

JOMERSET BA. "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

REPORT OF SURVEY

THE MAP, REPORT & LEGAL DESCRIPTION ARE NOT FULL AND COMPLETE WITHOUT THE OTHER

- TYPE OF SURVEY: BOUNDARY
- SURVEYOR IN RESPONSIBLE CHARGE: ROD REED P.S.M. 3916
 MASTELLER, MOLER & REED, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644
 2205 14TH AVENUE
 VERO BEACH, FLORIDA 32960 PHONE (561) 564-8050
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC) IS URBAN
 THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY
 SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT
 AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
- THE LAST DATE OF FIELD WORK: 12/14/99
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
 - A) ASSUMED
- B) THE NORTH LINE OF GOVERNMENT LOT 6 BETWEEN A FOUND 1" IRON PIPE IN CONCRETE AND A FOUND 1/2" IRON ROD AND CAP STAMPED LB 4644

 C) THE BEARING IS \$8959'15"W
- ONO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN,
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES AE 8 AND 9 PER FLOOD INSURANCE RATE MAP 12061C091, DATED MAY 4TH, 1989.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

LEGEND & ABBREVIATIONS

IRC	IRON ROD AND CAP	0	OAK	S	SANITARY MANHOLE		SIGN ·
NO.	LICENSED BUSINESS NUMBER RIGHT OF WAY	•	PINE	•	DRAINAGE MANHOLE	*	LIGHT POLE
R/W CM MEAS.	CONCRETE MONUMENT MEASURED	*	PALM	❷	WELL		MAIL OR PAPERBOX
P.U.D.E.	E. PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT	Ö	SHRUB	X	HYDRANT WATER VALVE WATER METER	φ •	SOUTHERN BELL BOX CABLE TV BOX POWERPOLE
O.R.B. P.R.M.		8	MAPLE				
P.C.P.				*			
BM F.F.	BENCHMARK FINISH FLOOR	***	CITRUS	ð.	CLEANOUT	-125-	ELECTRIC BOX
ELEV. E.O.P. R	ELEVATION EDGE OF PAVEMENT RADIUS		ELM		CATCH BASIN		
۵	DELTA LENGTH			-	CURB INLET		
I.D. SEC.	IDENTIFICATION SECTION						

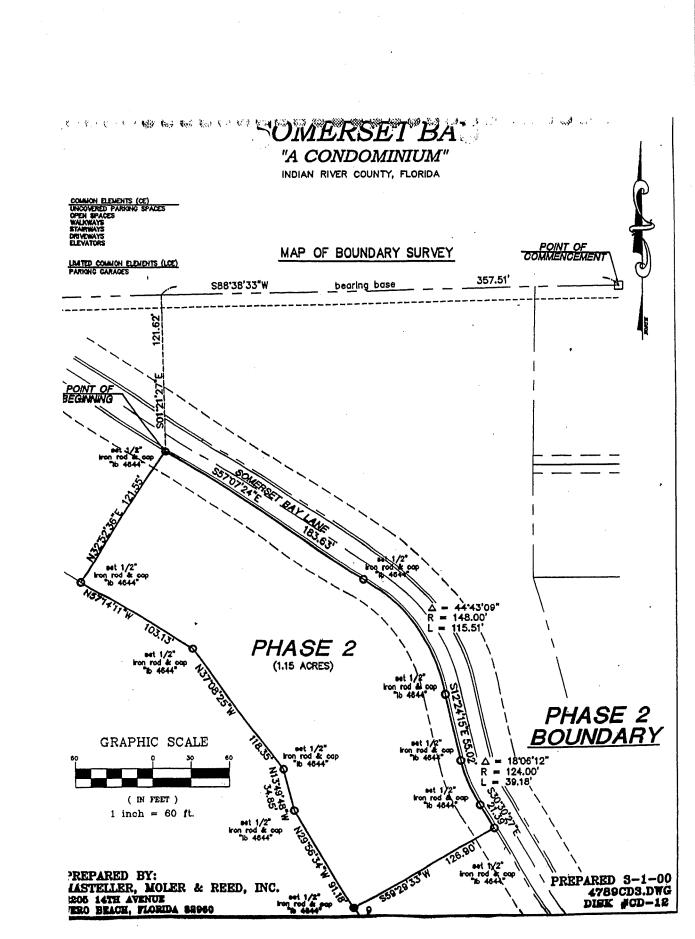
REPARED BY:
ISTELLER, MOLER & REED, INC.
05 14TH AVENUE
BO BEAGE, FLORIDA 88990

