368657

STRATHMORE RIVERSIDE VILLAS

CONDOMINIUM APARTMENTS

SECTION - 1
SEC. 8, TWP. 37 S., RGE. 18 E.,
SARASOTA COUNTY, FLORIDA

DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE N-00°-06'-56"-E ALONG THE EAST LINE OF SAID SECTION 8, ALSO BEING THE CENTERLINE OF SWIFT ROAD, A DISTANCE OF 1968.65 FEET; THENCE N-89°-53'-04"-W A DISTANCE OF 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SWIFT ROAD FOR A POINT OF BEGINNING; THENCE N-00°-06'-56"-E ALONG SAID RIGHT-OF-WAY LINE OF SWIFT ROAD, A DISTANCE OF 60.00 FEET; THENCE N-89°-53'-04"-W A DISTANCE OF 215.00 FEET; THENCE N-00°-06'-56"-E AND PARALLEL TO SAID EAST LINE OF SECTION 8 A DISTANCE OF 357.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IROQUOIS STREET, AS SHOWN ON PLAT OF MIDWAY TERRACE, AS RECORDED IN PLAT BOOK 2, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N-89°-42'-08"-W ALONG SAID RIGHT-OF-WAY LINE OF IROQUOIS STREET A DISTANCE OF 762.50 FEET TO THE EASTERLY LINE OF JACKSON HIGHLANDS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 148 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE S-00°-11'-52"-W ALONG SAID EASTERLY LINE OF JACKSON HIGHLANDS SUBDIVISION A DISTANCE OF 641.80 FEET; THENCE N-89°-42'-08"-W, 15.00 FEET SOUTH OF AND PARALLEL TO THE SOUTHERLY LINE OF SAID JACKSON HIGHLANDS SUBDIVISION A DISTANCE OF 310.03 FEET; THENCE S-00°-17'-52"-W A DISTANCE OF 182.00 FEET; THENCE S-89°-42'-08"-E A DISTANCE OF 66.00 FEET; THENCE S-00°-17'-52"-W A DISTANCE OF 36.00 FEET; THENCE S-89°-42'-08"-E A DISTANCE OF 483.20 FEET; THENCE S-00°-01'-38"-E A DISTANCE OF 246.40 FEET TO A P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 29°-25'-55" AND THE RADIUS POINT LYING S-32°-06'-58"-E A RADIAL DISTANCE OF 329.50 FEET FROM SAID POINT; SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 321, PAGES 685 THROUGH 687 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING SAID RIGHT-OF-WAY LINE A DISTANCE OF 169.26 FEET TO A POINT OF COMPOUND CURVE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24°-28'-12" AND A RADIUS OF 540.00 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 230.62 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 9°-29'-53" AND A RADIUS OF 377.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION BOULEVARD A DISTANCE OF 62.61 FEET; THENCE NORTH A DISTANCE OF 191.68 FEET; THENCE EAST A DISTANCE OF 79.46 FEET; THENCE N-00°-06'-56"-E AND PARALLEL TO SAID EAST LINE OF SECTION 8 A DISTANCE OF 500.43 FEET; THENCE S-89°-53'-04"-E A DISTANCE OF 215.00 FEET; TO THE POINT OF BEGINNING.

SUBJECT TO A PERMANENT NON-EXCLUSIVE EASEMENT OVER ALL ROADS AND WALKWAYS APPEARING ON THIS PLAT OR HEREAFTER CONSTRUCTED ON THE COMMON ELEMENTS OF THIS CONDOMINIUM, HEREBY DECLARED AND DEDICATED FOR INGRESS AND EGRESS FOR THE BENEFIT OF ALL OWNERS OF LANDS IN ALL SECTIONS OF STRATHMORE RIVERSIDE VILLAS CONDOMINIUM APARTMENTS, THE LEASED AREA, LANDS LYING BETWEEN THIS CONDOMINIUM AND SWIFT ROAD, THEIR LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS.

