CONDOMINIUM BOOK 32, PAGE 6

GARDENS III AT WATERSIDE VILLAGE, A CONDOMINIUM

97104761

LYING IN A PORTION OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY STATE OF FLORIDA.

EXHIBIT "A" to the Declaration of condominium in O.R Book ~~, Page ~~, of the Public Records of Sarasota County, Florida.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	88.00'	08°58'40"	13.79'	13.77'	S.33°48'50"E.
2	138.00'	16°34'30"	39.92'	39.78'	S.21°02'15"E.
3	112.00'	87°12'03"	170.46'	154.48'	S.56°21'01"E.
4	88.00'	86°26'11"	132.76'	120.52'	N.55°58'06"W.
5	162.00'	16°34'30"	46.86'	46.70'	N.21°02'15"W.
6	112.00'	11°38'51"	22.77'	22.73'	N.35°09'07"W.
7	138.00'	04°48'19"	11.57'	11.57'	S.26°55'21"E.
8	138.00'	11°46'11"	28.35'	28.30'	S.18°38'06"E.
9	162.00'	11°42'21"	33.10'	33.04'	N.18°36'11"W.
10	162.00'	04°52'09"	13.77'	13.76'	N.26°53'26"W.

LINE TABLE

L-1	24.04'	N.12°45'00"W.
L-2	13.39'	N.24°15'00"E.
L-3	12.03'	N.56°15'00"E.
L-4	19.31'	S.24°15'00"E.

GRAPHIC SCALE 0 12 25 50 100

SCALE 1" = 50'

Legal Description Gardens III.

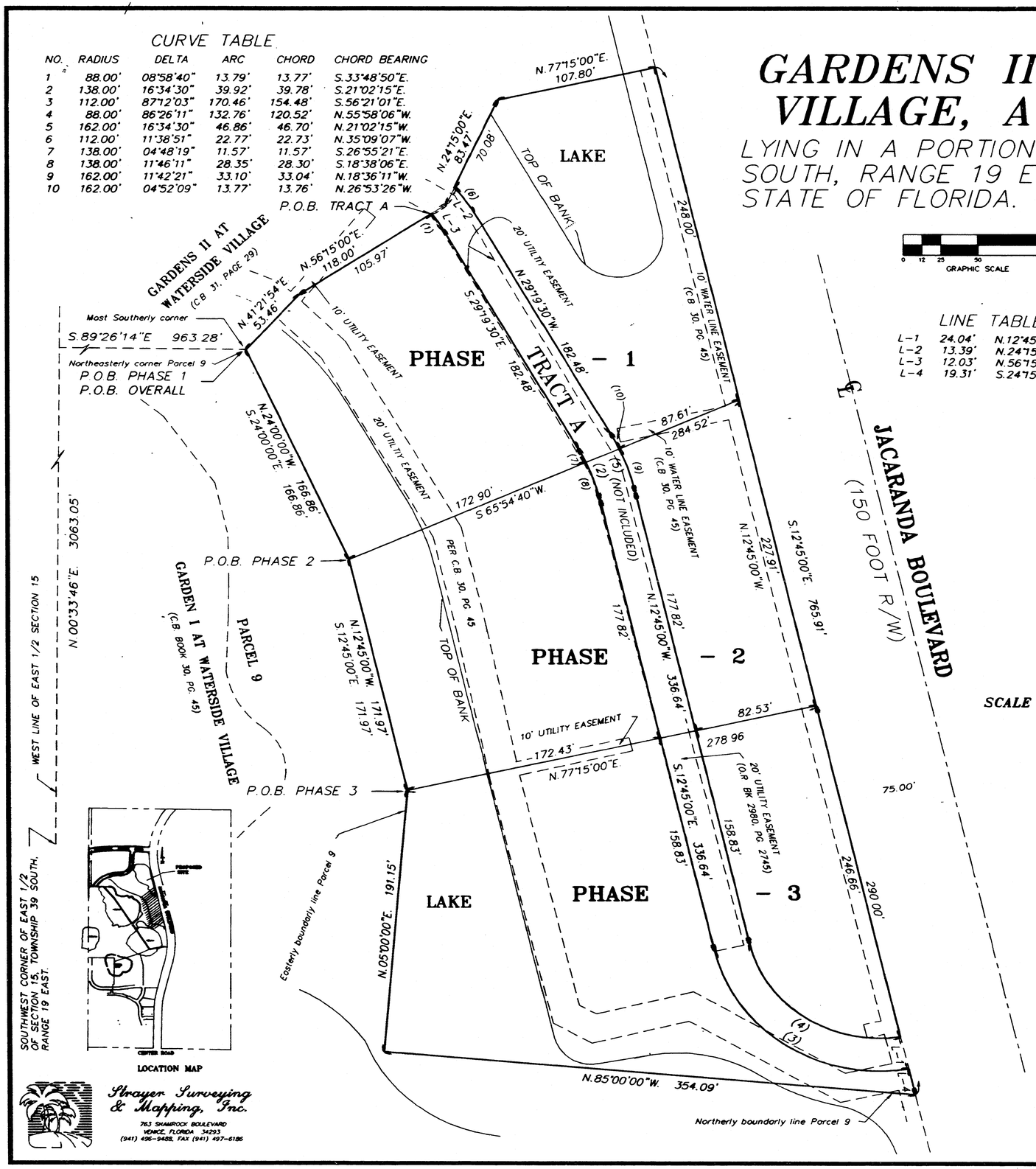
Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South., Range 19 East; thence N.00°33'46"E., along the west line of said east 1/2 Section 15, 3063.05 feet; thence leaving said west line S.89°26'14"E., 963.28 feet to the most southerly point of GARDENS II AT WATERSIDE VILLAGE, A CONDOMINIUM, as per plat recorded in Condominium Book 31, Page 29, public records of Sarasota County, Florida, for the POINT OF BEGINNING, said point also being the northeasterly corner of Parcel 9, GARDENS I AT WATERSIDE VILLAGE, A CONDOMINIUM, as per plat recorded in Condominium Book 30, Page 45, Public Records of Sarasota County, Florida Thence traverse along the southerly boundary line of said Gardens II plat by the following four courses: N.41°21'54"E., 53.46 feet, thence N.56°15'00"E., 118.00 feet; thence N.24°15'00"E., 83.47 feet; thence N.77°15'00"E., 107.80 feet to a point on the westerly right-of-way line of Jacaranda Boulevard (a 150 foot public right-of-way); thence S.12°45'00"E., along said westerly right-of-way line 765.91 feet to a point on the northerly boundary line of said Parcel 9; thence leaving said westerly right-of-way line, traverse along the northerly and easterly boundary line of said Parcel 9, by the following four courses: N.85°00'00"W., 354.09 feet, thence N.05°00'00"E., 191.15 feet, thence N.12°45'00"W., 171.97 feet; thence N.24°00'00"W., 166.86 feet to the Point Of Beginning. LESS TRACT A.