RANGE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

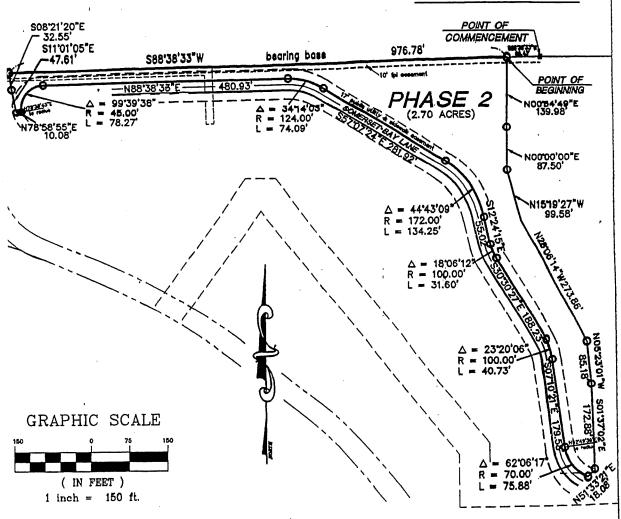
ROD REED, RSM 3916

PREPARED 3-1-00 4789CD1.DWG DISK #CD-12



"A CONDOMINIUM" INDIAN RIVER COUNTY, FLORIDA

MAP OF BOUNDARY SURVEY



PHASE 2 BOUNDARY

CLUBHOUSE PARCEL PREPARED BY: WASTELLER, MOLER & REED, INC. 1906 14TH AVENUE FERO BEACH, FLORIDA 32960

PREPARED 3-1-00 4759CD4.DWG DISK #CD-12

'ONERSET BAY "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

LEGAL DESCRIPTION (PHASE 2)

場の利用を行う まさん

A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5, THENCE S88'38'33"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, 357.51 FEET; THENCE S01'21'27"E, 121.62 FEET TO THE POINT OF BEGINNING; THENCE S57'07'24"E, 183.63 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 44'43'09", A RADIUS OF 148.00 FEET, AND AN ARC LENGTH OF 115.51 FEET TO A POINT OF TANGENCY; THENCE S12'24'15"E, 55.02 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 18'06'12", A RADIUS OF 124.00 FEET, AND AN ARC LENGTH OF 39.18 FEET TO A POINT OF TANGENCY; THENCE S30'30'27"E, A DISTANCE OF 21.39 FEET; THENCE S59"29'33"W A DISTANCE OF 126.90 FEET; THENCE N29'56'34"W, 91'.18 FEET; THENCE N13'49'48"W, 34.85 FEET; THENCE N37'08'25"W, 118.35 FEET; THENCE N57'14'11"W, 103.13 FEET; THENCE N32'52'36"E, 121.55 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 1.15 ACRES, MORE OR LESS

TOGETHER WITH THE FOLLOWING:

PHASE 2 LEGAL DESCRIPTION

REPARED BY: (ASTELLER, MOLER & REED, INC. 205 14TH AVENUE ERO BEACH, FLORIDA \$2960

"A CONDOMINIUM" INDIAN RIVER COUNTY, FLORIDA

TOGETHER WITH THE PRECEDING: (PHASE 2)

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE S88'38"33"W A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE S88'38'33"W A DISTANCE OF 976.78 FEET: THENCE S08'21'20"E A DISTANCE OF 32.55 FEET; THENCE S11'01'05"E A DISTANCE OF 47.61 FEET; THENCE N78'58'55"E A DISTANCE OF 10.08 FEET TO A POINT OF CURVE TO THE RIGHT WHICH RADIUS BEARS 178'38'43"E; THENCE ALONG SAID CURVE HAVING A DELTA OF 9939'38", A RADIUS OF 45.00 FEET AND AN ARC LENGTH OF 78.27 FEET TO A POINT OF TANGENCY; THENCE N88'38'33"E A
DISTANCE OF 480.93 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE
TO THE RIGHT HAVING A DELTA OF 34"4'03", A RADIUS OF 124.00 FEET
AND AN ARC LENGTH OF 74.09 FEET TO A POINT OF TANGENCY; THENCE S57'07'24"E A DISTANCE OF 281.92 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 44'43'09", A RADIUS OF 172.00 FEET AND AN ARC LENGTH OF 134.25 FEET TO A POINT OF TANGENCY; THENCE S12'24'15"E A DISTANCE OF 55.02 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 18'06'12", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 31.60 FEET TO A POINT OF TANGENCY: THENCE S30°30'27"E A DISTANCE OF 188,23 FEET TO A POINT OF CURVE; THENCE ALONG A ', A RADIUS OF CURVE TO THE RIGHT HAVING A DELTA OF 23'20'06' 100.00 FEET AND AN ARC LENGTH OF 40.73 FEET TO A POINT OF TANGENCY; THENCE SO7"10'21"E A DISTANCE OF 179.58 FEET TO A POINT OF CURVE WHICH RADIUS BEARS N82'49'39"E; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 62'06'17", A RADIUS OF 70.00 FEET AND AN ARC LENGTH OF 75.88 FEET; THENCE N51'33'21"E A DISTANCE OF 18.08 FEET; THENCE NO1'37'02"E A DISTANCE OF 172.88 FEET; THENCE NO5'23'01"W A DISTANCE OF 85.18 FEET; THENCE N28'06'14"W A DISTANCE OF 273.86 FEET; THENCE N15"19'27" DISTANCE OF 99.58 FEET; THENCE NO0'00'00"E A DISTANCE OF 87.50 FEET; THENCE NO0'54'49"E A DISTANCE OF 139.98 FEET TO THE POINT OF BEGINNING. CONTAINING 2.70 ACRES MORE OR LESS.

