403866

STRATHMORE RIVERSIDE VILLAS
A CONDOMINIUM

SECTION - 2

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

DESCRIPTION

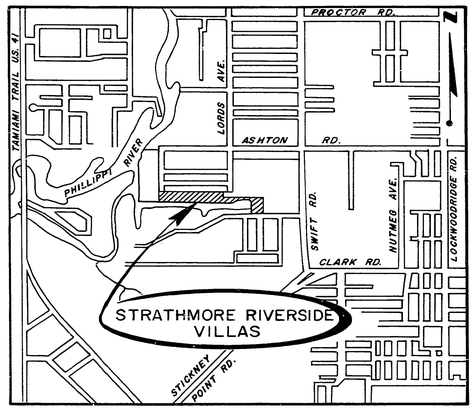
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE N-00°-06'-56"-E ALONG THE EAST LINE OF SAID SECTION 8, ALSO BEING THE CENTERLINE OF SWIFT ROAD, A DISTANCE OF 1968.65 FEET; THENCE N-89°-53'-04"-W A DISTANCE OF 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID SWIFT ROAD; 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 A CONCRETE MONUMENT AT THE EASTERLY LINE OF JACKSON HIGHLANDS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 148 OF THE SAID PUBLIC RECORDS; THENCE S-00°-11'-52"-W ALONG SAID EASTERLY LINE OF JACKSON HIGHLANDS SUBDIVISION A DISTANCE OF 626.8 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID JACKSON HIGHLANDS SUBDIVISION FOR A POINT OF BEGINNING; THENCE CONTINUE S-00°-11'-52"-W A DISTANCE OF 15.00 FEET; THENCE N-89°-42'-08"-W 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 96.40 FEET; THENCE S-29°-59'-00"-W A DISTANCE OF 7.31 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60°-00'-00" AND A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.18 FEET TO A POINT ON THE NORTHERLY LINE OF SHIP'S CHANNEL, ALSO BEING THE NORTHERLY LINE OF PHILLIPPI GARDENS SUBDIVISION, UNIT 6, AS RECORDED IN PLAT BOOK 13, PAGE 6 OF THE SAID PUBLIC RECORDS; THENCE S-89°-59'-00"-W ALONG SAID NORTHERLY LINE OF UNIT 6 A DISTANCE OF 330.00 FEET; THENCE N-82°-00'-10"-W ALONG SAID NORTHERLY LINE OF UNIT 6 A DISTANCE OF 252.47 FEET; THENCE S-89°-59'-00"-W ALONG SAID NORTHERLY LINE OF SAID UNIT 6 AND UNIT 7 OF PHILLIPPI GARDENS SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 35 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 831.93 FEET; THENCE N-00°-01'-00"-W A DISTANCE OF 92.00 FEET; THENCE N-89°-59'-00"-E A DISTANCE OF 5.91 FEET TO A POINT LYING ON THE EASTERLY LINE OF BLOCK 4 OF THE RESUBDIVISION OF BLOCKS 3 & 4 OF PHILLIPPI PARK, AS RECORDED IN PLAT BOOK 4, PAGE 23 OF THE SAID PUBLIC RECORDS; THENCE N-00°-18'-00"-E ALONG SAID EASTERLY LINE A DISTANCE OF 192.89 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED MIDWAY TERRACE SUBDIVISION; THENCE S-89°-42'-08"-E ALONG THE NORTH LINE OF SAID MIDWAY TERRACE SUBDIVISION A DISTANCE OF 149.61 FEET; THENCE N-00°-17'-52"-E A DISTANCE OF 139.87 FEET TO THE NORTHERLY LINE OF BLOCK "C" OF THE AFOREMENTIONED JACKSON HIGHLANDS SUBDIVISION; THENCE S-89°-42'-08"-E ALONG SAID NORTHERLY LINE OF BLOCK "C" A DISTANCE OF 1502.04 FEET TO THE NORTHEAST CORNER OF SAID BLOCK "C"; THENCE S-00°-11'-52"-W ALONG THE EASTERLY LINE OF SAID BLOCK "C" A DISTANCE OF 139.87 FEET TO THE NORTHERLY LINE OF THE AFOREMENTIONED MIDWAY TERRACE SUBDIVISION; THENCE S-89°-42'-08"-E A DISTANCE OF 24.00 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, A CONDOMINIUM, THE LANDS DESCRIBED IN THAT CERTAIN LEASE RECORDED IN O.R. BOOK 836, PG. 247 ET SEQ., OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND LANDS LYING BETWEEN STRATHMORE RIVERSIDE VILLAS, A CONDOMINIUM, SECTION ONE, 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.