Parcel contains 4.5 acres, more or less.

Legal Description Tract A.

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South., Range 19 East; thence N.00°33'46"E., along the west line of said east 1/2 Section 15, 3063.05 feet; thence leaving said west line S.89°26'14"E., 963.28 feet to the most southerly point of GARDENS II AT WATERSIDE VILLAGE, A CONDOMINIUM, as per plat recorded in Condominium Book 31, Page 29, public records of Sarasota County, Florida, thence traverse along the southerly boundary line of said Gardens II plat by the following two courses: N.41°21'54"E., 53.46 feet; thence N.56°15'00"E., 105.97 feet for a POINT OF BEGINNING, said point being on a curve, lying N.51°41'50"E., from the radius point; thence traverse along the arc of said curve, to the right, in a southeasterly direction, having: a radius of 88.00 feet, a central angle of 08°58'40", an arc length of 13.79 feet to the point of tangency of said curve; thence S.29°19'30"E., 182.48 feet to the point of curvature of a curve to the right, having: a radius of 138.00 feet, a central angle of 16°34'30", thence along the arc of said curve, 39.92 feet to the point of tangency of said curve; thence S.12°45'00"E., 336.64 feet to the point of curvature of a curve to the left, having: a radius of 112.00 feet, a central angle of 87°12'03"; thence along the arc of said curve, 170.46 feet to a point on the westerly right-of-way line of Jacaranda Boulevard, (a 150 public right-of-way); thence N.12°45'00"W., along said westerly right-of-way, 24.04 feet to a point on a curve, said point lying S.09°11'11"E., from the radius point; thence traverse along the arc of said curve, to the right, in a northwesterly direction, having: a radius of 88.00 feet, a central angle of 86°26'11", an arc length of 132.76 feet to the point of tangency of said curve; thence N.12°45'00"W., 336.64 feet to the point of curvature of a curve to the left, having: a radius of 162.00 feet, a central angle of 16°34'30"; thence along the arc of said curve, 46.86 feet to the point of tangency of said curve; thence N.29°19'30"W., 182.48 feet, to the point of curvature of a curve to the left, having: a radius of 112.00 feet, a central angle of 11°38'51"; thence along the arc of said curve, 22.77 feet to a point on the southerly boundary line of said Gardens II plat; thence traverse along said southerly boundary line by the following two courses: S.24°15'00"W., 13.39 feet; thence S.56°15'00"W., 12.03 feet to the Point Of Beginning.

