



LEGAL DESCRIPTION
 A TRACT OF LAND LYING IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 17 EAST, TOWN OF LONGBOAT KEY, SARASOTA COUNTY, FLORIDA, BEING BOUND ON THE NORTHEAST BY LONGBOAT CLUB ROAD (R/W WIDTH Varies) AS SHOWN ON PLAT OF LONGBOAT KEY CLUB SUBDIVISION, UNIT NO. 3, RECORDED PLAT BOOK 24, PAGE 44, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING BOUND ON THE NORTHWEST BY "THE PRIVATEER" A CONDOMINIUM RECORDED IN CONDOMINIUM BOOK 6, PAGE 25, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING BOUND ON THE SOUTHWEST BY "THE BEACHES OF LONGBOAT KEY-SOUTH", A CONDOMINIUM, PHASE I, RECORDED IN CONDOMINIUM BOOK 21, PAGE 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND BEING BOUND ON THE SOUTHWEST BY THE GULF OF MEXICO, AND CONTAINING 12.20 ACRES, MORE OR LESS.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1210.00'	04°51'10"	102.48'	51.27'	102.45'	S.44°35'18"E.
2	400.00'	142°1'41"	100.26'	50.40'	100.00'	S.39°50'03"E.
3	400.00'	30°56'31"	216.02'	110.71'	213.40'	S.48°07'28"E.
4	200.00'	15°29'08"	54.05'	27.19'	53.89'	S.55°51'10"E.
5	480.00'	22°05'43"	185.10'	93.72'	183.96'	S.37°03'45"E.
6	426.00'	25°59'08"	193.21'	98.29'	191.55'	S.39°00'39"E.
7	400.00'	03°24'30"	23.79'	11.90'	23.79'	S.61°53'28"E.
8	366.00'	28°29'57"	182.05'	92.95'	180.18'	S.40°18'20"E.
9	540.00'	13°20'31"	125.74'	63.16'	125.46'	N.32°43'36"W.
10	1150.00'	04°51'10"	97.40'	48.73'	97.37'	S.44°37'45"E.
11	400.00'	142°1'41"	100.26'	50.40'	100.00'	S.54°14'10"E.
12	400.00'	22°01'12"	153.73'	77.82'	152.78'	N.50°24'24"W.

- NOTES:
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (GRID NORTH, FLORIDA WEST ZONE). PLAT BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF "THE BEACHES OF LONGBOAT KEY-SOUTH" CONDOMINIUM, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 21, PAGES 42-42H OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
 - SUBJECT PROPERTY LIES WITHIN ZONES A13 (EL.12), V17 (EL.13), V17 (EL.15) AND V17 (EL.16) PER FEDERAL INSURANCE RATE MAP COMMUNITY - PANEL #125126 0010B, REVISED 8/15/83. FLOOD ZONE LINES, AS SHOWN ON THIS MAP, ARE APPROXIMATE, HAVING BEEN SCALED FROM SAID FEDERAL INSURANCE RATE MAP.
 - IMPROVEMENTS, SUCH AS, BUT NOT LIMITED TO, UNDERGROUND UTILITIES AND FOUNDATIONS WHICH MAY ENCRUMBER, LANDSCAPE FEATURES, ETC. HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
 - ELEVATIONS SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. BENCHMARK USED WAS CORPUS OF ENGINEERS SARE 92-1988, PUBLISHED ELEVATION 7.97'. SITE BENCHMARK IS AN X CHISELED IN TOP OF CONCRETE CURB, ELEVATION 4.82.
 - THE MEAN HIGH WATER ELEVATION OF 1.15 FEET WAS DETERMINED BY THE INTERPOLATION METHOD BETWEEN TIDAL CONTROL STATIONS #6243 (MANNA MARIA) AT HOLMES BEACH AND #5059 (MANASSITA KEY) AT THE VENICE AIRPORT, IN ACCORDANCE WITH THE COASTAL MAPPING ACT OF 1974 (CHAPTER 177, PART 2 OF THE FLORIDA STATUTES), AND THE RULES OF THE DEPARTMENT OF NATURAL RESOURCES (CHAPTER 16-3 OF THE FLORIDA ADMINISTRATIVE CODE).
 - DATE OF FIELD SURVEY: 10/02/91.
 - SURVEY UPDATED: 10/02/92.

- LEGEND
- SITE BENCH MARK (SEE NOTE #5)
 - DEPARTMENT OF NATURAL RESOURCES (DNR)
 - 4"x4" FOUND CONCRETE MONUMENT (# AS NOTED)
 - 4"x4" FOUND CONCRETE MONUMENT LB#128 OR AS NOTED
 - FL FLOW LINE
 - 3+6 EXISTING ELEVATION
 - SPC STATE PLANE COORDINATE BEARINGS
 - CENTER LINE
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - COL COASTAL CONSTRUCTION CONTROL LINE
 - LS LIFT STATION
 - F.H. FIRE HYDRANT
 - W.V. WATER VALVE
 - RECORD PLAT BEARING

CERTIFICATE
 I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS PER CHAPTER 21-HH6 OF THE FLORIDA ADMINISTRATIVE CODE.

Fred W. Lewis
 FRED W. LEWIS
 FLORIDA REGISTERED LAND SURVEYOR # 4305
 (Not valid without signature & embossed seal of surveyor)

"THE PRIVATEER" CONDO. BOOK 6, PAGE 25

MINDER & RHODES ENGINEERING CORPORATION
 Engineers - Planners - Surveyors
 3900 CLARK ROAD
 SARASOTA, FL 34233
 Checked by: [Signature]
 Drawn by: [Signature]
 Date: 10/07/91
 Proj. No.: S1098
 Scale: 1"=40'

REVISIONS

No.	Date	Description
1	10/06/92	ADD NOTE B

REGENT COURT CORP.
 BOWYER DEVELOPMENT CORP.
 LONGBOAT KEY, FLORIDA
 SARASOTA COUNTY
 BOUNDARY AND TOPOGRAPHIC SURVEY