

51.00

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

M- Prepared By and Return to:
Richard D. Percic, Esquire
Jeck, Harris & Jones, LLP
1061 E. Indiantown Road
Suite 400
Jupiter, Florida 33477

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
SEA COLONY AT VERO BEACH, A CONDOMINIUM**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF SEA COLONY AT VERO BEACH, A CONDOMINIUM ("First Amendment"), is made this 21st day of August, 2002, at 4:30 P.M., by SEA COLONY DEVELOPMENT COMPANY, a Florida corporation (hereinafter referred to as the "Developer"), whose principal office is located at 7777 North A1A, Vero Beach, Florida 32963.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 2001, as amended (the "Act"), Developer established SEA COLONY AT VERO BEACH, A CONDOMINIUM (the "Condominium"), according to that Declaration of Condominium of Sea Colony at Vero Beach, a Condominium, recorded May 21, 2002, in Official Records Book 1490, Page 2282, of the Public Records of Indian River County, Florida (the "Declaration"); and

WHEREAS, during Developer's review of the Declaration and the Exhibits attached to the Declaration, Developer noted the existence of certain scrivener's errors that require correction, all of which are depicted in Exhibit "B", on Sheets 1, 3, 4, 5, 6, 7, 8 and 10, to the Declaration; and

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WHEREAS, pursuant to Section 22.5.3 of the Declaration and Section 718.110(2) of the Act, Developer has the right to unilaterally amend the Declaration; and

WHEREAS, Developer wishes to correct the scrivener's errors contained in the Declaration by the substitution of corrected versions of Exhibit "B", Sheets 1, 3, 4, 5, 6, 7, 8 and 10, to the Declaration.

NOW, THEREFORE, Pursuant to Section 22.5.3 of the Declaration and Section 718.110(2) of the Act, Developer hereby amends the Declaration, as follows:

1. Exhibit "B", Sheets 1, 3, 4, 5, 6, 7, 8 and 10, to the Declaration are deleted in their entirety and the Exhibit "B", Sheets 1, 3, 4, 5, 6, 7, 8 and 10, attached hereto are substituted in their place.

2. This First Amendment shall become effective upon recording amongst the Public Records of Indian River County, Florida.

IN WITNESS WHEREOF, Developer has hereunto set Developer's hand and official seal on the day and year first above written.

WITNESSES:

Print Name: ARMENY

Print Name: JAMES M. RAY

SEA COLONY DEVELOPMENT
COMPANY, a Florida corporation

By: R. Mason Simpson
Its: President

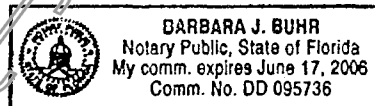
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 21st day of August, 2002, at 4:30 P.M., by R. Mason Simpson, President of Sea Colony Development Company, a Florida corporation, on behalf of the corporation. R. Mason Simpson is personally known to me or has produced _____ as identification.

(SEAL)

Barbara J. Buhr
Print name: Barbara J. Buhr
Notary Public, State of Florida
My Commission expires:



BOUNDARY SURVEY OF SEA COLONY AT VERO BEACH COMMUNITY COMMITTED PROPERTY

Report of Survey:

- TYPE OF SURVEY: BOUNDARY
- THIS SURVEY PERFORMED BY:

HOUSTON & PRICE, INC. L.B. #6905
9436 U.S. HIGHWAY 1
SEBASTIAN, FLORIDA
32958

- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:

STUART A. HOUSTON, P.L.S. #4490

- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6, FAC) IS URBAN/HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 05/20/02
- THE BEARING BASE FOR THIS SURVEY IS: N24°47'29"W, ASSUMED ALONG THE EAST R/W OF STATE ROAD A-1-A.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS, UTILITIES, FOUNDATIONS, OR ENCROACHMENTS EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES 'X' & 'VE' PER FLOOD INSURANCE RATE MAP #12061C0091, DATED MAY 4th, 1989
- THE ELEVATION OF MEAN HIGH WATER (1.97) SHOWN HEREON IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. THE BENCHMARK IS D.N.R. MASSIVE MONUMENT 88-78-A15. ELEVATION = 11.171

Legend & Abbreviations:

PLS - PROFESSIONAL LAND SURVEYOR
PSM - PROFESSIONAL SURVEYOR & MAPPER
LB - LAND SURVEYING BUSINESS
C - CENTERLINE
R - RADIUS
L - LENGTH
Δ - DELTA ANGLE
○ - PERMANENT CONTROL POINT (PCP)
● - PERMANENT REFERENCE MONUMENT (PRM)
● - IRON PIPE (IP)
● - IRON ROD & CAP (IRC)
□ - CONCRETE MONUMENT (CM)
FD - FOUND
CCCL - COASTAL CONSTRUCTION CONTROL LINE
MHWL - MEAN HIGH WATER LINE

Legal Description:

ALL OF SEA COLONY AT VERO BEACH SUBDIVISION,
AS SHOWN ON THE PLAT THEREOF,
RECORDED IN PLAT BOOK 16, PAGE 20,
OF THE PUBLIC RECORDS OF INDIAN
COUNTY, FLORIDA.

HOUSTON & PRICE, INC.

Professional Land Surveying-Certificate No. LB6905
9436 U.S. Highway 1
Sebastian, Florida 32958-6395
Tel. (561)388-8803 Fax (561)388-8804

PROJECT #99-III CD
MASTER DECLARATION
EXHIBIT 'B'
SHEET 1 10/14/00
REVISED 5/20/02
MDAI(R)

CR 1519262698

SEA COLONY AT VERO BEACH

A CONDOMINIUM

Report of Survey:

- * TYPE OF SURVEY: CONDOMINIUM
- * THIS SURVEY PERFORMED BY:
HOUSTON & PRICE, INC. L.B. #6905
9436 U.S. HIGHWAY 1
SEBASTIAN, FLORIDA
32958-6395
- * PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
STUART A. HOUSTON, P.L.S. #4490
- * THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6, FAC) IS RESIDENTIAL/HIGH-RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
- * ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- * THE LAST DATE OF FIELD WORK WAS: 05/20/02
- * THE BEARING BASE FOR THIS SURVEY IS: N24°47'29"W, ASSUMED ALONG THE EAST R/W OF S.R. A-1-A.
- * THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- * NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- * NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- * UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- * LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- * THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES 'X' & 'VE' PER FLOOD INSURANCE RATE MAP #12061C0091 E, DATED MAY 4th., 1989

Legend & Abbreviations: (symbols not scaleable for size)

PLS - PROFESSIONAL LAND SURVEYOR
PSM - PROFESSIONAL SURVEYOR & MAPPER
LB - LAND SURVEYING BUSINESS
CL - CENTERLINE
R - RADIUS
L - LENGTH
Δ - DELTA ANGLE

POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
○ - IRON PIPE (IP)
⊙ - IRON ROD & CAP (IRC)
□ - CONCRETE MONUMENT (CM)
FD - FOUND
(M) - MEASURED

EXHIBIT 'B' PROJECT #99-III CD
SHEET 3 05/15/02

HOUSTON & PRICE, INC.

Professional Land Surveying-Certificate No LB6905
9436 U.S. Highway 1
Sebastian, Florida 32958-6395
Tel (561)388-8603 Fax (561)388-8604

