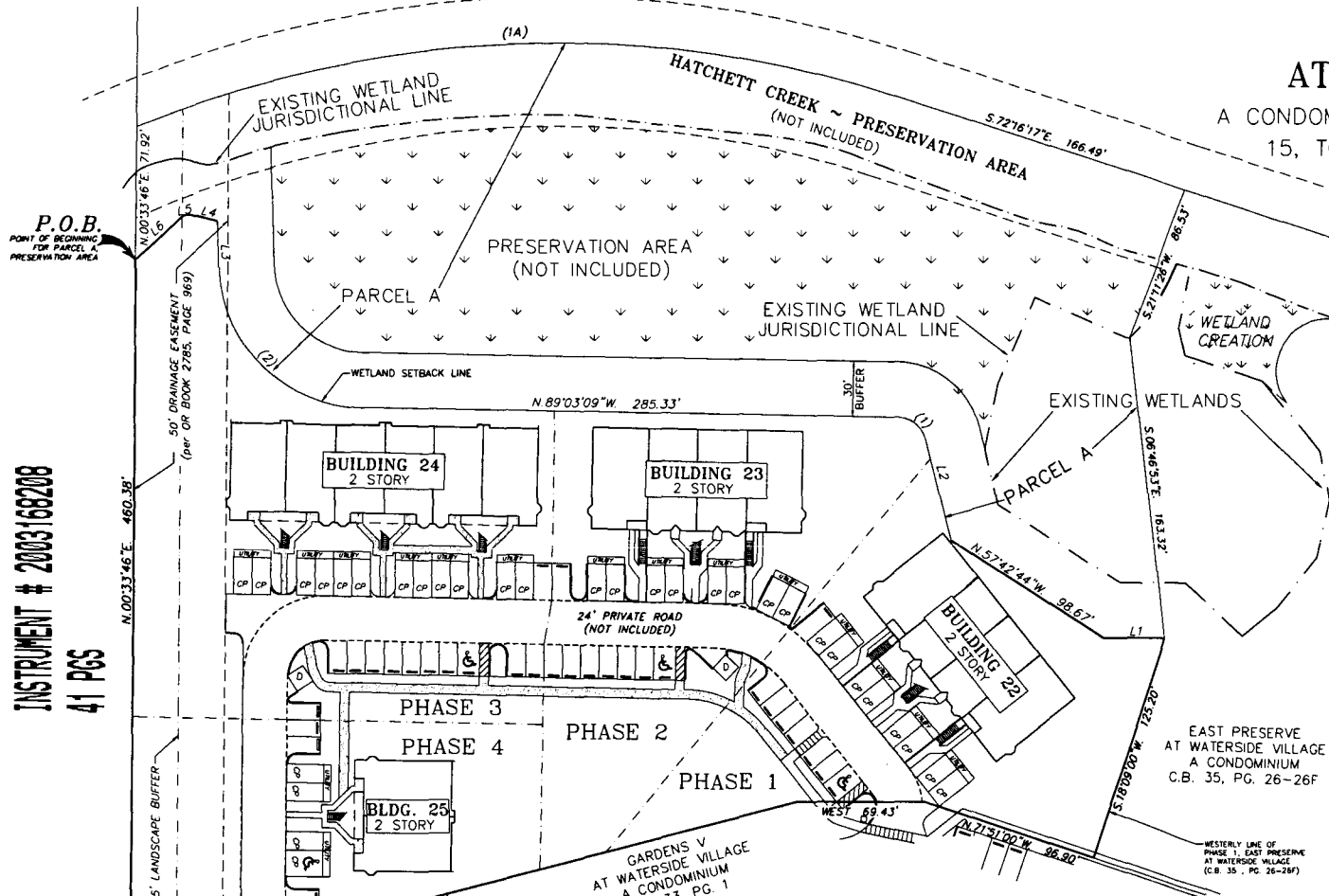


EXHIBIT "A" to the Declaration of Condominium in O.R. Book \_\_\_\_\_ Page \_\_\_\_\_ of the Public Records of Sarasota County, Florida

# WEST PRESERVE AT WATERSIDE VILLAGE

A CONDOMINIUM, LYING IN A PORTION OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST SARASOTA COUNTY, FLORIDA.

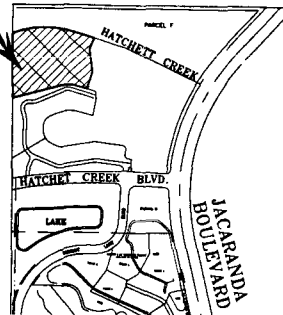


SCALE 1" = 50'

### LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.T. = POINT OF TERMINATION

PROPOSED SITE



VICINITY MAP - NOT TO SCALE

### CERTIFICATE OF SURVEYOR

I, the undersigned registered Land Surveyor, hereby certify that:

- This plat, designated as Exhibit "A" to the Declaration of Condominium for West Preserve at Waterside Village, consisting of eight sheets, is a correct representation of a survey of the land described and shown hereon.
- All existing easements encumbering the land are shown on this plat.
- The construction of Building 22, Phase 1, is substantially complete as of August 19, 2003, the buildings in Phases 2, 3 & 4, are not substantially completed at this time.
- This plat, together with the provision of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said building.
- As to the units located within said building, the identification, locations and dimensions of the common elements of each unit can be determined from the plat and the provisions of said Declaration.
- All planned improvements including, but not limited to, landscaping, utility services and access to the units in said buildings located have not been substantially completed.

