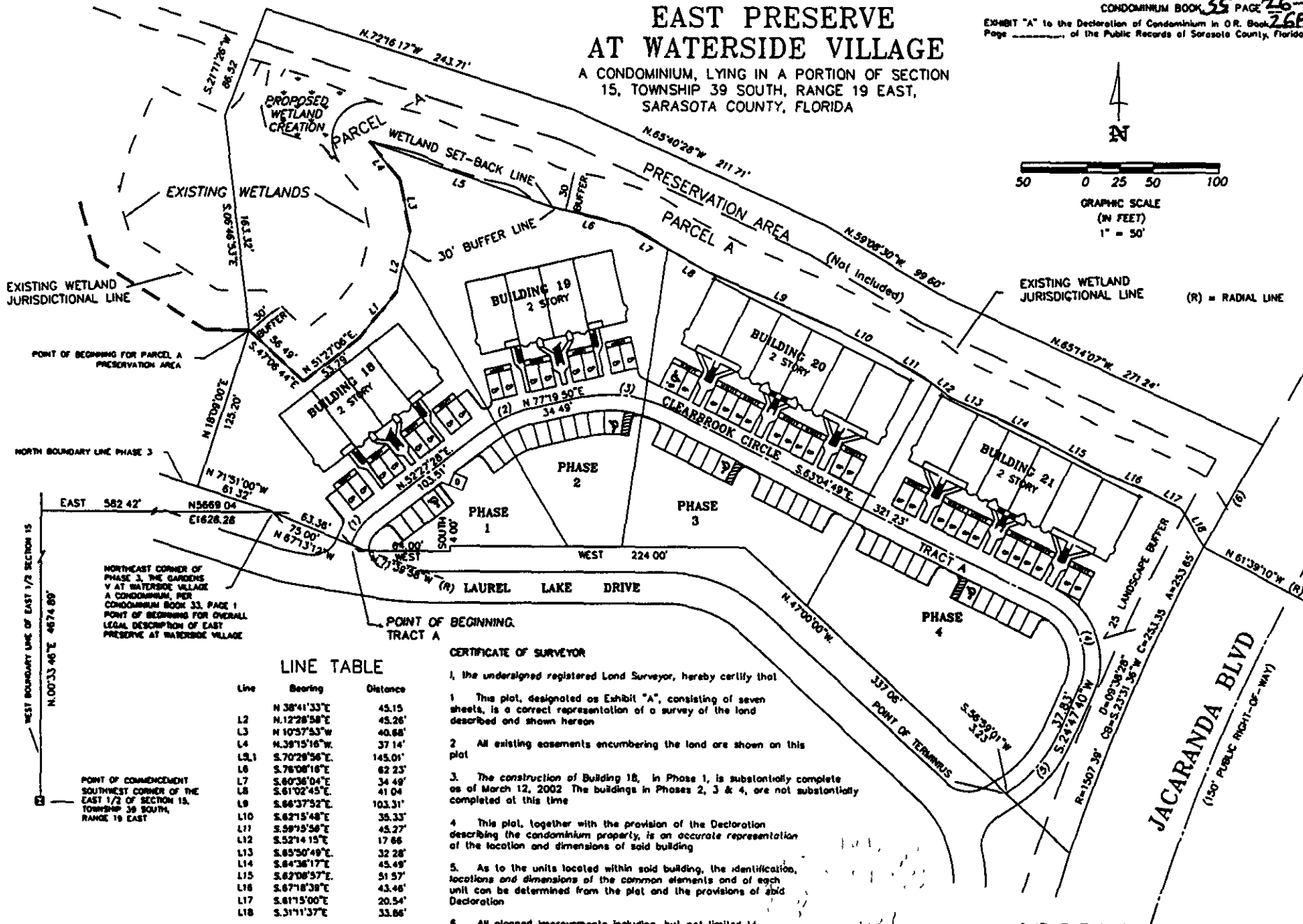


# EAST PRESERVE AT WATERSIDE VILLAGE

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

CONDOMINIUM BOOK 35 PAGE 26  
EXHIBIT "A" to the Declaration of Condominium in O.R. Book 26  
Page \_\_\_\_\_ of the Public Records of Sarasota County, Florida



### LINE TABLE

Line	Bearing	Distance
L1	N 38°41'33"E	45.15
L2	N.12°28'58"E	45.26'
L3	N 10°37'53"W	40.68'
L4	N.38°15'16"W	37.14'
L5	S.70°28'56"E	145.01'
L6	S.78°08'16"E	62.23'
L7	S.60°36'04"E	34.49'
L8	S.61°02'45"E	41.04'
L9	S.64°37'52"E	103.31'
L10	S.62°15'48"E	35.33'
L11	S.59°19'56"E	45.27'
L12	S.52°14'15"E	17.66'
L13	S.65°50'49"E	32.28'
L14	S.64°38'17"E	45.49'
L15	S.62°08'57"E	51.57'
L16	S.67°18'39"E	43.46'
L17	S.61°13'00"E	20.54'
L18	S.31°11'37"E	33.66'

### CERTIFICATE OF SURVEYOR

I, the undersigned registered Land Surveyor, hereby certify that

- The plot, designated as Exhibit "A", consisting of seven sheets, is a correct representation of a survey of the land described and shown hereon
- All existing easements encumbering the land are shown on this plot
- The construction of Building 18, in Phase 1, is substantially complete as of March 12, 2002. The buildings in Phases 2, 3 & 4, are not substantially completed at this time
- This plot, together with the provision of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said building
- As to the units located within said building, the identification, locations and dimensions of the common elements and of each unit can be determined from the plat and the provisions of said Declaration
- All planned improvements including, but not limited to, landscaping, utility services and access to the units in said buildings located have not been substantially completed

### CURVE TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
1	50.00'	34°08'56"	26.76'	26.32'	N.35°24'30"E
2	100.00'	24°52'22"	43.41'	43.07'	N.64°53'38"E
3	100.00'	38°39'21"	72.55'	71.12'	S.82°52'29"E
4	50.00'	87°32'29"	76.89'	66.39'	S.19°08'34"E
5	100.00'	32°11'21"	56.18'	55.44'	S.40°53'21"W
6	150.738'	03°24'00"	66.45'	66.44'	N.30°02'50"E

**Strayer Surveying & Mapping, Inc.**  
712 BARRACLOUGH BOULEVARD  
VENICE, FLORIDA 33593  
(941) 480-7400, FAX (941) 487-4100