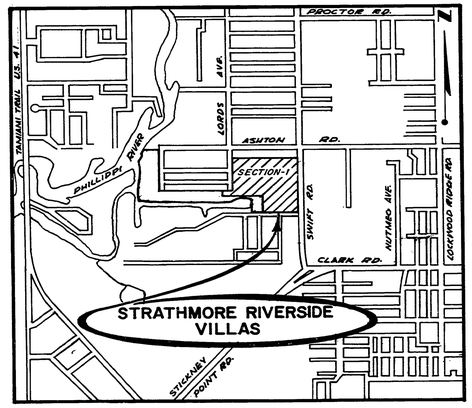
NOTES

1. OWNERSHIP OF A UNIT EXTENDS BETWEEN THE PLANES OF THE VERTICAL BOUNDARIES SHOWN FOR THE RESPECTIVE UNITS SHOWN HEREON AND FROM THE PLANE OF THE UNFINISHED FLOOR ELEVATION ALSO SHOWN HEREON TO A HORIZONTAL PLANE FOURTEEN (14) FEET ABOVE THE UNFINISHED FLOOR ELEVATION. OWNERSHIP OF A UNIT ALSO INCLUDES THE ANNEXED CARPORT AND PORCH AREA APPEARING HEREON, THE LOWER HORIZONTAL BOUNDARIES OF WHICH ARE PLANES FOUR (4) INCHES LOWER THAN THE UNFINISHED FLOOR ELEVATION FOR SUCH UNIT. THE UPPER HORIZONTAL BOUNDARY BEING A HORIZONTAL PLANE FOURTEEN (14) FEET AND FOUR (4) INCHES ABOVE SAID LOWER BOUNDARIES WITH THE VERTICAL (SIDE) BOUNDARIES BEING THE VERTICAL PLANES SHOWN ON THIS PLAT.

2. LANDS AND FOUNDATIONS UNDER EACH BUILDING ARE LIMITED COMMON ELEMENTS, LIMITED TO THE EXCLUSIVE USE OF THE RESPECTIVE UNIT LOCATED THEREON. ALL REMAINING LANDS ARE COMMON ELEMENTS.

3. STRATHMORE REALTY CORPORATION HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE EXCLUSIVE RIGHT TO INSTALL AND MAINTAIN IN, ON OR OVER THE COMMON AND LIMITED COMMON ELEMENTS OF THIS CONDOMINIUM A TELEVISION ANTENNA DISTRIBUTION SYSTEM, TOGETHER WITH EASEMENTS AS ARE NECESSARY FOR ACCESS TO ALL PARTS OF SAID SYSTEM FOR INSTALLATION, MAINTENANCE, REPAIRS AND REPLACEMENT.

4. THE LEASED AREA SHOWN HEREON IS NOT INCLUDED IN THIS CONDOMINIUM BUT IS LEASED TO STRATHMORE RIVERSIDE VILLAS ASSOCIATION INC. BY VIRTUE OF A CERTAIN LEASE RECORDED IN OFFICIAL RECORD BOOK 836, PAGE 247 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



LOCATION MAP
0 2000 4000
Scale In Feet

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYER, HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LAND SHOWN HEREON AND THAT THIS PLAT, DESIGNATED AS STRATHMORE RIVERSIDE VILLAS, CONDOMINIUM APARTMENTS, SECTION 1, CONSISTING OF FOUR (4) SHEETS, TOGETHER WITH THE WORDING OF THE DECLARATION OF CONDOMINIUM FOR STRATHMORE RIVERSIDE VILLAS CONDOMINIUM APARTMENTS, SECTION 1, IS A CORRECT REPRESENTATION OF THE PROPOSED IMPROVEMENTS DESCRIBED AND THAT THERE CAN BE DETERMINED THEREFROM THE IDENTIFICATION, LOCATION, DIMENSIONS AND SIZE OF THE COMMON ELEMENTS AND OF EACH UNIT CONTAINED THEREIN.

DATE OF SURVEY 9-18-69
COMPUTED BY D.A.G.
CHECKED BY E.C.