### LINE TABLE

Line	Bearing	Distance
L1	N. 89°39'08"W	33.35'
L2	N. 14°05'18"W	56.04'
L3	N. 01°39'33"W	27.60'
L4	N. 76°44'17"W	15.95'
L5	S. 77°43'00"W	3.07'
L6	S. 47°06'26"W	35.28'

### CURVE TABLE

Curve number	Radius	Delta	Arc	Tangent	Chord	Chord Brg.
Curve number 1A	600.00'	40°14'50"	421.47'	219.85'	412.86'	N. 87°36'37"E
Curve number 1	16.39'	71°22'50"	20.42'	11.77'	19.12'	S. 49°46'43"E
Curve number 2	79.32'	89°41'31"	124.17'	78.89'	111.87'	N. 48°55'30"W

### CENTERLINE LINE TABLE

Line	Bearing	Distance
CL1	N. 00°35'07"E	144.00'
CL2	S. 88°56'05"E	211.52'
CL3	S. 38°58'51"E	78.94'

### CENTERLINE CURVE TABLE

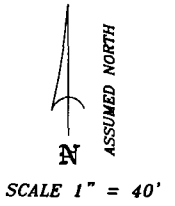
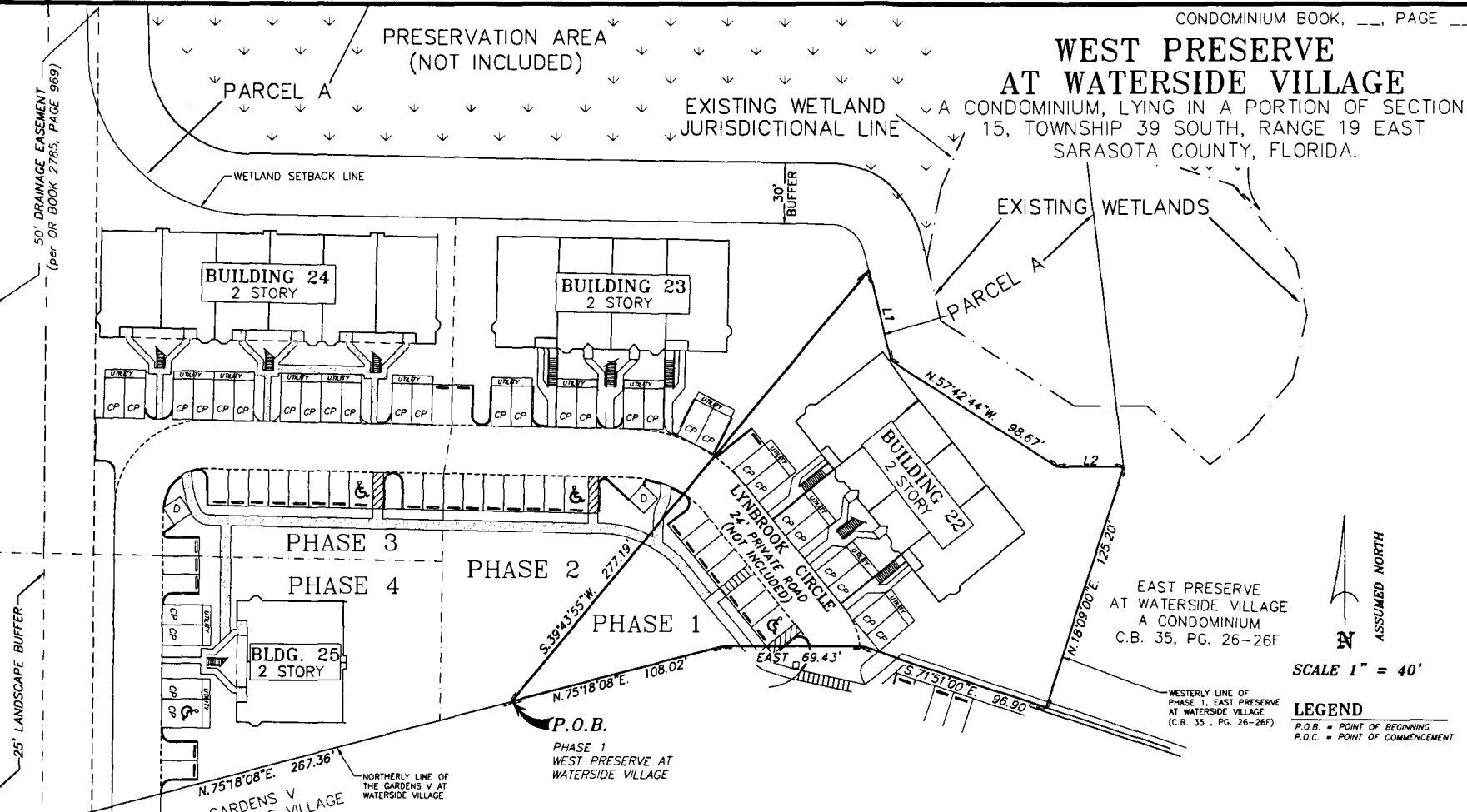
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	32.00'	90°29'43"	50.54'	45.45'	N. 45°48'51"E
2	62.00'	49°57'16"	54.06'	52.36'	S. 63°57'28"E
3	22.00'	31°47'03"	12.20'	12.05'	S. 23°05'21"E

EXHIBIT "A"  
INSTRUMENT # 2003168208  
41 PGS

# WEST PRESERVE AT WATERSIDE VILLAGE

A CONDOMINIUM, LYING IN A PORTION OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST SARASOTA COUNTY, FLORIDA.

INSTRUMENT # 2003168208  
41 PGS



**LEGEND**  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

### LINE TABLE

Line	Bearing	Distance
L1	N.14°05'18"W.	45.44'
L2	N.89°39'08"W.	33.35'

PROPOSED COORD.	ASBUILT COORD. "A"
N=5863.83	N=5863.88
E=1487.53	E=1487.83

PROPOSED COORD.	ASBUILT COORD. "B"
N=5774.59	N=5774.51
E=1559.55	E=1559.68

### Description for Phase 1

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, as a basis of bearings, a distance of 4623.97 feet; thence leaving said West line, and along the North line of The Gardens V At Waterside Village, A Condominium, as per plot recorded in Condominium Plat Book 33, Page 1, of the public records of Sarasota County, Florida, N.75°18'08"E., 267.36 feet, for a POINT OF BEGINNING; thence continue along said North line the following three (3) courses: N.75°18'08"E., 108.02 feet; thence East, 69.43 feet; thence S.71°51'00"E., 96.90 feet; thence leaving said North line N.18°09'00"E., 125.20 feet; thence N.89°39'08"W., 33.35 feet; thence N.57°42'44"W., 98.67 feet; thence N.14°05'18"W., 45.44 feet; thence S.39°43'55"W., 277.19 feet, to the POINT OF BEGINNING. Less Tract A (Private Road).

Parcel contains 27,486 square feet, or 0.63 acres, more or less; lying and being in Section 15, Township 39 South, Range 19 East, Sarasota County, Florida.

