

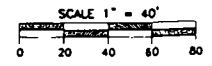
THE WATERFRONT ON VENICE ISLAND

BUILDING "C"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK **40** PAGE **444**
SHEET **1** OF **6** SHEETS
EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM IN
D.R.I. OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA

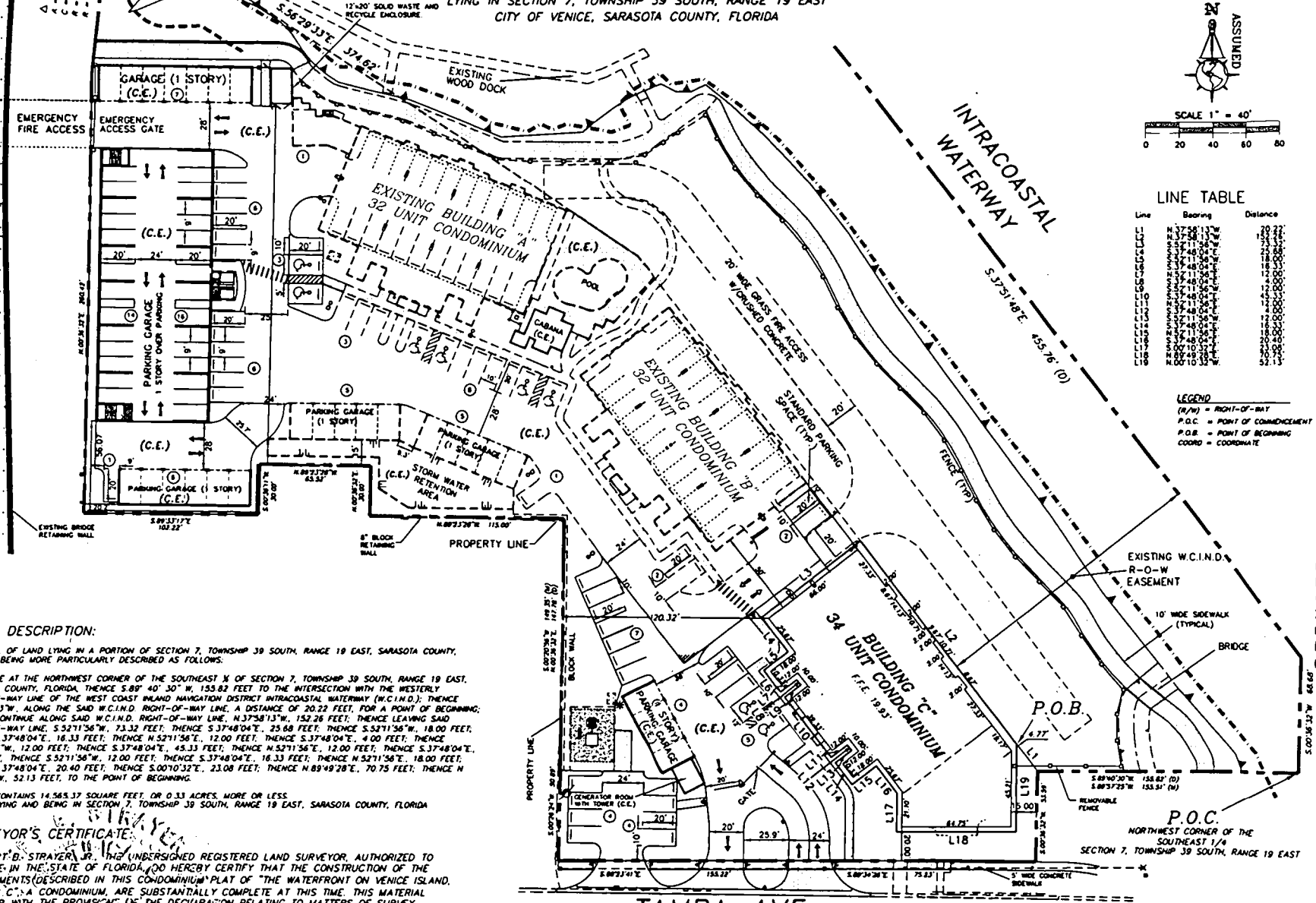


LINE TABLE

Line	Bearing	Distance
1	N 17° 28' 15" E	20.22
2	S 89° 49' 28" W	15.52
3	N 37° 58' 13" W	20.22
4	S 52° 11' 56" W	73.32
5	S 37° 48' 04" E	25.68
6	S 52° 11' 56" W	18.00
7	S 37° 48' 04" E	16.33
8	N 52° 11' 56" E	12.00
9	S 37° 48' 04" E	45.33
10	N 52° 11' 56" E	12.00
11	S 37° 48' 04" E	12.00
12	S 37° 48' 04" E	45.33
13	N 52° 11' 56" E	12.00
14	S 37° 48' 04" E	12.00
15	S 37° 48' 04" E	20.40
16	S 00° 10' 32" E	23.08
17	N 89° 49' 28" E	70.75
18	N 00° 10' 32" W	52.13
19	N 00° 10' 32" W	52.13

LEGEND
 (R/W) = RIGHT-OF-WAY
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 COORD. = COORDINATE

BRIDGE
U.S. 41



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, THENCE S.89° 40' 30" W, 155.82 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE WEST COAST INLAND NAVIGATION DISTRICT INTRACOASTAL WATERWAY (W.C.I.N.D.); THENCE N.37°58'13"W, ALONG THE SAID W.C.I.N.D. RIGHT-OF-WAY LINE, A DISTANCE OF 20.22 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID W.C.I.N.D. RIGHT-OF-WAY LINE, N.37°58'13"W, 152.26 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S.52°11'56"W, 73.32 FEET; THENCE S.37°48'04"E, 25.68 FEET; THENCE S.52°11'56"W, 18.00 FEET; THENCE S.37°48'04"E, 16.33 FEET; THENCE N.52°11'56"E, 12.00 FEET; THENCE S.37°48'04"E, 4.00 FEET; THENCE S.52°11'56"W, 12.00 FEET; THENCE S.37°48'04"E, 45.33 FEET; THENCE N.52°11'56"E, 12.00 FEET; THENCE S.37°48'04"E, 4.00 FEET; THENCE S.52°11'56"W, 12.00 FEET; THENCE S.37°48'04"E, 16.33 FEET; THENCE N.52°11'56"E, 18.00 FEET; THENCE S.37°48'04"E, 20.40 FEET; THENCE S.00°10'32"E, 23.08 FEET; THENCE N.89°49'28"E, 70.75 FEET; THENCE N.00°10'32"W, 52.13 FEET, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 14,563.37 SQUARE FEET, OR 0.33 ACRES, MORE OR LESS.
 PARCEL LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I, ROBERT B. STRAYER, JR., THE UNDERSIGNED REGISTERED LAND SURVEYOR, AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN THIS CONDOMINIUM PLAN OF "THE WATERFRONT ON VENICE ISLAND, BUILDING C," A CONDOMINIUM, ARE SUBSTANTIALLY COMPLETE AT THIS TIME. THIS MATERIAL TOGETHER WITH THE PROVISIONS OF THE DECLARATION RELATING TO MATTERS OF SURVEY DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE PROPOSED IMPROVEMENTS AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

Robert B. Strayer, Jr.
 ROBERT B. STRAYER, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA SURVEYOR & MAPPER REG. NO. 5027
 DATE 10/16/17

SURVEYOR'S NOTES:

COMMON ELEMENTS (C.E.) CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.
 LIMITED COMMON ELEMENTS (L.C.E.) CONSIST OF GROUND FLOOR PARKING SPACES, AND TERRACES.
 BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT-OF-WAY LINE OF THE WEST COAST INLAND NAVIGATION DISTRICT FOR THE INTRACOASTAL WATERWAY, AS BEING N.37°58'13"W.

Strayer Surveying & Mapping, Inc.

