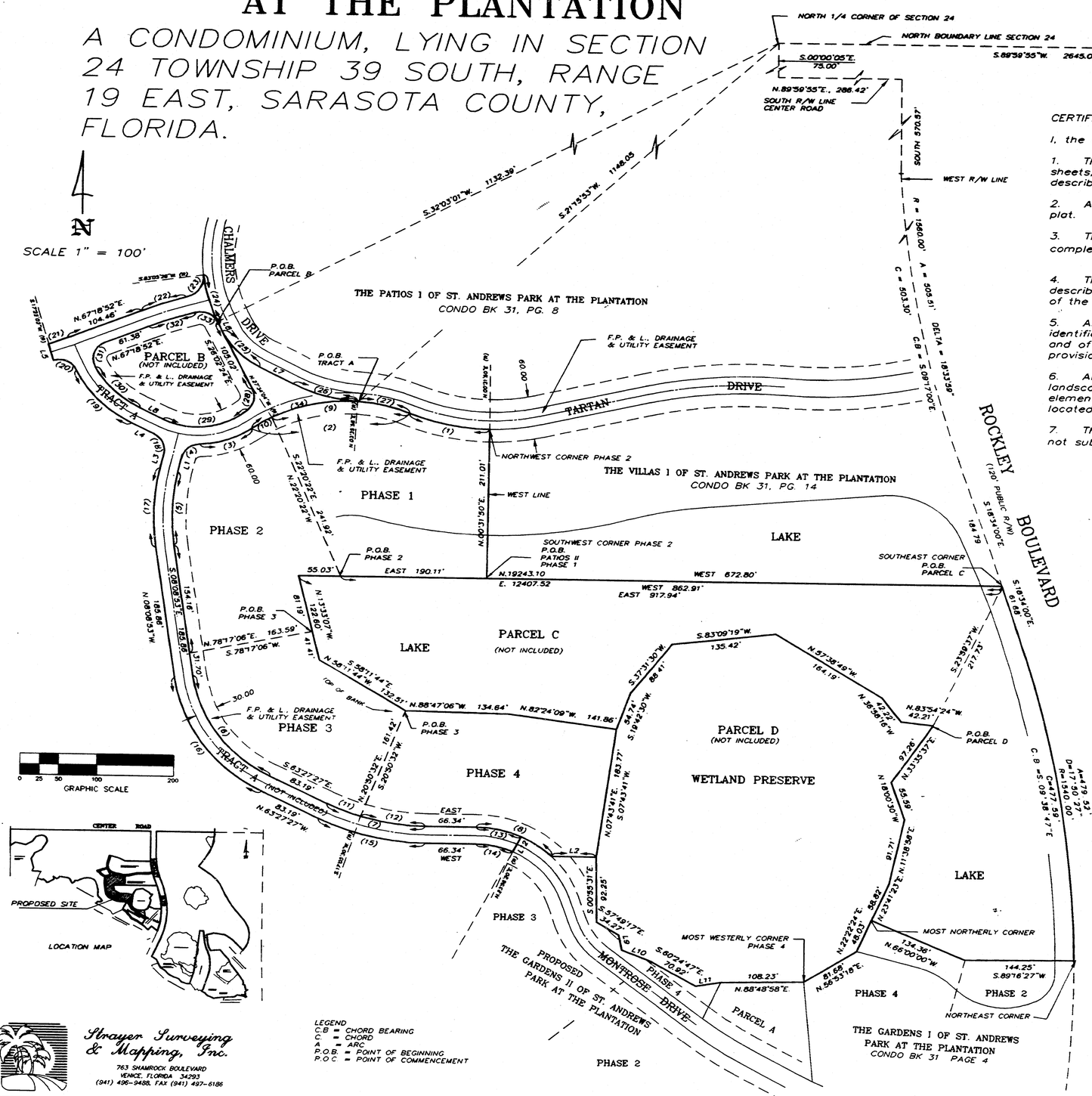
THE PATIOS II OF ST. ANDREWS PARK AT THE PLANTATION

A CONDOMINIUM, LYING IN SECTION 24 TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

CONDOMINIUM BOOK 32, PAGE 3

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

97092201



LEGEND
C.B = CHORD BEARING
C = CHORD
A = ARC
P.O.B. = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT

CERTIFICATE OF SURVEYOR

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

1. This plat, designated as Exhibit "A", consisting of five 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 Units 1 and 2, Phase 1, are substantially complete as of 05/21/97.

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 improvements.

5. As to the units located within said improvements, 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 said units, and common element facilities serving the building(s) in which said units are located have been substantially completed.

