

# DDK COMMERCIAL CONDOMINIUM

A LAND CONDOMINIUM  
OF  
LOT 2, FLORIDA EXCEL SUBDIVISION  
AS RECORDED IN PLAT BOOK 20, PAGES 77 AND 78  
OF THE PUBLIC RECORDS OF  
MANATEE COUNTY, FLORIDA  
LYING AND BEING IN  
SECTION 25, TOWNSHIP 35 SOUTH, RANGE 17 EAST

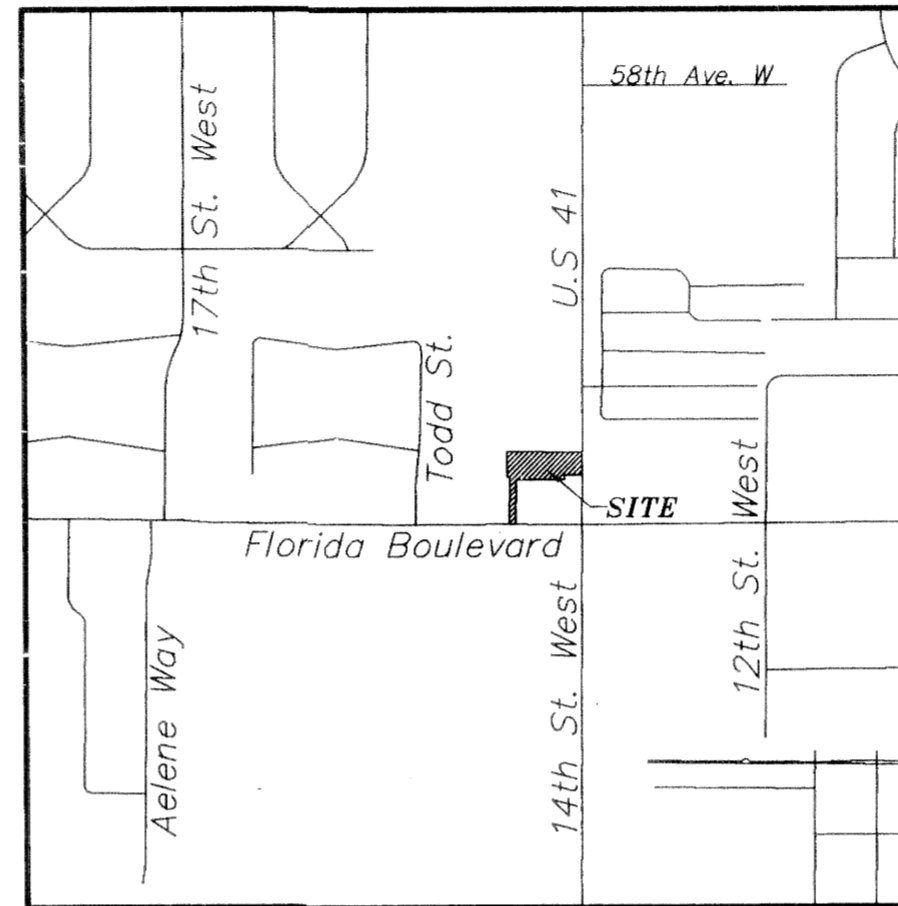
CONDOMINIUM BOOK 36 PAGE 144

SHEET 1 OF 3

2436075

\*NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.\*

LOCATION MAP



NOT TO SCALE

LEGAL DESCRIPTION:

LOT 2, FLORIDA EXCEL SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGES 77 AND 78, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

EASEMENT EXISTING, CREATED OR RESERVED

1. THE DECLARATION OF CONDOMINIUM TO WHICH THIS SURVEY AND PLOT PLAN IS ATTACHED CREATES, GRANTS, AND RESERVES CERTAIN EASEMENTS THAT ARE NOT GRAPHICALLY DEPICTED HEREON, AND WHICH EASEMENTS ARE INCORPORATED HEREIN BY REFERENCE, REFER TO THE APPLICABLE PARAGRAPHS OF THE DECLARATION OF CONDOMINIUM WITH REGARD TO THE EASEMENTS CREATED, GRANTED AND RESERVED HEREIN, WHICH EASEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

