THE VILLAS II AT ST. ANDREWS PARK AT THE PLANTATION

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

CONDOMINIUM BOOK 32 PAGE 41

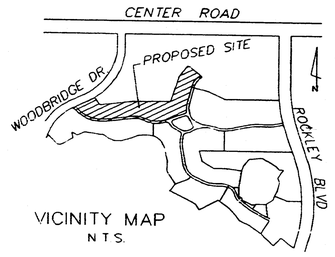
EXHIBIT "A" to the Declaration of Condominium in O.R. Book _____, Page _____, of the Public Records of Sarasota County, Florida.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998122842 3 PGS
1998 SEP 14 03:59 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCLINGER Receipt#033921

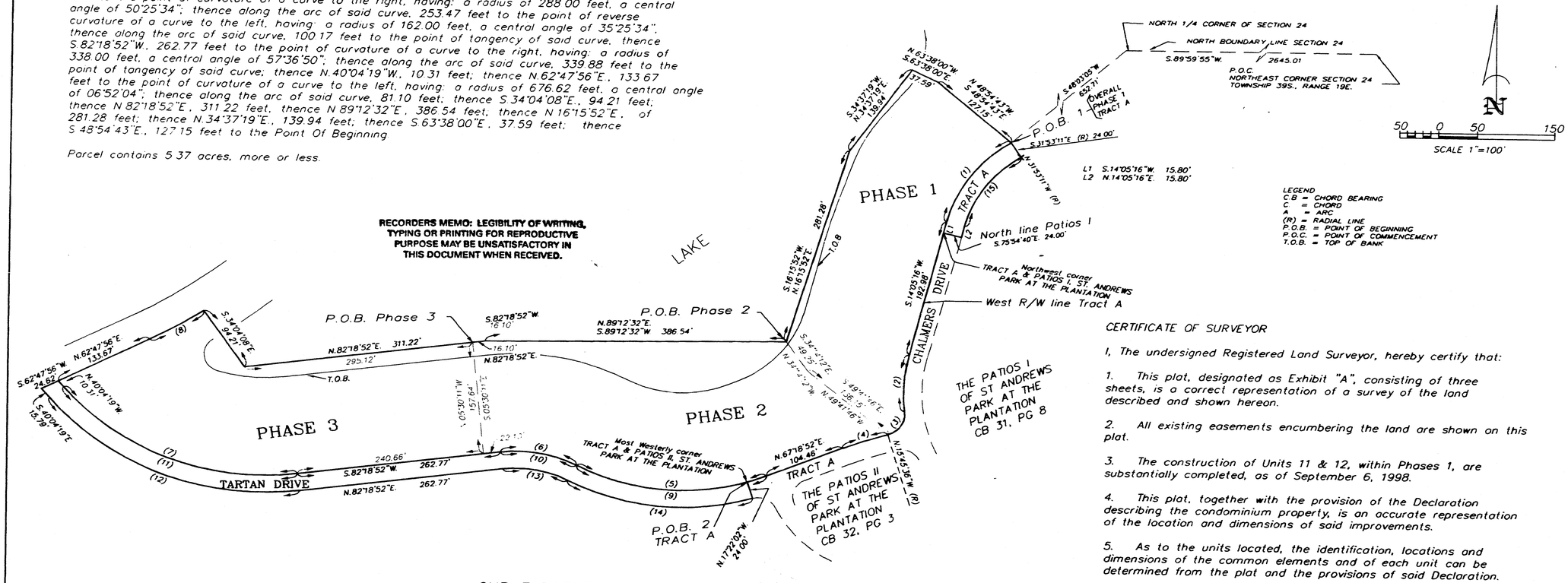
DESCRIPTION FOR THE VILLAS II OF ST. ANDREWS PARK AT THE PLANTATION

