

ELLENTON INDUSTRIAL PARK

A CONDOMINIUM

OF
UNIT 1, ELLENTON INDUSTRIAL LAND CONDOMINIUM
ACCORDING TO THE DECLARATION OF CONDOMINIUM
RECORDED IN OFFICIAL RECORDS BOOK 2054
COMMENCING AT PAGE 5816, AND AS PER
PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 34, PAGES 28-30
OF THE PUBLIC RECORDS OF
MANATEE COUNTY, FLORIDA
LYING AND BEING IN
SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST
UNIT 2
ELLENTON INDUSTRIAL LAND CONDOMINIUM
CONDO BOOK 34, PAGES 28-30

0 30 60 90

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS
DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE
SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC
OR DIGITAL FORM OF THE PLAT. THERE MAY BE
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED
ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY."

LINE	BEARING	DISTANCE
L1	N 37°56'10" W	15.25'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	13.34'	13.10'	N 18°49'16" W	38°13'48"
C2	20.00'	18.07'	17.46'	N 63°49'16" W	51°46'12"
C3	10.00'	15.71'	14.14'	S 45°17'38" W	90°00'00"

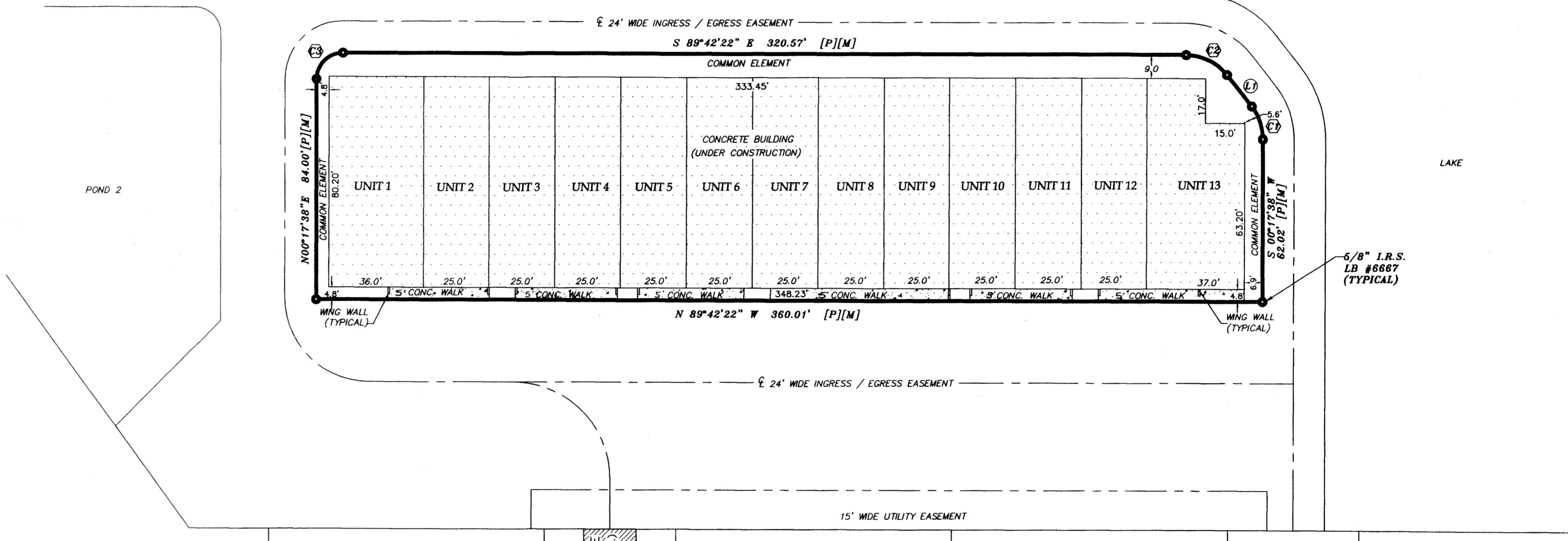
CONDOMINIUM BOOK 36 PAGE 159

SHEET 1 OF 2

EXHIBIT "A"