**UNIT DESCRIPTION**  
A UNIT SHALL CONSIST OF THE SPACE BOUNDED WITHIN THE HORIZONTAL PLANES OF THE TOP UNFINISHED SURFACE OF THE FLOOR STRUCTURE TO THE TOP SIDE OF THE CEILING DRYWALL AND THE VERTICAL PLANE OF THE BACKSIDE OF THE DRYWALL ON THE EXTERIOR WALLS AND OR BOUNDARIES AS SHOWN HEREON. UNTIL CONSTRUCTION OF A PARTICULAR BUILDING IS SUBSTANTIALLY COMPLETED, THE RESPECTIVE UNIT IN SUCH BUILDING SHALL OCCUPY THE AIR SPACE BOUNDED BY THE PLANES AS LOCATED AND DIMENSIONED HEREIN WITHOUT REFERENCE TO THE PHYSICAL IMPROVEMENTS DESCRIBED ABOVE.

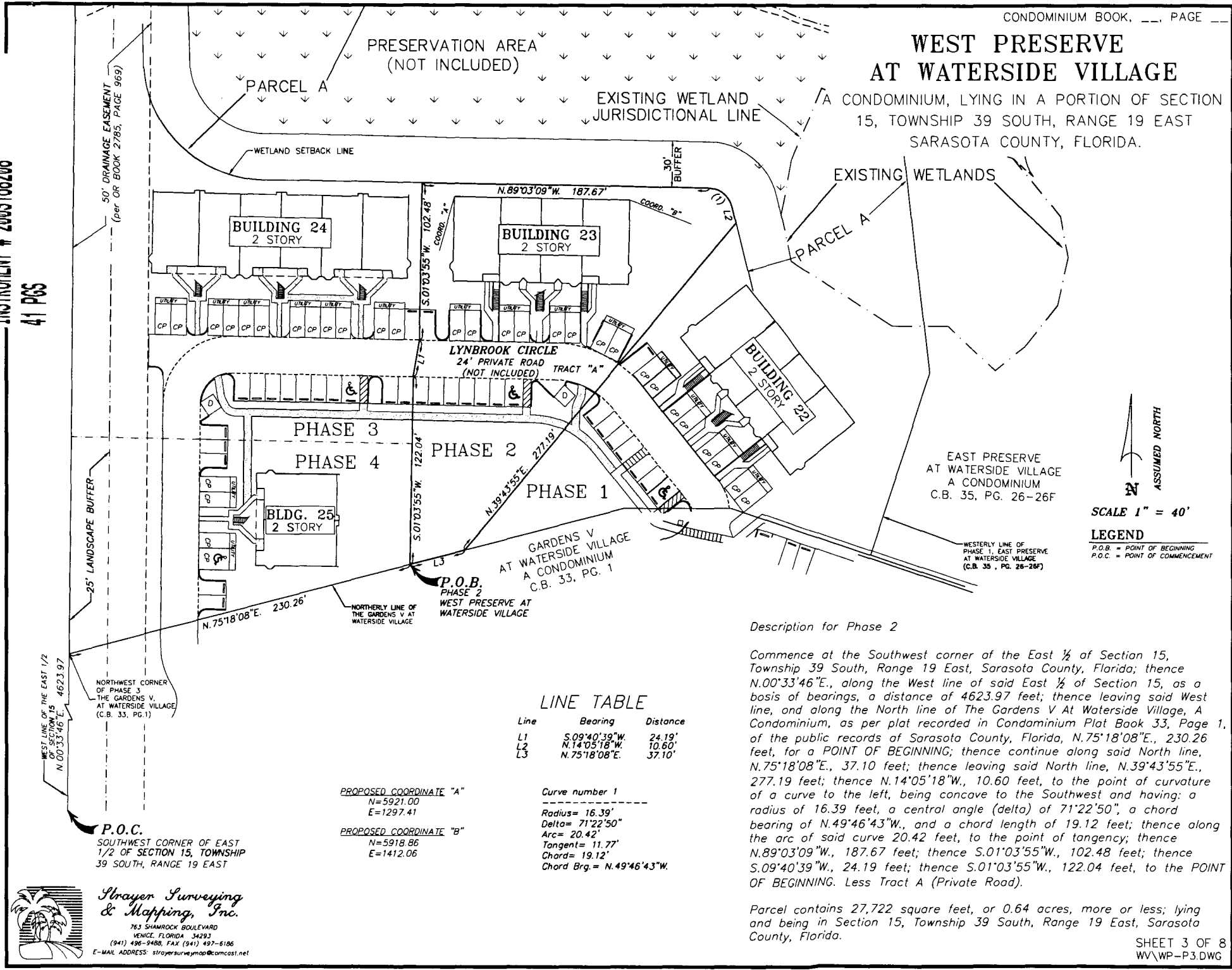
**P.O.C.**  
SOUTHWEST CORNER OF EAST 1/2 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST

**Strayer Surveying & Mapping, Inc.**  
763 SHAMROCK BOULEVARD  
VENICE, FLORIDA 34293  
(941) 496-9488, FAX (941) 497-6186  
E-MAIL ADDRESS: strayersurveying@comcast.net

# WEST PRESERVE AT WATERSIDE VILLAGE

A CONDOMINIUM, LYING IN A PORTION OF SECTION  
15, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA.

INSTRUMENT # 2003168208  
41 PGS



ASSUMED NORTH  
N  
SCALE 1" = 40'

LEGEND  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

EAST PRESERVE  
AT WATERSIDE VILLAGE  
A CONDOMINIUM  
C.B. 35, PG. 26-26F

WESTERLY LINE OF  
PHASE 1, EAST PRESERVE  
AT WATERSIDE VILLAGE  
(C.B. 35, PG. 26-26F)

### Description for Phase 2

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, as a basis of bearings, a distance of 4623.97 feet; thence leaving said West line, and along the North line of The Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Plat Book 33, Page 1, of the public records of Sarasota County, Florida, N.75°18'08"E., 230.26 feet, for a POINT OF BEGINNING; thence continue along said North line, N.75°18'08"E., 37.10 feet; thence leaving said North line, N.39°43'55"E., 277.19 feet; thence N.14°05'18"W., 10.60 feet, to the point of curvature of a curve to the left, being concave to the Southwest and having: a radius of 16.39 feet, a central angle (delta) of 71°22'50", a chord bearing of N.49°46'43"W., and a chord length of 19.12 feet; thence along the arc of said curve 20.42 feet, to the point of tangency; thence N.89°03'09"W., 187.67 feet; thence S.01°03'55"W., 102.48 feet; thence S.09°40'39"W., 24.19 feet; thence S.01°03'55"W., 122.04 feet, to the POINT OF BEGINNING. Less Tract A (Private Road).