BY [signature]
CHARLES A. O'QUINN, R.L.S.
FLA. CERT. No. 1364

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SARASOTA, FLORIDA

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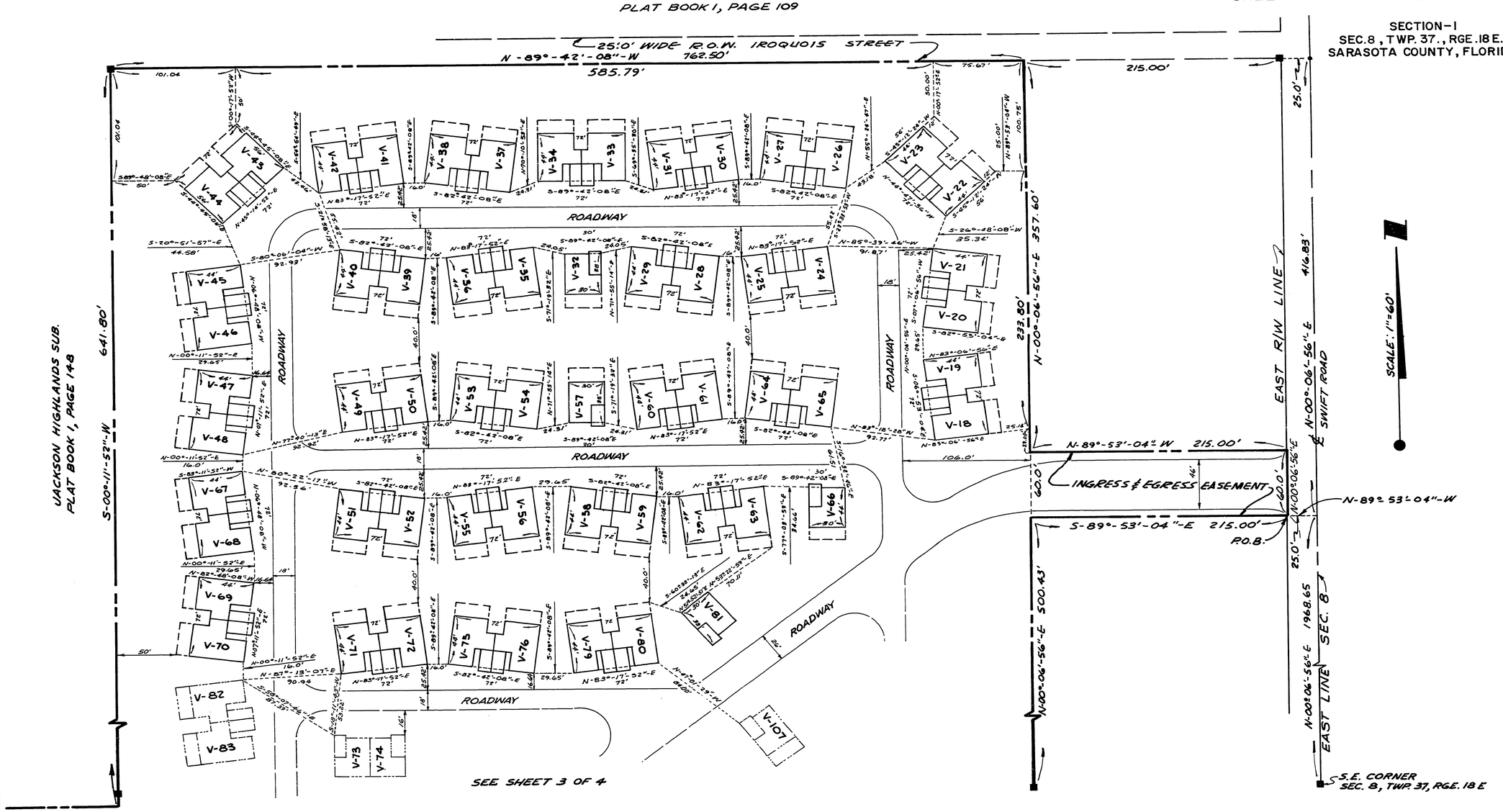

