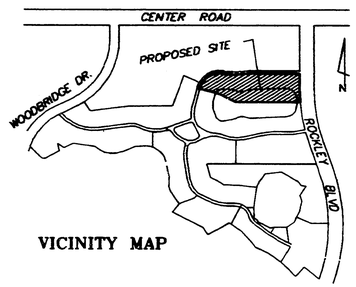
THE PATIOS III OF ST. ANDREWS PARK AT THE PLANTATION

A CONDOMINIUM LYING IN A PORTION OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST



VICINITY MAP

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998152998 4 PGS
1998 NOV 17 09:35 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DADAMO Receipt#051614

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1560.00'	04°21'53"	118.84'	118.81'	S.02°10'56"E.
2	163.00'	86°34'41"	246.31'	223.53'	N.57°22'41"E.
3	212.00'	15°03'53"	55.75'	55.59'	S.86°51'55"E.
4	863.00'	07°25'03"	111.73'	111.65'	N.89°18'40"E.
5	887.00'	03°01'12"	46.75'	46.75"	S.88°29'24"E.
6	863.00'	03°01'12"	45.49'	45.48'	N.88°29'24W.
7	887.00'	07°25'03"	114.83'	114.75'	S.89°18'40"W.
8	188.00'	15°03'53"	49.43'	49.29'	N.86°51'55"W.
9	187.00'	42°33'13"	138.89'	135.72'	S.79°23'26"W.
10	163.00'	42°33'13"	121.06'	118.30'	N.79°23'26"E.

LINE TABLE

Line	Bearing	Distance
L1	N.14°05'20"E.	15.80'
L2	S.79°19'58"E.	34.02'
L3	N.79°19'58"W.	34.02'
L4	N.31°53'11"W.	24.00'
L5	NORTH	24.00'

NORTHWEST CORNER OF NORTHEAST 1/4 SECTION 24
NORTH BOUNDARY LINE SECTION 24
S.89°59'55"W. 2645.01'
S00°00'05"E. 75.00'
CENTER ROAD
286.42'
N.89°59'55"E.
POINT OF COMMENCEMENT
NORTHEAST CORNER SECTION 24
TOWNSHIP 39 SOUTH
RANGE 19 EAST
SOUTH 411.00'
SOUTH 435.00'
SOUTH 570.57'
SOUTH 135.57'
(120' PUBLIC RIGHT-OF-WAY)
ROCKLEY BOULEVARD
P.O.B. TRACT A
WEST 276.61'
TRACT A (NOT INCLUDED)
EAST 276.61'
P.O.B. PATIOS III
P.O.B. PHASE 3
CHALMERS DRIVE
(9) L3 (8) S.85°36'09"W. 119.36' (7) (6)
(10) L2 N.85°36'09"E. 119.36' (3) 45.00' 74.36' (4) (5)
L4 RADIAL
(2)
L1
PHASE 1
PHASE 2
PHASE 3
N.00°23'24"E. 157.13'
S.00°23'24"W.
N.01°21'58"W. 138.39'
S.01°21'58"E.
P.O.B. PHASE 1
N. 75°54'40"W. 143.19'
48.48'
S.50°58'03"W.
106.37'
N.85°48'47"W.
44.84'
59.73'
N.70°20'01"W.
14.89'
P.O.B. PHASE 2
124.48'
S.77°21'15"W.
101.90'
254.34'
S.88°40'53"W.
152.44'
Top of Bank
N.65°17'32"W.
85.59'
LAKE
PARCEL B
N.12°39'30"E.
93.63'
S.63°10'18"E. 185.42'
North boundary line THE PATIOS I OF ST. ANDREWS PARK AT THE PLANTATION
NORTH 83.67'
(1)
60.00'
P.O.B. PARCEL B
488.03'
WEST 535.22'
WEST 47.19'
NORTHEAST CORNER OF THE PATIOS I OF ST. ANDREWS PARK AT THE PLANTATION CONDOMINIUM BOOK 31, PAGE 8
ASSUMED NORTH
N
SCALE 1" = 50'
0 25 50 100
GRAPHIC SCALE IN FEET

