

SUNSET PARADISE A CONDOMINIUM

SECTION 1, TOWNSHIP 30 SOUTH, RANGE 14 EAST, PINELLAS COUNTY FLORIDA

UNIT BOUNDARY DESCRIPTION:

UPPER BOUNDARIES:
THE UPPER BOUNDARY OF THE UNITS SHALL BE THE HORIZONTAL PLANE OF THE LOWEST SURFACE OF THE UNFINISHED CEILING OF THE UNIT EXTENDED TO AN INTERSECTION WITH THE PARAMETRICAL BOUNDARIES.

LOWER BOUNDARIES:
THE LOWER BOUNDARY OF ALL UNITS SHALL BE HORIZONTAL PLANE OF THE INTERSECTION OF THE UNIT EXTENDED TO AN INTERSECTION WITH THE PARAMETRICAL BOUNDARIES.

PARAMETRICAL BOUNDARIES:
THE PARAMETRICAL BOUNDARIES OF A UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO AN INTERSECTION WITH UPPER AND LOWER BOUNDARIES:

EXTERIOR BUILDING WALLS:

THE INTERSECTION VERTICAL PLANES(S) OF THE INNERMOST UNFINISHED SURFACES OF THE EXTERIOR WALL OF THE BUILDING BOUNDING SUCH UNIT.

INTERIOR BUILDING WALLS:
THE VERTICAL PLANES OF THE INNERMOST UNFINISHED SURFACE OF THE UNIT SHALL BE EXTENDED TO INTERSECTIONS WITH OTHER PARAMETRICAL BOUNDARIES.

APERTURES, WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, SUCH BOUNDARIES SHALL BE EXTENDED TO INCLUDE THE INTERIOR UNFINISHED SURFACES OF SUCH APERTURES AND TO THE INTERSECTION OF THE INTERIOR UNFINISHED SURFACES MADE OF GLASS OR OTHER TRANSPARENT MATERIALS, EXTERIOR DOORS OF ANY TYPE, INCLUDING THE LOCKS, HINGES AND OTHER HARDWARE THEREOF, AND ALL FRAMINGS AND CASINGS THEREOF SHALL BE INCLUDED IN THE BOUNDARIES OF THE UNIT.

AIR CONDITIONING UNITS: THE BOUNDARIES OF EACH UNIT SHALL ALSO BE DEEMED TO INCLUDE ALL INTEGRAL PARTS OF THE AIR CONDITIONING UNIT LOCATED WITHIN THE UNIT.

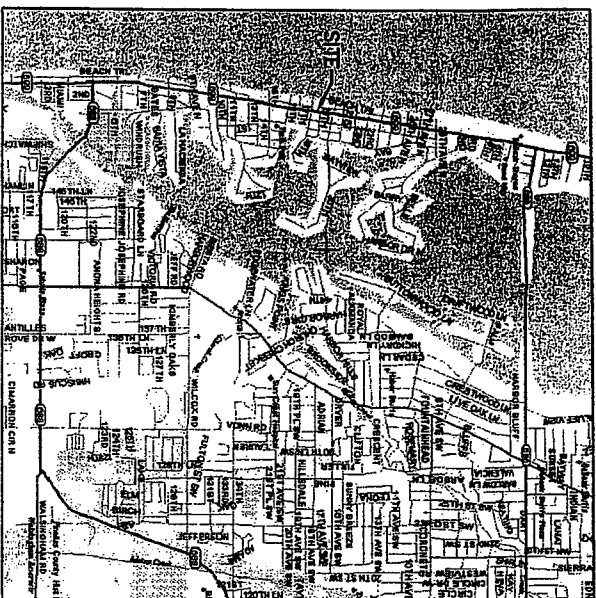
EXCLUDED FROM UNITS: THE UNITS SHALL NOT BE DEEMED TO INCLUDE THE FOLLOWING WHICH MAY BE UTILIZED TO SERVE COMMON ELEMENTS AND/OR A UNIT OR UNITS OTHER THAN OR IN ADDITION TO THE UNIT WITHIN WHICH CONTAINED. SUCH UTILITY SERVICES ARE PART OF THE COMMON ELEMENTS, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION. THE UNIT SHALL NOT BE DEEMED TO INCLUDE COLUMNS OR PARTITIONS CONTRIBUTING TO THE SUPPORT OF THE BUILDING, SUCH COLUMNS OR PARTITIONS ARE PART OF THE COMMON ELEMENTS. CONTRARY, PIPES, WIRES, CONDUITS, CABLE WIRES, OR OTHER UTILITY LINES OR INSTALLATIONS CONSTITUTING A PART OF THE OVERALL COMMON ELEMENTS FOR THE SERVICE OF THE COMMON ELEMENTS OR PORTIONS OF ANY KIND, INCLUDING FIXTURES AND APPLIANCES AND STAIRWAYS WITHIN THE CONDOMINIUM UNIT, WHICH ARE NOT REMEDIAL WITHOUT JEOPARDIZING THE SOUNDNESS, SAFETY OR UTILITY OF THE REMAINDER OF THE BUILDING OR ANOTHER CONDOMINIUM UNIT, SHALL NOT BE DEEMED TO BE PART OF ANY CONDOMINIUM UNIT.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED BEING A SURVEYER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THE SURVEY, PLAT PLAN AND GRAPHIC DESCRIPTION, TOGETHER WITH THE DECLARATION OF CONDOMINIUM FOR SUNSET PARADISE A CONDOMINIUM, EACH UNIT AND THEIR RELATIVE LOCATIONS AND APPROXIMATE DIMENSIONS, THE CONSTRUCTION OF THE CONDOMINIUM IS COMPLETE.

