

LONG BEACH VILLAGE

A CONDOMINIUM

SECTION 15 - TWP. 35S - RGE. 16E

MANATEE COUNTY, FLORIDA

DESCRIPTION OF PARCEL "A"

COMMENCE AT S.W. CORNER OF LOT 1, BLK. 35, LONG BEACH SUB. (P.B. 6, PG. 66 MANATEE CO. RECORDS); THENCE S 55°45' W AND PARALLEL TO BROADWAY AVE., 33.69' TO A POINT ON THE CENTERLINE OF PALMETTO AVE. FOR A P.O.B.; THENCE S'LY ALONG SAID CENTERLINE BEING THE ARC OF A CURVE CONCAVE TO EAST (R=200') FOR 135.36' TO THE P.T.; THENCE S 34° 15' E AND CONTINUING ALONG CENTERLINE OF PALMETTO AVE., 110.5' TO A POINT ON THE M.H.W. LINE (E.I. 1.46) AS DETERMINED BY SURVEY ON MARCH 1, 1971; THENCE SE'LY ALONG THE MEANDERS OF SAID M.H.W. LINE, 135.5' TO A POINT ON THE CENTERLINE OF BROADWAY; THENCE S 55° 45' W ALONG SAID CENTERLINE, 25.5' TO A POINT ON THE M.H.W. LINE (E.I. 1.46) AS DETERMINED BY SURVEY ON MARCH 13, 1973; THENCE NW'LY ALONG THE MEANDERS OF SAID M.H.W. LINE, 105.0' TO A POINT ON THE CENTERLINE OF GULFSIDE DRIVE; THENCE N 10° 45' E ALONG SAID CENTERLINE, 48.5' TO THE P.C. OF A TANGENT CURVE CONCAVE TO SE; THENCE NE'LY ALONG ARC OF SAID CURVE (R=825') FOR 114.5' TO A POINT ON THE ASFORESAID M.H.W. LINE OF MARCH 1, 1971; THENCE SE'LY ALONG THE MEANDERS OF SAID M.H.W. LINE, 65.5' TO A POINT ON A LINE WHICH BEARS S 55° 45' W FROM THE P.O.B.; THENCE N 55° 45' E ALONG SAID LINE, 133.5' TO THE P.O.B. BEING AND LYING IN SEC. 15, TWP. 35S, RGE. 16E, MANATEE CO., FLORIDA AND CONTAINING 2.4 ACRES, MORE OR LESS

DESCRIPTION OF CONDOMINIUM PARCEL "B"

ALL THAT PART OF BLOCK 35, LONG BEACH SUB. AS RECORDED IN P.B. 6, PG. 66 (PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA), LYING WITHIN THE DESCRIBED BOUNDARY: COMMENCE AT THE MOST E'LY CORNER OF BLK. 35; THENCE N 34° 15' W ALONG THE BLK. LINE, 118.83'; THENCE N 34° 15' W ALONG THE S'LY LINE OF A 50' DEDICATION FOR SEABREEZE AVE., 101.83' FOR A P.O.B.; THENCE S 40° 45' W, 39.59'; THENCE S 49° 15' E, 142'; THENCE S 40° 45' W, 76'; THENCE N 49° 15' W, 152'; THENCE N 40° 45' E, 109.82' TO THE BLK. LINE; THENCE S 79° 15' E ALONG SAID BLK. LINE 11.55' TO THE P.O.B. BEING AND LYING IN SEC. 15, TWP. 35S, RGE. 16E, MANATEE COUNTY, FLORIDA

DESCRIPTION OF CONDOMINIUM PARCEL "C"