7. The construction of other units and improvements is not substantially complete at this time.

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

Charles E. Leslie P.L.S.
Fla. Surveyor's Cert. No. 2910

LINE TABLE

Line	Bearing	Distance
L1	S.12°38'23"W.	20.90'
L2	S.89°49'55"E.	58.22'
L3	N.12°38'23"E.	20.85'
L4	N.63°04'57"W	33.12'
L5	N 17°22'02"W	24.00'
L6	S.26°02'24"E	10.44'
L7	S.62°15'53"E.	50.18'
L8	N 63°04'57"W	33.80'
L9	S.11°56'40"E	21.24'
L10	S.67°39'44"E.	37.45'
L11	N.80°27'04"E.	33.11'
L12	N.26°51'42"E.	24.03'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	282.53'	21°44'22"	107.20'	106.56'	N.78°35'58"W.
2	213.31'	58°12'57"	216.73'	207.53'	S.83°09'45"W.
3	122.00'	33°58'12"	72.33'	71.28'	S.71°02'27"W.
4	25.00'	75°23'06"	32.89'	30.57'	S.50°19'58"W.
5	288.00'	20°47'18"	104.48'	103.92'	S.02°14'45"W.
6	188.00'	55°18'38"	181.49'	174.52'	S.35°48'08"E.
7	288.00'	26°32'33"	133.42'	132.23'	N.76°43'44"W.
8	142.00'	44°03'39"	109.20'	106.53'	S.67°38'10"E.
9	213.31'	49°50'17"	185.54'	179.75'	S.87°21'06"W.
10	213.31'	08°22'40"	31.19'	31.16'	S.58°14'26"W.
11	288.00'	09°27'03"	47.50'	47.45'	S.68°10'58"E.
12	288.00'	17°05'30"	85.91'	85.59'	S.81°27'15"E.
13	142.00'	24°25'59"	60.55'	60.10'	S.77°47'00"E.
14	118.00'	23°56'20"	49.30'	48.94'	N.78°01'50"W.
15	312.00'	26°32'33"	144.54'	143.25'	N.76°43'43"W.
16	212.00'	55°18'38"	204.65'	196.86'	N.35°48'08"W.
17	312.00'	20°47'18"	113.20'	112.58'	N.02°14'45"E.
18	25.00'	75°43'20"	33.04'	30.69'	N.25°13'17"W.
19	162.00'	37°19'53"	105.55'	103.70'	N.44°25'01"W.
20	25.00'	81°36'58"	35.61'	32.68'	N.66°33'33"W.
21	288.00'	05°19'06"	26.73'	26.72'	N.69°58'25"E.
22	512.00'	06°55'32"	61.89'	61.85'	N.70°46'38"E.
23	30.00'	81°14'16"	42.54'	39.06'	N.33°37'15"E.
24	222.00'	19°07'48"	74.12'	73.78'	S.16°28'29"E.
25	112.00'	38°13'29"	70.81'	69.64'	S.44°09'09"E.
26	212.00'	24°08'13"	89.31'	88.65'	S.74°19'55"E.
27	213.31'	18°40'17"	69.51'	69.21'	N.77°03'55"W.
28	25.00'	73°32'28"	32.09'	29.93'	S.10°43'50"W.
29	98.00'	69°24'59"	118.73'	111.60'	S.82°12'33"W.
30	138.00'	34°34'51"	83.29'	82.03'	N.45°47'32"W.
31	25.00'	95°48'58"	41.81'	37.10'	N.19°24'23"E.
32	498.00'	07°34'47"	64.56'	64.51'	N.71°06'15"E.
33	25.00'	79°03'57"	34.50'	31.83'	S.65°34'23"E.
34	213.31'	39°32'40"	147.22'	144.32'	S.73°49'36"W.

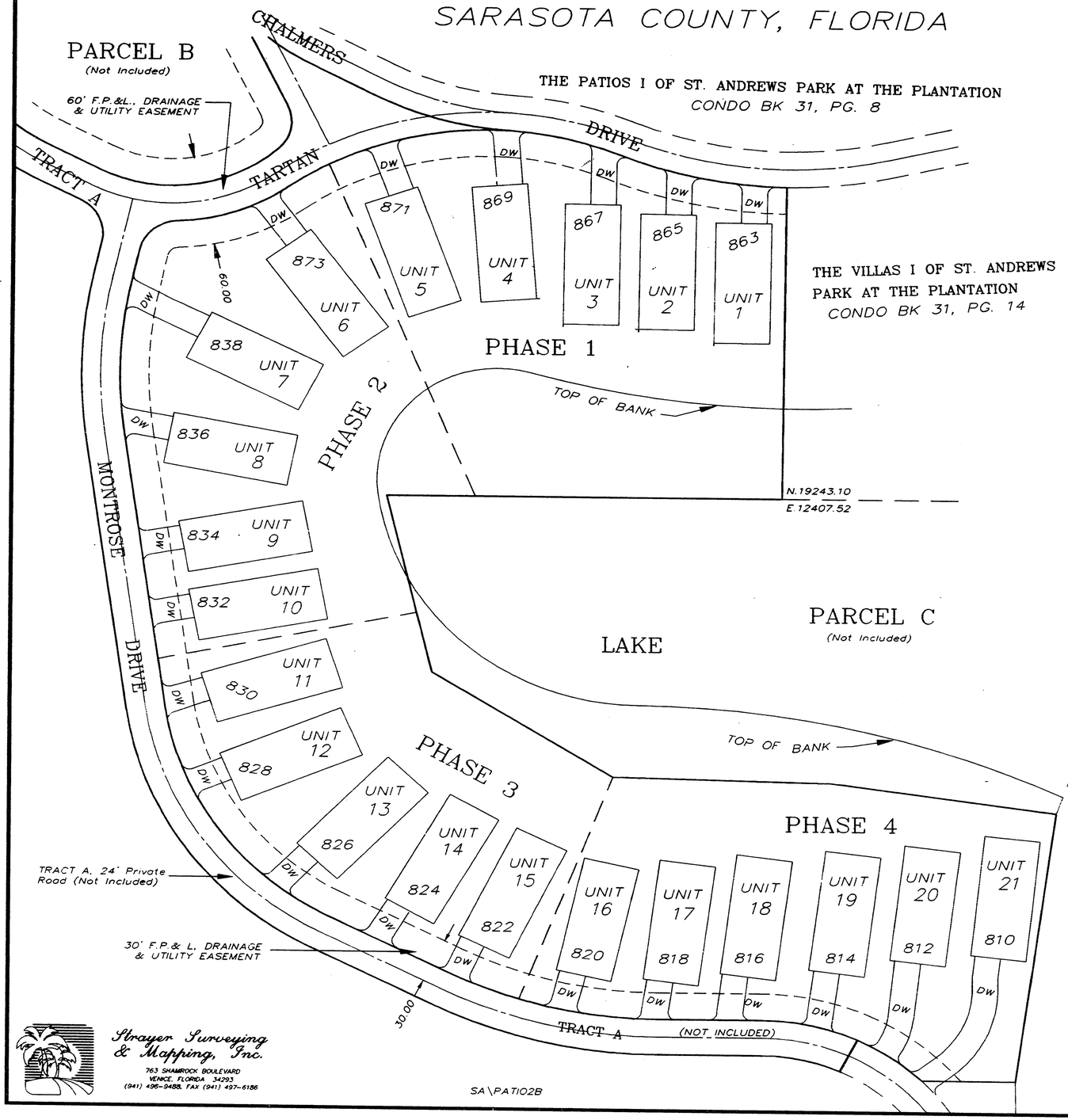
RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

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

SA/PATIO2A

THE PATIOS II OF ST. ANDREWS PARK AT THE PLANTATION

A CONDOMINIUM, LYING IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST SARASOTA COUNTY, FLORIDA



0 12 25 50 100
GRAPHIC SCALE

N

SCALE 1" = 50'