Lloyd J. Braden
LOYD J. BRADEN
PROFESSIONAL SURVEYOR & MAPPER #6174
Not valid without the signature and raised seal of a Florida licensed Surveyor and Mapper.
DATE 10/16/03

VICINITY MAP



NOT TO SCALE

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LEGAL DESCRIPTION (as surveyed):

Let 9 and the North 1/2 of Lot 10, together with that portion of the vacated Beach Drive lying Westerly thereof and the West half of the vacated alley (Beach Trail) lying Easterly thereof, Also Lots 13, 14, & 15, together with the Easterly half of said alley lying Westerly of said Lot 13 & 14, Less the Easterly ten feet of lots 13, 14, & 15, for road right-of-way, all being in Block 17, of the RE-REVISED MAP OF INDIAN BEACH, according to the plat thereof as recorded in Plat Book 5, Page 6 of the public records of Pinellas County, Florida.

LEGAL DESCRIPTION (as provided):

The North 1/2 of Lot 10, less the East 10 feet of the North 1/2 thereof, Lot 14, LESS the East 10 feet and all of Lot 15 in Block 17 of RE-REVISED MAP OF INDIAN BEACH, according to the map or plat thereof as recorded in Plat Book 5, Page 6, public records of Pinellas County, Florida, LESS those portions of Lots 13 and 15 set forth in Warranty Deed recorded in O.R. Book 5339, Page 988, TOGETHER WITH those parts of vacated alleys described in O.R. Book 4612, Page 1114, O.R. Book 5439, Page 305 and O.R. Book 7062, Page 764, being more particularly described as follows:

The East 1/2 of the 10 foot alley (6/4 Beach Trail) abutting Lots 13 and 14 on the West 1/2 of the 10 foot alley (6/4 Beach Trail) abutting Lot 9 on the East 1/2 of the 10 foot alley (6/4 Beach Trail) abutting the North 1/2 of Lot 10 on the East. And Portion of Gulf Drive also known as Beach Drive, also known as North Beach Drive lying Easterly of the West edge of the seawall and Westerly of the West lot lines of Lot 9 and the North 1/2 of Lot 10.

