CONDOMINIUM BOOK 20 PAGE 2
SHEET 1 OF 3

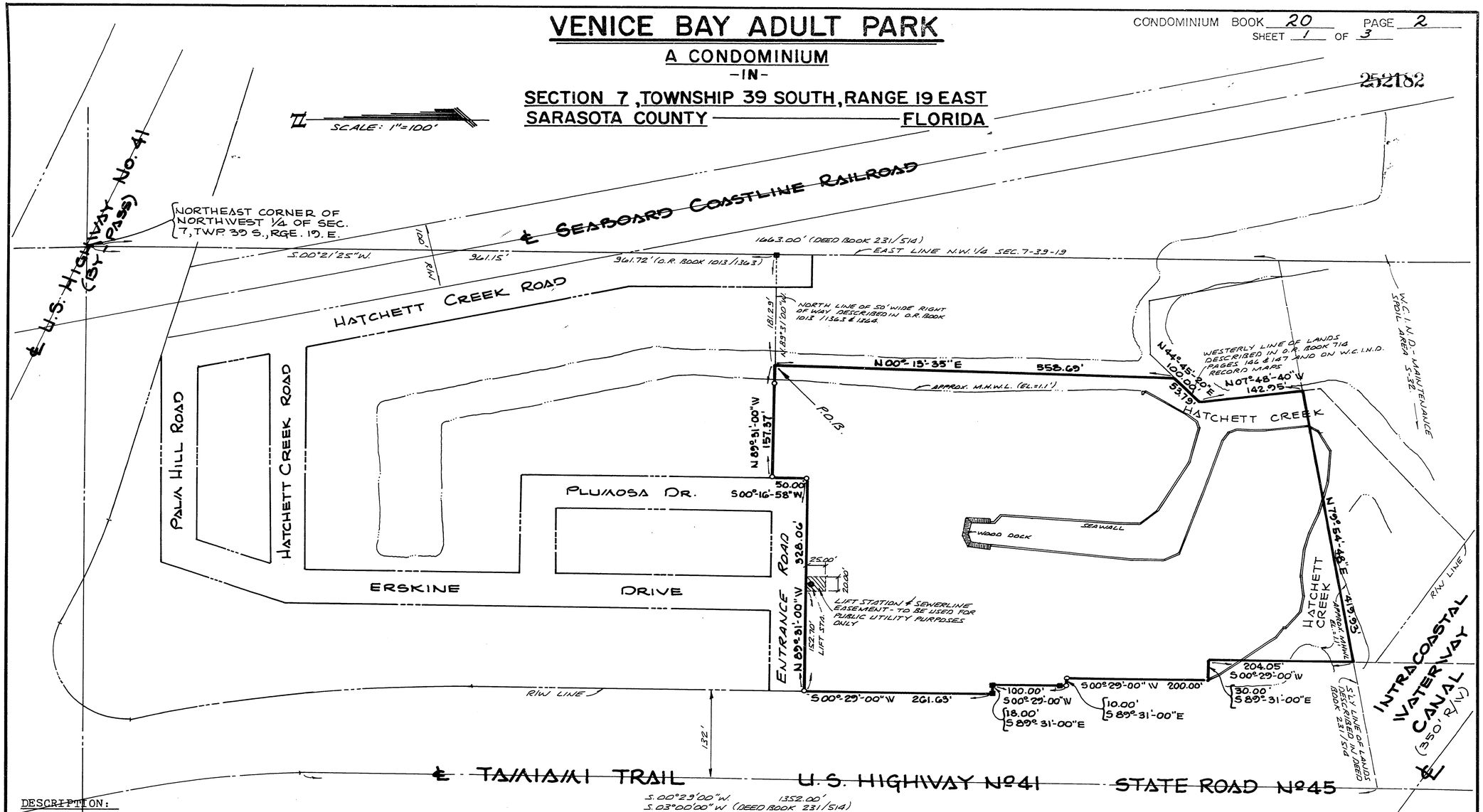
VENICE BAY ADULT PARK

A CONDOMINIUM

-IN-

SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY — FLORIDA

252182



DESCRIPTION:

Commence at the Northeast corner of the NW¼ of Section 7, Township 39 South, Range 19 East, Sarasota County, Florida; Thence S.00°21'25"W. along the East line of said NW¼, 961.15 ft. to an old concrete monument on the North line of a 50 ft. wide road right of way, described in Official Record Book 1013, Pages 1363 & 1364, Public Records of Sarasota County, Florida; Thence N.89°31'00"W. along said North line and its Westerly extension, 181.29 ft., to a point on the centerline of a canal, for a Point of Beginning; Thence continue N.89°31'00"W. along said Westerly extension of the North line of said 50 ft. wide road right of way, 157.37 ft. to the occupied Easterly R/W line of Plumosa Drive; Thence S.00°16'58"W., along said Easterly R/W line 50.00 ft. to the Southerly R/W line of a 50 ft. wide entrance road; Thence N.89°31'00"W. along said Southerly R/W line, 328.06 ft. to a point on the Easterly R/W line of Tamiami Trail (said point being 132.00 ft. Easterly of the centerline of survey on State Road Department Right of Way Map Section No. 17020-2207); Thence along said Easterly R/W line of Tamiami Trail the following courses and distances:

S.00°29'00"W., 261.63 ft.; Thence S.89°31'00"E., 18.00 ft.; Thence S.00°29'00"W., 100.00 ft.; Thence S.89°31'00"E., 10.00 ft.; Thence S.00°29'00"W., 200.00 ft.; Thence S.89°-31'00"E., 30.00 ft.; Thence S.00°29'00"W., 204.05 ft. to the intersection of said Easterly R/W line and the Southerly line of lands described in Deed Book 231, Page 514, of said Public Records of Sarasota County, Florida; Thence N.79°54'48"E. along said Southerly line, 419.93 ft. to a point on the Westerly line of lands described in Official Record Book 714, Pages 146 & 147 of said Public Records; Thence N.07°48'40"W. along said Westerly line, 142.95 ft.; Thence continue along said Westerly line, N.44°45'20"E., 53.79 ft.; Thence N. 00°13'35"E. through the waters of a canal, 558.69 ft. to the Point of Beginning.

Subject to easements and rights of way of record

EASEMENTS OF RECORD:

1.) Agreement by and between the City of Venice, a municipal corporation of Sarasota County, Florida and Venice Bay Trailer Park, Inc, recorded in Official Record Book 535, Pages 180 et seq., Public Records of Sarasota County, Florida.

2.) Easement and Right of Way for General Telephone Company of Florida, recorded in Official Record Book 500, Page 567, Public Records of Sarasota County, Florida.

CERTIFICATE OF SURVEYOR:

I, the undersigned registered land surveyor, do hereby certify that the construction of the improvements shown hereon is substantially complete so that this material together with the provisions of the declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials.

Date of Survey: 11-2-82

Darrell E. Gerken
Registered Land Surveyor
Fla. Certificate # 1747

DARRELL E. GERKEN
Professional Land Surveyor
51 WALLACE AVENUE ■ SARASOTA, FLORIDA 33577 ■ PHONE 365-6595
1400 OGDEN ROAD ■ VENICE, FLORIDA 33595 ■ PHONE 484-0045

