

GARDENS I AT WATERSIDE VILLAGE, A CONDOMINIUM

LYING IN A PORTION OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 19 EAST
SARASOTA COUNTY STATE OF FLORIDA

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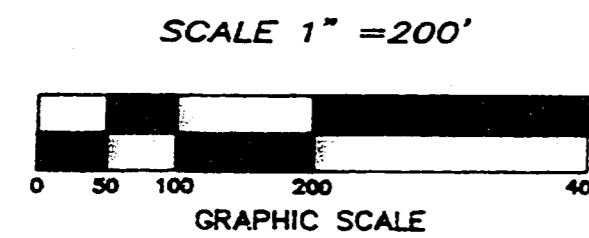
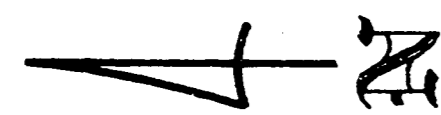
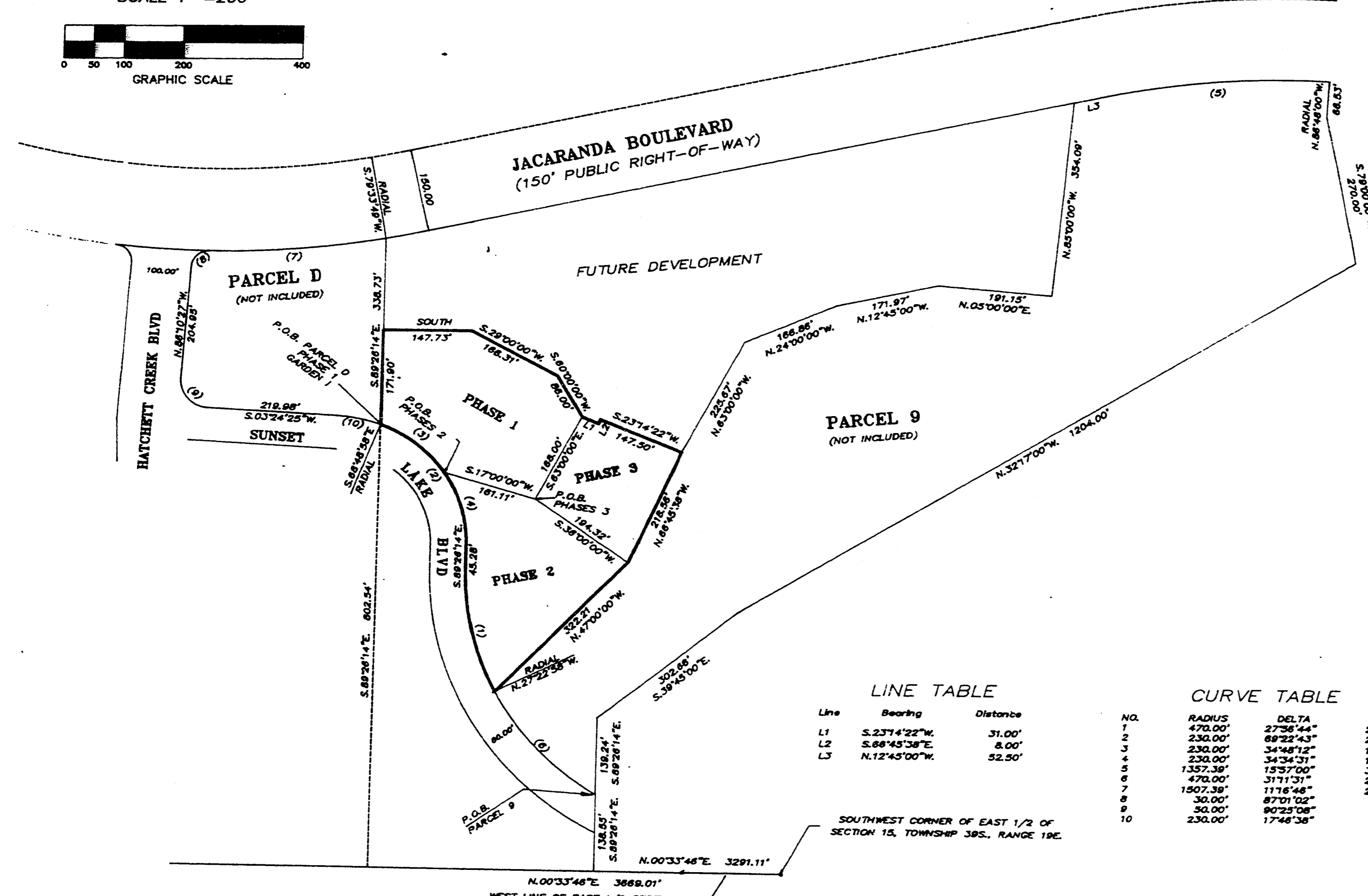


EXHIBIT "A" to the Declaration of Condominium in O.R. Book 2116 Page 1085 of the Public Records of Sarasota County, Florida.



