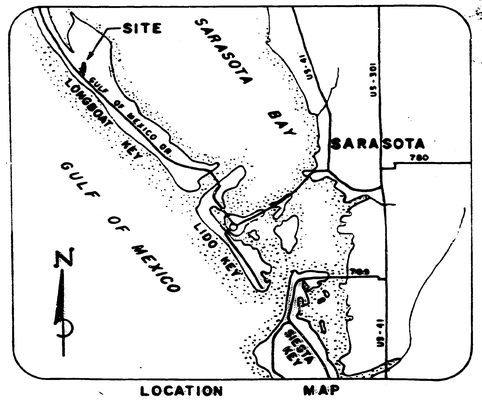
577389

SHEET NO. 1 OF 2 SHEETS

BAY ISLES UNIT NO. 9

A REPLAT OF TRACT 5, BLOCK B
BAY ISLES UNIT NO. 4, P.B. 30, Pg. 2

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



LOCATION MAP

0 1 2 3 4
APPROXIMATE SCALE IN MILES

DESCRIPTION

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

TRACT 5, BLOCK "B", BAY ISLES UNIT NO. 4, PLAT BOOK 30, PAGE 2, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND CONTAINING 20.46 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF SARASOTA S.S.

Arvida Corporation, a Delaware Corporation, by its duly elected President-Sarasota Division, Robert U. Wilhelm, and by its duly elected Assistant Secretary, W.T. Hale, acting by and with authority of its Board of Directors, certifies ownership by said Corporation of a portion of Bay Isles Unit No. 9, as shown and described hereon, and does hereby submit this plat to the Town of Longboat Key for approval and recording.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by its President-Sarasota Division and attested by its Assistant Secretary, this 10th day of January, A.D. 1986.

Arvida Corporation

By Robert U. Wilhelm
Robert U. Wilhelm
President-Sarasota Division

ATTEST:

W.T. Hale
W.T. Hale
Assistant Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA S.S.

Before me, the undersigned Notary Public, personally appeared W.T. Hale, Assistant Secretary, and Robert U. Wilhelm, President-Sarasota Division of Arvida Corporation, a Delaware corporation, to me known to be the individuals described in and who executed the foregoing Certificate of Ownership, 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 10th day of January, A.D., 1986.

Betty L. Ripley
Notary Public
State of Florida at Large

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES NOV. 19, 1987.
BONDED THRU GEN. INSURANCE UND.

My Comission Expires:

CERTIFICATE OF OWNERSHIP

STATE OF MAINE
COUNTY OF PENOBSCOT S.S.

Dead River Properties, Inc., a Maine Corporation, by its duly elected President, Rollin F. Haynes, and by its duly elected — Secretary, WALTER L. HUNT, acting by and with authority of its Board of Directors, certifies ownership by said Corporation of a portion of Bay Isles Unit No. 9, as shown and described hereon, and does hereby submit this plat to the Town of Longboat Key for approval and recording.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by its President and attested by its — Secretary, this 6TH day of JANUARY, A.D. 19 86.

Dead River Properties, Inc.

By Rollin F. Haynes
Rollin F. Haynes
President

ATTEST:

Walter L. Hunt
Walter L. Hunt
— Secretary

STATE OF Maine
COUNTY OF Penobscot S.S.

Before me, the undersigned Notary Public, personally appeared Walter L. Hunt Secretary, and Rollin F. Haynes, President of Dead River Properties, Inc., a Maine Corporation, to me known to be the individuals described in and who executed the foregoing Certificate of Ownership, 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 Bangor, Maine this 6th day of January, A.D., 19 86.

Karen K. Schacht Karen K. Schacht
Notary Public
State of Maine

My Comission Expires: August 4, 1990

INGRESS AND EGRESS OVER PRIVATE ROADS

Arvida Corporation does hereby grant to each property owner in Bay Isles, Unit No. 9, the non-exclusive and perpetual right of ingress and egress over and across that part of Bay Isles Parkway lying adjacent to the easterly boundary of this plat; reserving, however, unto Arvida Corporation the right to grant similar rights to ingress and egress over and across said road 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 all properties in this plat as the same may be conveyed from time to time without necessity of referring to this grant.