UNIT NO	PROPOSED COORDINATE "A"		PROPOSED COORDINATE "B"	
1	N.19429.32	E.12400.29	N.19347.99	E.12399.28
2	N.19434.71	E.12353.56	N.19356.72	E.12352.59
3	N.19441.07	E.12306.72	N.19359.75	E.12305.72
4	N.19454.82	E.12248.60	N.19377.05	E.12254.75
5	N.19451.95	E.12180.31	N.19375.43	E.12207.86
6	N.19422.34	E.12114.30	N.19357.00	E.12162.72
7	N.19367.19	E.12049.77	N.19365.97	E.12152.82
8	N.19297.56	E.12030.28	N.19283.06	E.12106.92
9	N.19224.09	E.12033.53	N.19238.62	E.12110.18
10	N.19177.93	E.12040.11	N.19192.98	E.12119.99
11	N.19121.33	E.12047.92	N.19145.67	E.12125.52
12	N.19067.32	E.12059.94	N.19099.00	E.12134.84
13	N.19007.18	E.12108.14	N.19066.02	E.12164.29
14	N.18970.57	E.12162.88	N.19041.23	E.12203.14
15	N.18945.95	E.12208.79	N.19019.18	E.12244.17
16	N.18923.24	E.12269.33	N.18999.38	E.12286.29
17	N.18917.77	E.12323.14	N.18998.48	E.12333.18
18	N.18921.92	E.12370.69	N.19002.64	E.12380.73
19	N.18924.96	E.12425.75	N.19005.68	E.12435.68
20	N.18932.26	E.12475.89	N.19009.73	E.12484.96
21	N.18936.08	E.12526.04	N.19016.97	E.12534.46

SURVEYOR'S NOTES:

(1) This plat is 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.

(4) All elevations are based on U.S.C.& G.S.MONUMENT NO. Y-255 Reset 1975 Elevation 15.041 feet, located U.S. Hwy. 41, Benchmark Elevations refer to N.G.V.D. of 1929.

(5) Bearings shown hereon are based on the North boundary line of the Northeast 1/4 of Section 24, Township 39 S., Range 19 E. being S.89°59'55"W.

(6) Property lies in Flood Zone B, Elevation required "NA", per Sarasota County Planning Dept. F.I.R.M. PANEL #375, dated 3/15/84

(7) TYPICAL
(a) Garage entrance 16 feet.

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

(9) Tracts A and Parcels B, C and D are not included within the condominium. Tract A is a private road that will serve properties other than the condominium. Tract A ultimately will be conveyed to St Andrews / Plantation Community Association, Inc.

(10) The "A" "B" and "E" unit standard floor plans have a screened lanai. The modified floor plan, which has an enclosed lanai, is available for each as an option.

(11) Certain units may have added to them as a limited common element ("LCE") appurtenance such features as a patio, deck, spa, pool or screened porch. Were such LCE to be added during the course of construction, then this will be reflected on a sketch attached to the final certificate of surveyor as those units are brought in, on a unit by unit basis.

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

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

SA\PAT102B

THE PATIOS II OF ST. ANDREWS PARK AT THE PLANTATION

A CONDOMINIUM, LYING IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST SARASOTA COUNTY FLORIDA

LEGAL DESCRIPTION PATIO 2:

Commence at the northeast corner of Section 24, Township 39 South, Range 19 East; thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet to the north 1/4 of said Section 24; thence leaving said north line S.00°00'05"E. 75.00 feet to a point on the south right-of-Way line of Center Road; thence along said south right-of-way line N.89°59'55"E., 286.42 feet to the intersection with the west right-of-way line of Rockley Boulevard (a 120 foot right-of-way); thence traverse along said west right-of-way line by the following three courses: SOUTH, 570.57 feet to the point of curvature of a curve to the left, having: a radius of 1560.00 feet, a central angle of 18°33'59"; thence along the arc of said curve, 505.51 feet to the point of tangency of said curve; thence S.18°34'00"E., 184.79 feet, to the southeast corner of The Villas I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Plat Book 31, Page 14, Public Records of Sarasota County, Florida; thence WEST, along the south boundary line of said Condominium Plat, 672.80 feet to the southwest corner of Phase 2, of said Condominium Plat and the POINT OF BEGINNING. Thence N.00°31'50"E., along the west boundary line of said Phase 2, 211.01 feet to the northwest corner of said Phase 2, said point being on a curve, lying S.00°31'50"W., from the radius point; thence traverse along the arc of a curve to the right, in a northwesterly direction, having: a radius of 282.53 feet, a central angle of 21°44'22", an arc length of 107.20 feet to the point of reverse curvature of a curve to the left, having: a radius of 213.31 feet, a central angle of 58°12'57"; thence along the arc of said curve, 216.74 feet to the point of reverse curvature of a curve to the right, having: a radius of 122.00 feet, a central angle of 33°58'12"; thence along the arc of said curve, 72.33 feet to the point of reverse curvature of a curve to the left, having: a radius of 25.00 feet, a central angle of 75°23'06"; thence along the arc of said curve, 32.89 feet to the point of tangency of said curve; thence S.12°38'23"W., 20.90 feet to the point of curvature of a curve to the left, having: a radius of 288.00 feet, a central angle of 20°47'16"; thence along the arc of said curve, 104.49 feet to the point of tangency of said curve; thence S.08°08'53"E., 185.86 feet to the point of curvature of a curve to the left, having: a radius of 188.00 feet, a central angle of 55°18'38"; thence along the arc of said curve, 181.49 feet to the point of tangency of said curve; thence S.63°27'27"E., 83.19 feet to the point of curvature of a curve to the left, having: a radius of 288.00 feet, a central angle of 26°32'33"; thence along the arc of said curve, 133.42 feet to the point of tangency of said curve; thence EAST, 66.34 feet to the point of curvature of a curve to the right, having: a radius of 142.00 feet, a central angle of 24°25'59"; thence along the arc of said curve, 60.55 feet; thence S.89°49'55"E., 58.22 feet; thence N.07°43'41"E., 183.77 feet; thence N.82°24'09"W., 141.86 feet; thence N.88°47'06"W., 134.64 feet; thence N.58°11'44"W., 132.51 feet; thence N.13°33'07"W., 122.60 feet; thence EAST, 245.14 feet to the Point Of Beginning.

Parcel contains 4.58 acres, more or less.

