

Record: \$15.00

97095318

THIRD  
AMENDMENT  
TO  
DECLARATION OF CONDOMINIUM  
OF  
THE GARDENS II AT ST. ANDREWS PARK AT THE PLANTATION

\*\* OFFICIAL RECORDS \*\*  
BOOK 3004 PAGE 346

PURSUANT to Section 718.403, Florida Statutes, and the provisions of the Declaration of Condominium of The Gardens II of St. Andrews Park at the Plantation as recorded in Official Records Book 2908, Page 380, as amended, Public Records of Sarasota County, Florida, Plantation Development No. I, a Florida general partnership, hereby amends said Declaration of Condominium for the purpose of submitting Phase 3 to condominium ownership as a part of The Gardens II of St. Andrews Park at the Plantation, a Condominium. Phase 3 is more particularly described in the Condominium Plat of The Gardens II of St. Andrews Park at the Plantation attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 31, Page 35, Public Records of Sarasota County, Florida. The condominium Plat also contains an identification of each unit in Phase 3, a graphic description of the improvements in which such units are located and a plot plan thereof, a survey of Phase 3, and a certificate of surveyor in conformance with Section 718.104 (4) (e), Florida Statutes. By this Amendment, the common elements of Phase 3 are merged with the common elements of existing phase and hereby becomes part of one condominium known as The Gardens II of St. Andrews Park at the Plantation. Commencing with the recording of this Amendment in the Public Records, each condominium unit will have a 1/24th share in the common elements, common expenses, and common surplus of the condominium, so that each condominium unit will share equally with all other condominium units in The Gardens II of St. Andrews Park at the Plantation. Developer further amends said survey and plot plan in accordance with the Certificate of Surveyor attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Developer has caused this Amendment to be executed in its name this 15th day of August, 1997.

Witnesses:

PLANTATION DEVELOPMENT NO. I,  
a Florida general partnership  
By: SEL PLANTATION DEVELOPMENT NO. 1, INC.,  
a Florida Corporation, as General Partner

Barbara J. Zelle  
Signature of Witness  
Barbara J. Zelle  
Print Name of Witness

By: Stephen E. Lattmann  
Stephen E. Lattmann  
As its President

Cathy A. Burpee  
Signature of Witness  
Cathy A. Burpee  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of August 1997, by STEPHEN E. LATTMANN, as President of SEL PLANTATION DEVELOPMENT NO. 1, INC., a Florida corporation and a general partner of PLANTATION DEVELOPMENT NO. I, Florida general partnership, on behalf of the corporation and the partnership. The above-named person is personally known to me.

(Seal)



Cathy A. Burpee  
Notary Public  
Cathy A. Burpee  
Print or type name of Notary Public

OFFICIAL NOTARY SEAL  
CATHY A. BURPEE  
MY COMM. EXP. 9-22-98  
No. CC 407614

I am a Notary Public of the State of Florida and my commission expires on \_\_\_\_\_

Prepared by and return to:  
William M. Seider, Esquire  
Williams, Parker, Harrison, Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236

# STRAYER SURVEYING & MAPPING, INC.

ROBERT B. STRAYER, JR., P.S.M.

## CERTIFICATE OF SURVEYOR

I, the undersigned Registered Surveyor & Mapper, hereby certify that:

1. This certificate is made with respect to Phase 3, Building 7, and all units contains therein, The Gardens II of St. Andrews Park at the Plantation, as shown in condominium Book 31, Page 35, Public Records of Sarasota County, Florida, as amended.

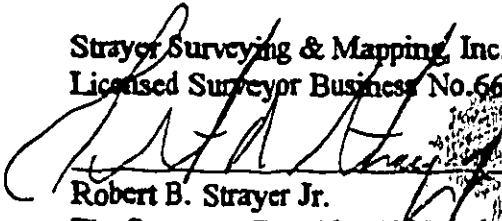
2. The construction of the improvements in which said unit is substantially complete.

3. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions building and said units.