Parcel contains 0.39 acre more or less.



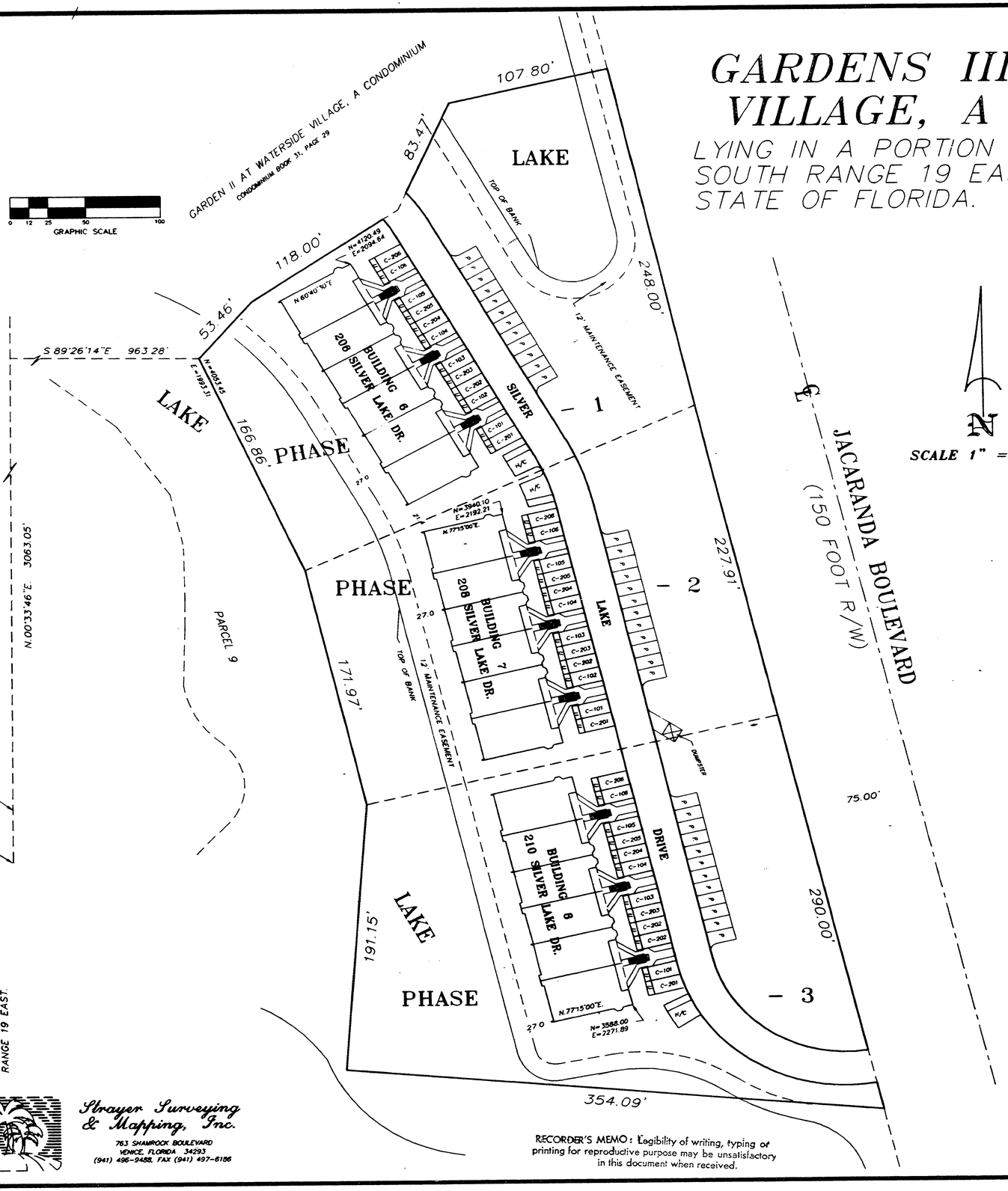
Strayer Surveying & Mapping, Inc.
763 SHAMROCK BOULEVARD
VENICE, FLORIDA 34293
(941) 496-9488, FAX (941) 497-6186

