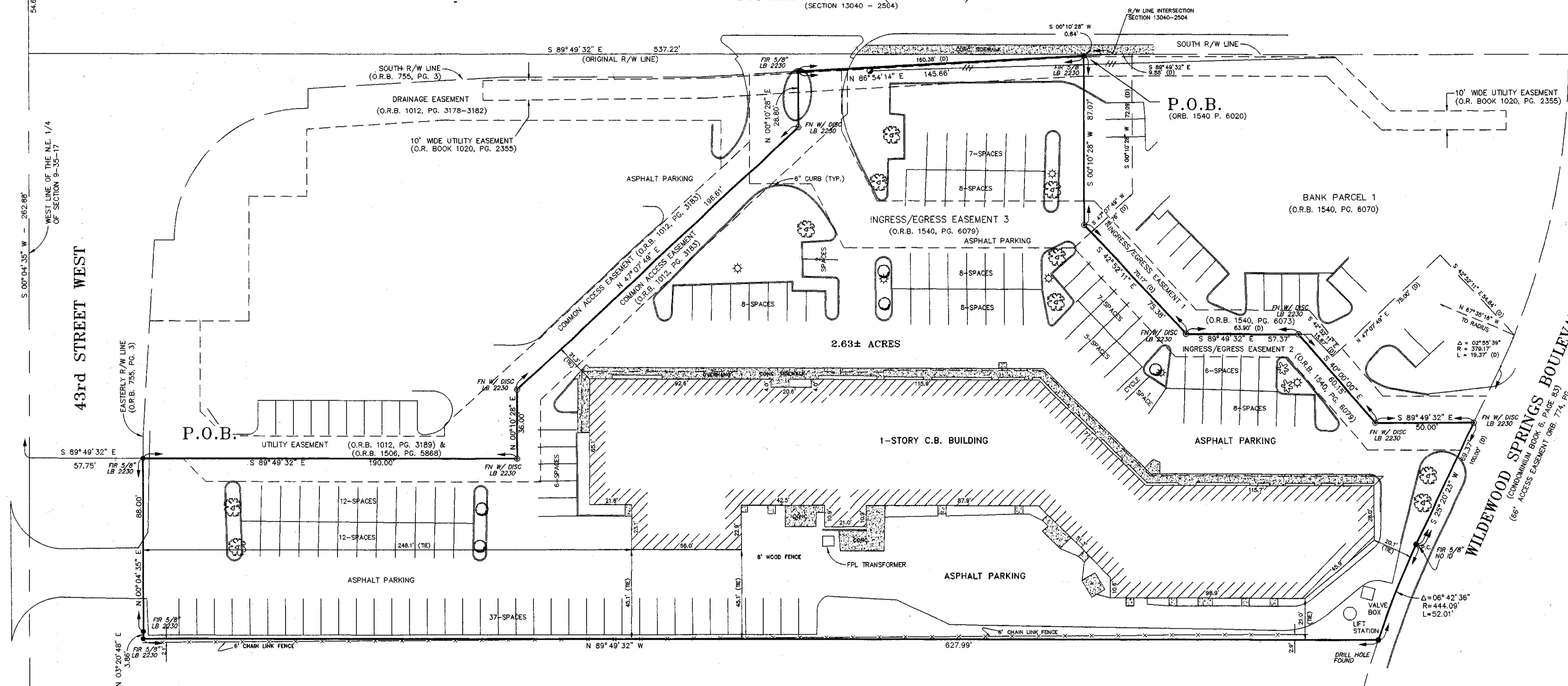


Survey

P.O.C.
N.W. CORNER OF THE N.E. 1/4
OF SECTION 9-35-17

CORTEZ ROAD (S.R. 684)
(SECTION 13040 - 2504)



DESCRIPTION: (FITNESS CENTER PARCEL)
(AS PROVIDED)