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.48°03'05"W. 652.71 feet to a point on the arc of curve lying N.31°53'11"W. from the radius point, said point being the POINT OF BEGINNING. Thence traverse along the arc of said curve to the left, in a southwesterly direction, having: a radius of 187.00 feet, a central angle of 44°01'33", an arc length of 143.68 feet to the point of tangency of said curve; thence S.14°05'16"W., along the northerly extension and the westerly right-of-way line of Tract A, as shown on THE PATIOS I AT ST. ANDREWS PARK AT THE PLANTATION, per Condominium Plat, recorded in Condominium Book 31, Page 8, Public Records of Sarasota County, Florida, 192.98 to a point on a curve to the left, having a radius of 222.00 feet, a central angle of 20°59'53", an arc length of 81.36 feet to a point of reverse curve to the right, 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 the point of reverse curvature of a curve to the left, 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 tangency of said curve, thence S.67°18'52"W., 104.46 feet to the point of curvature of a curve to the right, having: a radius of 288.00 feet, a central angle of 50°25'34"; thence along the arc of said curve, 253.47 feet to the point of reverse curvature of a curve to the left, having: a radius of 162.00 feet, a central angle of 35°25'34", thence along the arc of said curve, 100.17 feet to the point of tangency of said curve, thence S.82°18'52"W., 262.77 feet to the point of curvature of a curve to the right, having: a radius of 338.00 feet, a central angle of 57°36'50"; thence along the arc of said curve, 339.88 feet to the point of tangency of said curve; thence N.40°04'19"W., 10.31 feet; thence N.62°47'56"E., 133.67 feet to the point of curvature of a curve to the left, having: a radius of 676.62 feet, a central angle of 06°52'04"; thence along the arc of said curve, 81.10 feet; thence S.34°04'08"E., 94.21 feet; thence N.82°18'52"E., 311.22 feet, thence N.89°12'32"E., 386.54 feet; thence N.16°15'52"E., of 281.28 feet; thence N.34°37'19"E., 139.94 feet; thence S.63°38'00"E., 37.59 feet; thence S.48°54'43"E., 127.15 feet to the Point Of Beginning.

Parcel contains 5.37 acres, more or less.



VICINITY MAP
N.T.S.



LEGEND
C.B. = CHORD BEARING
C. = CHORD
A. = ARC
(R) = RADIAL LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
T.O.B. = TOP OF BANK

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

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	187.00'	44°01'33"	143.68'	140.17	N.36°05'50"E.
2	222.00'	20°59'53"	81.36'	80.91'	N.03°35'23"E.
3	30.00'	81°14'16"	42.54'	39.06'	S.33°37'15"W.
4	512.00'	06°55'32"	61.89'	61.85'	N.70°46'38"E.
5	288.00'	50°25'34"	253.47'	245.37'	N.87°28'21"W.
6	162.00'	35°25'34"	100.17'	98.58'	S.79°58'21"E.
7	338.00'	57°36'50"	339.88'	325.74'	N.68°52'43"W.
8	676.62'	06°52'04"	81.10'	81.05'	S.59°21'54"W.
9	288.00'	50°25'34"	253.47'	245.37'	N.87°28'21"W.
10	162.00'	35°25'34"	100.17'	98.58'	S.79°58'21"E.
11	338.00'	57°36'50"	339.88'	325.74'	N.68°52'43"W.
12	362.00'	57°36'50"	364.01'	348.87'	N.68°52'43"W.
13	138.00'	35°25'34"	85.33'	83.97'	S.79°58'21"E.
14	312.00'	45°06'28"	245.63'	239.34'	N.84°48'48"W.
15	163.00'	44°01'33"	125.24'	122.18'	N.36°05'50"E.

CERTIFICATE OF SURVEYOR

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

1. This plat, designated as Exhibit "A", consisting of three 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 11 & 12, within Phases 1, are substantially completed, as of September 6, 1998.

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, 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 buildings and common element facilities serving said buildings in which the units are located have been substantially completed.