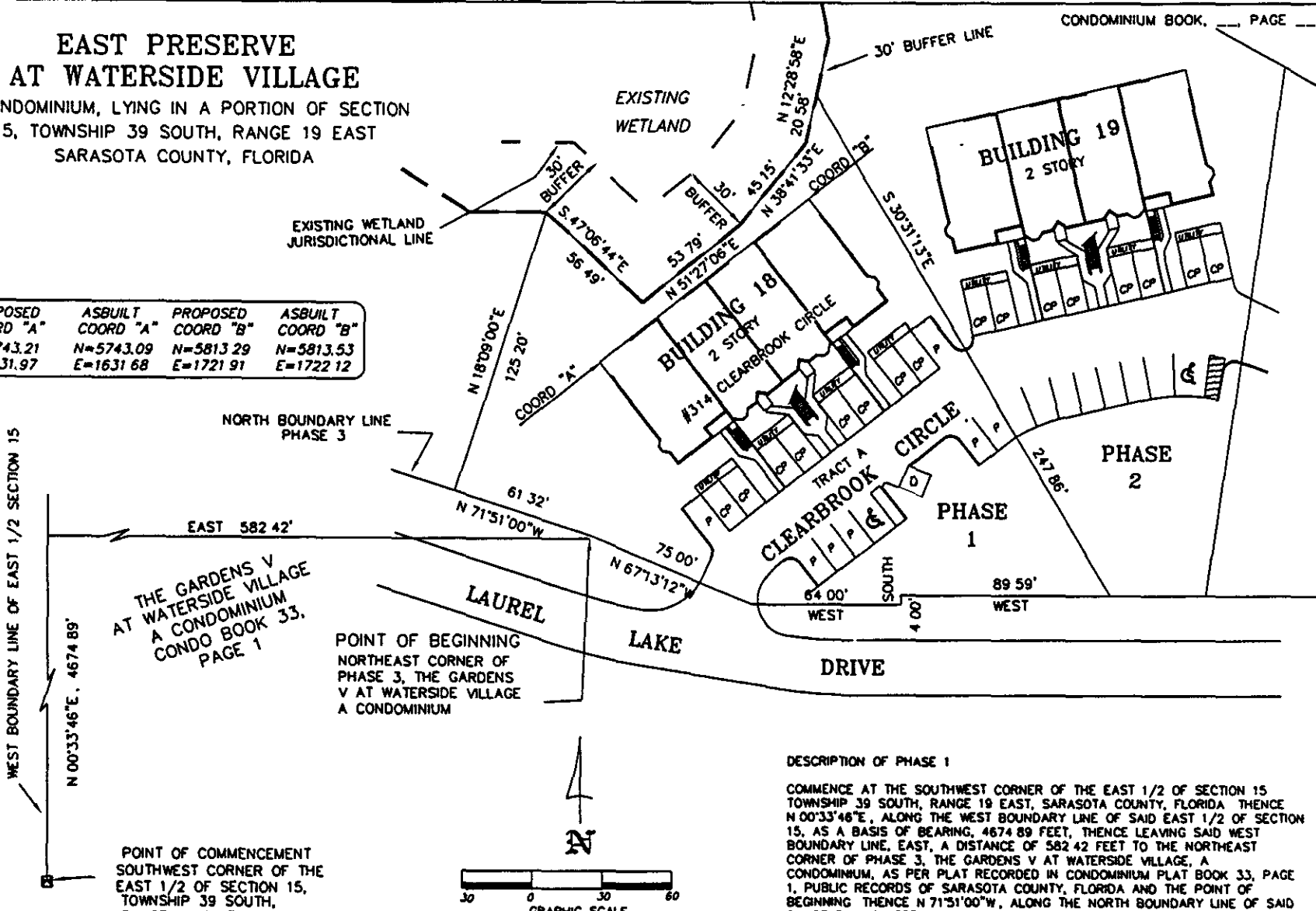
STRAYER SURVEYING & MAPPING INC.  
Licensed Surveyor Business No. 6635  
*Robert B. Strayer, Jr.*  
Robert B. Strayer, Jr.  
Fla Surveyor's & Mapper Reg'n No 5027

# EAST PRESERVE AT WATERSIDE VILLAGE

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

CONDOMINIUM BOOK, \_\_\_ PAGE \_\_\_

PROPOSED COORD "A"	ASBUILT COORD "A"	PROPOSED COORD "B"	ASBUILT COORD "B"
N=5743.21 E=1631.97	N=5743.09 E=1631.68	N=5813.29 E=1721.91	N=5813.53 E=1722.12



WEST BOUNDARY LINE OF EAST 1/2 SECTION 15

N 00°33'46"E, 4674.89'

THE GARDENS V  
AT WATERSIDE VILLAGE  
A CONDOMINIUM  
CONDO BOOK 33,  
PAGE 1

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF THE  
EAST 1/2 OF SECTION 15,  
TOWNSHIP 39 SOUTH,  
RANGE 19 EAST

POINT OF BEGINNING  
NORTHEAST CORNER OF  
PHASE 3, THE GARDENS V  
AT WATERSIDE VILLAGE  
A CONDOMINIUM



**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

**DESCRIPTION OF PHASE 1**

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 15 TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA THENCE N 00°33'46"E, ALONG THE WEST BOUNDARY LINE OF SAID EAST 1/2 OF SECTION 15, AS A BASIS OF BEARING, 4674.89 FEET, THENCE LEAVING SAID WEST BOUNDARY LINE, EAST, A DISTANCE OF 582.42 FEET TO THE NORTHEAST CORNER OF PHASE 3, THE GARDENS V AT WATERSIDE VILLAGE, A CONDOMINIUM, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 33, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING THENCE N 71°51'00"W, ALONG THE NORTH BOUNDARY LINE OF SAID PHASE 3, 61.32 FEET, THENCE LEAVING SAID NORTH BOUNDARY LINE N 18°09'00"E, A DISTANCE OF 125.20 FEET TO A POINT ON A BUFFER LINE LYING 30 FEET FROM AND AT RIGHT ANGLES TO THE EXISTING WETLAND JURISDICTIONAL LINE, THENCE TRAVERSE ALONG SAID BUFFER LINE 30 FEET FROM AND PARALLEL TO SAID WETLAND JURISDICTIONAL LINE, BY THE FOLLOWING FOUR COURSES, S.47°06'44"E, A DISTANCE OF 56.49 FEET, THENCE N 51°27'08"E, A DISTANCE OF 53.79 FEET, THENCE N.38°41'33"E, A DISTANCE OF 45.15 FEET, THENCE N.12°28'58"E, A DISTANCE OF 20.58 FEET, THENCE S.30°31'13"E, A DISTANCE OF 247.88 FEET, THENCE WEST, A DISTANCE OF 89.59 FEET, THENCE SOUTH, A DISTANCE OF 4.00 FEET, THENCE WEST, A DISTANCE OF 64.00 FEET, THENCE N.67°13'12"W, A DISTANCE OF 75.00 FEET, TO THE POINT OF BEGINNING LESS TRACT A.

