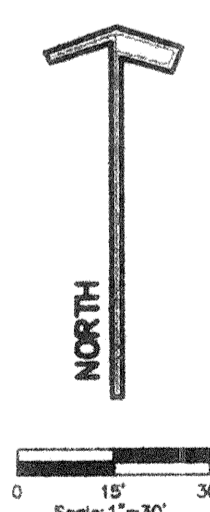


LEGAL DESCRIPTION

SITUATED IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, TOWN OF LONGBOAT KEY, MANATEE COUNTY, FLORIDA AND BEING LOTS 1, 2, 3, 4, 5 BLOCK 9, LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20 AND PART OF LOT 11, BLOCK 8, LONGBEACH ON LONGBOAT KEY, A SUBDIVISION RECORDED IN PLAT BOOK 6, PAGE 66 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; ALSO INCLUDING VACATED SHELL STREET LYING BETWEEN SAID BLOCKS 8 AND 9, THE WESTERLY HALF OF A 10 FOOT WIDE VACATED ALLEY LYING ADJACENT TO AND EAST OF AFORESAID BLOCK 8 AND A PORTION OF VACATED MAGNOLIA ROAD LYING ADJACENT TO AND NORTH OF LOT 20, BLOCK 8, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY CORNER OF LOT 2, BLOCK 9, LONGBEACH ON LONGBOAT KEY, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HIBISCUS WAY WITH THE EASTERLY RIGHT-OF-WAY LINE OF LONGBOAT DRIVE; THENCE FROM SAID POINT-OF-BEGINNING AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LONGBOAT DRIVE (50' R/W) NORTH 52°28'24" EAST 405.46' FEET TO THE NORTHERLY PROJECTION OF THE CENTERLINE OF THE VACATED ALLEY LYING EAST OF BLOCK 8; THENCE ALONG SAID LINE AND THE CENTERLINE OF SAID VACATED ALLEY, SOUTH 00°00'00" WEST 549.61 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JACKSON WAY (50' R/W); THENCE ALONG SAID LINE, NORTH 87°42'00" WEST 91.45 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LONGBOAT DRIVE (50' R/W); AND THENCE ALONG SAID LINE NORTH 37°35'36" WEST 377.31 FEET TO THE POINT-OF-BEGINNING CONTAINING 2.333 ACRES.



- NOTES:**
1. Subject to all easements and restrictions of record.
 2. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
 3. Date of most recent field survey 6/9/98.
 4. This property appears on FDMA Flood Map #221260000, dated 5/18/92, Zone: A13 (EL 10).
 5. This survey performed with benefit of Title Abstract.
 6. Bearings, if shown, based on the East Property Line having a bearing of N 90°00'00" W (assumed).
 7. The expected use of this land, as classified in the Minimum Technical Standards (M17-8 FAC), is "Commercial/High Rise". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and definition of a closed traverse figure was found to exceed this requirement.
 8. No Lot Line easements noted on Record Plat.
 9. Elevations based on DMR No. 15-84-807 with a published elevation of 4.15, NGVD 1929.
 10. Underground Utilities shown are from Record Drawings and have not been field verified.

LEGEND:

Fnd.	Found	P.C.P.	Permanent Control Point
Pr.	Proposed Distance	P.S.M.	Permanent Reference Monument
C.M.	Concrete Monument	(R)	Reinforced Rodded Bearing
N	North	(C)	Chain Link Fence
S	South	C.B.	Concrete Block
E	East	Con.	Concrete
W	West	P.B./Pg.	Plat Book/Page
3	3' Offset	O.R.	Official Record Book/Page
4	4' Offset	St.	Stippled
5	5' Offset	St.	Stippled
6	6' Offset	St.	Stippled
7	7' Offset	St.	Stippled
8	8' Offset	St.	Stippled
9	9' Offset	St.	Stippled
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99	99' Offset	St.	Stippled
100	100' Offset	St.	Stippled

SURVEYOR'S CERTIFICATION

I hereby certify that this boundary and topographic survey was prepared under my direction and supervision, that it is a true representation of the land as shown and described herein to the best of my knowledge and belief and that it meets the Minimum Technical Standards for land surveying in the State of Florida Chapter 61G17-8, Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

Date of Certificate: 3/23/99

Lawrence R. Weber
 Lawrence R. Weber
 Professional Surveyor and Mapper
 Florida Certificate No. 3688
 (Not valid unless embossed with Surveyor's Seal)

WEBER ENGINEERING & SURVEYING, INC.
 3832 Swift Road, Suite A, Sarasota, Florida 34231
 Telephone (941) 921-3914
 Surveying & Mapping Business Authorization No. LB 4010
 Engineering Business Authorization No. EB 4010
 Drawn By: JBA Checked By: [Signature]
 Date: 6/23/98 Scale: 1"=30' Job # 970177 Dwg. # D-12465
 © 1998 Weber Engineering & Surveying, Inc.

BOUNDARY AND TOPOGRAPHIC SURVEY
2.333 AC.
PARCEL

Section 15, Township 35 South, Range 16 East,
 Town of Longboat Key, Manatee County, Florida

3/23/99 Add. Title
 Rev. 3/23/99 from Type & Adj. R/W used

CS-1

NOT PLATTED
 O.R. 1099, PG. 3631