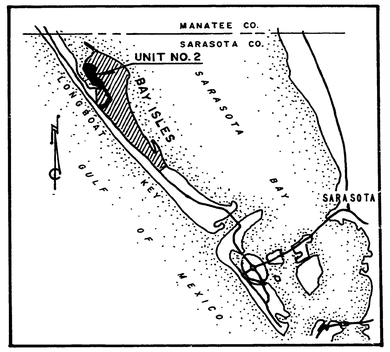
SHEET NO. 1 OF 4 SHEETS

BAY ISLES UNIT NO. 2

TOWN OF LONGBOAT KEY

SECS. 5,6,7 & 8 - TWP. 36 S - RGE. 17 E

COUNTY OF SARASOTA STATE OF FLORIDA



LOCATION SKETCH

1 1/2 0 1 2 miles

SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

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 the property described hereon, and does hereby dedicate and set apart all front, rear and side lot line utility and drainage easements or other easements shown on this plat of Bay Isles Unit No. 2 for said uses and purposes to the Town of Longboat Key forever.

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be executed by its Vice President and attested by its Assistant Secretary, this 7th day of September, A.D., 1976.

By: John P. Siegel
Vice President

ATTEST: George A. Dietz
Assistant Secretary

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 Dedication, and they each duly 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 9th day of September, A.D., 1976.

Becky B. Puryear
Notary Public, State of Florida at Large

My Commission Expires:
August 8, 1979

DESCRIPTION:

A tract of land lying in Sections 5, 6, 7 and 8, Township 36 South, Range 17 East, Town of Longboat Key, Sarasota County, Florida, being more particularly described as follows:

Commence at the S E Corner of said Section 6; run thence S 87° 38' 51"W along the common section line between said Sections 5 and 6, 743.98' to a bulkhead monument on the Official Bulkhead Line of the Town of Longboat Key for a Point of Beginning; thence northwardly along said bulkhead line the following calls and distances; N 25° 00' 00"W, 469.52'; N 38° 00' 00"W, 410'; N 53° 00' 00"W, 240'; N 6° 00' 00" E, 390'; N 8° 27' 22" W, 504.31'; thence leaving said bulkhead line run N 81° 32' 38"E, 150' to the point of curvature of a curve to the right; thence eastwardly along the arc of said curve, having a radius of 100' and a central angle of 38° 57' 22", 67.99' to the point of tangency; thence S 59° 30' 00"E, 153.19' to the point of curvature of a curve to the left; thence eastwardly along the arc of said curve, having a radius of 300' and a central angle of 44° 30' 00", 233' to the point of reverse curvature of a curve to the right; thence eastwardly along the arc of said curve, having a radius of 200' and a central angle of 24° 00' 00", 83.78' to the point of tangency; thence S 80° 00' 00"E, 61.61' to the point of curvature of a curve to the right; thence eastwardly along the arc of said curve, having a radius of 75' and a central angle of 42° 55' 32", 56.19' to the point of tangency; thence S 37° 04' 28" E, 43.91' to the point of curvature of a curve to the left; thence eastwardly along the arc of said curve, having a radius of 40' and a central angle of 89° 31' 57", 62.51' to the point of reverse curvature of a curve to the right; thence eastwardly along the arc of said curve, having a radius of 70' and a central angle of 90° 27' 08", 110.51'; thence S 49° 29' 14" W, 34.45'; thence S 42° 58' 43" E, 180'; thence S 5° 55' 53" E, 310'; thence S 37° 12' 41" W, 205'; thence S 3° 46' 22" W, 45'; thence S 27° 23' 17" E, 630'; thence S 60° 38' 38" E, 120'; thence East, 122.46', thence S 29° 58' 01" E, 390.48'; thence S 3° 26' 01" E, 250'; thence S 87° 00' 09" E, 297'; thence N 64° 34' 38"E, 298.26' to a point on the arc of a curve to the left, said point lying 650', S 64° 34' 38" W of the center thereof; thence southwardly along the arc of said curve, having a radius of 650' and a central angle of 21° 24' 41", 242.91' to the point of tangency; thence S 46° 50' 03"E, 306.71' to the point of curvature of a curve to the right; thence southwardly along the arc of said curve having a radius of 750' and a central angle of 51° 18' 02", 671.52' to the point of tangency; thence S 4° 27' 59" W, 385.03' to the point of curvature of a curve to the left; thence southwardly along the arc of said curve, having a radius of 650' and a central angle of 56° 26' 44", 640.36'; thence S 42° 25' 57" W, 168.63' to the point of curvature of a curve to the left; thence along the arc of said curve, having a radius of 490' and a central angle of 45° 17' 44", 387.37' to the point of tangency; thence S 2° 51' 47" E, 563.27' to the point of curvature of a curve to the right; thence southwardly along the arc of said curve, having a radius of 560.33' and a central angle of 36° 59' 47", 361.81' to the point of tangency; thence S 34° 08' 00" W, 79.89' to the northeasterly right-of-way line of Gulf of Mexico Drive (100' wide); thence N 55° 52' 00" W along said right-of-way line 100'; thence N 34° 08' 00" E, 79.89' to the point of curvature of a curve to the left; thence northwardly along the arc of said curve, having a radius of 460.33' and a central angle of 36° 59' 47", 297.24' to the point of tangency; thence N 2° 51' 47" W, 563.27' to the point of curvature of a curve to the right; thence northwardly along the arc of said curve, having a radius of 590' and a central angle of 45° 17' 44", 466.43' to the point of tangengy; thence N 42° 25' 57" E, 68.37' to a point on the arc of a curve to the right, said point lying 750', S 46° 15' 18" W of the center thereof; thence northwardly along the arc of said curve, having a radius of 750' and a central angle of 48° 12' 41", 631.09' to the point of tangency; thence N 4° 27' 59" E, 385.03' to the point of curvature of a curve to the left; thence northwardly along the arc of said curve, having a radius of 650' and a central angle of 51° 18' 02", 581.99' to the point of tangency, thence N 46° 50' 03" W, 241.71'; thence S 30° 43' 33" W, 429.94' to a point on the northerly boundary line of Longboat Shores Revised as per plat thereof recorded in Plat Book 3, Page 49, Public Records of Sarasota County, Florida, said point lying on the arc of a curve to the left 930' N 23° 40' 23" E of the center thereof; thence westwardly along said boundary of Longboat Key Revised the following calls and distances, westwardly along the arc of said curve, having a radius of 930' and a central angle of 2° 43' 58", 44.36' to the point of a compound curve to the left; thence westwardly along the arc of said curve, having a radius of 1496.36' and a central angle of 18° 12' 42", 475.62' to the point of a compound curve to the left; thence westwardly along the arc of said curve, having a radius of 2245.15' and a central angle of 10° 29' 46", 411.29' to the point of reverse curvature of a curve to the right; thence westwardly along the arc of said curve, having a radius of 1007.04' and a central angle of 24° 09' 05", 424.49' to a point on the aforementioned Official Bulkhead Line of the Town of Longboat Key; thence northwardly along said bulkhead line the following calls and distances; N 1° 00' 00"W, 239.21'; N 31° 00' 00"W, 110'; N 5° 00' 00"W, 320'; N 25° 00' 00" W, 90.48' to the Point of Beginning and containing 66.15 acres more or less.

CONSENT TO DEDICATION

726862

STATE OF CONNECTICUT
COUNTY OF HARTFORD } S.S.

Aetna Life Insurance Company, a Connecticut corporation, holder of Mortgage dated Aug. 5, 1959 and recorded in Official Record Book 174, at Page 1, Public Records of Sarasota County, Florida, as most recently consolidated and modified by instrument dated July 9, 1970 and recorded in Official Record Book 849, at Page 396, Public Records of Sarasota County, Florida, does hereby consent to, ratify, approve and confirm this Plat and the dedication certificate thereon.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by its Vice President and attested by its Secretary this 7th day of October, A.D., 1976.

