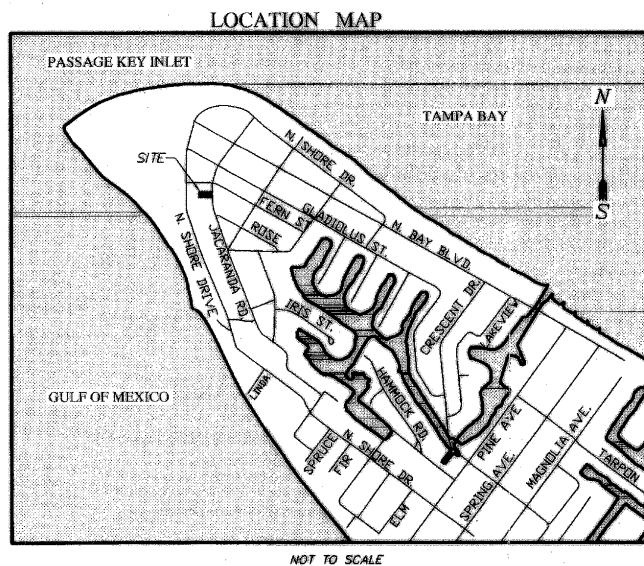


PASSAGE KEY CONDOMINIUM

LYING AND BEING IN
SECTION 7, TOWNSHIP 34 SOUTH, RANGE 16 EAST
CITY OF ANNA MARIA
MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK 38 PAGE 19
SHEET 1 OF 2

2598998



NOT TO SCALE

DESCRIPTION - OVERALL

LEGAL DESCRIPTION (AS FURNISHED):

LOT 14, BLOCK 13, SHORE ACRES, FIRST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 24, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

UNIT BOUNDARIES

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANNER:

THE BOUNDARIES FOR EACH UNIT ARE AS FOLLOWS:

UPPER AND LOWER BOUNDARIES

THE UPPER BOUNDARY OF EACH UNIT SHALL BE THE OUTSIDE SURFACE OF THE FLASHING, SHINGLES, VENTS, OR OTHER UPPERMOST COMPONENT OF THE STRUCTURE WHERE THE UNIT IS LOCATED.

THE LOWER BOUNDARY OF EACH UNIT SHALL BE THE OUTSIDE LOWER SURFACE OF THE CONCRETE SLAB AND FOOTINGS UPON WHICH THE UNIT IS CONSTRUCTED. IN UNITS WITH ELEVATORS, THE LOWER BOUNDARY OF THE UNIT WILL EXTEND TO THE EXTERIOR SURFACE OF THE ELEVATOR PIT.

PERIMETRICAL BOUNDARIES

THE PERIMETRICAL BOUNDARIES SHALL BE THE OUTER SURFACE OF EACH COMPONENT OF THE STRUCTURE WHERE THE UNIT IS LOCATED, EXTENDED TO INTERSECTIONS WITH THE UPPER BOUNDARY AND THE LOWER BOUNDARY.

NOTES:

- BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF JACARANDA ROAD BEING S01°35'00"E AS PER PLAT.
- PROPERTY LIES WITHIN FLOOD ZONE "A11", BASE FLOOD ELEVATIONS 10' AND 11', AS PER F.I.R.M. PANEL NO. 125087-0001 D, DATED FEBRUARY 1, 1984.
- COMMON ELEMENTS ARE ALL OF THE AREAS WITHIN THE DESCRIBED BOUNDARIES WHICH ARE NOT DESIGNATED AS A UNIT, AS MORE FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
- LIMITED COMMON ELEMENTS ARE AS DESIGNATED HEREIN AND DESCRIBED IN THE RECORDED CONDOMINIUM DOCUMENTS.
- IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO WATER METERS, WATER LINES, STORM DRAINS, SEWERS, SIDEWALKS, AND TREES HAVE NOT BEEN LOCATED.

CERTIFICATE OF SURVEYOR

I, JAMES L. CLEMENTS, BEING A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT:

