

ISLAND COURT VENICE
 A LAND CONDOMINIUM
 LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,
 CITY OF VENICE - SARASOTA COUNTY, FLORIDA

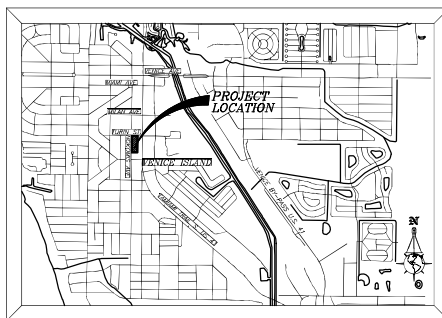
CONDOMINIUM BOOK _____ PAGE _____
 SHEET 1 OF 3 SHEETS
 EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM IN
 BOOK _____ OF THE PUBLIC RECORDS OF
 SARASOTA COUNTY, FLORIDA

INDEX OF SHEETS

- SHEET 1 COVER SHEET
 SHEET 2 PLAT OVERVIEW
 SHEET 3 UNIT AND PHASE DETAIL

LEGAL DESCRIPTION:

LOTS 16 THROUGH 26, BLOCK 87, VENEZIA PARK SECTION OF VENICE, AS RECORDED IN PLAT BOOK 2, PAGE 168, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



VICINITY MAP
 NOT TO SCALE

UNIT DESCRIPTION AND NOTES:

- COMMON ELEMENTS:**
 COMMON ELEMENTS MEANS AND INCLUDES:
- (A) ALL PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS;
 - (B) EASEMENTS THROUGH UNITS FOR CONDUITS, DUCTS, PLUMBING, WIRING AND OTHER FACILITIES FOR THE FURNISHING OF UTILITY AND OTHER SERVICES TO UNITS AND THE COMMON ELEMENTS;
 - (C) AN EASEMENT OF SUPPORT IN EVERY PORTION OF A UNIT WHICH CONTRIBUTES TO THE SUPPORT OF EACH BUILDING OR ANOTHER UNIT OR IMPROVEMENT LOCATED THEREON;
 - (D) THE PROPERTY AND INSTALLATIONS (OTHER THAN THE PROPERTY AND INSTALLATIONS OWNED BY THE UTILITY COMPANIES PROVIDING UTILITY SERVICES) REQUIRED FOR THE FURNISHING OF UTILITIES AND OTHER SERVICES TO MORE THAN ONE UNIT OR TO THE COMMON ELEMENTS;
 - (E) ANY OTHER PARTS OF THE CONDOMINIUM PROPERTY DESIGNATED AS COMMON ELEMENTS IN THIS DECLARATION OR ON THE CONDOMINIUM PLAT.

LIMITED COMMON ELEMENTS:
 LIMITED COMMON ELEMENTS MEANS THOSE COMMON ELEMENTS, IF ANY, WHICH ARE RESERVED FOR THE EXCLUSIVE USE OF A CERTAIN UNIT OR UNITS TO THE EXCLUSION OF OTHER UNITS AS SPECIFIED IN THIS DECLARATION. REFERENCE HEREIN TO COMMON ELEMENTS SHALL ALSO INCLUDE ALL LIMITED COMMON ELEMENTS UNLESS THE CONTEXT WOULD PROHIBIT IT OR IT IS OTHERWISE EXPRESSLY PROVIDED.

UNIT:
 UNIT MEANS THAT PART OF THE CONDOMINIUM PROPERTY WHICH IS TO BE SUBJECT TO EXCLUSIVE OWNERSHIP. WHEN USED IN A CONVEYANCE OF A UNIT, AND ELSEWHERE WHEN THE CONTEXT PERMITS, THE WORD UNIT SHALL INCLUDE THE APPURTENANCES THERE TO WHICH ARE ELSEWHERE DESCRIBED HEREIN. AS THIS IS A LAND CONDOMINIUM, AS DESCRIBED IN ARTICLE 5, THE TERM "UNIT" SHALL NOT INCLUDE ANY BUILDINGS OR IMPROVEMENTS LOCATED ON OR WITHIN A UNIT.