4. The identification, location and dimensions of the common elements and of each such unit can be determined from the plat, as amended, and the provisions of said Declaration.

5. All planned improvements, including, but not limited to, landscaping, utility services and access to said unit, and common element facilities serving the building in which the said units are located have been substantially completed.

Strayer Surveying & Mapping, Inc.  
Licensed Surveyor Business No. 6638

  
Robert B. Strayer Jr.  
Fla. Surveyor Cert. No. 5027



Strayer Surveying & Mapping, Inc.  
763 Shamrock Blvd.  
Venice, FL 34293  
Phone (941) 497-1290

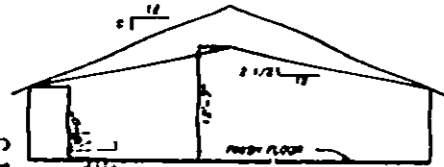
Date: 8/5/97

sheet 1 of 2

# THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION

A CONDOMINIUM, LYING IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST  
SARASOTA COUNTY  
FLORIDA

## TYPICAL ELEVATIONS FOR BUILDINGS 5, 6, & 7



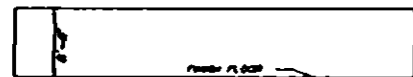
**SECOND FLOOR ELEVATION**

SECTION B - B  
N.T.S.



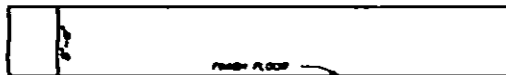
**SECOND FLOOR ELEVATION**

SECTION A - A  
N.T.S.



**FIRST FLOOR ELEVATION**

SECTION C - C  
N.T.S.



**FIRST FLOOR ELEVATION**

SECTION D - D  
N.T.S.

LEGEND  
N = NORTH  
E = EAST  
ELEV = ELEVATION

*Strayer Surveying & Mapping, Inc.*

703 BANANACH BOULEVARD  
SARASOTA, FLORIDA 34233  
(813) 400-7448 FAX (813) 407-0048

DATE: 1/14/87  
SACARDISE

**DESCRIPTION FOR TRACT A, THE GARDENS II OF ST ANDREWS PARK:**

Commence at the Northeast corner of Section 24, Township 39 South, Range 19 East; thence S 88°58'59"W, along the north boundary line of said Section 24, a distance of 2043.01 feet; thence leaving said north line S 10°48'31"E, 2381.80 feet to the most southerly corner of Phase 1, The Gardens I Of St. Andrews Park At The Plantation as per plat recorded in Condominium Plat Book 31, Pages 4-40, Public Records of Sarasota County, Florida; thence traverse along the south boundary line of said plot by the following three courses: N 48°31'03"W, 1871.13 feet; thence S 40°28'57"W, 110.00 feet; thence N 45°01'03"W, 179.17 feet to the most westerly corner of Phase 3, of said plot; thence N 20°00'00"E, along the west line of said Phase 3, 158.88 feet to a POINT OF BEGINNING, of the most northerly corner of said Phase 3 thence N 27°50'00"W, 39.48 feet to a point on a curve lying S 28°31'40"W, from the radius point, thence traverse along the arc of said curve, to the right, having: a radius of 488.00 feet, a central angle of 03°03'14", an arc length of 25.87 feet to the point of tangency of said curve; thence N 60°26'08"W, 67.57 feet to the point of curvature of a curve to the right, having: a radius of 488.00 feet, a central angle of 08°54'30"; thence along the arc of said curve, 75.87 feet to the point of tangency of said curve; thence N 51°31'35"W, 158.02 feet, to a point on a curve to the right, having: a radius of 88.00 feet, a central angle of 33°21'59"; thence along the arc of said curve, 51.25 feet to the point of tangency of said curve; thence N 18°09'36"W, 30.38 feet to the point of curvature of a curve to the left, having: a radius of 142.00 feet, a central angle of 47°24'29"; thence along the arc of said curve, 117.49 feet; thence S 26°51'42"W, 24.03 feet to a point on a curve, lying N 23°55'20"E, from the radius point, thence traverse along the arc of said curve to the right, in a southeasterly direction, having: a radius of 118.00 feet, a central angle of 47°54'00"; an arc length of 88.85 feet to the point of tangency of said curve; thence S 18°09'36"E, 30.38 feet to the point of curvature of a curve to the left, having: a radius of 112.00 feet, a central angle of 33°21'59"; thence along the arc of said curve, 65.23 feet to the point of tangency of said curve; thence S 51°31'35"E, 158.02 feet to the point of curvature of a curve to the left, having: a radius of 512.00 feet, a central angle of 08°54'31"; thence along the arc of said curve, 79.61 feet to the point of tangency of said curve; thence S 40°28'08"E, 87.57 feet to the point of curvature of a curve to the left, having: a radius of 512.00 feet, a central angle of 08°37'42"; thence along the arc of said curve, 59.23 feet to the Point Of Beginning.