CONDOMINIUM BOOK 20 PAGE 2A
SHEET 2 OF 3

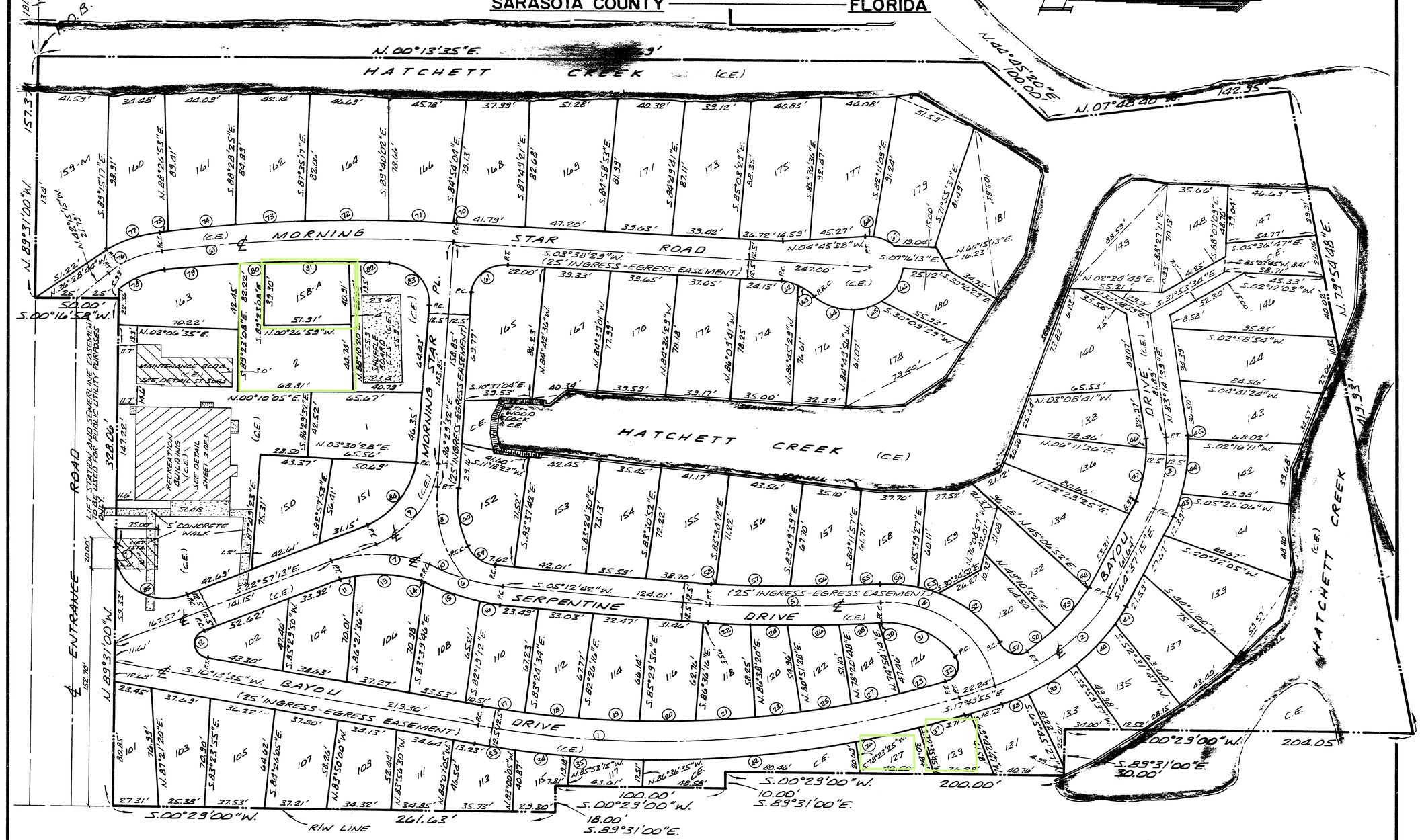
VENICE BAY ADULT PARK

A CONDOMINIUM

-IN-

SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY — FLORIDA

SCALE: 1" = 40'



NOTES:

1.) C.E. DENOTES COMMON ELEMENT

2.) ELEVATIONS SHOWN HEREON REFER TO U.S.C. & G.S. DATUM.

