

PROMENADES EAST

A CONDOMINIUM

LEGAL DESCRIPTION

LAND IN CHARLOTTE COUNTY, FLORIDA, DESCRIBED AS:

That certain tract or parcel of land lying in Section 22, Township 40 South, Range 22 East more particularly described as follows:

Beginning at the intersection of the South Right of Way line of OLEAN BOULEVARD, (O.R.B. 193, Page 144) and the Westerly Right of Way line of ELKAM WATERWAY as shown on the Plat of "PORT CHARLOTTE SUBDIVISION SECTION ELEVEN" as recorded in Plat Book 4, Page 22A of the Charlotte County Public Records, thence; S 0° 41' 21" W along said Westerly Right of Way line of ELKAM WATERWAY, 490.18 feet, thence; N 89° 18' 39" W, 379.55 feet to the Easterly Right of Way line of HARBOR BOULEVARD (O.R.B. 193, Page 144), thence; 44.04 feet along a curve to the left having a radius of 540.00 feet and a central angle of 4° 40' 23", thence; N 19° 26' 48" W, 374.40 feet, thence; 66.29 feet along a curve to the right having a radius of 460.00 feet and a central angle of 8° 15' 28", thence 44.30 feet along a curve to the right having a radius of 25.00 feet and a central angle of 101° 32' 01" to the said South Right of Way line of OLEAN BOULEVARD, thence; S 89° 39' 23" E, 315.85 feet to the POINT OF BEGINNING.

Subject to a 20-foot drainage maintenance easement recorded in O.R.B. 522, Page 642 and a 30-foot drainage easement along the Easterly boundary line of said tract.

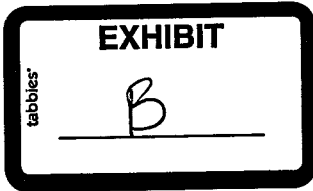
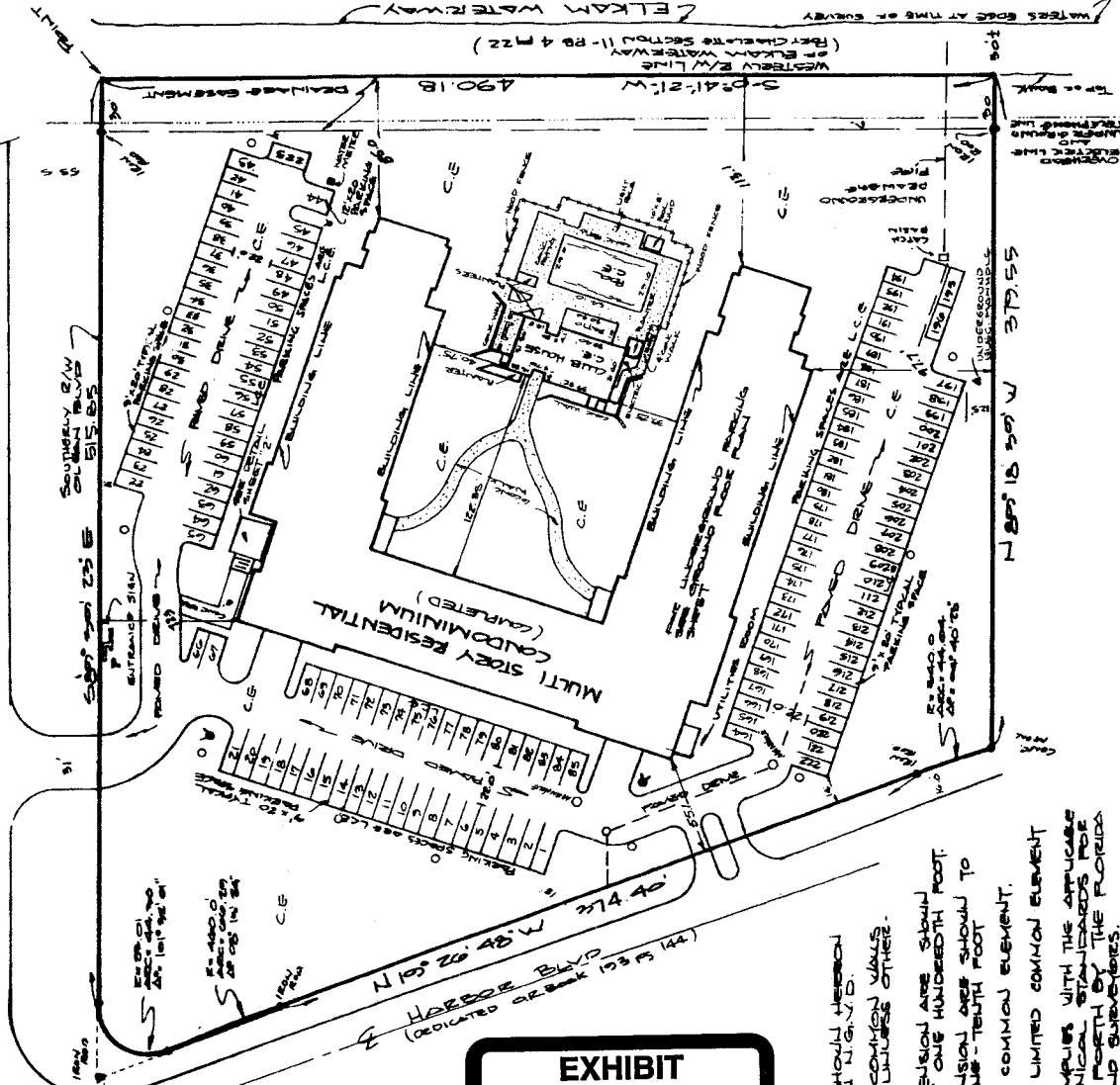
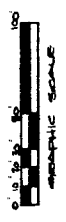
All lying and being in Charlotte County, Florida.