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

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

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

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

THE VILLAS II OF ST. ANDREWS PARK AT THE PLANTATION

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

DESCRIPTION FOR PHASE 1, THE VILLAS II OF ST. ANDREWS PARK AT THE PLANTATION

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.48°03'05"W. 652.71 feet to a point on the arc of curve lying N.31°53'11"W. from the radius point, said point being the POINT OF BEGINNING. Thence traverse along the arc of said curve to the left, in a southwesterly direction, having: a radius of 187.00 feet, a central angle of 44°01'33"; an arc length of 143.68 feet to the point of tangency of said curve; thence S.14°05'16"W., along the northerly extension of and the westerly right-of-way line of Tract A, as shown on the PATIOS I OF ST. ANDREWS PARK AT THE PLANTATION, per Condominium Plat, recorded in Condominium Book 31, Page 8, Public Records of Sarasota County, Florida, 192.98 feet to the point of curvature of a curve to the left, having: a radius of 222.00 feet, a central angle of 20°59'53"; thence along the arc of said curve, 81.36 feet to a point of reverse curve to the right, having: a radius of 30.00 feet, a central angle of 81°14'16"; thence along the arc of said curve, 42.54 feet; thence N.49°41'46"W., 136.15 feet; thence N.34°14'12"W., 49.25 feet; thence N.16°15'52"E., 281.28 feet; thence N.34°37'19"E., 139.94 feet; thence S.63°38'00"E., 37.59 feet; thence S.48°54'43"E., 127.15 feet to the Point Of Beginning.

Parcel contains 1.58 acres, more or less

DESCRIPTION FOR PHASE 2, THE VILLAS II OF ST. ANDREWS PARK AT THE PLANTATION

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.48°03'05"W. 652.71 feet; thence N.48°54'43"W., 127.15 feet; thence N.63°38'00"W., 37.59 feet; thence S.34°37'19"W., 139.94 feet; thence S.16°15'52"W., a distance of 281.28 feet for a POINT OF BEGINNING. Thence S.34°14'12"E., 49.25 feet; thence S.49°41'46"E., 136.15 feet to a point on a curve, lying N15°45'36"W. from the radius point; thence traverse along the arc of said curve to the left, in a southwesterly direction, having: a radius of 512.00 feet, a central angle of 06°55'32", an arc length of 61.89 feet to the point of tangency of said curve; thence S.67°18'52"W., 104.46 feet to the point of curvature of a curve to the right, having: a radius of 288.00 feet, a central angle of 50°25'34"; thence along the arc of said curve, 253.47 feet to the point of reverse curvature of a curve to the left, having: a radius of 162.00 feet, a central angle of 35°25'34"; thence along the arc of said curve, 100.17 feet to the point of tangency of said curve; thence S.82°18'52"W., 22.10 feet; thence N.05°30'11"W., 157.64 feet; thence N.82°18'52"E., 16.10 feet; thence N.89°12'32"E., 386.54 feet to the Point Of Beginning.

Parcel contains 1.94 acres more or less

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

DESCRIPTION FOR PHASE 3 THE VILLAS II OF ST. ANDREWS PARK AT THE PLANTATION

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.48°03'05"W. 652.71 feet; thence N.48°54'43"W., 127.15 feet; thence N.63°38'00"W., 37.59 feet; thence S.34°37'19"W., 139.94 feet, thence S.16°15'52"W., 281.28 feet; thence S.89°12'32"W., 386.54 feet; thence S.82°18'52"W., 16.10 feet for a POINT OF BEGINNING. Thence S.05°30'11"E., 157.64 feet; thence S.82°18'52"W., 240.66 feet to the point of curvature of a curve to the right, having: a radius of 338.00 feet, a central angle of 57°36'50"; thence along the arc of said curve, 339.88 feet to the point of tangency of said curve; thence N.40°04'19"W., a distance of 10.31 feet; thence N.62°47'56"E., 133.67 feet to the point of curvature of a curve to the left, having: a radius of 676.62 feet, a central angle of 06°52'04"; thence along the arc of said curve, 81.10 feet; thence S.34°04'08"E., 94.21 feet; thence N.82°18'52"E., 295.12 feet to the Point Of Beginning