LEGEND

■ CONCRETE MONUMENT FOUND

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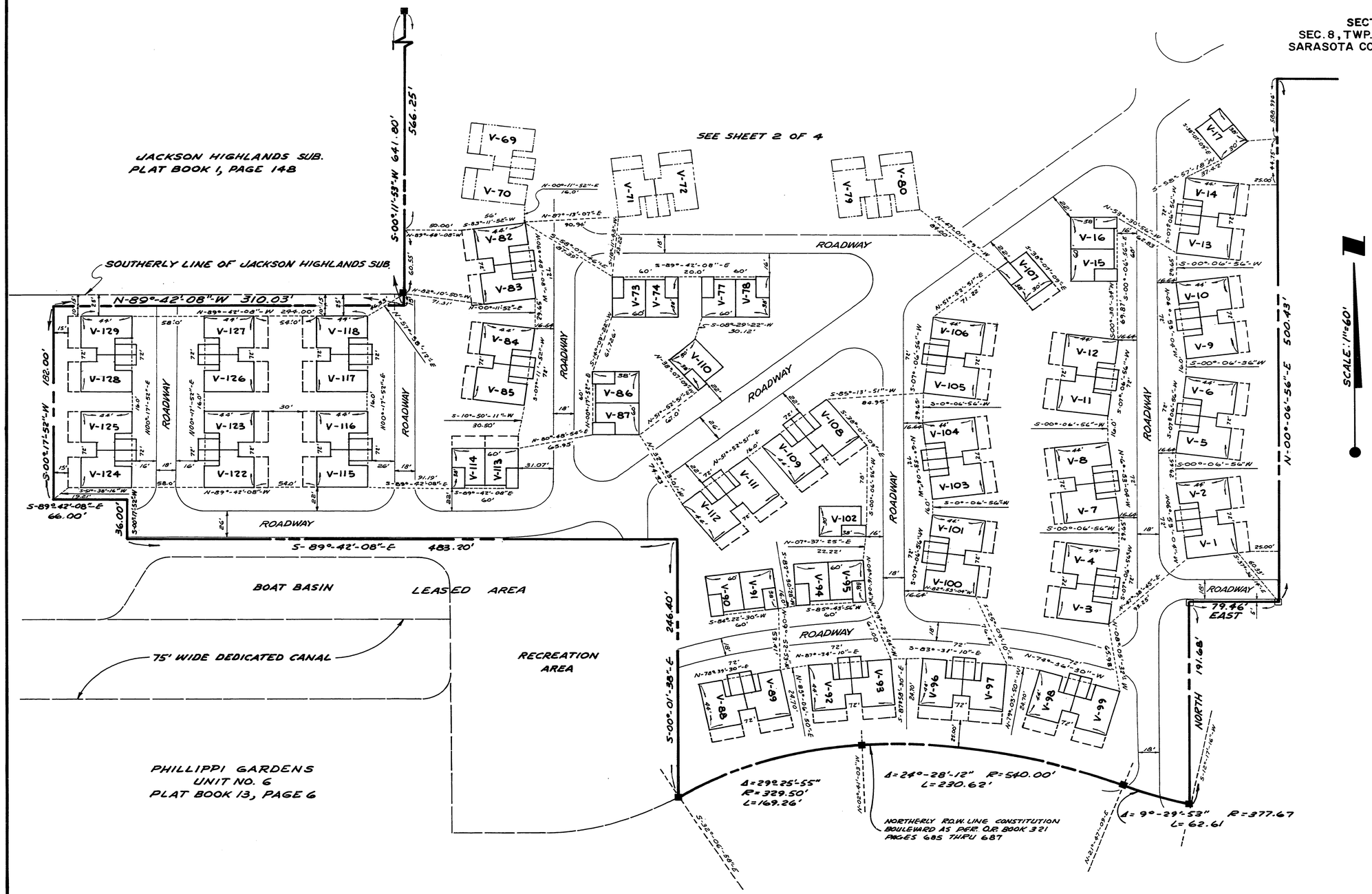