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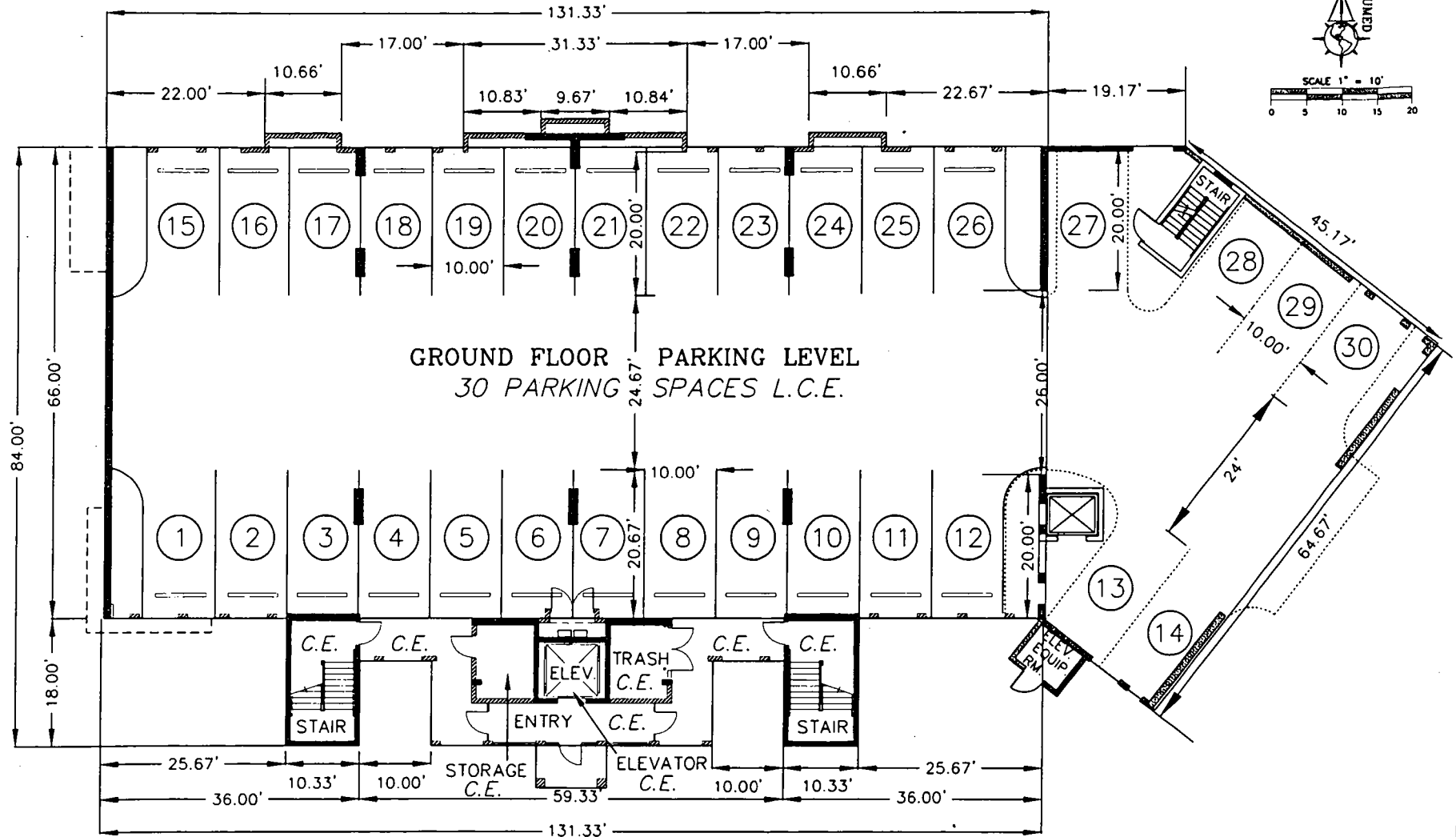
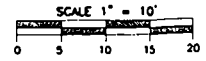
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THE WATERFRONT ON VENICE ISLAND BUILDING "C"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



GROUND FLOOR PARKING LEVEL
30 PARKING SPACES L.C.E.

UNIT BOUNDARIES:
EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

(A) **UPPER AND LOWER BOUNDARIES:** THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES:
 (1) **UPPER BOUNDARIES:** THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING.
 (2) **LOWER BOUNDARIES:** THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.

(B) **PERIMETRICAL BOUNDARIES:** THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

(C) **APERTURES:** WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, THE BOUNDARIES OF THE UNIT EXTEND TO THE INTERIOR SURFACE OF ALL WINDOWS (WHICH TERM DOES NOT INCLUDE SLIDING GLASS DOORS BUT DOES INCLUDE GLASS CURTAIN WALLS) AND EXTEND TO THE EXTERIOR SURFACE OF SLIDING GLASS DOORS AND UNFINISHED EXTERIOR SURFACES OF EXTERIOR DOORS. THE FRAMEWORK FOR WINDOWS (AGAIN NOT INCLUDING FRAMEWORK FOR SLIDING GLASS DOORS) SHALL NOT BE INCLUDED IN THE BOUNDARIES OF THE UNIT AND SHALL BE COMMON ELEMENTS.

- (D) **UTILITY EQUIPMENT AND CONDUITS:** THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FITURES LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PLUMBING AND ELECTRICAL AND OTHER UTILITY LINES WITHIN THE COMMON ELEMENTS WHICH SERVE THE UNIT ONLY. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDUITS, EQUIPMENT, FITURES, PIPES, WIRES, AIR PASSAGEWAYS, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OF THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.
- (E) **AIR CONDITIONING/HEATING:** ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH SERVES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.
- (F) **APPLIANCES:** THE UNIT OWNER SHALL OWN ANY ELECTRIC DOORBELLS/HANDCOPS, HOT WATER HEATERS, REFRIGERATORS, DISHWASHERS, ELECTRIC GARAGE DOOR OPENERS, CANOE DOORS, AND OTHER APPLIANCES WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE UNIT OR THE LIMITED COMMON ELEMENTS.
- (G) **FIXTURES:** THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.
- (H) **EXCEPTIONS:** IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OR AMBIGUITY, THE SURVEY OF THE UNITS SET FORTH AS EXHIBIT "S" HERETO SHALL CONTROL IN DETERMINING THE BOUNDARIES OF A UNIT, EXCEPT THAT THE PROVISIONS OF SECTION 3.1(C) ABOVE SHALL CONTROL UNLESS SPECIFICALLY DEPICTED OTHERWISE ON SUCH SURVEY.
- (I) **LIMITED COMMON ELEMENTS:** GROUND FLOOR PARKING SPACES AND TERRACES ARE LIMITED COMMON ELEMENTS.

LEGEND:
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

SURVEYOR'S NOTES:
COMMON ELEMENTS (C.E.) CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.
LIMITED COMMON ELEMENTS (L.C.E.) CONSIST OF GROUND FLOOR PARKING SPACES, AND TERRACES.

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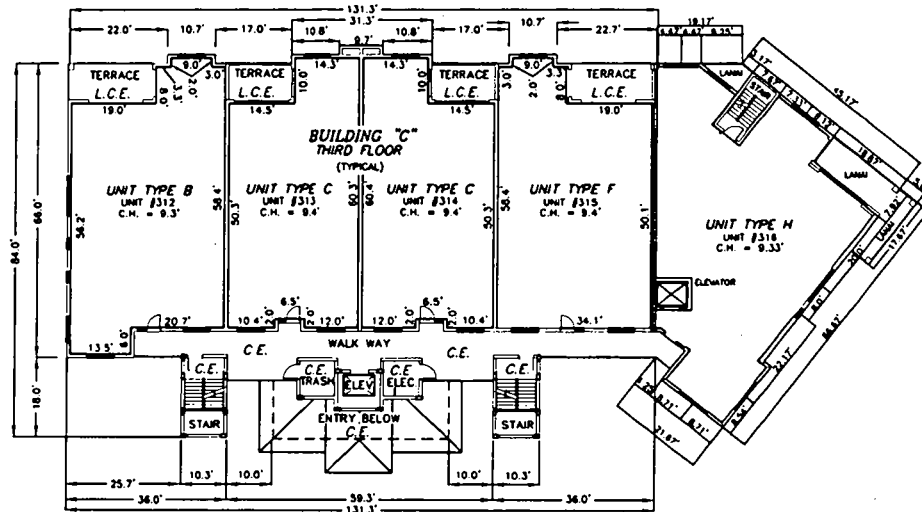
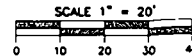
THE WATERFRONT ON VENICE ISLAND