UTILITY SERVICES:
 UTILITY SERVICES AS USED IN THE CONDOMINIUM ACT AND AS CONSTRUED WITH REFERENCE TO THIS CONDOMINIUM, AND AS USED IN THE DECLARATION, ARTICLES AND BYLAWS, "UTILITY SERVICES" SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRIC POWER, GAS, HOT AND COLD WATER, HEATING, REFRIGERATION, AIR-CONDITIONING, CABLE TV AND GARBAGE, TRASH, REFUSE AND SEWAGE DISPOSAL.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT:

- A. THIS PLAT, DESIGNATED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FOR ISLAND COURT OF VENICE, A LAND CONDOMINIUM, CONSISTING OF 3 SHEETS, IS A CORRECT REPRESENTATION OF THE SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON, MADE UNDER MY DIRECTION ON OCTOBER 14, 2013 AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER, RULE NO. 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- B. ALL KNOWN EASEMENTS ENCUMBERING THE LAND ARE SHOWN ON THIS PLAT.
- C. THIS PLAT, TOGETHER WITH THE PROMISIONS OF THE DECLARATION OF CONDOMINIUM FOR ISLAND COURT OF VENICE, DESCRIBING THE LAND CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE UNITS AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION. ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITY SERVICES (ON SITE), ACCESS TO SAID UNITS, AND COMMON ELEMENTS LOCATED HAVE NOT BEEN SUBSTANTIALLY COMPLETED AT THIS TIME.

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED SURVEYOR/MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF VENEZIA PARK SECTION OF VENICE, AS RECORDED IN PLAT BOOK 2, PAGE 168, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. AN ASSUMED BEARING OF DUE NORTH WAS USED FOR THE EAST R/W LINE OF NOKOMIS AVENUE DUE TO THE LACK OF MATHEMATICAL INFORMATION ON SAID PLAT.
2. UNDERGROUND FOUNDATIONS, DRAINAGE AND UTILITIES, INCLUDING IRRIGATION HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, NOT SHOWN OR NOTED HEREON, ARE DEFINED IN THE DECLARATION OF CONDOMINIUM.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
5. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

By: _____ Date of Plat: _____
 ROBERT B. STRAYER, JR.
 Registered Professional Surveyor & Mapper
 Florida Certificate No. 5027

EST. 1987

STRAYER

SURVEYING & MAPPING, INC.

742 Shamrock Boulevard
 Venice, Florida 34293
 (941) 496-6188
 Fax (941) 497-6186

www.strayersurveying.com

SYMBOL LEGEND

- ⊙ = DENOTES FOUND 5/8" IRON ROD (L.S. NOTED)
- P.I.D. = PARCEL IDENTIFICATION NUMBER
- P.B. = PLAT BOOK
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- L.S. = PROFESSIONAL LAND SURVEYOR
- L.B. = LICENSED SURVEYOR BUSINESS
- R/W = RIGHT-OF-WAY
- P.O. = PAGE
- C/L = CENTER LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- L.C.E. = LIMITED COMMON ELEMENT
- C.E. = COMMON ELEMENT
- ID. = IDENTIFICATION

