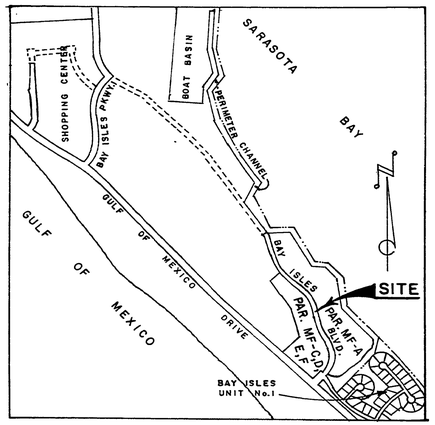
196082



LOCATION MAP

BAY ISLES UNIT No. 3

TOWN OF LONGBOAT KEY

SECS. 8 & 17 - TWP. 36 S - RGE. 17 E

COUNTY OF SARASOTA STATE OF FLORIDA

DESCRIPTION

A parcel of land lying on Longboat Key in Sections 8 and 17, Township 36 South, Range 17 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of Gulf of Mexico Drive (100' wide) and the northerly right-of-way line of Bay Isles Boulevard, a private road (120' wide at this point), as shown on the plat of Bay Isles Unit No. 1, recorded in Plat Book 23, Page 35, Public Records of Sarasota County, Florida, run thence eastwardly along said right-of-way line of Bay Isles Boulevard, the following calls and distances; N 43° 14'56" E, 175'; S 46° 45' 04" E, 20'; N 43° 14' 56" E, 75' to the end of Bay Isles Boulevard as recorded in said Bay Isles Unit No. 1 (80' wide at this point) for a Point of Beginning; thence re-tracing the aforementioned calls and distances run S 43°14'56" W, 75'; N 46° 45'04" W, 20'; S 43° 14'56" W, 175' to the aforementioned intersection of the easterly right-of-Way line of Gulf of Mexico Drive and the northerly right-of-Way line of Bay Isles Boulevard; thence run N 46° 45'04" W along said easterly right-of-Way line of Gulf of Mexico Drive, 613.03' to a point; thence leaving said easterly right-of-way line run N 43° 17'46" E, 309.84' to a point; thence N 06°07'13" W, 479.47' to a point; thence N 22° 27'39" W, 206.53' to a point; thence N 57° 23' 31" W, 25.00' to a point; thence N 27° 23' 31" W, 150.00' to a point; thence N 37° 15'00" E along a radial line 138' to the point of curvature of a curve to the right, said point laying 740' S 37° 15'00" W of the center thereof; thence northwardly along the arc of said curve, having a radius of 740' and a central angle of 34° 37'54", 447.28' to point of tangency; thence N 18° 07'06" W, 265.54' to the point of curvature of a curve to the left; thence northwardly along the arc of said curve having a radius of 660' and a central angle of 15° 20' 41", 176.76'; thence N 56° 32'13" E, 80'; thence N 51° 22' 08" E, 81.16' to a point on the Official Bulkhead Line of the Town of Longboat Key; thence eastwardly along said bulkhead line the following calls and distances; N 88° 30' 00" E, 350'; S 30° 40' 00" E, 635'; S 82°00' 00" E, 200'; S 44° 30' 00" E, 300'; S 09° 00'00" E, 480'; S 43°45'00" E, 681.26' to a point on the northerly boundary of said Bay Isles Unit No. 1; thence leaving said bulkhead line run westwardly and northwardly along said northerly line the following calls and distances; S 10° 28' 47" W, 308.12'; S 43°16'52" W, 486.12'; S 43° 14'56" W. 333.67' to a point on the arc of a curve to the right, said point laying 175'; S 43° 14'56" W of the center thereof; thence northwardly along the arc of said curve having a radius of 175' and a central angle of 25° 21'39"; 77.46' to the point of tangency; thence N 21° 23' 25" W, 108.45' to the point of curvature of a curve to the left; thence northwardly along the arc of said curve having a radius of 225' and a central angle of 25° 21' 39", 99.59' to a point of reverse curvature of a curvature of a curve to the right; thence northwardly along the arc of said curve, having a radius of 33.71' and central angle of 90° 00'00", 52.95' to the point of tangency; thence N 43° 14' 56" E, 41.29'; thence N 46° 45' 04" W, 80' to the Point of Beginning and containing 49.77 acres more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