CONSENT TO PLATTING AND DEDICATION

STATE OF Virginia
~~COUNTY~~ City OF Alexandria S.S.

The Travelers Insurance Co., a Connecticut corporation, holder of Mortgage dated February 22, 1984 and recorded in Official Record Book 1657, at Page 116, 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 Regional Vice-President and attested by its Assistant Secretary, this 8TH day of JANUARY, A.D., 1986.

ATTEST:

By: David E. Vogel
Assistant Secretary

The Travelers Insurance Co.

By: Joseph D. Keoterson
Regional Vice-President

STATE OF Virginia
~~COUNTY~~ City OF Alexandria S.S.

Before me, the undersigned Notary Public, personally appeared Joseph D. Keoterson, Regional Vice-President and David E. Vogel, Assistant Secretary of The Travelers Insurance Co, a Connecticut corporation, to me known to be the individuals described in and who executed the foregoing Consent to Platting and 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 Alexandria, Virginia this 8th day of January, A.D., 1986.

Carole A. Puglisi
Notary Public CAROLE A. PUGLISI
State of Virginia at Large

My Commission Expires: APRIL 17, 1989

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 6th day of January, A.D., 1986.

Town Manager, Town of Longboat Key

Approved by the Longboat Key Town Commission this 6th day of January, A.D., 1986.

E. Jane Pool
Town Clerk

Mayor

Town Attorney

Accepted for files and recorded this 29th day of January, A.D., 1986, in Plat Book 30, Page 47-47A

Karen E. Rushing
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 surveyed 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.

David H. Kellogg
David H. Kellogg
Registered Land Surveyor 1629
State of Florida

Date of Survey Jan. 3, 1986

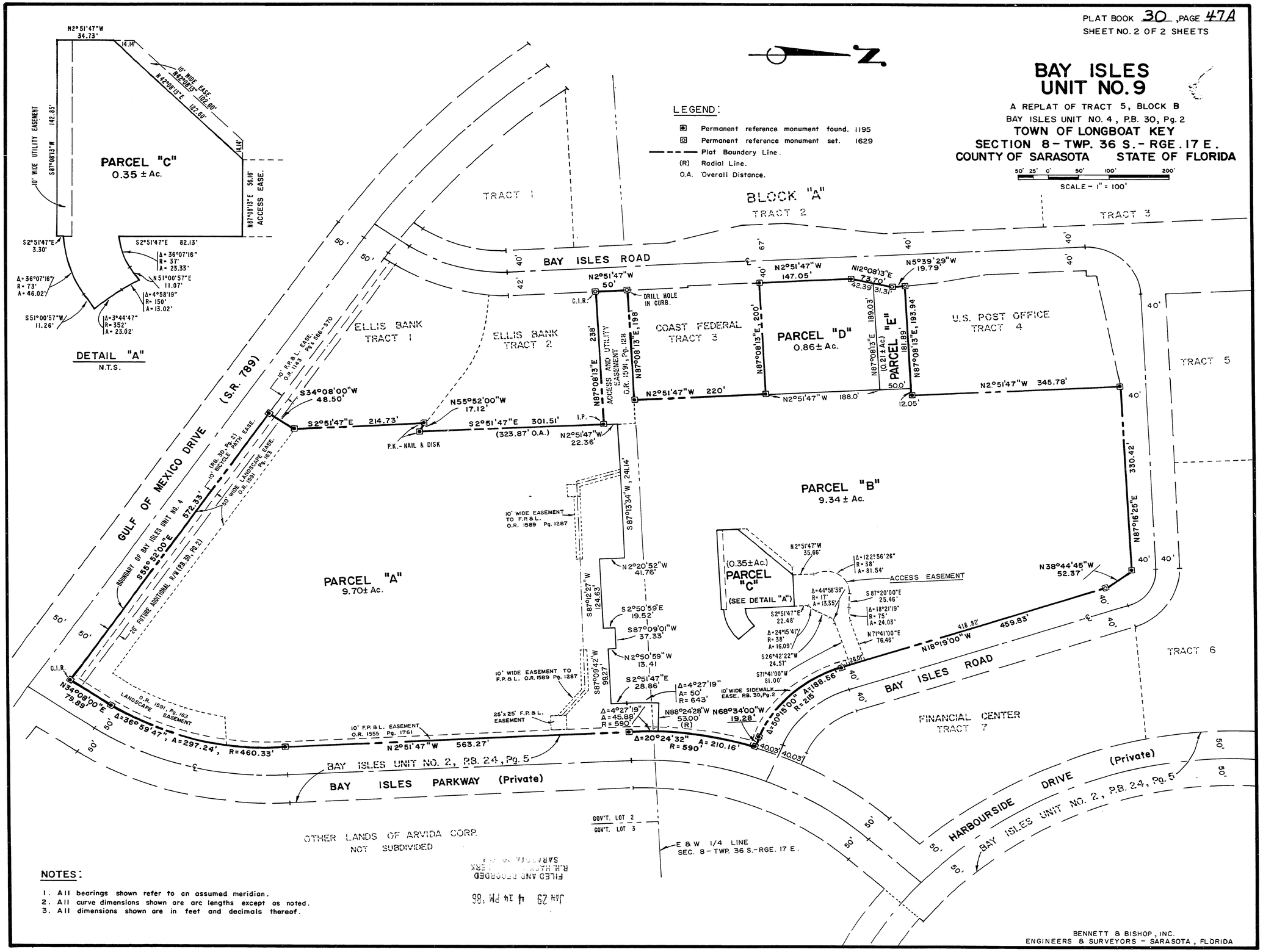
BENNETT & BISHOP, INC.
ENGINEERS & SURVEYORS — SARASOTA, FLORIDA

