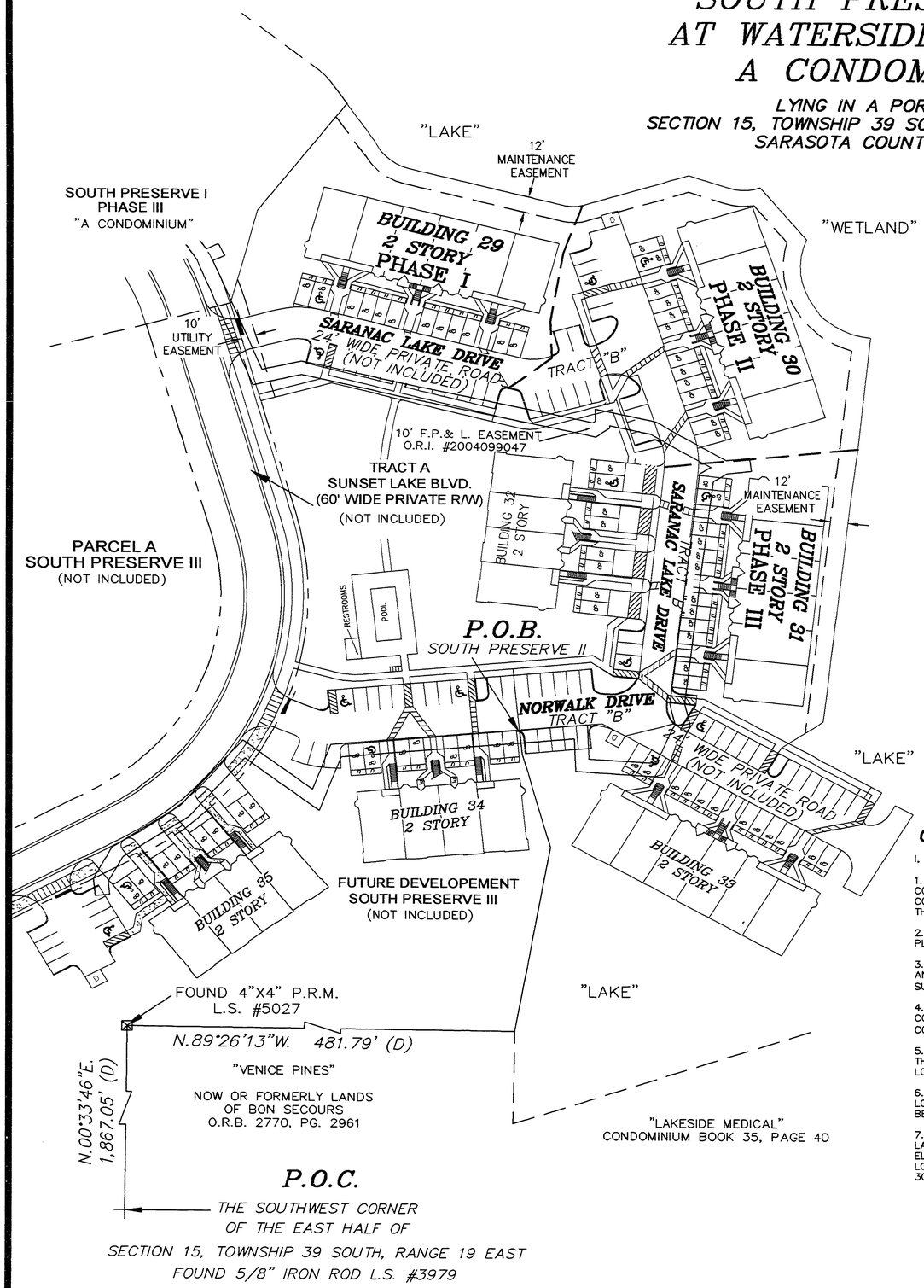
SOUTH PRESERVE II AT WATERSIDE VILLAGE A CONDOMINIUM

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

EXHIBIT "A" to the Declaration of Condominium

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005095463 5 PGS
2005 MAY 05 03:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#622490



N

0 30 60 120
SCALE: 1" = 60'

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 (LCE) ARE DEFINED IN THE DECLARATION OF CONDOMINIUM AND INCLUDE:
(A) CARPORTS, UTILITY ROOMS.
(B) C 101 THROUGH C 206 DENOTES CARPORTS, WHICH ARE HEREBY 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, BUILDINGS 29, 30, AND 31.

(4) ELEVATIONS REFER TO N.V.G.D. DATUM 1929, SARASOTA COUNTY BENCHMARK R-437.

(5) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST ½ OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, BEING N.00°33'46"E.

(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'X20'
(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) TRACTS A AND B ARE NOT INCLUDED WITHIN THE CONDOMINIUM. TRACTS A AND B ARE A PRIVATE ROAD THAT WILL SERVE THESE BUILDINGS AS WELL AS PROPERTIES OTHER THAN THIS CONDOMINIUM.