RECORDERS MEMO: LEGIBILITY OF WRITING, TYPING OR PRINTING FOR REPRODUCTIVE PURPOSE MAY BE UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

DESCRIPTION PARCEL B, PATIOS III ST. ANDREWS PARK:

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 northwest corner of the northeast 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, 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 04°21'53"; thence along the arc of said curve, 118.84 feet, to the Northeast corner of The Patios I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Book 31, Page 8, Public Records of Sarasota County, Florida; thence leaving said west right-of-way line, traverse West, along the north boundary line of said plat 47.19 feet, for a POINT OF BEGINNING; thence NORTH, 83.67 feet; thence N.65°17'32"W., 85.59 feet; thence S.88°40'53"W., 254.34 feet; thence S.77°21'15"W., 124.48 feet; thence N.70°20'01"W., 59.73 feet; thence N.85°48'47"W., 106.37 feet; thence S.50°58'03"W., 48.48 feet to a point on said north boundary line of The Patios II Of St. Andrews Park At The Plantation; thence traverse along said north boundary line by the following two courses: S.63°10'18"E., 185.42 feet; thence East, 488.03 feet to the Point Of Beginning.

Parcel contains 1.46 acres, more or less.

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

DESCRIPTION FOR 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, a distance of 2645.01 feet, to the northwest corner of the northeast 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 public right-of-way); thence traverse along said west right-of-way line, South, 411.00 feet, for a POINT OF BEGINNING; Thence leaving said west right-of-way line, traverse West, 276.61 feet to a point on a curve to the right, having: a radius of 863.00 feet, a central angle of 03°01'12"; thence along the arc of said curve, 45.49 feet to the point of reverse curvature of a curve to the left, having: a radius of 887.00 feet, a central angle of 07°25'03"; thence along the arc of said curve, 114.83 feet to the point of tangency of said curve; thence S.85°36'09"W., 119.36 feet to the point of curvature of a curve to the right, having: a radius of 188.00 feet, a central angle of 15°03'53"; thence along the arc of said curve, 49.43 feet to the end of said curve; thence N.79°19'58"W., 34.02 feet, to a point on a curve to the left, having: a radius of 187.00 feet, a central angle of 42°33'13"; thence along the arc of said curve, 138.89 feet to the end of said curve; thence S.31°53'11"E., 24.00 feet along a radial line, to a point on a curve, having: a radius of 163.00 feet, a central angle of 42°33'13"; thence along the arc of said curve, to the right, in a northeasterly direction, 121.06 feet to the end of said curve; thence S.79°19'58"E., 34.02 feet to a point on a curve to the left, having: a radius of 212.00 feet, a central angle of 15°03'53"; thence along the arc of said curve, 55.75 feet to the point of tangency of said curve; thence N.85°36'09"E., 119.36 feet to the point of curvature of a curve to the right, having: a radius of 863.00 feet, a central angle of 07°25'03"; thence along the arc of said curve, 111.73 feet to the point of reverse curvature of a curve to the left, having: a radius of 887.00 feet, a central angle of 03°01'12"; thence along the arc of said curve, 46.75 feet to the end of said curve; thence East, 276.61 feet, to a point on said west right-of-way of Rockley Boulevard; thence North, along said west right-of-way line, 24.00 feet to the Point Of Beginning.

Parcel contains 0.42 acres, more or less.

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 THE PATIOS III OF ST. ANDREWS PARK AT THE PLANTATION, 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 Units lying in Phases 1, 2 & 3, are not substantially completed as of 10/24/98.

4. 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.