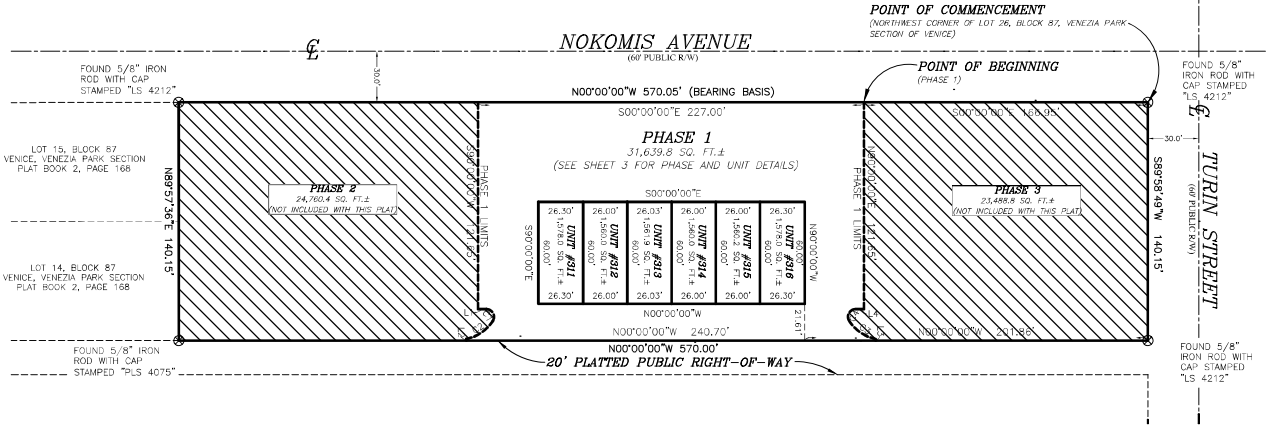
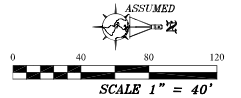
ISLAND COURT VENICE

A LAND CONDOMINIUM
LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,
CITY OF VENICE - SARASOTA COUNTY, FLORIDA

CONDOMINIUM BOOK _____ PAGE _____
SHEET 2 OF 3 SHEETS
EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM IN
RECORD BOOK _____ OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.

INDEX OF SHEETS

- SHEET 1 COVER SHEET
- SHEET 2 PLAT OVERVIEW
- SHEET 3 UNIT AND PHASE DETAIL



PHASE 1:

COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013122513, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMIS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 87, VENEZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID NOKOMIS AVENUE, S00°00'00"E 166.95 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE, S00°00'00"E 227.00 FEET; THENCE LEAVING THE SAID RIGHT-OF-WAY LINE N90°00'00"E 121.65 FEET; THENCE N00°00'00"W 4.93 FEET, TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 4.50 FEET, A DELTA ANGLE OF 123°22'01", A CHORD BEARING OF N61°41'01"E, AND A CHORD DISTANCE OF 7.92 FEET; THENCE ON THE ARC OF SAID CURVE 9.69 FEET, TO A POINT ON A COMPOUND CURVE TO THE RIGHT, HAVING: A RADIUS OF 24.50 FEET, A DELTA ANGLE OF 45°02'16", A CHORD BEARING OF S34°06'51"E, AND A CHORD DISTANCE OF 18.77 FEET; THENCE ON THE ARC OF SAID CURVE 19.26 FEET; THENCE N89°34'16"E 1.00 FEET; THENCE N00°00'00"W 240.70 FEET; THENCE N80°00'00"W 1.00 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 24.50 FEET, A DELTA ANGLE OF 45°02'16", A CHORD BEARING OF S34°06'51"W, AND A CHORD DISTANCE OF 18.77 FEET; THENCE ON THE ARC OF SAID CURVE 19.26 FEET, TO A POINT ON A COMPOUND CURVE TO THE RIGHT, HAVING: A RADIUS OF 4.50 FEET, A DELTA ANGLE OF 123°22'01", A CHORD BEARING OF N61°41'01"W, AND A CHORD DISTANCE OF 7.92 FEET; THENCE ON THE ARC OF SAID CURVE 9.69 FEET; THENCE N00°00'00"E 4.93 FEET; THENCE S90°00'00"W 121.65 FEET, TO SAID POINT OF BEGINNING.