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

Stuart A. Houston

8/21/02

STUART A. HOUSTON,

PSM #4490

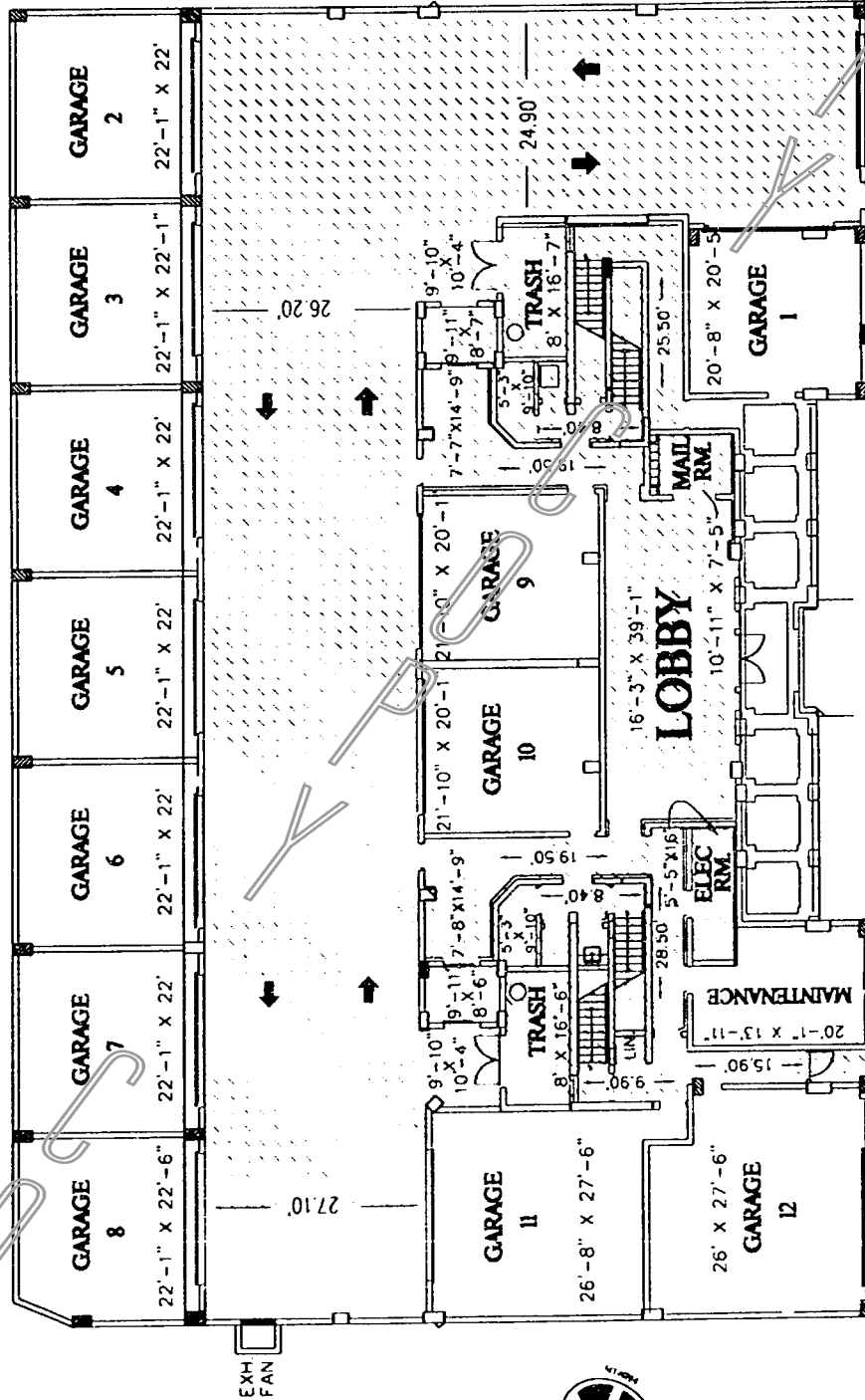
OR 1515PG2699

GRAPHIC SCALE



FINISH FLOOR ELEVATION = 14.59
FINISH CEILING ELEVATION = 24.49

SEA COLONY AT VERO BEACH A CONDOMINIUM FLOOR 1 (GARAGE/LOBBY)



NOTE: ALL IMPROVEMENTS AS SHOWN ARE EXISTING.

COMMON ELEMENT
LIMITED COMMON ELEMENT BOUNDARY
STRUCTURAL COLUMN OR WALL
COMMON ELEMENT

HOUSTON & PRICE, INC.
Professional Land Surveying-Certificate No. LB8905
9436 U.S. Highway 1
Sebastian, Florida 32958-6395
Tel. (561)388-8603 Fax. (561)388-8604