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

CADD: WV\GARD3B

GARDENS III AT WATERSIDE VILLAGE, A CONDOMINIUM

LYING IN A PORTION OF SECTION 15, TOWNSHIP 39 SOUTH RANGE 19 EAST, SARASOTA COUNTY STATE OF FLORIDA.



SCALE 1" = 50'

EXHIBIT "A" to the Declaration of condominium in O.R Book_____, Page_____, of the Public Records of Sarasota County, Florida

CERTIFICATE OF SURVEYOR

I, The undersigned Registered Land Surveyor, hereby certify that:

1. This plat, designated as Exhibit "A", consisting of four sheets, is a correct representation of a survey of the land described and shown hereon.

2. All existing easements encumbering the land are shown on this plat.

3. The construction of Building 6, Phase 1, is substantially complete, as of Sept. 10, 1997

4. This plat, together with the provision of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said building.

5. As to the units located within said building, the identification, locations and dimensions of the common elements and of each unit can be determined from the plat and the provisions of said Declaration.

6. All planned improvements including, but not limited to, landscaping, utility services and access to the units in said building and common element facilities serving said building in which the units are located have been substantially completed.

7. The construction of other buildings and improvements are not substantially complete at this time.

STRAYER SURVEYING & MAPPING, INC.
Licensed Surveyor Business No. 6639

Charles E. Leslie
Fla. Surveyor's Cert. No. 2910

SURVEYOR'S NOTES:

(1) This is a preliminary plat subject to change due to design changes or construction requirements in the field. Amendments to the plat will be recorded in the public records to show all improvements as completed.

(2) Improvements within the common elements such as but not limited to, water meters, water lines, storm drains, sanitary sewers, sidewalks and trees, have not been located.

(3) Limited common elements are defined in the declaration of Condominium and include:
(a) Carports, Utility rooms.
(b) C 101 through C 206 denotes Carports which are here by assigned as Limited Common Elements to the respective units within that phase to which they numerically correspond. E.g. C 101 in Phase 1 is a Limited Common Element appurtenant to Unit 101, Building 6.

(4) Elevations refer to N.V.G.D. datum 1929, Sarasota County Benchmark R-437.

(5) Bearings shown hereon are based on the Westerly R/W line of Jacoranda Boulevard, being N.12°45'00"W.

(6) Property lies in Flood Zone X, elevation required "NA", F.I.R.M. PANEL #334, dated 9/3/92.

(7) TYPICAL
(a) Private Road width 24 feet
(b) Parking Space 9'x18'
(c) Carports 10'x20'
(d) Utility Room 4'x10'

(8) Areas not designated a "Unit or LCE" are common elements, subject to the terms of the Declaration of Condominium.

(9) Tract A is not included within the condominium. Tract A ia a private road that will serve these buildings as well as properties other than this condominium.