(10) PARCEL A IS NOT INCLUDED WITHIN THE CONDOMINIUM.

(11) EASEMENTS DESIGNATED "LAKE MAINTENANCE EASEMENTS" RUN IN FAVOR OF THE VENICE CENTER PROPERTY OWNERS ASSOCIATION, INC. AND THE W.V.COMMUNITY ASSOCIATION, INC.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT:

1. THIS PLAT, DESIGNATED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR SOUTH PRESERVE I AT WATERSIDE VILLAGE, A CONDOMINIUM, CONSISTING OF SEVEN 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 29, UNITS 101-106, 201-206, PHASE 1, AND THE COMMON ELEMENT FACILITIES SERVING SAID BUILDING ARE SUBSTANTIALLY COMPLETED AS OF 05/04/05.

4. THE CONSTRUCTION OF THE BUILDINGS LYING IN PHASES 2 & 3, AND THE COMMON ELEMENT FACILITIES SERVING SAID BUILDINGS ARE NOT SUBSTANTIALLY COMPLETED AS OF 05/04/05.

5. THE PLAT, TOGETHER WITH THE PROVISION OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS.

6. AS TO THE UNITS LOCATED WITHIN SAID BUILDINGS, 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.

7. ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO SAID UNITS, AND COMMON ELEMENT FACILITIES SERVING BUILDING 29, PHASE 1, IN WHICH SAID UNITS ARE LOCATED HAVE BEEN COMPLETED. SUCH PLANNED IMPROVEMENTS FOR BUILDINGS 30 & 31, PHASES II AND III, ARE NOT COMPLETE AT THIS TIME.

STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO. 6639

5/4/05

ROBERT B. STRAYER, JR.
FLA SURVEYOR'S CERT. NO. 5027

LEGEND

⊠ = DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND 4"x4" CONCRETE MONUMENT WITH L.S. # INDICATED
● = DENOTES SET CAPPED IRON ROD WITH L.B. #6639 CAP
Ⓐ = DENOTES NAIL & DISK, L.B. #6639
○ = DENOTES FOUND NAIL
⊕ = DENOTES FOUND CAPPED IRON ROD WITH L.S. # 5027
■ = DENOTES 4"x4" CONCRETE MONUMENT WITH L.S. #5027 CAP, SET ON R/W OF ROADS (PCP) AT THE P.C. P.T. P.R.C., P.C.C., AND P.I.
R/W = RIGHT-OF-WAY
C1 = DESIGNATES CURVE NUMBER, SEE CURVE INFORMATION TABLE
L1 = DESIGNATES LINE NUMBER, SEE LINE INFORMATION TABLE
U&D = DESIGNATES UTILITY AND DRAINAGE EASEMENT
O.R.B. = DESIGNATES OFFICIAL RECORDS BOOK
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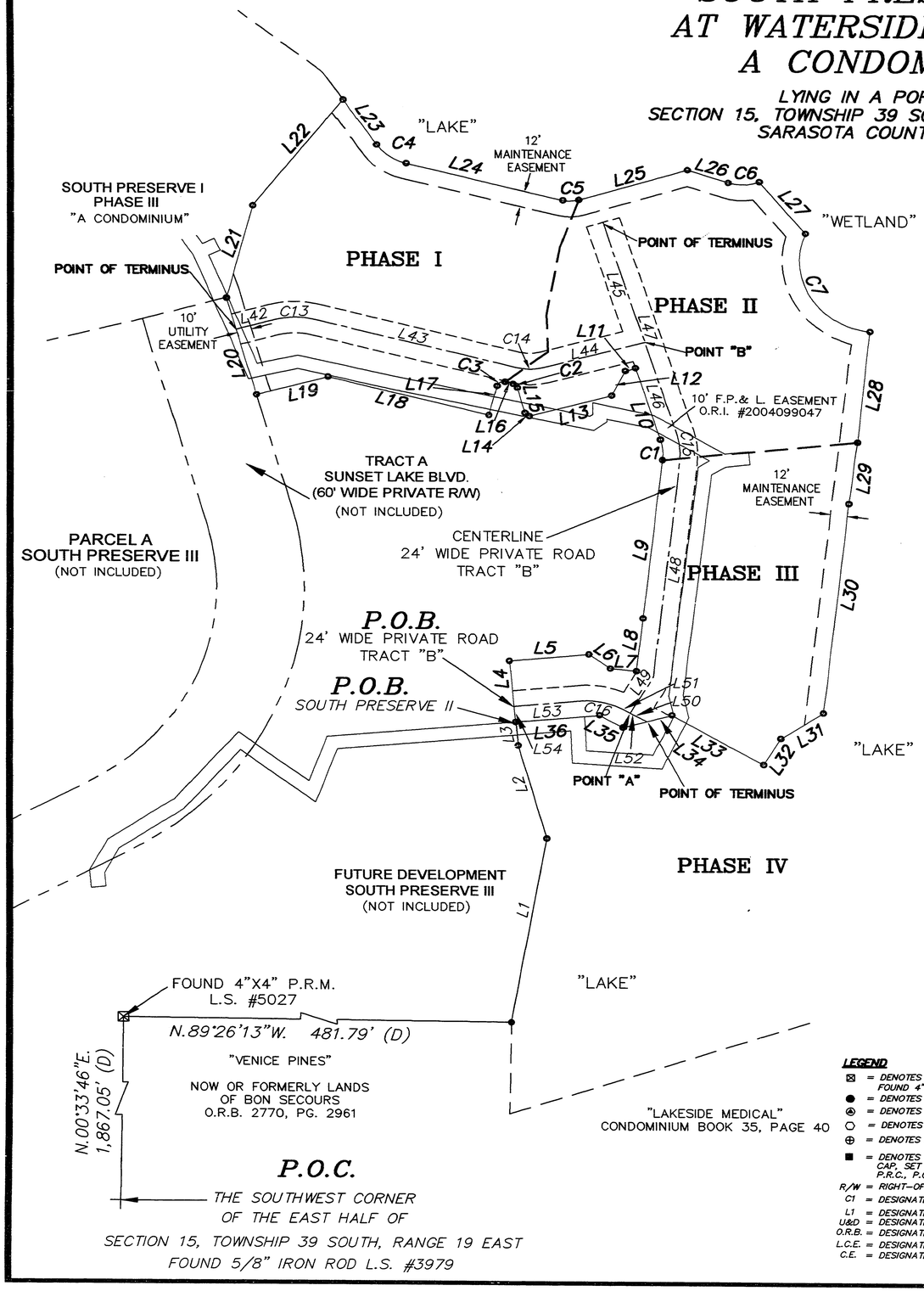