PHASE 2 LEGAL DESCRIPTION CLUBHOUSE PARCEL

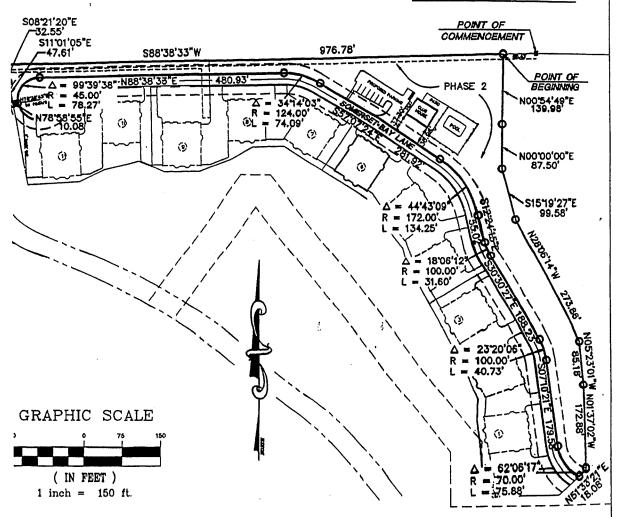
PREPARED BY:
MASTELLER, MOLER & REED, INC.
2205 14TH AVENUE
VERO BEACH, FLORIDA 32950

OMERSET BA "A CONDOMINIUM" INDIAN RIVER COUNTY, FLORIDA COMMON ELEMENTS (CE) UNCOVERED PARKING SPACES OPEN SPACES WALKWAYS STAMPATA SKETCH OF INFORMATION NOT A BOUNDARY SURVEY FARIORS GARAGES 357.51 S88'38'33"W bearing base 7) #0037 FOMERSET BAY LANE (6) = 44'43'09" = 148.00' MOO31 COMERSET BAY LANE PHASE 2 SITE PLAN GRAPHIC SCALE $\Delta'' = 18.06'12''$ R = 124.00'#0025 SOMERSET BAY LANC 39.18 (IN FEET) 1 inch = 60 ft.REPARED BY: PREPARED 3-1-00 ASTELLER, MOLER & REED, INC. 205 14TH AVENUE ERO BEACH, FLORIDA \$2960 4789CD3.DWG DISK #CD-12

COMERSET BAY "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

SKETCH OF INFORMATION NOT A BOUNDARY SURVEY



PHASE 2 SITE PLAN CLUBHOUSE

EPARED BY: STELLER, MOLER & REED, INC. 15 14TH AVENUE 10 BEACH, FLORIDA \$2960

PREPARED 3-1-00 4789CD4.DWG DISK #CD-12

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

REPORT OF SURVEY

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- SURVEYOR IN RESPONSIBLE CHARGE: ROD REED P.S.M. 3916 MASTELLER, MOLER & REED, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644 2205 14TH AVENUE VERO BEACH, FLORIDA 32960 - PHONE (561) 564-8050
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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- THE LAST DATE OF FIELD WORK: 12/14/99
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
- A) ASSUMED

 B) THE NORTH LINE OF GOVERNMENT LOT 6 BETWEEN A FOUND 1" IRON PIPE IN CONCRETE AND A FOUND 1/2" IRON ROD AND CAP STAMPED LB 4644

 C) THE BEARING IS \$89*59*15*W
- •NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS
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- OUNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
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LEGEND & ABBREVIATIONS

IRC	IRON ROD AND CAP	O	OAK	©	SANITARY MANHOLE	-	SICH
LB NO.	LICENSED BUSINESS NUMBER	•	PINE	0	DRAINAGE MANHOLE	*	LIGHT POLE
R/W CM	RIGHT OF WAY CONCRETE MONUMENT	4	54141	8	WELL		MAIL OR PAPERBOX
MEAS.	MEASURED	*	PALM	_	HYDRANT	•	SOUTHERN BELL BOX
P.U.D.E. FD.	PUBLIC UTILITY AND DRAINAGE EASEMENT	\Box	SHRUB	*	n lunan i	ō	CABLE TV BOX
O.R.B.	OFFICIAL RECORD BOOK		MAPLE	×	WATER VALVE	•	
P.R.M.	PERMANENT REFERENCE MONUMENT	€3	MAPLE	*	WATER METER	ф	POWERPOLE
P.C.P. BM	PERMANENT CONTROL POINT BENCHMARK	6	CITRUS	å	CLEANOUT	-12	ELECTRIC BOX
F.F.	FINISH FLOOR ELEVATION	<u>~</u>	ELM	_			
ELEV, E.O.P.	EDOE OF PAVENENT	v	ETN:		CATCH BASIN		
Ř	RADIUS	_		-	CURB INLET		
۵	DELTA				00,10 111-01		
L	LENOTH						
I.D.	IDENTIFICATION						,
SEC.	SECTION						

