PLAT BOOK 23 PAGE 35

CT 14.12

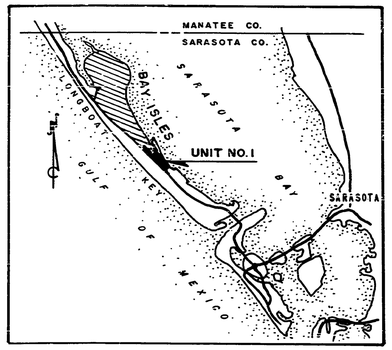
SHEET NO. 1 OF 3 SHEETS

BAY ISLES
UNIT NO. 1

TOWN OF LONGBOAT KEY

SECS. 16 & 17 - TWP. 36 S - RGE. 17 E

COUNTY OF SARASOTA STATE OF FLORIDA



LOCATION SKETCH

1 1/2 0 1 2 miles

SCALE

DESCRIPTION:

A tract of land lying in Sections 16 and 17, Township 36 South, Range 17 East, Town of Longboat Key, Sarasota County, Florida, being more particularly described as followers:

Commence at the Southeast corner of Section 21, Township 36 South, Range 17 East, Sarasota County, Florida; run thence N 2° 09' 55"W along the easterly line of said Section 21, 2362.57' to the easterly right-of-way line of Gulf of Mexico Drive (S.R. 780) (100' wide); thence northwestwardly along said right-of-way line the following calls and distances; N 69°47'00"W, 916.12' to the point of curvature of a curve to the right; thence northwestwardly along the arc of said curve, having a radius of 3383.43' and a central angle of 24°10'46", 1427.85' to the point of tangency; thence N 45°36'14"W, 2192.98' to the point of curvature of a curve to the left; thence northwestwardly along the arc of said curve, having a radius of 34013.13 and a central angle of 1°08'50", 681.04' to the point of tangency; thence N 46°45'04" W, 1211.53' to the northwesterly line of Country Club Shores Unit Five, Section Three as per plat thereof recorded in Plat Book 18, Page 28, 28 A, Public Records of Sarasota County, Florida, being the most westerly corner of Lot 1, Block M of said Subdivision for a Point of Beginning; thence continue N 46°45'04"W along said northwesterly right-of-way line of Gulf of Mexico Drive, 2761.45'; thence leaving said right-of-way line run N 43°14'56"E, 175'; thence S 46°45'04"E, 20'; thence N 43°14'56"E, 75'; thence S 46°45'04"E, 80'; thence S 43°14'56"W, 41.29' to the point of curvature of a curve to the left; thence southwardly along the arc of said curve, having a radius of 33.71' and a central angle of 90°00'00", 52.95' to the point of reverse curvature of a curve to the right; thence along the arc of said curve, having a radius of 225' and a central angle of 25°21'39", 99.59' to the point of tangency; thence S 21°23'25"E, 108.45' to the point of curvature of a curve to the left; thence along the arc of said curve, having a radius of 175' and a central angle of 25°21'39", 77.46'; thence N 43°14'56"E, 333.67'; thence N 43°16'52"E, 486.12'; thence N 10°28'47"E, 308.12' to a bulkhead monument on the Offical Bulkhead Line of Town of Longboat Key; thence along said Bulkhead Line the following calls and distances, S 43°45'00"E, 728.74'; S 34°15'00"E, 677.14'; N 43°14'56"E, 120.70'; N 75°30'00"E, 108.33'; S14°30'00"E, 216.61'; S 21°25'00"E, 660'; S 34°15'00"E, 140' to the northwesterly line of Country Club Shores Unit Five, Section Four as per plat thereof recorded in Plat Book 23, Pages 23, 23A, Public Records of Sarasota County, Florida; thence along the boundary of Country Club Shores Unit Five, Section Four the following calls and distances S 41°26'00"W, 59.90' to the point of curvature of a curve to the right; thence westwardly along the arc of said curve, having a radius of 130' and a central angle of 54° 31'16", 123.70' to the point of reverse curvature of a curve to the left; thence westwardly along the arc of said curve, having a radius of 193' and a central angle of 97°19'27", 327.84' to the point of reverse curvature of a curve to the right; thence westwardly along the arc of said curve, having a radius of 175' and a central angle of 42°48'11", 130.73' to the point of tangency; thence S 41°26'00"W, 92.74' to the point of curvature of a curve to the right; thence westwardly along the arc of said curve having a radius of 50' and a central angle of 91°48'56", 80.12'; thence continuing along said boundary of Country Club Shores Unit Five, Section Four; S 46°45'04"E, 201.69'; N41°26'00"E, 49.97'; S46°45'04"E, 25.01' to the aforementioned northwesterly line of Country Club Shores Unit Five, Section Three, being also the most northerly corner of Lot 1, Block M, of said Subdivision and a point on the westerly right-of-way line of Bogey Drive; thence S41°26'00"W along said northwesterly line 100' to the Point of Beginning and containing 53.75 acres more or less.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