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS HAVE NO IDENTIFICATION UNLESS OTHERWISE SHOWN HEREON.
2. ALL BOUNDARY LINE BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE SHOWN HEREON.
3. NO INSTRUMENT OF RECORD REFLECTING EASEMENT, RIGHT-OF-WAY, AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEY, EXCEPT AS SHOWN.
4. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE OF HEREON.
5. BEARINGS SHOWN HEREON ARE BASED ON THE COASTAL CONSTRUCTION CONTROL LINE ALONG LOT 9 WHICH BEARS N08°15'28"E. BEARINGS ON DETAILS "A" & "B" ARE BASED ON DEED RECORDED IN O.R. BOOK 5339, PAGE 988.
6. BOUNDARY SHOWN HEREON IS BASED ON MONUMENTATION FOUND IN PLACE AND ON RECORDS CONSULTING BUT NOT LIMITED TO A PREVIOUS SURVEY BY: CAMPBELL CONSULTANTS, INC., SURVEY DATED 12/29/98, NUMBER 98-292. ALSO IT IS THIS SURVEYOR'S OPINION THAT THE ADDITIONAL RIGHT-OF-WAY TAKEN ALONG GULF BOULEVARD WAS INTENDED TO BE THE EAST TEN FEET OF THE LOTS ADJUTING ON THE WEST SIDE THEREOF.
7. UNIT DIMENSIONS SHOWN HERE IN EXPRESS THE GENERAL UNIT SIZE, EXCLUSIVE OF STRUCTURAL COLUMNS. MINOR VARIATIONS WILL OCCUR DUE TO CONSTRUCTION TOLERANCES.
8. INTERIOR WALLS DIVIDING UNITS ARE 0.87' IN WIDTH AVERAGE.
9. ALL BUILDINGS AND UNITS SHOWN HEREON WERE OBSERVED TO BE EXISTING AND COMPLETE ON 6/6/2003.



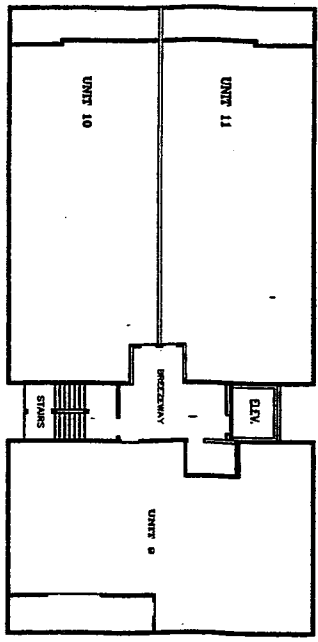
Braden Land Surveying, Inc.
7236 STATE ROAD 52, SUITE 9, BAYONET POINT, FL 34667
PHONE (727) 818-1332 FAX (727) 615-1339
LB#7221

SUNSET PARADISE A CONDOMINIUM

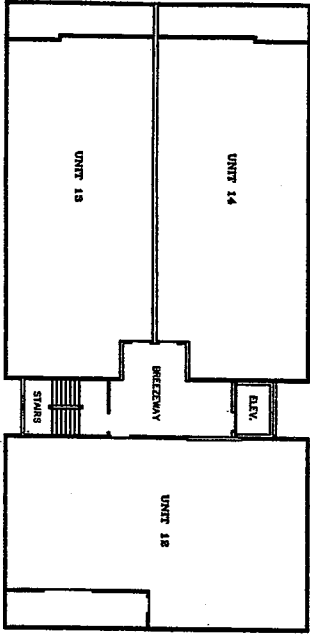
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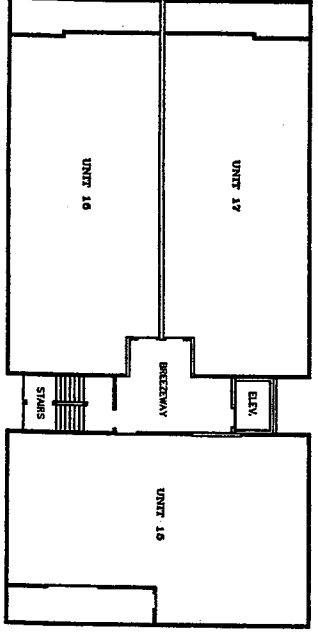
**BUILDING #3
LIVING LEVEL ONE**