Parcel contains 1.85 acres more or less

DESCRIPTION FOR TRACT A, a 24' Private Road, Drainage & Utility Easement

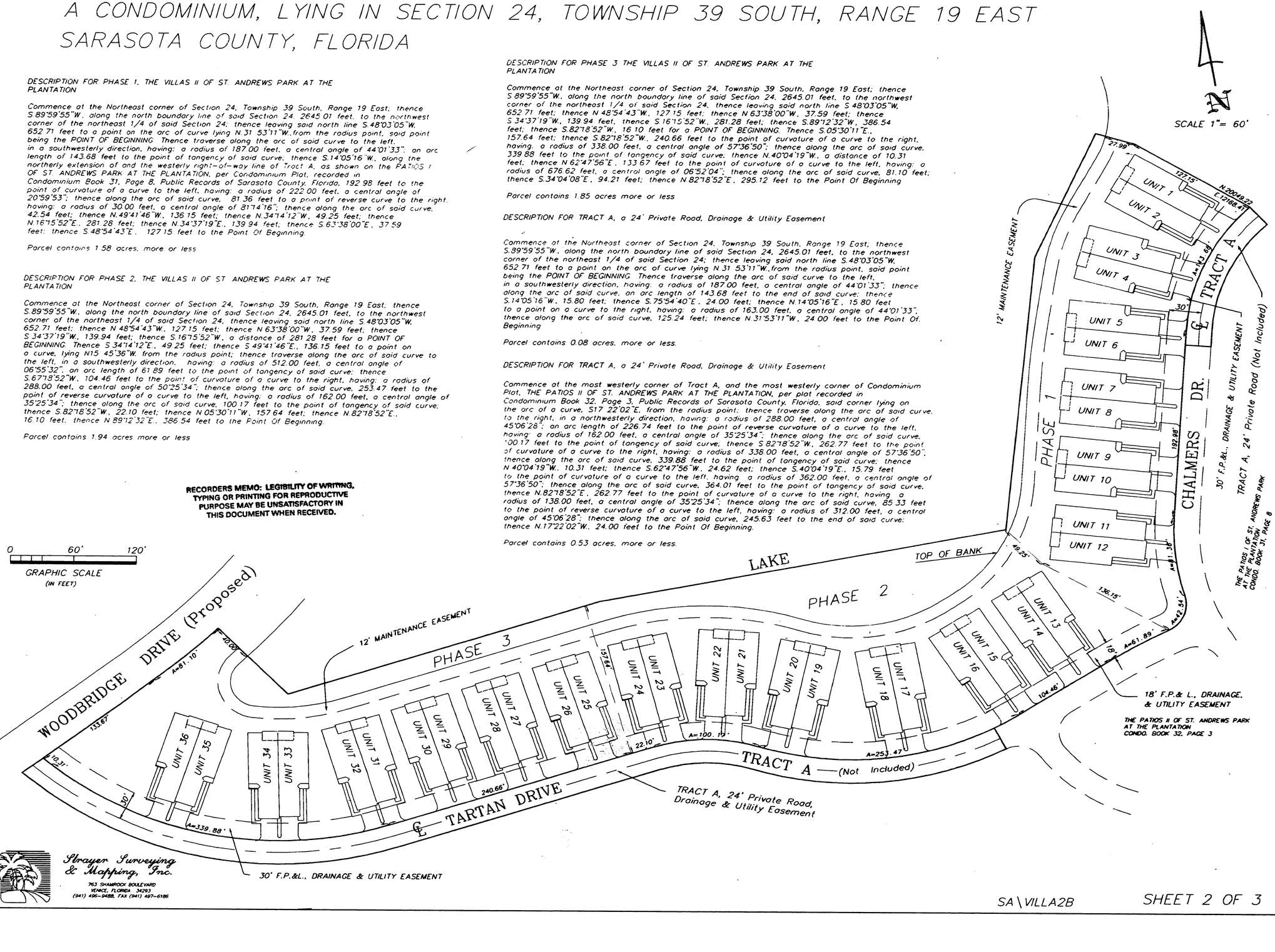
Commence at the Northeast corner of Section 24, Township 39 South, Range 19 East; thence S.89°59'55"W., along the north boundary line of said Section 24, 2645.01 feet, to the northwest corner of the northeast 1/4 of said Section 24; thence leaving said north line S.48°03'05"W. 652.71 feet to a point on the arc of curve lying N.31°53'11"W. from the radius point, said point being the POINT OF BEGINNING. Thence traverse along the arc of said curve to the left, in a southwesterly direction, having: a radius of 187.00 feet, a central angle of 44°01'33"; thence along the arc of said curve, an arc length of 143.68 feet to the end of said curve; thence S.14°05'16"W., 15.80 feet; thence S.75°54'40"E., 24.00 feet; thence N.14°05'16"E., 15.80 feet to a point on a curve to the right, having: a radius of 163.00 feet, a central angle of 44°01'33"; thence along the arc of said curve, 125.24 feet; thence N.31°53'11"W., 24.00 feet to the Point Of Beginning