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 not been completed

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

Robert B. Strayer, Jr.
Fla. Surveyor's Cert No. 5027

THE PATIOS III OF ST. ANDREWS PARK AT THE PLANTATION

A CONDOMINIUM LYING IN A PORTION OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST

DESCRIPTION FOR PATIOS III

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 northwest corner of the northeast 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 public right-of-way); thence traverse along said west right-of-way line, South, 435.00 feet for a POINT OF BEGINNING; Thence continue South, along said west right-of-way line. 135.57 feet to the point of curvature of a curve to the left, having: a radius of 1560.00 feet, a central angle of 04°21'53"; thence along the arc of said curve, 118.84 feet to the northeast corner of The Patios I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Book 31, Page 8, Public Records of Sarasota County, Florida; thence leaving said west right-of-way line, traverse WEST, 47.19 feet along the north boundary line of said plat, The Patios I Of St. Andrews Park At The Plantation; thence leaving said north boundary line North, 83.67 feet; thence N.65°17'32"W., 85.59 feet; thence S.88°40'53"W., 254.34 feet; thence S.77°21'15"W., 124.48 feet; thence N.70°20'01"W., 59.73 feet; thence N.85°48'47"W., 106.37 feet; thence S.50°58'03"W., 48.48 feet to a point on the north boundary line of said plat; thence traverse along said north boundary line, N.75°54'40"W., 143.19 feet; thence leaving said north boundary line, N.14°05'20"E., 15.80 feet to the point of curvature of a curve to the right, having: a radius of 163.00 feet, a central angle of 86°34'41"; thence along the arc of said curve, 246.31 feet to the end of said curve; thence S.79°19'58"E., 34.02 feet to a point on a curve to the left, having: a radius of 212.00 feet, a central angle of 15°03'53"; thence along the arc of said curve, 55.75 feet to the point of tangency of said curve; thence N.85°36'09"E., 119.36 feet to the point of curvature of a curve to the right, having: a radius of 863.00 feet, a central angle of 07°25'03"; thence along the arc of said curve, 111.73 feet to the point of reverse curvature of a curve to the left, having: a radius of 887.00 feet, a central angle of 03°01'12"; thence along the arc of said curve, 46.75 feet to the end of said curve; thence East, 276.61 feet to the Point Of Beginning.

Parcel contains 2.80 acres, more or less.

LEGAL FOR 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 northwest corner of the northeast 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 public right-of-way); thence traverse along said west right-of-way line, 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 04°21'53"; thence along the arc of said curve, 118.84 feet to the northeast corner of THE PATIOS I OF ST. ANDREWS PARK AT THE PLANTATION, as per plat recorded in Condominium Book 31, Page 8, Public Records of Sarasota County, Florida; thence leaving said west right-of-way line, traverse along the north boundary line of said plat West, 535.22 feet; thence N.63°10'18"W., 185.42 feet for a POINT OF BEGINNING: Thence continue along said north boundary line, N.75°54'40"W., 143.19 feet; thence leaving said north boundary line, N.14°05'20"E., 15.80 feet to the point of curvature of a curve to the right, having: a radius of 163.00 feet, a central angle of 86°34'41"; thence along the arc of said curve, 246.31 feet to the end of said curve; thence S.79°19'58"E., 34.02 feet to a point on a curve to the left, having: a radius of 212.00 feet, a central angle of 15°03'53"; thence along the arc of said curve, 55.75 feet, thence N.85°36'09"E., 45.00 feet; thence S.00°23'24"W., 157.13 feet; thence N.70°20'01"W., 44.84 feet; thence N.85°48'47"W., 106.37 feet; thence S.50°58'03"W., 48.48 feet to the Point Of Beginning.

Parcel contains 0.99 acres, more or less.