FROM THE N.W. CORNER OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 17 EAST, RUN S 00°04'35" W ALONG THE WEST LINE OF THE SAID N.E. 1/4, A DISTANCE OF 262.88 FEET; AND S 89°49'32" E, A DISTANCE OF 57.75 FEET TO THE DEDICATED EAST RIGHT OF WAY LINE OF 43 STREET WEST AND CORTEZ ROAD, AS RECORDED IN O.R. BOOK 755, PAGE 3, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°49'32" E, A DISTANCE OF 190.00 FEET; THENCE N 00°10'28" E, A DISTANCE OF 36.00 FEET; THENCE N 47°07'49" E, A DISTANCE OF 196.61 FEET; THENCE N 00°10'28" E, A DISTANCE OF 28.80 FEET (29.38 FEET DEED) TO THE SOUTHERLY LINE OF THE SAID DEDICATED RIGHT OF WAY; THENCE N 86°54'14" E, A DISTANCE OF 145.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.R. 684 (CORTEZ ROAD) SECTION 13040-2504; THENCE S 89°49'32" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 9.88 FEET; THENCE S 00°10'28" W, A DISTANCE OF 72.09 FEET; THENCE S 47°07'49" W, A DISTANCE OF 28.76 FEET; THENCE S 42°52'11" E, A DISTANCE OF 70.17 FEET; THENCE S 89°49'32" E, A DISTANCE OF 63.90 FEET; THENCE S 42°52'11" E, A DISTANCE OF 15.87 FEET; THENCE N 47°07'49" E, A DISTANCE OF 75.00 FEET; THENCE S 42°52'11" E, A DISTANCE OF 54.84 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 67°35'16" W, DISTANT 379.17 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 19.37 FEET THROUGH A CENTRAL ANGLE OF 02°55'39" TO THE P.T. OF SAID CURVE; THENCE S 25°20'23" W, A DISTANCE OF 69.37 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 444.09 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 52.01 FEET THROUGH A CENTRAL ANGLE OF 06°42'36"; THENCE S 89°49'32" W, A DISTANCE OF 627.99 FEET TO THE POINT OF BEGINNING OF SAID DEDICATED EAST RIGHT OF WAY LINE TWO COURSES, VIZ: N 03°20'48" E, A DISTANCE OF 3.86 FEET; AND N 00°04'35" E, A DISTANCE OF 88.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.
CONTAINING 2.80 ACRES, MORE OR LESS.

LESS ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH LIES WITHIN THE FOLLOWING LEGAL DESCRIPTION (ORB. 1540, P. 6070):
A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE SOUTH 00°04'35" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 9, A DISTANCE OF 54.83 FEET; THENCE SOUTH 89°49'32" EAST, A DISTANCE OF 53.22 FEET; THENCE SOUTH 00°10'28" WEST, A DISTANCE OF 0.84 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CORTEZ ROAD (STATE ROAD 684); SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 86°54'14" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CORTEZ ROAD, A DISTANCE OF 14.72 FEET; THENCE SOUTH 89°49'32" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CORTEZ ROAD, A DISTANCE OF 231.94 FEET TO A POINT ON A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 89°49'32" WEST, A DISTANCE OF 379.17 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WILDEWOOD SPRINGS BOULEVARD, AS RECORDED IN CONDOMINIUM BOOK 6, PAGE 83 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT AND WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 25°01'55", A DISTANCE OF 166.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25°20'23" WEST, ALONG AFORESAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.64 FEET; THENCE NORTH 89°49'32" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 40°00'00" WEST, A DISTANCE OF 60.15 FEET; THENCE NORTH 89°49'32" WEST, A DISTANCE OF 57.37 FEET; THENCE NORTH 42°52'11" WEST, A DISTANCE OF 75.38 FEET; THENCE NORTH 00°10'28" EAST, A DISTANCE OF 87.07 FEET TO THE POINT OF BEGINNING AND AFORESAID SOUTH RIGHT-OF-WAY LINE OF CORTEZ ROAD (STATE ROAD 684); LYING AND BEING IN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.
CONTAINING 0.83 ACRES, MORE OR LESS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE N.W. CORNER OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 17 EAST, RUN S 00°04'35" W, ALONG THE WEST LINE OF THE SAID N.E. 1/4, A DISTANCE OF 262.88 FEET; AND S 89°49'32" E, A DISTANCE OF 57.75 FEET TO THE DEDICATED EAST RIGHT OF WAY LINE OF 43 STREET WEST AND CORTEZ ROAD, AS RECORDED IN O.R. BOOK 755, PAGE 3, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°49'32" E, A DISTANCE OF 190.00 FEET; THENCE N 00°10'28" E, A DISTANCE OF 36.00 FEET; THENCE N 47°07'49" E, A DISTANCE OF 196.61 FEET; THENCE N 00°10'28" E, A DISTANCE OF 28.80 FEET (29.38 FEET DEED) TO THE SOUTHERLY LINE OF THE SAID DEDICATED RIGHT OF WAY; THENCE N 86°54'14" E, A DISTANCE OF 145.66 FEET; THENCE S 00°10'28" W, A DISTANCE OF 87.07 FEET; THENCE S 42°52'11" E, A DISTANCE OF 75.38 FEET; THENCE S 89°49'32" E, A DISTANCE OF 57.37 FEET; THENCE S 40°00'00" E, A DISTANCE OF 60.15 FEET; THENCE S 89°49'32" E, A DISTANCE OF 50.00 FEET TO THE WESTERLY LINE OF WILDEWOOD SPRINGS BOULEVARD A 66 FOOT WIDE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 774, PAGE 50, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES: THENCE S 25°20'23" W, A DISTANCE OF 69.37 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 444.09 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 52.01 FEET THROUGH A CENTRAL ANGLE OF 06°42'36"; THENCE N 89°49'32" W, A DISTANCE OF 627.99 FEET TO THE ABOVE DESCRIBED DEDICATED EAST RIGHT OF WAY LINE; THENCE ALONG SAID DEDICATED EAST RIGHT OF WAY LINE TWO COURSES, VIZ: N 03°20'48" E, A DISTANCE OF 3.86 FEET; AND N 00°04'35" E, A DISTANCE OF 88.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