Know all men by these presents that Arvida Corporation, a Delaware corporation, by its duly elected Vice President, Robert U. Wilhelm 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.3 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 21st day of December, A.D., 1981

ARVIDA CORPORATION

ATTEST: George A. Dietz
Assistant Secretary

By Robert U. Wilhelm
Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

Before me the undersigned Notary Public, personally appeared Robert U. Wilhelm 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 21st day of December, A.D., 1981

Betty H. Martin
Notary Public, State of Florida at Large

My commission expires 11/2/83

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV 2 1983
BONDED THRU HAWKINS & WRITERS

DRAINAGE AND UTILITY EASEMENTS

Arvida Corporation does hereby grant 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 wastewater lines under that part of Bay Isles Boulevard lying within the boundaries of this plat.

RESERVED EASEMENT

Arvida Corporation does hereby reserve an easement 20 feet in width within, adjacent to and along the waterside property line of parcel MF-A for the purpose of maintaining the adjacent channels and the rip-rap along the mean high water line of the private channels in accordance with the provisions of the restrictions applicable thereto, which easement may be assigned by Arvida Corporation to a property owners association.

INGRESS AND EGRESS OVER PRIVATE ROADS AND WATERWAYS

Arvida Corporation does hereby grant to each property owner in Bay Isles, Unit No. 3, the non-exclusive and perpetual right of ingress and egress over and across that part of Bay Isles Boulevard lying within the boundaries of this plat, and the private channels reflected on this plat; reserving, however, the right to grant similar rights of ingress and egress over and across said road and channels to the public and to future property owners in this and other sections of Bay Isles; provided, however, that this grant and right of use shall not prohibit the construction of docks and piers by Arvida Corporation, its successors or assigns, along such private channels. This right of ingress and egress shall be appurtenant to and shall pass with title to all properties in this plat as the same may be conveyed from time to time without necessity of referring to this grant. Arvida Corporation further grants to each property owner in this subdivivision the nonexclusive and perpetual right of ingress and egress over and across that part of Bay Isles Boulevard reflected on the plat of Bay Isles, Unit 1, recorded in Plat Book 23, page 35, Public Records of Sarasota County, Florida.

CERTIFICATE OF APPROVAL

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

Approved by the Longboat Key Town Commission this 2nd day of June A.D., 1982.

E. Jane Pool
Town Clerk

Henry G. Ritter
Mayor

Town Attorney

Accepted for files and recorded this 15th day of June A.D., 1982, in Plat Book 28, Page 39-39B.

[redacted]
Clerk of the Circuit Court
Sarasota County, Florida

SURVEYORS 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.