PARCEL CONTAINS 0.68 ACRE, MORE OR LESS



*Strayer Surveying  
& Mapping, Inc.*  
763 SHAMROCK BOULEVARD  
VENICE, FLORIDA 34293  
(813) 496-9488, FAX (813) 497-8186

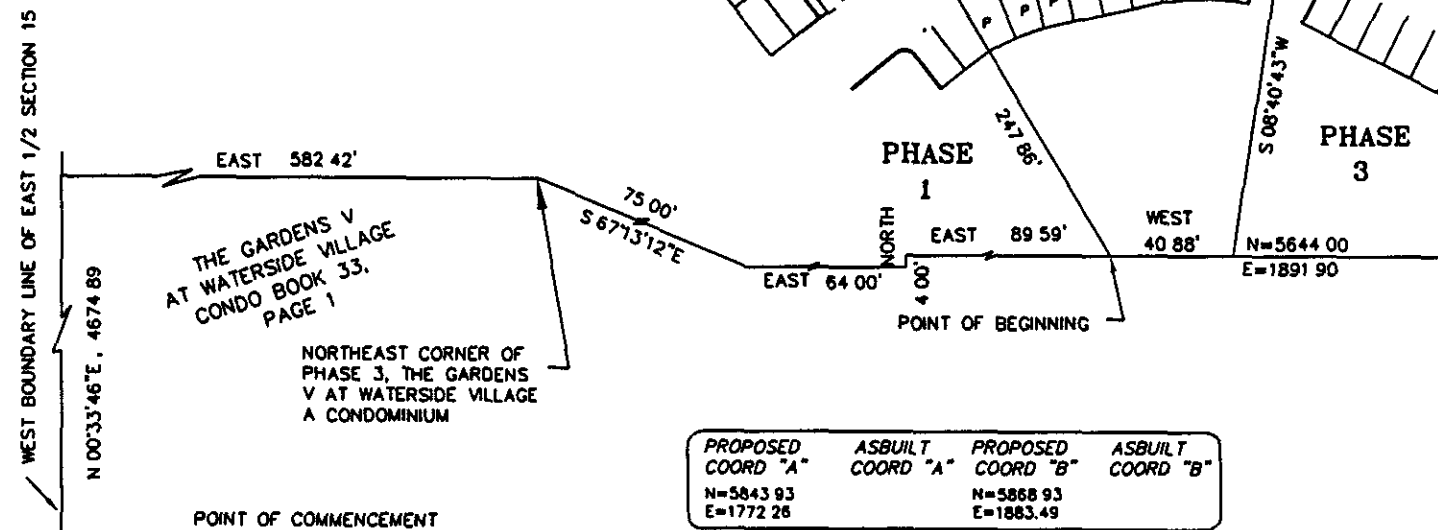
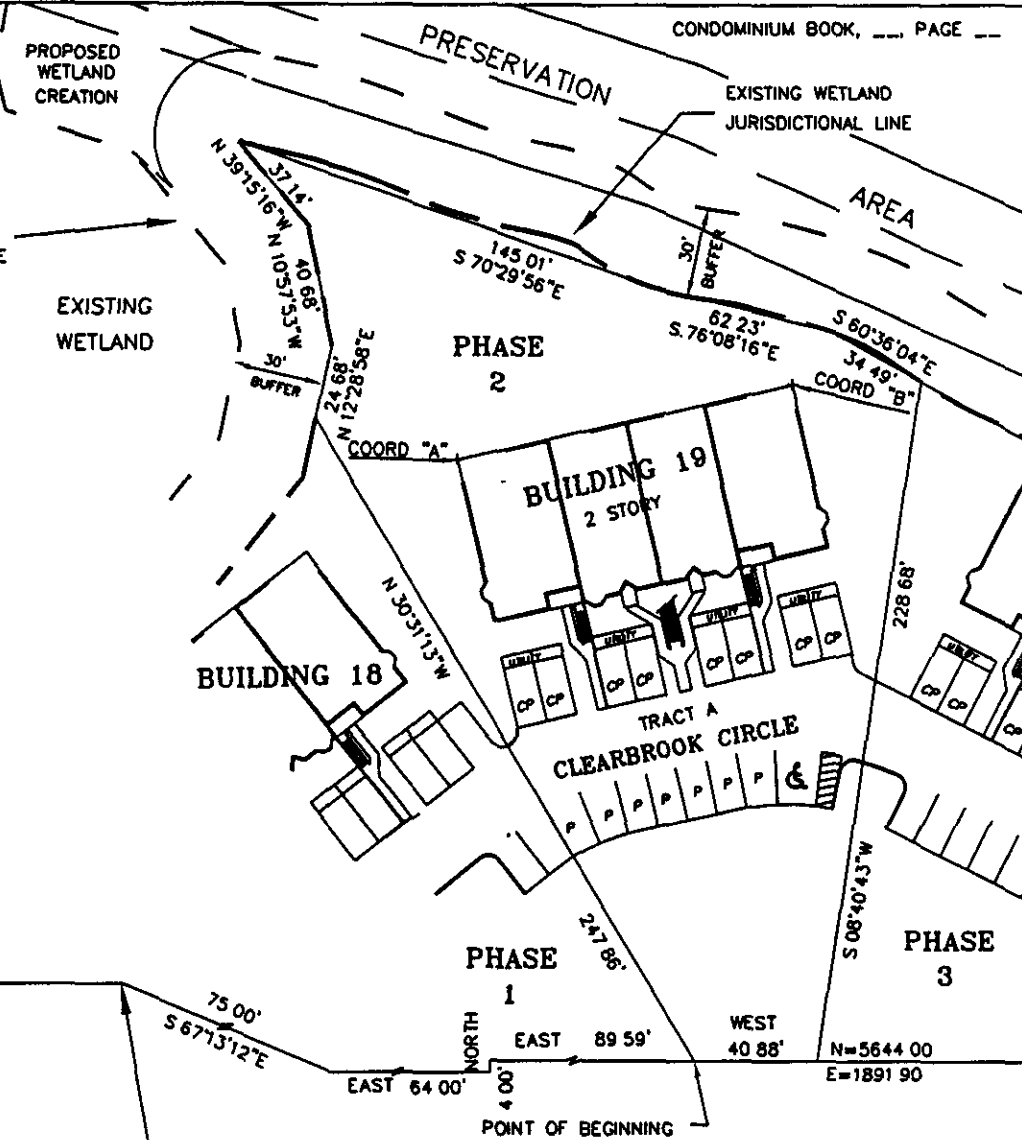
# EAST PRESERVE WATERSIDE VILLAGE