BUILDING "C"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK 40 PAGE 448
SHEET 3 OF 6 SHEETS



NOTE: All unit dimensions are subject to slight variances which may occur during construction

LEGEND:

L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
C.M. = CEILING HEIGHT

SURVEYOR'S NOTES:

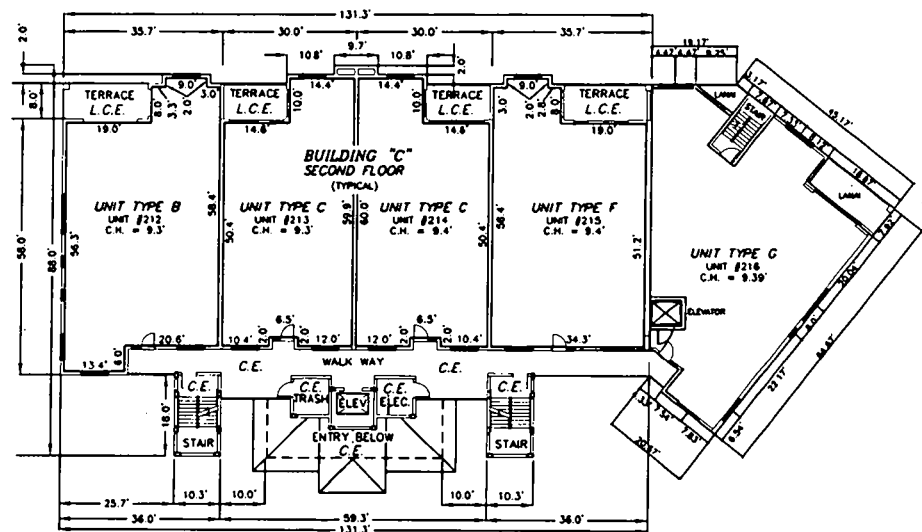
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UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

- (A) **UPPER AND LOWER BOUNDARIES:** THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.
 - (1) **UPPER BOUNDARIES:** THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING.
 - (2) **LOWER BOUNDARIES:** THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.
- (B) **PERIMETRICAL BOUNDARIES:** THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.
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- (D) **UTILITY EQUIPMENT AND CONDUITS:** THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FIXTURES LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PLUMBING AND ELECTRICAL AND OTHER UTILITY LINES WITHIN THE COMMON ELEMENTS WHICH SERVE THE UNIT ONLY. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDUITS, EQUIPMENT, FIXTURES, PIPES, WIRES, AIR PASSAGEWAYS, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OR THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.
- (E) **AIR CONDITIONING/HEATING:** ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH SERVICES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.
- (F) **APPLIANCES:** THE UNIT OWNER SHALL OWN ANY ELECTRIC DOORBELLS/KNOCKERS, HOT WATER HEATERS, REFRIGERATORS, DISHWASHERS, ELECTRIC GARAGE DOOR OPENERS, GARAGE DOORS, AND OTHER APPLIANCES WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE UNIT OR THE LIMITED COMMON ELEMENTS.
- (G) **FIXTURES:** THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.
- (H) **EXCEPTIONS:** IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OR AMBIGUITY, THE SURVEY OF THE UNITS SET FORTH AS EXHIBIT "A" HERETO SHALL CONTROL IN DETERMINING THE BOUNDARIES OF A UNIT EXCEPT THAT THE PROVISIONS OF SECTION 3.3(C) ABOVE SHALL CONTROL UNLESS SPECIFICALLY DENOTED OTHERWISE ON SUCH SURVEY.
- (I) **LIMITED COMMON ELEMENTS:** GROUND FLOOR PARKING SPACES, AND TERRACES ARE LIMITED COMMON ELEMENTS.



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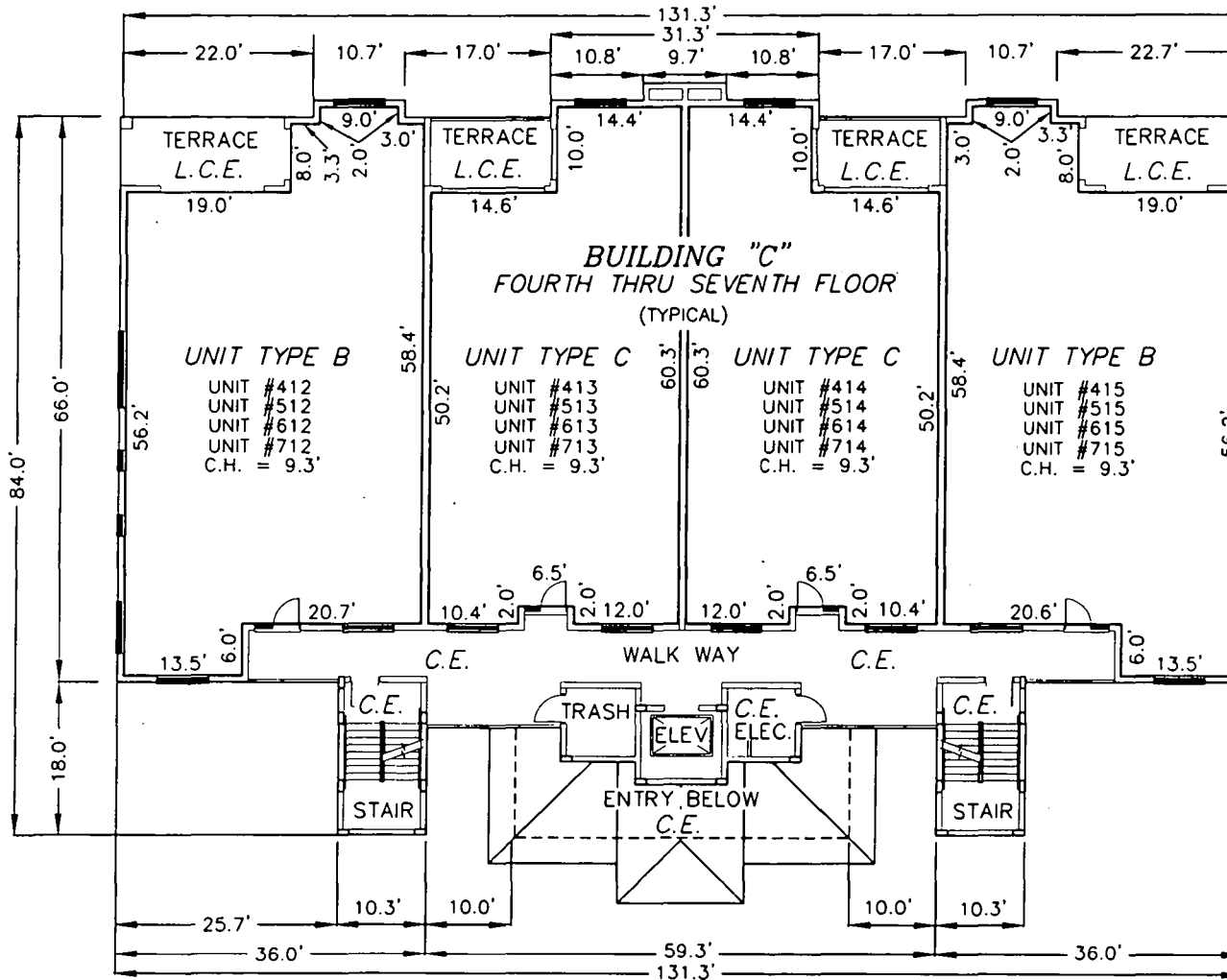
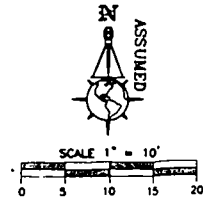
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THE WATERFRONT ON VENICE ISLAND

BUILDING "C"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



SURVEYOR'S NOTES:

COMMON ELEMENTS (C.E.) CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.