PREPARED BY: MASTELLER, MOLER & REED, INC. 205 14TH AVENUE

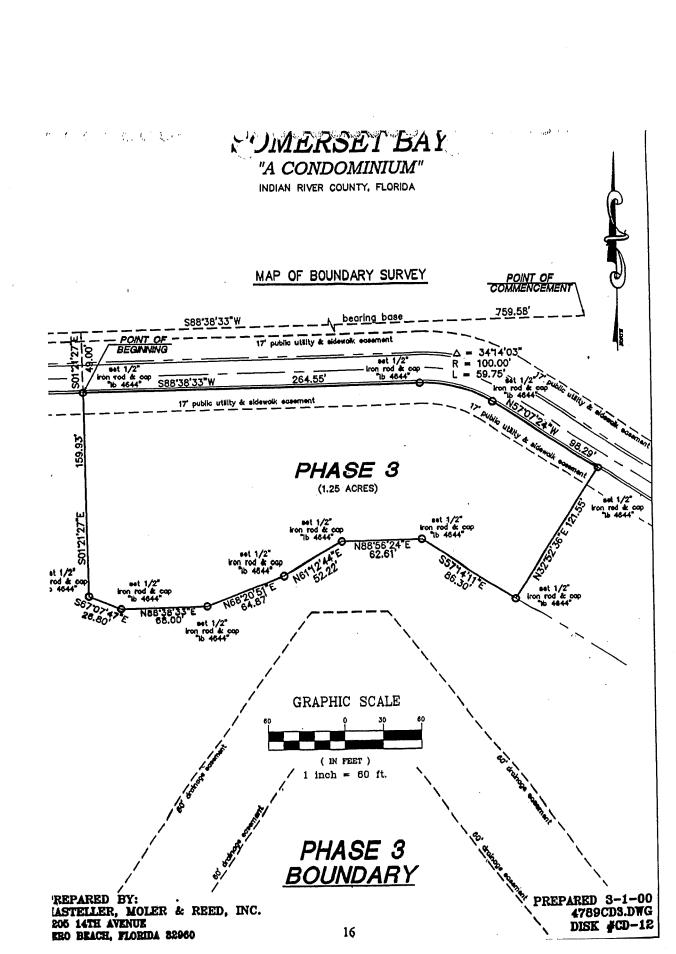
IERO BEACH, FLORIDA 82960

ROD REED, ASM 3916

LICENSEO

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 3-1-00 4789CD1.DWG DISK #CD-12



SOMERSET BA' "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

LEGAL DESCRIPTION (PHASE 8)

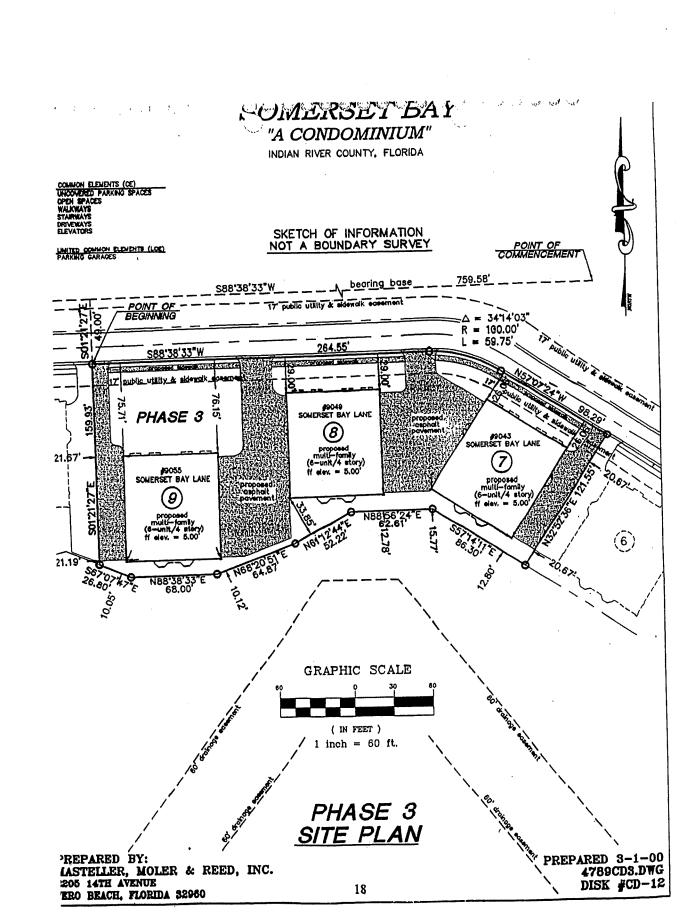
A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5, THENCE S88'38'33"W, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, 759.58 FEET; THENCE S01'21'27"E, 49.00 FEET TO THE POINT OF BEGINNING; THENCE S01'21'27"E, 159.93 FEET; THENCE S67'07'47"E, 26.80 FEET; THENCE N88'38'33"E, 68.00 FEET; THENCE N68'20'51"E, 64.87 FEET; THENCE N61"12'44"E, 52.22 FEET; THENCE N88'56'24"E, 62.61 FEET; THENCE S57"14'11"E 86.30 FEET; THENCE N32'52'36"E, 121.55 FEET; THENCE N57'07'24"W, 98.29 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 34"14'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 59.75 FEET; THENCE S88'38'33"W, 264.55 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 1.25 ACRES, MORE OR LESS.

PHASE 3 LEGAL DESCRIPTION

PREPARED BY:
MASTELLER, MOLER & REED, INC.
2205 14TH AVENUE
VERO BEACH, FLORIDA \$2960



OMERSET BA. "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

REPORT OF SURVEY

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- SURVEYOR IN RESPONSIBLE CHARGE: ROD REED P.S.M. 3916
 MASTELLER, MOLER & REED, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644
 2205 14TH AVENUE

VERO BEACH, FLORIDA 32960 - PHONE (561) 564-8050

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 C) THE BEARING IS S89'59'15"W
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- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES AE 8 AND 9 PER FLOOD INSURANCE RATE MAP 12061C091, DATED MAY 4TH, 1989.
- · UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