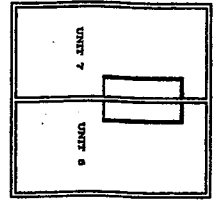
**BUILDING #3
LIVING LEVEL TWO**



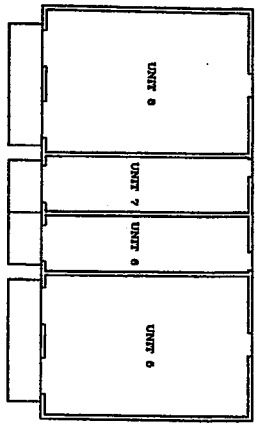
**BUILDING #3
LIVING LEVEL THREE**



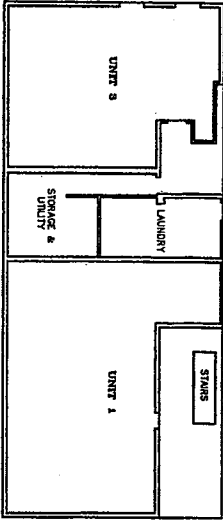
**BUILDING #2
LIVING LEVEL TWO**



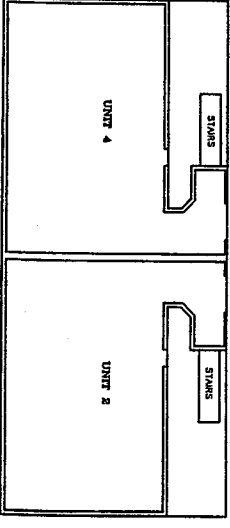
**BUILDING #2
LIVING LEVEL ONE**



**BUILDING #1
LIVING LEVEL ONE**



**BUILDING #1
LIVING LEVEL TWO**



UNIT CONFIGURATION

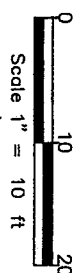
SQUARE FOOTAGE BY UNIT			
UNIT	LIVING	BALCONY	TOTAL
1	1,117	0	1,117
2	1,117	0	1,117
3	840	0	840
4	1,117	0	1,117
5	762	100	862
6	722	43	765
7	722	43	765
8	762	100	862
9	1,280	130	1,410
10	1,275	125	1,400
11	1,275	125	1,400
12	1,325	130	1,455
13	1,275	125	1,400
14	1,275	125	1,400
15	1,325	130	1,455
16	1,275	125	1,400
17	1,275	125	1,400



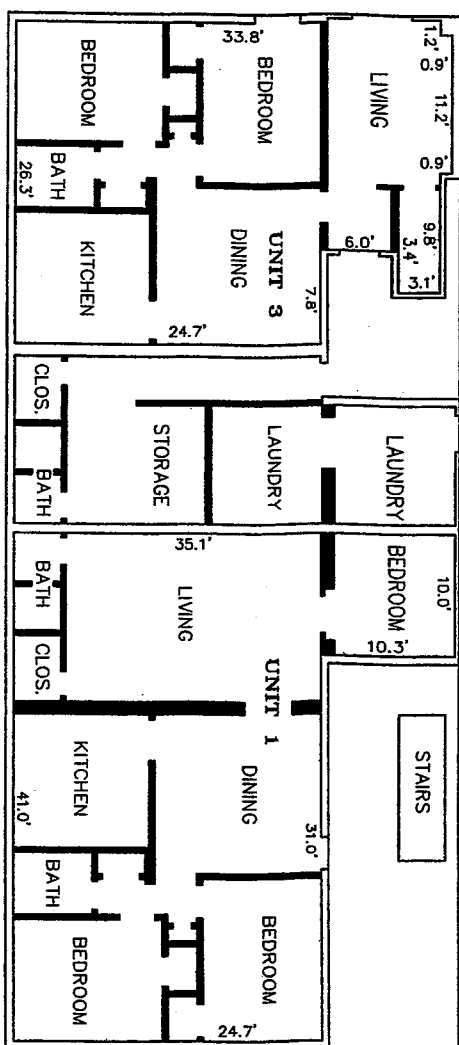
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SUNSET PARADISE A CONDOMINIUM