### LINE TABLE

Line	Bearing	Distance
L1	S.09°40'39"W.	24.19'
L2	N.14°05'18"W.	10.60'
L3	N.75°18'08"E.	37.10'

Curve number 1  
 Radius= 16.39'  
 Delta= 71°22'50"  
 Arc= 20.42'  
 Tangent= 11.77'  
 Chord= 19.12'  
 Chord Brg.= N.49°46'43"W.

PROPOSED COORDINATE "A"  
N=5921.00  
E=1297.41  
 PROPOSED COORDINATE "B"  
N=5918.86  
E=1412.06

P.O.C.  
SOUTHWEST CORNER OF EAST  
1/2 OF SECTION 15, TOWNSHIP  
39 SOUTH, RANGE 19 EAST

Strayer Surveying  
& Mapping, Inc.  
763 SHAMROCK BOULEVARD  
VENICE, FLORIDA 34293  
(941) 496-9488, FAX (941) 493-6186  
E-MAIL ADDRESS: strayersurveying@comcast.net

Parcel contains 27,722 square feet, or 0.64 acres, more or less; lying and being in Section 15, Township 39 South, Range 19 East, Sarasota County, Florida.

# WEST PRESERVE AT WATERSIDE VILLAGE

A CONDOMINIUM, LYING IN A PORTION OF SECTION  
15, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA.

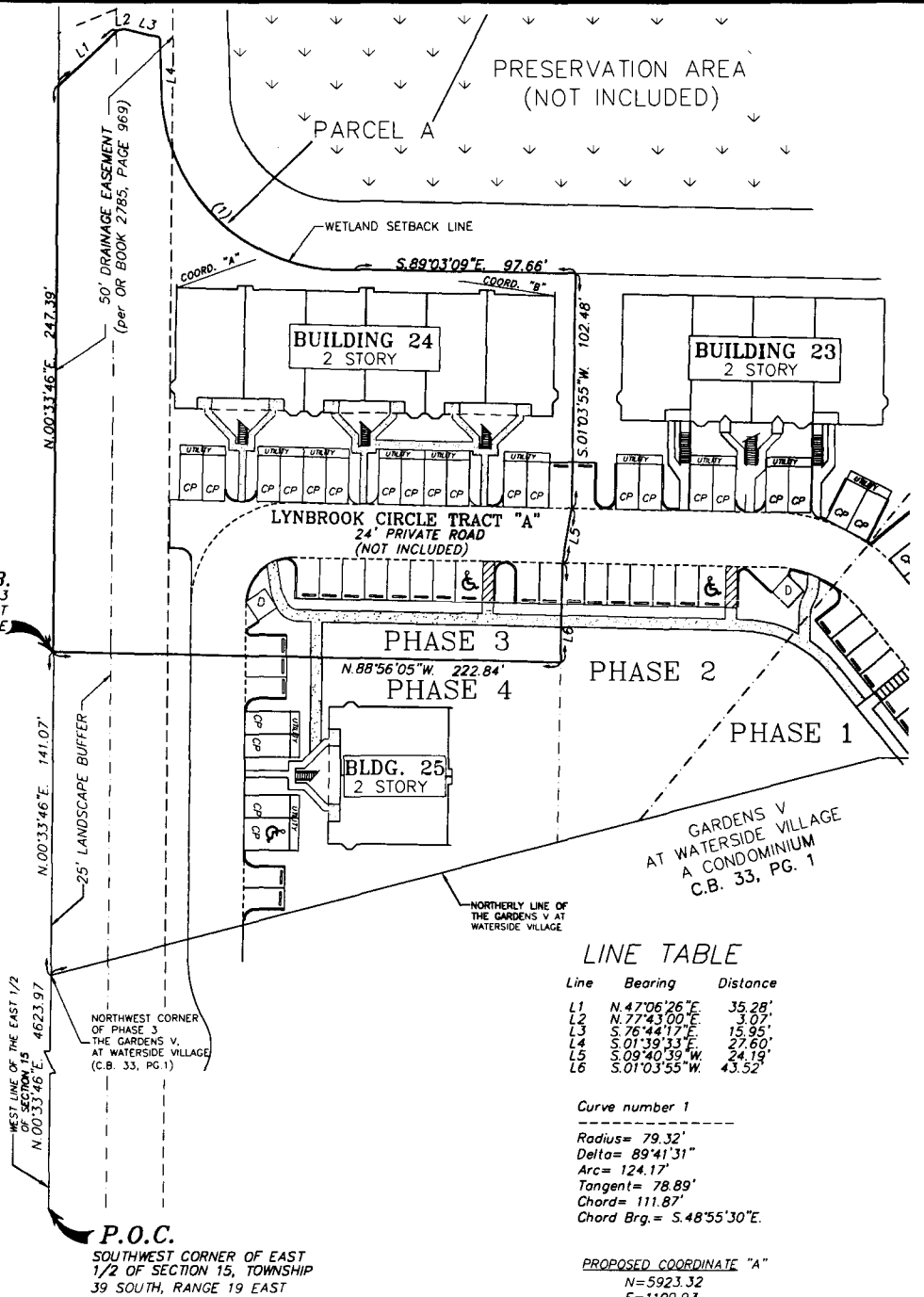


SCALE 1" = 40'

**LEGEND**  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

INSTRUMENT # 2003168208  
41 PGS

P.O.B.  
PHASE 3  
WEST PRESERVE AT  
WATERSIDE VILLAGE



**LINE TABLE**

Line	Bearing	Distance
L1	N 47°06'26"E	35.28'
L2	N 77°43'00"E	3.07'
L3	S 76°44'17"E	15.95'
L4	S 01°39'33"E	27.60'
L5	S 09°40'39"W	24.19'
L6	S 01°03'55"W	43.52'