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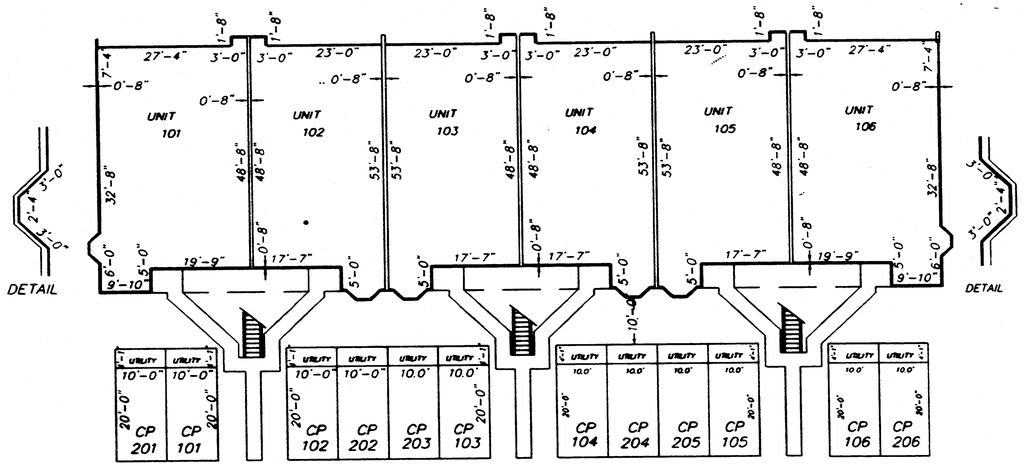
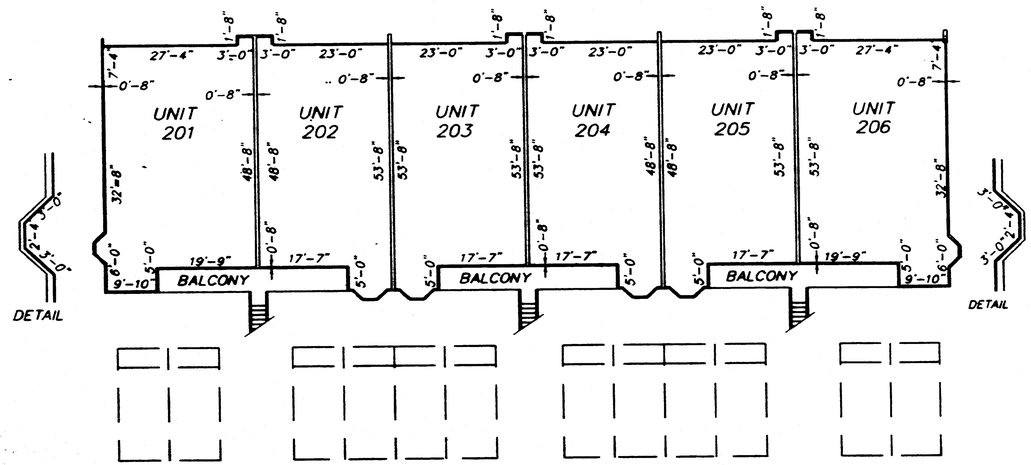
GARDENS III AT WATERSIDE VILLAGE, A CONDOMINIUM

A CONDOMINIUM, LYING IN A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST. SARASOTA COUNTY, FLORIDA

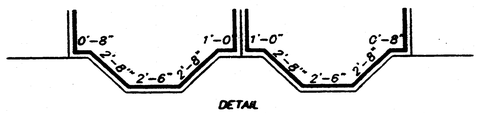


FIRST FLOOR PLAN
BUILDINGS 6, 7 & 8
Scale 1" = 20'

GRAPHIC SCALE 0 5 10 20 40



SECOND FLOOR PLAN
BUILDING 6, 7 & 8
Scale 1" = 20'



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LEGEND
CP – CARPORT
UNIT BOUNDARY

NOTE: All unit dimensions shown refer to inside dimensions of the unit and are subject to slight variance which may occur during construction.

Legal Description Phase 1:

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South, Range 19 East; thence N.00°33'46"E., along the west line of said east 1/2 Section 15, 3063.05 feet; thence leaving said west line S.89°26'14"E., 963.28 feet for a POINT OF BEGINNING, said point being the most southerly point of GARDENS II AT WATERSIDE VILLAGE, A CONDOMINIUM, as per plat recorded in Condominium Book 31, Page 29, public records of Sarasota County, Florida. Thence traverse along the southerly boundary line of said condominium plat by the following four courses N.41°21'54"E., 53.46 feet; thence N.56°15'00"E., 118.00 feet; thence N.24°15'00"E., 83.47 feet, thence N.77°15'00"E., 107.80 feet to a point on the westerly right-of-way line of Jacaranda Boulevard (a 150 foot public right-of-way); thence S.12°45'00"E., along said westerly right-of-way line, 248.00 feet; thence leaving said westerly right-of-way line, S.65°54'40"W., 284.52 feet, to a point on the easterly boundary line of Parcel 9, GARDENS I AT WATERSIDE VILLAGE, A CONDOMINIUM, as per plat recorded in Condominium Book 30, Page 45, Public Records of Sarasota County, Florida, thence N.24°00'00"W., along said easterly boundary line, 166.86 feet to the Point Of Beginning. LESS TRACT A.