PROJECT #99-III CD
EXHIBIT 'B' SHEET 4

REVISED: 08/27/02
ISSUED: 1/14/02

007293615180

GRAPHIC SCALE

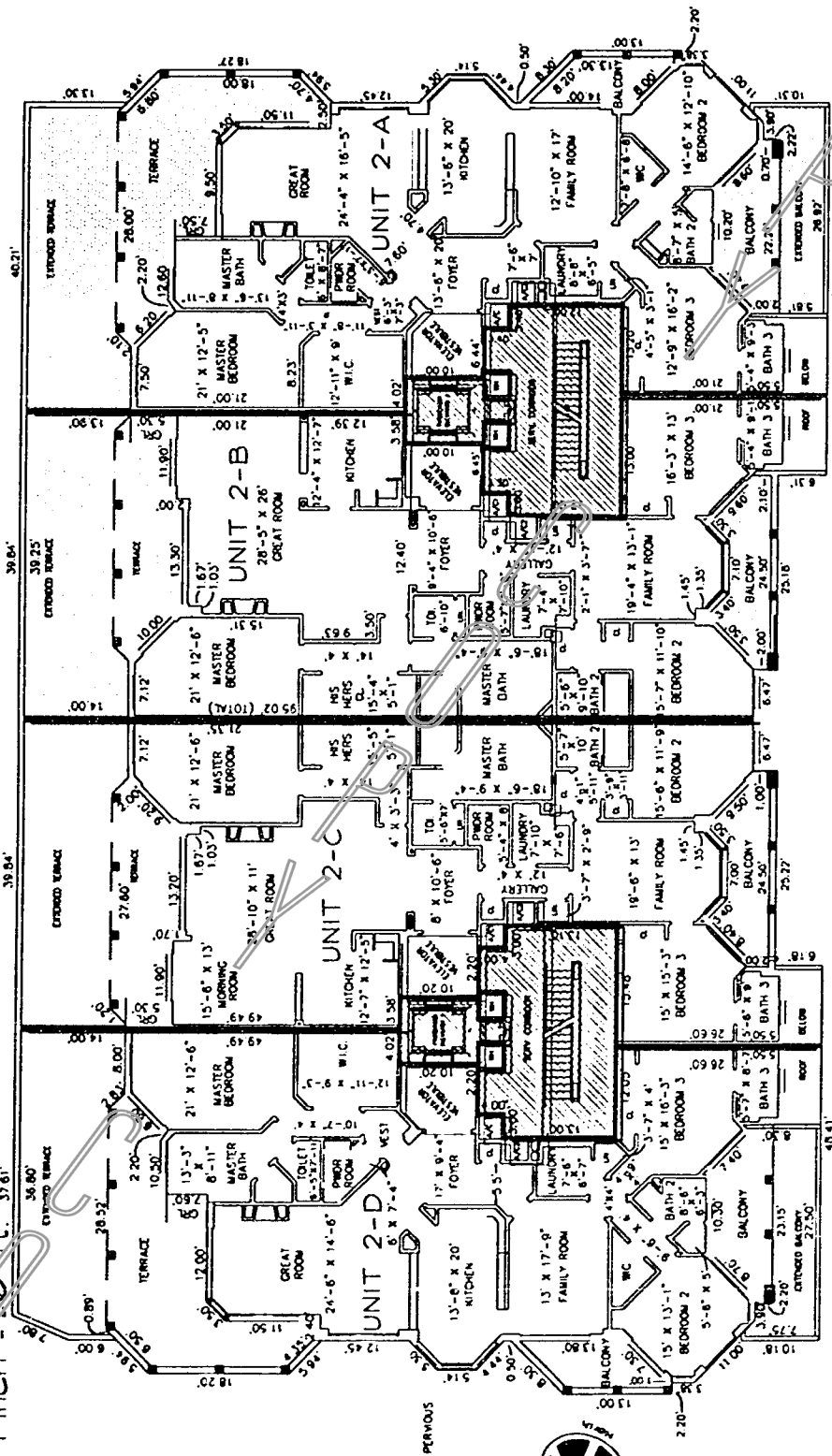


(IN FEET)

1 inch = 20 ft.

FINISH FLOOR ELEVATION = 24.85
FINISH CEILING ELEVATION = 34.75

SEA COLONY AT VERO BEACH A CONDOMINIUM FLOOR 2



Note: ALL IMPROVEMENTS AS
SHOWN ARE EXISTING.

- COMMON ELEMENT
- LIMITED COMMON ELEMENT BOUNDARY
- UNIT BOUNDARY
- STRUCTURAL COLUMN OR WALL
- COMMON ELEMENT

HOUSTON & PRICE, INC.
Professional Land Surveying-Certificate No. LB8905
9436 U.S. Highway 1
Sebastian, Florida 32958-6385
Tel. (561)388-8603 Fax (561)388-6804