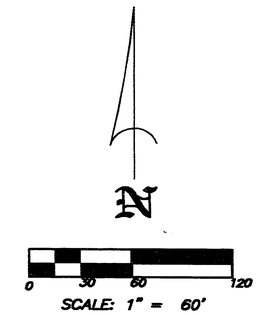

LINE	BEARING	DISTANCE
L1	N 09°47'53" E	142.89'
L2	N 15°16'44" W	73.80'
L3	N 05°47'03" W	17.98'
L4	N 05°25'09" W	46.97'
L5	N 84°34'51" E	54.68'
L6	S 54°39'28" E	18.44'
L7	S 83°38'32" E	18.01'
L8	N 06°21'28" E	40.67'
L9	N 06°21'28" E	121.77'
L10	N 17°30'43" W	57.26'
L11	S 72°29'17" W	7.27'
L12	S 26°22'48" W	20.99'
L13	S 74°15'43" W	58.81'
L14	N 49°44'52" W	3.79'
L15	N 15°44'17" W	19.88'
L16	N 75°30'17" W	5.80'
L17	S 14°29'43" W	23.00'
L18	N 75°30'12" W	115.11'
L19	S 74°15'43" W	50.83'
L20	S 15°52'55" E	76.73'
L21	N 14°29'43" E	73.23'
L22	N 37°03'34" E	102.57'
L23	S 34°07'05" E	42.15'
L24	S 75°30'18" E	111.71'
L25	N 72°49'50" E	78.61'
L26	S 71°14'58" E	29.92'
L27	S 38°44'58" E	50.48'
L28	S 05°55'41" W	85.15'
L29	S 07°11'12" W	47.28'
L30	S 06°21'28" W	161.20'
L31	S 56°03'52" W	35.11'
L32	S 30°05'30" W	23.06'
L33	N 59°21'19" W	73.48'
L34	S 74°16'50" W	35.10'
L35	N 60°12'44" W	18.75'
L36	S 84°35'17" W	57.62'
L42	S 74°15'43" W	27.93'
L43	N 75°30'17" W	145.04'
L44	S 74°16'34" W	71.78'
L45	S 17°30'43" E	96.15'
L46	N 17°30'43" W	74.28'
L47	N 17°30'43" W	170.42'
L48	N 06°21'28" E	165.41'
L49	N 29°47'16" E	32.10'
L50	S 60°12'44" E	12.96'
L51	S 60°12'44" E	5.52'
L52	S 60°12'44" E	18.48'
L53	N 84°34'51" E	43.99'
L54	N 05°25'09" W	11.97'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	38.00'	15.83'	15.72'	N 05°34'38" W	23°52'11"
C2	4.33'	4.52'	4.32'	N 45°37'17" W	59°46'00"
C3	4.20'	6.87'	6.13'	S 59°29'43" W	93°37'13"
C4	35.00'	25.28'	24.74'	S 54°48'41" E	41°23'13"
C5	20.00'	11.05'	10.91'	N 88°39'46" E	31°39'52"
C6	30.00'	21.67'	21.20'	N 88°03'25" E	41°23'15"
C7	54.24'	101.18'	87.13'	S 30°51'46" E	106°52'27"
C8	30.00'	35.68'	33.62'	S 27°43'04" E	68°09'02"
C9	30.00'	15.61'	15.44'	S 46°53'04" E	29°49'02"
C10	20.00'	39.45'	33.36'	S 24°32'21" W	113°01'49"
C11	30.00'	26.25'	25.42'	S 55°59'27" W	50°07'38"
C12	20.00'	48.83'	37.57'	S 39°00'58" E	139°53'12"
C13	50.00'	26.38'	26.08'	N 89°22'43" E	30°14'00"
C14	37.00'	19.51'	19.29'	N 89°23'08" E	30°13'09"
C15	50.00'	20.83'	20.68'	N 05°34'38" W	23°52'11"
C16	50.00'	32.30'	31.74'	S 78°43'08" E	37°00'48"