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NOTE: All unit dimensions are subject to slight variances which may occur during construction.

LEGEND:

L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
C.H. = CEILING HEIGHT

UNIT BOUNDARIES:

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(1) **UPPER BOUNDARIES.** THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING.

(2) **LOWER BOUNDARIES.** THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.

(B) **PERIMETRICAL BOUNDARIES.** THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

(C) **APERTURES.** WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, THE BOUNDARIES OF THE UNIT EXTEND TO THE INTERIOR SURFACE OF ALL WINDOWS (WHICH TERM DOES NOT INCLUDE SLIDING GLASS DOORS BUT DOES INCLUDE CLASS CURTAIN WALLS) AND EXTEND TO THE EXTERIOR SURFACE OF SLIDING GLASS DOORS AND UNFINISHED EXTERIOR SURFACES OF EXTERIOR DOORS. THE FRAMEWORK FOR WINDOWS (AGAIN NOT INCLUDING FRAMEWORK FOR SLIDING GLASS DOORS) SHALL NOT BE INCLUDED IN THE BOUNDARIES OF THE UNIT AND SHALL BE COMMON ELEMENTS.

(D) **UTILITY EQUIPMENT AND CONDUITS.** THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FIXTURES LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PLUMBING AND ELECTRICAL AND OTHER UTILITY LINES WITHIN THE COMMON ELEMENTS WHICH SERVE THE UNIT ONLY. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDUITS, EQUIPMENT, FIXTURES, PIPES, WIRES, AIR PASSAGEWAYS, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OF THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.

(E) **AIR CONDITIONING/HEATING.** ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH SERVES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.

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(G) **FIXTURES.** THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.

(H) **EXCEPTIONS.** IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OR AMBIGUITY, THE SURVEY OF THE UNITS SET FORTH AS EXHIBIT "2" HERETO SHALL CONTROL IN DETERMINING THE BOUNDARIES OF A UNIT, EXCEPT THAT THE PROVISIONS OF SECTION 3.1(C) ABOVE SHALL CONTROL UNLESS SPECIFICALLY DEPICTED OTHERWISE ON SUCH SURVEY.

(I) **LIMITED COMMON ELEMENTS.** GROUND FLOOR PARKING SPACES AND TERRACES ARE LIMITED COMMON ELEMENTS.

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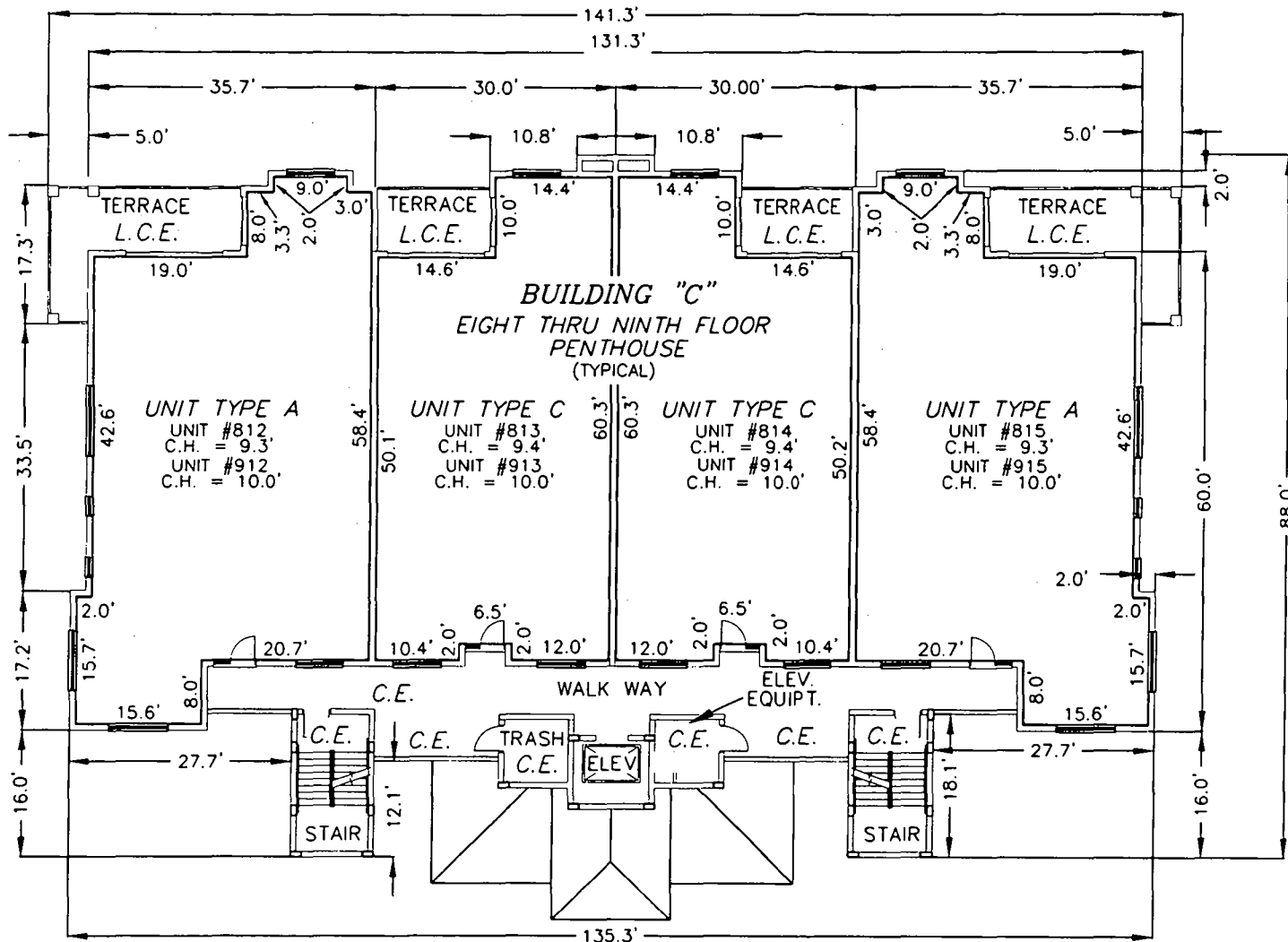
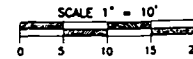
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CONDOMINIUM BOOK 40 PAGE 440
SHEET 5 OF 6 SHEETS



SURVEYOR'S NOTES:

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NOTE: All unit dimensions are subject to slight variances which may occur during construction.

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C.E. = COMMON ELEMENT
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- (B) **PERIMETRICAL BOUNDARIES.** THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.
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- (D) **UTILITY EQUIPMENT AND CONDUITS.** THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FIXTURES LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PLUMBING AND ELECTRICAL AND OTHER UTILITY LINES WITHIN THE COMMON ELEMENTS WHICH SERVE THE UNIT ONLY. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDUITS, EQUIPMENT, FIXTURES, PIPES, WIRES, AIR PASSAGEWAYS, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OR THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.
- (E) **AIR CONDITIONING/HEATING.** ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH SERVES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.
- (F) **APPLIANCES.** THE UNIT OWNER SHALL OWN ANY ELECTRIC DOORBELLS/HANDYERS, HOT WATER HEATERS, REFRIGERATORS, DISHWASHERS, ELECTRIC GARAGE DOOR OPENERS, GARAGE DOORS, AND OTHER APPLIANCES WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE UNIT OR THE LIMITED COMMON ELEMENTS.
- (G) **FIXTURES.** THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING, WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.
- (H) **EXCEPTIONS.** IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OR AMBIGUITY, THE SURVEY OF THE UNITS SET FORTH AS EXHIBIT "B" HERETO SHALL CONTROL IN DETERMINING THE BOUNDARIES OF A UNIT, EXCEPT THAT THE PROVISIONS OF SECTION 3.(C) ABOVE SHALL CONTROL UNLESS SPECIFICALLY DEPICTED OTHERWISE ON SUCH SURVEY.
- (I) **LIMITED COMMON ELEMENTS.** GROUND FLOOR PARKING SPACES AND TERRACES ARE LIMITED COMMON ELEMENTS.