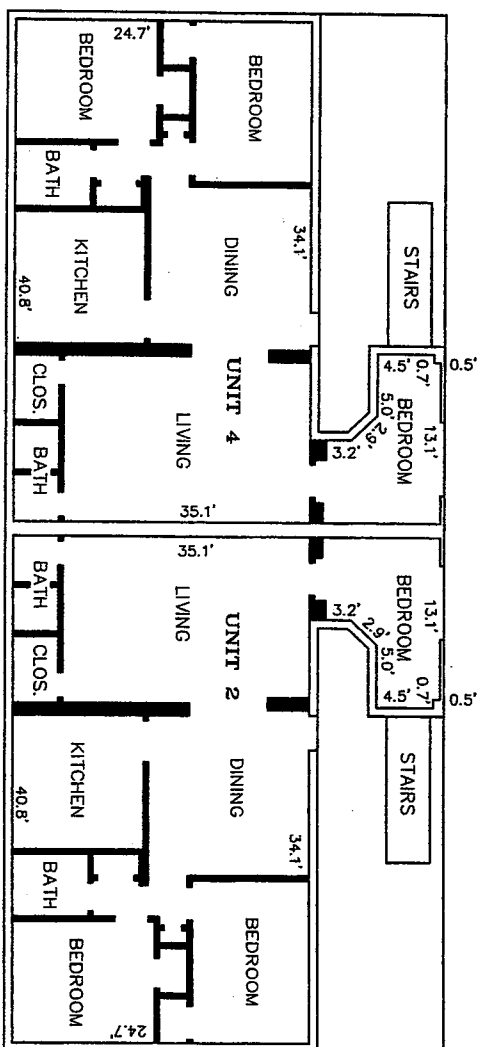
SECTION 1, TOWNSHIP 30 SOUTH, RANGE 14 EAST, PINELLAS COUNTY FLORIDA



**BUILDING #1
FLOOR PLAN
LIVING LEVEL ONE
UNITS 1&3**



**BUILDING #1
FLOOR PLAN
LIVING LEVEL TWO
UNITS 2&4**



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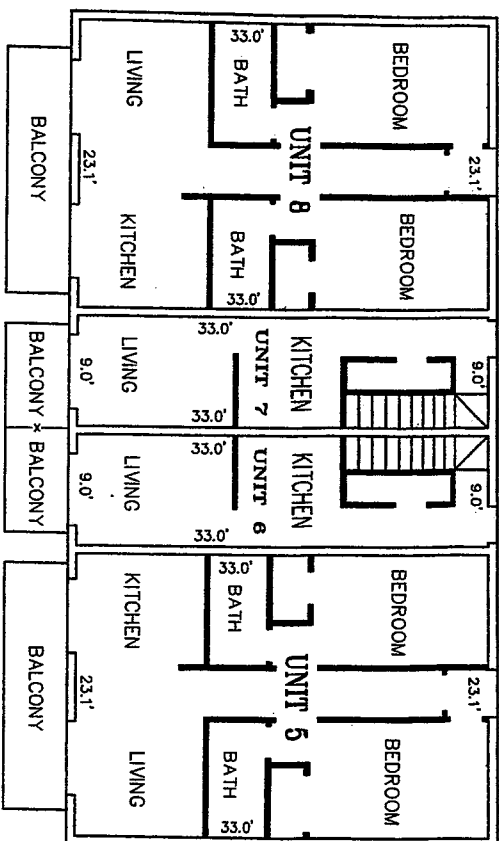
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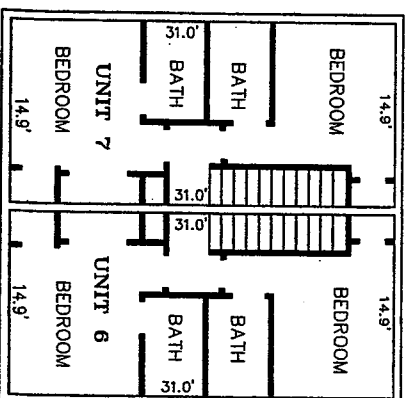
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0 10 20
Scale 1" = 10 ft