LEGAL DESCRIPTION PHASE 1:

Commence at the northeast corner of Section 24, Township 39 South, Range 19 East; thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet to the north 1/4 of said Section 24; thence leaving said north line S.00°00'05"E. 75.00 feet to a point on the south right-of-Way line of Center Road; thence along said south right-of-way line N.89°59'55"E., 286.42 feet to the intersection with the west right-of-way line of Rockley Boulevard (a 120 foot right-of-woy); thence traverse along said west right-of-way line by the following three courses: SOUTH, 570.57 feet to the point of curvature of a curve to the left, having: a radius of 1560.00 feet, a central angle of 18°33'59"; thence along the arc of said curve, 505.51 feet to the point of tangency of said curve; thence S.18°34'00"E., 184.79 feet, to the southeast corner of The Villas I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Plat Book 31, Page 14, Public Records of Sarasota County, Florida; thence WEST, along the south boundary line of said Condominium Plat, 672.80 feet to the southwest corner of Phase 2, of said Condominium Plat and the POINT OF BEGINNING. Thence N.00°31'50"E., along the west boundary line of said Phase 2, 211.01 feet to the northwest corner of said Phase 2, said point on a curve, lying S.00°31'50"W., from the radius point; thence traverse along the arc of a curve to the right, in a northwesterly direction, having: a radius of 282.53 feet, a central angle of 21°44'22", 107.20 feet to the point of reverse curvature of a curve to the left, having: a radius of 213.31 feet, a central angle of 49°50'17"; thence along the arc of said curve, 185.54 feet; thence S.22°20'22"E., 241.92 feet; thence EAST, 190.11 feet to the Point Of Beginning.

Parcel contains 1.28 acres, more or less.

UNIT DESCRIPTION

A unit shall consist of the space bounded within the horizontal planes of the top unfinished surface of the floor structure to the top side of the ceiling drywall and the vertical plane of the backside of the drywall on the exterior walls and or boundaries as shown hereon. Until construction of a particular building is substantially completed, the respective unit in such building shall occupy the air space bounded by the planes as located and dimensioned herein without reference to the physical improvements described above.

Strayer Surveying & Mapping, Inc.
763 SHAMROCK BOULEVARD
VENICE, FLORIDA 34293
(941) 496-3488, FAX (941) 497-6186

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

LEGAL DESCRIPTION PHASE 2:

Commence at the northeast corner of Section 24, Township 39 South, Range 19 East; thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet, to the north 1/4 corner of said Section 24; thence leaving said north line S.00°00'05"E. 75.00 feet to a point on the south right-of-Way line of Center Road; thence along said south right-of-way line N.89°59'55"E., 286.42 feet to the intersection with the west right-of-way line of Rockley Boulevard (a 120 foot right-of-way); thence traverse along said west right-of-way line by the following three courses: SOUTH, 570.57 feet to the point of curvature of a curve to the left, having: a radius of 1560.00 feet, a central angle of 18°33'59"; thence along the arc of said curve, 505.51 feet to the point of tangency of said curve; thence S.18°34'00"E., 184.79 feet, to the Southeast corner of The Villas I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Book 31, Page 14, Public Records of Sarasota County, Florida. thence WEST, along the south boundary line of said plat and its extension, 862.91 feet for a POINT OF BEGINNING. Thence N.22°20'22"W., a distance of 241.92 feet to a point on a curve, lying N.27°34'04"W., of the radius point; thence traverse along the arc of a curve to the left, in a southwesterly direction, having: a radius of 213.31 feet, a central angle of 08°22'40", an arc length of 31.19 feet to the point of reverse curvature of a curve to the right, having: a radius of 122.00 feet, a central angle of 33°58'12"; thence along the arc of said curve, 72.33 feet to the point of reverse curvature of a curve to the left, having: a radius of 25.00 feet, a central angle of 75°23'06"; thence along the arc of said curve, 32.89 feet to the point of tangency of said curve; thence S.12°38'23"W., 20.90 feet to the point of curvature of a curve to the left, having: a radius of 288.00 feet, a central angle of 20°47'16"; thence along the arc of said curve, 104.49 feet to the point of tangency of said curve; thence S.08°08'53"E., 154.16 feet; thence N.78°17'06"E., 163.59 feet; thence N.13°33'07"W., 81.19 feet; thence EAST, 55.03 feet to the Point Of Beginning.

Parcel contains 1.15 acres, more or less.

LEGAL DESCRIPTION PHASE 3

Commence at the northeast corner of Section 24, Township 39 South, Range 19 East; thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet to the north 1/4 corner of said Section 24; thence leaving said north line S.00°00'05"E. 75.00 feet to a point on the south right-of-Way line of Center Road; thence along said south right-of-way line N.89°59'55"E., 286.42 feet to the intersection with the west right-of-way line of Rockley Boulevard (a 120 foot right-of-way); thence traverse along said west right-of-way line by the following three courses: SOUTH, 570.57 feet to the point of curvature of a curve to the left, having: a radius of 1560.00 feet, a central angle of 18°33'59"; thence along the arc of said curve, 505.51 feet to the point of tangency of said curve; thence S.18°34'00"E., 184.79 feet, to the southeast corner of The Villas I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Plat Book 31, Page 14, Public Records of Sarasota County, Florida; thence WEST, along the south boundary line of said Condominium Plat and its extension, 917.94 feet; thence S.13°33'07"E., 81.19 feet, for a POINT OF BEGINNING. Thence S.78°17'06"W., 163.59 feet; thence S.08°08'53"E., 31.70 feet to the point of curvature of a curve to the left, having: a radius of 188.00 feet, a central angle of 55°18'38"; thence along the arc of said curve, 181.49 feet to the point of tangency of said curve; thence S.63°27'27"E., 83.19 feet to the point of curvature of a curve to the left, having: a radius of 288.00 feet, a central angle of 09°27'03", thence along the arc of said curve, 47.50 feet; thence N.20°50'32"E., 161.42 feet; thence N.58°11'44"W., 132.51 feet; thence N.13°33'07"W., 41.41 feet to the Point Of Beginning.

Parcel contains 1.00 acres, more or less.