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THE WATERFRONT ON VENICE ISLAND BUILDING "C"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



"NOT TO SCALE"

UNIT BOUNDARIES:

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

- (A) **UPPER AND LOWER BOUNDARIES.** THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES:
 - (1) **UPPER BOUNDARIES.** THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING.
 - (2) **LOWER BOUNDARIES.** THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.
- (B) **PERIMETRICAL BOUNDARIES.** THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.
- (C) **APERTURES.** WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, THE BOUNDARIES OF THE UNIT EXTEND TO THE INTERIOR SURFACE OF ALL WINDOWS (WHICH TERM DOES NOT INCLUDE SLIDING GLASS DOORS BUT DOES INCLUDE CLASS CURTAIN WALLS) AND EXTEND TO THE EXTERIOR SURFACE OF SLIDING GLASS DOORS AND UNFINISHED EXTERIOR SURFACES OF EXTERIOR DOORS. THE FRAMEWORK FOR WINDOWS (AGAIN NOT INCLUDING FRAMEWORK FOR SLIDING GLASS DOORS) SHALL NOT BE INCLUDED IN THE BOUNDARIES OF THE UNIT AND SHALL BE COMMON ELEMENTS.

- (D) **UTILITY EQUIPMENT AND CONDUITS.** THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FITURES LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PLUMBING AND ELECTRICAL AND OTHER UTILITY LINES WITHIN THE COMMON ELEMENTS WHICH SERVE THE UNIT ONLY. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDUITS, EQUIPMENT, FITURES, PIPES, WIRING, AIR PASSAGEWAYS, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OR THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.
- (E) **AIR CONDITIONING/HEATING.** ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH SERVICES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.
- (F) **APPLIANCES.** THE UNIT OWNER SHALL OWN ANY ELECTRIC DOORBELLS/HOOKERS, HOT WATER HEATERS, REFRIGERATORS, DISHWASHERS, ELECTRIC GARAGE DOOR OPENERS, GARAGE DOORS, AND OTHER APPLIANCES WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE UNIT OR THE LIMITED COMMON ELEMENTS.
- (G) **FIXTURES.** THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.
- (H) **EXCEPTIONS.** IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OR AMBIGUITY, THE SURVEY OF THE UNITS SET FORTH AS EXHIBIT "2" HERETO SHALL CONTROL. IN DETERMINING THE BOUNDARIES OF A UNIT, EXCEPT THAT THE PROVISIONS OF SECTION 3.1(C) ABOVE SHALL CONTROL UNLESS SPECIFICALLY DEPICTED OTHERWISE ON SUCH SURVEY.
- (I) **LIMITED COMMON ELEMENTS.** GROUND FLOOR PARKING SPACES, AND TERRACES ARE LIMITED COMMON ELEMENTS.

SURVEYOR'S NOTES:

COMMON ELEMENTS (C.E.) CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.

LIMITED COMMON ELEMENTS (L.C.E.) CONSIST OF GROUND FLOOR PARKING SPACES, AND TERRACES.

NOTE: All unit dimensions are subject to slight variances which may occur during construction.

Strayer Surveying & Mapping, Inc.

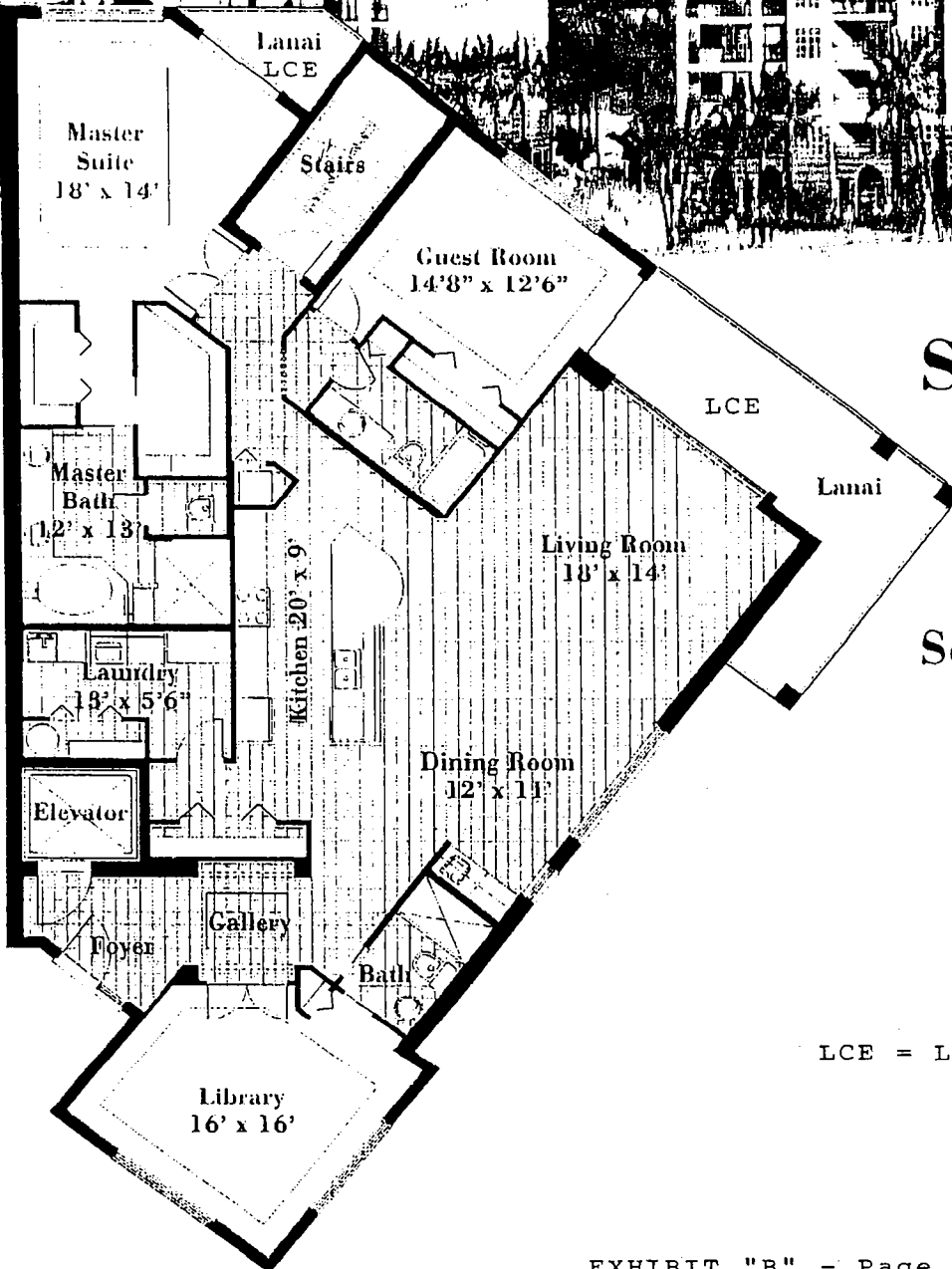
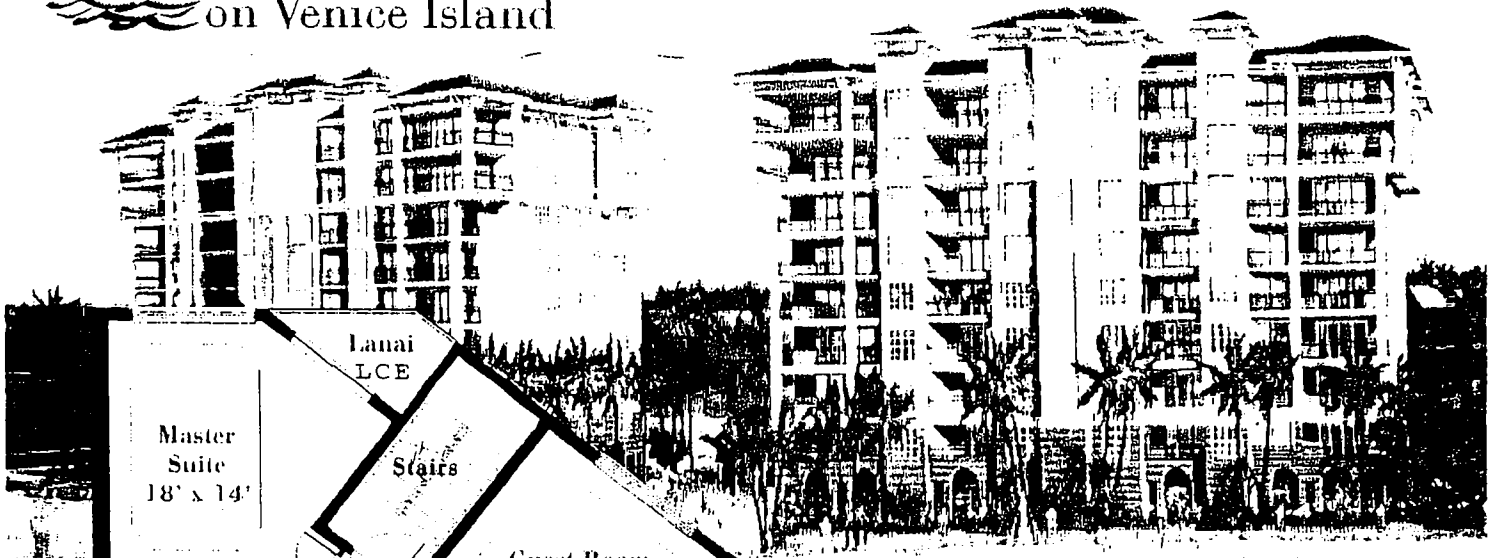


