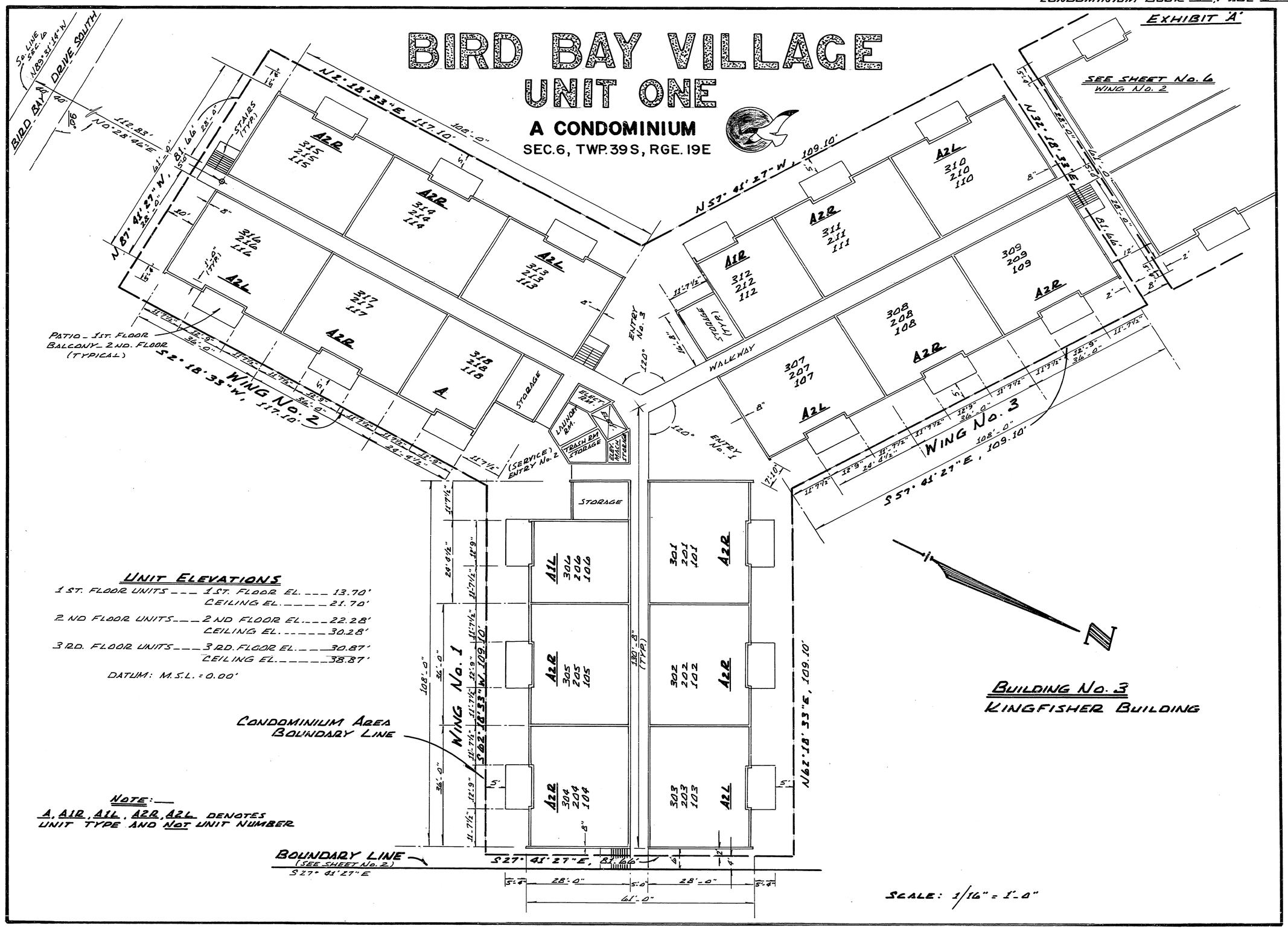
DATUM: M.S.L. = 0.00'



