JACARANDA COUNTRY CLUB VILLAS A CONDOMINIUM, SARASOTA COUNTY, FLORIDA PHASE 10 181.80



CONDOMINIUM BOOK 23 PAGE /2B

SHEET 3 OF 3

N. 43° 04' 50"W DRAINAGE EASEMENT & STORM RETENTION PHASE 10 N. 36° 23' 04"W 14.67 14.33'(T 31.00 UNIT UNIT Nº 41 Nº 39 Nº 38 "F Nº 37 "E" 15.33'(TYP) 186 (SAG. (LAW) 20.33 drive drive concrete di N.36°23' 04"W. 54.50' 20' PRIVATE (asphalt) 27°43'52" PRIVATEH) ROA R= 25.00' 54.50' N.36° 23' 04"W.

DESCRIPTION OF PHASE 10

NOTES: EACH CONDOMINIUM UNIT IS IDENTIFIED BY A NUMBER AS SHOWN 2. THIS CONDOMINIUM PLAT IS SUBJECT TO ALL THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM TO WHICH THIS PLAT IS ATTACHED AS EXHIBIT "A".

3. A UNIT SHALL CONSIST OF SPACE BOUNDED BY A VERTICAL PRO-JECTION OF THE RESPECTIVE UNIT BOUNDARY LINES SHOWN HERE-ON REPRESENTING THE OUTSIDE OF THE FINISHED SURFACE OF THE OUTSIDE WALLS AND THE CENTER LINE OF COMMON WALLS WHERE

SUBJECT TO EASEMENTS THROUGH UNITS FOR CONDUITS, DUCTS

PLUMBING, WIRING AND OTHER FACILITIES FOR THE FURNISHING OF UTILITY SERVICES TO UNITS AND THE COMMON LIMITED 4. DRIVEWAYS AND WALKWAYS SHALL BE LIMITED COMMON ELEMENTS RESERVED TO THE EXCLUSIVE USE OF UNITS TO WHICH THEY ARE ADJACENT.

5. VARIANCES FROM TYPICAL UNIT DIMENSIONS VERSUS AS-CONSTRUCTED DIMENSIONS ARE SHOWN HEREON.

OUISIDE WALLS AND THE CENTER LINE OF TOWN WALLS WHERE A PPILICABLE, AND FROM THE PLANE OF THE BOTTOM OF THE FOUNDATION OF THE TRUCTURE TO THE PLANE OF THE PEAK OF THE ROOF AND SHALL INCLUDE THE OVERHANG, EAVES, WINDOW SILLS, PORCHES, STOOPS AND ALL PROJECTING INTEGRAL PARTS OF THE STRUCTURE, WHETHER INDICATED ON THE PLAT OR NOT.

Commence at the most Easterly point of Lot 34000 C, Section 3, Unit 34, VENICE GARDENS SUBDIVISION, according to the plat recorded in Plat Book 22, Pages 39-396 of the Public Records of Sarasota County, Florida; thence, South 66°50'18" Hest, 473,69 feet, thence, South 64°40'10" Hest, 250.00 feet, thence, North 80°49'0" Hest, 237.00 feet, thence, North 09°19'50" Hest, 237.00 feet, thence, North 09°19'50" Hest, 335.00 feet, thence, North 43°04'50" Hest, 15.53 feet, to the POINT OF BEGINNING: thence, continue North 43°04'50" Hest, 181.80 feet, thence, North 54°59'55" East, 177.82 feet to the intersection with a curve to the left whose Center bears, North 54°59'55" East, thence, along the Arc of said curve having a Radius of 25.00 feet, a Central Angle of 27°34'35", Test, 79.14 feet to the intersection with a curve to the left whose Center bears, South 52°43'35" East, 79.14 feet to the intersection with a curve to the left whose Center bears, South 48°15'18" East, thence, along the Arc of said curve having a Radius of 40.00 feet, a Central Angle of 7°60'7'46", for an Arc distance of 54.54 feet to the Point of Tangency, thence, South 36°23'04" East, 54.50 feet, thence, South 53°36'56" Mest, 162.51 feet, to the POINT OF BEGINNING.

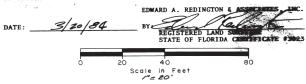
Subject to a Drainage Easement and Storm Retention Pond as shown on said Plat of "VENICE GARDENS SUBDIVISION, Unit 34, Section 3", said easement revised by Official Record Book 1353, Pages 1271, 1806 and 1807 of the Public Records of Sarasota County, Florida and being more particularly described as follows:

Commence at the most Easterly point of Lot 34000 C, as shown on said Plat of "VENICE GARDENS SUBDIVISION, Unit 34, Section 3", for a POINT OF BEGINNING; thence, South 46°50'18 West, 473.69 feet, thence. South 64°10'10" West, 250.00 feet, thence, North 80°49'50" West, 23.7.00 feet, thence, North 90°19'50" West, 23.7.00 feet, thence, North 90°19'50" West, 23.60 feet, thence, North 43°04'50" West, 220.00 feet, thence, North 80°49'50" East, 299.00 feet, thence, South 89°04'50" East, 15.76 feet, thence, South 53.66 feet, thence, Nest 5.00 feet, thence, South 60°37'10" East, 10.12 feet, thence, South 36°23'04" East, 293.00 feet, thence, South 30°33'33" East, 43.17 feet, thence, South 60°32'12" East, 83.60 feet, thence, South 50°55'57" East, 59.29 feet, thence, South 66°28'16" East, 152.50 feet, thence, Morth 86'31'28" East, 141.23 feet, thence, North 61°11'34" East, 23.95 feet, thence, North 65°17'31" East, 179.42 feet, thence, North 80°31'30" East, 141.23 feet, thence, North 80°31'40" East, 162.33 feet to the Southwesterly Right of time of Star Drive Nest (60° feet, bublic Road) as shown on said Plat, thence, along said right-of-way line, South 47°49'53" East, 20.79 feet, to the POINT OF BEGINNING.

Subject to all other easements shown hereon and easements and restrictions

SURVEYOR'S CERTIFICATE

I , EDMARD A. REDINGTON OF EDWARD A. REDINGTON & ASSOCIATES, INC. HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS IN PHASE 10, UNITS 37 THROUGH 41, INCLUSIVE, IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, THAT IS, SURVEY EXTRIBIT "A" SHEETS I THROUGH 3, ALL OF WHICH ARE EXHIBIT TS ANNEXED TO AND MADE A PART OF THE DECLARATION OF CONDOMINUM OF JACARABNA COUNTRY CLIB VILLS, A COMDOMINIUM, TOGETHER NITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY AS IT RELATES TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE AFOREMENTIONED IMPROVEMENTS IN PHASE 10, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON AND THEMSIONS OF THE COMMON THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



EDWARD A. REDINGTON & ASSOCIATES, INC.

Consulting Engineers - Land Surveyors - - chners 1670 Main Street — Sarasota, Florida 33579