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The
Waterfront
 on Venice Island



St. Maarten

Building C

2 Bedroom
 3 Bath, Library

Square Foot Areas

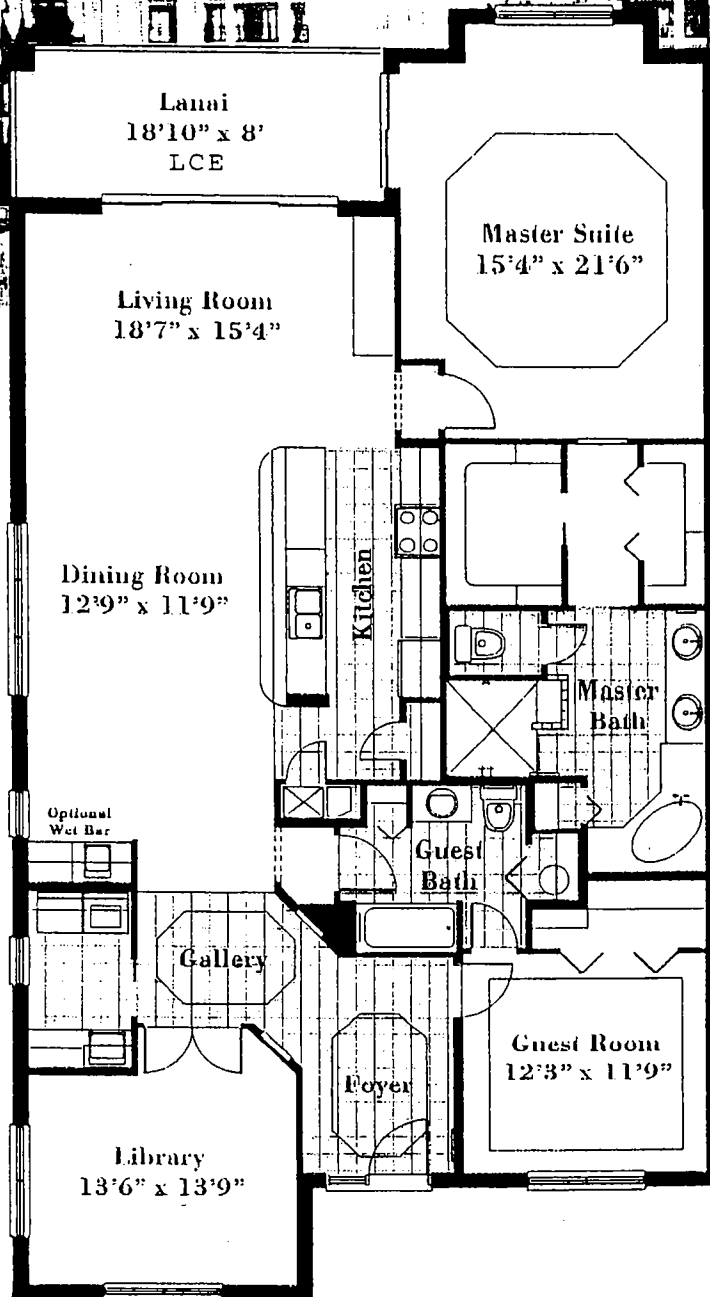
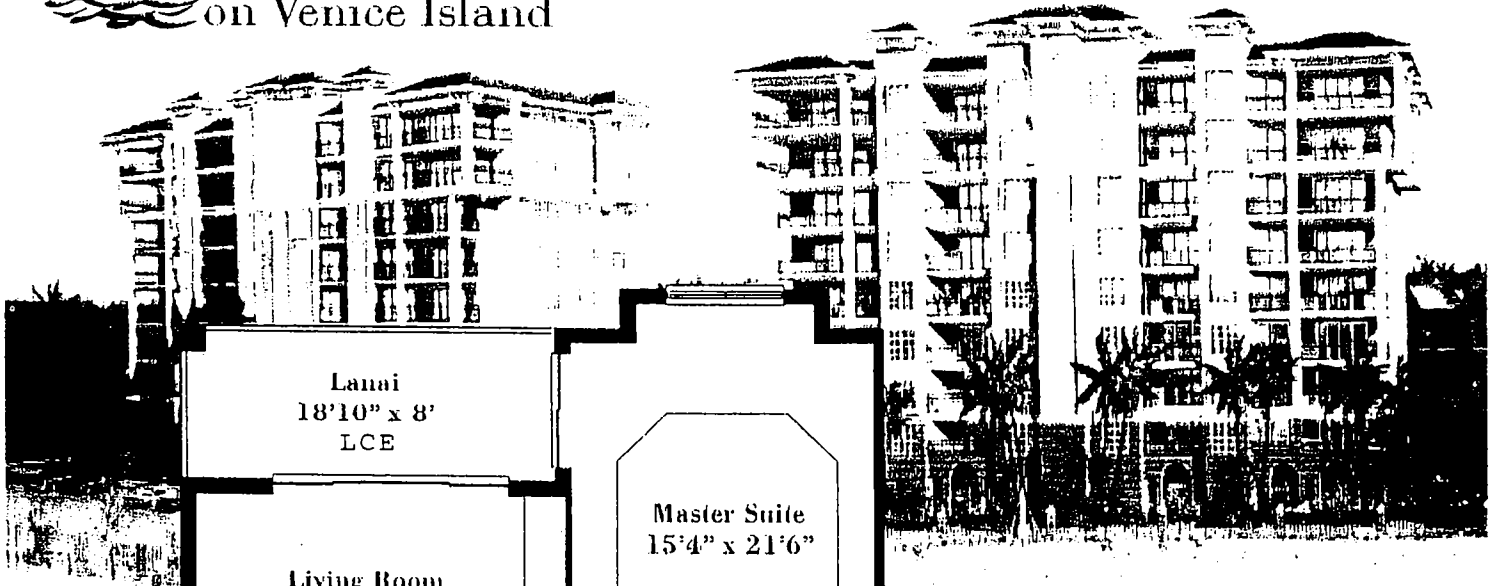
Living	2,275	
Lanai	247	LCE
Total	2,522	