PROJECT #99-III CD
EXHIBIT 'B' SHEET 5

REVISED: 08/20/02
ISSUED: 10/13/01

101295615180

GRAPHIC SCALE



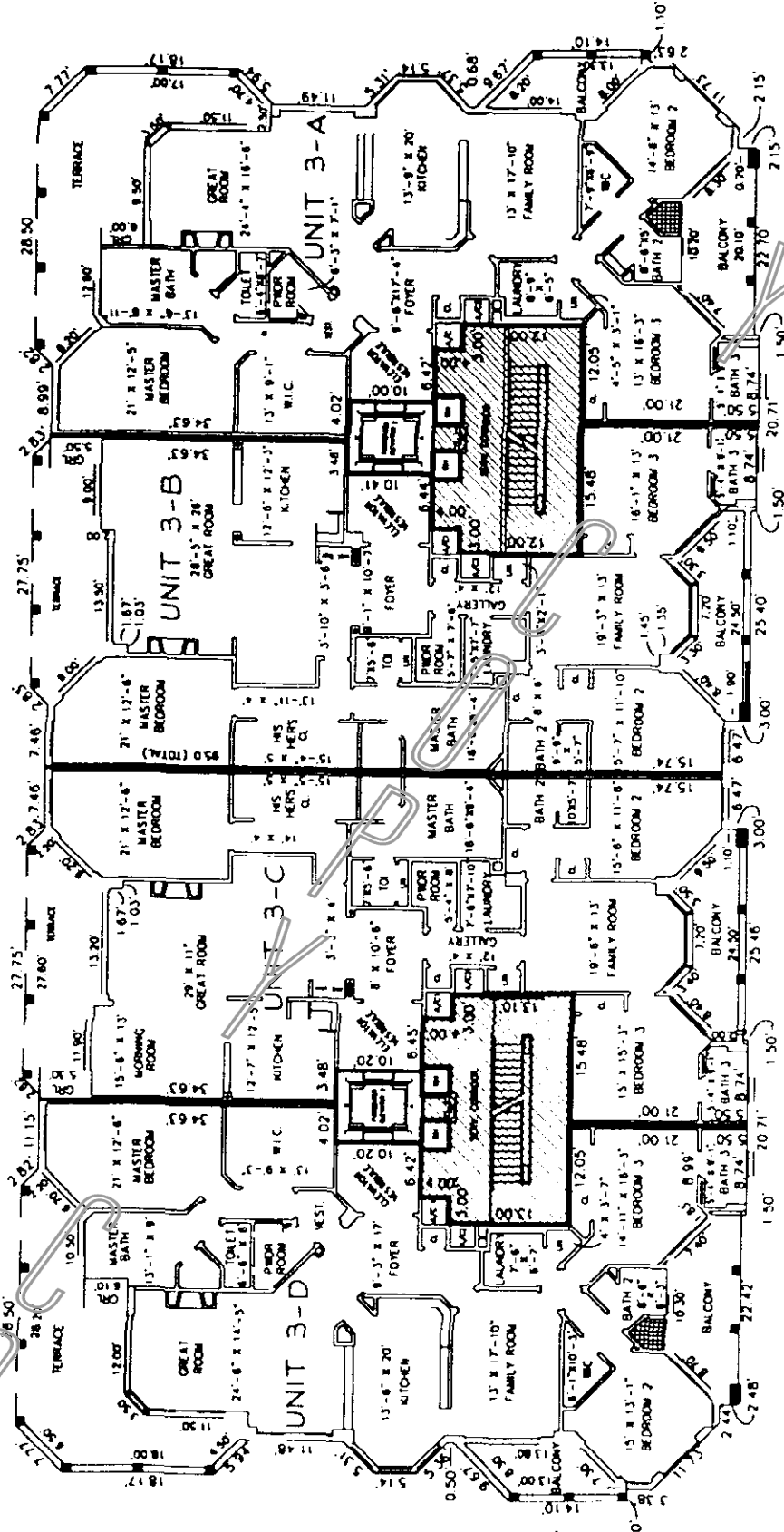
(IN FEET)

1 inch = 20 ft.

SEA COLONY AT VERO BEACH A CONDOMINIUM FLOOR 3

FINISH FLOOR ELEVATION = 35.44

FINISH CEILING ELEVATION = 45.34



- ☐ COMMON ELEMENT
- ☐ LIMITED COMMON ELEMENT BOUNDARY
- ☐ UNIT BOUNDARY
- ☒ STRUCTURAL COLUMN OR WALL
- ☐ COMMON ELEMENT

Note: ALL IMPROVEMENTS AS SHOWN ARE EXISTING

PROJECT #99-III CD
EXHIBIT 'B' SHEET 6

HOUSTON & PRICE, INC.
Professional Land Surveying-Certificate No LB6905
9436 U.S. Highway 1
Sebastian, Florida 32958-6395
Tel (561)388-8603 Fax (561)388-8604