DESCRIPTION FOR 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 northwest corner of the northeast 1/4 of said Section 27; 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 public right-of-way); thence traverse along said west right-of-way line, 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 04°21'53"; thence along the arc of said curve, 118.84 feet to the northeast corner of The Patios I Of St. Andrews Park At The Plantation, as per plat recorded in Condominium Book 31, Page 8, Public Records of Sarasota County, Florida; thence leaving said west right-of-way line, traverse along the north boundary line of said plat, West, 535.22 feet; thence leaving said north boundary line N.12°39'30"E., 93.63 feet for a POINT OF BEGINNING. Thence N.00°23'24"E., 157.13 feet; thence N.85°36'09"E., 74.36 feet to the point of curvature of a curve to the right, having: a radius of 863.00 feet, a central angle of 07°25'03"; thence along the arc of said curve, 111.73 feet to the point of reverse curvature of a curve to the left, having: a radius of 887.00 feet, a central angle of 03°01'12"; thence along the arc of said curve to the left, 46.75 feet; thence S.01°21'58"E., 138.39 feet; thence S.88°40'53"W., 101.90 feet; thence S.77°21'15"W., 124.48 feet; thence N.70°20'01"W., 14.89 feet to the Point Of Beginning.

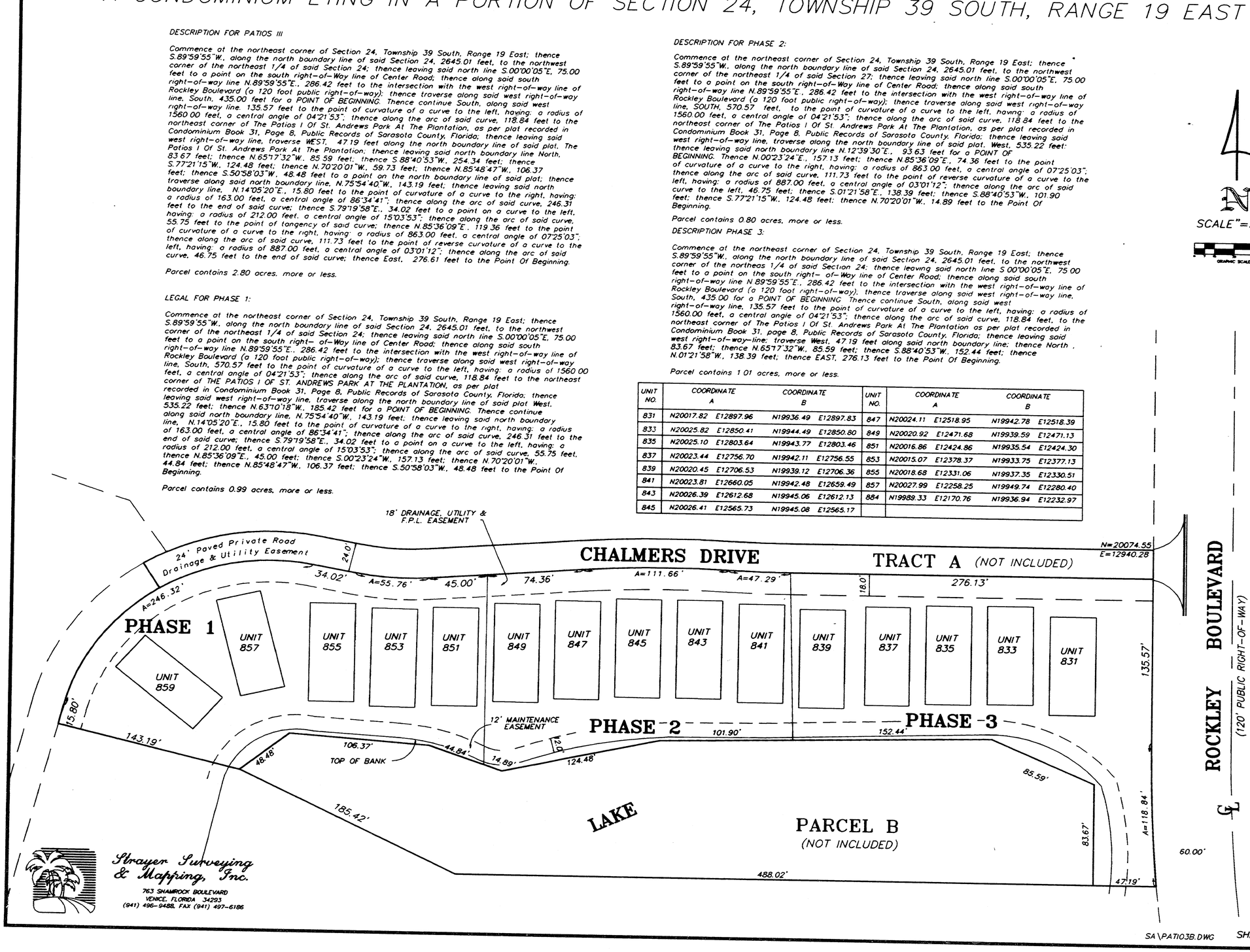
Parcel contains 0.80 acres, more or less.

