275856

VILLA D ' ESTE SECTION B , A CONDOMINIUM

CITY OF VENICE

SEC. 9 , TWP. 39-S. , RGE. 19-E

SARASOTA COUNTY , FLORIDA

NOTES

1. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN .
3. 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 .
4. ALL UNIT ANGLES ARE RIGHT ANGLES UNLESS OTHERWISE INDICATED.
5. EXCEPT FOR UNITS AND SUBJECT TO THE DESIGNATED LIMITED COMMON ELEMENTS , ALL PROPERTY AND IMPROVEMENTS APPEARING HEREON ARE COMMON ELEMENTS .
6. UNIT BOUNDARIES
   EACH UNIT SHALL INCLUDE THAT PART OF THE UNIT , WHICH BOUNDARIES ARE AS FOLLOWS :

   UPPER AND LOWER BOUNDARIES
   THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO AN INTERSECTION WITH THE PERIMETRICAL BOUNDARIES :

   UPPER BOUNDARY SHALL BE THE HORIZONTAL PLANE OF THE UNDECORATED , FINISHED CEILING.

   LOWER BOUNDARY SHALL BE THE HORIZONTAL PLANE OF THE UNDECORATED, FINISHED FLOOR.

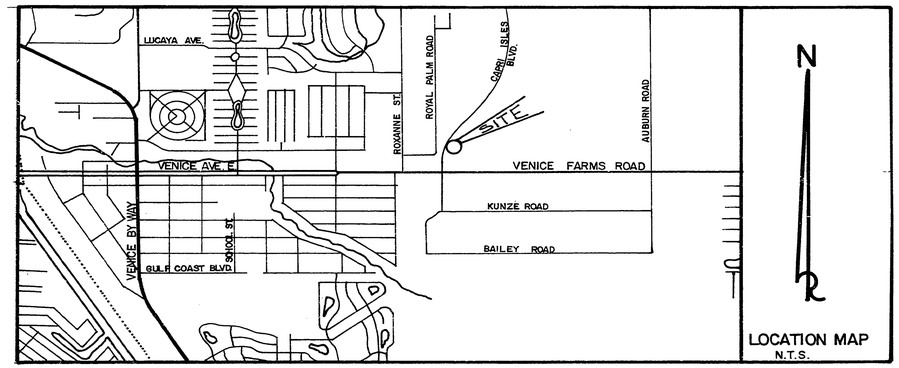
   PERIMETRICAL BOUNDARIES

   THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANE OF THE UNDECORATED AND /OR UNFINISHED INNER SURFACES OF THE WALLS BOUNDING THE UNIT, EXTENDED TO INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

   BOUNDARIES - FURTHER DEFINED
   THE BOUNDARIES OF THE UNIT SHALL NOT INCLUDE ALL OF THOSE SPACES AND IMPROVEMENTS LYING WITHIN THE UNDECORATED AND/OR UNFINISHED INNER SURFACES OF THE PERIMETER WALLS AND THOSE SURFACES ABOVE THE UNDECORATED FINISHED CEILINGS OF EACH UNIT, AND THOSE SURFACES BELOW THE UNDECORATED FINISHED FLOOR OF EACH UNIT , AND FURTHER , SHALL NOT INCLUDE THOSE SPACES AND IMPROVEMENTS LYING WITHIN THE UNDECORATED AND/ OR UNFINISHED INNER SURFACES OF ALL INTERIOR BEARING WALLS AND/OR BEARING PARTITIONS, AND FURTHER, SHALL EXCLUDE ALL PIPES, DUCTS , WIRES, CONDUITS AND OTHER UTILITIES RUNNING THROUGH ANY INTERIOR WALL OR PARTITION FOR THE FURNISHING OF UTILITY SERVICES TO OTHER UNITS AND/OR FOR COMMON ELEMENTS .