Curve number 1  
 Radius= 79.32'  
 Delta= 89°41'31"  
 Arc= 124.17'  
 Tangent= 78.89'  
 Chord= 111.87'  
 Chord Brg.= S 48°55'30"E

PROPOSED COORDINATE "A"  
 N=5923.32  
 E=1100.93

PROPOSED COORDINATE "B"  
 N=5920.23  
 E=1267.35

*Description for Phase 3*

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, as a basis of bearings, a distance of 4623.97 feet; thence continue along said West line, N.00°33'46"E., 141.07 feet, for a POINT OF BEGINNING; thence continue along said West line, N.00°33'46"E., 247.39 feet, thence N.47°06'26"E., 35.28 feet; thence N.77°43'00"E., 3.07 feet; thence S.76°44'17"E., 15.95 feet; thence S.01°39'33"E., 27.60 feet, to the point of curvature of a curve to the left, being concave to the Northeast, and having a radius of 79.32 feet, a central angle (delta) of 89°41'31", a chord bearing of S.48°55'30"E., and a chord length of 111.87 feet; thence along the arc of said curve, 124.17 feet, to the point of tangency; thence S.89°03'09"E., 97.66 feet; thence S.01°03'55"W., 102.48 feet, thence S.09°40'39"W., 24.19 feet; thence S.01°03'55"W., 43.52 feet; thence N.88°56'05"W., 222.84 feet, to the West line of said East 1/2 of said Section 15 and the POINT OF BEGINNING. Less Tract A (Private Road).

Parcel contains 39,256 square feet, or 0.90 acres, more or less; lying and being in Section 15, Township 39 South, Range 19 East, Sarasota County, Florida.

**Strayer Surveying & Mapping, Inc.**  
 763 SHAMROCK BOULEVARD  
 VENICE, FLORIDA 34293  
 (941) 496-9488, FAX (941) 497-6188  
 E-MAIL ADDRESS: strayersurveying@comcast.net

# WEST PRESERVE AT WATERSIDE VILLAGE

A CONDOMINIUM, LYING IN A PORTION OF SECTION  
15, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA.



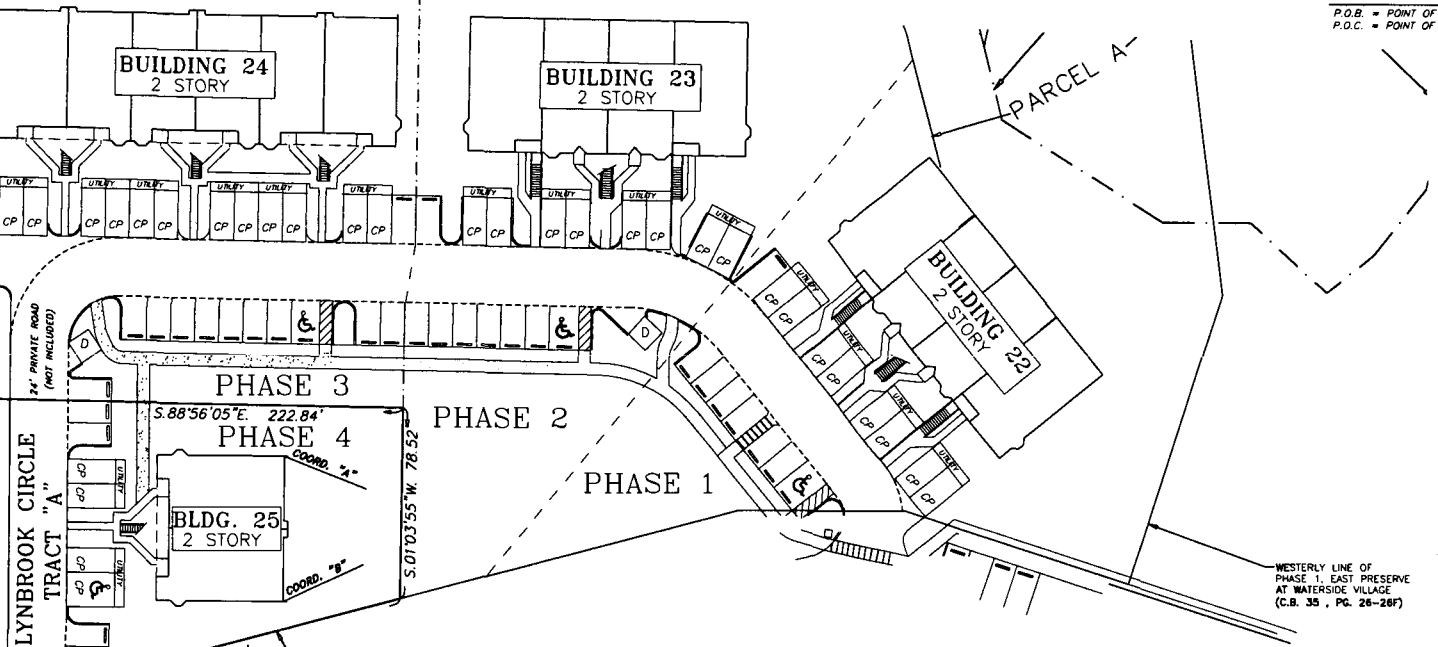
SCALE 1" = 40'

**LEGEND**  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

INSTRUMENT # 2003168208  
41 PGS

50' DRAINAGE EASEMENT  
(per CR BOOK 2785, PAGE 969)

25' LANDSCAPE BUFFER  
N.00°33'46"E. 141.07'



**P.O.B.**  
PHASE 4  
WEST PRESERVE AT  
WATERSIDE VILLAGE

WEST LINE OF THE EAST 1/2  
OF SECTION 15  
N.00°33'46"E. 4623.97'

NORTHWEST CORNER  
OF PHASE 3  
THE GARDENS V,  
AT WATERSIDE VILLAGE  
(C.B. 33, PG.1)

**P.O.C.**  
SOUTHWEST CORNER OF EAST  
1/2 OF SECTION 15, TOWNSHIP  
39 SOUTH, RANGE 19 EAST

5.75°18'08"W. 230.26'  
GARDENS V  
AT WATERSIDE VILLAGE  
A CONDOMINIUM  
C.B. 33, PG. 1

NORTHERLY LINE OF  
THE GARDENS V AT  
WATERSIDE VILLAGE

**PROPOSED COORDINATE "A"**  
N=5740.01  
E=1220.28  
**PROPOSED COORDINATE "B"**  
N=5680.15  
E=1219.67

### Description for Phase 4

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, as a basis of bearings, a distance of 4623.97 feet, for a POINT OF BEGINNING; thence continue along said West line, N.00°33'46"E., 141.07 feet; thence leaving said West line, S.88°56'05"E., 222.84 feet; thence S.01°03'55"W., 78.52 feet, to the North line of The Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Plot Book 33, Page 1, of the public records of Sarasota County, Florida; thence along said North line S.75°18'08"W., 230.26 feet, to the POINT OF BEGINNING. Less Tract A (Private Road).