NOTE: — "A, A1R, A1L, A2R, A2L" DENOTES UNIT TYPE AND NOT UNIT NUMBER

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM
SEC. 6, TWP. 39 S, RGE. 19 E



UNIT ELEVATIONS

1 ST. FLOOR UNITS — 1 ST. FLOOR EL. — 13.70'
CEILING EL. — 21.70'

2 ND FLOOR UNITS — 2 ND FLOOR EL. — 22.28'
CEILING EL. — 30.28'

3 RD. FLOOR UNITS — 3 RD. FLOOR EL. — 30.87'
CEILING EL. — 38.87'

DATUM: M.S.L. = 0.00'

NOTE:
A, A1R, A1L, A2R, A2L DENOTES UNIT TYPE AND NOT UNIT NUMBER

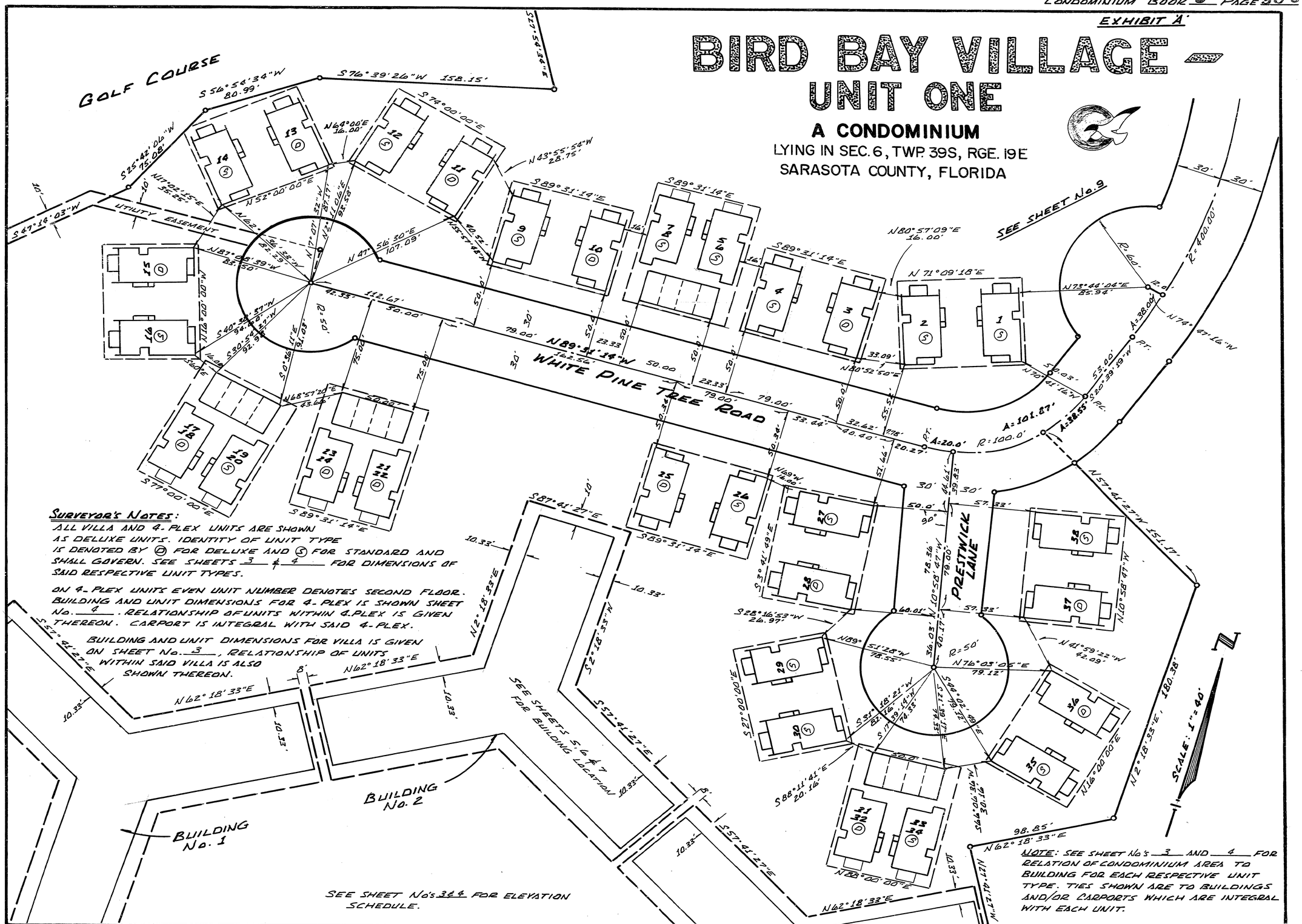