AETNA LIFE INSURANCE COMPANY

Attest: Stephen B. Middlebrook
Corporate Secretary

By: James S. Dailey
Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD } S.S.

Before me, the undersigned Notary Public, personally appeared James S. Dailey, Vice President, and Stephen B. Middlebrook, Sec. of Aetna Life Insurance Company, a Connecticut corporation, to me known to be the individuals described in and who executed the foregoing Consent to Dedication, and they each duly 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 Hartford County, Connecticut, this 7th day of October, A.D., 1976.

Annette R. Ruggieri
Notary Public, State of Connecticut

My Commission Expires:
March 31, 1978

CERTIFICATE OF APPROVAL

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 15th day of DECEMBER A.D. 1976.

Bill Allgire
Town Manager, Town of Longboat Key

Approved by the Longboat Key Town Commission this 15th day of DECEMBER, A.D., 1976.

Mayor

William M. Hayes
Town Clerk

Town Attorney

Accepted for files and recorded this 17th day of December, A.D., 1976, in Plat Book 24, Page 5-5c.

Sheila M. Mikoda
Deputy Clerk of the Circuit Court
Sarasota County, Florida

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that this plat 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 Town Code of the Town of Longboat Key, the Sarasota County Subdivision Regulations and all required statutes of the State of Florida thereunto appertaining.

Thomas J. Bennett
Reg. Land Surveyor, Fla. Cert. No. 1195
Reg. Engineer, Fla. Cert. No. 4981