(A) A NONEXCLUSIVE EASEMENT FOR THE USE AND BENEFIT OF THE OWNERS, DEVELOPER, AND OCCUPANTS OF EACH UNIT, THEIR GUESTS AND INVITEES SHALL EXIST FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, THROUGH, AND ACROSS SUCH PORTIONS OF THE COMMON ELEMENTS AS MAY FROM TIME TO TIME BE PAVED AND INTENDED FOR SUCH PURPOSES, WHICH EASEMENTS ALONE OR TOGETHER WITH OTHER RECORDED EASEMENTS GRANTED BY DEVELOPER SHALL PROVIDE REASONABLE ACCESS TO PUBLIC WAYS. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE OR CREATE IN ANY PERSON THE RIGHT TO PARK VEHICLES UPON ANY PORTION OF THE CONDOMINIUM PROPERTY EXCEPT IN AREAS SPECIFICALLY DESIGNATED FOR PARKING PURPOSES.

(B) NONEXCLUSIVE EASEMENTS SHALL EXIST IN FAVOR OF EACH OWNER FOR THE PURPOSE OF MAINTAINING IMPROVEMENTS CONSTRUCTED ON SUCH OWNER'S UNIT AND FOR THE PURPOSE OF MAINTAINING THE LIMITED COMMON ELEMENTS WHICH ARE TO BE MAINTAINED BY THE OWNER.

(C) IN THE EVENT THAT ANY IMPROVEMENT CONSTRUCTED ON A UNIT SHALL ENCROACH UPON THE COMMON ELEMENTS FOR ANY REASON OTHER THAN THE INTENTIONAL ACT OF THE UNIT OWNER, OR IN THE EVENT THAT ANY IMPROVEMENT CONSTRUCTED ON THE COMMON ELEMENTS SHALL ENCROACH UPON ANY UNIT FOR ANY REASON, AN EXCLUSIVE EASEMENT SHALL CONTINUE TO EXIST TO THE EXTENT OF SUCH ENCROACHMENT SO LONG AS THE SAME SHALL CONTINUE.

(D) NONEXCLUSIVE EASEMENTS ACROSS THE COMMON ELEMENTS AND THE UNITS SHALL EXIST IN FAVOR OF EACH UNIT AND EACH PUBLIC AND PRIVATE UTILITIES PROVIDER AS MAY BE REQUIRED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITY SERVICES TO ADEQUATELY SERVE EACH UNIT, IT BEING EXPRESSLY AGREED THAT THE UNIT OWNER OR THE UTILITY PROVIDER MAKING THE ENTRY SHALL RESTORE THE COMMON ELEMENTS AND THE UNIT AS NEARLY AS PRACTICABLE TO THE CONDITION WHICH EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF SUCH UTILITY.

(E) THE RETENTION POND LOCATED WITHIN THE COMMON ELEMENTS IS INTENDED TO MEET THE SURFACE WATER RETENTION REQUIREMENTS FOR THE COMMON ELEMENTS AND THE IMPROVEMENTS CONSTRUCTED ON THE UNITS. THE OWNERS OF BOTH UNITS SHALL HAVE A PERPETUAL NONEXCLUSIVE EASEMENT OVER AND ACROSS THE COMMON ELEMENTS FOR THE PURPOSE OF CONVEYING SURFACE WATER FROM EACH OF THE UNITS TO THE RETENTION POND.

(F) THE OWNER AND OCCUPANTS OF UNIT A SHALL HAVE A NONEXCLUSIVE EASEMENT ACROSS UNIT B FOR ACCESS TO THE COMMON ELEMENTS DUMPSTER LOCATED ON UNIT B. THIS EASEMENT SHALL AUTOMATICALLY TERMINATE IF THE COMMON DUMPSTER IS RELOCATED TO THE COMMON ELEMENTS OR UNIT A, OR IF UNIT A ACQUIRES ITS OWN DUMPSTER. IF THE COMMON DUMPSTER IS RELOCATED TO UNIT A, THE OWNER AND OCCUPANTS OF UNIT B SHALL HAVE A NONEXCLUSIVE EASEMENT ACROSS UNIT A FOR ACCESS TO THE DUMPSTER FOR AS LONG AS THE COMMON DUMPSTER IS LOCATED ON UNIT A.