LEGAL DESCRIPTION OF GARDENS I AT WATERSIDE VILLAGE, A CONDOMINIUM:

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, 3669.01 feet; thence leaving said West line, S.89°26'14"E., 802.54 feet for a POINT OF BEGINNING. Thence continue S.89°26'14"E., 171.90 feet; thence SOUTH, 147.73 feet; thence S.29°00'00"W., 166.31 feet; thence S.60°00'00"W., 86.00 feet; thence S.23°14'22"W., 31.00 feet; thence S.66°45'38"E., 8.00 feet; thence S.23°14'22"W., 147.50 feet; thence N.66°45'38"W., 218.56 feet; thence N.47°00'00"W., 322.21 feet to a point on a curve, lying N.27°22'58"W. from the radius point; thence traverse along the arc of said curve, to the right, in a Northeasterly direction, having: a radius of 470.00 feet, a central angle of 27°56'44", an arc length of 229.24 feet to the point of tangency of said curve; thence S.89°26'14"E., 45.28 feet to the point of curvature of a curve to the left, having: a radius of 230.00 feet, a central angle of 69°22'43"; thence along the arc of said curve, an arc length of 278.50 feet to the Point Of Beginning.

Parcel contains 3.86 acres, more or less.

LEGAL DESCRIPTION PHASE 1 OF GARDENS I AT WATERSIDE VILLAGE:

Commence at the Southwest corner of the East 1/2, of Section 15, Township 39 South, Range 19 East; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, 3669.01 feet; thence leaving said West line S.89°26'14"E., 802.54 feet, for the POINT OF BEGINNING, said point being a point of intersection with a curve and lying S.69°48'58"E. from the radius point. Thence traverse along the arc of said curve to the right, in a Southwesterly direction, having: a radius of 230.00 feet, a central angle of 34°48'12", an arc length of 139.71 feet; thence S.17°00'00"W., 161.11 feet; thence S.63°00'00"E., 168.00 feet; thence N.60°00'00"E., 86.00 feet; thence N.29°00'00"E., 166.31 feet; thence NORTH, 147.73 feet; thence N.89°26'14"W., 171.90 feet to the Point Of Beginning.

Parcel contains 1.65 acres, more or less.

LEGAL DESCRIPTION PHASE 2 OF GARDENS I AT WATERSIDE VILLAGE:

Commence at the Southwest corner of the East 1/2, of Section 15, Township 39 South, Range 19 East; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, 3669.01 feet; thence leaving said West line S.89°26'14"E., 802.54 feet, said point being a point of intersection with a curve and lying S.69°48'58"E. from the radius point; thence traverse along the arc of said curve to the right, in a Southwesterly direction, having: a radius of 230.00 feet, a central angle of 34°48'12", an arc length of 139.71 feet for the POINT OF BEGINNING. Thence S.17°00'00"W., 161.11 feet; thence S.36°00'00"W., 194.32 feet; thence N.47°00'00"W., 322.21 feet to a point on a curve, lying N.27°22'58"W., from the radius point thence traverse along said curve to the right, in a Northeasterly direction, having: a radius of 470.00 feet, a central angle of 27°56'44", an arc length of 229.24 feet to the point of tangency of said curve; thence S.89°26'14"E., 45.28 feet to the point of curvature of a curve to the left, having: a radius of 230.00 feet, a central angle of 34°34'31", thence along the arc of said curve, an arc length of 138.79 feet to the Point Of Beginning.

Parcel contains 1.38 acres, more or less.

LEGAL DESCRIPTION PHASE 3 OF GARDENS I AT WATERSIDE VILLAGE:

Commence at the Southwest corner of the East 1/2, of Section 15, Township 39 South, Range 19 East; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, 3669.01 feet; thence leaving said West line S.89°26'14"E., 802.54 feet, said point being a point of intersection with a curve and lying S.69°48'58"E. from the radius point; thence traverse along the arc of said curve to the right, in a Southwesterly direction, having: a radius of 230.00 feet, a central angle of 34°48'12", an arc length of 139.71 feet; thence S.17°00'00"W., 161.11 feet for a POINT OF BEGINNING. Thence S.63°00'00"E., 168.00 feet; thence S.23°14'22"W., 31.00 feet; thence S.66°45'38"E., 8.00 feet; thence S.23°14'22"W., 147.50 feet; thence N.66°45'38"W., 218.56 feet; thence N.36°00'00"E., 194.32 feet to the Point Of Beginning.