Oct 25, 1976

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

SHEET NO. 2 OF 4 SHEETS

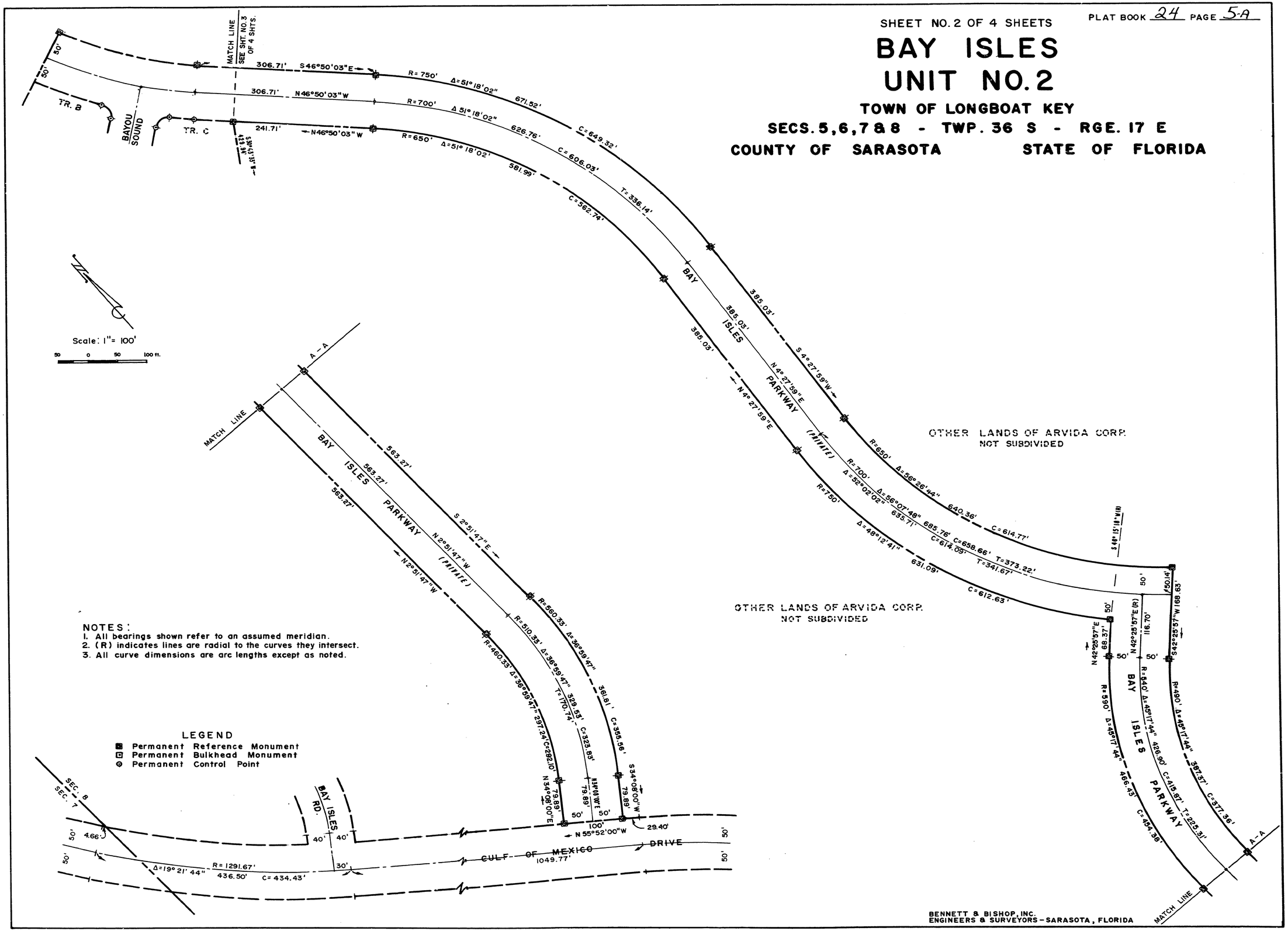
PLAT BOOK 24 PAGE 5-A

BAY ISLES UNIT NO. 2

TOWN OF LONGBOAT KEY

SECS. 5, 6, 7 & 8 - TWP. 36 S - RGE. 17 E

COUNTY OF SARASOTA STATE OF FLORIDA



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.

LEGEND
- Permanent Reference Monument
- Permanent Bulkhead Monument
- Permanent Control Point