BUILDING #2 FLOOR PLAN LIVING LEVEL ONE UNITS 5-8

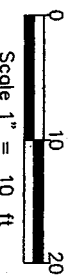


BUILDING #2 FLOOR PLAN LIVING LEVEL TWO

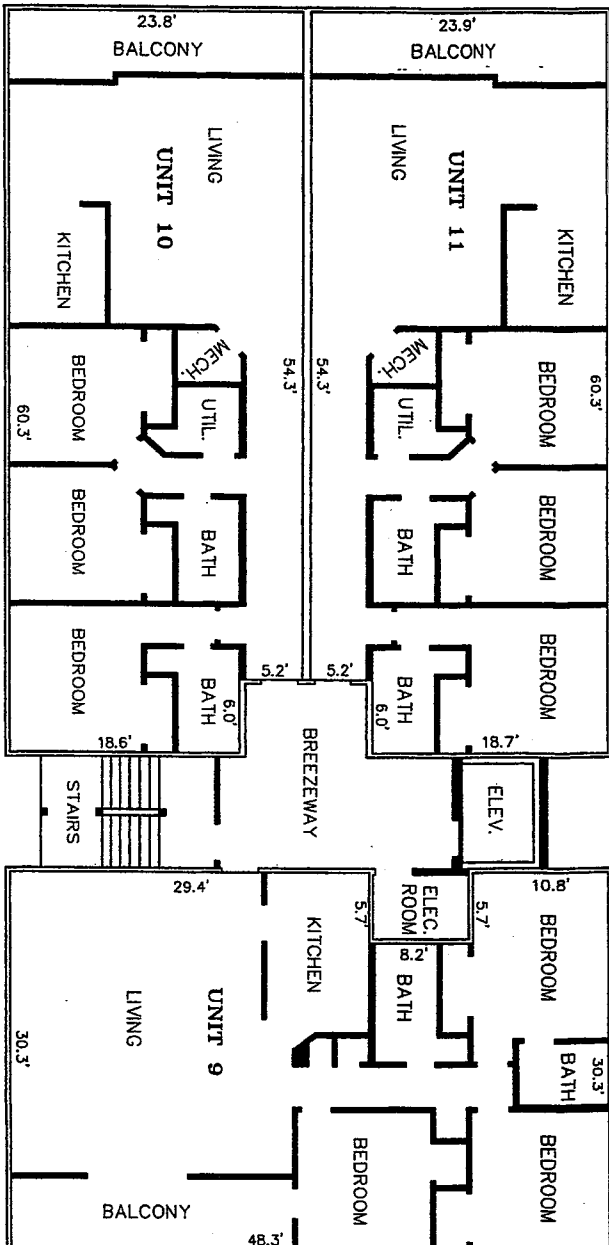


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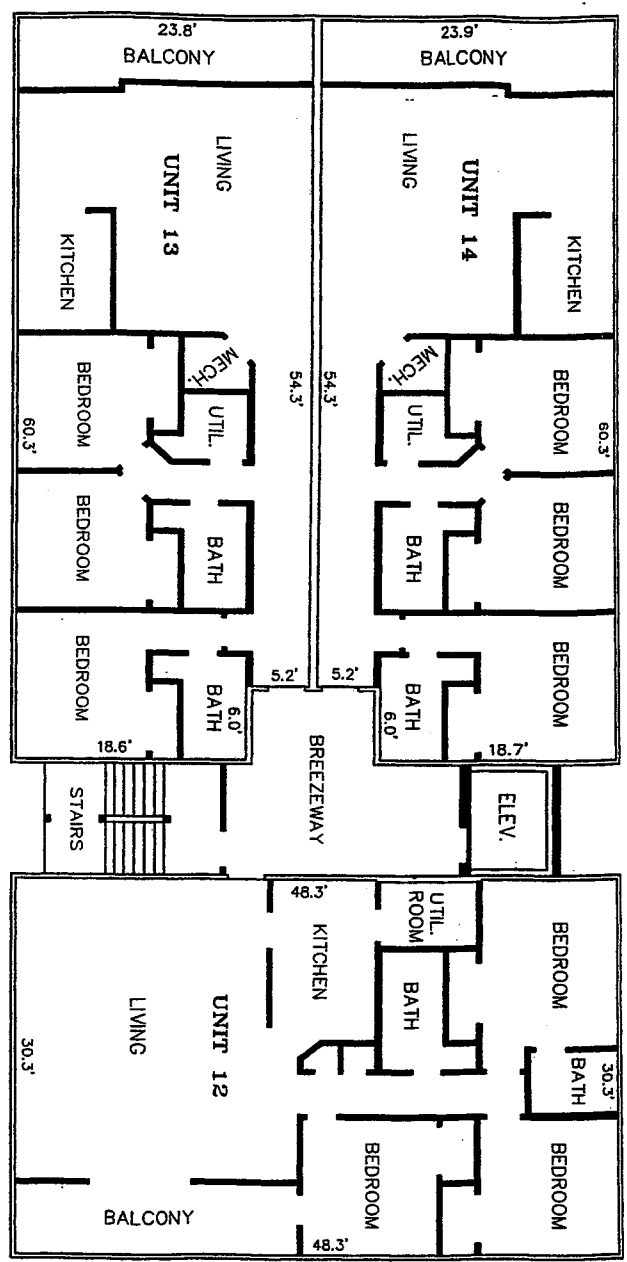
BUILDING #3
FLOOR PLAN
LIVING LEVEL ONE
UNITS 9-11