LOCATION MAP
0 2000 4000
Scale In Feet

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LAND SHOWN HEREON AND THAT THIS PLAT, DESIGNATED AS STRATHMORE RIVERSIDE VILLAS, A CONDOMINIUM, SECTION 2, CONSISTING OF FOUR (4) SHEETS, TOGETHER WITH THE WORDING OF THE DECLARATION OF CONDOMINIUM FOR STRATHMORE RIVERSIDE VILLAS, A CONDOMINIUM, SECTION 2, 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: T.A.H.
CHECKED BY: G.F.C.

BY Charles A. O'Quinn
CHARLES A. O'QUINN R.L.S.
FLA. CERT. NO. 1364

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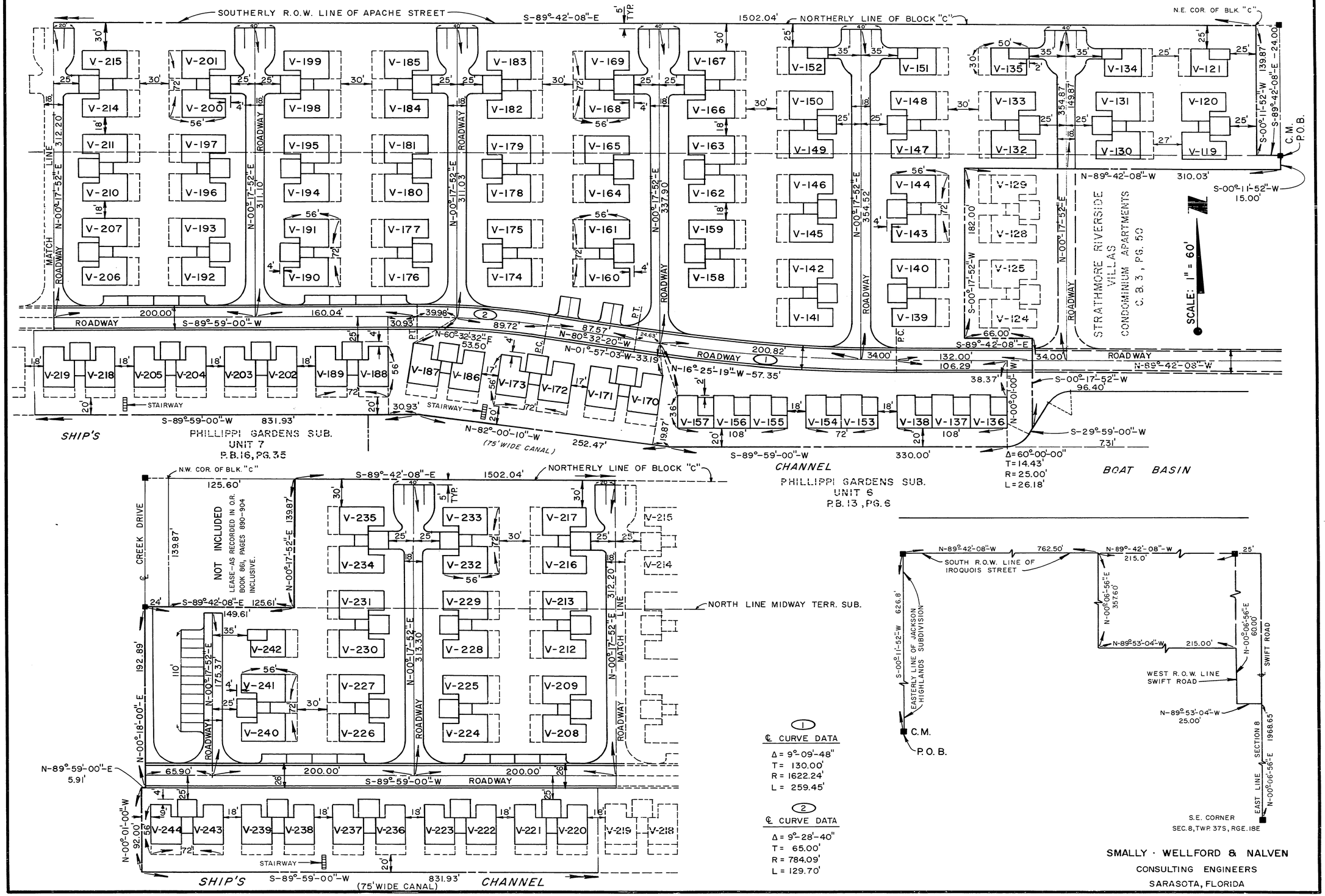
JACKSON HIGHLANDS SUBDIVISION
PLAT BOOK 1, PAGE 148