Parcel contains 0.08 acres, more or less.

DESCRIPTION FOR TRACT A, a 24' Private Road, Drainage & Utility Easement

Commence at the most westerly corner of Tract A, and the most westerly corner of Condominium Plat, THE PATIOS II OF ST. ANDREWS PARK AT THE PLANTATION, per plat recorded in Condominium Book 32, Page 3, Public Records of Sarasota County, Florida, said corner lying on the arc of a curve, S17°22'02"E, from the radius point; thence traverse along the arc of said curve, to the right, in a northwesterly direction, having: a radius of 288.00 feet, a central angle of 45°06'28"; an arc length of 226.74 feet to the point of reverse curvature of a curve to the left, having: a radius of 162.00 feet, a central angle of 35°25'34"; thence along the arc of said curve, 100.17 feet to the point of tangency of said curve; thence S.82°18'52"W., 262.77 feet to the point of curvature of a curve to the right, having: a radius of 338.00 feet, a central angle of 57°36'50"; thence along the arc of said curve, 339.88 feet to the point of tangency of said curve; thence N.40°04'19"W., 10.31 feet; thence S.62°47'56"W., 24.62 feet; thence S.40°04'19"E., 15.79 feet to the point of curvature of a curve to the left, having: a radius of 362.00 feet, a central angle of 57°36'50"; thence along the arc of said curve, 364.01 feet to the point of tangency of said curve, thence N.82°18'52"E., 262.77 feet to the point of curvature of a curve to the right, having: a radius of 138.00 feet, a central angle of 35°25'34"; thence along the arc of said curve, 85.33 feet to the point of reverse curvature of a curve to the left, having: a radius of 312.00 feet, a central angle of 45°06'28"; thence along the arc of said curve, 245.63 feet to the end of said curve; thence N.17°22'02"W., 24.00 feet to the Point Of Beginning.

Parcel contains 0.53 acres, more or less.