NOTE:

1. BEARINGS ARE BASED ON THE SOUTH BOUNDARY LINE OF ELLENTON INDUSTRIAL PARK CONDOMINIUM BEING N89°42'22" W PER PLAT.
2. THE COMMON ELEMENTS INCLUDE THE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED WITHIN UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
3. SUBJECT TO ALL PROVISIONS OF THE CONDOMINIUM DECLARATION.
4. SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "B" AND "A3", B.F.E. 19.0' AS PER F.I.R.M. PANEL NO. 120153 0341 B, DATED DATED 3-15-84.
5. BOUNDARY SURVEY PERFORMED OCTOBER 26, 2006.



LEGEND

- C.M.F. (CONCRETE MONUMENT FOUND) SIZE AND NUMBER DENOTED.
- ☒ PERMANENT REFERENCE MONUMENT (P.R.M.) SET, NUMBER 4091 (4" SQUARE CONCRETE MONUMENT)
- I.P.F. (IRON PIPE) FOUND SIZE AND NUMBER DENOTED
- I.R.F. (IRON ROD) FOUND SIZE AND NUMBER DENOTED
- 5/8" IRON ROD WITH PLASTIC CAP STAMPED LB#6667 SET
- R/W RIGHT OF WAY
- SQ. FT. SQUARE FOOTAGE
- PI PARCEL IDENTIFICATION
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- ELEV. ELEVATION
- (P) PLAT DATA
- (D) DEED DATA
- (F) FIELD DATA
- (C) CALCULATED DATA
- POB POINT OF BEGINNING
- BENCHMARK
- P.R.M. PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- CONC. CONCRETE
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- SEC SECTION
- TBM TEMPORARY BENCHMARK
- 15' EXISTING ELEVATION

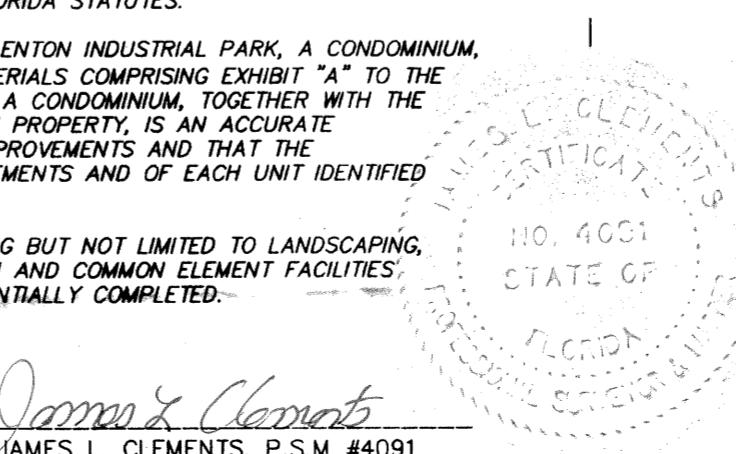
CERTIFICATE OF SURVEYOR

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 HERON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION ON OCTOBER 26, 2006 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 61C17-6, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 472, FLORIDA STATUTES.
2. THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN ELLENTON INDUSTRIAL PARK, A CONDOMINIUM, AS SHOWN ARE SUBSTANTIALLY COMPLETE SO THAT THESE MATERIALS COMPRISING EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF ELLENTON INDUSTRIAL PARK, A 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.