CONDOMINIUM BOOK 4, PAGE 47A
SHEET 2 OF 4 SHEETS



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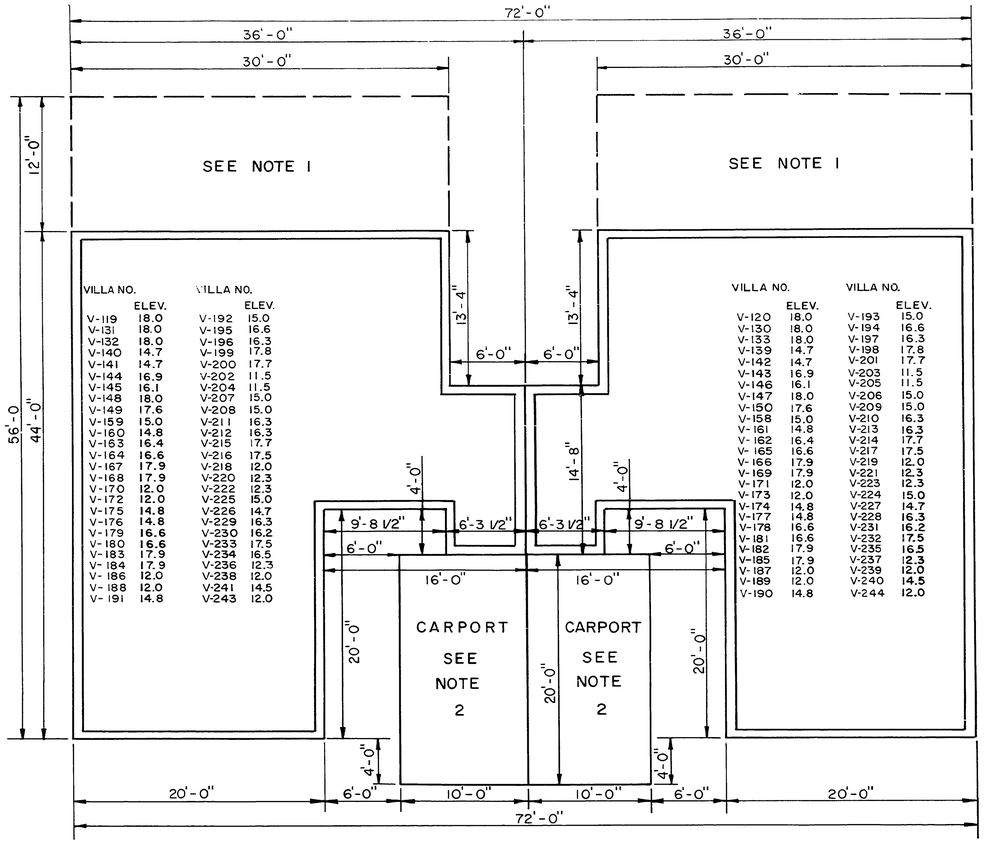
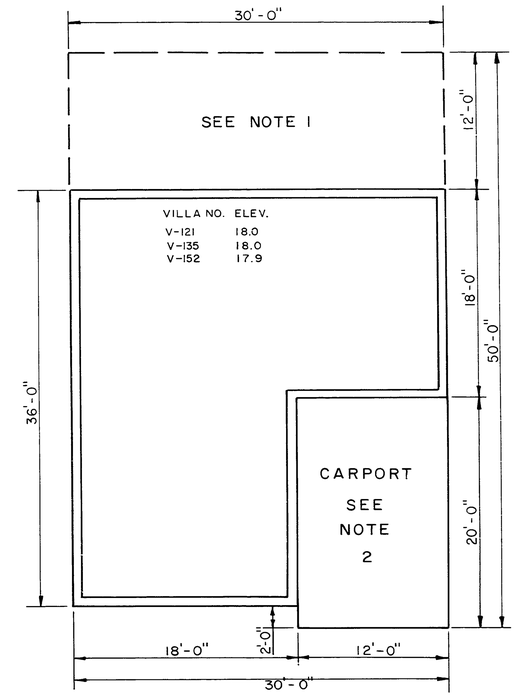
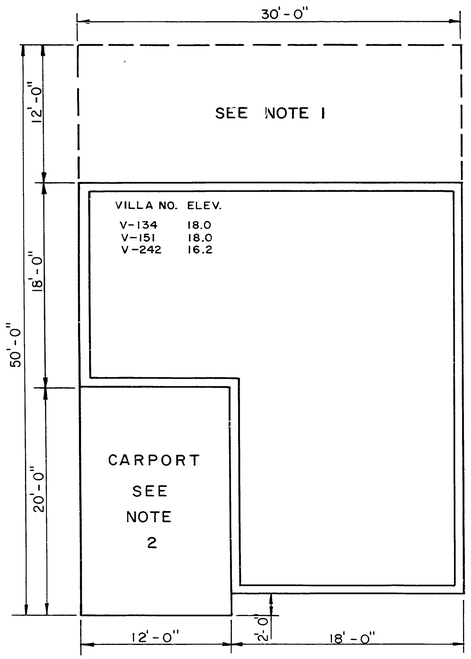