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 northwest corner of the northeast 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, South, 435.00 for a POINT OF BEGINNING Thence continue South, along said west right-of-way line, 135.57 feet to the point of curvature of a curve to the left, having: a radius of 1560.00 feet, a central angle of 04°21'53"; thence along the arc of said curve, 118.84 feet, to the northeast corner of The Patios I Of St. Andrews Park At The Plantation as per plat recorded in Condominium Book 31, page 8, Public Records of Sarasota County, Florida; thence leaving said west right-of-way-line, traverse West, 47.19 feet along said north boundary line; thence North, 83.67 feet; thence N.65°17'32"W., 85.59 feet; thence S.88°40'53"W., 152.44 feet; thence N.01°21'58"W., 138.39 feet; thence EAST, 276.13 feet to the Point Of Beginning.

Parcel contains 1.01 acres, more or less.

UNIT NO.	COORDINATE A	COORDINATE B	UNIT NO.	COORDINATE A	COORDINATE B
831	N20017.82 E12897.96	N19936.49 E12897.83	847	N20024.11 E12518.95	N19942.78 E12518.39
833	N20025.82 E12850.41	N19944.49 E12850.80	849	N20020.92 E12471.68	N19939.59 E12471.13
835	N20025.10 E12803.64	N19943.77 E12803.46	851	N20016.86 E12424.86	N19935.54 E12424.30
837	N20023.44 E12756.70	N19942.11 E12756.55	853	N20015.07 E12378.37	N19933.75 E12377.13
839	N20020.45 E12706.53	N19939.12 E12706.36	855	N20018.68 E12331.06	N19937.35 E12330.51
841	N20023.81 E12660.05	N19942.48 E12659.49	857	N20027.99 E12258.25	N19949.74 E12280.40
843	N20026.39 E12612.68	N19945.06 E12612.13	884	N19989.33 E12170.76	N19936.94 E12232.97
845	N20026.41 E12565.73	N19945.08 E12565.17			



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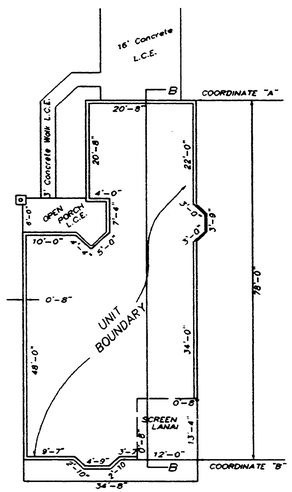
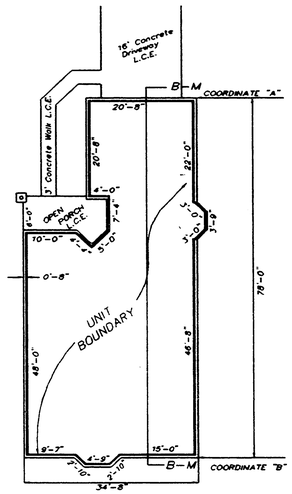
THE PATIOS III OF ST. ANDREWS PARK AT THE PLANTATION