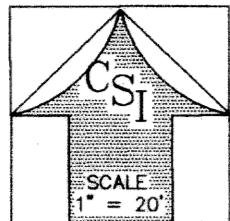
DATE OF CERTIFICATION: 3-7-07

BY: James L. Clements
JAMES L. CLEMENTS, P.S.M. #4091
LICENSE BUSINESS NO. 6667



BOUNDARY SURVEY - PLOT PLAN

CLEMENTS SURVEYING, INC.
509 8TH AVENUE WEST
SUITE 140
PALMETTO, FLORIDA 34221
(941) 729-6690 FAX (941) 729-7580
LB #6667



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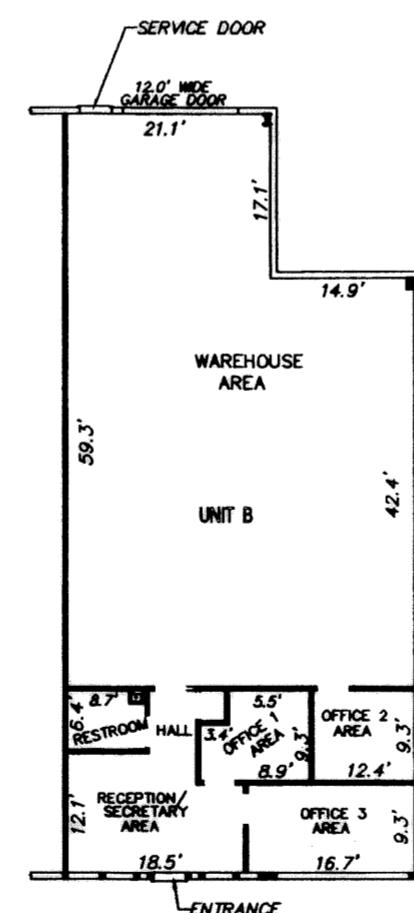
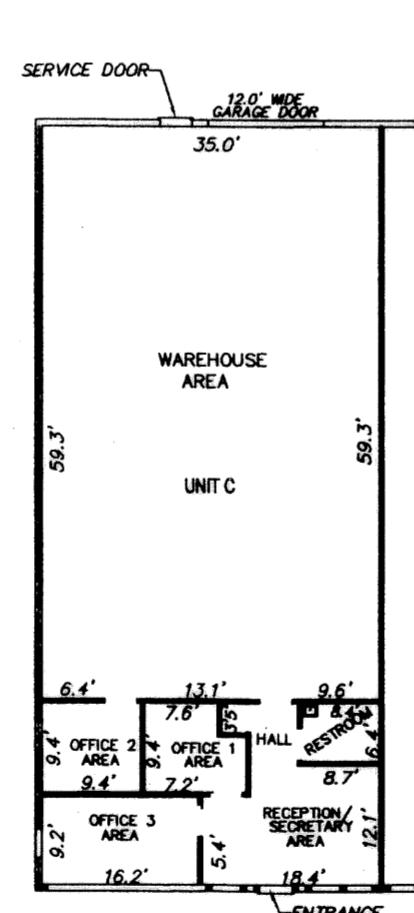
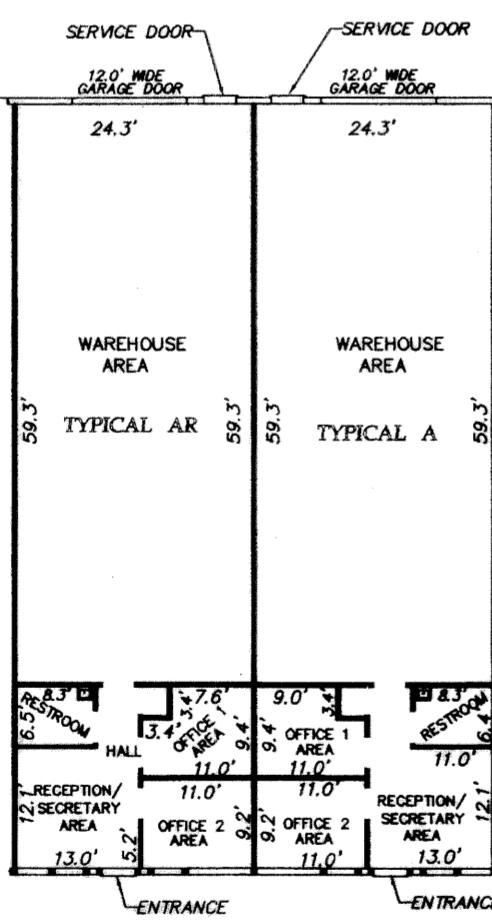
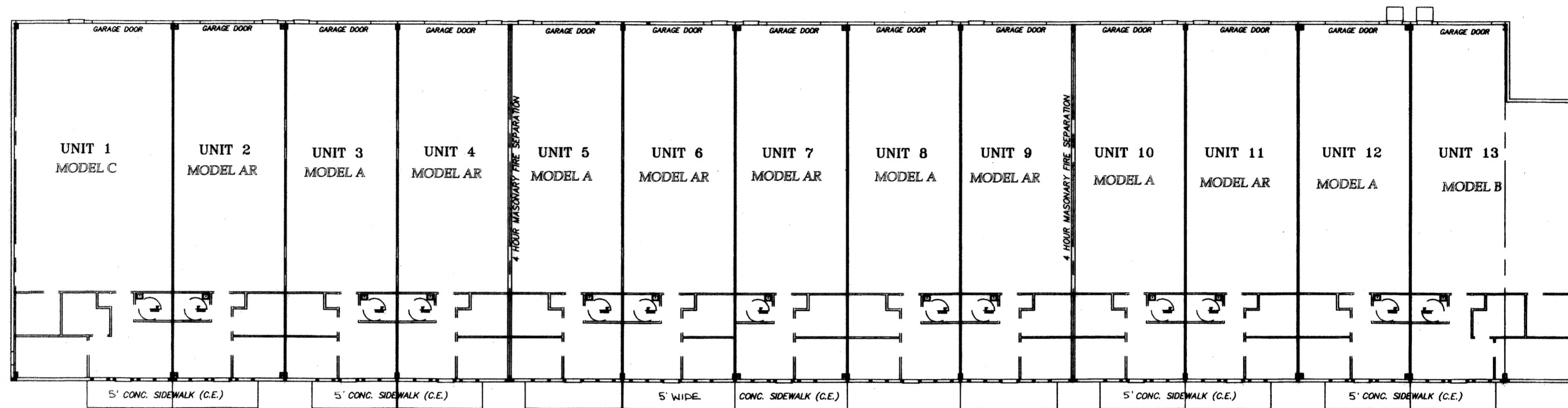
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UNIT BOUNDARIES