I, R. H. Hackney, Jr. Clerk of the Circuit Court of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 23, Page 35-35B, Public Records of Sarasota County, Florida, this 2ND day of MARCH, A.D., 1976.

R. H. Hackney, Jr.
Clerk of the Circuit Court
Sarasota County, Florida

by: Sheila M. Mikoda
Chief Deputy Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTRY OF SARASOTA } S.S.

Know all men by these presents that Arvida Corporation, a Delaware corporation, by its duly elected Vice President, John P Siegel and by its duly elected Assistant Secretary, George A. Dietz acting by and with authority of its Board of Directors, certifies ownership by said corporation of Bay Isles Unit No. 1 Subdivision as described hereon, has caused said lands to be divided and subdivided as shown hereon and do hereby dedicate all easements shown for uses and purposes stated in the Easement Description hereon and shown and depicted hereon.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by its Vice President and attested by its Assistant Secretary, this 19 day of DECEMBER, A.D., 1975.

ARVIDA CORPORATION

ATTEST: _____ By _____
Assistant Secretary Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

Before me the undersigned Notary Public, personally appeared John P. Siegel, Vice President and George A. Dietz, Assistant Secretary of Arvida Corporation, a Delaware corporation, to me known to be the individuals described in and who executed the foregoing Certificate of Ownership and Dedication, and they each acknowledged before me that they executed the same as such officers, for and in behalf of said Corporation.

Witness my hand and official seal at Sarasota County, Florida, this 11 th day of _____, A.D, 197-.

My commission expires _____ Notary Public, State of Florida at Large

CERTIFICATE OF APPROVAL OF TOWN OF LONGBOAT KEY

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

This plat conforms to the preliminary plat approval provisions made by the Town of Longboat Key Town Commission this 17th day of DECEMBER, A.D., 1975.

Town Manager, Town of Longboat Key

Approved by the Longboat Key Town Commission this 17th day of DECEMBER, A.D., 1975.

Mayor

Town Auditor and Clerk

Town Attorney

SURVEYORS CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that this survey was made under my responsible direction and supervision and is a true representation of the lands described and shown, to the best of my knowledge and belief and that permanent reference monuments have been placed as required by the Sarasota County Subdivision Regulations and the statutes of the State of Florida thereunto appertaining.