(G) THERE IS A LIGHTED SIGN LOCATED ON UNIT B, AS DEPICTED ON SHEET 2 OF THE PLAT. THE ELECTRICITY FOR THE SIGN IS CONNECTED TO THE ELECTRICAL SERVICE FOR THE IMPROVEMENTS CONSTRUCTED ON UNIT B. THE OWNER OF UNIT A SHALL HAVE THE RIGHT TO USE THE BOTTOM ONE-HALF OF THE SIGN TO ADVERTISE THE BUSINESS CONDUCTED ON UNIT A, AND SHALL HAVE A PERPETUAL NONEXCLUSIVE EASEMENT ACROSS UNIT B FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, AND REPLACING UNIT A'S SIGNAGE.

GENERAL NOTES

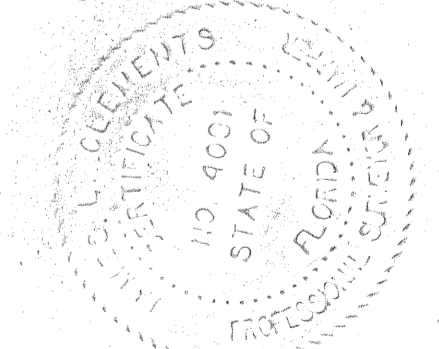
1. THE DEFINITIONS SET FORTH IN THE DECLARATION OF CONDOMINIUM ARE INCORPORATED HEREIN BY REFERENCE.
2. THIS PLAT IS A CORRECT REPRESENTATION OF A BOUNDARY SURVEY OF LANDS DESCRIBED HEREON AS DDK COMMERCIAL CONDOMINIUM, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.
3. L.C.E. DESIGNATES LIMITED COMMON ELEMENTS.
4. ONLY THE LANDS DESCRIBED HEREIN AS DDK COMMERCIAL CONDOMINIUM, A LAND CONDOMINIUM, ARE BEING SUBMITTED HEREBY TO THE CONDOMINIUM FORM OF OWNERSHIP. THE ATTACHED SURVEY IDENTIFIES CONDOMINIUM PROPERTY AND THE IMPROVEMENTS LOCATED THEREON.
6. THIS IS A LAND CONDOMINIUM, ALL THE PERMITTED IMPROVEMENTS AND STRUCTURES WITHIN THE UNIT BOUNDARIES HAVE BEEN CONSTRUCTED AND LOCATED.

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, PURSUANT TO SECTION 718.104(4)(E), FLORIDA STATUTES, HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING OF DDK COMMERCIAL CONDOMINIUM, A LAND CONDOMINIUM IS SUBSTANTIALLY COMPLETE SO THAT THE EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

*James L. Clements*  
JAMES L. CLEMENTS, P.S.M. #4091  
LICENSED BUSINESS NO. 6667

FEB 7, 2007  
DATE



CLEMENTS SURVEYING, INC.

509 8TH AVENUE WEST  
SUITE 140  
LB #6667 PALMETTO, FLORIDA 34221  
(941) 729-6690 FAX (941) 729-7580

# DDK COMMERCIAL CONDOMINIUM

A LAND CONDOMINIUM

LOT 2, FLORIDA EXCEL SUBDIVISION  
 AS RECORDED IN PLAT BOOK 20, PAGES 77 AND 78  
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 MANATEE COUNTY, FLORIDA  
 LYING AND BEING IN  
 SECTION 25, TOWNSHIP 35 SOUTH, RANGE 17 EAST