LEGAL DESCRIPTION OF: SOUTH PRESERVE II AT WATERSIDE VILLAGE

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF SECTION 15, TOWNSHIP 39, SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. THENCE. N.00°33'46"E., ALONG THE WEST LINE OF THE EAST HALF OF SECTION 15, A DISTANCE OF 1,867.05 FEET TO A FOUND 4"X4" CONCRETE MONUMENT STAMPED L.S. 5027; THENCE LEAVING THE SAID WEST LINE OF EAST HALF SECTION 15, N.89°26'13"W., 481.79 FEET; THENCE N.09°47'53"E., 142.89 FEET; THENCE N.15°16'44"W., 73.80 FEET; THENCE N.05°47'03"W., 17.98 FEET, FOR A POINT OF BEGINNING; THENCE N.05°25'09"W., 46.97 FEET; THENCE N.84°34'51"E., 54.68 FEET; THENCE S.54°39'28"E., 18.44 FEET; THENCE S.83°38'32"E., 18.01 FEET; THENCE N.06°21'28"E., 40.67 FEET; THENCE N.06°21'28"E., 121.77 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.83 FEET, WITH A RADIUS OF 38.00 FEET, WITH A CHORD BEARING OF N.05°34'38" W, WITH A CHORD LENGTH OF 15.72 FEET, THENCE N.17°30'43"W., 57.26 FEET; THENCE S.72°29'17"W., 7.27 FEET; THENCE S.26°22'48"W., 20.99 FEET; THENCE S.74°15'43"W., 58.81 FEET; THENCE N.49°44'52"W., 3.79 FEET; THENCE N.15°44'17"W., 19.88 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 4.52 FEET, WITH A RADIUS OF 4.33 FEET, WITH A CHORD BEARING OF N.45°37'17" W, WITH A CHORD LENGTH OF 4.32 FEET, THENCE N.75°30'17"W., 5.80 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.87 FEET, WITH A RADIUS OF 4.20 FEET, WITH A CHORD BEARING OF S.59°29'43" W, WITH A CHORD LENGTH OF 6.13 FEET; THENCE S.14°29'43"W., 23.00 FEET; THENCE N.75°30'12"W., 115.11 FEET; THENCE S.74°15'43"W., 50.83 FEET; THENCE N.15°52'55"W., 76.73 FEET; THENCE N.14°29'43"E., 73.23 FEET; THENCE N.37°03'34"E., 102.57 FEET; THENCE S.34°07'05"E., 42.15 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.28 FEET, WITH A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF S.54°48'41"E., WITH A CHORD LENGTH OF 24.74 FEET, THENCE S.75°30'18"E., 111.71 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 11.05 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF N.88°39'46"E., WITH A CHORD LENGTH OF 10.91 FEET, THENCE N.72°49'50"E., 78.61 FEET; THENCE S.71°14'58"E., 29.92 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21.67 FEET, WITH A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF N.88°03'25"E., WITH A CHORD LENGTH OF 21.20 FEET, THENCE S.38°44'58"E., 50.48 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 101.18 FEET, WITH A RADIUS OF 54.24 FEET, WITH A CHORD BEARING OF S.30°51'46"E., WITH A CHORD LENGTH OF 87.13 FEET, THENCE S.05°55'41"W., 85.15 FEET; THENCE S.07°11'12"W., 47.28 FEET; THENCE S.06°21'28"W., 161.20 FEET; THENCE S.56°03'52"W., 35.11 FEET; THENCE S.30°05'30"W., 23.06 FEET; THENCE N 59°21'19"W., 73.48 FEET; THENCE S.74°16'50"W., 35.10 FEET; THENCE N.60°12'44"W., 18.75 FEET; THENCE S.84°35'17"W., 57.62 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 105,973.13 SQUARE FEET, 2.43 ACRES