LEGAL DESCRIPTION PHASE 4

Commence at the northeast corner of Section 24, Township 39 South, Range 19 East; thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet to the north 1/4 corner of said Section 24; thence leaving said north line S.00°00'05"E. 75.00 feet to a point on the south right-of-Way line of Center Road; thence along said south right-of-way line N.89°59'55"E., 286.42 feet to the intersection with the west right-of-way line of Rockley Boulevard (a 120 foot right-of-way); thence traverse along said west right-of-way line by the following three courses: SOUTH, 570.57 feet to the point of curvature of a curve to the left, having: a radius of 1560.00 feet, a central angle of 18°33'59"; thence along the arc of said curve, 505.51 feet to the point of tangency of said curve; thence S.18°34'00"E., 184.79 feet, to the southeast corner of The Villas I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Plat Book 31, Page 14, Public Records of Sarasota County, Florida; thence WEST, along the south boundary line of said Condominium Plat and its extension, 917.94 feet; thence S.13°33'07"E., 122.60 feet; thence S.58°11'44"E., 132.51 feet for a POINT OF BEGINNING. Thence S.20°50'32"W., 161.42 feet to a point on a curve, lying S.17°05'30"W., from the radius point; thence traverse along the arc of said curve to the left, in a southeasterly direction, having: a radius of 288.00 feet, a central angle of 17°05'30", an arc length of 85.91 feet to the point of tangency of said curve; thence EAST, 66.34 feet to the point of curvature of a curve to the right, having: a radius of 142.00 feet, a central angle of 44°03'39", an arc length of 109.20 feet; thence S.89°49'55"E., 58.22 feet; thence N.07°43'41"E., 183.77 feet; thence N.82°24'09"W., 141.86 feet; thence N.88°47'06"W., 134.64 feet to the Point Of Beginning.

Parcel contains 1.15 acres, more or less.

LEGAL DESCRIPTION PARCEL B:

Commence at the northeast corner of Section 24, Township 39 South, Range 19 East; thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet; thence leaving said north line S.32°03'01"W., 1132.39 feet for a POINT OF BEGINNING. Thence S.26°02'24"E., 105.02 feet to the point of curvature of a curve to the right, having: a radius of 25.00 feet, a central angle of 73°32'28"; thence along the arc of said curve, 32.09 feet to the point of compound curvature of a curve to the right, having: a radius of 98.00 feet, a central angle of 69°24'59"; thence along the arc of said curve, of 118.73 feet to the point of tangency of said curve; thence N.63°04'57"W., 33.80 feet to the point of curvature of a curve to the right, having: a radius of 138.00 feet, a central angle of 34°34'51"; thence along the arc of said curve, 83.29 feet to the point of compound curvature of a curve to the right, having: a radius of 25.00 feet, a central angle of 95°48'58"; thence along the arc of said curve, 41.81 feet to the point of tangency of said curve; thence N.67°18'52"E., 61.38 feet to the point of curvature of a curve to the right, having: a radius of 488.00 feet, a central angle of 07°34'47"; thence along the arc of said curve, 64.56 feet to the point of compound curvature of a curve to the right, having: a radius of 25.00 feet, a central angle of 79°03'57"; thence along the arc of said curve, 34.50 feet to the Point Of Beginning.

Parcel contains 0.53 acres, more or less.

LEGAL DESCRIPTION PARCEL C:

Commence at the northeast corner of Section 24, Township 39 South, Range 19 East; thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet to the north 1/4 corner of said Section 24; thence leaving said north line S.00°00'05"E. 75.00 feet to a point on the south right-of-Way line of Center Road; thence along said south right-of-way line N.89°59'55"E., 286.42 feet to the intersection with the west right-of-way line of Rockley Boulevard (a 120 foot right-of-way); thence traverse along said west right-of-way line by the following three courses: SOUTH, 570.57 feet to the point of curvature of a curve to the left, having: a radius of 1560.00 feet, a central angle of 18°33'59"; thence along the arc of said curve, 505.51 feet to the point of tangency of said curve; thence S.18°34'00"E., 184.79 feet to the southeast corner of The Villas I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Book 31, Page 14, Public Records of Sarasota County, Florida, for a POINT OF BEGINNING. Thence continue S.18°34'00"E., along said westerly right-of-way line, 61.68 feet to the point of curvature of a curve to the right, having: a radius of 1540.00 feet, a central angle of 17°50'27"; thence along the arc of said curve, 479.52 feet, to the Northeast corner of The Gardens I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Book 31, Page 14, Public Records of Sarasota County, Florida; thence S.89°16'27"W., along the north boundary line of said plat, 144.25 feet; thence N.66°00'00"W., 134.36 feet to the most northerly corner of said plat; thence N.23°41'23"E., 58.82 feet; thence N.11°38'58"E., 91.71 feet; thence N.18°00'30"W., 55.59 feet; thence N.33°35'37"E., 97.26 feet; thence N.83°54'24"W., 42.21 feet; thence N.36°58'16"W., 42.22 feet; thence N.57°38'49"W., 164.19 feet; thence S.83°09'19"W., 135.42 feet; thence S.37°31'30"W., 88.41 feet; thence S.19°42'30"W., 54.74 feet; thence N.82°24'09"W., 141.86 feet; thence N.88°47'06"W., 134.64 feet; thence N.58°11'44"W., 132.51 feet; thence N.13°33'07"W., 122.60 feet; thence EAST, 917.94 feet along the south boundary line of said The Villas I Of St. Andrews Park At The Plantation and its extension, to the Point Of Beginning.

Parcel contains 5.00 acres, more or less.

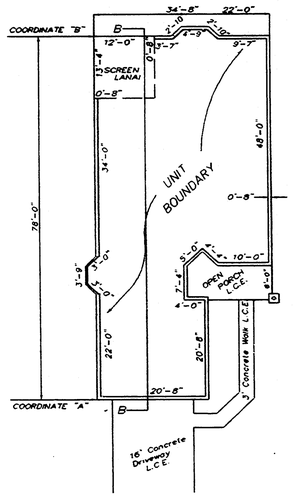
LEGAL DESCRIPTION PARCEL D:

Commence at the northeast corner of Section 24, Township 39 South, Range 19 East, thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet to the north 1/4 corner of said Section 24; thence leaving said north line S.00°00'05"E, 75.00 feet to a point on the south right-of-Way line of Center Road; thence along said south right-of-way line N.89°59'55"E., 286.42 feet to the intersection with the west right-of-way line of Rockley Boulevard (a 120 foot right-of-way); thence traverse along said west right-of-way line by the following three courses: SOUTH, 570.57 feet to the point of curvature of a curve to the left, having: a radius of 1560.00 feet, a central angle of 18°33'59"; thence along the arc of said curve, 505.51 feet to the point of tangency of said curve; thence S.18°34'00"E., 184.79 feet to the southeast corner of The Villas I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Book 31, Page 14, Public Records of Sarasota County, Florida; thence leaving said westerly right-of-way line, S.23°59'37"W., 217.73 feet for a POINT OF BEGINNING. Thence N.83°54'24"W., 42.21 feet; thence N.36°58'16"W., 42.22 feet; thence N.57°38'49"W., 164.19 feet; thence S.83°09'19"W., 135.42 feet; thence N.57°38'49"W., 164.19 feet; thence S.37°31'30"W., 88.41 feet; thence S.19°42'30"W., 54.74 feet; thence S.07°43'41"W., 183.77 feet; thence S.00°55'31"E., 92.25 feet; thence S.57°49'17"E., 34.27 feet; thence S.11°56'40"E., 21.24 feet; thence S.67°39'44"E., 37.45 feet; thence S.60°24'47"E., 70.92 feet; thence N.80°27'04"E., 33.11 feet; thence N.88°48'58"E., 108.23 feet to the most westerly corner of Phase 4, The Gardens I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Book 31, Page 4, Public Records of Sarasota County, Florida; thence N.56°53'18"E., along the northwesterly boundary line of said Phase 4, 81.68 feet; thence N.22°22'24"E., 48.03 feet to the most northerly corner of said plat; thence leaving said northwesterly boundary line, N.23°41'23"E., 58.82 feet; thence N.11°38'58"E., 91.71 feet; thence N.18°00'30"W., 55.59 feet; thence N.33°35'37"E., 97.26 feet to the Point Of Beginning.

Parcel contains 3.76 acres, more or less.

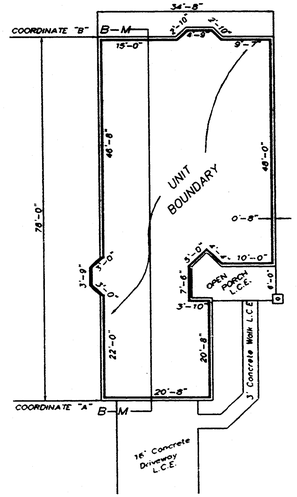
THE PATIOS II OF ST. ANDREWS PARK AT THE PLANTATION

A CONDOMINIUM, LYING IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST SARASOTA COUNTY FLORIDA



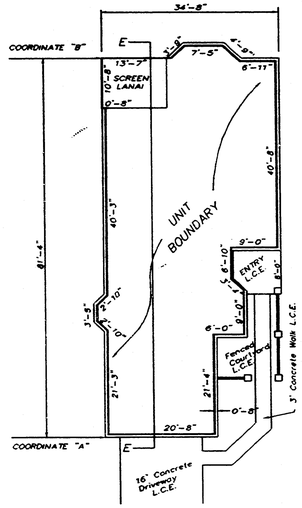
FLOOR PLAN BRISTOL II KITCHEN REVERSE

SCALE 1" =20'



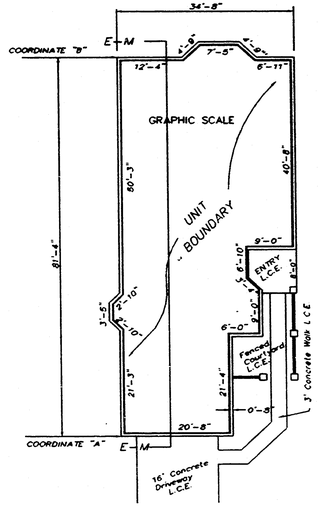
FLOOR PLAN BRISTOL II KITCHEN REVERSE – EP

SCALE 1" =20'



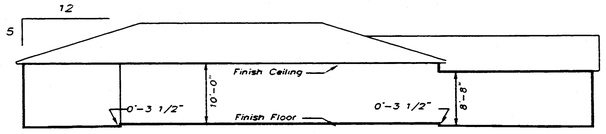
FLOOR PLAN EATON

SCALE 1" =20'



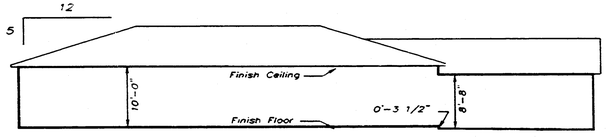
FLOOR PLAN EATON – EP

SCALE 1" =20'



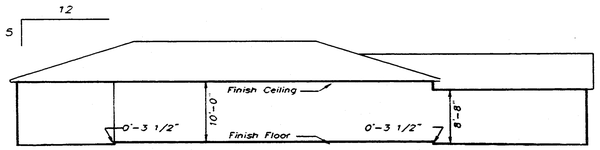
ELEVATION A – A

N.T.S.



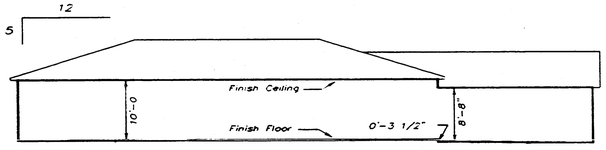
ELEVATION A – M

N.T.S.



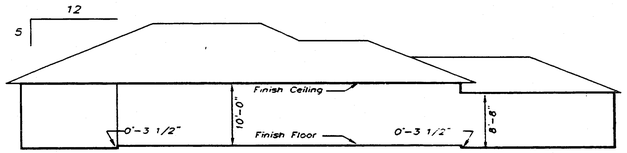
ELEVATION B – B

N.T.S.



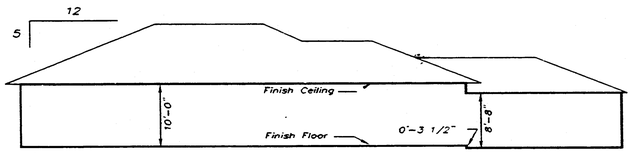
ELEVATION B – M

N.T.S.



ELEVATION E – E

N.T.S.



ELEVATION E – M

N.T.S.