Date of survey Dec 8, 1975

THOMAS J. BENNETT
Reg. Surveyor No. 1195
Reg. Engineer No. 4981

BENNETT & BISHOP, INC.
ENGINEERS & SURVEYORS - SARASOTA, FLORIDA

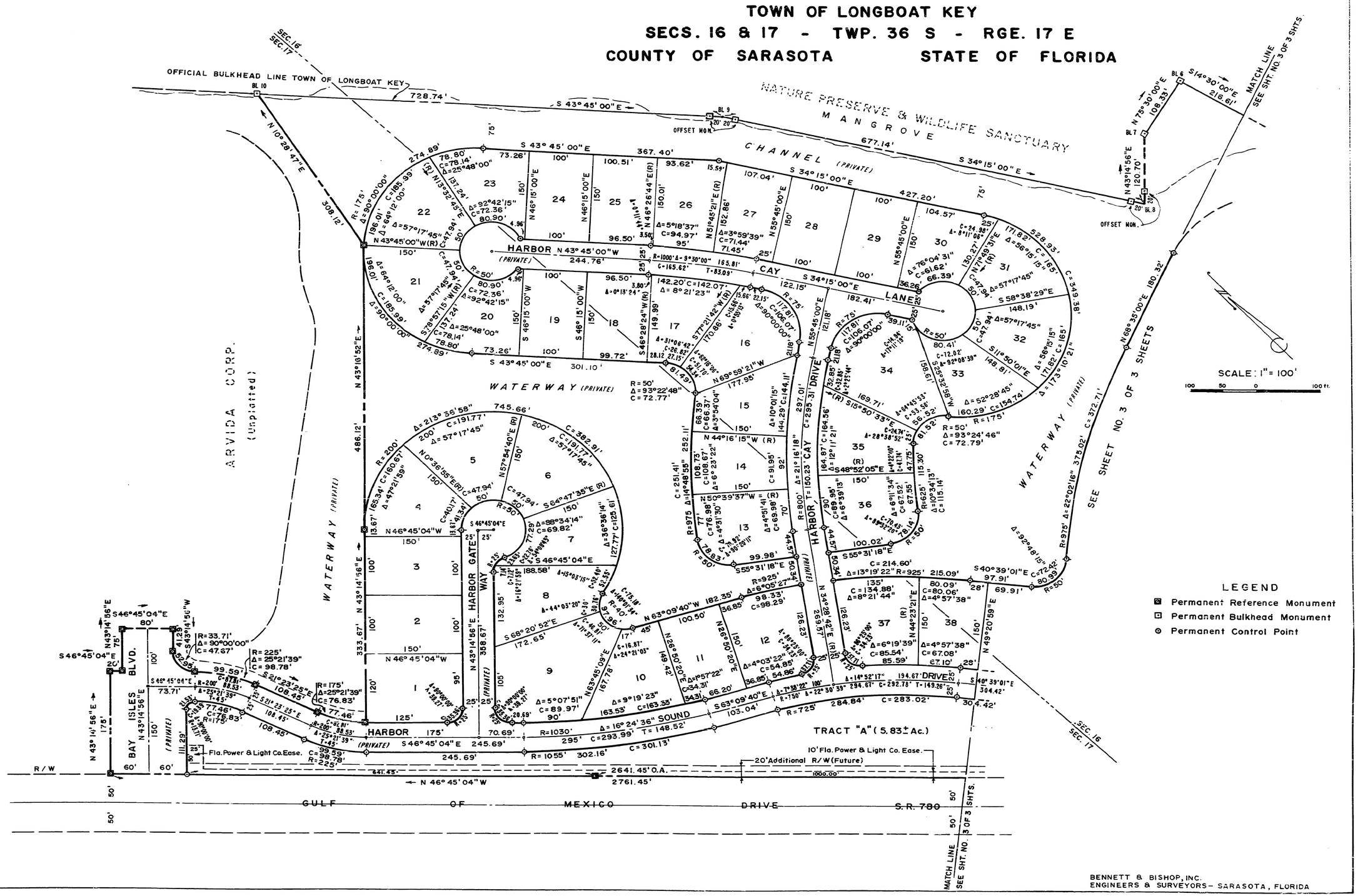
SHEET NO. 2 OF 3 SHEETS

BAY ISLES
UNIT NO. I

TOWN OF LONGBOAT KEY

SECS. 16 & 17 - TWP. 36 S - RGE. 17 E