Parcel contains 21,539 square feet, or 0.49 acres, more or less; lying and being in Section 15, Township 39 South, Range 19 East, Sarasota County, Florida.

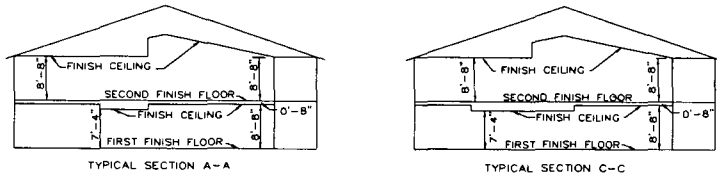
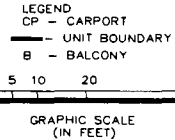
WESTERLY LINE OF  
PHASE 1, EAST PRESERVE  
AT WATERSIDE VILLAGE  
(C.B. 35, PG. 26-28F)

**Strayer Surveying  
& Mapping, Inc.**  
763 SHAMROCK BOULEVARD  
VENICE, FLORIDA 34293  
(941) 496-9488, FAX (941) 497-6186  
E-MAIL ADDRESS: strayersurveying@comcast.net

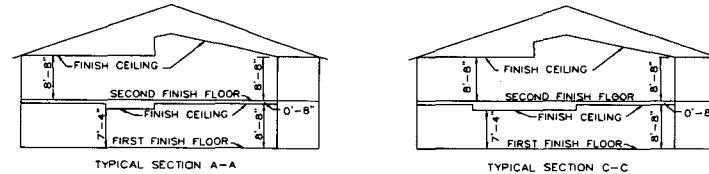
# WEST PRESERVE AT WATERSIDE VILLAGE

CONDOMINIUM BOOK, \_\_, PAGE \_\_

A CONDOMINIUM, LYING IN A PORTION OF SECTION  
15, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA.

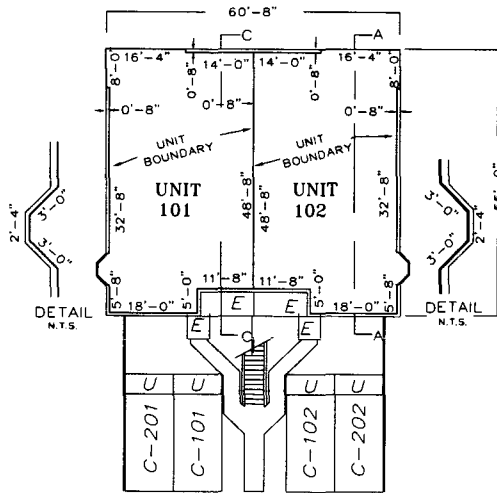


TYPICAL ELEVATIONS BUILDING 25  
(N.T.S.)

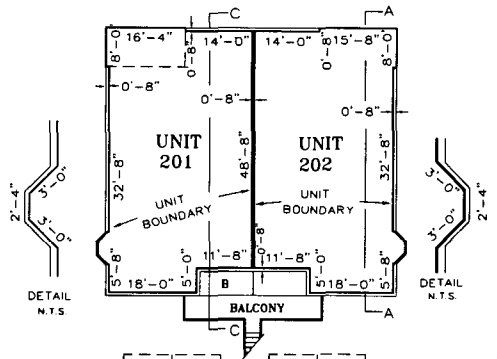


TYPICAL ELEVATIONS BUILDINGS 22 & 23  
(N.T.S.)

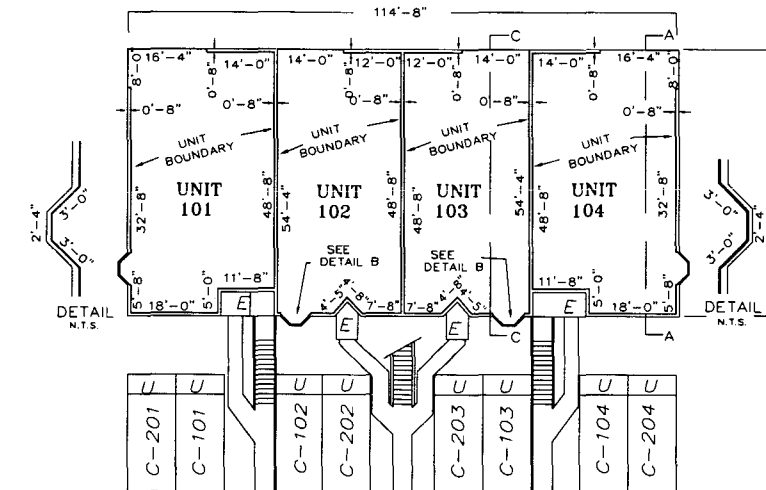
INSTRUMENT # 2003168208  
41 PGS



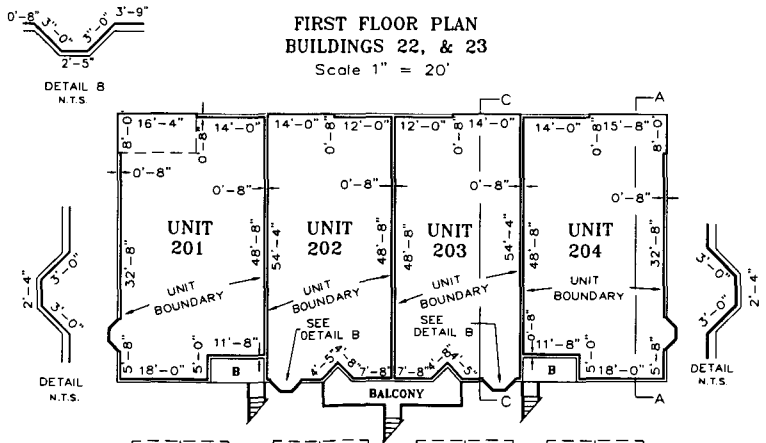
FIRST FLOOR PLAN  
BUILDING 25  
Scale 1" = 20'