BUILDING No. 3
KINGFISHER BUILDING

EXHIBIT "A"

BIRD BAY VILLAGE — UNIT ONE

A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



SURVEYOR'S NOTES:

ALL VILLA AND 4-PLEX UNITS ARE SHOWN AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

ON 4-PLEX UNITS EVEN UNIT NUMBER DENOTES SECOND FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN SHEET No. 4. RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

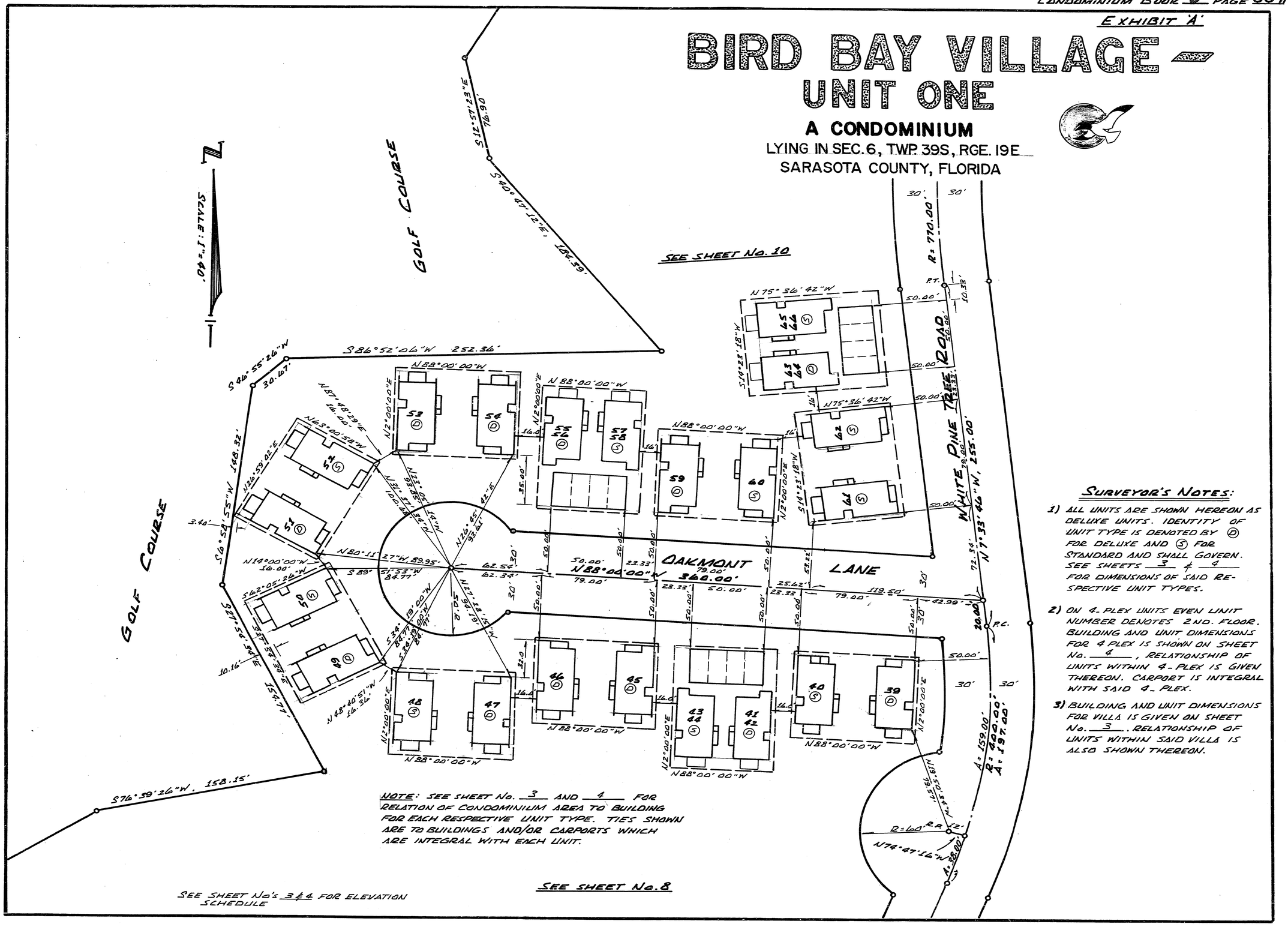
SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE.