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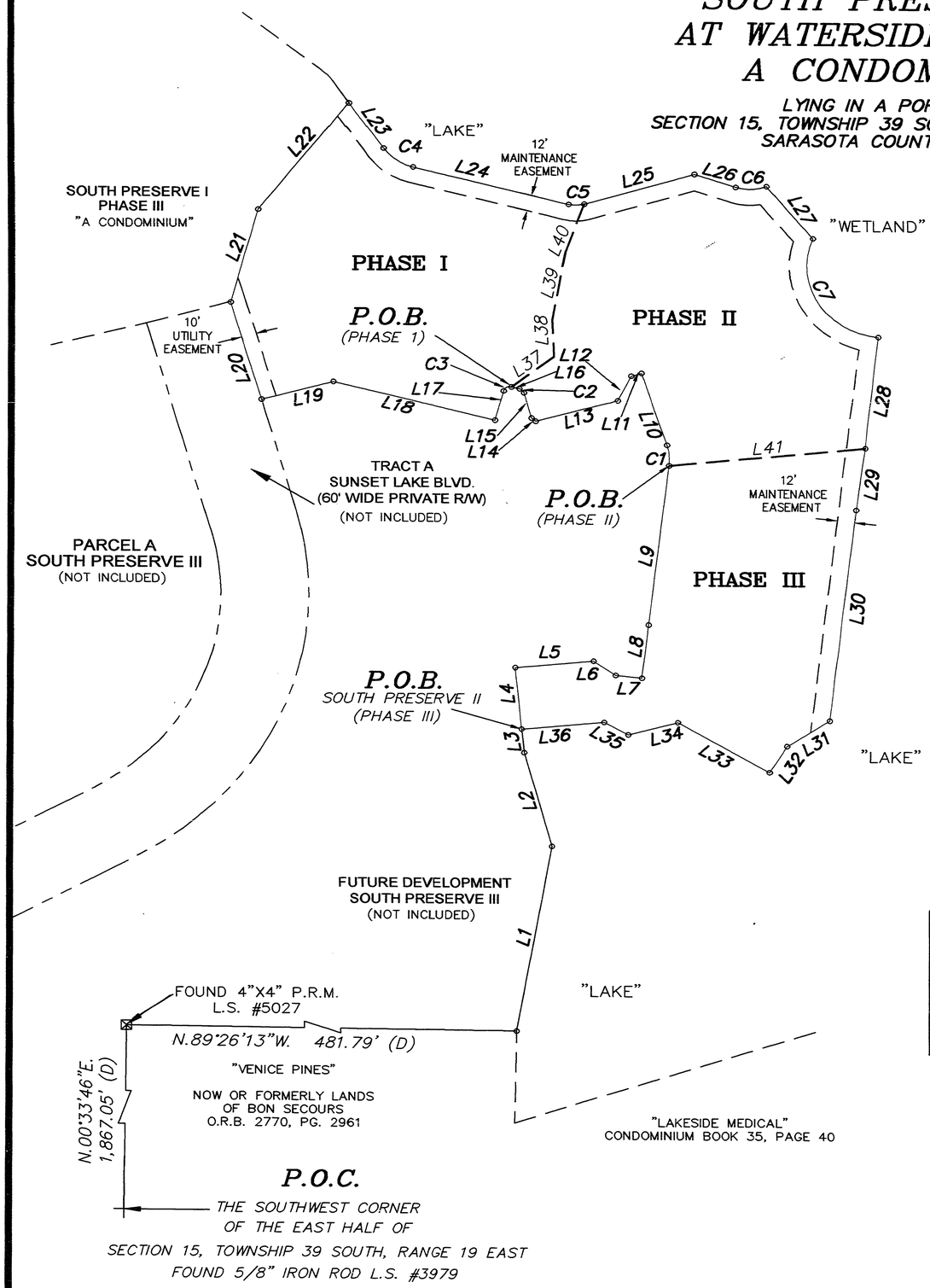

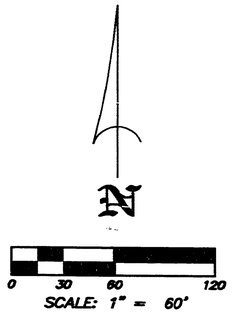

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L35	N 60°12'44" W	18.75'
L36	S 84°35'17" W	57.62'
L37	N 51°57'23" E	37.76'
L38	N 02°16'16" W	27.88'
L39	N 09°54'36" E	52.92'
L40	N 19°42'19" E	38.33'
L41	S 83°58'47" W	134.92'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C3	4.20'	6.87'	6.13'	S 59°29'43" W	93°37'13"
C4	35.00'	25.28'	24.74'	S 54°48'41" E	41°23'13"
C5	20.00'	11.05'	10.91'	N 88°39'46" E	31°39'52"
C6	30.00'	21.67'	21.20'	N 88°03'25" E	41°23'15"
C7	54.24'	101.18'	87.13'	S 30°51'46" E	106°52'27"