SECOND FLOOR PLAN  
BUILDING 25  
Scale 1" = 20'



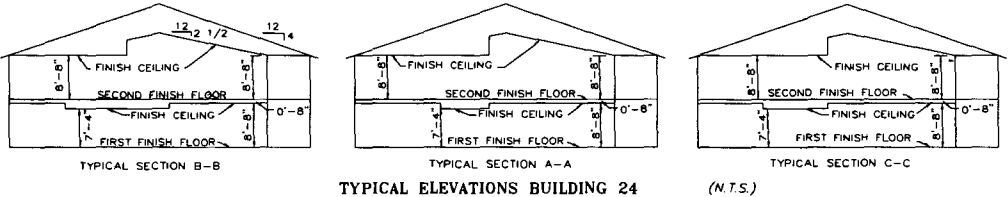
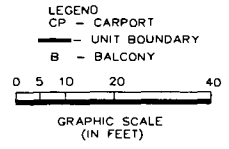
FIRST FLOOR PLAN  
BUILDINGS 22, & 23  
Scale 1" = 20'



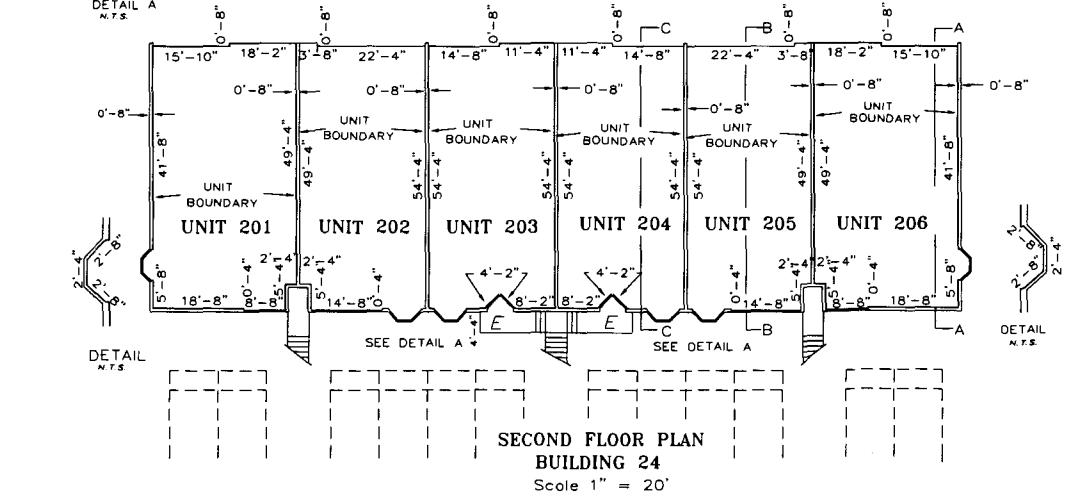
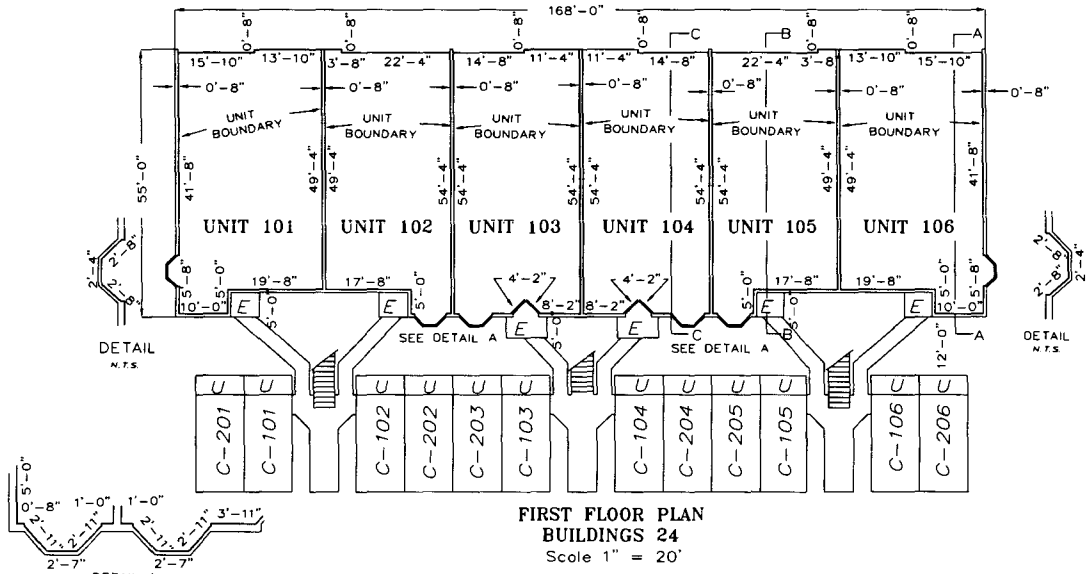
SECOND FLOOR PLAN  
BUILDINGS 22 & 23  
Scale 1" = 20'

# WEST PRESERVE AT WATERSIDE VILLAGE

A CONDOMINIUM, LYING IN A PORTION OF SECTION  
15, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA.



INSTRUMENT # 2003168208  
41 PGS



## WEST PRESERVE AT WATERSIDE VILLAGE

A CONDOMINIUM, LYING IN A PORTION OF SECTION  
15, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY, FLORIDA.