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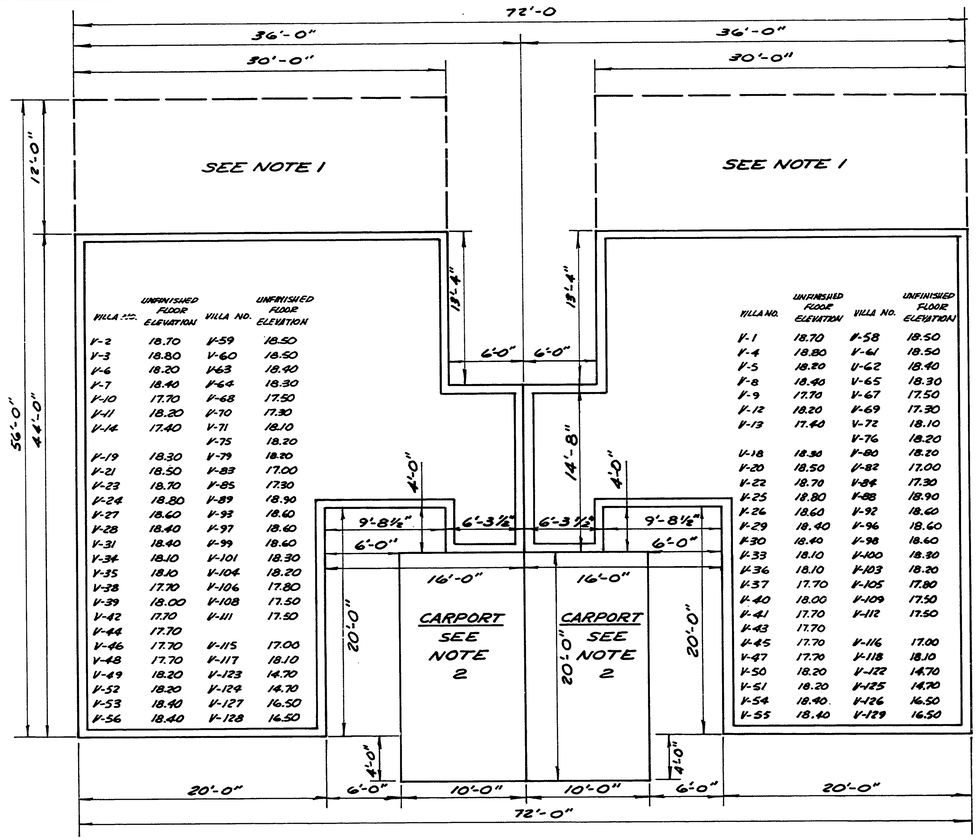
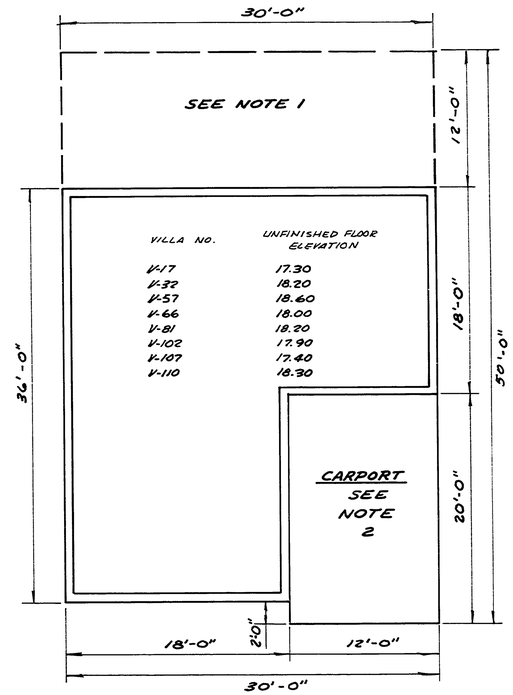
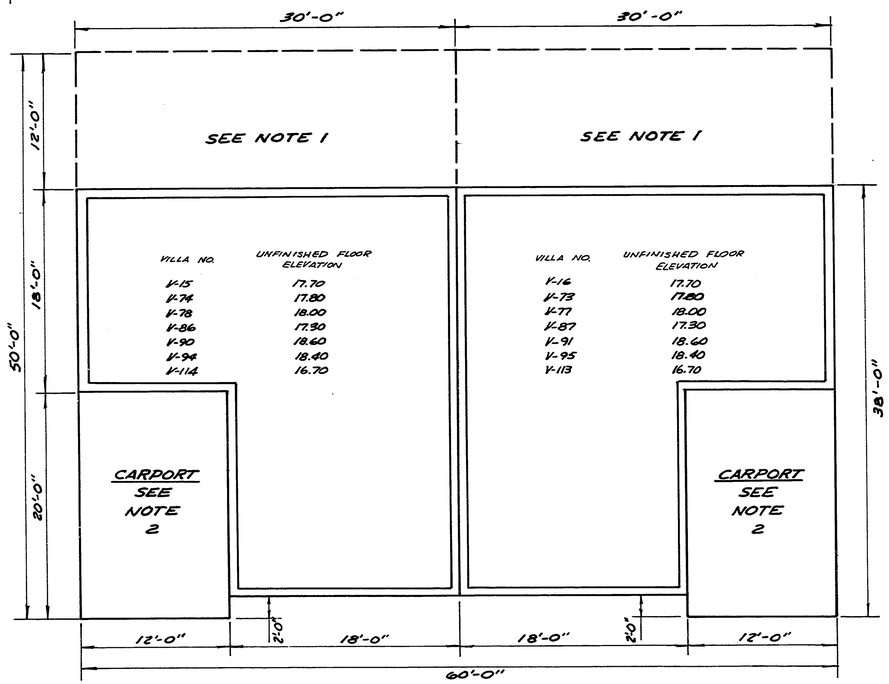