REVISED 08/20/02
05/15/02

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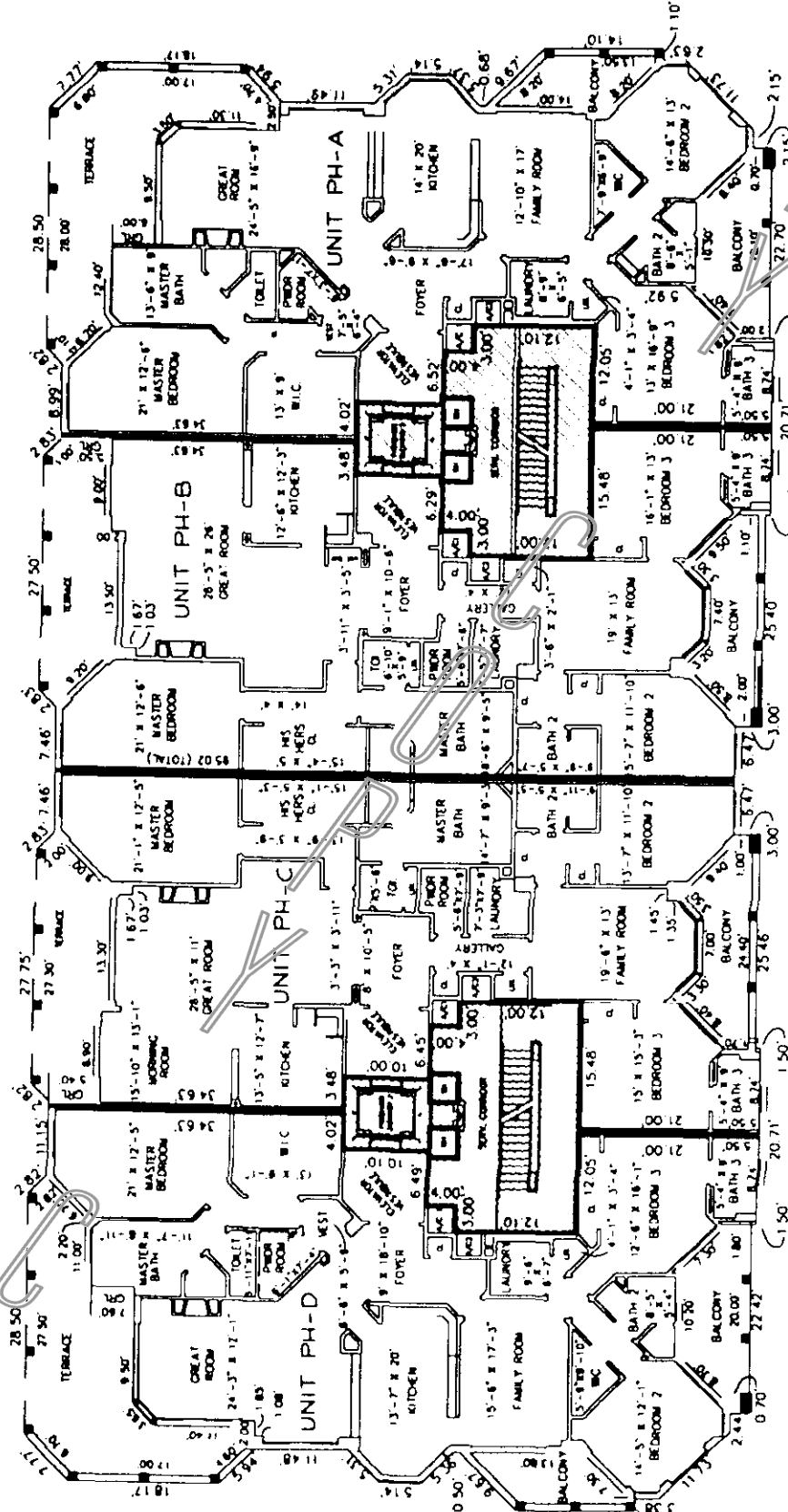
GRAPHIC SCALE



1 inch = 20 ft.

SEA COLONY AT VERO BEACH A CONDOMINIUM PENTHOUSE FLOOR

FINISH FLOOR ELEVATION = 45.98
FINISH CEILING ELEVATION = 55.88



- COMMON ELEMENT
- LIMITED COMMON ELEMENT BOUNDARY
- UNIT BOUNDARY
- STRUCTURAL COLUMN OR WALL
- COMMON ELEMENT

Note: ALL IMPROVEMENTS AS SHOWN ARE EXISTING.

