

DESCRIPTION

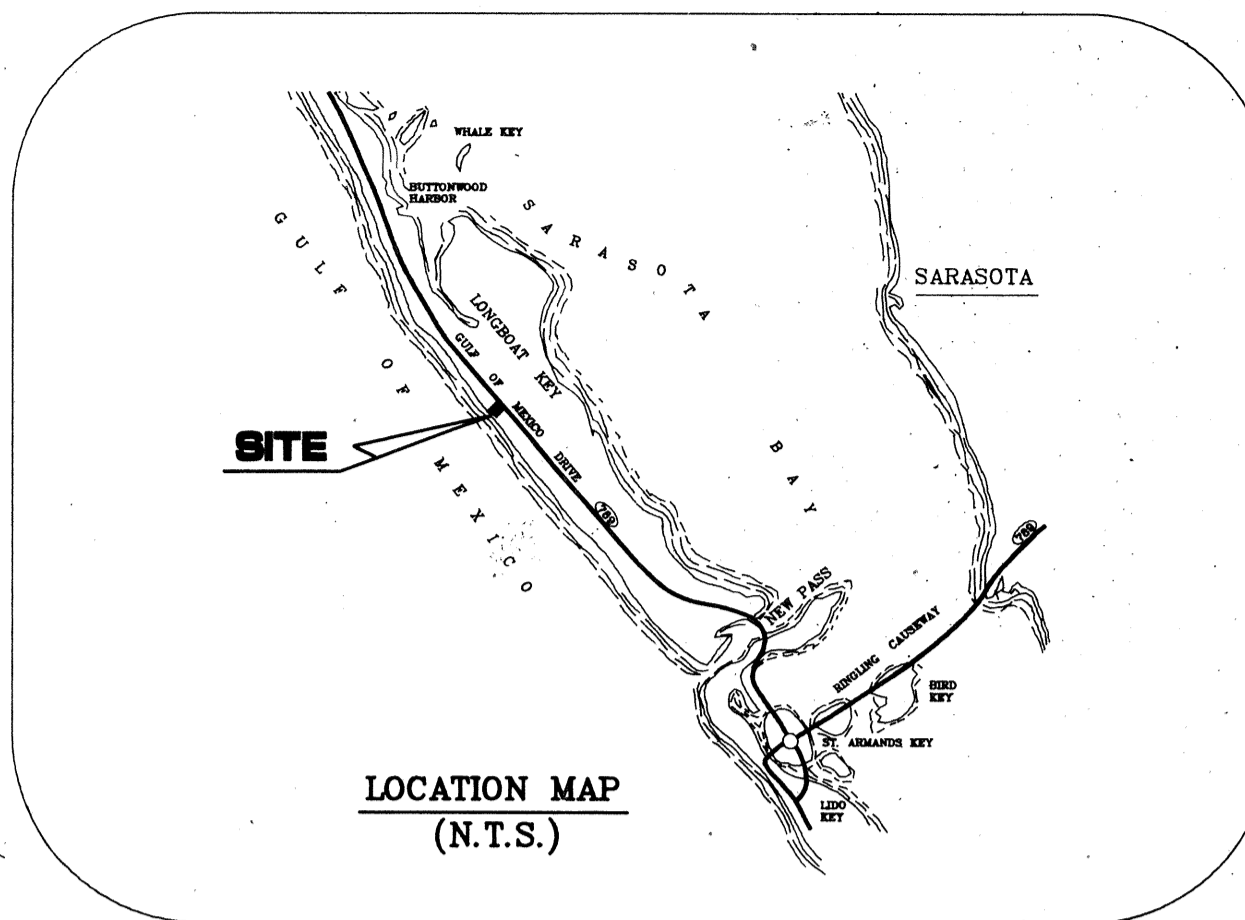
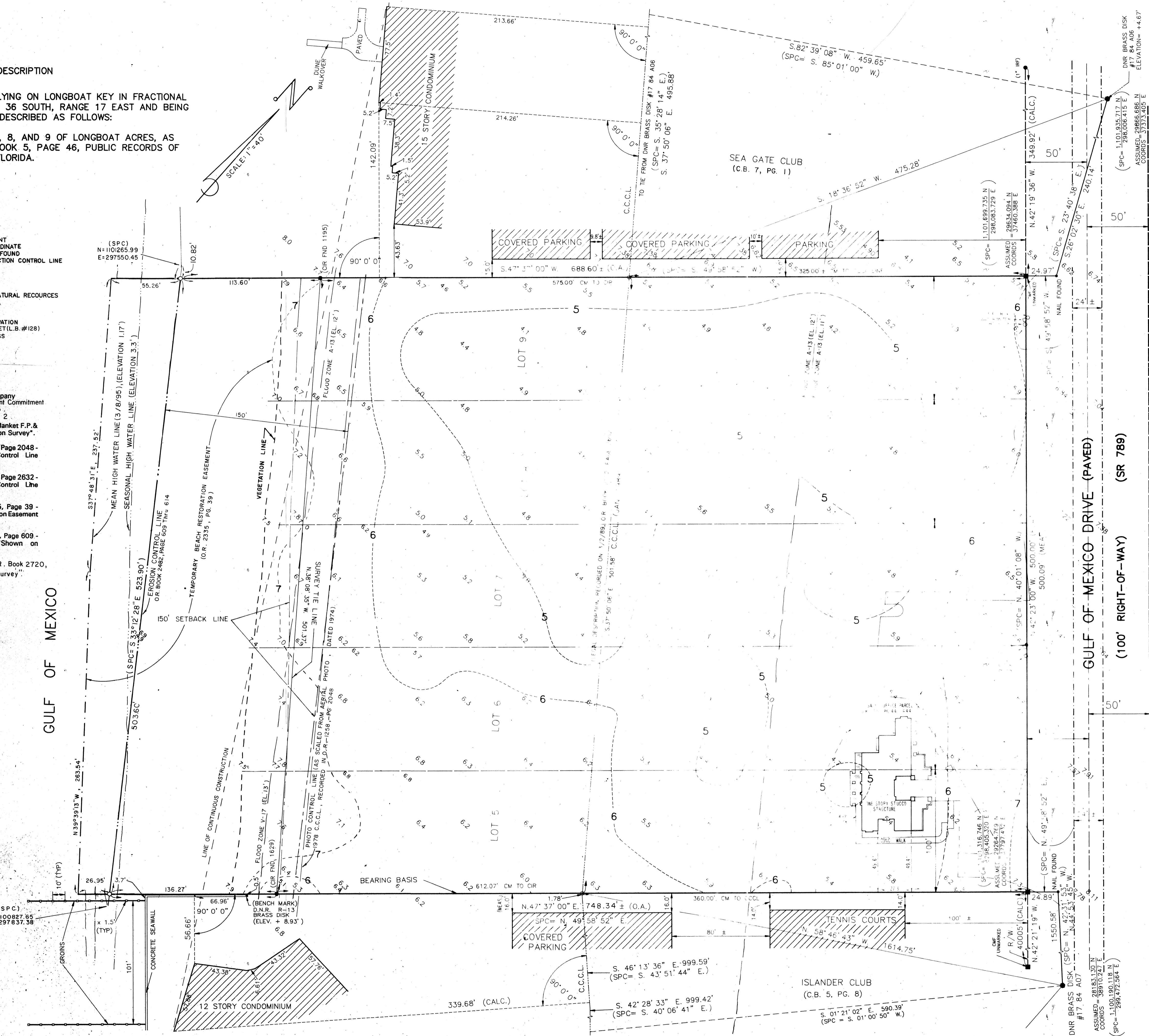
A PARCEL OF LAND LYING ON LONGBOAT KEY IN FRACTIONAL SECTION 8, TOWNSHIP 36 SOUTH, RANGE 17 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 5, 6, 7, 8, AND 9 OF LONGBOAT ACRES, AS RECORDED IN PLAT BOOK 5, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LEGEND