VILLA NO.	UNFINISHED FLOOR ELEVATION	VILLA NO.	UNFINISHED FLOOR ELEVATION
V-2	18.70	V-59	18.50
V-3	18.80	V-60	18.50
V-6	18.20	V-63	18.40
V-7	18.40	V-64	18.30
V-10	17.70	V-68	17.50
V-11	18.20	V-70	17.30
V-14	17.40	V-71	18.10
		V-75	18.20
V-19	18.30	V-79	18.20
V-21	18.50	V-83	17.00
V-23	18.70	V-85	17.30
V-24	18.80	V-89	18.90
V-27	18.60	V-93	18.60
V-28	18.40	V-97	18.60
V-31	18.40	V-99	18.60
V-34	18.10	V-101	18.30
V-35	18.10	V-104	18.20
V-38	17.70	V-106	17.80
V-39	18.00	V-108	17.50
V-42	17.70	V-111	17.50
V-44	17.70		
V-46	17.70	V-115	17.00
V-48	17.70	V-117	18.10
V-49	18.20	V-123	14.70
V-52	18.20	V-124	14.70
V-53	18.40	V-127	16.50
V-56	18.40	V-128	16.50

VILLA NO.	UNFINISHED FLOOR ELEVATION	VILLA NO.	UNFINISHED FLOOR ELEVATION
V-1	18.70	V-58	18.50
V-4	18.80	V-61	18.50
V-5	18.20	V-62	18.40
V-8	18.40	V-65	18.30
V-9	17.70	V-67	17.50
V-12	18.20	V-69	17.30
V-13	17.40	V-72	18.10
		V-76	18.20
V-18	18.30	V-80	18.20
V-20	18.50	V-82	17.00
V-22	18.70	V-84	17.30
V-25	18.80	V-88	18.90
V-26	18.60	V-92	18.60
V-29	18.40	V-96	18.60
V-30	18.40	V-98	18.60
V-33	18.10	V-100	18.30
V-36	18.10	V-103	18.20
V-37	17.70	V-105	17.80
V-40	18.00	V-109	17.50
V-41	17.70	V-112	17.50
V-43	17.70		
V-45	17.70	V-116	17.00
V-47	17.70	V-118	18.10
V-50	18.20	V-122	14.70
V-51	18.20	V-125	14.70
V-54	18.40	V-126	16.50
V-55	18.40	V-129	16.50



VILLA NO.	UNFINISHED FLOOR ELEVATION
V-17	17.30
V-32	18.20
V-57	18.60
V-66	18.00
V-81	18.20
V-102	17.90
V-107	17.40
V-110	18.30



VILLA NO.	UNFINISHED FLOOR ELEVATION
V-15	17.70
V-74	17.80
V-78	18.00
V-86	17.30
V-90	18.60
V-94	18.40
V-114	16.70

VILLA NO.	UNFINISHED FLOOR ELEVATION
V-16	17.70
V-73	17.80
V-77	18.00
V-87	17.30
V-91	18.60
V-95	18.40
V-113	16.70

NOTES

1. THIS AREA IS A TYPICAL PORCH SITE. IT IS INCLUDED IN OWNERSHIP OF THE UNIT TO WHICH IT IS ANNEXED THE OWNER OF THE UNIT HAS THE RIGHT TO CONSTRUCT WITHIN THIS AREA A STANDARD (APPROVED BY STRATHMORE REALTY CORPORATION) SCREENED OR ENCLOSED PORCH, LANAI OR STRUCTURE ATTACHED TO THE UNIT CONSISTING OF ADDITIONAL LIVING AREA AND COMPATABLE IN APPEARANCE WITH THE SURROUNDING UNITS.

2. THIS AREA IS A TYPICAL CARPORT. IT IS INCLUDED IN THE OWNERSHIP OF THE UNIT TO WHICH IT IS ANNEXED.

NOTE: ALL ELEVATIONS SHOWN ARE BASED ON 1929 SEA LEVEL DATUM = 0.0

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