

LANTANA OCEANFRONT

A CONDOMINIUM

CONDOMINIUM BOOK _____

PAGE _____

COUNTY OF BREVARD - STATE OF FLORIDA
SECTION 12, TOWNSHIP 27 SOUTH, RANGE 37 EAST.

GENERAL NOTE

CERTIFICATE OF SURVEYOR

THE COMMON ELEMENTS CONSIST OF ALL PROPERTY INCLUDED IN THE CONDOMINIUM AND PLOT PLANS THEREOF, SAID PLOT PLANS BEING DESIGNATED AS EXHIBIT "A", SHEETS 1 THROUGH 42 INCLUSIVE, LESS ANY AND ALL PROPERTY INCLUDED WITHIN ANY AND ALL "UNITS". EACH UNIT IS COMPRISED OF AN APARTMENT, THE HORIZONTAL DIMENSIONS OF WHICH, AS SHOWN HEREON, ARE AVERAGE TO THE UNFINISHED INTERIOR OF THE PERIMETER WALLS, THE VERTICAL DIMENSIONS OF WHICH ARE AVERAGE TO THE FINISHED FLOOR AND THE UNFINISHED CEILING. THUS, EACH UNIT CONSISTS OF THE SPACE BOUNDED BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN HEREON AND THE HORIZONTAL PLANES AT THE FLOOR AND CEILING ELEVATIONS AS SHOWN FOR THE RESPECTIVE BUILDING AND RESPECTIVE FLOOR CONTAINED THEREIN, NOTWITHSTANDING THE ACTUAL LOCATION OF THE WALLS, CEILING AND FLOORS, THE UNITS SHALL CONSIST OF THE SPACE HEREIN DEFINED. FURTHER DEFINITION OF THE UNIT BOUNDARIES IS SET FORTH IN SECTION 3, OF THE DECLARATION OF CONDOMINIUM.

THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, PURSUANT TO SECTION 718.104(4)(E), DOES HEREBY CERTIFY THAT: A SURVEY HAS BEEN MADE OF THE LANDS SHOWN HEREON, AND THAT THIS PLOT PLAN, WHICH INCLUDES THE SURVEY, IS DESIGNATED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM AND THAT RELATING TO MATTERS OF SURVEY, THE CONSTRUCTION OF UNITS 1101 THROUGH 4406, BUILDINGS "A,B,C AND D", CONTAINING SAID UNITS, AND BUILDINGS "A-1, B-1, C-1 AND D-1, AND ALL PLANNED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES AND ACCESS TO THESE UNITS AND BUILDING, AS SET FORTH IN THE DECLARATION ARE SUBSTANTIALLY COMPLETED SO THAT EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM EXHIBIT "A" AND THE DECLARATION.

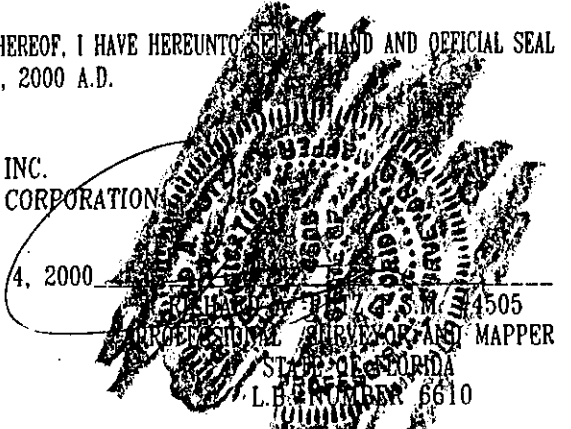
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH. DAY OF APRIL, 2000 BY RICHARD A. PUTZ P.S.M. WHO IS PERSONALLY KNOWN TO ME AND WHO DID TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS APRIL 4, 2000 A.D.

Celestine M. Putz

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: June 22, 2002
MY COMMISSION NO. IS CC 753482

B.L.S. & C., INC.
A FLORIDA CORPORATION
DATE: APRIL 4, 2000



LEGAL DESCRIPTION (O.R.B. 2971 PG. 2449)

A tract of land lying in the North 1/2 of Government Lot 1, Section 12, Township 27 South, Range 37 East; Also lying in the North 1/4 of Section 12, Township 27 South, Range 37 East, Brevard County, Florida, more particularly described as follows: Commence at the Northwest corner of Section 12; Thence run North 89°10' 57" East, (North 89°09'37" East measured) 1675.64 feet along the Northern line of Section 12 to the East right of way of State Road A 1 A, and the POINT OF BEGINNING; Thence run South 12°35'21" East, (South 12°38'41" East measured) 1280 feet (1280.78 feet measured) along the East right of way line; Thence run North 89°11'52" East (North 89°10'32" East measured) along North line of parcel described in Official Records Book 976, Page 729, 281.4 feet more or less (340.67 feet measured) to the mean high water line of the Atlantic Ocean; Thence run Northwesterly 1280 feet more or less along the mean high water line to the intersecting point of the mean high water line and the North line of Section 12 which point lies North 89°10' 57" East (North 89°09'37" East measured), 309.69 feet more or less (334.27 feet measured) from the point of beginning; Thence run South 89°10'57" West (South 89°09'37" West measured), 309.69 feet more or less (334.27 feet measured) along the Northern line of Section 12 to the POINT OF BEGINNING. Subject to restrictions, easements, liens, covenants and mortgages of record if any.

LANTANA OCEANFRONT, A CONDOMINIUM BUILDING "A," "B," "C" AND "D" CONTAIN 4, 4 STORY BUILDINGS TOTAL OF 96 RESIDENTIAL UNITS, AND BUILDINGS "A-1", B-1, C-1 AND D-1 THE GARAGES, CONTAIN A TOTAL OF 73 PARKING UNITS.

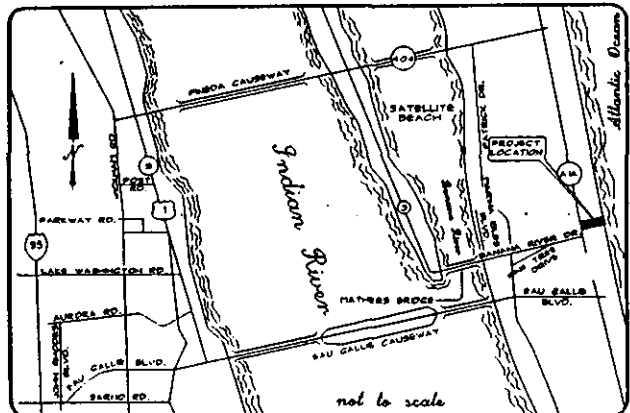


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APRIL 4, 2000

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LAND SURVEYING / LAND PLATTING



VICINITY MAP