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

NOTE:
EP DENOTES AN ENCLOSED PORCH

0 5 10 20 40

LEGEND
FIN FL = FINISH FLOOR
ELEV = ELEVATION
N. = NORTH
E. = EAST
S. = SOUTH
W. = WEST

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

LEGAL DESCRIPTION TRACT A:

Commence at the northeast corner of Section 24, Township 39 South, Range 19 East; thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet, to the north 1/4 corner of said Section 24; thence leaving said north line S.21°15'53"W., 1148.05 feet to a point on a curve, lying S.00°31'50"W., from the radius point and the POINT OF BEGINNING. Thence traverse along the arc of said curve to the left, in a southwesterly direction, having: a radius of 213.31 feet, a central angle of 39°32'40", an arc length of 147.22 feet to the point of reverse curvature of a curve to the right, having: a radius of 122.00 feet, a central angle of 33°58'12"; thence along the arc of said curve, 72.33 feet to the point of reverse curvature of a curve to the left, having: a radius of 25.00 feet, a central angle of 75°23'06"; thence along the arc of said curve, 32.89 feet to the point of tangency of said curve; thence S.12°38'23"W., 20.90 feet to the point of curvature of a curve to the left, having: a radius of 288.00 feet, a central angle of 20°47'16"; thence along the arc of said curve, 104.49 feet to the point of tangency of said curve; thence S.08°08'53"E., 185.86 feet to the point of curvature of a curve to the left, having: a radius of 188.00 feet, a central angle of 55°18'38"; thence along the arc of said curve, 181.49 feet to the point of tangency of said curve, thence S.63°27'27"E., 83.19 feet to the point of curvature of a curve to the left, having: a radius of 288.00 feet, a central angle of 26°32'33"; thence along the arc of said curve, 133.42 feet to the point of tangency of said curve; thence EAST, 66.34 feet to the point of curvature of a curve to the right, having: a radius of 142.00 feet, a central angle of 24°25'59"; thence along the arc of said curve, 60.55 feet; thence S.26°51'42"W., 24.03 feet to a point on a curve, lying N.23°56'20"E., from the radius point; thence traverse along the arc of said curve to the left, in a northwesterly direction, having: a radius of 118.00 feet, a central angle of 23°56'20", 49.30 feet to the point of tangency of said curve; thence WEST, 66.34 feet to the point of curvature of a curve to the right, having: a radius of 312.00 feet, a central angle of 26°32'33"; thence along the arc of said curve, 144.54 feet to the point of tangency of said curve; thence N.63°27'27"W., 83.19 feet to the point of curvature of a curve to the right, having: a radius of 212.00 feet, a central angle of 55°18'38"; thence along the arc of said curve, 204.65 feet to the point of tangency of said curve; thence N.08°08'53"W., 185.86 feet to the point of curvature of a curve to the right, having: a radius of 312.00 feet, a central angle of 20°47'16"; thence along the arc of said curve, 113.20 feet to the point of tangency of said curve; thence N.12°38'23"E., 20.85 feet to the point of curvature of a curve to the left, having: a radius of 25.00 feet, a central angle of 75°43'20"; thence along the arc of said curve, 33.04 feet to the point of tangency of said curve; thence N.63°04'57"W., 33.12 feet to the point of curvature of a curve to the right, having: a radius of 162.00 feet, a central angle of 37°19'53"; thence along the arc of said curve, 105.55 feet to the point of reverse curvature of a curve to the left, having: a radius of 25.00 feet, a central angle of 81°36'58"; thence along the arc of said curve, 35.61 feet to the end of said curve; thence N.17°22'02"W., 24.00 feet to a point on a curve, said point lying S.17°22'02"E., of the radius point; thence traverse along the arc of a curve to the left, having: a radius of 288.00 feet, a central angle of 05°19'06", 26.73 feet to the point of tangency of said curve; thence N.67°18'52"E., 104.46 feet to the point of curvature of a curve to the right, having: a radius of 512.00 feet, a central angle of 06°55'32"; thence along the arc of said curve, 61.89 feet to the point of reverse curvature of a curve to the left, having: a radius of 30.00 feet, a central angle of 81°14'16"; thence along the arc of said curve, 42.54 feet to a point on a curve, lying S.83°05'28"W., from the radius point; thence traverse along the arc of said curve to the left, in a southeasterly direction, having: a radius of 222.00 feet, a central angle of 19°07'48", 74.12 feet to the point of tangency of said curve; thence S.26°02'24"E., 10.44 feet to the point of curvature of a curve to the left, having: a radius of 112.00 feet, a central angle of 36°13'29"; thence along the arc of said curve, 70.81 feet to the point of tangency of said curve; thence S.62°15'53"E., 50.18 feet to the point of curvature of a curve to the left, having: a radius of 212.00 feet, a central angle of 24°08'13"; thence along the arc of said curve, 89.31 feet to the Point Of Beginning. LESS Parcel B, as shown on sheet 3 of 5..

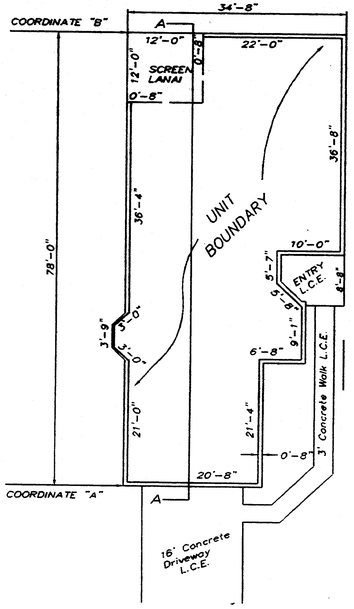
Parcel contains 0.95 acres, more or less.

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

SA\PATIO2D

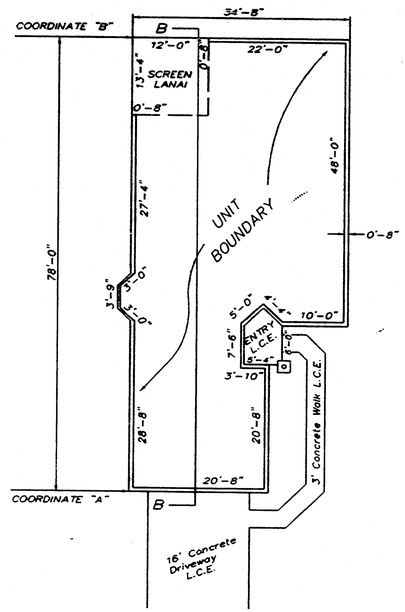
THE PATIOS II OF ST. ANDREWS PARK AT THE PLANTATION