CONTAINING 31,639.8 SQUARE FEET, MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°00'00"W	4.93'
L2	N89°34'16"E	1.00'
L3	S90°00'00"W	1.00'
L4	N00°00'00"E	4.93'
L5	S90°00'00"W	21.61'
L6	N90°00'00"E	60.00'
L7	S00°00'00"W	26.30'
L8	S90°00'00"W	60.00'
L9	N00°00'00"E	26.30'
L10	S00°00'00"W	26.00'
L11	N90°00'00"E	60.00'
L12	N00°00'00"E	26.00'
L13	S00°00'00"W	26.00'
L14	N90°00'00"E	60.00'
L15	N00°00'00"E	26.00'
L16	S00°00'00"W	26.03'
L17	N90°00'00"E	60.00'
L18	N00°00'00"E	26.03'
L19	N00°00'00"E	26.00'
L20	N90°00'00"E	60.00'
L21	N00°00'00"E	26.00'
L22	S00°00'00"W	26.30'
L23	N90°00'00"E	60.00'
L24	N00°00'00"E	26.30'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4.50'	123°22'01"	9.69'	7.92'	N61°41'01"E
C2	24.50'	45°02'16"	19.26'	18.77'	S34°06'51"E
C3	24.50'	45°02'16"	19.26'	18.77'	N34°06'51"E
C4	4.50'	123°22'01"	9.69'	7.92'	S61°41'01"E

SYMBOL LEGEND
 @ = DENOTES POINT 5/8" HIGH ROD (D. NOTED)
 P.I.D. = PARCEL IDENTIFICATION NUMBER
 P.B. = PLAT BOOK
 P.L.S. = PROFESSIONAL LAND SURVEYOR
 L.S. = PROFESSIONAL LAND SURVEYOR
 L.B. = LICENSED SURVEYOR BUSINESS
 R/W = RIGHT-OF-WAY
 P.C. = PAGE
 C/L = CENTER LINE
 P.B.M. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 L.C.E. = UNITED COMMON ELEVATION
 C.E. = COMMON ELEVATION
 I.D. = IDENTIFICATION

ISLAND COURT VENICE

A LAND CONDOMINIUM
 LYING AND BEING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 19 EAST,
 CITY OF VENICE - SARASOTA COUNTY, FLORIDA

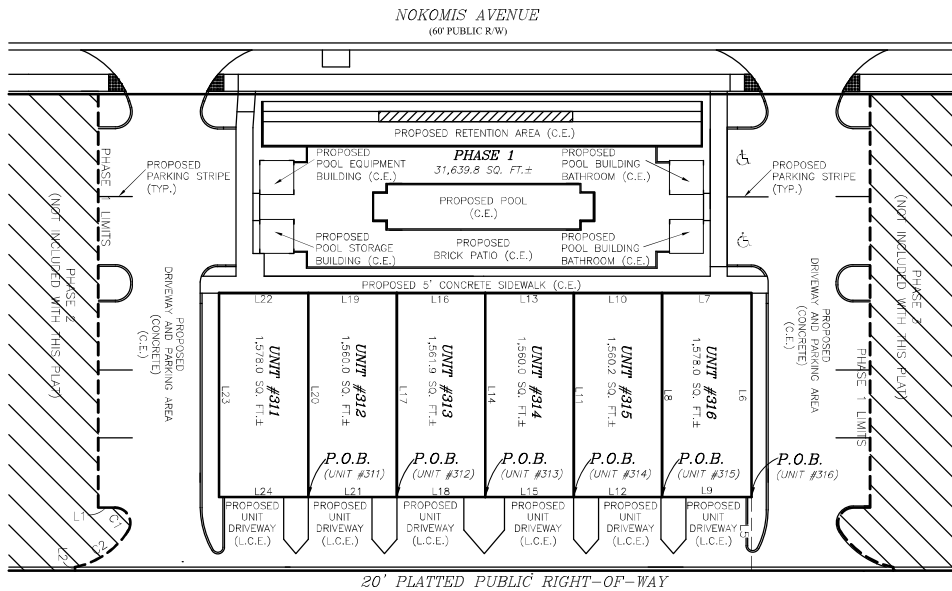
CONDOMINIUM BOOK _____ PAGE _____
 SHEET 3 OF 3 SHEETS

EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM IN
 OFFICIAL RECORDS OF SARASOTA COUNTY, FLORIDA



INDEX OF SHEETS

- SHEET 1 COVER SHEET
- SHEET 2 PLAT OVERVIEW
- SHEET 3 UNIT AND PHASE DETAIL



UNIT 314:
 COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013122513, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMIS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURIN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 87, VENIZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TURN STREET, N89°58'49"E 140.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S00°00'00"E 201.86 FEET; THENCE N90°00'00"W 21.61 FEET; THENCE S00°00'00"W 52.30 FEET, FOR A POINT OF BEGINNING; THENCE N90°00'00"W 60.00 FEET; THENCE S00°00'00"W 26.00 FEET; THENCE S90°00'00"E 60.00 FEET; THENCE N00°00'00"E 26.00 FEET, TO SAID POINT OF BEGINNING.

UNIT 315:
 COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013122513, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMIS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURIN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 87, VENIZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TURN STREET, N89°58'49"E 140.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S00°00'00"E 201.86 FEET; THENCE N90°00'00"W 21.61 FEET; THENCE S00°00'00"W 26.30 FEET, FOR A POINT OF BEGINNING; THENCE S00°00'00"W 26.00 FEET; THENCE S90°00'00"E 60.00 FEET; THENCE N00°00'00"E 26.00 FEET, TO SAID POINT OF BEGINNING.

UNIT 316:
 COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013122513, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMIS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURIN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 87, VENIZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TURN STREET, N89°58'49"E 140.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S00°00'00"E 201.86 FEET; THENCE N90°00'00"W 21.61 FEET; THENCE S00°00'00"W 26.30 FEET, FOR A POINT OF BEGINNING; THENCE S00°00'00"W 26.00 FEET; THENCE S90°00'00"E 60.00 FEET; THENCE N00°00'00"E 26.00 FEET, TO SAID POINT OF BEGINNING.

UNIT 311:
 COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013122513, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMIS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURIN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 87, VENIZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TURN STREET, N89°58'49"E 140.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S00°00'00"E 201.86 FEET; THENCE N90°00'00"W 21.61 FEET; THENCE S00°00'00"W 130.33 FEET, FOR A POINT OF BEGINNING; THENCE N90°00'00"W 60.00 FEET; THENCE S00°00'00"W 26.30 FEET; THENCE S90°00'00"E 60.00 FEET; THENCE N00°00'00"E 26.30 FEET, TO SAID POINT OF BEGINNING.

CONTAINING 1,578.0 SQUARE FEET, MORE OR LESS.

UNIT 312:
 COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013122513, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMIS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURIN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 87, VENIZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TURN STREET, N89°58'49"E 140.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S00°00'00"E 201.86 FEET; THENCE N90°00'00"W 21.61 FEET; THENCE S00°00'00"W 104.33 FEET, FOR A POINT OF BEGINNING; THENCE N90°00'00"W 60.00 FEET; THENCE S00°00'00"W 26.03 FEET; THENCE S90°00'00"E 60.00 FEET; THENCE N00°00'00"E 26.03 FEET, TO SAID POINT OF BEGINNING.

CONTAINING 1,560.0 SQUARE FEET, MORE OR LESS.

UNIT 313:
 COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2013122513, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST INTERSECTION OF NOKOMIS AVENUE (60 FOOT PUBLIC RIGHT-OF-WAY) AND TURIN STREET (60 FOOT PUBLIC RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF LOT 26, BLOCK 87, VENIZIA PARK SECTION OF VENICE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID TURN STREET, N89°58'49"E 140.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S00°00'00"E 201.86 FEET; THENCE N90°00'00"W 21.61 FEET; THENCE S00°00'00"W 78.30 FEET, FOR A POINT OF BEGINNING; THENCE N90°00'00"W 60.00 FEET; THENCE S00°00'00"W 26.03 FEET; THENCE S90°00'00"E 60.00 FEET; THENCE N00°00'00"E 26.03 FEET, TO SAID POINT OF BEGINNING.

CONTAINING 1,561.9 SQUARE FEET, MORE OR LESS.