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

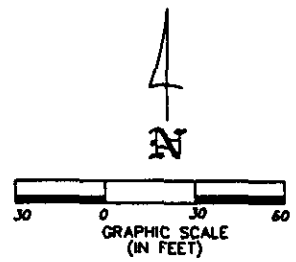
### DESCRIPTION OF PHASE 2

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, THENCE N 00°33'46"E, ALONG THE WEST BOUNDARY LINE OF SAID EAST 1/2 OF SECTION 15, AS A BASIS OF BEARING, 4674.89 FEET, THENCE LEAVING SAID WEST BOUNDARY LINE, EAST, 582.42 FEET TO THE NORTHEAST CORNER OF PHASE 3, THE GARDENS V AT WATERSIDE VILLAGE, A CONDOMINIUM, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 33, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S 67°13'12"E, A DISTANCE OF 75.00 FEET, THENCE EAST, A DISTANCE OF 64.00 FEET, THENCE NORTH, A DISTANCE OF 4.00 FEET, THENCE EAST, A DISTANCE OF 89.59 FEET FOR THE POINT OF BEGINNING THENCE N 30°31'13"W, A DISTANCE OF 247.88 FEET TO A POINT ON A BUFFER LINE, LYING 30 FEET FROM AND AT RIGHT ANGLES TO THE EXISTING WETLAND, THENCE TRAVERSE ALONG SAID BUFFER LINE 30 FEET FROM AND PARALLEL TO SAID WETLAND AND THE WETLAND JURISDICTIONAL LINE, BY THE FOLLOWING SIX COURSES N 12°28'58"E, A DISTANCE OF 24.68 FEET, THENCE N 0°57'53"W, A DISTANCE OF 40.68 FEET, THENCE N 39°15'16"W, A DISTANCE OF 37.14 FEET, THENCE S 70°29'56"E, A DISTANCE OF 145.01 FEET, THENCE S 76°08'16"E, A DISTANCE OF 62.23 FEET, THENCE S 60°36'04"E, A DISTANCE OF 34.49 FEET, THENCE LEAVING SAID BUFFER LINE, S 08°40'43"W, A DISTANCE OF 228.68 FEET, THENCE WEST, A DISTANCE OF 40.88 FEET TO THE POINT OF BEGINNING LESS TRACT A.

PARCEL CONTAINS 0.76 ACRE, MORE OR LESS



PROPOSED COORD "A"	ASBUILT COORD "A"	PROPOSED COORD "B"	ASBUILT COORD "B"
N=5843.93	N=5868.93	N=5868.93	N=5868.93
E=1772.26	E=1883.49	E=1883.49	E=1883.49



WEST BOUNDARY LINE OF EAST 1/2 SECTION 15

THE GARDENS V AT WATERSIDE VILLAGE CONDO BOOK 33, PAGE 1

NORTHEAST CORNER OF PHASE 3, THE GARDENS V AT WATERSIDE VILLAGE A CONDOMINIUM

POINT OF COMMENCEMENT SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST



*Strayer Surveying & Mapping, Inc.*

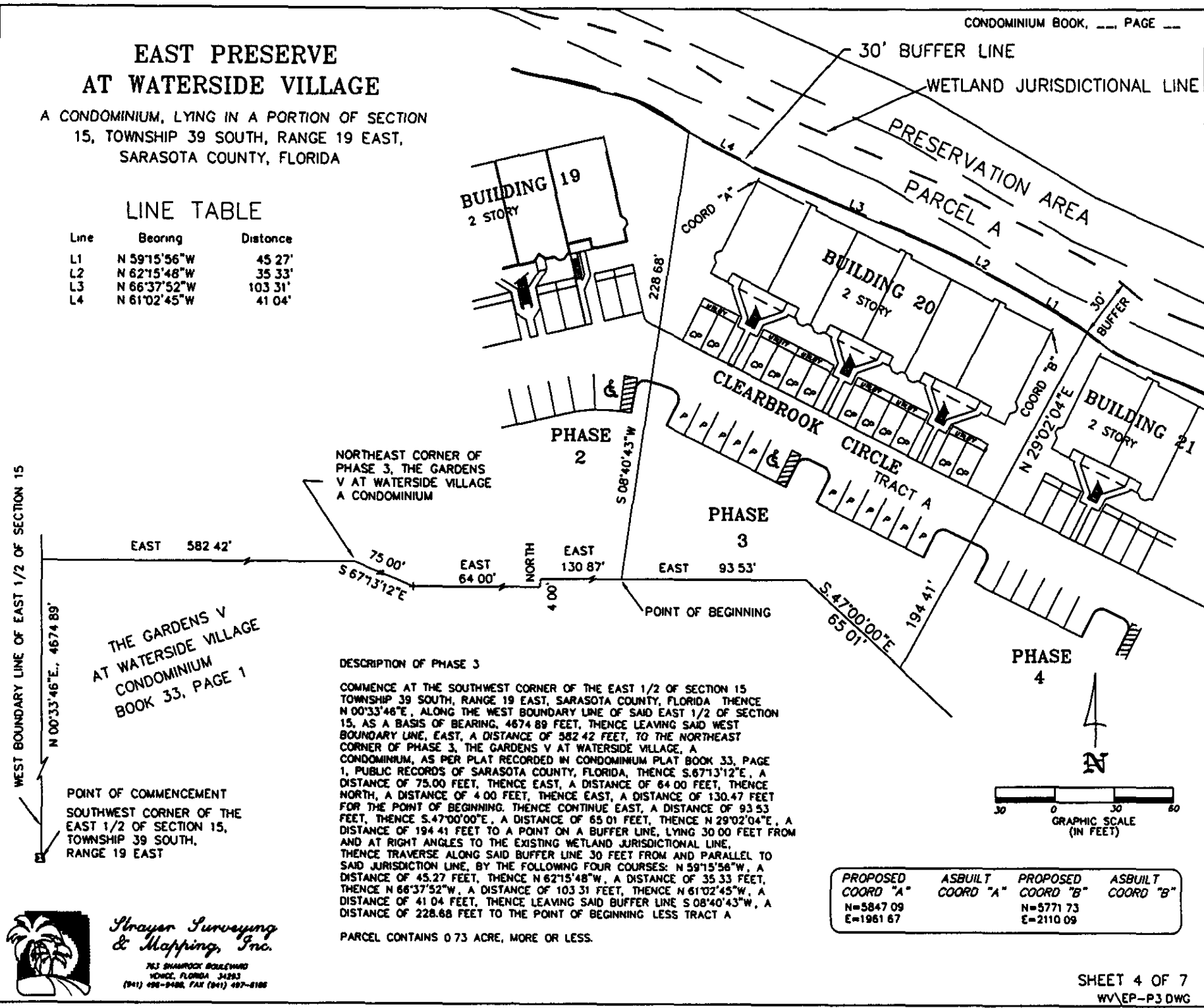
763 SHAMROCK BOULEVARD  
VENICE, FLORIDA 34293  
(941) 496-9488, FAX (941) 497-6186

# EAST PRESERVE AT WATERSIDE VILLAGE

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

## LINE TABLE

Line	Bearing	Distance
L1	N 59°15'56"W	45 27'
L2	N 62°15'48"W	35 33'
L3	N 66°37'52"W	103 31'
L4	N 61°02'45"W	41 04'