LEGEND

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PHASE I

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF SECTION 15, TOWNSHIP 39, SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. THENCE. N.00°33'46"E., ALONG THE WEST LINE OF THE EAST HALF OF SECTION 15, A DISTANCE OF 1,867.05 FEET TO A FOUND 4"X4" CONCRETE MONUMENT STAMPED L.S. 5027; THENCE LEAVING THE SAID WEST LINE OF EAST HALF SECTION 15, N.89°26'13"W., 481.79 FEET; THENCE N.09°47'53"E., 142.89 FEET; THENCE N.15°16'44"W., 73.80 FEET; THENCE N.05°47'03"W., 17.98 FEET; THENCE N.05°25'09"W., 46.97 FEET; THENCE N.84°34'51"E., 54.68 FEET; THENCE S.54°39'28"E., 18.44 FEET; THENCE S.83°38'32"E., 18.01 FEET; THENCE N.06°21'28"E., 40.67 FEET; THENCE N.06°21'28"E., 121.77 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.83 FEET, WITH A RADIUS OF 38.00 FEET, WITH A CHORD BEARING OF N.05°34'38"W., WITH A CHORD LENGTH OF 15.72 FEET, THENCE N.17°30'43"W., 57.26 FEET; THENCE S.72°29'17"W., 7.27 FEET; THENCE S.26°22'48"W., 20.99 FEET; THENCE S.74°15'43"W., 58.81 FEET; THENCE N.49°44'52"W., 3.79 FEET; THENCE N.15°44'17"W., 19.88 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 4.52 FEET, WITH A RADIUS OF 4.33 FEET, WITH A CHORD BEARING OF N.45°37'17"W., WITH A CHORD LENGTH OF 4.32 FEET, THENCE N.75°30'17"W., 5.80 FEET, FOR A THE POINT OF BEGINNING.
THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.87 FEET, WITH A RADIUS OF 4.20 FEET, WITH A CHORD BEARING OF S.59°29'43"W., WITH A CHORD LENGTH OF 6.13 FEET, THENCE S.14°29'43"W., 23.00 FEET; THENCE N.75°30'12"W., 115.11 FEET; THENCE S.74°15'43"W., 50.83 FEET; THENCE N.15°52'55"W., 76.73 FEET; THENCE N.14°29'43"E., 73.23 FEET; THENCE N.37°03'34"E., 102.57 FEET; THENCE S.34°07'05"E., 42.15 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.28 FEET, WITH A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF S.54°48'41"E., WITH A CHORD LENGTH OF 24.74 FEET, THENCE S.75°30'18"E., 111.71 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 11.05 FEET, WITH A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF N.88°39'46"E., WITH A CHORD LENGTH OF 10.91 FEET, THENCE S.19°42'19"W., 38.33 FEET; THENCE S.09°54'36"W., 52.92 FEET; THENCE S.02°16'16"E., 27.88 FEET; THENCE S.51°57'23"W., 37.76 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 37,239.96 SQUARE FEET, 0.85 ACRES.

PHASE II

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF SECTION 15, TOWNSHIP 39, SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. THENCE. N.00°33'46"E., ALONG THE WEST LINE OF THE EAST HALF OF SECTION 15, A DISTANCE OF 1,867.05 FEET TO A FOUND 4"X4" CONCRETE MONUMENT STAMPED L.S. 5027; THENCE LEAVING THE SAID WEST LINE OF EAST HALF SECTION 15, N.89°26'13"W., 481.79 FEET; THENCE N.09°47'53"E., 142.89 FEET; THENCE N.15°16'44"W., 73.80 FEET; THENCE N.05°47'03"W., 17.98 FEET; THENCE N.05°25'09"W., 46.97 FEET; THENCE N.84°34'51"E., 54.68 FEET; THENCE S.54°39'28"E., 18.44 FEET; THENCE S.83°38'32"E., 18.01 FEET; THENCE N.06°21'28"E., 40.67 FEET; THENCE N.06°21'28"E., 121.77 FEET, FOR A POINT OF BEGINNING;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.83 FEET, WITH A RADIUS OF 38.00 FEET, WITH A CHORD BEARING OF N.05°34'38"W., WITH A CHORD LENGTH OF 15.72 FEET, THENCE N.17°30'43"W., 57.26 FEET; THENCE S.72°29'17"W., 7.27 FEET; THENCE S.26°22'48"W., 20.99 FEET; THENCE S.74°15'43"W., 58.81 FEET; THENCE N.49°44'52"W., 3.79 FEET; THENCE N.15°44'17"W., 19.88 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 4.52 FEET, WITH A RADIUS OF 4.33 FEET, WITH A CHORD BEARING OF N.45°37'17"W., WITH A CHORD LENGTH OF 4.32 FEET, THENCE N.75°30'17"W., 5.80 FEET; THENCE N.51°57'23"E., 37.76 FEET; THENCE N.02°16'16"W., 27.88 FEET; THENCE N.09°54'36"E., 52.92 FEET; THENCE N.19°42'19"E., 38.33 FEET; THENCE N.72°49'50"E., 78.61 FEET; THENCE S.71°14'58"E., 29.92 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21.67 FEET, WITH A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF N.88°03'25"E., WITH A CHORD LENGTH OF 21.20 FEET, THENCE S.38°44'58"E., 50.48 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 101.18 FEET, WITH A RADIUS OF 54.24 FEET, WITH A CHORD BEARING OF S.30°51'46"E., WITH A CHORD LENGTH OF 87.13 FEET, THENCE S.05°55'41"W., 85.15 FEET; THENCE S.83°58'47"W., 134.92 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 37,784.33 SQUARE FEET, 0.87 ACRES.