PLAT BOOK 30 ,PAGE 47A
SHEET NO. 2 OF 2 SHEETS

BAY ISLES UNIT NO. 9

A REPLAT OF TRACT 5, BLOCK B
BAY ISLES UNIT NO. 4, P.B. 30, Pg. 2
TOWN OF LONGBOAT KEY
SECTION 8 - TWP. 36 S. - RGE. 17 E.
COUNTY OF SARASOTA STATE OF FLORIDA

SCALE - 1" = 100'



NOTES:

1. All bearings shown refer to an assumed meridian.
2. All curve dimensions shown are arc lengths except as noted.
3. All dimensions shown are in feet and decimals thereof.

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

LAW OFFICES

WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN

PROFESSIONAL ASSOCIATION

1550 RINGLING BOULEVARD

POST OFFICE BOX 3258

SARASOTA, FLORIDA 33578

TELEPHONE (813) 366-4800

WILLIAM T. HARRISON, JR.
GEORGE A. DIETZ
WILLIAM E. GETZEN
MONTE K. MARSHALL
JAMES L. RITCHEY
A. LAMAR MATTHEWS, JR.
HUGH McPHEETERS, JR.
WILLIAM G. LAMBRECHT
JOHN T. BERTEAU
JOHN V. CANNON III
CHARLES D. BAILEY, JR.
J. MICHAEL HARTENSTINE
MICHELE BOARDMAN GRIMES
JAMES L. TURNER
WILLIAM M. SEIDER
THEODORE C. EASTMOORE
STEVEN D. HUTTON
M. ELIZABETH CLEMONS
TERRI JAYNE SALT

J. J. WILLIAMS, JR. (1886-1968)
W. DAVIS PARKER (1920-1982)

FRAZER F. HILDER
OF COUNSEL

November 20, 1985

Town of Longboat Key
c/o Arvida Corporation
Post Office Box 6166
Sarasota, Florida 33577

Re: Platting of Bay Isles, Unit No. 9

Gentlemen:

Pursuant to your request, we have examined the title to the following described property located in Sarasota County, Florida, to-wit:

> Tract 5, Block B, Bay Isles, Unit No. 4, as per plat thereof recorded in Plat Book 30, Page 2, Public Records of Sarasota County, Florida.