Date of Survey 12-10-81

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

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

RECEIVED FEB 9 1982

PLAT BOOK 28, PAGE 39A
SHEET No. 2 OF 3 SHEETS

BAY ISLES UNIT No. 3

TOWN OF LONGBOAT KEY
SECS. 8 & 17 - TWP. 36 S. - RGE. 17 E.
COUNTY OF SARASOTA STATE OF FLORIDA

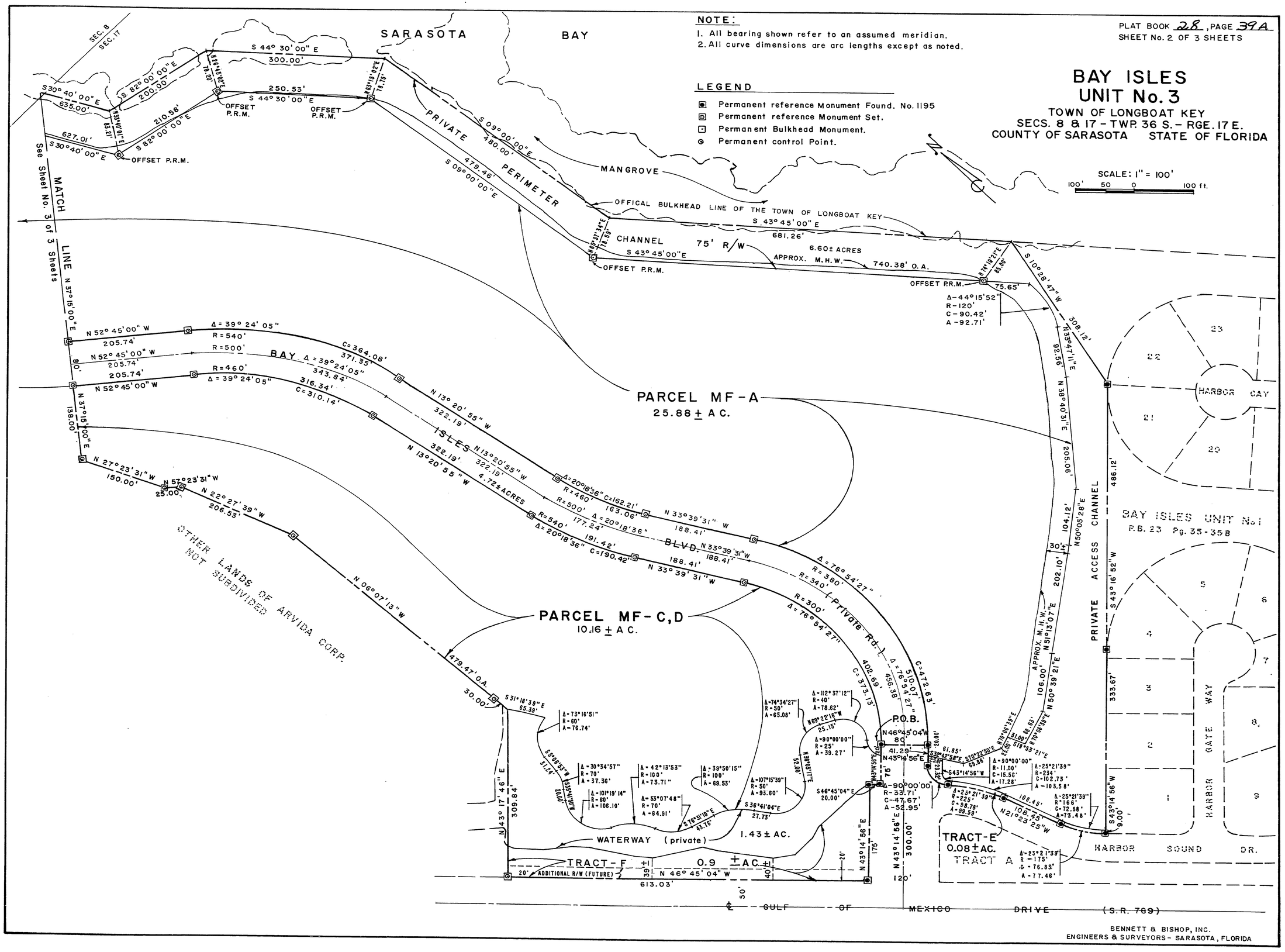
NOTE:

1. All bearing shown refer to an assumed meridian.
2. All curve dimensions are arc lengths except as noted.

LEGEND

- Permanent reference Monument Found. No. 1195
- Permanent reference Monument Set.
- Permanent Bulkhead Monument.
- Permanent control Point.

SCALE: 1" = 100'
100' 50 0 100 ft.