*Description for the West Preserve at Waterside Village*

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, as a basis of bearings, a distance of 4623.97 feet, for a POINT OF BEGINNING; thence continue along said West line, N.00°33'46"E., 460.38 feet, to a point on a non-tangent curve to the right, being concave to the Southwest, and having: a radius of 600.00 feet, a central angle (delta) of 40°14'50", a chord bearing of N.87°36'37"E., and a chord length of 412.86 feet; thence along the arc of said curve, 421.47 feet, to the point of tangency; thence S.72°16'17"E., 166.49 feet; thence S.21°11'26"W., 86.53 feet; thence S.06°46'53"E., 163.32 feet; thence S.18°09'00"W., 125.20 feet, to the North line of The Gardens V at Waterside Village, A Condominium, according to the Plat thereof as recorded in Condominium Plat Book 33, Page 1, of the public records of Sarasota County, Florida; thence along said North line the following three(3) courses: N.71°51'00"W., 96.90 feet; thence West, 69.43 feet; thence S.75°18'08"W., 375.38 feet, to the POINT OF BEGINNING.

Less and except Parcel A (Preservation Area) and Tract A, Private Road (Lynbrook Circle).

Parcel contains 2.66 acres, more or less, lying and being in Section 15, Township 39 South, Range 19 East, Sarasota County, Florida.

*Description for Parcel A (Preservation Area)*

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, as a basis of bearings, a distance of 4623.97 feet; thence continue along said West line, N.00°33'46"E., 388.46 feet, for a POINT OF BEGINNING; thence continue along said West line, N.00°33'46"E., 71.92 feet, to a point on a non-tangent curve to the right, being concave to the Southeast, and having: a radius of 600.00 feet, a central angle (delta) of 40°14'50", a chord bearing of N.87°36'37"E., and a chord length of 412.86 feet; thence along the arc of said curve, 421.47 feet, to the point of tangency; thence S.72°16'17"E., 166.49 feet; thence S.21°11'26"W., 86.53 feet; thence S.06°46'53"E., 163.32 feet; thence N.89°39'08"W., 33.35 feet; thence N.57°42'44"W., 98.67 feet; thence N.14°05'18"W., 56.04 feet, to the point of curvature of a curve to the left, being concave to the Southwest, and having: a radius of 16.39 feet, a central angle (delta) of 71°22'50", a chord bearing of N.49°46'43"W., and a chord length of 19.12 feet; thence along the arc of said curve, 20.42 feet, to the point of tangency; thence N.89°03'09"W., 285.33 feet, to the point of curvature of a curve to the right, being concave to the Northeast, and having: a radius of 79.32 feet, a central angle (delta) of 89°41'31", a chord bearing of N.48°55'30"W., and a chord length of 111.87 feet; thence along the arc of said curve, 124.17 feet, to the point of tangency; thence N.01°39'33"W., 27.60 feet; thence N.76°44'17"W., 15.95 feet; thence S.77°43'00"W., 3.07 feet; thence S.47°06'26"W., 35.28 feet, to the West line of said East 1/2 of said Section 15 and the POINT OF BEGINNING.

Parcel contains 2.39 acres, more or less, lying and being in Section 15, Township 39 South, Range 19 East, Sarasota County, Florida.

INSTRUMENT # 2008168208  
41 PGS

*Description for Tract A (Lynbrook Circle)*

A twenty four (24) foot wide Private Road lying twelve (12) feet each side of and parallel with the following described centerline:

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, as a basis of bearings, a distance of 4623.97 feet; thence leaving said West line, and along the North line of The Gardens V At Waterside Village, A Condominium, as per plat recorded in Condominium Plat Book 33, Page 1, of the public records of Sarasota County, Florida, N.75°18'08"E., 74.64 feet, to the POINT OF BEGINNING; thence leaving said North line, N.00°35'07"E., 144.00 feet, to the point of curvature of a curve to the right, being concave to the Southeast, and having: a radius of 32.00 feet, a central angle (delta) of 90°29'43", a chord bearing of N.45°48'51"E., and a chord length of 45.45 feet; thence along the arc of said curve, 50.54 feet, to the point of tangency; thence S.88°56'05"E., 211.52 feet, to the point of curvature of a curve to the right, being concave to the Southwest, and having: a radius of 62.00 feet, a central angle (delta) of 49°57'16", a chord bearing of S.63°57'28"E., and a chord length of 52.36 feet; thence along the arc of said curve, 54.06 feet, to the point of tangency; thence S.38°58'51"E., 78.94 feet, to the point of curvature of a curve to the right, being concave to the Southwest, and having: a radius of 22.00 feet, a central angle (delta) of 31°47'03", a chord bearing of S.23°05'21"E., and a chord length of 12.05 feet; thence along the arc of said curve, 12.20 feet, to the North line of said Gardens V and THE POINT OF TERMINUS. Sidelines of said Private Road Tract to be lengthened or shortened to meet at angle points and boundary lines.

Parcel contains 13,240 square feet, or 0.30 acres, more or less; lying and being in Section 15, Township 39 South, Range 19 East, Sarasota County, Florida.

**Surveyor's Notes:**

- (1) This is a preliminary plat subject to change due to design changes or construction requirements in the field. Amendments to the plat will be recorded in public records to show all improvements as completed.
- (2) Improvements within the common elements such as but not limited to, water meters, water lines, storm drains, sanitary sewers, sidewalks and trees, have not been located.
- (3) Limited common elements are defined in the Declaration of Condominium and include:
  - (a) Corports, Utility rooms.
  - (b) C 101 through C 206 denotes Corports which are hereby assigned as Limited Common Elements (LCE) to the respective units within that phase to which they numerically correspond. E.g. C 101 in Phase 1 is a Limited Common Element appurtenant to 101, Building 22.
- (4) Elevations refer to N.G.V.D. datum 1929, Sarasota County Benchmark R-437.
- (5) Bearings shown hereon are based on the West line of the East 1/2 of Section 15, Township 39 South, Range 19 East, being N.00°33'46"E.
- (6) Property lies in Flood Zone X & AE, elevation required 12' (MIN), F.I.R.M. PANEL #334, DATED 9/3/92.
- (7) TYPICAL
  - (a) Private Road width 24 feet
  - (b) Parking Space 10'x18'
  - (c) Corports 10'x20'
  - (d) Utility Room 4'x10'
- (8) Areas not designated a "Unit or LCE" are common elements, subject to the terms of the Declaration of Condominium.
- (9) Parcel A is not included within the condominium.
- (10) Tracts A, is not included within the condominium. This is a private road that will serve these buildings as well as properties other than the condominium.