Our examination of said title is based upon a review of Abstract of Title No. 125797 comprising pages 1 to 378, inclusive, Abstract of Title No. 126696 comprising pages 1 to 339, inclusive, and Abstract of Title No. 128561 comprising pages 1 to 95, inclusive, all compiled by Record Title Company, and Abstract No. 11777 comprising pages 1 to 183, inclusive, and Abstract No. 23796 comprising pages 1 to 83, inclusive, prepared by Attorneys' Title Services, Inc., and an examination of Attorney's Title Information Data Systems File No. JL192, said Abstracts and File purporting to show the title to the aforesaid property from the earliest existing public records of Sarasota County to and including the 6th day of November, 1985 at 5:00 p.m., and a search of the public records of Sarasota County to date hereof.

Based upon this examination, we find that on the date last mentioned Arvida Corporation, a Delaware corporation authorized to do business in the State of Florida, was the owner of a good, record, fee simple title to said property, free and clear of any lien or encumbrance of record, except the following:

1. County of Sarasota and Town of Longboat Key real estate taxes for the current year. Said taxes became a lien against said property as of January 1st, but are not due and payable until November 1st.

2. Town of Longboat Key Zoning Regulations and all other applicable governmental regulations.

3. Rights or claims of persons in actual possession, if any, other than the owner.

4. Unrecorded easements, if any, on, above or below the surface.

5. Any discrepancies or conflicts in boundary lines, shortage in area, encroachments, overlaps, or other matters which a correct survey or an inspection of the premises would disclose.

6. Possible unfiled Mechanic's or Materialmen's Liens.

7. Easement to Florida Power and Light Company granted by an instrument dated August 1, 1927 and recorded in Deed Book 91, page 245 and by instrument dated September 1, 1927 recorded in Deed Book 92, page 18, as modified by instrument recorded in R.M. Book 7, pages 541 and 547, Public Records of Sarasota County.

8. Right-of-way held by the State of Florida for John Ringling Parkway as reflected on the Plat recorded in Plat Book 3, page 28 and as further described in right-of-way deeds recorded in Deed Book 152, pages 274, 277 and 285, Public Records of Sarasota County.

9. Easements from Arvida Corporation to Florida Power & Light Company as follows:

Date of Deed	O.R. Book	Page
January 4, 1983	1555	1761
May 13, 1983	1589	1287

10. Mortgage from Arvida Corporation to Resort Development Investment Corporation dated January 23, 1984, recorded in O.R. Book 1652, page 2063, said mortgage encumbering the lands described in Exhibit "A" attached hereto and made a part hereof.

11. A portion of the subject property is owned by Dead River Properties, Inc., a Maine corporation, under and by virtue of a deed dated June 3, 1983 recorded in Official Records Book 1591, page 108, Public Records of Sarasota County, said lands being more particularly described in Exhibit "B" attached hereto.

12. Mortgage from Dead River Properties, Inc. to The Travelers Insurance Company dated February 22, 1984, recorded in O.R. Book 1657, page 116, said mortgage encumbering the property described in Exhibit "C" attached hereto and made a part hereof.

13. Title to the aforesaid property is also subject to the following agreements between Dead River Properties, Inc. and Arvida Corporation, to wit:

Nature of Document	O.R. Book	Page
Access Easement	1591	128
Drainage Easement	1591	140
Party Wall Agreement	1591	152
Irrigation Agreement	1591	159
Landscape Agreement	1591	163
Foundation Easement	1591	168
Parking Agreement	1591	173
Platting Agreement	1591	182
Driveway Easement	1591	189

14. Easements, covenants, conditions, restrictions and other matters as reflected on the plat of Bay Isles, Unit No. 4, as recorded in Plat Book 30, page 2, Public Records of Sarasota County.