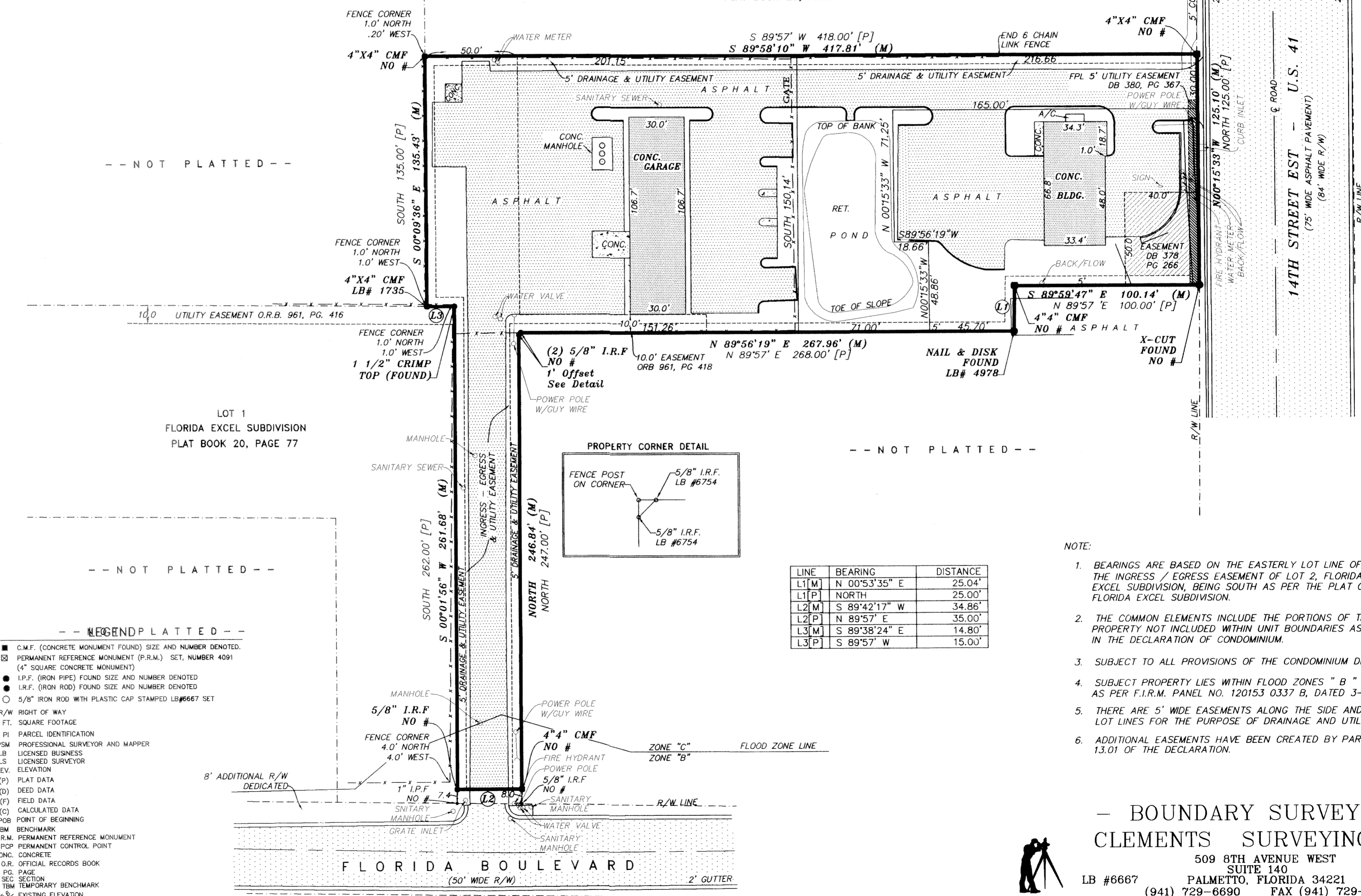
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SCALE  
1"=40'



LOT 3  
 FLORIDA EXCEL SUBDIVISION  
 PLAT BOOK 20, PAGE 77



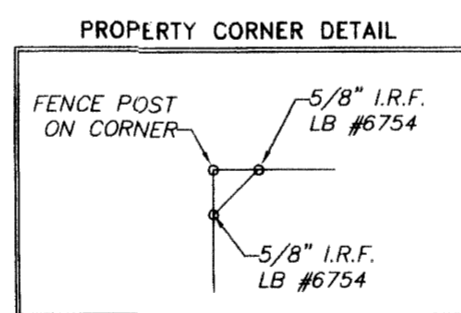
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LOT 1  
 FLORIDA EXCEL SUBDIVISION  
 PLAT BOOK 20, PAGE 77