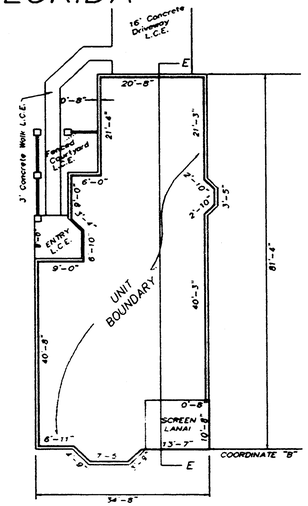
A CONDOMINIUM, LYING IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST SARASOTA COUNTY FLORIDA



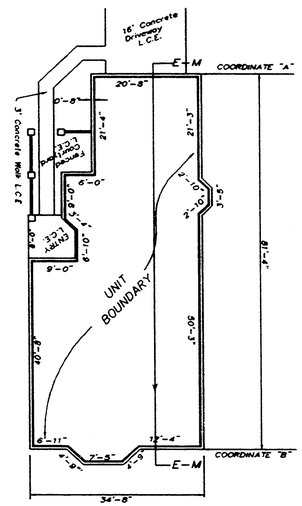
FLOOR PLAN BRISTOL II
KITCHEN REVERSE
SCALE 1" =20'



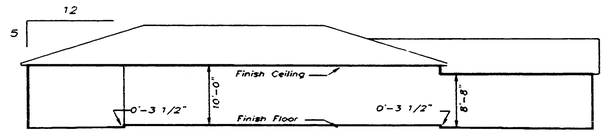
FLOOR PLAN BRISTOL II
KITCHEN REVERSE – EP
SCALE 1" =20'



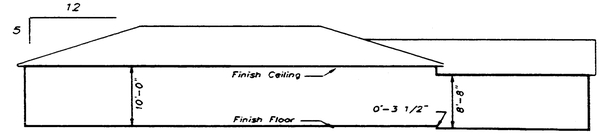
FLOOR PLAN EATON
SCALE 1" =20'



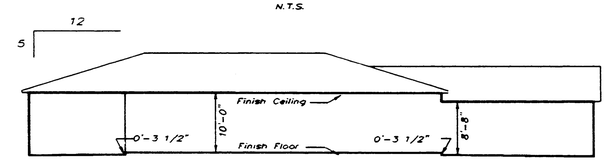
FLOOR PLAN EATON – EP
SCALE 1" =20'



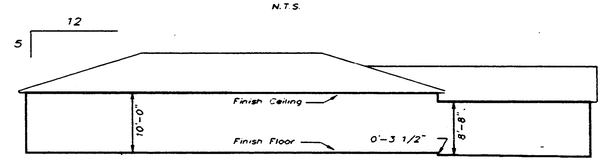
ELEVATION A – A
N.T.S.



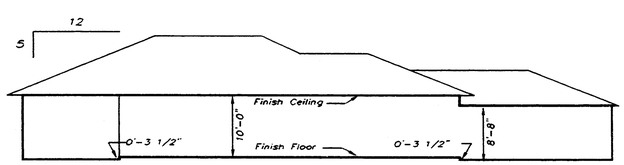
ELEVATION A – M
N.T.S.



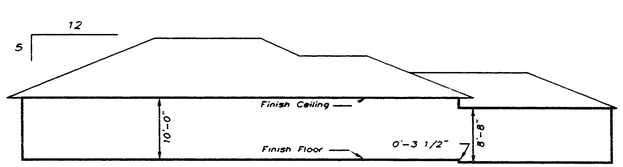
ELEVATION B – B
N.T.S.



ELEVATION B – M
N.T.S.



ELEVATION E – E
N.T.S.



ELEVATION E – M
N.T.S.

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.

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 (LCE) 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 Northeast 1/4 of Section 24, Township 39 South, Range 19 East being, S.89°59'55"W.

(6) Property lies in Flood Zone B. Elevation required "NA", per F.I.R.M. PANEL #375, dated 9/3/92.

(7) Typical
(a) Garage paved entrance 16 feet.

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

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

(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.