VILLA NO.	ELEV.	VILLA NO.	ELEV.
V-119	18.0	V-192	15.0
V-131	18.0	V-195	16.6
V-132	18.0	V-196	16.3
V-140	14.7	V-199	17.8
V-141	14.7	V-200	17.7
V-144	16.9	V-202	11.5
V-145	16.1	V-204	11.5
V-148	18.0	V-207	15.0
V-149	17.6	V-208	15.0
V-159	15.0	V-211	16.3
V-160	14.8	V-212	16.3
V-163	16.4	V-215	17.7
V-164	16.6	V-216	17.5
V-167	17.9	V-218	12.0
V-168	17.9	V-220	12.3
V-170	12.0	V-222	12.3
V-172	12.0	V-225	15.0
V-175	14.8	V-226	14.7
V-176	14.8	V-229	16.3
V-179	16.6	V-230	16.2
V-180	16.6	V-233	17.5
V-183	17.9	V-234	16.5
V-184	17.9	V-236	12.3
V-186	12.0	V-238	12.0
V-188	12.0	V-241	14.5
V-191	14.8	V-243	12.0

VILLA NO.	ELEV.	VILLA NO.	ELEV.
V-120	18.0	V-193	15.0
V-130	18.0	V-194	16.6
V-133	18.0	V-197	16.3
V-139	14.7	V-198	17.8
V-142	14.7	V-201	17.7
V-143	16.9	V-203	11.5
V-146	16.1	V-205	11.5
V-147	18.0	V-206	15.0
V-150	17.6	V-209	15.0
V-158	15.0	V-210	16.3
V-161	14.8	V-213	16.3
V-162	16.4	V-214	17.7
V-165	16.6	V-217	17.5
V-166	17.9	V-219	12.0
V-169	17.9	V-221	12.3
V-171	12.0	V-223	12.3
V-173	12.0	V-224	15.0
V-174	14.8	V-227	14.7
V-177	14.8	V-228	16.3
V-178	16.6	V-231	16.2
V-181	16.6	V-232	17.5
V-182	17.9	V-235	16.5
V-185	17.9	V-237	12.3
V-187	12.0	V-239	12.0
V-189	12.0	V-240	14.5
V-190	14.8	V-244	12.0



VILLA NO.	ELEV.
V-121	18.0
V-135	18.0
V-152	17.9



VILLA NO.	ELEV.
V-134	18.0
V-151	18.0
V-242	16.2

NOTES

1. THIS AREA IS A TYPICAL PORCH SITE. IT IS INCLUDED IN THE 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 AND COMPATIBLE 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.
3. ELEVATIONS BASED ON 1929 SEA LEVEL DATUM = 0.00