Parcel contains 0.83 acres, more or less.

LINE TABLE			CURVE TABLE			
Line	Bearing	Distance	NO.	RADIUS	DELTA	ARC
L1	S.23°14'22"W.	31.00'	1	470.00'	27°56'44"	229.24'
L2	S.66°45'38"E.	8.00'	2	230.00'	69°22'43"	278.50'
L3	N.12°45'00"W.	52.50'	3	230.00'	34°48'12"	139.71'
			4	230.00'	34°34'31"	138.79'
			5	1357.38'	15°57'00"	377.87'
			6	470.00'	31°11'31"	255.87'
			7	1507.39'	17°16'48"	296.75'
			8	30.00'	87°01'52"	45.28'
			9	30.00'	80°25'08"	78.91'
			10	230.00'	17°48'38"	71.36'

LEGAL DESCRIPTION PARCEL D AT WATERSIDE VILLAGE:

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, 3669.01 feet; thence leaving said West line S.89°26'14"E., 802.54 feet for the POINT OF BEGINNING. Thence continue S.89°26'14"E., 338.73 feet to the point of intersection with the Westerly Right-Of-Way line of Jacaranda Boulevard (a 150 foot Public Right-Of-Way), said point being on a curve and lying S.79°33'49"W. from the radius point; thence traverse along said Westerly Right-Of-Way line by a curve to the right, in a Northeasterly direction, having: a radius of 1507.39 feet, a central angle of 11°16'46"; thence along the arc of said curve, an arc length of 296.75 feet to the point of reverse curvature of a curve to the left, having: a radius of 30.00 feet, a central angle of 87°01'02"; thence leaving said Westerly Right-Of-Way line along the arc of said curve, an arc length of 45.56 feet to the point of tangency of said curve; thence N.86°10'27"W., 204.95 feet to the point of curvature of a curve to the left, having: a radius of 50.00 feet, a central angle of 90°25'08"; thence along the arc of said curve, an arc length of 78.91 feet to the point of tangency of said curve; thence S.03°24'25"W., 219.98 feet to the point of curvature of a curve to the right, having: a radius of 230.00 feet, a central angle of 17°46'38"; thence along the arc of said curve, an arc length of 71.36 feet to the Point Of Beginning.

Said tract contains 2.28 acres more or less.

LEGAL DESCRIPTION PARCEL 9 AT WATERSIDE VILLAGE:

Commence at the Southwest corner of the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N.00°33'46"E., along the West line of said East 1/2 of Section 15, 3291.11 feet; thence leaving said West line S.89°26'14"E., 138.55 feet for a POINT OF BEGINNING.; thence continue S.89°26'14"E., 139.24 feet; thence S.39°45'00"E., 302.66 feet; thence S.32°17'00"E., 1204.00 feet; thence N.79°00'00"E., 270.00 feet; thence S.86°48'00"E., 66.53 feet to a point on a curve lying S.86°48'00"E., from the radius point, also said point being on the Westerly Right-Of-Way of Jacaranda Boulevard (a 150 foot Right-Of-Way); thence traverse along arc of curve same being the Westerly Right-Of-Way line of Jacaranda Boulevard by a curve, to the left, in Northwesterly direction, having: a radius of 1357.39 feet, a central angle of 15°57'00", an arc length of 377.87 feet; thence continue along said Westerly Right-Of-Way line N.12°45'00"W., 52.50 feet; thence leaving said Westerly Right-Of-Way line N.85°00'00"W., 354.09 feet; thence N.05°00'00"E., 191.15 feet; thence N.12°45'00"W., 171.97 feet; thence N.24°00'00"W., 166.86 feet; thence N.63°00'00"W., 225.67 feet; thence N.66°45'38"W., 218.56 feet; thence N.47°00'00"W., 322.21 feet to a point on a curve lying N.27°22'58"W. from the radius point; thence traverse along said curve, to the left, in a Southwesterly direction, having: a radius of 470.00 feet, a central angle of 31°11'31", an arc length of 255.87 feet to the Point Of Beginning.

Parcel contains 12.59 acres, more or less.

Strayer Surveying & Mapping, Inc.
763 SHAMROCK BOULEVARD
VENICE, FLORIDA 34293
(941) 496-9488, FAX (941) 497-6186