A CONDOMINIUM, LYING IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST SARASOTA COUNTY, FLORIDA



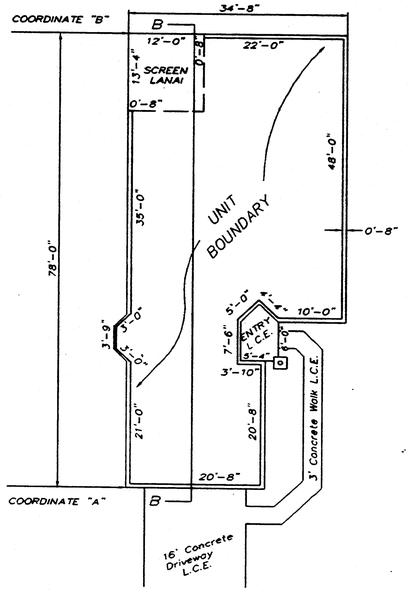
FLOOR PLAN ASHTON

SCALE 1" =16'



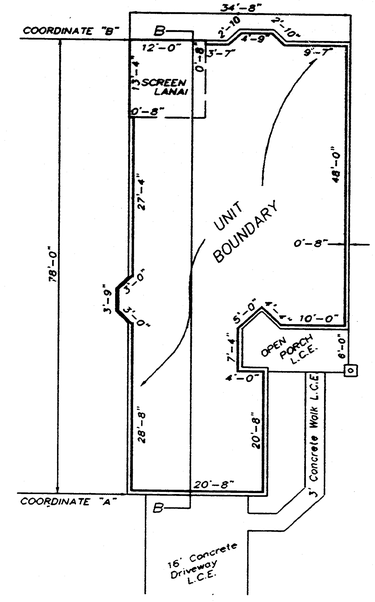
FLOOR PLAN BRISTOL

SCALE 1" =16'



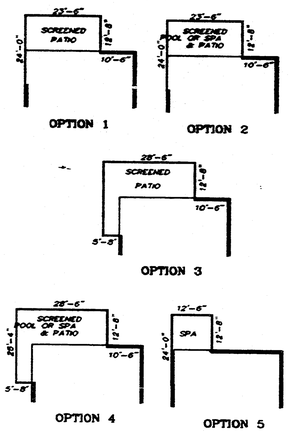
FLOOR PLAN BRISTOL
KITCHEN REVERSE

SCALE 1" =16'

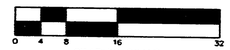


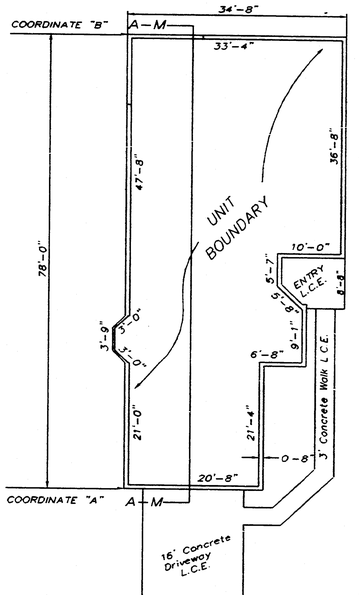
FLOOR PLAN BRISTOL II

SCALE 1" =16'



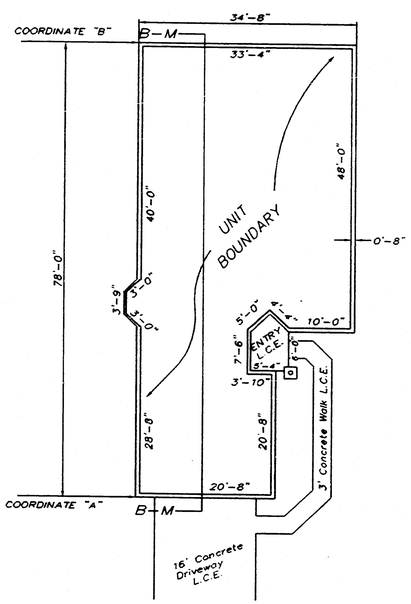
THESE OPTIONS ARE AVAILABLE FOR ANY MODEL AS AN EXTRA





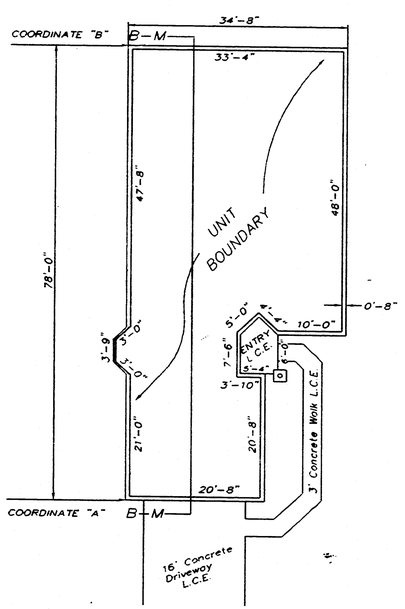
FLOOR PLAN ASHTON—EP

SCALE 1" =16'



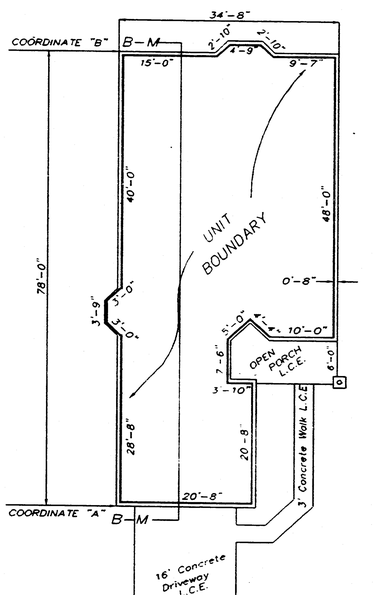
FLOOR PLAN BRISTOL—EP

SCALE 1" =16'



FLOOR PLAN BRISTOL—EP
KITCHEN REVERSE

SCALE 1" =16'



FLOOR PLAN
BRISTOL II—EP

SCALE 1" =16'

LEGEND:

—— — UNIT BOUNDARY

L.C.E. — LIMITED COMMON ELEMENT

EP — DENOTES ENCLOSED PORCH

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

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

RECORDED IN OFFICIAL RECORDS

97 AUG 12 PM 2:32

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

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

SA\PATIO2E