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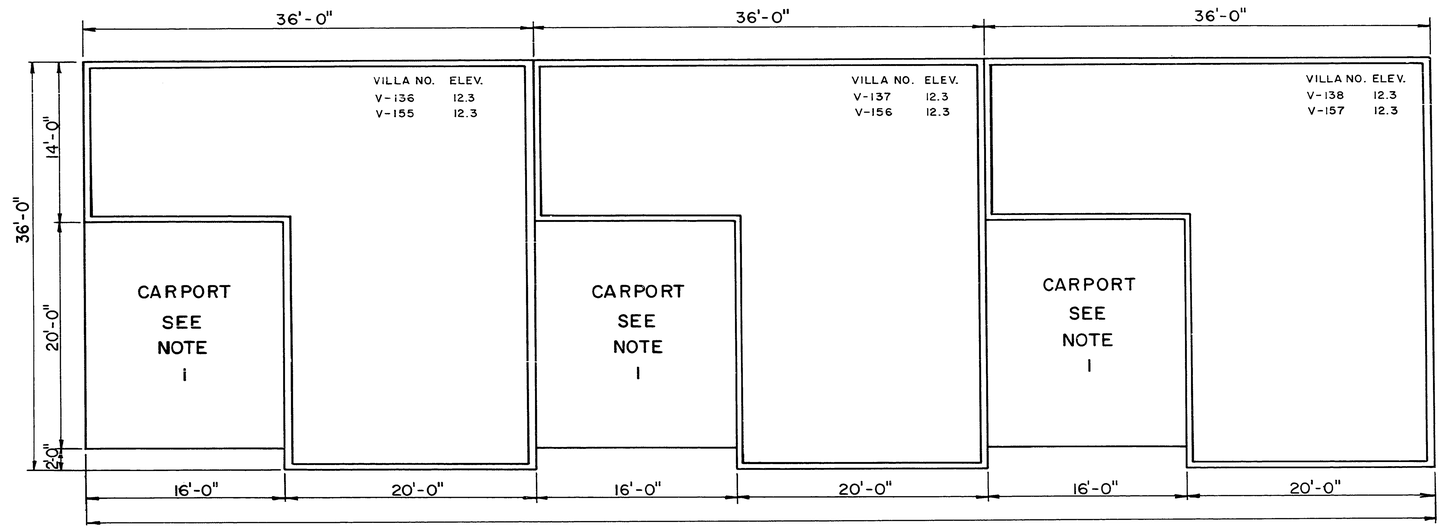

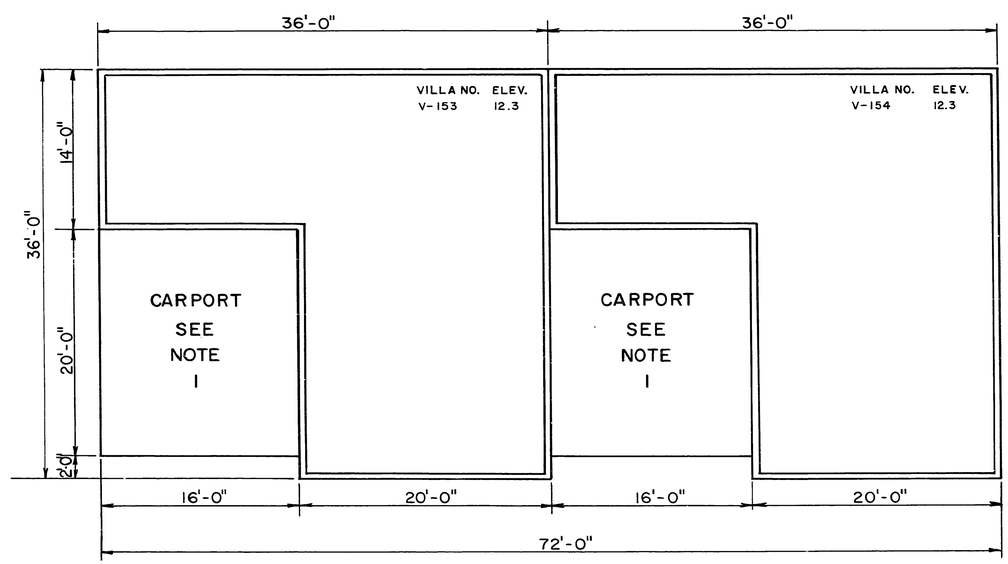

NOTES:

1. THIS AREA IS A TYPICAL CARPORT. IT IS INCLUDED IN THE OWNERSHIP OF THE UNIT TO WHICH IT IS ANNEXED.
2. ELEVATIONS BASED ON 1929 SEA LEVEL DATUM = 0.00

FILED AND RECORDED
ROBERT W. ZINN, CLERK
SARASOTA CO., FLA.
MAY 21 1 12 PM '71
409853

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