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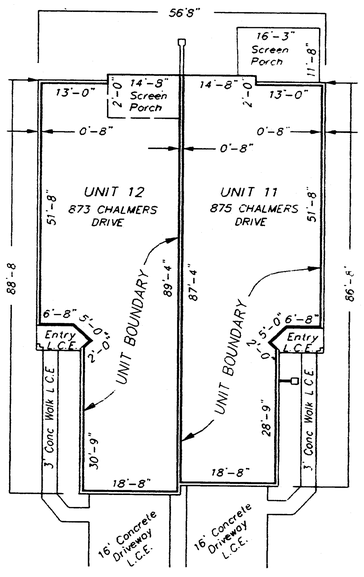
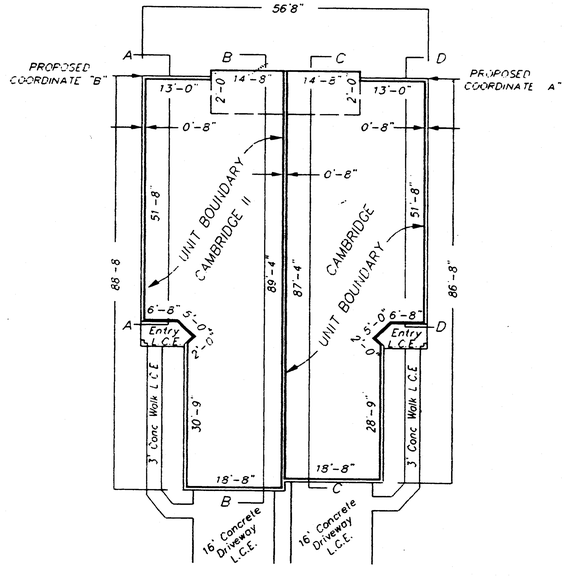
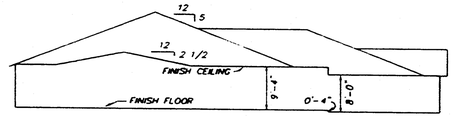


UNITS 11 & 12

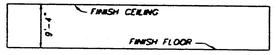


TYPICAL FLOOR PLANS
SCALE 1"= 20'

0 5 10 20 40
GRAPHIC SCALE IN FEET

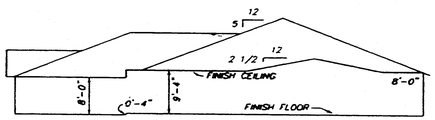


ELEVATION
SECTION B - B
N.T.S.



ELEVATION
SECTON A - A
N.T.S.

TYPICAL ELEVATIONS FOR CAMBRIDGE II
UNITS 2. 4. 6. 8, 10, 12, 14, 16, 18, 20 ,22, 24, 26, 28, 30, 32, 34, 36



ELEVATION
SECTON C - C
N.T.S.

ELEVATION
SECTON D - D
N.T.S.

TYPICAL ELEVATIONS FOR CAMBRIDGE
UNITS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35

UNIT NO.	PPROPOSED COORDINATE "B"		PROPOSED COORDINATE "A"	
	NORTH	EAST	NORTH	EAST
1–2	20079.01	12034.30	20121.92	12071.33
3–4	2006.70	11991 40	20057.82	12015.89
5–6	19931.14	11967.61	19985.55	11983.49
7–8	19863.03	11950.56	19917.44	11966.45
9–10	19795.17	11933.18	19849.58	11949.06
11–12	19726.85	11915.77	19781.26	11931.66
13–14	19694.74	11853.76	19716.60	11906.05
15–16	19667.48	11788.56	19689.34	11840.85
17–18	19665.63	11718.39	19665.63	11775.07
19–20	19691.18	11652.69	19669.30	11704.98
21–22	19714.39	11578.85	19700.95	11633.91
23–24	19712.97	11491.90	19716.40	11548.47
25–26	19702.79	11417.20	19710.38	11473.38
27–28	19693.17	11347.67	19700.75	11403.84
29–30	11334.41	19691.40	11278.23	19683.82
31–32	11266.23	19681.23	11209.87	19675.21
33–34	11196.89	19675.08	11141.00	19684.55
35–36	11126.39	19689.81	11076.74	19717.15

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

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 party walls or other 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.

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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 U.S.C. & G.S. MONUMENT NO. Y–255 Reset 1975 Elevation 15.041 feet, located U.S. Hwy 41, Benchmark elevations refer of 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 South, Range 19 East being N.89°59'55"E.

(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 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 is 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 standard floor plans have a screened lanai., which has an enclosed lanai available as an option, also certain units may have added to them as a limited common element ("LCE") appurtenance such features as a patio, deck 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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