NOTE: SEE SHEET No's 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

EXHIBIT 'A'

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



NOTE: SEE SHEET No. 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

SEE SHEET No. 8

SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULE

SURVEYOR'S NOTES:

1) ALL UNITS ARE SHOWN HEREON AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

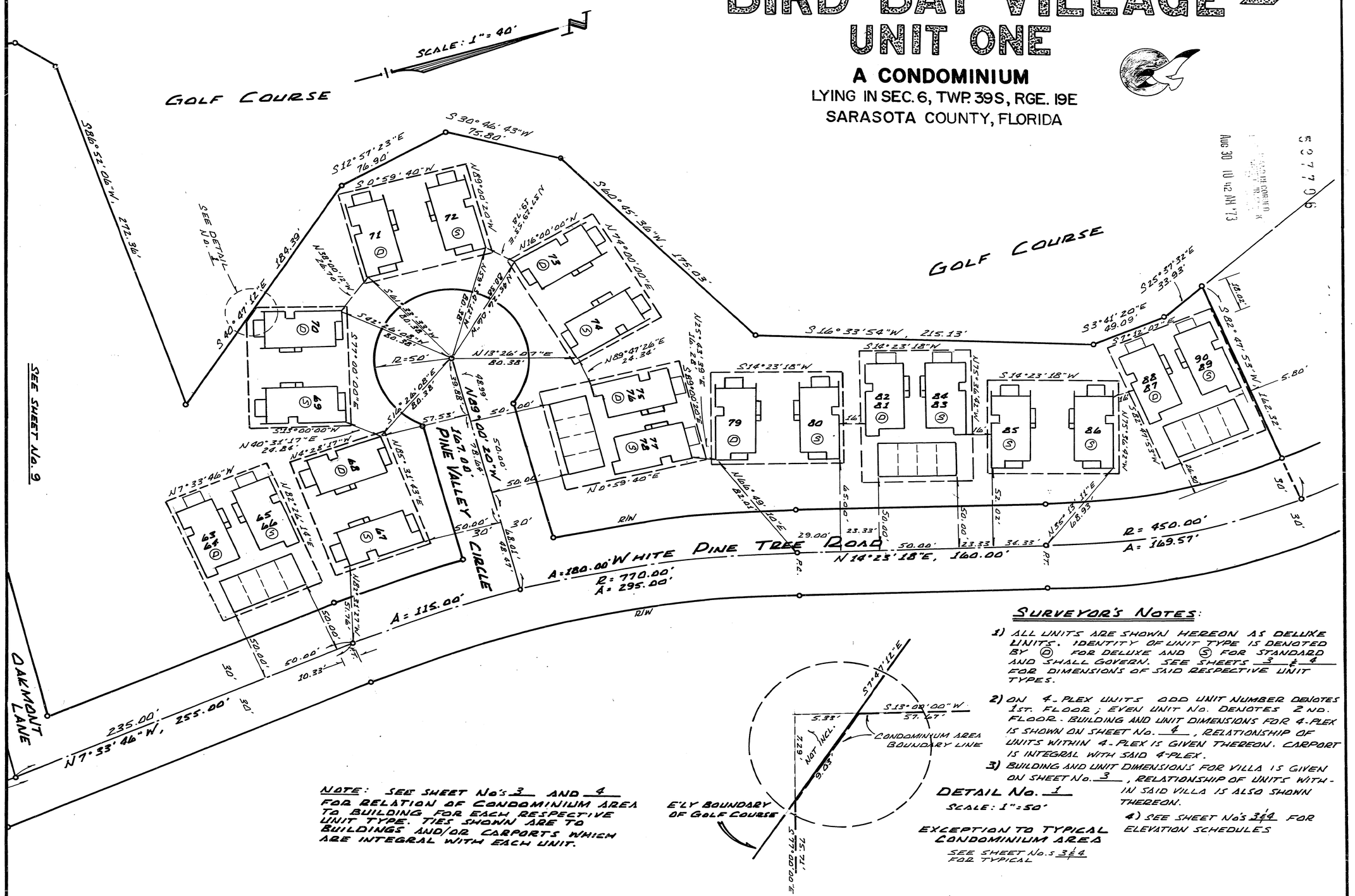
2) ON 4-PLEX UNITS EVEN UNIT NUMBER DENOTES 2ND. FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4 PLEX IS SHOWN ON SHEET No. 4, RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3. RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