LEGEND & ABBREVIATIONS

IRON ROD AND CAP	\mathbf{O}	OAK	S	SANITARY MANHOLE		SIGN ·
LICENSED BUSINESS	622	PINE	0	DRAINAGE MANHOLE	\$	LIGHT POLE
RIGHT OF WAY	- W		@	WETT		MAIL OR PAPERBOX
MEASURED	*		_	HYDRANT	•	SOUTHERN BELL BOX
FOUND	\Box	SHRUB	W		٥	CABLE TV BOX
OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT	63	MAPLE	•		ക	POWERPOLE
PERMANENT CONTROL POINT		ATRIC	•	•••	-72	ELECTRIC BOX
	O.	ainos	ď	CLEANOUT	_	
ELEVATION		ELM		CATCH BASIN		
RADIUS			618	CURB INLET		
IDENTIFICATION		•				
	NUMBER RIGHT OF WAY CONCRETE MONUMENT MEASURED PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT BENCHMARK FINISH FLOOR ELEVATION EDGE OF PAVEMENT RADIUS DELTA LENGTH	LICENSED BUSINESS NUMBER NUMBER RICHT OF WAY CONCRETE MONUMENT MEASURED PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT BENCHMARK FINISH FLOOR ELEVATION EDGE OF PAVEMENT RADIUS PELTA LENGTH IDENTIFICATION	LICENSED BUSINESS NUMBER RIGHT OF WAY CONCRETE MONUMENT MEASURED PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT BENCHMARK FRISH FLOOR ELEVATION EDGE OF PAVEMENT RADIUS PELTA LENGTH IDENTIFICATION	LICENSED BUSINESS NUMBER RIGHT OF WAY CONCRETE MONUMENT MEASURED PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT BENCHMARK PRISH FLOOR ELEVATION EDGE OF PAVEMENT RADIUS PELTA LENGTH IDENTIFICATION	IRON ROD BUSINESS NUMBER VICENSED BUSINESS NUMBER RIGHT OF WAY CONCRETE MONUMENT MEASURED PUBLIC UTILITY AND DRAINAGE EASEMENT FOUND OFFICIAL RECORD BOOK OFFICIAL REC	INCH ROD AND BUSINESS LICENSED BUSINESS NUMBER RIGHT OF WAY CONCRETE MONUMENT MEASURED PALM WELL WATER WAIT OFFICIAL RECORD BOOK

PREPARED BY:
MASTELLER, MOLER & REED, INC.
2205 14TH AVENUE
VERO BEACH, FLORIDA 82950

TOWNSHIP RANGE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

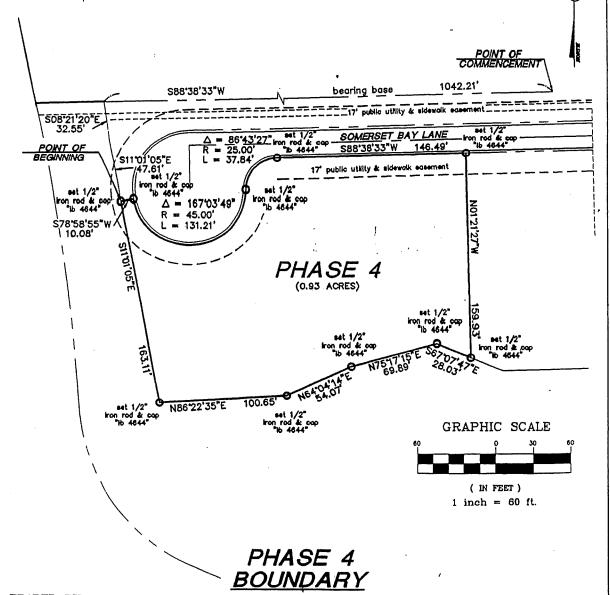
ROD REED, PSM 3916

PREPARED 3-1-00 4789CD1.DWG DISK #CD-12

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

MAP OF BOUNDARY SURVEY



EPARED BY: STELLER, MOLER & REED, INC. 5 14TH AVENUE 10 BEACH, FLORIDA \$2960

PREPARED 3-1-00 4789CD3.DWG DISK #CD-12

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

LEGAL DESCRIPTION PHASE 4)

A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5, THENCE \$88'38'33"W, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, 1042.21 FEET; THENCE \$08'21'20"E, 32.55 FEET; THENCE \$11'01'05"E, 47.61 FEET, TO THE POINT OF BEGINNING, THENCE \$11'01'05'E, 163.11 FEET; THENCE \$186'22'35"E, 100.65 FEET; THENCE \$67'07'47"E, 28.03 FEET; THENCE \$075'17'15"E, 69.89 FEET; THENCE \$67'07'47"E, 28.03 FEET; THENCE \$01'21'27"W, 159.93 FEET; THENCE \$88'38'33"W, 146.49 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 86'43'27", A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 37.84 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 167'03'49", A RADIUS OF 45.00 FEET, AND AN ARC LENGTH OF 131.21 FEET TO A POINT; THENCE \$78'58'55"W, 10.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.93 ACRES MORE OR LESS.