   BALCONIES AND PATIOS

   A UNIT SHALL INCLUDE , AS INDICATED ON SHEET 3 OF 3 , A BALCONY AND/ OR PATIO. THE BOUNDARIES OF THE BALCONY AND/OR PATIO SHALL BE AS FOLLOWS : ALL LOWER AND PERIMETRICAL BOUNDARIES SHALL BE THE SAME AS SET FORTH ABOVE ; HOWEVER , SHOULD A PERIMETRICAL BOUNDARY BE RAILING , THEN THE UNIT SHALL INCLUDE THE RAILING AND THE BOUNDARY SHALL BE THE EXTERIOR SURFACE OF THE RAILING. MAINTENANCE OF THE FINISHED FLOOR OF THE BALCONY AND/OR PATIO SHALL BE BORNE BY THE UNIT OWNER TO WHICH THE BALCONY AND/OR PATIO IS APPURTENANT. EACH BALCONY IS A PART OF THE UNIT WHICH IT ABUTS AND IS FOR THE EXCLUSIVE USE OF THE OWNERS OF THE ABUTTING UNIT, PROVIDED, HOWEVER, NO UNIT OWNER SHALL PAINT OR OTHERWISE DECORATE OR CHANGE THE APPEARANCE OF ANY PORTION OF THE CONDOMINIUM BUILDING AND/OR CONDOMINIUM PROPERTY.



DESCRIPTION

THAT PORTION OF BLOCK A , CAPRI ISLES SUBDIVISION , UNIT 3 , AS RECORDED IN PLAT BOOK 22 AT PAGES 8 THRU 8D OF THE PUBLIC RECORDS OF SARASOTA COUNTY , FLORIDA, DESCRIBED AS FOLLOWS :

COMMENCE AT THE NORTHWEST CORNER OF THE WEST 1/2 OF EAST 3/4 OF SECTION 9, TOWNSHIP 39S, RANGE 19 E ; THENCE S 0°37'37"E , 2711.07' ; THENCE N 89°22'23" E , 90.00' TO THE EAST R/W LINE OF CAPRI ISLES BLVD, WHICH ALSO IS THE P.C. OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 495.46' ; THENCE NORTHEASTERLY ALONG SAID CURVE 151.72' , HAVING A DELTA ANGLE OF 17°32'43" TO THE P.O.B. ; THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE 202.50' , HAVING A DELTA ANGLE OF 23°25'03", TO THE P.T. ; THENCE N 40°20'08"E , 310.00' ; THENCE S 48°04'10" E , 318.66' ; THENCE S 89° 34'18"W , 150.00' ; THENCE S 0°40'04"E , 25.00' ; THENCE S 89° 34'18" W , 175.00' ; THENCE S 0°40'04"E , 170.00' ; THENCE S 89° 19'56" W , 211.36' TO THE P.O.B. ; TOGETHER WITH THE EASEMENT AND RIGHT FOR THE USE OF ALL OF THE RECREATIONAL FACILITIES OF VILLA D'ESTE , SECTION A , A CONDOMINIUM, WHICH RECREATIONAL FACILITIES SHALL INCLUDE BY WAY OF ILLUSTRATION, BUT NOT BY LIMITATION, A SWIMMING POOL, BATHHOUSE AND TENNIS COURT AND AN EASEMENT OVER THE COMMON ELEMENTS OF VILLA D'ESTE, SECTION A , FOR THE PURPOSE OF INGRESS AND EGRESS TO THE AFORESAID RECREATIONAL FACILITIES , WHICH EASEMENTS ARE SET FORTH IN THE DECLARATION OF CONDOMINIUM OF VILLA D'ESTE , SECTION A , A CONDOMINIUM, RECORDED IN OFFICIAL RECORD BOOK 1057, PAGE 1362 , ET SEQ. OF THE PUBLIC RECORDS OF SARASOTA COUNTY , FLORIDA , AS MODIFIED BY AGREEMENT BETWEEN VILLA D'ESTE ASSOCIATION AND VILLA D'ESTE SECTION B CONDOMINIUM ASSOCIATION, INC. , RECORDED IN OFFICIAL RECORD BOOK 1564 , PAGE 647 OF SAID RECORDS .

SECTION "B" CONTAINING 1.8691 ACRES MORE OR LESS .