Denotes Standard
 Floor Tile Areas



LCE = Limited Common Element

The
Waterfront
 on Venice Island



Antigua

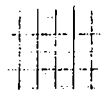
Buildings B and C

2 Bedroom
 2 Bath, Library

Square Foot Areas

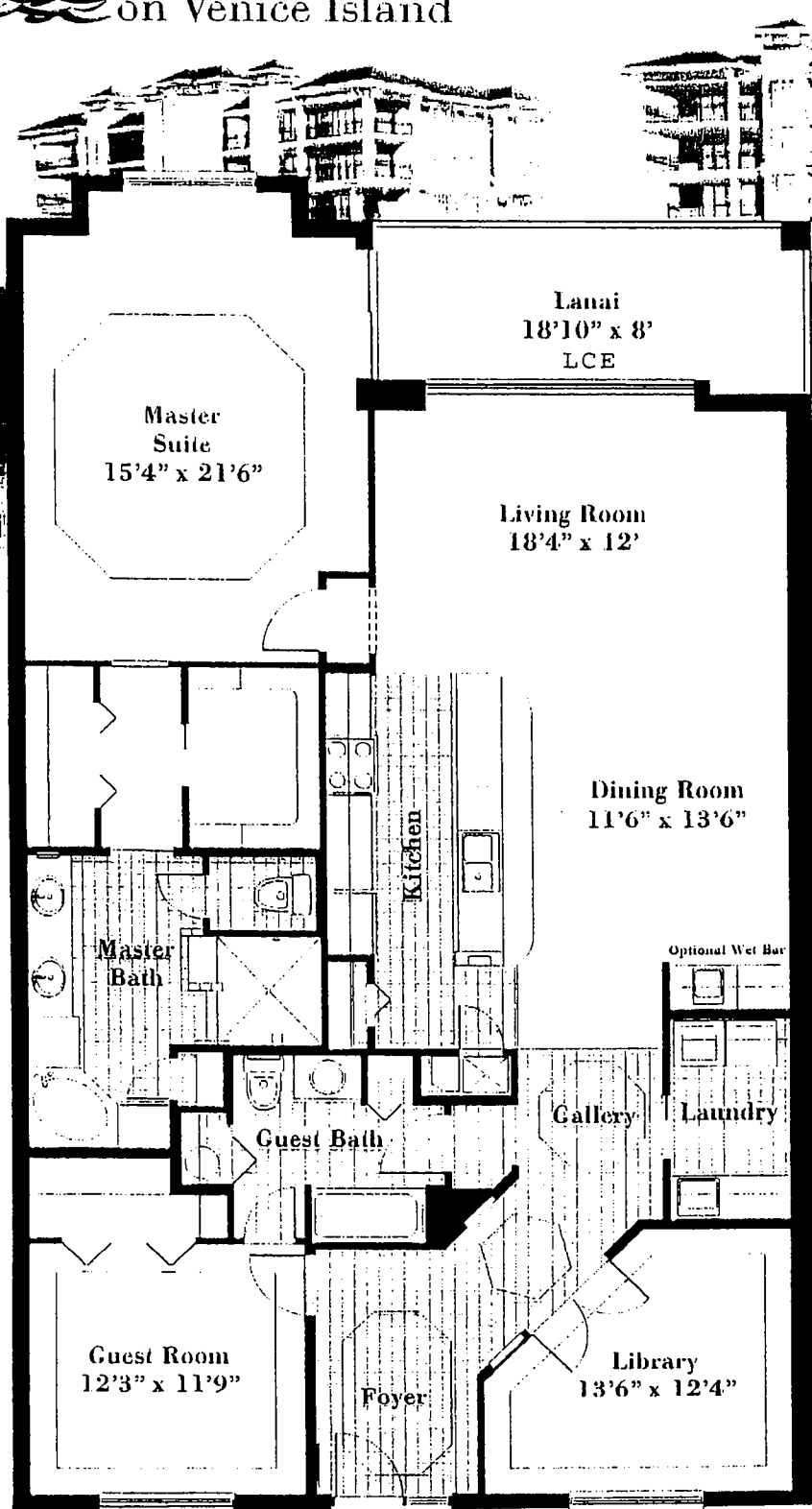
Living	2101	
Lanai	152	LCE
Total	2253	

Denotes Standard
 Floor Tile Areas



LCE = Limited Common Element

The
Waterfront
 on Venice Island



Antigua II

Building C
 Units 215 & 315

2 Bedroom
 2 Bath, Library

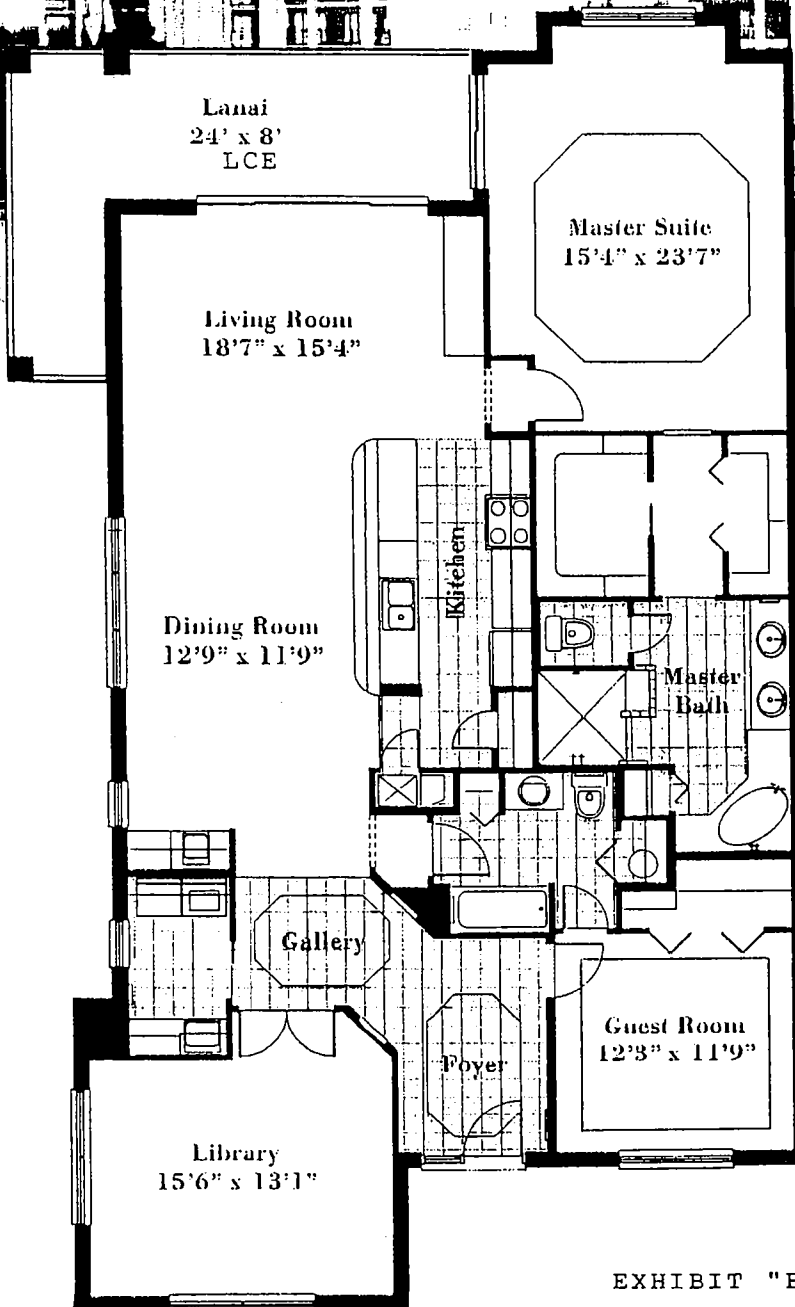
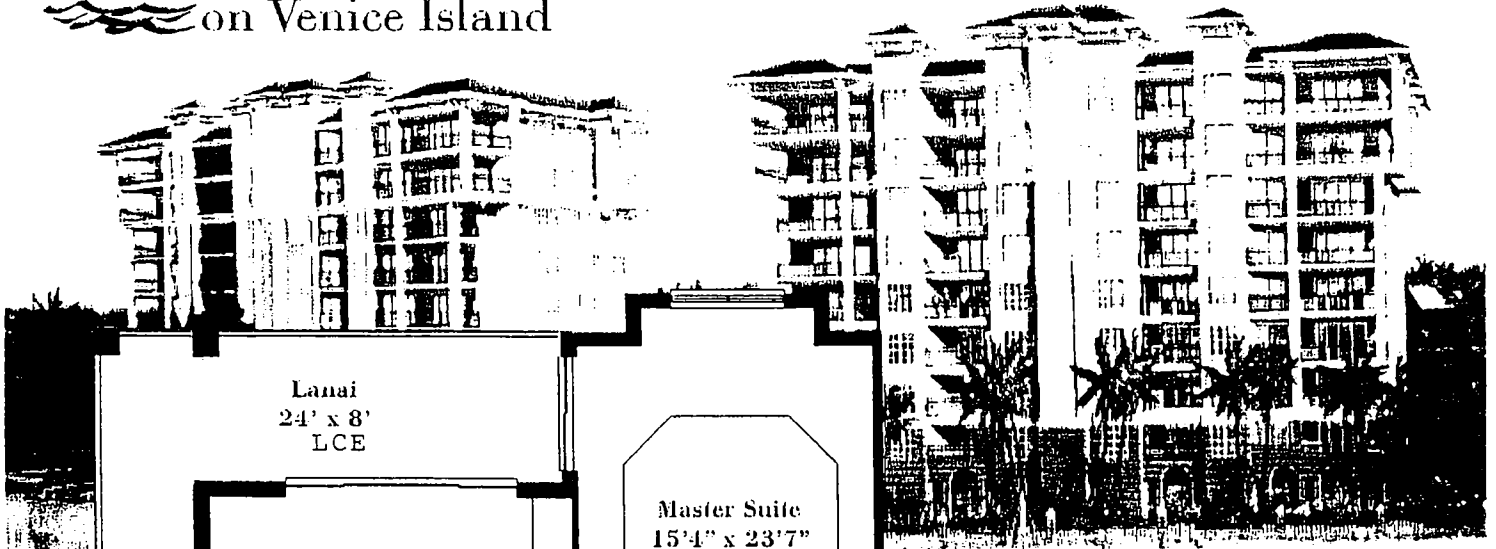
Square Foot Areas