EXHIBIT A

BIRD BAY VILLAGE
UNIT ONE
A CONDOMINIUM

LYING IN SEC. 6, TWP. 39S, RGE. 19E
SARASOTA COUNTY, FLORIDA



NOTE: SEE SHEET No's 3 AND 4 FOR RELATION OF CONDOMINIUM AREA TO BUILDING FOR EACH RESPECTIVE UNIT TYPE. TIES SHOWN ARE TO BUILDINGS AND/OR CARPORTS WHICH ARE INTEGRAL WITH EACH UNIT.

DETAIL No. 1
SCALE: 1" = 50'

EXCEPTION TO TYPICAL CONDOMINIUM AREA
SEE SHEET No.s 3 & 4 FOR TYPICAL

SURVEYOR'S NOTES:

1) ALL UNITS ARE SHOWN HEREON AS DELUXE UNITS. IDENTITY OF UNIT TYPE IS DENOTED BY (D) FOR DELUXE AND (S) FOR STANDARD AND SHALL GOVERN. SEE SHEETS 3 & 4 FOR DIMENSIONS OF SAID RESPECTIVE UNIT TYPES.

2) ON 4-PLEX UNITS ODD UNIT NUMBER DENOTES 1ST. FLOOR; EVEN UNIT No. DENOTES 2ND. FLOOR. BUILDING AND UNIT DIMENSIONS FOR 4-PLEX IS SHOWN ON SHEET No. 4, RELATIONSHIP OF UNITS WITHIN 4-PLEX IS GIVEN THEREON. CARPORT IS INTEGRAL WITH SAID 4-PLEX.

3) BUILDING AND UNIT DIMENSIONS FOR VILLA IS GIVEN ON SHEET No. 3, RELATIONSHIP OF UNITS WITHIN SAID VILLA IS ALSO SHOWN THEREON.

4) SEE SHEET No's 3 & 4 FOR ELEVATION SCHEDULES