- IRF IRON ROD FOUND
- CMF CONCRETE MONUMENT
- SPC STATE PLANE COORDINATE
- CR FND CAPPED IRON ROD FOUND
- C.C.C.L. COASTAL CONSTRUCTION CONTROL LINE
- T.O.B. TOP OF BANK
- L.B.K. LONGBOAT KEY
- (O.A.) OVERALL
- R/W RIGHT-OF-WAY
- DNR DEPARTMENT OF NATURAL RESOURCES
- C.B. CONDOMINIUM BOOK
- PG. PAGE
- O.R. OFFICIAL RECORDS
- 78 EXISTING SPOT ELEVATION
- 78 CAPPED IRON ROD SET (L.B.#128)
- L.B. LICENSED BUSINESS

- TICOR Title Insurance Company
Modification of Endorsement Commitment
No. 3188/289/3099/093
Schedule B - Section 2
1. Deed Book 92, Page 18 - Blanket F.P. & L. Easement "Not Shown on Survey".
 2. Official Record Book 1258, Page 2048 - 1978 Coastal Const. Control Line "Shown on Survey".
 3. Official Record Book 2102, Page 2632 - 1989 Coastal Const. Control Line "Shown on Survey".
 4. Official Record Book 2335, Page 39 - Temporary Beach Restoration Easement "Shown on Survey".
 5. Official Record Book 2482, Page 609 - Erosion Control Line "Shown on Survey".
 6. Sales Office Parcel, O.R. Book 2720, Page 442. "Shown on Survey".



CERTIFY TO: ECOVENTURE LBK, LTD
BARNETT BANK OF TAMPA
ANNIS, MITCHELL, COCKEY, EDWARDS & ROEHN, P.A.
TRENAM, SIMMONS, KEMPKER, SCHARF, BARKIN, FRYE & O'NEILL, P.A.
TICOR TITLE INSURANCE COMPANY

- SURVEYOR'S NOTES**
1. THIS BOUNDARY SURVEY WAS PREPARED USING TICOR TITLE INSURANCE COMPANY MODIFICATION OF ENDORSEMENT COMMITMENT NO. 3188/289/3099/093 DATED APRIL 17, 1995 AND SHOWS ALL RECORDED EASEMENTS AND RIGHTS-OF-WAY DESCRIBED IN SAID COMMITMENT.
 2. BEARINGS ARE BASED ON ISLANDER CLUB OF LONGBOAT (C.B. 5, PG. 8). BEARINGS IN PARENTHESES ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION COASTAL CONSTRUCTION CONTROL MAPS.
 3. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929). FLORIDA DEPARTMENT OF NATURAL RESOURCES C.C.C.L. MONUMENT 17-84-A06 (ELEVATION +4.67) AS PUBLISHED ON ITS 1984 ALL OTHER TOPOGRAPHIC DATA WAS TAKEN FROM A SURVEY PRODUCED BY BISHOP & ASSOCIATES DATED 8/27/91 (L.B.#128, SHEET 5).
 4. THE MEAN HIGH WATER LINE ELEVATION OF 1.17' WAS DETERMINED BY THE INTERPOLATION METHOD BETWEEN TIDAL CONTROL STATION 5 #243 ("ANNA MARIE") AT HOLMES BEACH AND #558 ("MANASOTA KEY") AT THE VENICE AIRPORT. THE ELEVATION 1.17' REFERS TO NATIONAL GEODETIC VERTICAL DATUM (1929).
 5. PROPERTY IS LOCATED IN FLOOD ZONES: V17(EL. 13'), A13(EL. 12'), AND A13(EL. 11') AS PER FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 125126 0010 B, AUGUST 15, 1983), (INDEX DATE: MAY 18, 1992).
 6. THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS, EXCEPT AS SHOWN.
 7. EXISTING CONTOURS WERE TAKEN FROM A FIELD SURVEY PERFORMED ON JULY 6, 1994.
 8. EXISTING FOUNDATION PILING ARE BURIED AND ARE NOT LOCATED OR SHOWN.
 9. THE TOTAL ACRES TO THE EROSION CONTROL LINE IS 8.25 ±, THE TOTAL ACRES TO THE MEAN HIGH WATER LINE IS 8.74 ±.
 10. ADDITIONAL IMPROVEMENTS ARE SHOWN ON SHEET 2-A. BUILDINGS 1 AND 2, CLUBHOUSE AND POOL ARE SUBSTANTIALLY COMPLETED, AS SHOWN.