PHASE 4 LEGAL DESCRIPTION

PREPARED BY:
MASTELLER, MOLER & REED, INC.
2205 14TH AVENUE
FERO BEACH, FLORIDA \$2960

CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

COMMON ELEMENTS (CE)
UNICOVERED PARKINO SPACES
OPEN SPACES
WALKWAYS
STARWAYS
ELEVATORS

LIMITED COMMON ELEMENTS (LCE)
PARKING GARAGES

SKETCH OF INFORMATION NOT A BOUNDARY SURVEY

POINT OF 1042.21 bearing base S88'38'33"W 17' public utility & eldewalk ease 508 21 20 E 32.55 SOMERSET BAY LANE $\triangle = 86'43'27'$ R = 25.00' L = 37.84'POINT OF S11701'05"E sublic utility & side 21.67 $\triangle = 167'03'49''$ R = 45.00' L = 131.21'\$9061 SOMERSET BAY LANE \$78'58'55"W \ 10.08' proposed osphalt payemen (10) 51101'05E proposed multi-family (6-unit/4 story) if ejev. = 5.00 21.67 (9) 99067 SOMERSET BAY LANE (11) PHASE 4 proposed multi-formly 3-unit/4 story) f elev. = 5.00 N757715 31.21 100.65 N86"22"35"E GRAPHIC SCALE 12.25 (IN FEET) 1 inch = 60 ft.

> PHASE 4 SITE PLAN

REPARED BY:
ASTELLER, MOLER & REED, INC.
205 14TH AVENUE
ERO BEACH, FLORIDA \$2960

PREPARED 3-1-00 4789CD3.DWG DISK #CD-12

COMERSET BA "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

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- SURVEYOR IN RESPONSIBLE CHARGE: ROD REED P.S.M. 3916 MASTELLER, MOLER & REED, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644 2205 14TH AVENUE VERO BEACH, FLORIDA 32960 - PHONE (561) 564-8050
- VERO BEACH, FLORIDA 32960 PHONE (561) 564-8050

 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

 ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC) IS URBAN THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT, IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT. THIS REQUIREMENT.
- THE LAST DATE OF FIELD WORK: 12/14/99
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
- ASSUMED B) THE NORTH LINE OF GOVERNMENT LOT 6 BETWEEN A FOUND 1" IRON PIPE IN CONCRETE AND A FOUND 1/2" IRON ROD AND CAP STAMPED LB 4644
 C) THE BEARING IS S89'59'15"W
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.

 THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES AE 8 AND 9 PER FLOOD INSURANCE RATE MAP 12061C091, DATED MAY 4TH, 1989.
- · UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

I EGEND & ARREVIATIONS

	<i>LE</i> (JENU &	ADDA	EVIA	TIONS		
RC LB NO. CM MEAS. P.U.D.E. FD. O.R.B. P.C.P. BM F.F. ELEV. E.O.P. R	IRON ROD AND CAP LICENSED BUSINESS NUMBER RIGHT OF WAY CONCRETE MONUMENT MEASURED PUBLIC UTILITY AND DRAINAGE EASEMEN FOUND OFFICIAL RECORD BOOK PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT BENCHMARK FINISH FLOOR ELEVATION EDGE OF PAVEMENT RADIUS	0 *	OAK PINE PALM SHRUB MAPLE CITRUS		SANITARY MANHOLE DRAINAGE MANHOLE WELL HYDRANT WATER VALVE WATER METER CLEANOUT CATCH BASIN CURB INLET		SIGN LIGHT POLE MAIL OR PAPERBOX SOUTHERN BELL BOX CABLE TV BOX POWERPOLE ELECTRIC BOX
L I.D. SEC. TWP. RGE.	DELTA LENGTH IDENTIFICATION SECTION TOWNSHIP	JOT VAL	וו איזדאע חו	= . 3UT 2	CURB INLET	AND	

'REPARED BY: LASTELLER, MOLER & REED, INC. 205 14TH AVENUE ERO BEACH, FLORIDA 82960

ROD REED, 25M 3916

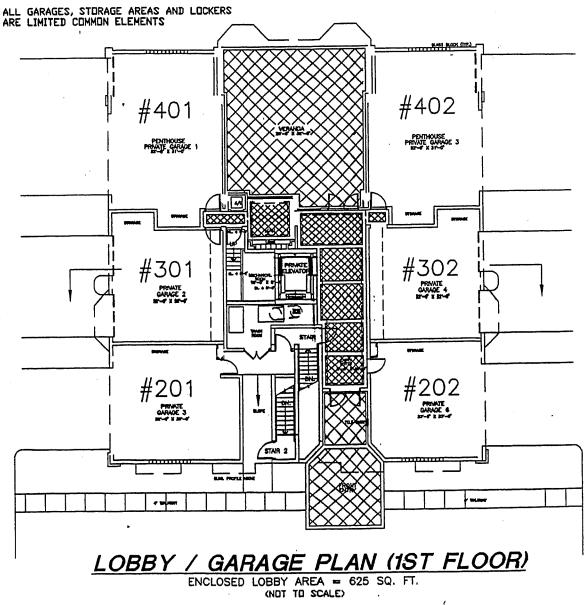
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA

SED SEAL OF A FLORIDA RVEYOR AND MAPPER.