Parcel contains 1.41 acres more or less.

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Legal Description Phase 2:

Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South., Range 19 East; thence N.00°33'46"E., along the west line of said east 1/2 Section 15, 3063.05 feet; thence leaving said west line S.89°26'14"E., 963.28 feet to the most southerly point of GARDENS II AT WATERSIDE VILLAGE, A CONDOMINIUM, as per plat recorded in Condominium Book 31, Page 29, public records of Sarasota County, Florida, said point also being the northeasterly corner of Parcel 9, GARDENS I AT WATERSIDE VILLAGE, A CONDOMINIUM, as per plat recorded in Condominium Book 30, Page 45, public records of Sarasota County, Florida, said point also being the POINT OF BEGINNING. Thence continue along said easterly boundary line, S.12°45'00"E., 171.97 feet; thence leaving said easterly boundary line, N.77°15'00"E., 278.96 feet to a point on the westerly right-of-way line of Jacaranda Boulevard (a 150 foot public right-of-way); thence N.12°45'00"W., along said westerly right-of-way line, 227.91 feet; thence leaving said right-of-way, S.65°54'40"W., 284.52 feet to the Point Of Beginning. LESS TRACT A.

Parcel contains 1.18 acres, more or less.

Legal Description Phase 3:

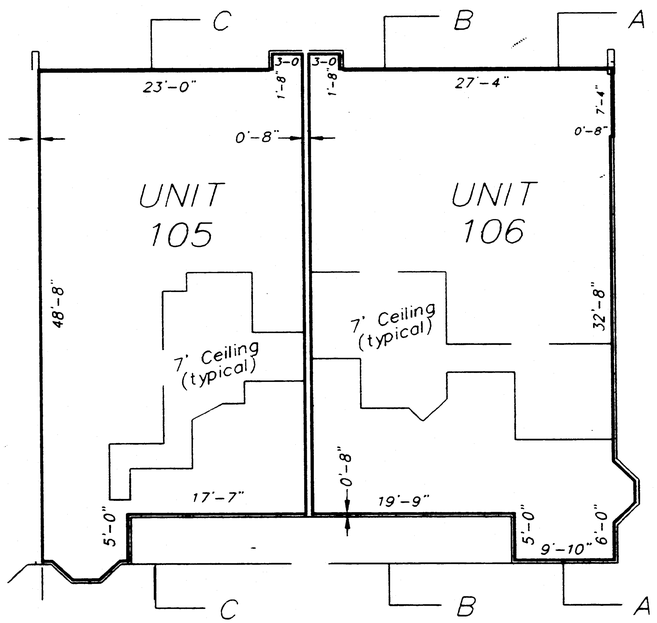
Commence at the southwest corner of the east 1/2 of Section 15, Township 39 South., Range 19 East; thence N.00°33'46"E., along the west line of said east 1/2 Section 15, 3063.05 feet; thence leaving said west line S.89°26'14"E., 963.28 feet to the most southerly point of GARDENS II AT WATERSIDE VILLAGE, A CONDOMINIUM, as per plat recorded in Condominium Book 31, Page 29, Public Records of Sarasota County, Florida, said point also being the northeasterly corner of Parcel 9, GARDEN I AT WATERSIDE VILLAGE, A CONDOMINIUM, as per plat recorded in Condominium Book 30, Page 45, public records of Sarasota County, Florida; thence traverse along the easterly boundary line of said Parcel 9, by the following two courses: S.24°00'00"E., 166.86 feet; thence S.12°45'00"E., 171.97 feet, for a POINT OF BEGINNING. Thence leaving said easterly boundary line, N.77°15'00"E., 278.96 feet to a point on the southwesterly right-of-way of Jacaranda Boulevard (a 150 foot public right-of-way); thence S.12°45'00"E., along said southwesterly right-of-way, 290.00 feet, to a point on the northerly boundary line of said Parcel 9; thence leaving said southwesterly right-of-way line, traverse along the northerly and easterly boundary line of said Parcel 9, by the following two courses: N.85°00'00"W., 354.09 feet; thence N.05°00'00"E., 191.15 feet to the Point Of Beginning. LESS TRACT A.

Parcel contains 1.71 acres, more or less.