This Boundary Survey is prepared for the benefit of Barnett Bank of Tampa, a state chartered bank, Ecoventure LBK, Ltd, a Florida Limited Partnership ("Borrower") and TICOR Title Insurance Company ("Title Company") and I hereby certify the following:

1. That the survey was made on the ground on April 14, 1995 and is correct to the best of my knowledge and belief.
2. That the survey shows the location of the perimeter of the land by courses and distances.
3. That the survey shows the locations of easements and rights-of-way, as contained in TICOR Title Insurance Modification of Endorsement Commitment No. 3188/289/3099/093.
4. That the survey shows the rights-of-way of the streets abutting the land and width thereof and that ingress and egress is provided by Gulf of Mexico Drive, a paved and dedicated public right-of-way that is maintained by the State of Florida.
5. That the survey shows visible encroachments, if any, and their extent upon the land.
6. That the survey shows the visible improvements to the extent constructed and their relationship by distances to the perimeter of the land.
7. That if the land is described as being on a recorded plat, a legend relating the survey to said plat is on the survey.
8. That the survey shows any coastal body of water within 150 feet of the land.
9. That the property does not serve any adjoining property for drainage, ingress, egress or any other visible purpose, except as shown on the survey.
10. That the property is located in flood zones: V 17 (elevation 13 feet), A13 (elevation 12 feet), and A 13 (elevation 11 feet) as per Flood Insurance Rate Map (Community Panel No. 125126 0010 B, August 15, 1983), (Index Date: May 18, 1992).
11. That the courses and distances as measured forms a mathematically closed figure.
12. That the survey was performed under my direction and that it meets the Minimum Technical Standards for surveying in the State of Florida, as set forth by the Florida Board of Land Surveyors, pursuant to Chapter 472 of the Florida Statutes and Chapter 61G17-6 of the Florida Administrative Code.

By: Dennis R. Hoover
Professional Land Surveyor
Florida Registration No. 4419

RECORD DRAWINGS

VIZCAYA AT LONGBOAT KEY
BOUNDARY SURVEY

PROJECT NO.
ECG-01
SHEET NO.
2

BISHOP & ASSOCIATES
Consulting Engineers • Surveyors
AN EMPLOYEE-OWNED COMPANY
178 SARASOTA CENTER BLVD., SARASOTA, FLORIDA 34240
913/371-6362 • Fax: 813/378-3615

REVISED	BY	DATE	Q.C.	DATE	DESCRIPTION	REVISED	BY	DATE	Q.C.	DATE	DESCRIPTION	TASK	INITIALS	DATE
	PL	5/04/95			ADD SALES OFFICE PARCEL (REV. TITLE COMMIT.)		PL	5/04/95			ADD SALES OFFICE PARCEL (REV. TITLE COMMIT.)	DESIGN		
	DB/RL	4/19/95			UP-DATE BNDY, MHW, NOTES, CERT. & IMPROV.(FB. 231/45)		PL	7/8/94			UP-DATE BNDY, MHW, NOTES, CERT. & IMPROV.(FB. 231/45)	DESIGN		
	PL	4/15/97			REV. PLATTED LOT DESIGNATIONS		PL	11/03/94			REV. TITLE & SHT. NO.	CHECKED		
	PL	4/9/97			ADD NOTE TO B SHEET 2A, WITH IMPROVEMENTS		PL	7/29/94			ADD NOTE TO B SHEET 2A, WITH IMPROVEMENTS	QUALITY CHK		
	PL	5/8/95			REV. TITLE COMMIT. NO.		PL	7/21/94			REV. CERT. NOTES & ADD EASEMENTS P/R TITLE Co.	REPR. SCALE		
												VERT. SCALE		

DATE
ENGINEER OR SURVEYOR OF RECORD
DATE