NORTHEAST CORNER OF  
PHASE 3, THE GARDENS  
V AT WATERSIDE VILLAGE  
A CONDOMINIUM

THE GARDENS V  
AT WATERSIDE VILLAGE  
CONDOMINIUM  
BOOK 33, PAGE 1

### DESCRIPTION OF PHASE 3

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 15 TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA THENCE N 00°33'46"E, ALONG THE WEST BOUNDARY LINE OF SAID EAST 1/2 OF SECTION 15, AS A BASIS OF BEARING, 4674 89 FEET, THENCE LEAVING SAID WEST BOUNDARY LINE, EAST, A DISTANCE OF 582 42 FEET, TO THE NORTHEAST CORNER OF PHASE 3, THE GARDENS V AT WATERSIDE VILLAGE, A CONDOMINIUM, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 33, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S.67°13'12"E, A DISTANCE OF 75.00 FEET, THENCE EAST, A DISTANCE OF 64 00 FEET, THENCE NORTH, A DISTANCE OF 4 00 FEET, THENCE EAST, A DISTANCE OF 130.47 FEET FOR THE POINT OF BEGINNING. THENCE CONTINUE EAST, A DISTANCE OF 93 53 FEET, THENCE S.47°00'00"E, A DISTANCE OF 65 01 FEET, THENCE N 29°02'04"E, A DISTANCE OF 194 41 FEET TO A POINT ON A BUFFER LINE, LYING 30 00 FEET FROM AND AT RIGHT ANGLES TO THE EXISTING WETLAND JURISDICTIONAL LINE, THENCE TRAVERSE ALONG SAID BUFFER LINE 30 FEET FROM AND PARALLEL TO SAID JURISDICTIONAL LINE, BY THE FOLLOWING FOUR COURSES: N 59°15'56"W, A DISTANCE OF 45.27 FEET, THENCE N 62°15'48"W, A DISTANCE OF 35 33 FEET, THENCE N 66°37'52"W, A DISTANCE OF 103 31 FEET, THENCE N 61°02'45"W, A DISTANCE OF 41 04 FEET, THENCE LEAVING SAID BUFFER LINE S 08°40'43"W, A DISTANCE OF 228.68 FEET TO THE POINT OF BEGINNING LESS TRACT A

PARCEL CONTAINS 0.73 ACRE, MORE OR LESS.

PROPOSED COORD "A"	ASBUILT COORD "A"	PROPOSED COORD "B"	ASBUILT COORD "B"
N=5847 09 E=1961 67		N=5771 73 E=2110 09	



*Strayer Surveying  
& Mapping, Inc.*  
763 SHAROCK BOULEVARD  
VENICE, FLORIDA 34283  
(941) 498-9408, FAX (941) 497-8108

# EAST PRESERVE AT WATERSIDE VILLAGE

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

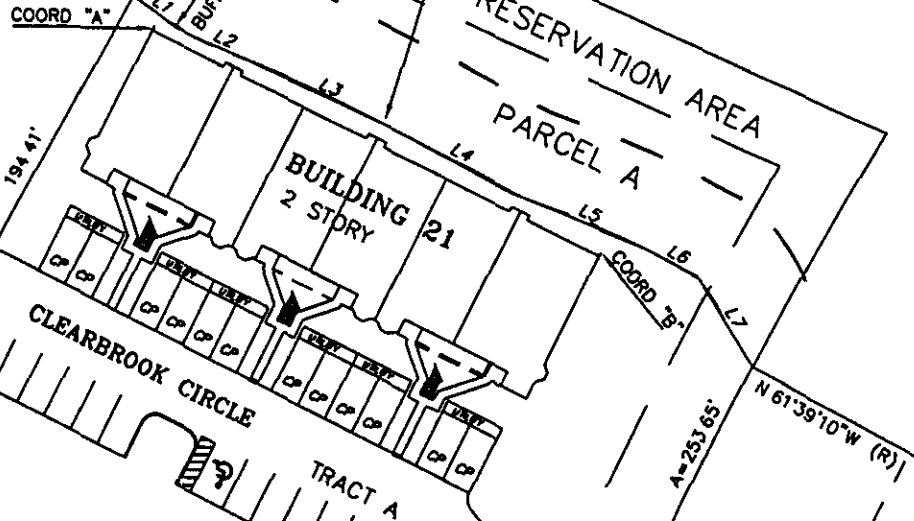
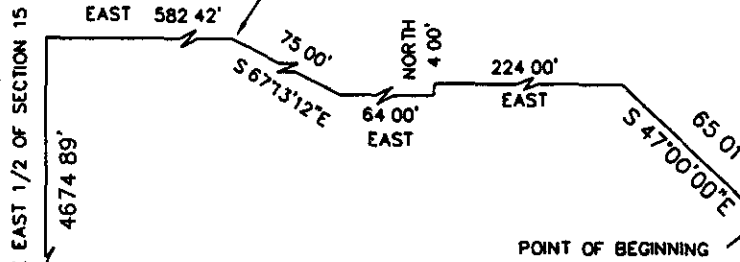
CONDOMINIUM BOOK, --- PAGE ---

WETLAND JURISDICTIONAL LINE

30' BUFFER LINE

PHASE  
3

NORTHEAST CORNER OF  
PHASE 3, THE GARDENS  
V AT WATERSIDE VILLAGE  
A CONDOMINIUM  
PLAT BOOK 33, PAGE 1



POINT OF BEGINNING

**DESCRIPTION OF PHASE 4**

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 15 TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. THENCE N 00°33'46"E, ALONG THE WEST BOUNDARY LINE OF SAID EAST 1/2 OF SECTION 15, AS A BASIS OF BEARING, 4674.89 FEET, THENCE LEAVING SAID WEST BOUNDARY LINE, EAST 582.42 FEET, THENCE TO THE NORTHEAST CORNER OF PHASE 3, THE GARDENS V AT WATERSIDE VILLAGE, A CONDOMINIUM, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 33, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S 67°13'12"E, A DISTANCE OF 75.00 FEET, THENCE EAST, A DISTANCE OF 64.00 FEET, THENCE NORTH, A DISTANCE OF 4.00 FEET, THENCE EAST, A DISTANCE OF 224.00 FEET, THENCE S 47°00'00"E, A DISTANCE OF 65.01 FEET FOR THE POINT OF BEGINNING, THENCE N 29°02'04"E, A DISTANCE OF 194.41 FEET TO A POINT ON A BUFFER LINE, LYING 30 FEET FROM AND AT RIGHT ANGLES TO THE EXISTING WETLANDS JURISDICTIONAL LINE, THENCE TRAVERSE ALONG SAID BUFFER LINE 30 FEET FROM AND PARALLEL TO SAID JURISDICTION LINE, BY THE FOLLOWING SEVEN COURSES: THENCE S 52°14'15"E, A DISTANCE OF 17.66 FEET, THENCE S 65°50'49"E, A DISTANCE OF 32.28 FEET, THENCE S 64°36'17"E, A DISTANCE OF 45.49 FEET, THENCE S 62°08'57"E, A DISTANCE OF 51.57 FEET, THENCE S 67°18'39"E, A DISTANCE OF 43.46 FEET, THENCE S 61°15'00"E, A DISTANCE OF 20.54 FEET, THENCE S 31°11'37"E, A DISTANCE OF 33.86 FEET TO A POINT ON A CURVE, LYING N 61°39'10"W, FROM THE RADIUS POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD (A 150 FOOT PUBLIC RIGHT-OF-WAY), THENCE TRAVERSE ALONG SAID WESTERLY RIGHT-OF-WAY, BY THE ARC OF SAID CURVE, TO THE LEFT, IN A SOUTHWESTERLY DIRECTION HAVING A RADIUS OF 1507.39 FEET, A CENTRAL ANGLE OF 09°38'28", A CHORD BEARING OF S 23°31'36"W AND A CHORD LENGTH OF 253.35 FEET, AN ARC LENGTH OF 253.65 FEET, THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, N 47°00'00"W, A DISTANCE OF 272.05 FEET TO THE POINT OF BEGINNING. LESS TRACT A.