BEING AND LYING IN SECTION 9, TOWNSHIP 39S , RANGE 19E SARASOTA COUNTY , FLORIDA .

CERTIFICATE OF SURVEYOR

WE HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS PREPARED UNDER OUR DIRECT SUPERVISION, THAT IT IS A TRUE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED HEREON, THAT IT IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARD FOR LAND SURVEYING IN THE STATE OF FLORIDA ", CHAPTER 21 HH-6 , FLORIDA ADMINISTRATIVE CODE , EFFECTIVE SEPTEMBER 1 , 1981 .

7-2-82
DATE OF SURVEY

J.V. MOSBY , REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 858

CERTIFICATE OF SURVEYOR

I , THE UNDERSIGNED REGISTERED LAND SURVEYOR , DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIALS, 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 , LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

4-27-83
DATE OF PLAT.

J.V. MOSBY REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 858

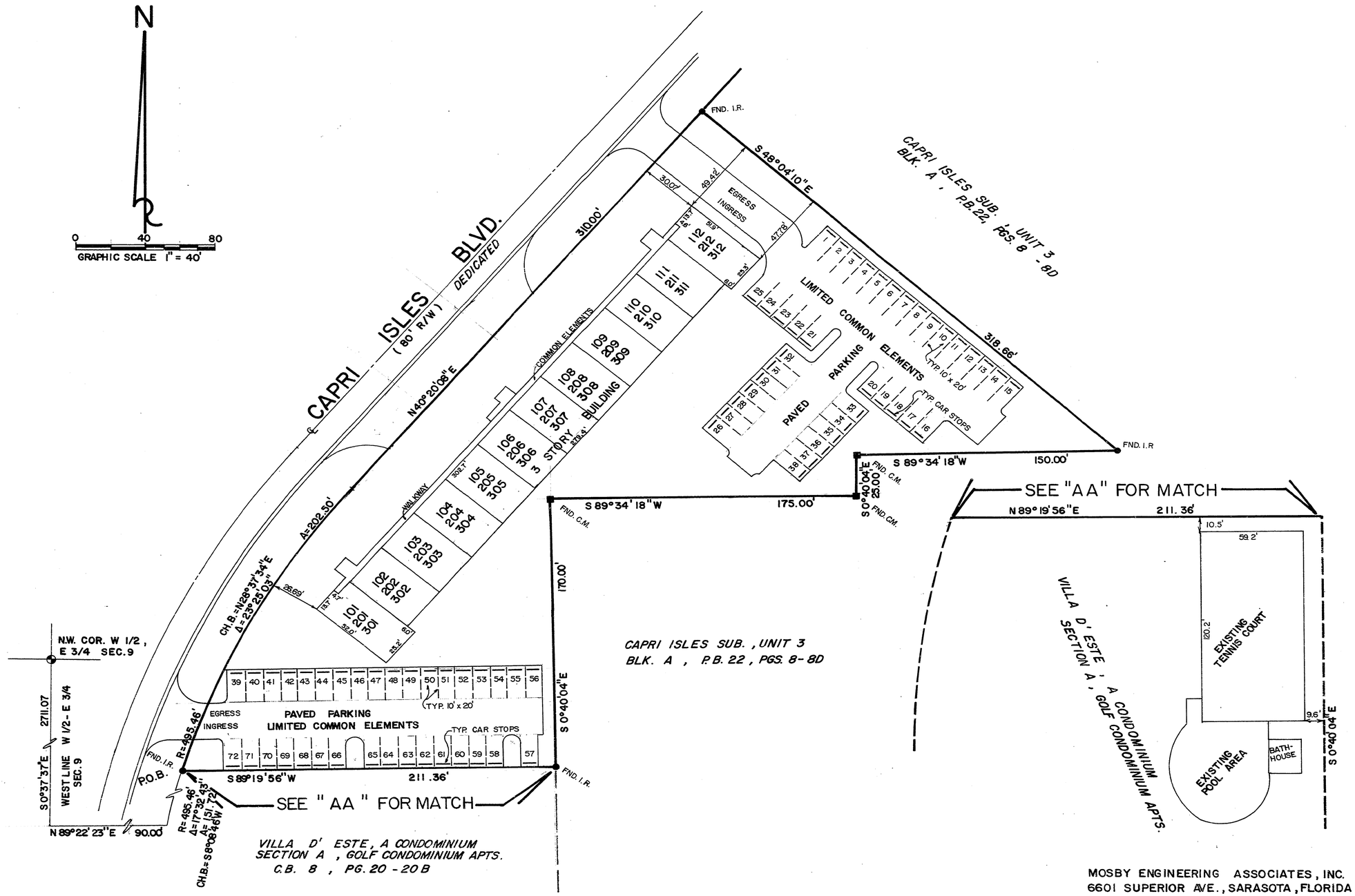
MOSBY ENGINEERING ASSOCIATES , INC.
6601 SUPERIOR AVE., SARASOTA , FLORIDA

VILLA D' ESTE SECTION B, A CONDOMINIUM

CITY OF VENICE

SEC. 9, TWP. 39-S., RGE. 19-E

SARASOTA COUNTY, FLORIDA



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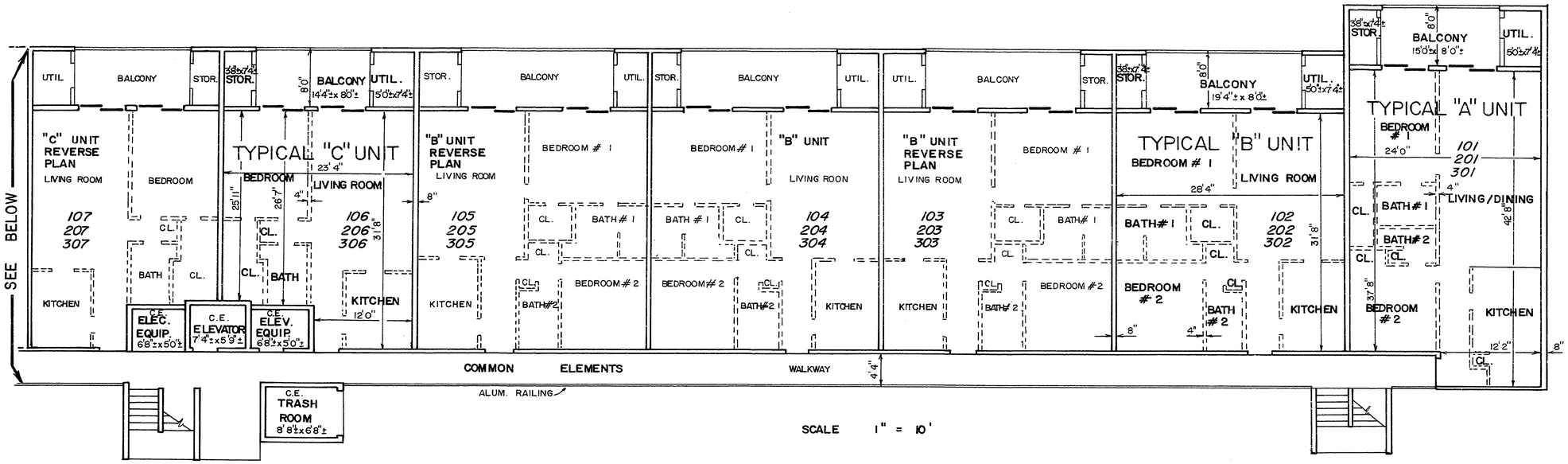
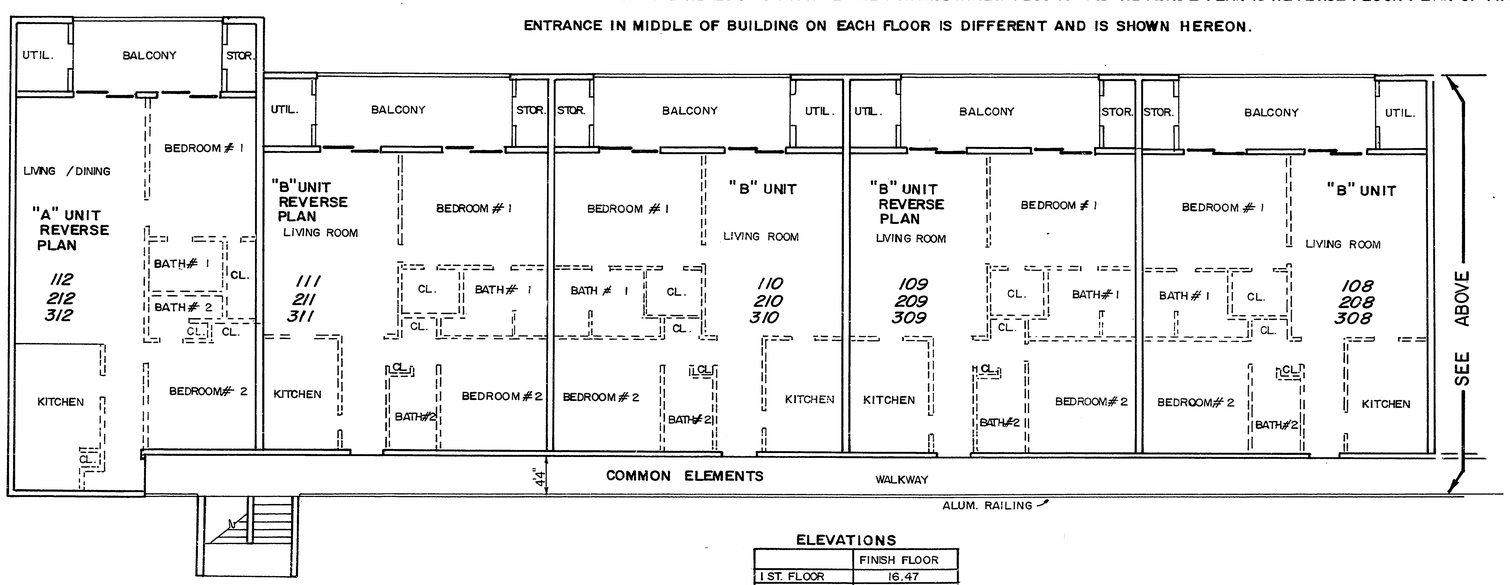


