

# 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

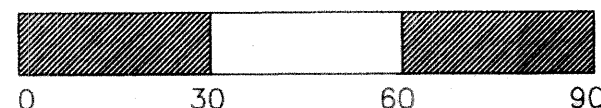
ELLENTON INDUSTRIAL LAND CONDOMINIUM

CONDO BOOK 34, PAGES 28-30

CONDOMINIUM BOOK 36 PAGE 159

SHEET 1 OF 2

EXHIBIT "A"



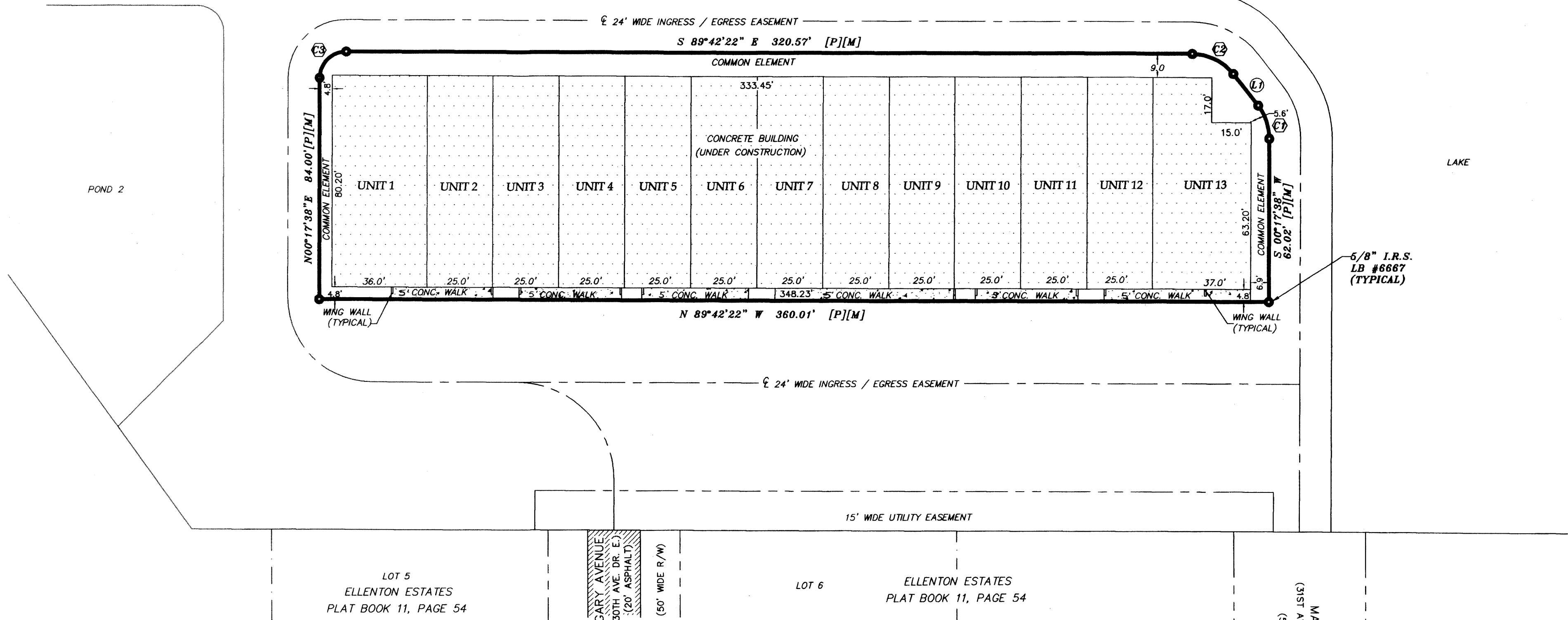
"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

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 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
- P.O.B. POINT OF BEGINNING
- BM BENCHMARK
- P.R.M. PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- CONC. CONCRETE
- O.R. OFFICIAL RECORDS BOOK
- P.G. PAGE
- SEC. SECTION
- TBM TEMPORARY BENCHMARK
- 15.5' 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 HEREON 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 61G17-6, 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.