PARCEL CONTAINS 1.12 ACRES, MORE OR LESS



**LINE TABLE**

Line	Bearing	Distance
L1	S 52°14'15"E	17.66'
L2	S 65°50'49"E	32.28'
L3	S 64°36'17"E	45.49'
L4	S 62°08'57"E	51.57'
L5	S 67°18'39"E	43.46'
L6	S 61°15'00"E	20.54'
L7	S 31°11'37"E	33.86'

**LEGEND**  
(R) = RADIAL LINE  
R = RADIUS  
A = ARC  
C = CHORD  
D = CENTRAL ANGLE  
CB = CHORD BEARING

**JACARANDA BLVD**  
(A 150' PUBLIC RIGHT-OF-WAY)



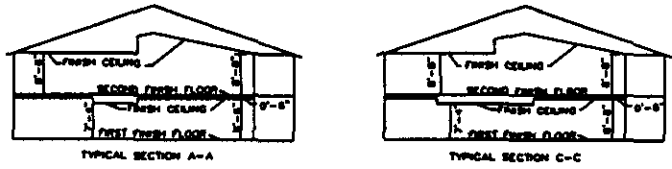
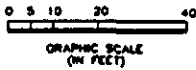
**Strayer Surveying  
& Mapping, Inc.**  
783 SHAMROCK BOULEVARD  
VENICE, FLORIDA 34293  
(941) 498-8400, FAX (941) 497-6100

PROPOSED COORD "A"	ASBUILT COORD "A"	PROPOSED COORD "B"	ASBUILT COORD "B"
N=5759.46	N=5684.10	N=5684.10	N=5684.10
E=2134.26	E=2282.68	E=2282.68	E=2282.68

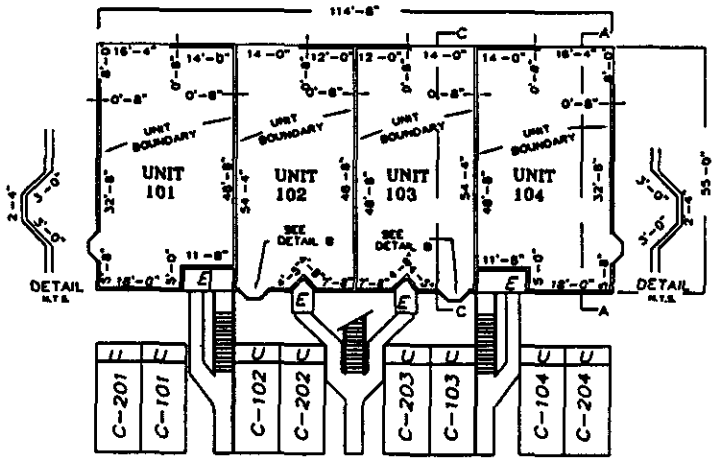
# EAST PRESERVE AT WATERSIDE VILLAGE

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

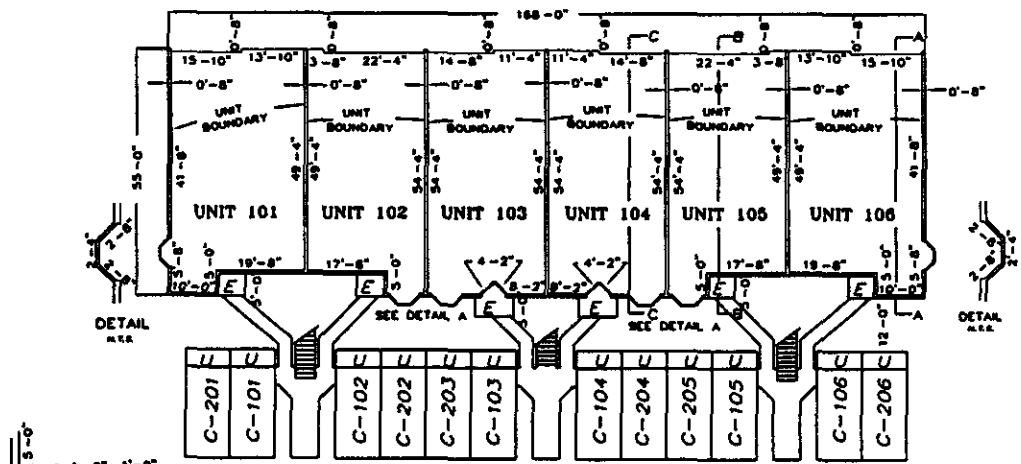
LEGEND  
CP - CARPORT  
--- UNIT BOUNDARY  
B - BALCONY



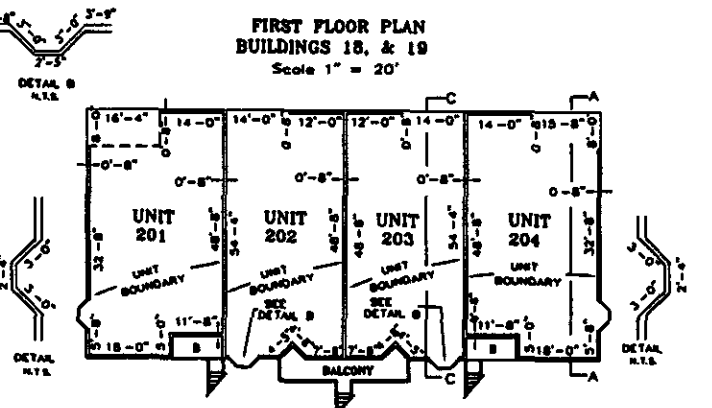
TYPICAL ELEVATIONS BUILDINGS 18 & 19  
(N.T.S.)