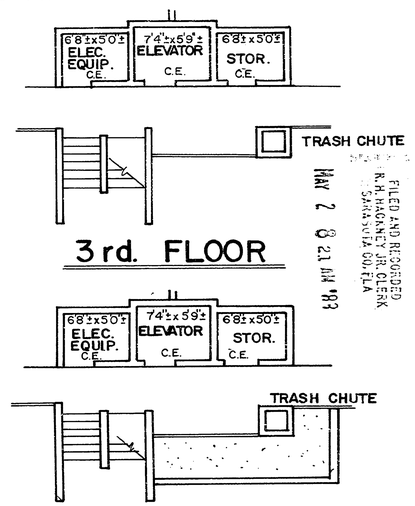
TYPICAL UNITS & FLOOR PLANS FOR 1st., 2nd. & 3rd. FLOORS

NOTES: INTERIOR PARTITIONS ARE INFORMATIONAL ONLY AND DO NOT REPRESENT CONSTRUCTED IMPROVEMENTS. WERE TAKEN FROM ARCHITECTURAL PLANS OVERALL BOUNDARY DIMENSIONS ONLY ARE CERTIFIED.

THE UNITS DEPICTED HEREON AS TYPICAL ARE FOR ALL THREE FLOORS AND REVERSE PLAN IS REVERSE FLOOR PLAN OF TYPICAL UNIT.

ENTRANCE IN MIDDLE OF BUILDING ON EACH FLOOR IS DIFFERENT AND IS SHOWN HEREON.





ELEVATIONS

	FINISH FLOOR
1 ST. FLOOR	16.47
2 ND. FLOOR	25.23
3 RD. FLOOR	33.99

FILED AND RECORDED
R.H. HAGANEY JR. CLERK
SARASOTA CO. FLA
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