ALL THAT PART OF BLK. 36, LONG BEACH SUB. AS RECORDED IN P.B. 6, PG. 66 (PUBLIC RECORDS OF MANATEE COUNTY, FLA.), LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY: COMMENCE AT THE MOST W'LY CORNER OF BLK. 36; THENCE S 79° 15' E, ALONG N'LY LINE OF A 50' DEDICATION FOR SEABREEZE AVE., 89.93' FOR A P.O.B.; THENCE N 55° 45' E, 36.0'; THENCE N 34° 15' W, 121.0'; THENCE N 55° 45' E, 81.0'; THENCE S 34° 15' E, 131.0'; THENCE S 55° 45' W, 107.0' TO THE BLK. LINE; THENCE N 79° 15' W, ALONG SAID BLK. LINE 14.14' TO THE P.O.B. BEING AND LYING IN SEC. 15, TWP. 35S, RGE. 16E, MANATEE COUNTY, FLORIDA

DESCRIPTION OF CONDOMINIUM PARCEL "D"

ALL THAT OF BLK. 37, OF LONG BEACH SUB. AS RECORDED IN P.B. 6, PG. 66 (PUBLIC RECORDS OF MANATEE CO., FLA.) LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY: COMMENCE AT THE MOST N'LY CORNER OF BLK. 37; THENCE S 34° 15' E ALONG THE BLK. LINE ALONG RINGLING BLVD. (100.0' R/W); 56.27' FOR A P.O.B.; THENCE CONTINUE S 34° 15' E ALONG SAID BLK. LINE, 10.47'; THENCE S 73° 00' W, 17.65'; THENCE S 17° 00' E, 116'; THENCE S 73° 00' W, 45.96'; THENCE S 21° 30' W, 120.21'; THENCE N 79° 15' W, 82.13'; THENCE S 10° 45' W, 127.67'; THENCE S 79° 15' E, 15.96'; S 10° 45' W, 76.0'; THENCE N 79° 15' W, 194.10'; THENCE N 10° 45' E, 126.0'; THENCE S 79° 15' E, 92.14'; THENCE N 10° 45' E, 95.34'; THENCE S 79° 15' E, 94.09'; THENCE N 21° 30' E, 96.65'; THENCE S 68° 30' E, 40.91'; THENCE N 17° 00' W, 119.97'; THENCE N 73° E, 100.85' TO THE P.O.B. BEING AND LYING IN SEC. 15, TWP. 35S, RGE. 16E, MANATEE COUNTY, FLORIDA

DESCRIPTION OF CONDOMINIUM PARCEL "E"

ALL THAT PART OF BLK. 38 OF LONG BEACH SUB. AS RECORDED IN P.B. 6, PG. 66 (PUBLIC RECORDS OF MANATEE CO., FLA.) LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY: BEGIN AT THE MOST E'LY CORNER OF BLK. 38 FOR A P.O.B.; THENCE N 64° 45' W, 60.0'; THENCE S 25° 15' W, 66.0'; THENCE N 64° 45' W, 35.38'; THENCE N 88° 00' W, 197.29'; THENCE S 2° 00' W, 88.02'; THENCE S 73° 00' W, 92.67'; THENCE S 21° 30' E, 60.59'; THENCE S 68° 30' W, 90.0'; THENCE S 21° 30' E, 80.0'; THENCE S 68° 30' W, 125.0'; THENCE N 21° 30' W, 86.0'; THENCE N 68° 30' E, 115.0'; THENCE N 21° 30' W, 80.0'; THENCE 68° 30' E, 92.58'; THENCE N 17° 00' W, 81.42'; THENCE N 73° 00' E, 106.38'; THENCE N 2° 00' E, 80.29'; S 88° 00' E, 143.04'; THENCE N 25° 15' E, 30.64'; THENCE S 64° 45' E, 178.02' TO THE BLK. LINE ALONG RINGLING BLVD.; THENCE S 34° 15' E ALONG SAID BLK. LINE, 197.0' TO THE P.O.B. LYING AND BEING IN SECTION 15, TP. 35 S., RGE. 16 E., MANATEE COUNTY, FLORIDA.