-- NOT PLATTED --

-- NOT PLATTED --

- LEGEND**
- C.M.F. (CONCRETE MONUMENT FOUND) SIZE AND NUMBER DENOTED.
  - PERMANENT REFERENCE MONUMENT (P.R.M.) SET, NUMBER 4091 (4" SQUARE CONCRETE MONUMENT)
  - I.P.F. (IRON PIPE) FOUND SIZE AND NUMBER DENOTED
  - I.R.F. (IRON ROD) FOUND SIZE AND NUMBER DENOTED
  - 5/8" IRON ROD WITH PLASTIC CAP STAMPED LB#6667 SET
  - R/W RIGHT OF WAY
  - SQ. FT. SQUARE FOOTAGE
  - PI PARCEL IDENTIFICATION
  - PSM PROFESSIONAL SURVEYOR AND MAPPER
  - LB LICENSED BUSINESS
  - LS LICENSED SURVEYOR
  - ELEV. ELEVATION
  - (P) PLAT DATA
  - (D) DEED DATA
  - (F) FIELD DATA
  - (C) CALCULATED DATA
  - POB POINT OF BEGINNING
  - BM BENCHMARK
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - CONC. CONCRETE
  - O.R. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - SEC. SECTION
  - TBM TEMPORARY BENCHMARK
  - 15.8' EXISTING ELEVATION



LINE	BEARING	DISTANCE
L1[M]	N 00°53'35" E	25.04'
L1[P]	NORTH	25.00'
L2[M]	S 89°42'17" W	34.86'
L2[P]	N 89°57' E	35.00'
L3[M]	S 89°38'24" E	14.80'
L3[P]	S 89°57' W	15.00'

- NOTE:
- BEARINGS ARE BASED ON THE EASTERLY LOT LINE OF THE INGRESS / EGRESS EASEMENT OF LOT 2, FLORIDA EXCEL SUBDIVISION, BEING SOUTH AS PER THE PLAT OF FLORIDA EXCEL SUBDIVISION.
  - THE COMMON ELEMENTS INCLUDE THE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED WITHIN UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
  - SUBJECT TO ALL PROVISIONS OF THE CONDOMINIUM DECLARATION.
  - SUBJECT PROPERTY LIES WITHIN FLOOD ZONES "B" AND "C", AS PER F.I.R.M. PANEL NO. 120153 0337 B, DATED 3-15-84.
  - THERE ARE 5' WIDE EASEMENTS ALONG THE SIDE AND REAR LOT LINES FOR THE PURPOSE OF DRAINAGE AND UTILITIES.
  - ADDITIONAL EASEMENTS HAVE BEEN CREATED BY PARAGRAPH 13.01 OF THE DECLARATION.

— BOUNDARY SURVEY —  
**CLEMENTS SURVEYING, INC.**  
 509 8TH AVENUE WEST  
 SUITE 140  
 PALMETTO, FLORIDA 34221  
 LB #6667 (941) 729-6690 FAX (941) 729-7580

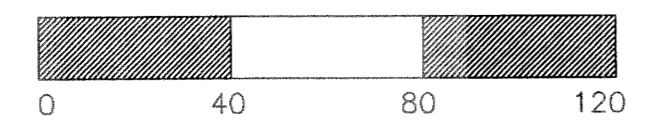
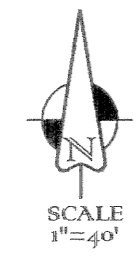