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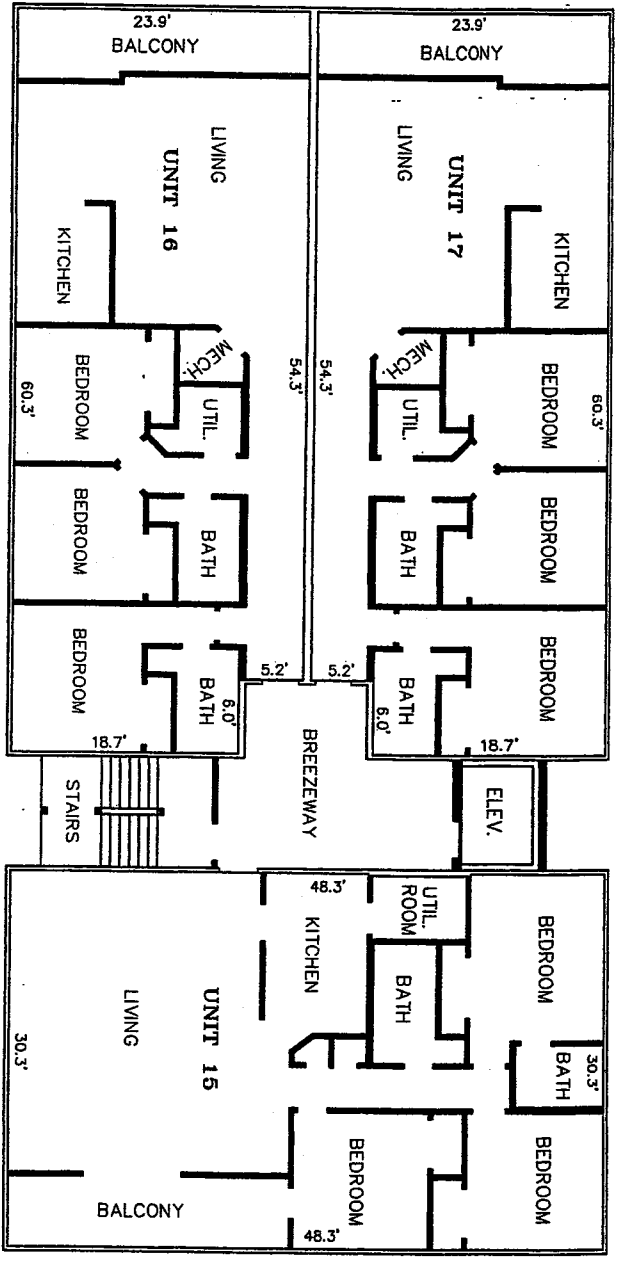
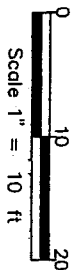
**BUILDING #3
 FLOOR PLAN
 LIVING LEVEL TWO
 UNITS 12-14**