DESCRIPTION OF CONDOMINIUM PARCEL "F"

COMMENCE AT THE POINT OF INTERSECTION OF THE SW'LY R/W LINE OF RINGLING BLVD., AND THE SE'LY R/W LINE OF PALMETTO AVE., AS SHOWN ON THE PLAT OF LONG BEACH SUB., RECORDED IN P.B. 6 PG. 66, (PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA); THENCE S 53° 26' 30" W, ALONG SAID SE'LY R/W LINE OF PALMETTO AVE 100.0' FOR A P.O.B.; THENCE CONTINUE ALONG SAID R/W LINE, S 53° 26' 30" W, 10.0'; THENCE S 36° 33' 30" E, 85.0'; THENCE N 53° 26' 30" W, 80.0'; THENCE N 36° 33' 30" W, 60.0'; S 53° 26' 30" W, 70.0'; THENCE N 36° 33' 30" W, 25.0' TO THE P.O.B. BEING AND LYING IN SEC. 15, TWP. 35S, RGE. 16E., MANATEE COUNTY, FLORIDA

DESCRIPTION OF LEASE AREA

BEGIN AT THE MOST E'LY CORNER OF BLK. 36 OF LONG BEACH SUB. AS RECORDED IN P.B. 6, PG. 66, (PUBLIC RECORDS OF MANATEE COUNTY, FLA.) FOR A P.O.B.; THENCE S 55° 45' W ALONG THE NW'LY LINE OF AN 80.0' R/W FOR BROADWAY, 487.5' TO A POINT ON THE M.H.W. LINE (E.I. 1.46) AS LOCATED BY A SURVEY OF MARCH 13, 1973; THENCE NW'LY ALONG THE MEANDERS OF SAID M.H.W. LINE, 970.5' TO A POINT ON THE NW'LY LINE OF BLK. 38; THENCE N 10° 45' E ALONG SAID BLK. 72.5' TO THE P.C. OF A TANGENT CURVE CONCAVE TO S.E. (R=800', DELTA ANGLE=45° 00'); THENCE NE'LY ALONG THE ARC OF SAID CURVE, 628.32' TO THE P.T.; THENCE N 55° 45' E, 172.34' TO THE MOST N'LY CORNER OF BLK. 38; THENCE S 34° 15' E ALONG SW'LY LINE OF A 50' R/W FOR RINGLING BLVD., 266.00'; THENCE S 53° 26' 30" W, 25.02'; THENCE S 34° 15' E ALONG THE SW'LY LINE OF A 100' R/W FOR RINGLING BLVD., 455.08'; THENCE S 55° 45' W, 125'; THENCE S 34° 15' E, 100.00'; THENCE N 55° 45' E, 125'; THENCE S 34° 15' E ALONG SAID SW'LY R/W LINE OF RINGLING BLVD., 275.4' TO THE P.O.B.

LESS LOTS 2 AND 3, BLK. 35, LONG BEACH SUB. P.B. 6, PG. 66 MANATEE COUNTY RECORDS.

LESS: PARCEL "A" & PARCELS "B", "C", "D", "E" AND "F" AS DESCRIBED HEREON AND LESS THOSE AREAS DESIGNATED AS CORAL AVE., PALMETTO AVE. AND SEABREEZE AVE., AS SHOWN HEREON.

NOTE: M.H.W. LINE IN ALL DESCRIPTIONS IS THE M.H.W. LINE OF THE GULF OF MEXICO

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LAND DESCRIBED AND SHOWN HEREON AND IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS SHOWN AND THAT IT CAN BE DETERMINED THEREFROM THE IDENTIFICATION, LOCATION, DIMENSIONS AND SIZES OF THE COMMON ELEMENTS, AND OF EACH UNIT CONTAINED THEREIN.

MAY 6, 1974
DATE OF SURVEY

J.V. MOSBY
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 858

MOSBY & RUSSELL ENGINEERING ASSOCIATES INC.
6601 SUPERIOR AVE. — SARASOTA— FLORIDA