EACH UNIT SHALL CONSIST OF THAT PART OF THE BUILDING CONTAINING SUCH UNIT
AND LIES WITHIN THE BOUNDARIES OF THE UNIT. THE BOUNDARIES ARE AS FOLLOWS:

UPPER BOUNDARIES

THE UNDECORATED, UNFINISHED LOWER SURFACE OF THE METAL ROOF PANELS OF EACH UNIT,
EXTENDED TO INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.

LOWER BOUNDARIES

THE UNDECORATED UNFINISHED UPPER SURFACE OF THE CONCRETE SLAB OF EACH UNIT Poured
ON GRADE, EXTENDED TO INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.

PERIMETRICAL BOUNDARIES

THE UNDECORATED UNFINISHED INTERIOR VERTICAL SURFACES OF THE CONCRETE BLOCK OR
METAL FRAMING OF EACH UNIT, EXTENDED TO INTERSECTION WITH EACH OTHER AND WITH
THE UPPER AND LOWER BOUNDARIES AND THE PARTY-WALL BOUNDARIES.

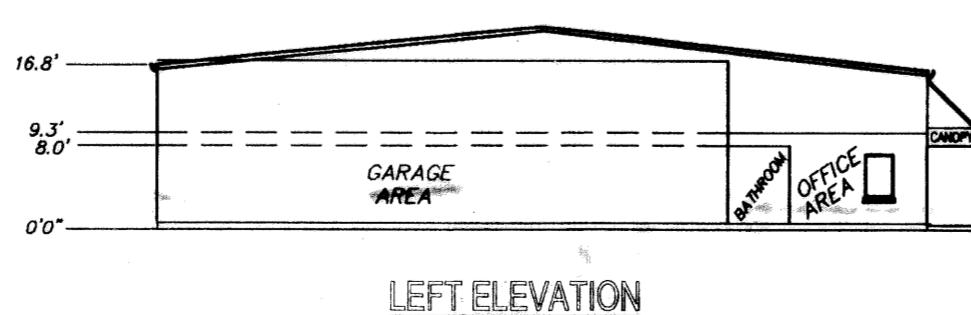
PARTY-WALL BOUNDARIES

THE UNDECORATED UNFINISHED EXTERIOR VERTICAL SURFACE OF THE CONCRETE BLOCK OR THE
METAL FRAMING OF THE PARTY-WALLS FOR EACH UNIT, EXTENDED TO INTERSECTIONS WITH THE
UPPER AND LOWER BOUNDARIES AND THE PERIMETRICAL BOUNDARIES. AS USED HEREIN, THE
TERM "PARTY-WALL" SHALL MEAN A VERTICAL WALL WHICH LIES BETWEEN, AND SEPARATES,
TWO UNITS. NOTWITHSTANDING THE FOREGOING, THE BOUNDARY BETWEEN UNITS WHERE NO
PARTY-WALL EXISTS SHALL BE DETERMINED IN ACCORDANCE WITH SUBSECTION 11.04 OF THE
CONDOMINIUM DECLARATION.

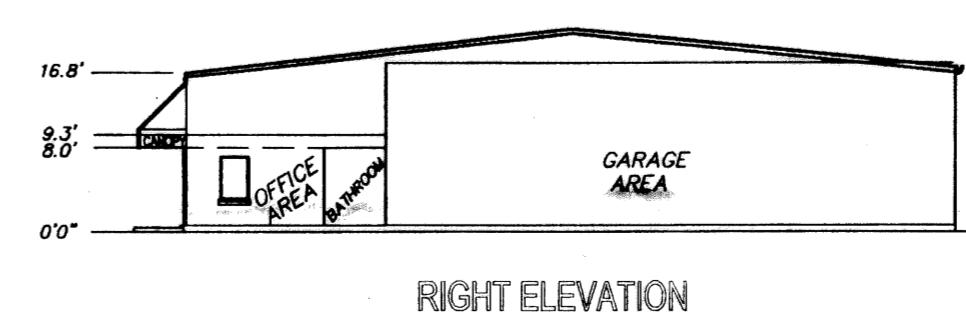
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- I.P.F. (IRON PIPE) FOUND SIZE AND NUMBER DENOTED
- I.R.F. (IRON ROD) FOUND SIZE AND NUMBER DENOTED
- 5/8" IRON ROD WITH PLASTIC CAP STAMPED LB#667 SET
- FW. (FENCE LINE OF WAY)
- SQ. FT. (SQUARE FOOTAGE)
- PI. (PARCEL IDENTIFICATION)
- PSM (PROFESSIONAL SURVEYOR AND MAPPER)
- BM (BENCHMARK)
- P.R.M. (PERMANENT REFERENCE MONUMENT)
- PPC (PERMANENT CONTROL POINT)
- CONC. (CONCRETE)
- O.R. (OFFICIAL RECORDS BOOK)
- SEC. SECTION
- TBM (TEMPORARY BENCHMARK)
- EX. (EXISTING ELEVATION)
- L.C.E. (LIMITED COMMON ELEMENT)

C.E. (COMMON ELEMENT)
LB (LICENSED BUSINESS)
LS (LICENSED SURVEYOR)
ELEV. (ELEVATION)
(P) (PLAT DATA)
(D) (DEED DATA)
(F) (FIELD DATA)
(G) (CALCULATED DATA)
(B) (POINT OF BEGINNING)
PG. (PAGE)



LEFT ELEVATION



RIGHT ELEVATION



CLEMENTS SURVEYING, INC.
LB #6667 509 8TH AVENUE WEST
SUITE 140
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(941) 729-6690 FAX (941) 729-7580

3/9/2007 @ 3:52 pm
FILED AND RECORDED
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.