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

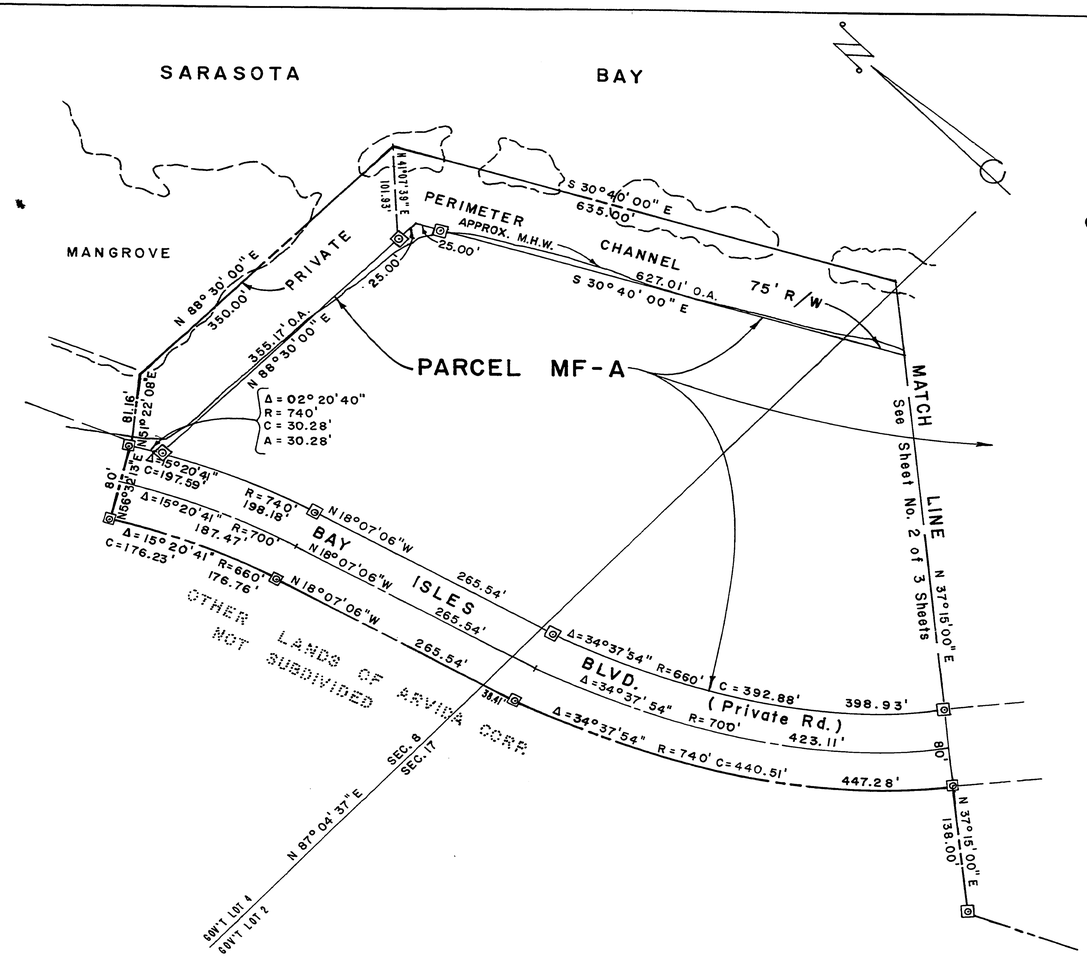
RECEIVED FEB 9 1982

PLAT BOOK 28, PAGE 39B
SHEET No. 3 OF 3 SHEETS

BAY ISLES
UNIT No.3

TOWN OF LONGBOAT KEY
SECS. 8 & 17 - TWP. 36 S. - RGE. 17 E.
COUNTY OF SARASOTA STATE OF FLORIDA

SCALE: 1" = 100'
100' 50 0 100 ft.



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FEB 9 1982
BOOK 28 PAGE 39B

FILED AND RECORDED
R. M. MACKNEY JR. CLERK
SARASOTA

JAN 15 8 56 AM '82

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