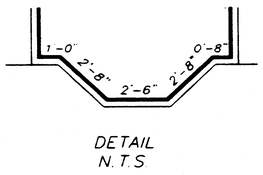
CADD: WV\GARD3C

GARDENS III AT WATERSIDE VILLAGE, A CONDOMINIUM

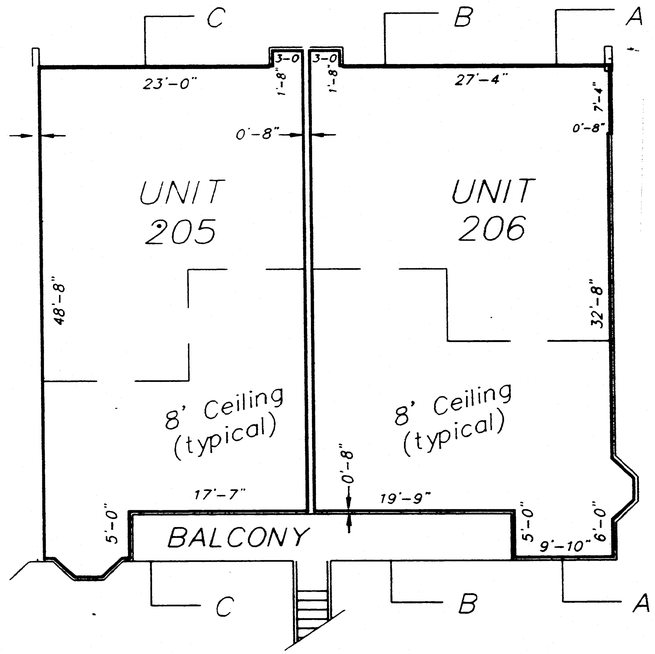
A CONDOMINIUM, LYING IN A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY STATE OF FLORIDA



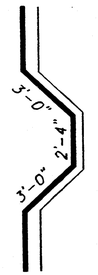
TYPICAL INTERIOR & END UNIT
FIRST FLOOR



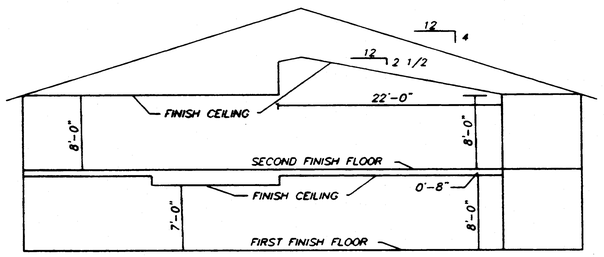
DETAIL
N.T.S



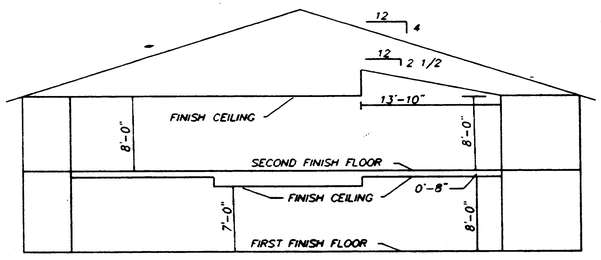
TYPICAL INTERIOR & END UNIT
SECOND FLOOR



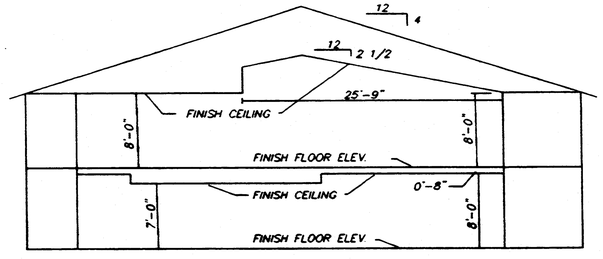
DETAIL
N.T.S.



TYPICAL SECTION A-A



TYPICAL SECTION B-B



TYPICAL SECTION C-C

Finish First Floor Elevation of Buildings 6, 7 & 8 is Proposed at 17.50 feet above Mean Sea Level = 0.00

LEGEND
CP - CARPORT
▬ - UNIT BOUNDARY

NOTE: All unit dimensions shown refer to inside dimensions of the unit and are subject to slight variance which may occur during construction.

TYPICAL ELEVATIONS BUILDINGS 6, 7, & 8

Scale 1" = 10'

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