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

SHEET NO. 3 OF 4 SHEETS

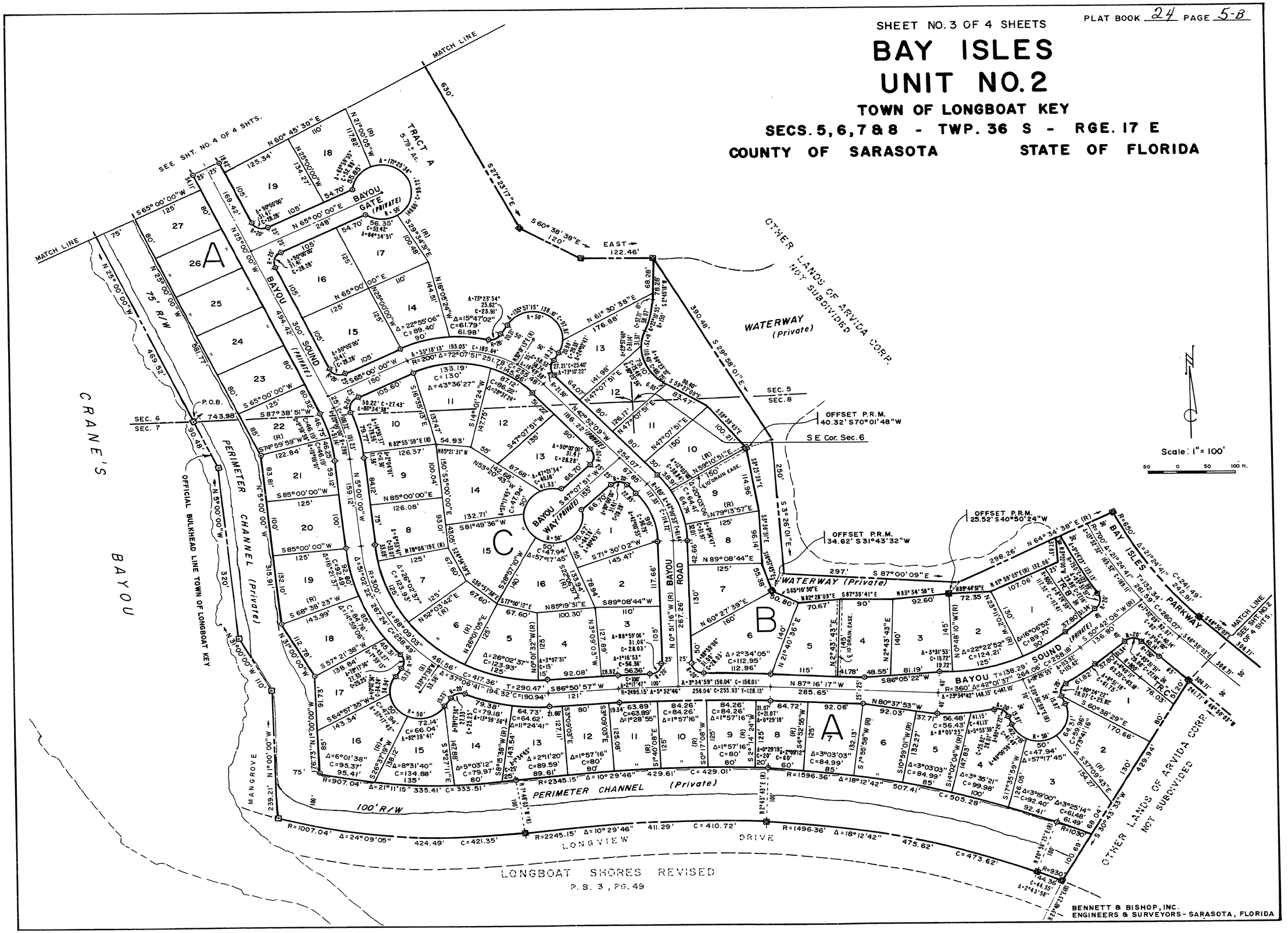
PLAT BOOK 24 PAGE 5-B

BAY ISLES UNIT NO. 2

TOWN OF LONGBOAT KEY

SECS. 5, 6, 7 & 8 - TWP. 36 S - RGE. 17 E

COUNTY OF SARASOTA STATE OF FLORIDA



SHEET NO. 4 OF 4 SHEETS

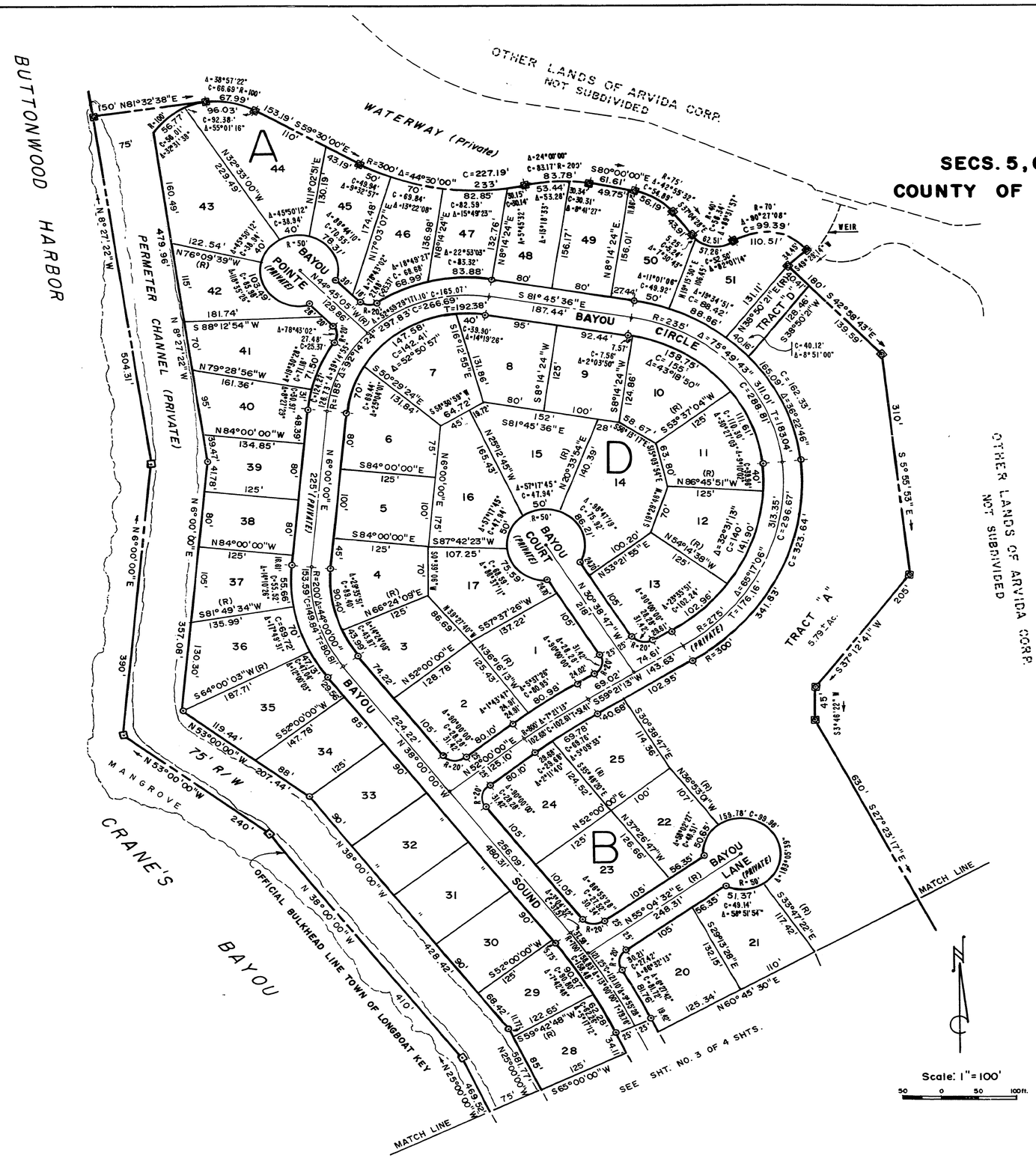
PLAT BOOK 24 PAGE 5c

BAY ISLES
UNIT NO. 2

TOWN OF LONGBOAT KEY

SECS. 5, 6, 7 & 8 - TWP. 36 S - RGE. 17 E

COUNTY OF SARASOTA STATE OF FLORIDA



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 on 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.

TRACT "A"

Arvida Corporation does hereby reserve the fee simple title to the parcel of land reflected on this plat as Tract "A" for future development.

TRACTS "B" & "C"

Arvida Corporation further reserves the fee simple title to parcels of land reflected on this plat as Tracts "B" & "C", which tracts are to become a part of the common area and open space of the development known as "Bay Isles", a planned unit development. In connection therewith, Arvida Corporation reserves the right to transfer the title to said Tracts "B" & "C" to Bay Isles Association, Inc., a Florida corporation not for profit, which is the master propertyowners association formed in connection with the planned unit development.

TRACT "D"

Arvida Corporation does hereby grant to each propertyowner in this subdivision the non-exclusive and perpetual right of ingress and egress over and across Tract "D" as reflected on this plat for pedestrian and bicycle usage only; reserving, however, the right to grant similar rights of ingress and egress over and across said property to the public and to future propertyowners 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.

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.

726862
17 2 48 PM '76

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