Parcel contains 0.30 acre, more or less

**SURVEYOR'S NOTES**

- (1) This plot is subject to change due to design changes or construction requirements in the final Amendments to the plat will be recorded in the public records to show of improvements as completed.
- (2) Improvements within the common elements such as but not limited to, water meters, water lines, storm drains, sanitary sewers, sidewalks and trees have not been located.
- (3) Limited common elements are defined in the Declaration of Condominium and include:
  - (a) Corpora, Utility rooms
  - (b) C 101 through C 204 denotes Corpora which are hereby assigned as Limited Common Elements to the respective units within that phase to which they numerically correspond. E.g., C 101 in Phase 1 is a Limited Common Element assigned to Unit 101, Building 1
- (4) All elevations are based U.S.C. & G.S. MONUMENT NO. Y-259 Reest 1875 Deviation 15.041 feet, located U.S. Hwy 41, Bancroft Drive, Sarasota refer of N. G. V. D. of 1928.
- (5) Bearings shown hereon are based on the North boundary line of the Northeast 1/4 of Section 24, Township 39 South, Range 19 East being N 88°58'59"E.
- (6) Property lies in Flood Zone B, Deviation required "NA", per Sarasota County Planning Dept. FIRM PANEL 837A, dated 8/84 Date: 3/15/84
- (7) TYPICAL
  - (a) Private Driveway, width 24 feet
  - (b) Parking Space 9' x 18'
  - (c) Corpora 10' x 20'
  - (d) Utility 4' x 10'
- (8) Areas not designated as "Unit" or "LCE" are common elements subject to the terms of the Declaration of Condominium.
- (9) Tract A is not included within the condominium. Tract A is a private road that will serve properties other than the condominium. This property ultimately should be conveyed to St. Andrews/Plantation Community Association, Inc.

**UNIT DESCRIPTION**

A unit shall consist of the space bounded within the horizontal planes of the top unfinished surface of the floor structure to the top side of the ceiling drywall and the vertical plane of the backside of the drywall on the exterior walls and or party walls or other boundaries as shown hereon. Until construction of a particular building is substantially completed, the respective unit in such building shall occupy the air space bounded by the planes as located and dimensioned herein without reference to the physical improvements described above.

BLDG NO.	PROPOSED COORDINATE "A"	ASBUILT COORDINATE "A"	PROPOSED COORDINATE "B"	ASBUILT COORDINATE "B"	FINISH 1ST FLOOR ELEV.	FINISH 2ND FLOOR ELEV.
5	N 18526.70 E 12702.48	N 18526.70 E 12702.48	N 18482.81 E 12672.17	N 18480.82 E 12672.08	16.51'	23.26'
6	N 18115.87 E 12599.81	N 18115.87 E 12599.81	N 18573.96 E 12532.40	N 18573.69 E 12532.40	14.83'	23.68'
7	N 18796.00 E 12416.64	N 18783.80 E 12408.23	N 18710.87 E 12385.61	N 18721.43 E 12383.16	14.92'	23.27'

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RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received