3.) BEARINGS SHOWN HEREON REFER TO STATE ROAD DEPARTMENT DATUM. (S.R. #45)

TAMIAMI TRAIL U.S. HIGHWAY Nº. 41 STATE ROAD Nº. 45

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A CONDOMINIUM

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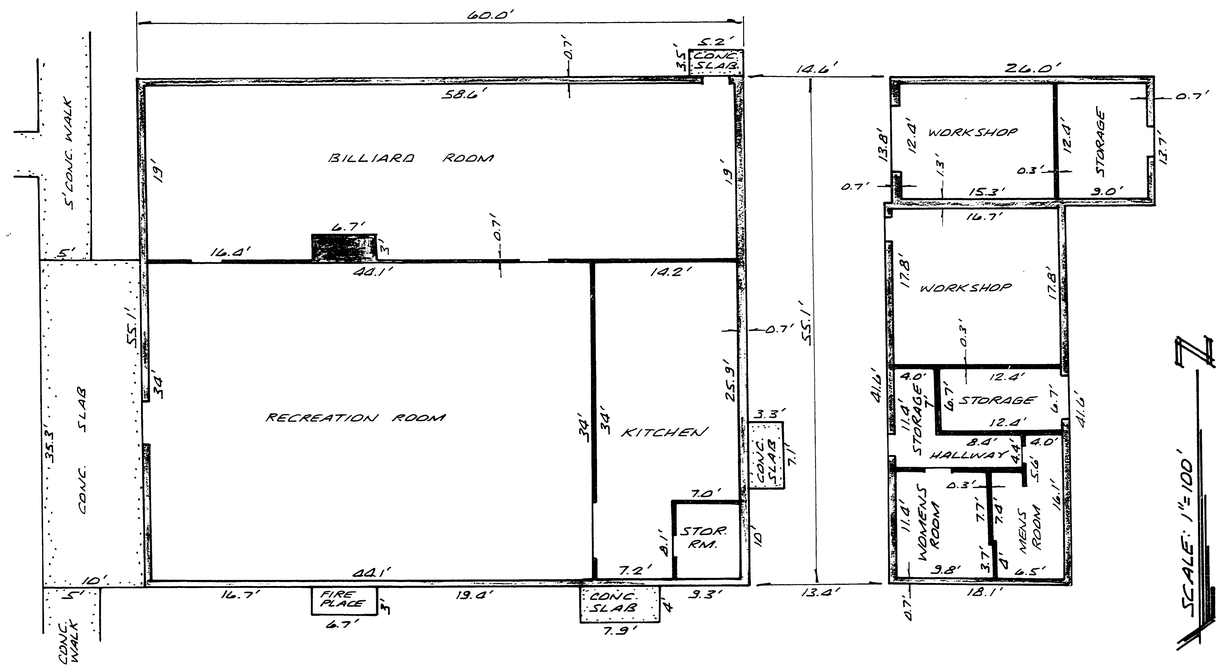
SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY — FLORIDA

CURVE DATUM:

Curve #	Radius	Central Angle	Arc	Chord	Chord Bearing
1.	584.37'	28°03'30"	286.17'	283.32'	S.03°48'10"E.
2.	112.00'	46°47'20"	91.46'	88.94'	S.41°13'35"E.
3.	81.67'	32°08'06"	45.81'	45.21'	S.80°41'18"E.
4.	60.17'	92°14'20"	96.87'	86.74'	S.39°56'53"W.
5.	467.32'	12°20'34"	100.67'	100.48'	S.00°57'35"E.
6.	104.83'	23°52'47"	43.69'	43.38'	S.17°09'06"W.
7.	64.80'	52°02'42"	58.86'	56.86'	S.03°04'08"W.
8.	95.00'	36°45'46"	60.96'	59.92'	S.75°07'35"W.
9.	59.89'	63°32'19"	66.42'	63.06'	N.68°06'39"W.
10.	104.83'	11°20'37"	20.76'	20.72'	S.23°25'11"W.
11.	52.30'	08°41'20"	7.93'	7.92'	S.18°36'33"E.
12.	10.00'	146°49'12"	25.63'	19.17'	S.83°38'11"W.
13.	52.30'	43°21'22"	39.58'	38.64'	N.07°24'48"E.
14.	117.33'	00°58'32"	2.00'	2.00'	N.28°36'12"E.
15.	117.33'	17°36'05"	36.04'	35.90'	N.19°18'54"E.
16.	117.33'	05°18'09"	10.86'	10.85'	N.07°51'47"E.
17.	571.87'	02°30'58"	25.11'	25.11'	S.08°58'06"W.
18.	571.87'	03°11'39"	31.88'	31.88'	S.06°06'48"W.
19.	571.87'	03°37'05"	36.11'	36.11'	S.02°42'26"W.
20.	571.87'	03°17'15"	32.81'	32.81'	S.00°44'44"E.
21.	571.87'	03°32'51"	35.41'	35.40'	S.04°09'47"E.
22.	479.82'	02°56'54"	24.69'	24.69'	S.03°44'15"W.
23.	571.87'	02°46'07"	27.63'	27.63'	S.07°19'17"E.
24.	479.82'	02°38'18"	22.09'	22.09'	S.00°56'39"W.
25.	571.87'	02°55'57"	29.27'	29.27'	S.10°10'09"E.
26.	479.82'	03°15'08"	27.24'	27.23'	S.02°00'04"E.
27.	571.87'	02°56'20"	29.33'	29.33'	N.13°06'27"W.
28.	479.82'	03°10'53"	26.64'	26.64'	S.05°13'04"E.
29.	571.87'	03°16'20"	32.66'	32.66'	N.16°12'47"W.
30.	479.82'	00°19'21"	2.70'	2.70'	S.06°58'12"E.
31.	47.67'	65°26'08"	54.44'	51.53'	S.25°35'12"W.
32.	10.00'	103°50'47"	18.13'	15.74'	N.69°46'21"W.
33.	596.87'	02°13'41"	23.21'	23.21'	S.09°06'45"W.
34.	596.87'	03°15'03"	33.87'	33.86'	S.06°22'22"W.
35.	596.87'	04°09'33"	43.33'	43.32'	S.02°40'05"W.
36.	596.87'	03°41'33"	38.47'	38.46'	N.13°13'38"W.
37.	596.87'	02°45'29"	28.73'	28.73'	N.16°27'10"W.
38.	124.50'	08°13'16"	17.86'	17.85'	S.21°56'33"E.
39.	124.50'	15°27'45"	33.60'	33.50'	S.33°47'04"E.
40.	124.50'	16°34'12"	36.01'	35.88'	S.49°48'03"E.
41.	124.50	06°32'07"	14.20'	14.19'	S.61°21'12"E.
42.	596.87'	11°58'11"	124.69'	124.47'	S.05°23'48"E.
43.	94.17'	09°58'53"	16.41'	16.38'	S.69°36'42"E.
44.	94.17'	21°54'32"	36.01'	35.79'	S.85°33'24"E.
45.	94.17'	00°14'41"	0.40'	0.40'	N.83°22'00"E.
46.	69.17'	02°57'13"	3.57'	3.57'	N.84°43'16"E.
47.	69.17'	29°10'53"	35.23'	34.85'	S.79°12'42"E.
48.	99.50'	01°02'02"	1.80'	1.80'	N.64°06'14"W.
49.	99.50'	18°15'40"	31.71'	31.58'	N.54°27'23"W.
50.	99.50'	12°30'33"	21.72'	21.68'	N.39°04'16"W.
51.	10.00'	96°35'22"	16.86'	14.93'	N.15°28'41"E.
52.	72.67'	40°14'22"	51.04'	49.99'	N.43°39'11"E.
53.	72.67'	11°38'37"	14.77'	14.74'	N.17°42'42"E.
54.	72.67'	19°01'15"	24.13'	24.01'	N.02°22'46"E.
55.	454.82'	01°56'55"	15.47'	15.47'	S.06°09'25"E.