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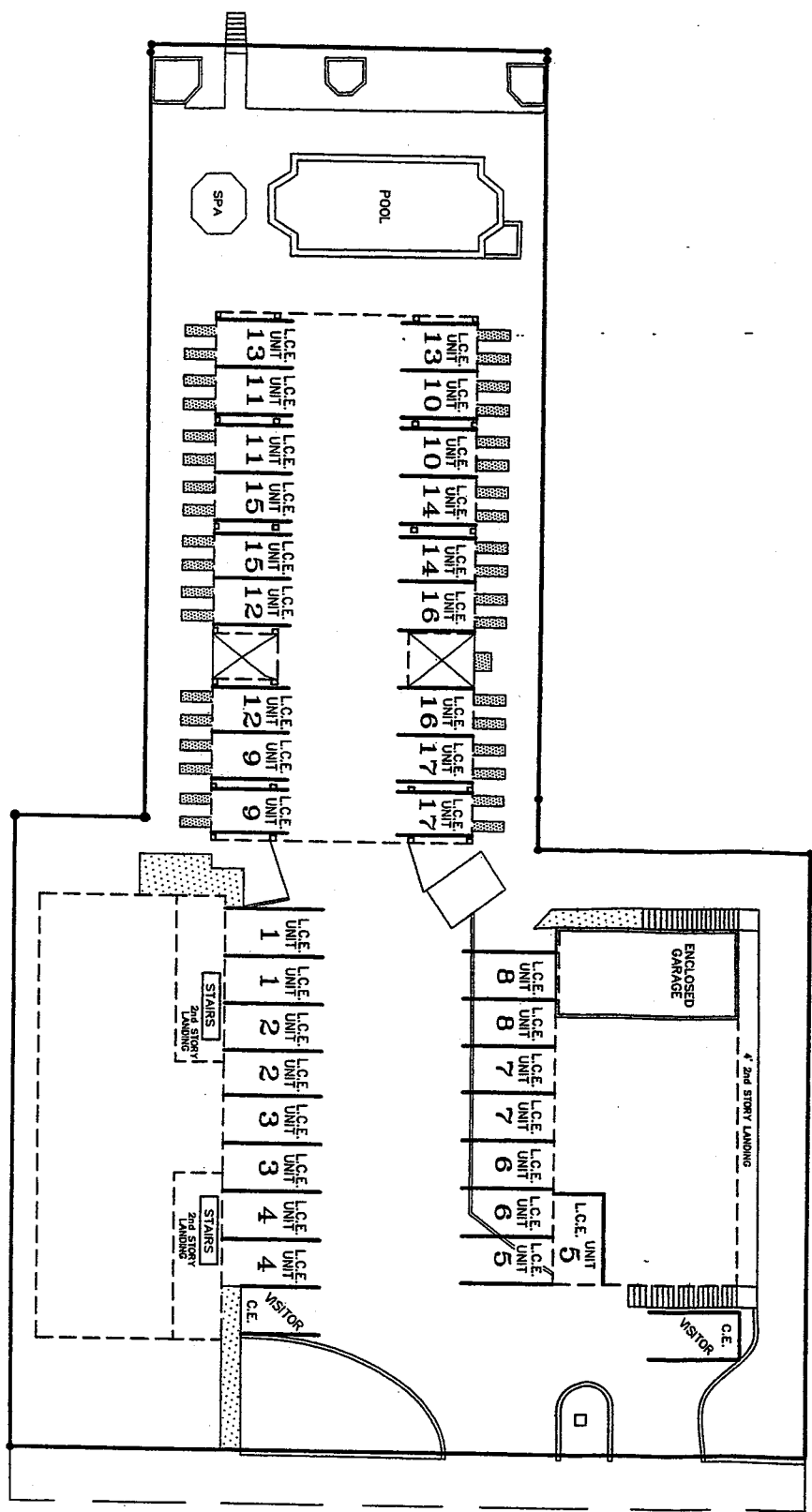
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BUILDING #3
FLOOR PLAN
LIVING LEVEL THREE
UNITS 15-17



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GULF BOULEVARD
(RIGHT-OF-WAY VARIES) ASPHALT PAVEMENT

PROPOSED PARKING LAYOUT

NOT TO SCALE
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT



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