PHASE III

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF SECTION 15, TOWNSHIP 39, SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. THENCE. N.00°33'46"E., ALONG THE WEST LINE OF THE EAST HALF OF SECTION 15, A DISTANCE OF 1,867.05 FEET TO A FOUND 4"X4" CONCRETE MONUMENT STAMPED L.S. 5027; THENCE LEAVING THE SAID WEST LINE OF EAST HALF SECTION 15, N.89°26'13"W., 481.79 FEET; THENCE N.09°47'53"E., 142.89 FEET; THENCE N.15°16'44"W., 73.80 FEET; THENCE N.05°47'03"W., 17.98 FEET, FOR A POINT OF BEGINNING.
THENCE N.05°25'09"W., 46.97 FEET; THENCE N.84°34'51"E., 54.68 FEET; THENCE S.54°39'28"E., 18.44 FEET; THENCE S.83°38'32"E., 18.01 FEET; THENCE N.06°21'28"E., 40.67 FEET; THENCE N.06°21'28"E., 121.77 FEET; THENCE N.83°58'47"E., 134.92 FEET; THENCE S.07°11'12"W., 47.28 FEET; THENCE S.06°21'28"W., 161.20 FEET; THENCE S.56°03'52"W., 35.11 FEET; THENCE S.30°05'30"W., 23.06 FEET; THENCE N.59°21'19"W., 73.48 FEET; THENCE S.74°16'50"W., 35.10 FEET; THENCE N.60°12'44"W., 18.75 FEET; THENCE S.84°35'17"W., 57.62 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 32,282.74 SQUARE FEET, 0.74 ACRES.

TRACT "B"

A 24 FEET WIDE PRIVATE ROADWAY LYING OVER, AND ACROSS A 24.00 FEET WIDE STRIP OF LAND, LYING 12.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
COMMENCE AT THE SOUTHWEST CORNER OF THE EAST HALF OF SECTION 15, TOWNSHIP 39, SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. THENCE. N.00°33'46"E., ALONG THE WEST LINE OF THE EAST HALF OF SECTION 15, A DISTANCE OF 1,867.05 FEET TO A FOUND 4"X4" CONCRETE MONUMENT STAMPED L.S. 5027; THENCE LEAVING THE SAID WEST LINE OF EAST HALF SECTION 15, N.89°26'13"W., 481.79 FEET; THENCE N.09°47'53"E., 142.89 FEET; THENCE N.15°16'44"W., 73.80 FEET; THENCE N.05°47'03"W., 17.98 FEET; THENCE N.05°25'09"W., 11.97 FEET, FOR A POINT OF BEGINNING; THENCE N.84°34'51"E., 43.99 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 32.30 FEET, WITH A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF S.78°43'08" E, WITH A CHORD LENGTH OF 31.74 FEET, THENCE S.60°12'44"E., 5.52 FEET TO POINT "A" AS LABELED FOR CONVENIENCE; THENCE S.60°12'44"E., 12.96 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE; THENCE RETURNING TO SAID POINT "A", AS LABELED FOR CONVENIENCE, N.29°47'16"E., 32.10 FEET; THENCE N.06°21'28"E., 165.41 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.83 FEET, WITH A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N.05°34'38"W., WITH A CHORD LENGTH OF 20.68 FEET, THENCE N.17°30'43"W., 74.28 FEET TO POINT "B", AS LABELED FOR CONVENIENCE; THENCE N.17°30'43"W., 96.15 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE; THENCE RETURNING TO SAID POINT "B", AS LABELED FOR CONVENIENCE; THENCE S.74°16'34"W., 71.78 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 19.51 FEET, WITH A RADIUS OF 37.00 FEET, WITH A CHORD BEARING OF S.89°23'08"W., WITH A CHORD LENGTH OF 19.29 FEET, THENCE N.75°30'17"W., 145.04 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.38 FEET, WITH A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF S.89°22'43"W., WITH A CHORD LENGTH OF 26.08 FEET, THENCE S.74°15'43"W., 27.93 FEET THE POINT OF TERMINUS OF SAID EASEMENT.

HAVING AN AREA OF 17,983.3 SQUARE FEET, 0.41 ACRES.