Living	1984
Lanai	152 LCE
Total	2136

Denotes Standard
 Floor Tile Areas

LCE = Limited Common Element

The
Waterfront
 on Venice Island



Grand Cayman Penthouse

Buildings B and C
 2 Bedroom
 2 Bath, Library

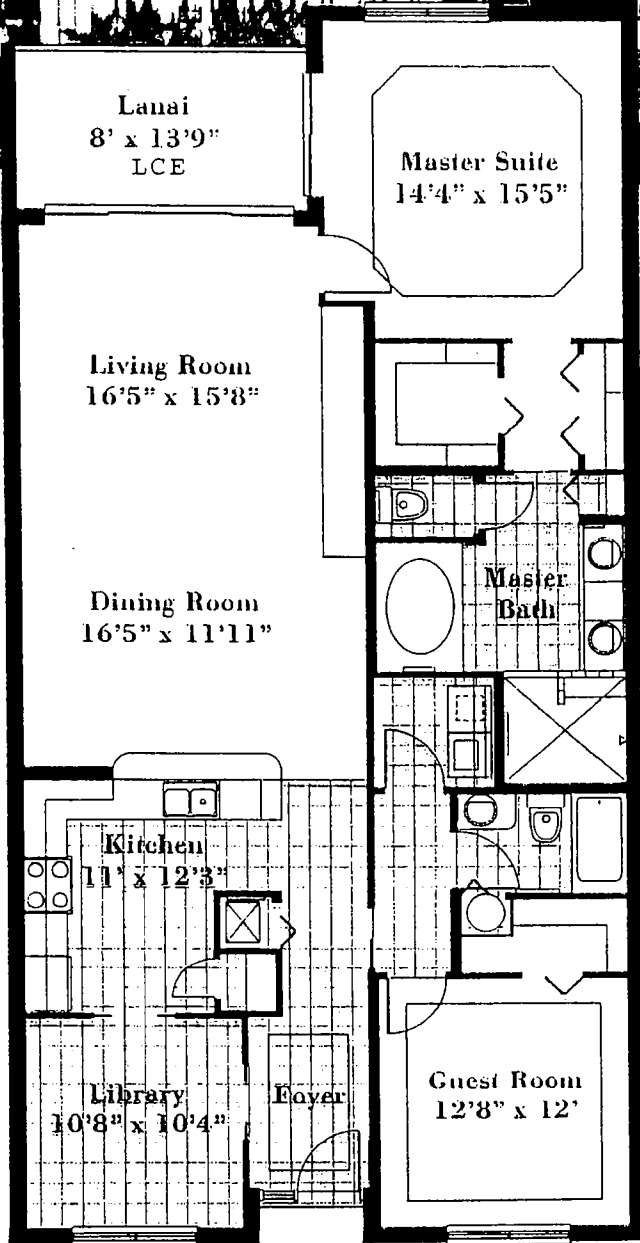
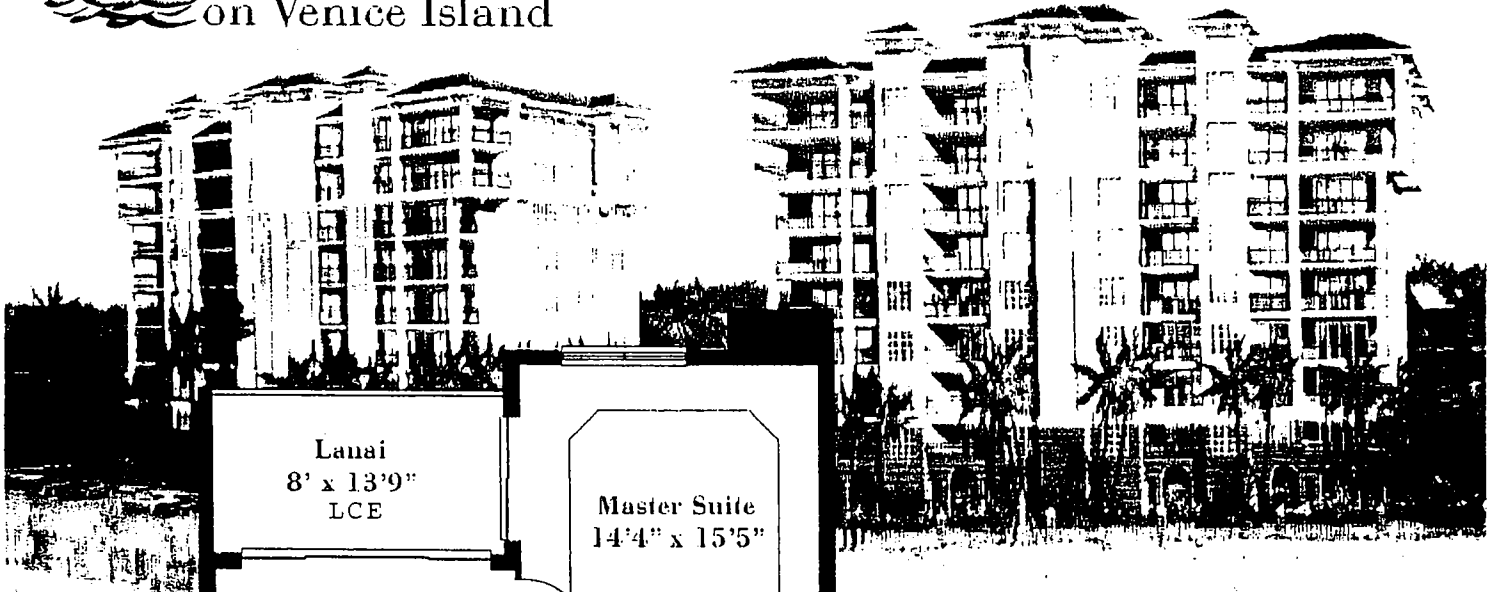
Square Foot Areas

Living	2165	
Lanai	239	LCE
Total	2404	

Denotes Standard
 Floor Tile Areas

LCE = Limited Common Element

The
Waterfront
 on Venice Island



Montego

Buildings B and C

2 Bedroom
 2 Bath, Library

Square Foot Areas

Living	1705	
Lanai	116	LCE
Total	1821	

Denotes Standard
 Floor Tile Areas

LCE = Limited Common Element