COUNTY OF SARASOTA STATE OF FLORIDA



BENNETT & BISHOP, INC.
ENGINEERS & SURVEYORS - SARASOTA, FLORIDA

SHEET NO. 3 OF 3 SHEETS

BAY ISLES
UNIT NO. 1

TOWN OF LONGBOAT KEY

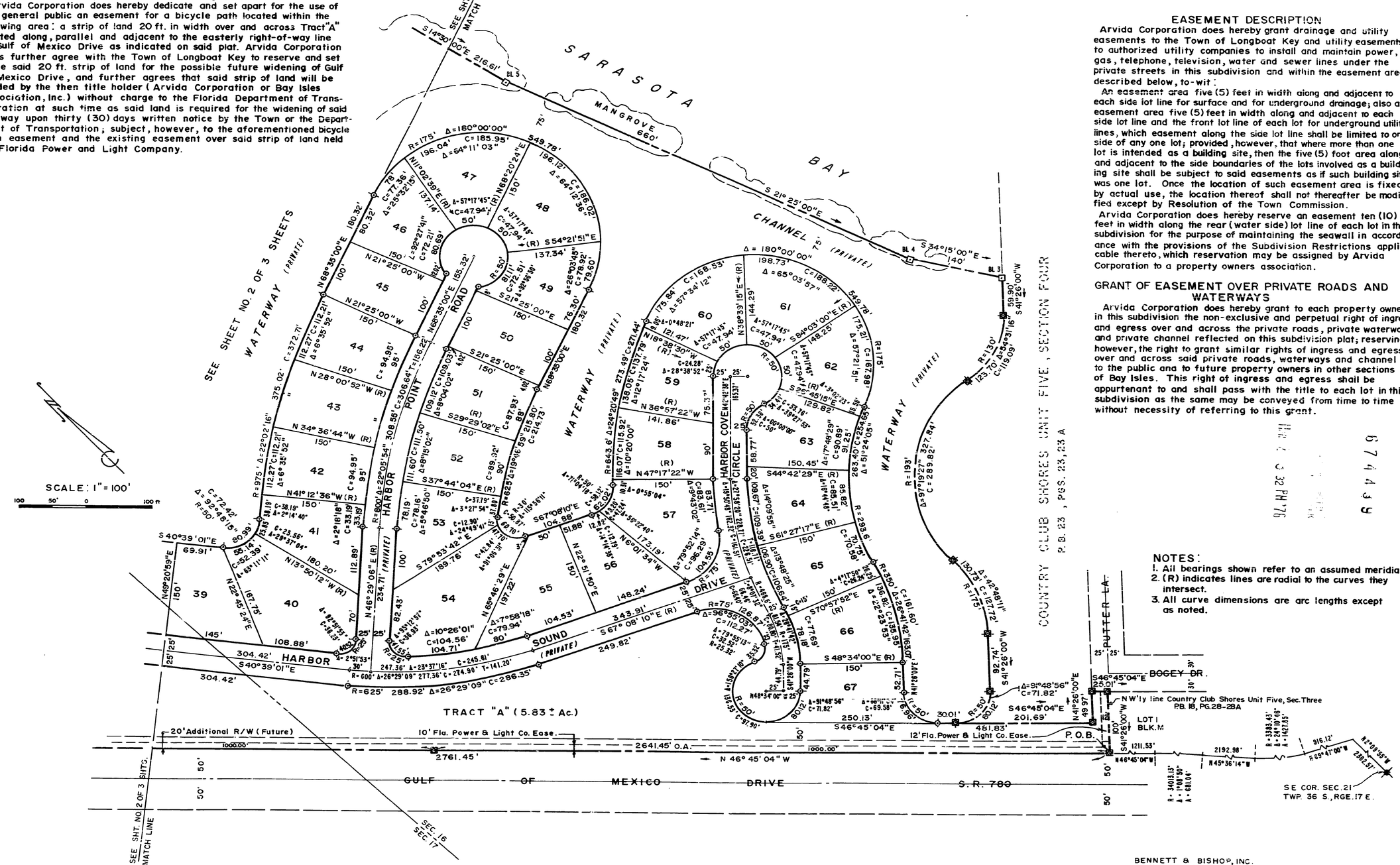
SECS. 16 & 17 - TWP. 36 S - RGE. 17 E

COUNTY OF SARASOTA STATE OF FLORIDA

TRACT "A"