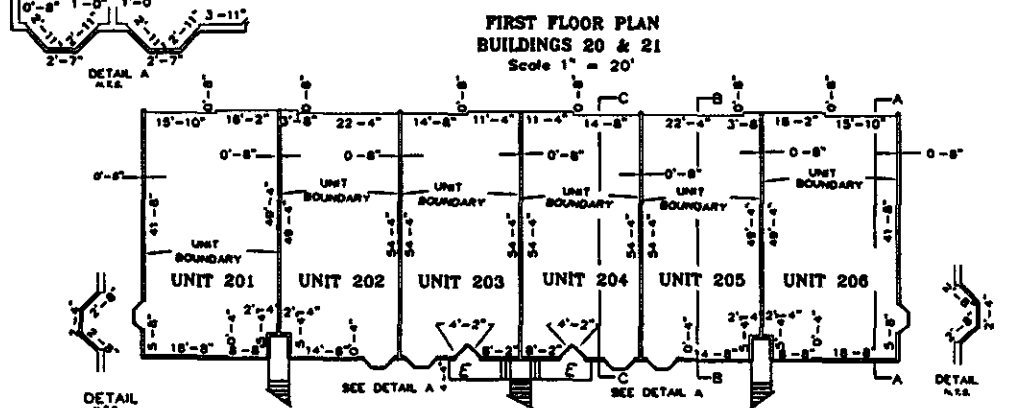
FIRST FLOOR PLAN  
BUILDINGS 18, & 19  
Scale 1" = 20'



FIRST FLOOR PLAN  
BUILDINGS 20 & 21  
Scale 1" = 20'

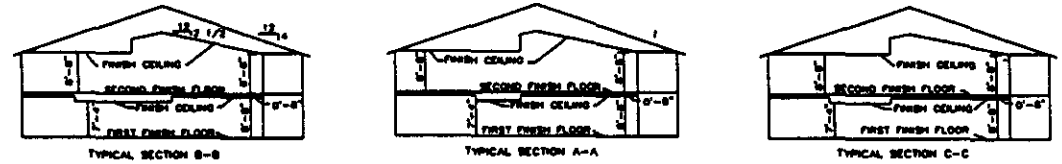


SECOND FLOOR PLAN  
BUILDINGS 18 & 19  
Scale 1" = 20'



SECOND FLOOR PLAN  
BUILDINGS 20 & 21  
Scale 1" = 20'

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



TYPICAL ELEVATIONS BUILDINGS 20 & 21  
(N.T.S.)



OFFICIAL RECORDS INSTRUMENT # 2002043219 40 PPS

DESCRIPTION FOR EAST PRESERVE AT WATERSIDE VILLAGE

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 15 TOWNSHIP 39 SOUTH RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, THENCE N 00°33'48"E, ALONG THE WEST BOUNDARY LINE OF SAID EAST 1/2 OF SECTION 15, AS A BASIS OF BEARING A DISTANCE OF 4674.89 FEET, THENCE LEAVING SAID WEST BOUNDARY LINE, EAST, A DISTANCE OF 582.42 FEET TO THE NORTHEAST CORNER OF PHASE 3 THE GARDENS V AT WATERSIDE VILLAGE, A CONDOMINIUM, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 33 PAGE 1 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING, THENCE N 71°51'00"W, ALONG THE NORTH BOUNDARY LINE OF SAID PHASE 3, A DISTANCE OF 61.32 FEET, THENCE LEAVING SAID NORTH BOUNDARY LINE, N 18°09'00"E, A DISTANCE OF 125.20 FEET TO A POINT ON A BUFFER LINE, LYING 30 FEET FROM AND AT RIGHT ANGLES TO THE EXISTING WETLANDS JURISDICTIONAL LINE, THENCE TRAVERSE ALONG SAID BUFFER LINE 30 FEET FROM AND PARALLEL TO SAID JURISDICTIONAL LINE BY THE FOLLOWING 20 COURSES S.47°08'44"E, A DISTANCE OF 56.49 FEET, THENCE N 51°27'08"E, A DISTANCE OF 53.79 FEET, THENCE N 38°41'33"E, A DISTANCE OF 45.15 FEET, THENCE N 12°28'58"E, A DISTANCE OF 45.26 FEET, THENCE N 10°57'53"W, A DISTANCE OF 40.68 FEET, THENCE N 39°15'18"W, A DISTANCE OF 37.14 FEET, THENCE S 70°29'56"E, A DISTANCE OF 145.01 FEET, THENCE S 76°08'16"E, A DISTANCE OF 62.23 FEET, THENCE S 60°36'04"E, A DISTANCE OF 34.49 FEET, THENCE S 61°02'45"E, A DISTANCE OF 41.04 FEET, THENCE S 66°37'52"E, A DISTANCE OF 103.31 FEET, THENCE S 62°15'48"E, A DISTANCE OF 35.33 FEET, THENCE S 59°15'56"E, A DISTANCE OF 45.27 FEET, THENCE S 52°14'15"E, A DISTANCE OF 17.66 FEET, THENCE S 55°50'49"E, A DISTANCE OF 32.28 FEET, THENCE S 64°36'17"E, A DISTANCE OF 45.49 FEET, THENCE S 62°08'57"E, A DISTANCE OF 51.57 FEET, THENCE S 67°18'39"E, A DISTANCE OF 43.46 FEET, THENCE S 61°15'00"E, A DISTANCE OF 20.54 FEET, THENCE S 31°11'37"E, A DISTANCE OF 33.66 FEET TO A POINT ON A CURVE, LYING N 61°39'10"W, FROM THE RADIUS POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD (A 150 FOOT PUBLIC RIGHT-OF-WAY) THENCE TRAVERSE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BY THE ARC OF SAID CURVE TO THE LEFT, IN A SOUTHWESTERLY DIRECTION, HAVING A RADIUS OF 1507.39 FEET, A CENTRAL ANGLE OF 09°38'28", A CHORD BEARING OF S 23°31'36"W AND A CHORD LENGTH OF 253.35 FEET, AN ARC LENGTH OF 253.65 FEET THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, N 47°00'00"W, A DISTANCE OF 337.06 FEET, THENCE WEST, A DISTANCE OF 224.00 FEET, THENCE SOUTH, A DISTANCE OF 4.00 FEET, THENCE WEST, A DISTANCE OF 64.00 FEET THENCE N 67°13'12"W, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING LESS TRACT A

PARCEL CONTAINS 3.29 ACRES, MORE OR LESS

DESCRIPTION FOR PARCEL A (PRESERVATION AREA)