PROJECT #99-III CD
EXHIBIT 'B' SHEET 7

REVISED 08/27/02
05/15/02

HOUSTON & PRICE, INC.
Professional Land Surveying-Certificate No LR6905
9436 U.S. Highway 1
Sebastian, Florida 32958-6385
Tel (561)388-8603 Fax (561)388-8604

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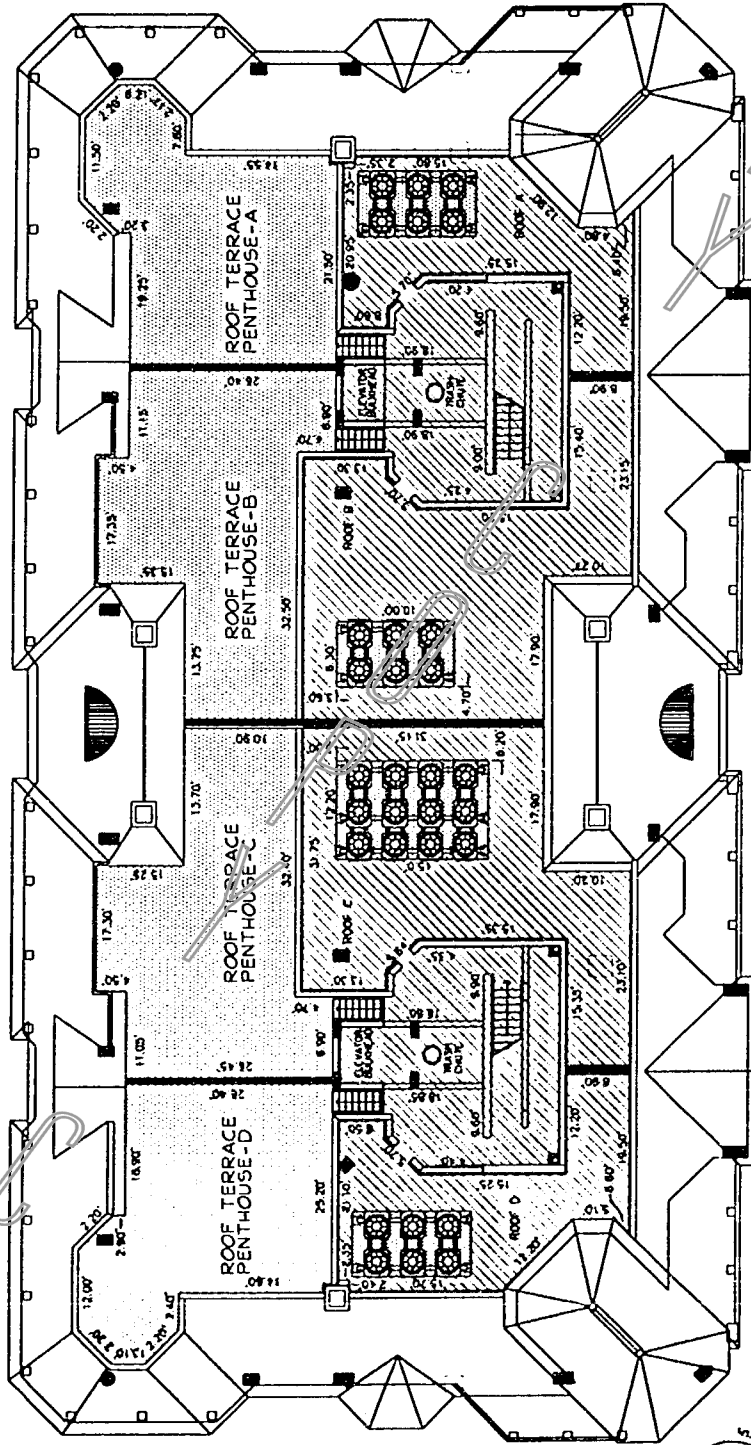
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SEA COLONY AT VERO BEACH A CONDOMINIUM ROOF

FINISH ROOF ELEVATION = 56.87



COMMON ELEMENT
LIMITED COMMON ELEMENT BOUNDARY
STRUCTURAL COLUMN OR WALL
COMMON ELEMENT

Note: ALL IMPROVEMENTS AS SHOWN ARE EXISTING.