PREPARED 3-1-00 4789CD1.DWG DISK #CD-12

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA



TYPICAL FOR BUILDINGS 1 THRU 11 INCLUSIVE

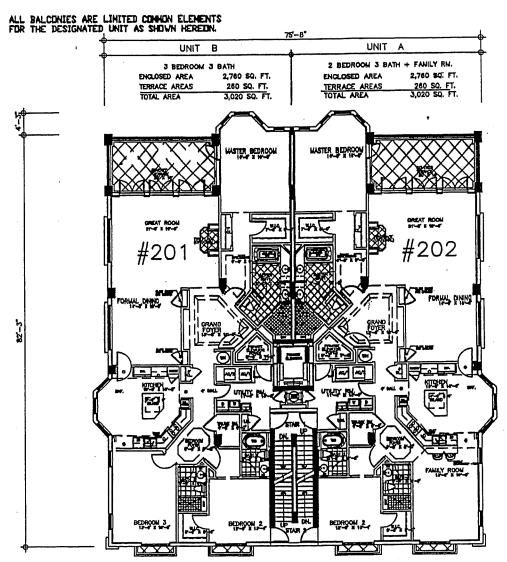
RO BEACH, FLORIDA 32960

PREPARED 8-1-00 4789CD2.DWG DISK #CD-12

SOMERSET BAY "A CONDOMINIUM"

5,620 SQ. FT. (941)# 342 SQ. FT. (53)# TOTAL BALCONY AREA TOTAL SLAB AREA

INDIAN RIVER COUNTY, FLORIDA



RESIDENTIAL

TOTAL ENCLOSED AREA = 5,862 SQ. FT. (NOT TO SCALE)

TYPICAL FOR BUILDINGS 1 THRU 11 INCLUSIVE

PREPARED BY:
MASTELLER, MOLER & REED, INC.
2205 14TH AVENUE
VERO BEACH, FLORIDA \$2960

PREPARED 3-1-00 4789CD2.DWG DISK #CD-12

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

TYPICAL FLOOR PLAN

TOTAL SALEABLE AREA 5,520 SQ. FT. (841) #
HON-BALEABLE CORE AREA 342 SQ. FT. (8.0) #
TOTAL DACLOSED AREA 8,862 SQ. FT. (900) #

TOTAL BALCONY AREA 520 SQ. FT. TOTAL SLAB AREA 6,382 SQ. FT.

ALL BALCONIES ARE LIMITED COMMON ELEMENTS FOR THE DESIGNATED UNIT AS SHOWN HEREDN. UNIT B UNIT A 3 BEDROOM 3 BATH 2 BEDROOM 3 BATH + FAMILY RM. ENCLOSED AREA 2,760 SQ. FT. ENCLOSED AREA 2,760 SQr FT. 260 SQ. FT. 3,020 SQ. FT. TERRACE AREAS TERRACE AREAS TOTAL AREA

RESIDENTIAL FLOOR PLAN (3RD FLOOR)

TOTAL ENCLOSED AREA = 5,862 SQ. FT.

TYPICAL FOR BUILDINGS 1 THRU 11 INCLUSIVE

EPARED BY: ISTELLER, MOLER & REED, INC. D5 14TH AVENUE R0 BEACH, FLORIDA 32960

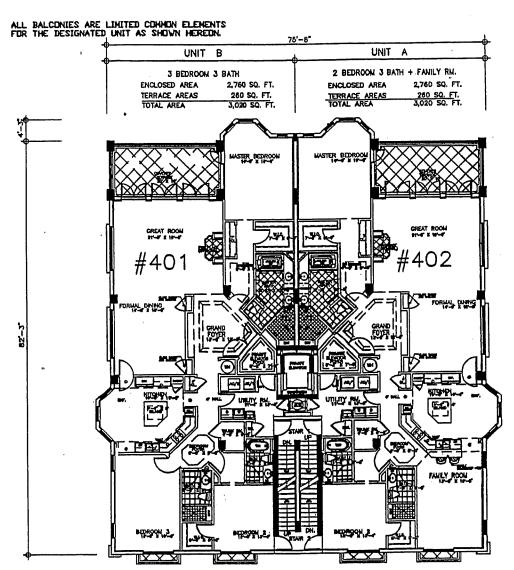
PREPARED 3-1-00 4789CD2.DWG DISK #CD-12

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

TYPICAL PLOOR PLAN

TOTAL SALEABLE AREA
HON-BALEABLE CORE AREA
TOTAL BALCONY AREA
TOTAL BALCONY AREA
TOTAL SALB AREA
(5,82 SQ. FT. (609) %



RESIDENTIAL FLOOR PLAN (4TH FLOOR)

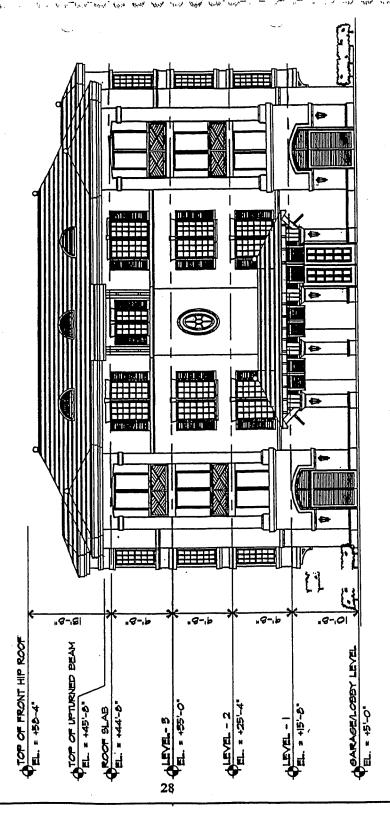
TOTAL ENCLOSED AREA = 5,862 SQ. FT.