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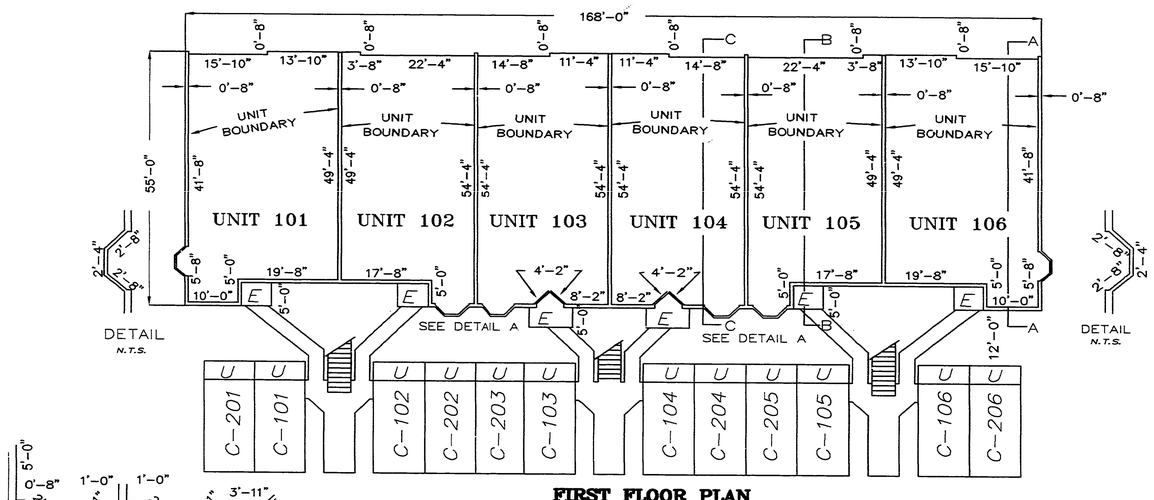
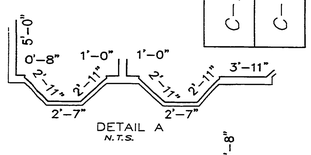
e-mail address – strayersurveymap@comcast.net

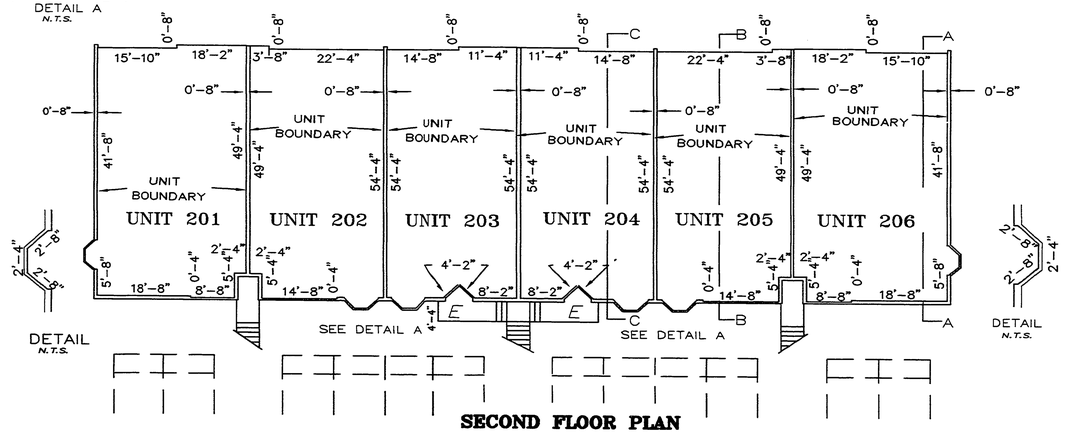
SOUTH PRESERVE II AT WATERSIDE VILLAGE A CONDOMINIUM

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

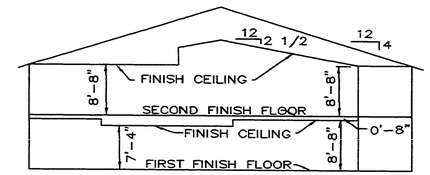


FIRST FLOOR PLAN
BUILDINGS 29, 30, AND 31
Scale 1" = 20'

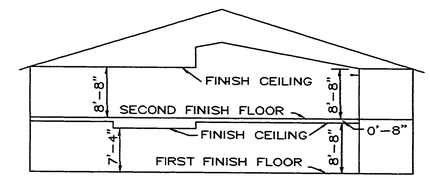




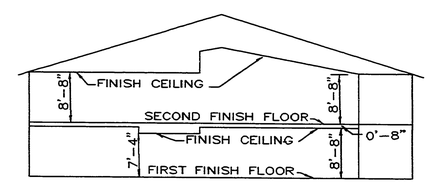
SECOND FLOOR PLAN
BUILDINGS 29, 30, AND 31
Scale 1" = 20'



TYPICAL SECTION B-B



TYPICAL SECTION C-C



TYPICAL SECTION A-A

TYPICAL ELEVATIONS BUILDINGS 29, 30, AND 31

(NOT TO SCALE)

LEGEND
C = CARPORT
U = UTILITY ROOM
B = BALCONY

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

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