Arvida Corporation does hereby reserve the fee simple title to Tract "A" reflected on this plat, which tract is to be deemed to be a part of the common area and open space of the development known as "Bay Isles" pursuant to Arvida Corporation's Plan of Development as the same may be approved from time to time in accordance with the Town's Planned Unit Development Ordinance. In connection therewith, Arvida Corporation further reserves the right to transfer title to said Tract "A" to a property owners association known as "Bay Isles Association, Inc.", a Florida nonprofit corporation, its successors or assigns, which conveyance may be subject to such reservations and limitations upon usage as Arvida Corporation deems appropriate. Said Association shall be obligated to accept title as delivered by Arvida Corporation and, thereafter, to properly maintain said property, to use the same subject to the limitations hereinafter set forth and as indicated in the Deed of conveyance, and to pay all taxes which may become due and owing thereon.

Arvida Corporation does hereby dedicate and set apart for the use of the general public an easement for a bicycle path located within the following area: a strip of land 20 ft. in width over and across Tract "A" located along, parallel and adjacent to the easterly right-of-way line of Gulf of Mexico Drive as indicated on said plat. Arvida Corporation does further agree with the Town of Longboat Key to reserve and set aside said 20 ft. strip of land for the possible future widening of Gulf of Mexico Drive, and further agrees that said strip of land will be deeded by the then title holder (Arvida Corporation or Bay Isles Association, Inc.) without charge to the Florida Department of Transportation at such time as said land is required for the widening of said roadway upon thirty (30) days written notice by the Town or the Department of Transportation; subject, however, to the aforementioned bicycle path easement and the existing easement over said strip of land held by Florida Power and Light Company.



EASEMENT DESCRIPTION

Arvida Corporation does hereby grant drainage and utility easements to the Town of Longboat Key and utility easements to authorized utility companies to install and maintain power, gas, telephone, television, water and sewer lines under the private streets in this subdivision and within the easement areas described below, to-wit:

An easement area five (5) feet in width along and adjacent to each side lot line for surface and for underground drainage; also an easement area five (5) feet in width along and adjacent to each side lot line and the front lot line of each lot for underground utility lines, which easement along the side lot line shall be limited to one side of any one lot; provided, however, that where more than one lot is intended as a building site, then the five (5) foot area along and adjacent to the side boundaries of the lots involved as a building site shall be subject to said easements as if such building site was one lot. Once the location of such easement area is fixed by actual use, the location thereof shall not thereafter be modified except by Resolution of the Town Commission.

Arvida Corporation does hereby reserve an easement ten (10) feet in width along the rear (water side) lot line of each lot in this subdivision for the purpose of maintaining the seawall in accordance with the provisions of the Subdivision Restrictions applicable thereto, which reservation may be assigned by Arvida Corporation to a property owners association.

GRANT OF EASEMENT OVER PRIVATE ROADS AND WATERWAYS

Arvida Corporation does hereby grant to each property owner in this subdivision the non-exclusive and perpetual right of ingress and egress over and across the private roads, private waterways and private channel reflected on this subdivision plat; reserving, however, the right to grant similar rights of ingress and egress over and across said private roads, waterways and channel to the public and to future property owners in other sections of Bay Isles. This right of ingress and egress shall be appurtenant to and shall pass with the title to each lot in this subdivision as the same may be conveyed from time to time without necessity of referring to this grant.

NOTES:

1. All bearings shown refer to an assumed meridian.
2. (R) indicates lines are radial to the curves they intersect.
3. All curve dimensions are arc lengths except as noted.

BENNETT & BISHOP, INC.
ENGINEERS & SURVEYORS - SARASOTA, FLORIDA