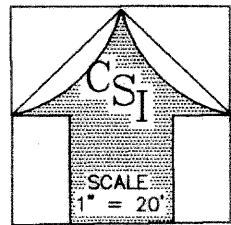
DATE OF CERTIFICATION: 3-7-07

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  
LB #6667 (941) 729-6690 FAX (941) 729-7580



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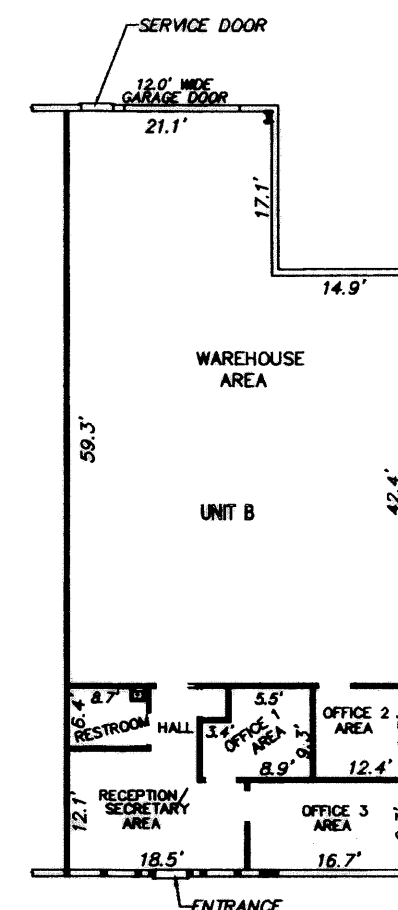
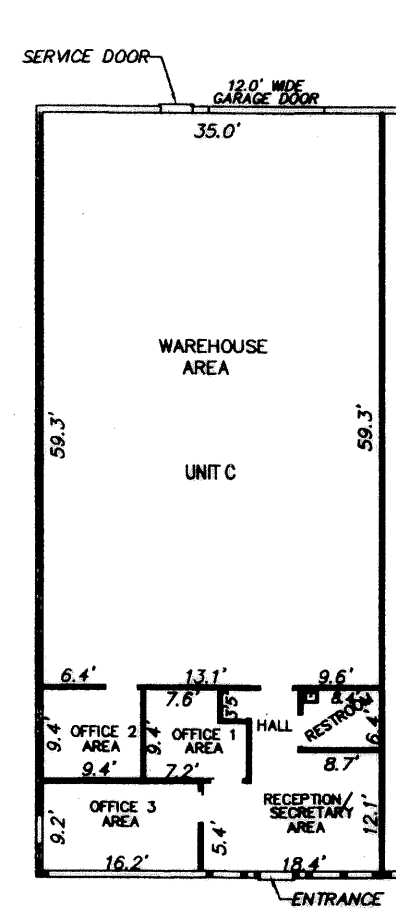
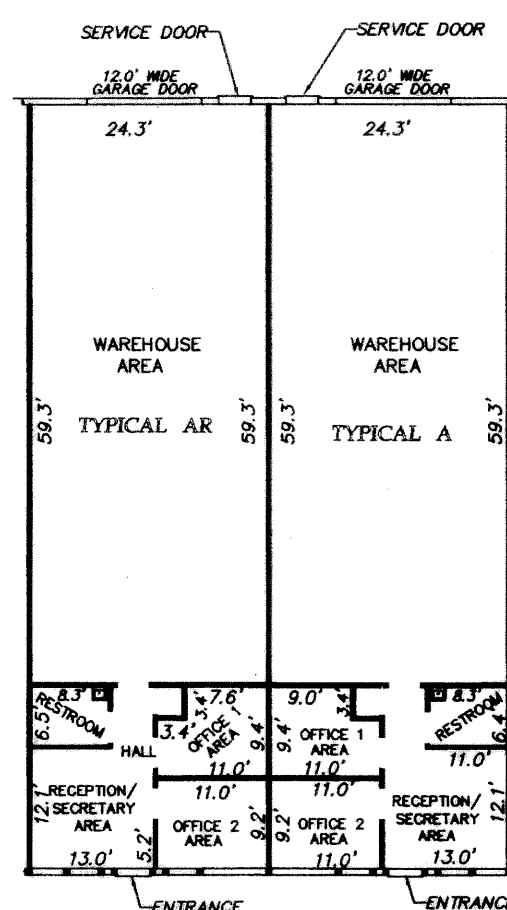
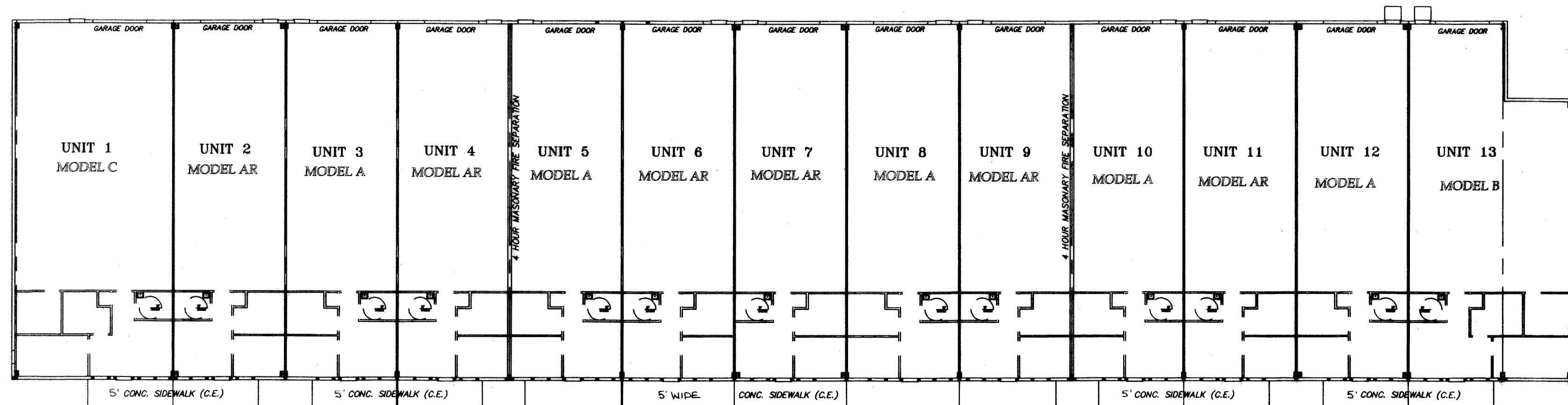
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SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST

CONDOMINIUM BOOK 36 PAGE 160

SHEET 2 OF 2

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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

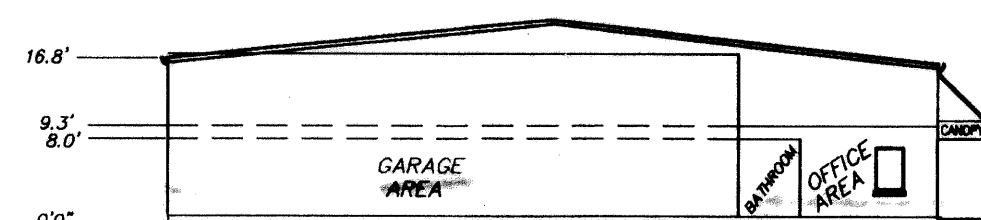
THE UNDECORATED UNFINISHED INTERIOR VERTICAL SURFACES OF THE CONCRETE BLOCK OR METAL FRAMING OF EACH UNIT, EXTENDED TO INTERSECTION WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES AND THE PARTY-WALL BOUNDARIES.

### PARTY-WALL BOUNDARIES

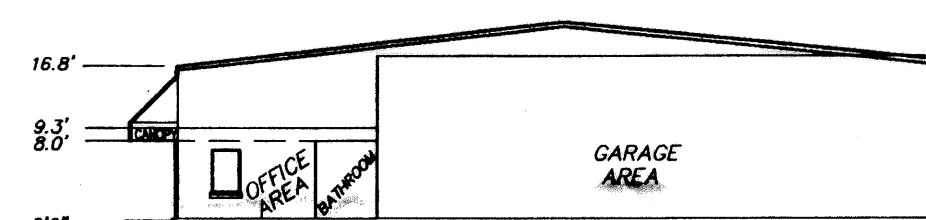
THE UNDECORATED UNFINISHED EXTERIOR VERTICAL SURFACE OF THE CONCRETE BLOCK OR THE METAL FRAMING OF THE PARTY-WALLS FOR EACH UNIT, EXTENDED TO INTERSECTIONS WITH THE UPPER AND LOWER BOUNDARIES AND THE PERIMETRICAL BOUNDARIES. AS USED HEREIN, THE TERM "PARTY-WALL" SHALL MEAN A VERTICAL WALL WHICH LIES 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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- SEC SECTION
- TBM TEMPORARY BENCHMARK
- 15' EXISTING ELEVATION
- L.C.E. LIMITED COMMON ELEMENT
- C.E. COMMON ELEMENT
- LB LICENSED BUSINESS
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- (C) CALCULATED DATA
- POB POINT OF BEGINNING
- PG. PAGE



LEFT ELEVATION



RIGHT ELEVATION

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



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