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763 SHAMROCK BOULEVARD
VENICE, FLORIDA 34293
(941) 496-9488, FAX (941) 497-6186

0 5 10 20 40

NOTE:
EP DENOTES AN ENCLOSED PORCH

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

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

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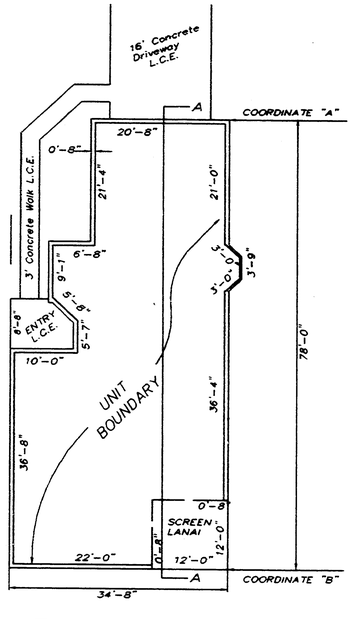
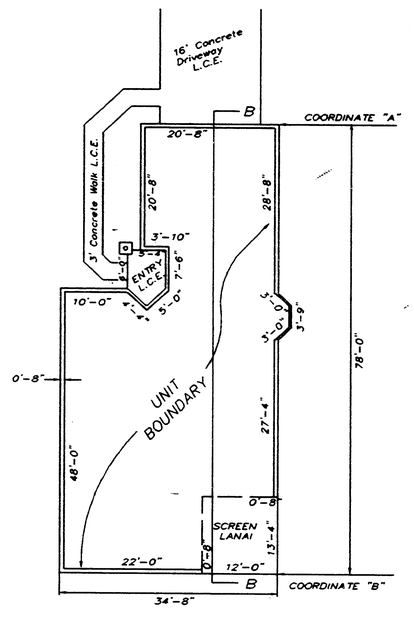
THE PATIOS III OF ST. ANDREWS PARK AT THE PLANTATION

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



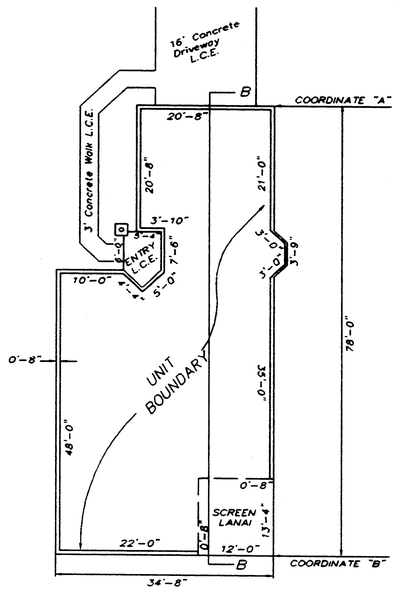
FLOOR PLAN ASHTON

SCALE 1" =16'



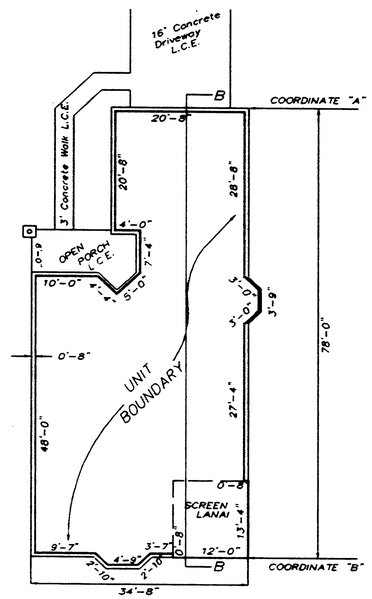
FLOOR PLAN BRISTOL

SCALE 1" =16'