TYPICAL FOR BUILDINGS 1 THRU 11 INCLUSIVE

REPARED BY: AASTELLER, MOLER & REED, INC. 205 14TH AVENUE ERO BEACH, FLORIDA 32960 PREPARED 3-1-00 4789CD2.DWG DISK #CD-12

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA



FRONT ELEVATION

CNDT TO SCALE)

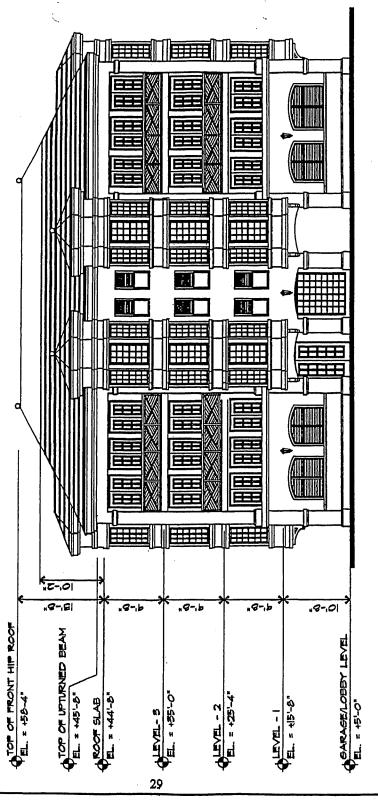
TYPICAL FOR BUILDINGS 1 THRU 11 INCLUSIVE

PREPARED BY:
MASTELLER, MOLER & REED, INC.
2205 14TH AVENUE
VERO BEACH, FLORIDA 32960

PREPARED 12-09-98 4625CD2.DMG DISK #CD-12

SOMERSET BAY "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA



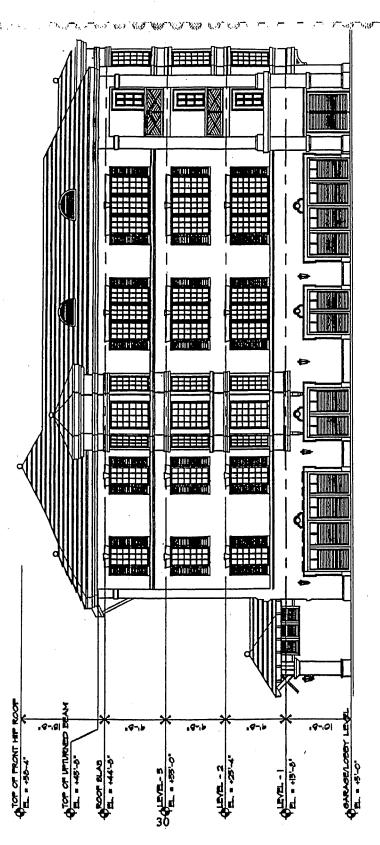
REAR ELEVATION

TYPICAL FOR BUILDINGS 1 THRU 11 INCLUSIVE ONDT TO SCALE)

PREPARED BY:
MASTELLER, MOLER & REED, INC.
2205 14TH AVENUE
VERO BEACH, FLORIDA 32960

PREPARED 12-09-98 4625CD2.DWG DISK #CD-12

"A CONDOMINIUM" INDIAN RIVER COUNTY, FLORIDA



RIGHT SIDE ELEVATION

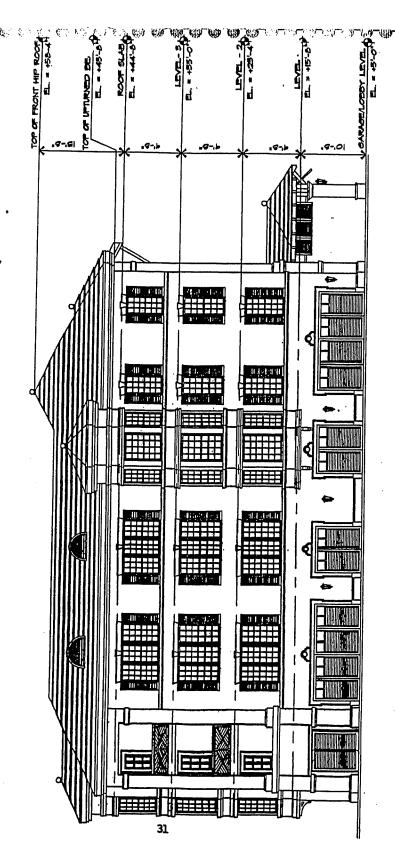
CNOT TO SCALE)

TYPICAL FOR BUILDINGS 1 THRU 11 INCLUSIVE

PREPARED BY:
MASTELLER, MOLER & REED, INC.
2205 14TH AYENUE
VERO BEACH, FLORIDA \$2300

PREPARED 12-09-98 4625CD2.DWG DISK #CD-12

"A CONDOMINIUM" INDIAN RIVER COUNTY, FLORIDA



LEFT SIDE ELEVATION AND TO SCALE

TYPICAL FOR BUILDINGS 1 THRU 11 INCLUSIVE

PREPARED BY:
MASTELLER, MOLKR & REED, INC.
2205 14TH AVENUE
VERO BEACH, FLORIDA 32900

PREPARED 12-09-98 4625CD2.DWG DISK #CD-12