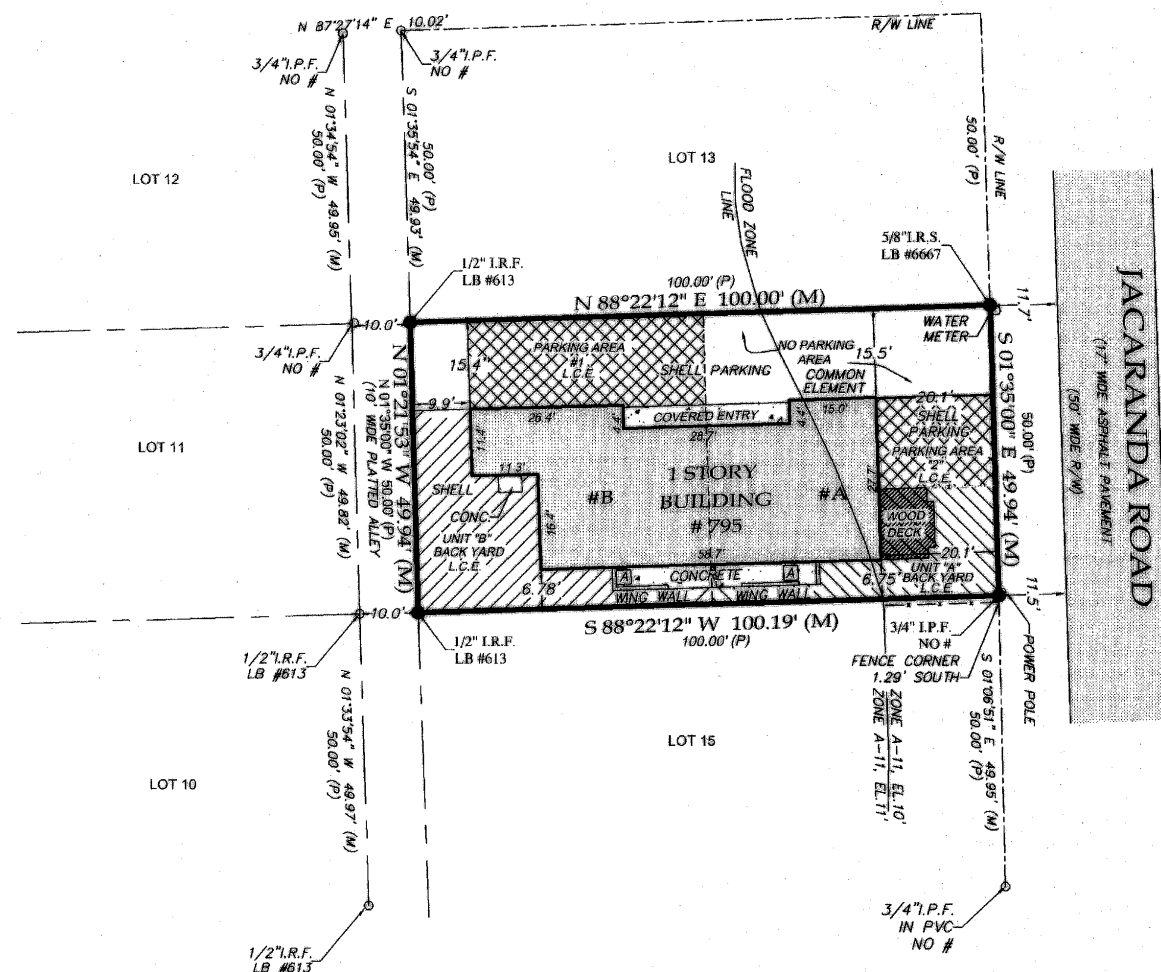
1. A BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION ON FEBRUARY 11, 2008, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH UNDER CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472, FLORIDA STATUTES.

2. THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN PASSAGE KEY CONDOMINIUM, AS SHOWN ARE SUBSTANTIALLY COMPLETE SO THAT THESE MATERIALS COMPRISING EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF PASSAGE KEY CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT IDENTIFIED HEREON CAN BE DETERMINED FROM THESE MATERIALS.

3. AND FURTHER, THAT ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES, AND ACCESS TO THE UNITS IDENTIFIED HEREIN AND COMMON ELEMENT FACILITIES-SERVICES THE HEREIN IDENTIFIED BUILDINGS HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE OF CERTIFICATION: 5-15-08

BY: *James L. Clements*
JAMES L. CLEMENTS, P.S.M. #4091
LICENSE BUSINESS NO. 8667



LEGEND

■	CMF (CONCRETE MONUMENT FOUND) SIZE AND NUMBER DENOTED.	U	UNIT
■	CMS (4x4 CONCRETE MONUMENT LB#6667 SET)	U/C	ELEVATED AIR CONDITIONER PAD
●	IPF (IRON PIPE) FOUND SIZE AND NUMBER DENOTED	CE	COMMON ELEMENT
●	IRF (IRON ROD) FOUND SIZE AND NUMBER DENOTED	L.C.E.	LIMITED COMMON ELEMENT
○	5/8" IRON ROD WITH PLASTIC CAP STAMPED LB#6667 SET	B.F.E.	BASE FLOOD ELEVATION
▲	MAIL & DISK SET (NUMBER DENOTED)	CL	CEILING
▲	MAIL & DISK SET (NUMBER DENOTED)	HT.	HEIGHT
△	NON-RADIAL LINE	EL	ELEVATOR
R/W	RIGHT OF WAY	PRM	PERMANENT REFERENCE MONUMENT
(R)	RADIAL LINE	PCP	PERMANENT CONTROL POINT
(R)	NON-RADIAL LINE	CONC.	CONCRETE
(P)	PLAT DATA	O.R.	OFFICIAL RECORDS BOOK
(D)	DEED DATA	PG	PAGE
(F)	FIELD DATA	EP	EDGE OF PAVEMENT
(C)	CALCULATED DATA	BC	BACK OF CURB
PGB	POINT OF BEGINNING	F.A.	FLOWLINE
BM	BENCHMARK	C/L	CENTERLINE
⊙	RAILROAD SPIKE FOUND	ACU	AIR CONDITIONER UNIT
TBM	TEMPORARY BENCHMARK		
⊙	EXISTING ELEVATION		

**BOUNDARY SURVEY
PLOT PLAN**
CLEMENTS SURVEYING, INC.
509 8th Avenue West
SUITE 140
PALMETTO, Florida 34221
Phone: 729-6690
Fax: 729-7580