15. Said property is further encumbered by a number of leases affecting a portion of said land as evidenced by memorandums of lease recorded in the Public Records of Sarasota County. None of said memorandums reflect any fee simple interest in the Lessees.

This Title Opinion is issued solely in connection with the platting of the above-described lands.

Yours very truly,

George A. Dietz

For the Firm

GAD:wpd
1370:GAD

O.R. 1652 PG 2076

DESCRIPTION

A parcel of land lying in the Town of Longboat Key, in Section 8, Township 36 S, Range 17 E, Sarasota County, Florida and being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of said Section 8, said corner being a point on the southerly line of Longboat Shores Revised as per plat thereof recorded in Plat Book 3, Page 49, Public Records of Sarasota County, Florida and also being the northeasterly corner of Coquina Beach Subdivision as per plat thereof recorded in Plat Book 1, Page 203, Public Records of Sarasota County, Florida; thence run N 87° 16' 25" E, along said southerly line of Longboat Shores Revised 627.05'; thence leaving said southerly line run S 2° 51' 47" E, 554.13' to the Point of Beginning, said point lying on the southerly line of Bay Isles Road, as shown on the proposed plat of Bay Isles Unit No. 4; thence run along the southerly, westerly and southwesterly lines of Bay Isles Road the following calls and distances, N 87° 16' 25" E, 280.43' to the point of curvature of a curve to the right; thence along the arc of said curve, having a radius of 25' and a central angle of 74° 24' 35", 32.47' to the point of tangency; thence S 18° 19' 00" E, 484.83' to the point of curvature of a curve to the left; thence along the arc of said curve having a radius of 215' and a central angle of 50° 15' 00", 188.56' to the point of tangency; thence S 68° 34' 00"-E, 19.28' to the point of intersection of said southwesterly line of Bay Isles Road with the northwesterly line of Bay Isles Parkway (100' wide) as shown on the plat of Bay Isles Unit No. 2, as recorded in Plat Book 24, Page 5, Public Records of Sarasota County, Florida, said point lying on the arc of a curve to the left and being 590', N 72° 27' 15" W, of the center thereof; thence run in a general southwestwardly direction along the northwesterly line of said Bay Isles Parkway, also being the arc of said curve, having a radius of 590' and a central angle of 15° 57' 12", 164.28'; thence leaving said northwesterly line run N 88° 24' 28" W, 53', said point lying on the arc of a curve to the left and being 643', N 88° 24' 28" W of the center thereof; thence run in a general southwestwardly direction along the arc of said curve, having a radius of 643' and a central angle of 4° 27' 19", 50' to the point of tangency; thence S 2° 51' 47" E, 29.01'; thence S 87° 09' 01" W, 97.27'; thence N 2° 50' 59" W, 13.58'; thence S 87° 09' 01" W, 39.33'; thence S 2° 50' 59" E, 17.19'; thence S 87° 12' 27" W, 124.62'; thence N 2° 19' 31" W, 39.43'; thence S 87° 13' 34" W, 231.14'; thence N 2° 51' 47" W, 247.65' to the point of curvature of a curve to the right; thence along the arc of said curve, having a radius of 125' and a central angle of 16° 17' 38" , 35.55' to the point of reverse curvature of a curve to the left; thence along the arc of said curve, having a radius of 175' and a central angle of 16° 17' 38", 49.77' to the point of tangency; thence N 2° 51' 47" W, 499.49' to the Point of Beginning and containing 8.43 acres more or less.