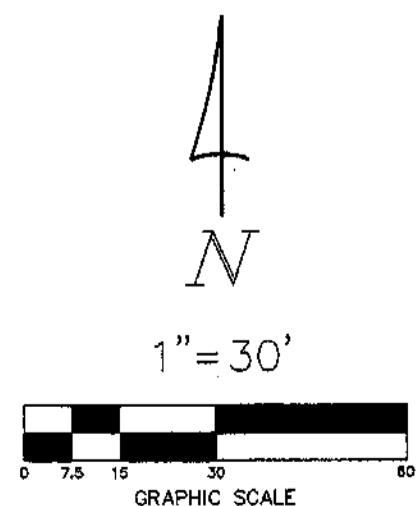
SUBJECT TO EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.
CONTAINING 2.64 ACRES, MORE OR LESS.

NOTES:

- 1. BEARINGS ARE BASED ON THE WEST LINE OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING S 00°04'35" W, AND DO NOT REFER TO THE TRUE MERIDIAN.
- 2. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, ETC., HAVE NOT BEEN LOCATED EXCEPT AS SHOWN
- 3. THE PROPERTY LIES WITHIN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL No. 120153 0228 B REVISED MARCH 15, 1984.
- 4. SUBJECT TO A COMMON ACCESS EASEMENT RECORDED IN ORB. 1012 PG. 3183 AND ORB. 1506, PG. 5877 (AMENDED).
- 5. TITLE INFORMATION WAS DERIVED FROM TITLE COMMITMENT No. 15-97-1206, DATED MAY 27, 1997, BY ATTORNEYS' TITLE INSURANCE FUND, INC.
- 6. THE FOLLOWING EASEMENTS AFFECT INGRESS/EGRESS EASEMENT 3:
DRAINAGE EASEMENT (O.R. BOOK 1012, PG. 3178), AS AMENDED IN (O.R. BOOK 1506, PG. 5883), PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
UTILITY EASEMENT (O.R. BOOK 1012, PG. 3189), AS AMENDED IN (O.R. BOOK 1506, PG. 5868), PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
COMMON ACCESS EASEMENT (O.R. BOOK 1012, PG. 3183), AS AMENDED IN (O.R. BOOK 1506, PG. 5877), PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
EASEMENT AGREEMENT (O.R. BOOK 1425, PG. 3757), AS AMENDED IN (O.R. BOOK 1428, PG. 7623) AND (O.R. BOOK 1506, PAGE 5864), PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LEGEND

- FIR FOUND IRON ROD
- FCM FOUND CONC. MONUMENT, RLS 1364
- FN FOUND NAIL
- FIP FOUND IRON PIPE
- S/R SET IRON ROD
- LB LICENSED BUSINESS
- LBS LICENSED SURVEYOR
- LS/PLS/RLS/PSM PRIVATE UTILITY & DRAINAGE EASEMENT
- PU & DE RIGHT-OF-WAY
- ROW PLAT
- (P) MEASURED
- (M) CHAIN LINK FENCE
- CLF WOOD FENCE
- WF BLOW-OFF
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- P.O.B. POINT OF BEGINNING



CERTIFIED TO:

WILDEWOOD PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY
THE PROVIDENT BANK
McDANIEL & BALL, P.A.
AMERICAN PIONEER TITLE INSURANCE COMPANY

NOTE:
IN COMPLIANCE WITH F.A.C.
61G17-6.0031 (5) (E) (IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

DREW BRANCH SURVEYING & MAPPING, INC.
LICENSED BUSINESS # 7011

909 CATTLEMEN ROAD
SARASOTA, FL. 34232
941-342-6595 FAX 941-342-7495

REVISIONS:
LEGAL/RECERT 05/29/02

DRAWN BY: M.J.
DATE: 05/24/02
JOB NO. 0210379

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: *C. Drew Branch* SURVEY DATE: 05/24/02
C. DREW BRANCH, PSM #5542