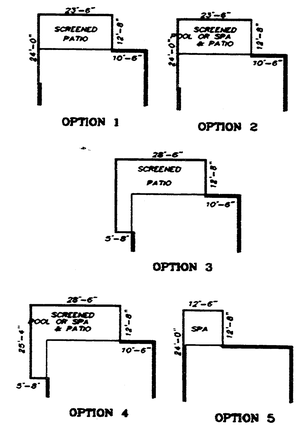
FLOOR PLAN BRISTOL
KITCHEN REVERSE

SCALE 1" =16'

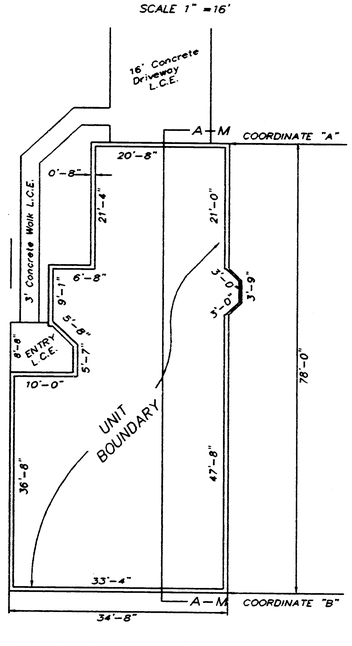


FLOOR PLAN BRISTOL II

SCALE 1" =16'

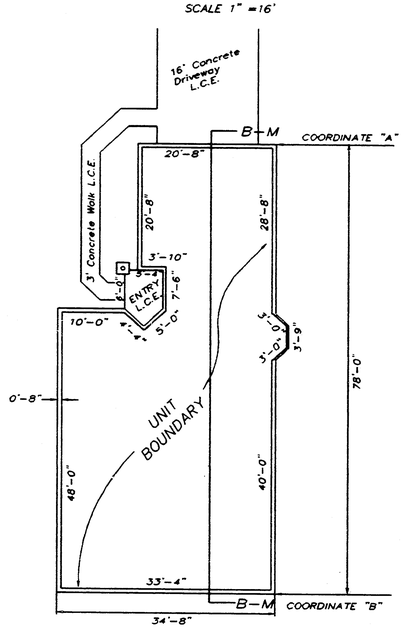


THESE OPTIONS ARE AVAILABLE FOR ANY MODEL AS AN EXTRA



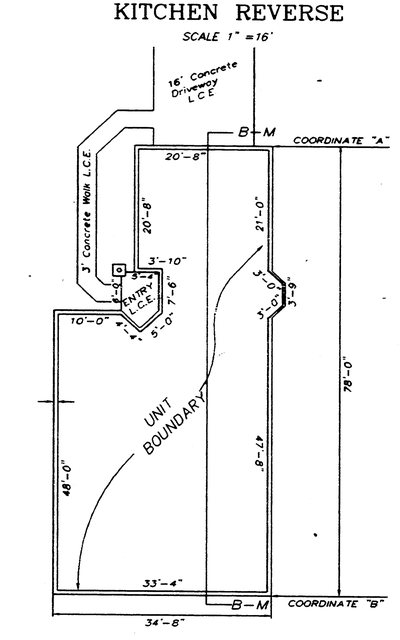
FLOOR PLAN ASHTON-EP

SCALE 1" =16'



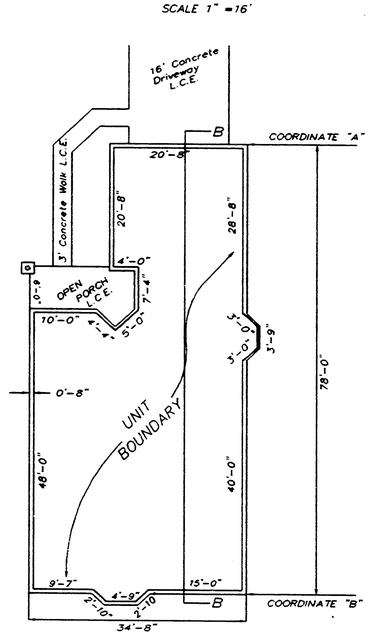
FLOOR PLAN BRISTOL-EP

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

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

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