FILED AND RECORDED
R. H. HACKNEY JR. CLERK
SARASOTA, FLA.
FEB 3 8 55 AM '84
35566

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

Exhibit "A"

EXHIBIT A

O.R. 1591 PG 0112

A parcel of land lying on Longboat Key in Section 8, Township 36 South, Range 17 East, Sarasota County, Florida, said parcel also being a part of Tract 5, Block "B" of Proposed Bay Isles Unit No. 4 and being more particularly described as follows:

Commence at the intersection of the westerly line of Bay Isles Parkway (100' wide) as shown on Bay Isles Unit No. 2, recorded in Plat Book 24, Page 5, Public Records of Sarasota County, Florida with the northeasterly right-of-way line of Gulf of Mexico Drive (100' wide) for a Point of Beginning; thence run northwardly along said westerly line of said Bay Isles Parkway the following calls and distances, 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 4° 27' 19", 45.88' to a point; thence leaving said westerly line of Bay Isles Parkway run N 88° 24' 28" W, 53' to a point on the arc of a curve to the left, said point lying 643', N 88° 24' 28" W of the center thereof; thence southwardly along the arc of said curve having a radius of 643' and a central angle of 4° 27' 19", 50' to the point of tangency; thence S 2° 51' 47" E, 28.86'; thence S 87° 09' 42" W, 99.27' to a point lying on the face of a concrete block wall; thence run N 2° 50' 59" W along said wall line 13.41' to a point; thence S 87° 09' 01" W, 37.33'; thence S 2° 50' 59" E, 19.52'; thence S 87° 12' 27" W, 64.79' to a point, said point lying on the face and being the centerline of a 8" concrete block wall; thence continue S 87° 12' 27" W along said centerline, 59.84' to a point; thence N 2° 20' 52" W, 41.76'; thence S 87° 13' 34" W, 241.14'; thence S 2° 51' 47" E, 323.87'; thence N 55° 52' 00" W, 17.12'; thence S 2° 51' 47" E, 214.73'; thence S 34° 08' 00" W, 48.50' to the aforementioned northeasterly right-of-way line of Gulf of Mexico Drive; thence S 55° 52' 00" E along said right-of-way line, 572.33' to the Point of Beginning and containing 9.70 acres more or less.

Exhibit "B"

O.R. 1657 PG 0122

A parcel of land lying on Longboat Key in Section 8, Township 36 South, Range 17 East, Sarasota County, Florida, said parcel also being a part of Tract 5, Block "B" of Proposed Bay Isles Unit No. 4 and being more particularly described as follows:

Commence at the intersection of the westerly line of Bay Isles Parkway (100' wide) as shown on Bay Isles Unit No. 2, recorded in Plat Book 24, Page 5, Public Records of Sarasota County, Florida with the northeasterly right-of-way line of Gulf of Mexico Drive (100' wide) for a Point of Beginning; thence run northwardly along said westerly line of said Bay Isles Parkway the following calls and distances, 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 4° 27' 19", 45.88' to a point; thence leaving said westerly line of Bay Isles Parkway run N 88° 24' 28" W, 53' to a point on the arc of a curve to the left, said point lying 643', N 88° 24' 28" W of the center thereof; thence southwardly along the arc of said curve having a radius of 643' and a central angle of 4° 27' 19", 50' to the point of tangency; thence S 2° 51' 47" E, 28.86'; thence S 87° 09' 42" W, 99.27' to a point lying on the face of a concrete block wall; thence run N 2° 50' 59" W along said wall line 13.41' to a point; thence S 87° 09' 01" W, 37.33'; thence S 2° 50' 59" E, 19.52'; thence S 87° 12' 27" W, 64.79' to a point, said point lying on the face and being the centerline of a 8" concrete block wall; thence continue S 87° 12' 27" W along said centerline, 59.84' to a point; thence N 2° 20' 52" W, 41.76'; thence S 87° 13' 34" W, 241.14'; thence S 2° 51' 47" E, 323.87'; thence N 55° 52' 00" W, 17.12'; thence S 2° 51' 47" E, 214.73'; thence S 34° 08' 00" W, 48.50' to the aforementioned northeasterly right-of-way line of Gulf of Mexico Drive; thence S 55° 52' 00" E along said right-of-way line, 572.33' to the Point of Beginning and containing 9.70 acres more or less.

FILED AND RECORDED
R. H. HACKNEY JR. CLERK
SARASOTA CO. FLA
Feb 22 10 ss AM '84
36061

~~EXHIBIT "A"~~

Exhibit "C"