PROJECT #99-III CD
EXHIBIT 'B' SHEET 8

HOUSTON & PRICE, INC.
Professional Land Surveying-Certificate No. LB6905
9436 U.S. Highway 1
Sebastian, Florida 32959-8395
Tel. (561)388-8603 Fax. (561)388-8604

REVISED 08/20/02
05/15/02

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SEA COLONY AT VERO BEACH

A CONDOMINIUM

SEA COLONY AT VERO BEACH COMMUNITY SITE PLAN

NOTE: TRACT I CONTAINS AN EASEMENT IN FAVOR OF THE CITY OF VERO BEACH RECORDED IN OFFICIAL RECORDS BOOK 1427, PAGE 1076.

"MATCH LINE" SEE SHEET 9

TRACT E
N89°41'59"E
351.05' 89.13'

TRACT C

TRACT D

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

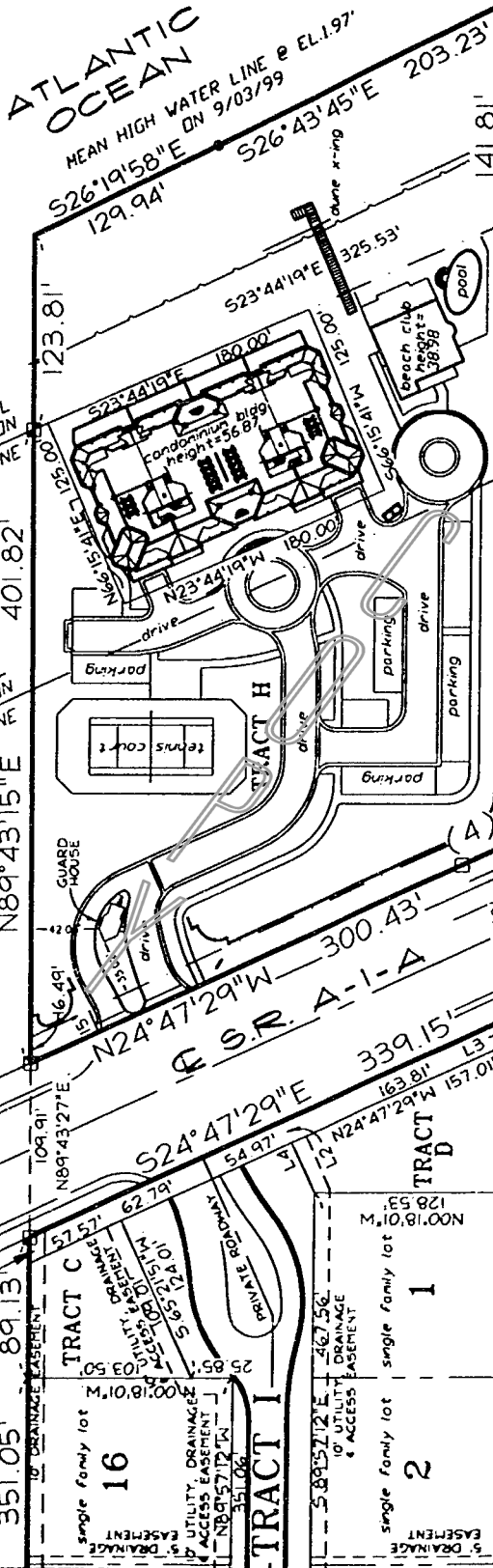
TRACT AL

NO.	RADIUS	DELTA	ARC CHORD BEARING
1	45.00'	112°30'07"	N89°57'12"W
2	45.00'	112°30'07"	N89°57'12"E
3	45.00'	292°30'07"	N00°02'48"E
4	577.95'	00°16'22"	N24°39'08"W

NO.	Bearing	Distance
L1	N00°47'34"E	62.31'
L2	N65°21'51"E	15.00'
L3	S89°43'27"W	16.49'
L4	N65°21'51"E	49.73'

1978 COASTAL CONSTRUCTION CONTROL LINE

1987 COASTAL CONSTRUCTION CONTROL LINE



PRM SET
PLS #4490

TRACT G
RESERVED FOR FUTURE
RIGHT-OF-WAY DEDICATION

TRACT F
RESERVED FOR FUTURE
RIGHT-OF-WAY DEDICATION

NOTE: ALL IMPROVEMENTS AS SHOWN ARE EXISTING

GRAPHIC SCALE



1 inch = 100 ft.

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PROJECT #99-III CD
EXHIBIT 'B' SHEET 10

REVISED 08/20/02
05/20/02

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