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 15 TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, THENCE N 00°33'48"E, ALONG THE WEST BOUNDARY LINE OF SAID EAST 1/2 OF SECTION 15, AS A BASIS OF BEARING, A DISTANCE OF 4674.89 FEET, THENCE LEAVING SAID WEST BOUNDARY LINE EAST, A DISTANCE OF 582.42 FEET TO THE NORTHEAST CORNER OF PHASE 3 THE GARDENS V AT WATERSIDE VILLAGE, A CONDOMINIUM, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 33 PAGE 1 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE N 71°51'00"W, ALONG THE NORTH BOUNDARY LINE OF SAID PHASE 3, A DISTANCE OF 61.32 FEET, THENCE LEAVING SAID NORTH BOUNDARY LINE, N 18°09'00"E, A DISTANCE OF 125.20 FEET TO A POINT ON A BUFFER LINE, LYING 30 FEET FROM AND AT RIGHT ANGLES TO THE EXISTING WETLANDS JURISDICTIONAL LINE, SAID POINT BEING THE POINT OF BEGINNING THENCE TRAVERSE ALONG SAID BUFFER LINE 30 FEET FROM AND PARALLEL TO SAID JURISDICTIONAL LINE BY THE FOLLOWING 20 COURSES S 47°08'44"E, A DISTANCE OF 56.49 FEET, THENCE N 51°27'08"E, A DISTANCE OF 53.79 FEET, THENCE N 38°41'33"E, A DISTANCE OF 45.15 FEET, THENCE N 12°28'58"E, A DISTANCE OF 45.26 FEET, THENCE N 10°57'53"W, A DISTANCE OF 40.68 FEET, THENCE N 39°15'18"W, A DISTANCE OF 37.14 FEET, THENCE S 70°29'56"E, A DISTANCE OF 145.01 FEET, THENCE S 76°08'16"E, A DISTANCE OF 62.23 FEET, THENCE S 60°36'04"E, A DISTANCE OF 34.49 FEET, THENCE S 61°02'45"E, A DISTANCE OF 41.04 FEET, THENCE S 66°37'52"E, A DISTANCE OF 103.31 FEET, THENCE S 62°15'48"E, A DISTANCE OF 35.33 FEET, THENCE S 59°15'56"E, A DISTANCE OF 45.27 FEET, THENCE S 52°14'15"E, A DISTANCE OF 17.66 FEET, THENCE S 55°50'49"E, A DISTANCE OF 32.28 FEET, THENCE S 64°36'17"E, A DISTANCE OF 45.49 FEET, THENCE S 62°08'57"E, A DISTANCE OF 51.57 FEET, THENCE S 67°18'39"E, A DISTANCE OF 43.46 FEET, THENCE S 61°15'00"E, A DISTANCE OF 20.54 FEET, THENCE S 31°11'37"E, A DISTANCE OF 33.66 FEET TO A POINT ON A CURVE, LYING, N 61°39'10"W, FROM THE RADIUS POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF JACARANDA BOULEVARD (A 150 FOOT PUBLIC RIGHT-OF-WAY LINE), THENCE TRAVERSE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BY THE ARC OF SAID CURVE TO THE RIGHT, IN A NORTHEASTERLY DIRECTION, HAVING A RADIUS OF 1507.39 FEET, A CENTRAL ANGLE OF 03°24'00", A CHORD BEARING OF N 30°02'50"E AND A CHORD LENGTH OF 89.44 FEET AN ARC LENGTH OF 89.45 FEET THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, N 65°40'07"W, A DISTANCE OF 271.24 FEET, THENCE N 59°08'30"W, A DISTANCE OF 99.60 FEET, THENCE N 65°40'28"W, A DISTANCE OF 211.71 FEET, THENCE N 72°16'17"W, A DISTANCE OF 243.71 FEET, THENCE S 21°11'28"W, A DISTANCE OF 86.52 FEET TO A POINT ON SAID WETLANDS JURISDICTIONAL LINE, THENCE S 06°46'53"E, A DISTANCE OF 163.32 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 1.77 ACRES, MORE OR LESS

EAST PRESERVE AT WATERSIDE VILLAGE, A CONDOMINIUM, LYING IN A PORTION OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY FLORIDA

DESCRIPTION OF TRACT A A 24 FOOT PRIVATE ROAD LYING 12 FEET EACH SIDE AND PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SECTION 15 TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, THENCE N 00°33'48"E, ALONG THE WEST BOUNDARY LINE OF SAID EAST 1/2 OF SECTION 15, AS A BASIS OF BEARING, 4674.89 FEET, THENCE LEAVING SAID WEST BOUNDARY LINE, EAST, A DISTANCE OF 582.42 FEET TO THE NORTHEAST CORNER OF PHASE 3, THE GARDENS V AT WATERSIDE VILLAGE, CONDOMINIUM PLAT, AS PER PLAT RECORDED IN CONDOMINIUM PLAT BOOK 33, PAGE 1, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S.67°13'12"E, 63.36 FEET, FOR THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, AND LYING N 71°39'58"W, FROM THE RADIUS POINT THENCE TRAVERSE ALONG SAID CURVE TO THE RIGHT, IN A NORTHEASTERLY DIRECTION, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 34°05'58", A CHORD BEARING OF N 35°24'30"E AND A CHORD LENGTH OF 29.32 FEET AN ARC LENGTH OF 29.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 52°27'28"E, 103.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 24°52'22", A CHORD BEARING OF N 64°53'39"E AND A CHORD LENGTH OF 43.07 FEET THENCE ALONG THE ARC OF SAID CURVE, 43.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 77°19'50"E, 34.49 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 39°35'21", A CHORD BEARING OF S 82°52'29"E AND A CHORD LENGTH OF 71.12 FEET, THENCE ALONG THE ARC OF SAID CURVE, 72.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 63°04'49"E, 321.23 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 87°52'29", A CHORD BEARING OF S 19°08'34"E AND A CHORD LENGTH OF 69.39 FEET, THENCE ALONG THE ARC OF SAID CURVE, 76.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 24°47'40"W, 37.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 32°11'21", A CHORD BEARING OF S 40°53'21"W, AND A CHORD LENGTH OF 55.44 FEET, THENCE ALONG THE ARC OF SAID CURVE, 56.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 56°59'01"W, 3.23 FEET, TO THE POINT OF TERMINUS THE SIDE LINES OF SAID TRACT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS AND BOUNDARY LINES

PARCEL CONTAINS 0.42 ACRE, MORE OR LESS

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 public records to show all improvements as completed.
(2) Improvements within the common elements such as but not limited to, water meters, water lines, storm drains, sanitary sewers, sidewalks and trees, have not been located.
(3) Limited common elements are defined in the Declaration of Condominium and include (a) Corports, Utility rooms (b) C 101 through C 206 denotes Corports which are hereby assigned as Limited Common Elements (LCE) to the respective units within that phase to which they numerically correspond. Eg C 101 in Phase 1 is a Limited Common Element appurtenant to 101, Building 18.
(4) Elevations refer to N.G.V.D datum 1929, Sarasota County Benchmark R-437.
(5) Bearings shown hereon are based on the West line of the East 1/2 of Section 15, Township 39 South, Range 19 East, being N 00°33'46"E.
(6) Property lies in Flood Zone X & AE, elevation required 12' (MIN), FIRM PANEL #334, DATED 9/3/92.
(7) TYPICAL (a) Private Road width 24 feet (b) Parking Space 10 x 18' (c) Corports 10' x 20' (d) Utility Room 4' x 10'.
(8) Areas not designated a "Unit or LCE" are common elements, subject to the terms of the Declaration of Condominium.
(9) Parcel A is not included within the condominium.
(10) Tracts A, is not included within the condominium. This is a private road that will serve these buildings as well as properties other than the condominium.
(11) Permanent Easements for Water, Wastewater or Reclaimed Water granted to Sarasota County, Florida, as recorded in Official Records Instrument #199011890 and a 10 foot easement granted to Florida Power & Light, as recorded in Official Records Instrument #199009911, Sarasota County, Florida.