56.	454.82'	04°31'48"	35.96'	35.95'	S.02°55'03"E.
57.	454.82'	05°32'36"	44.00'	43.99'	S.02°07'09"W.
58.	454.82'	00°19'15"	2.55'	2.55'	S.05°03'05"W.
59.	20.00'	62°07'02"	21.68'	20.64'	N.36°16'13"E.
60.	82.50'	26°10'44"	37.70'	37.37'	N.80°25'06"E.
61.	20.00'	90°08'01"	31.46'	28.32'	S.41°25'32"E.
62.	29.75'	19°45'41"	10.26'	10.21'	S.13°31'20"W.
63.	29.75'	25°14'19"	13.10'	13.00'	S.36°01'20"W.
64.	30.00'	49°31'04"	25.93'	25.13'	S.23°52'57"W.
65.	30.00'	32°28'32"	17.00'	16.78'	S.17°06'51"E.
66.	30.00'	45°40'20"	23.91'	23.29'	S.56°11'17"E.
67.	20.00'	55°10'40"	19.26'	18.53'	N.33°07'00"E.
68.	20.00'	10°17'18"	3.59'	3.59'	N.00°23'01"E.
69.	847.53'	11°39'52"	172.54'	172.25'	N.02°11'27"W.
70.	860.03'	00°00'38"	0.16'	0.16'	N.03°38'10"E.
71.	860.03'	02°36'46"	39.22'	39.22'	N.02°19'28"E.
72.	860.03'	03°18'19"	49.61'	49.61'	N.00°38'04"W.
73.	860.03'	02°44'02"	41.04'	41.03'	N.03°39'15"W.
74.	860.03'	02°38'29"	39.65'	39.65'	N.06°20'31"W.
75.	860.03'	00°21'38"	5.41'	5.41'	N.07°50'34"W.
76.	64.57'	34°13'52"	38.58'	38.00'	S.25°08'19"E.
77.	77.07'	26°12'49"	35.26'	34.95'	N.21°07'48"W.
78.	52.07'	33°28'12"	30.42'	29.99'	N.24°45'29"W.
79.	835.03'	02°59'05"	43.50'	43.50'	S.06°31'51"E.
80.	835.03'	01°02'01"	15.06'	15.06'	S.04°31'17"E.
81.	835.03'	03°26'47"	50.23'	50.22'	S.02°16'53"E.
82.	835.03'	01°55'11"	27.98'	27.98'	N.00°24'05"E.
83.	20.00'	92°08'47"	32.17'	28.81'	N.47°26'04"E.
84.	47.39'	63°32'19"	52.55'	49.90'	S.54°43'23"E.
85.	30.00'	113°26'08"	59.40'	50.16'	N.33°45'51"E.



RECREATION ROOM, WORKSHOP & STORAGE ROOM DETAIL (C.E.)

SCALE: 1"=10'

Definition of "UNIT" -

Unit means a part of the condominium property which is subject to exclusive ownership.

A unit is bounded by the perimetrical boundaries that are the vertical planes of the boundaries shown on the survey extended upward to infinity with a lower boundary on the surface of the land, including any slab, pad, patio, parking space surfacing, sod and landscaping.

The appurtenances to each unit include:

1) association membership;

2) exclusive possession of the unit, including the yard area subject to the right of the association to maintain the yard as provided in the Declaration of Condominiums;

3) easements of use in, over, accross, through and on the common elements in common with other owners;

4) easements through other units for conduits, ducts, plumbing, wiring and other facilities for utility services to units and the common elements;

5) an undivided interest in all common elements;

6) a nonexclusive easement for ingress and egress over streets, walks and other rights of way serving the units of the condominium as necessary to provide reasonable access to public ways.

FILED AND RECORDED
R. M. MACKEY JR. CLERK
SARASOTA CO. FLA
FEB 2 3 22 PM '83
252182

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