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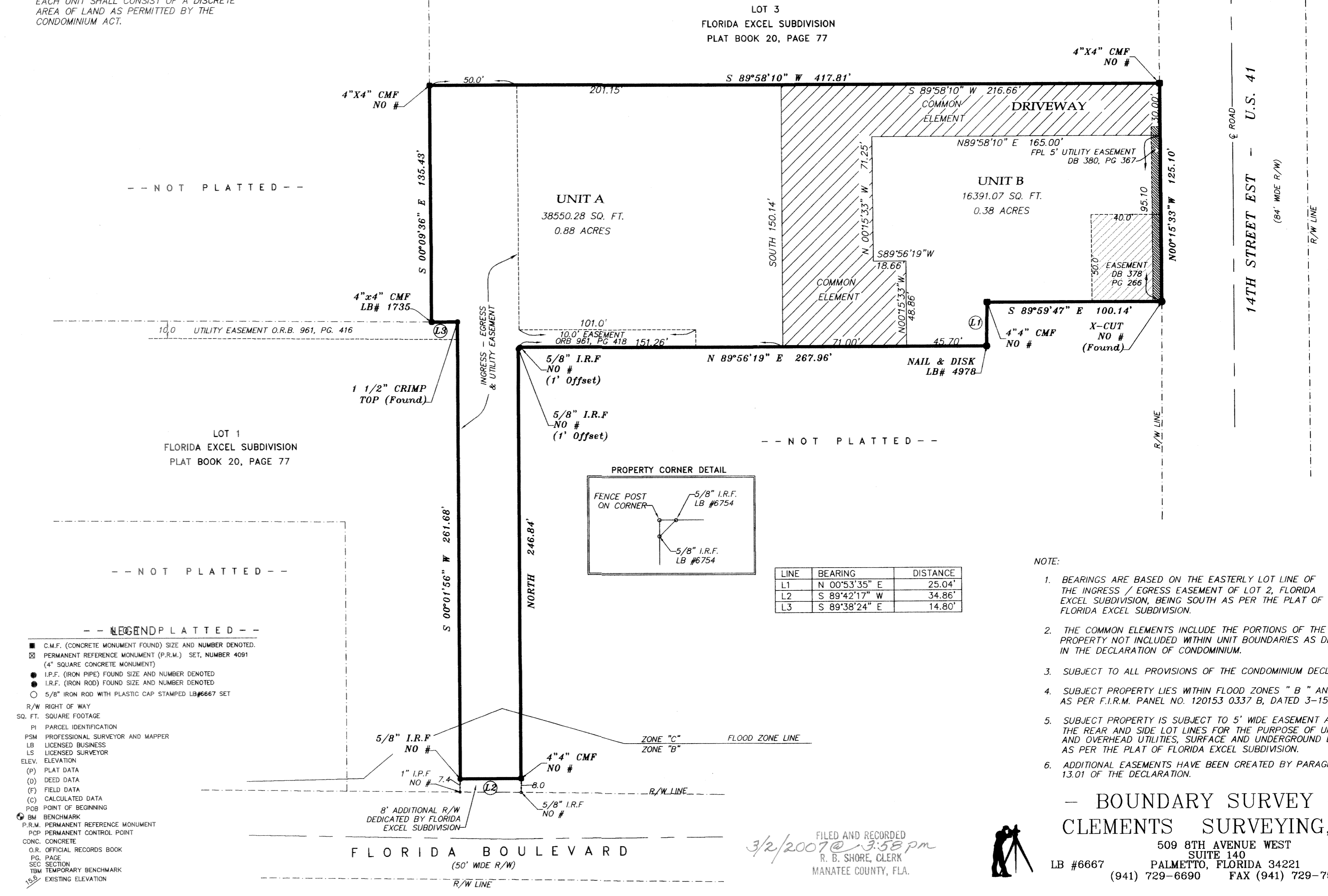
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**UNIT BOUNDARY**

EACH UNIT SHALL CONSIST OF A DISCRETE AREA OF LAND AS PERMITTED BY THE CONDOMINIUM ACT.



LINE	BEARING	DISTANCE
L1	N 00°53'35" E	25.04'
L2	S 89°42'17" W	34.86'
L3	S 89°38'24" E	14.80'

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  - SUBJECT PROPERTY IS SUBJECT TO 5' WIDE EASEMENT ALONG THE REAR AND SIDE LOT LINES FOR THE PURPOSE OF UNDERGROUND AND OVERHEAD UTILITIES, SURFACE AND UNDERGROUND DRAINAGE AS PER THE PLAT OF FLORIDA EXCEL SUBDIVISION.
  - ADDITIONAL EASEMENTS HAVE BEEN CREATED BY PARAGRAPH 13.01 OF THE DECLARATION.

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FILED AND RECORDED  
 3/2/2007 @ 3:58 pm  
 R. B. SHORE, CLERK  
 MANATEE COUNTY, FLA.