Containing 5.23 acres, more or less.

CERTIFICATION
 THIS CERTIFICATION MADE THIS 28th DAY OF SEPTEMBER BY THE UNDERSIGNED ENGINEER AND SURVEYOR IS A TRUE AND CORRECT STATEMENT OF THE MATTERS HEREIN SET FORTH AND THE MATTERS HEREIN SET FORTH ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I AM A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF FLORIDA.

DAVID M. SINGLETARY
 REGISTERED LAND SURVEYOR
 No. 3947
 STATE OF FLORIDA

DATE: 9/28/82
 DRAWN BY: T.D.
 SHEET 1 OF 7
 PROJECT NO. 1570-C
 FIG. NO.



82 586928

RECORDED IN
 OFFICIAL RECORDS
 82 OCT 12 AM 11
 WENDY C. ALEXANDER
 CLERK OF COURT COUNTY
 CHARLOTTE COUNTY, FL.

FILE 82-586928

NOTES:

- 1) ELEVATIONS SHOULD BE CHECKED AGAINST THE ORIGINAL SURVEY DATA.
- 2) BEARING AND COMMON WALLS HAVE NOT BEEN SURVEYED UNLESS OTHERWISE NOTED.
- 3) PROPOSED DIMENSIONS ARE SHOWN TO THE NEAREST ONE HUNDREDTH FOOT.
- 4) ALL BUILT DIMENSIONS ARE TO THE NEAREST ONE-TENTH FOOT.
- 5) C.E. DENOTES COMMON ELEMENT.
- 6) L.I.C.E. DENOTES LIMITED COMMON ELEMENT.
- 7) THIS SURVEY COMPLIES WITH THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS.
- 8) 0 DENOTES LIGHT POST.
- 9) V DENOTES FIRE HYDRANT.
- 10) FOR GROUNDROBE WINDOW DETAILS SEE SHEET 2 OF 7.
- 11) FOR ADDITIONAL DEFINITION OF ELEMENTS, REFER TO THE DECLARATION OF CONDOMINIUM.
- 12) THIS SURVEY - PLOT PLAN AND FLOOR PLAN IS REFERRED TO AS EXHIBIT 2 IN THE DECLARATION OF CONDOMINIUM.



CHARLOTTE ENGINEERING AND SURVEYING INC.

ONE ENGINEERS - LAND SURVEYORS - PLANNERS
 LAND DEVELOPMENT CONSULTANTS

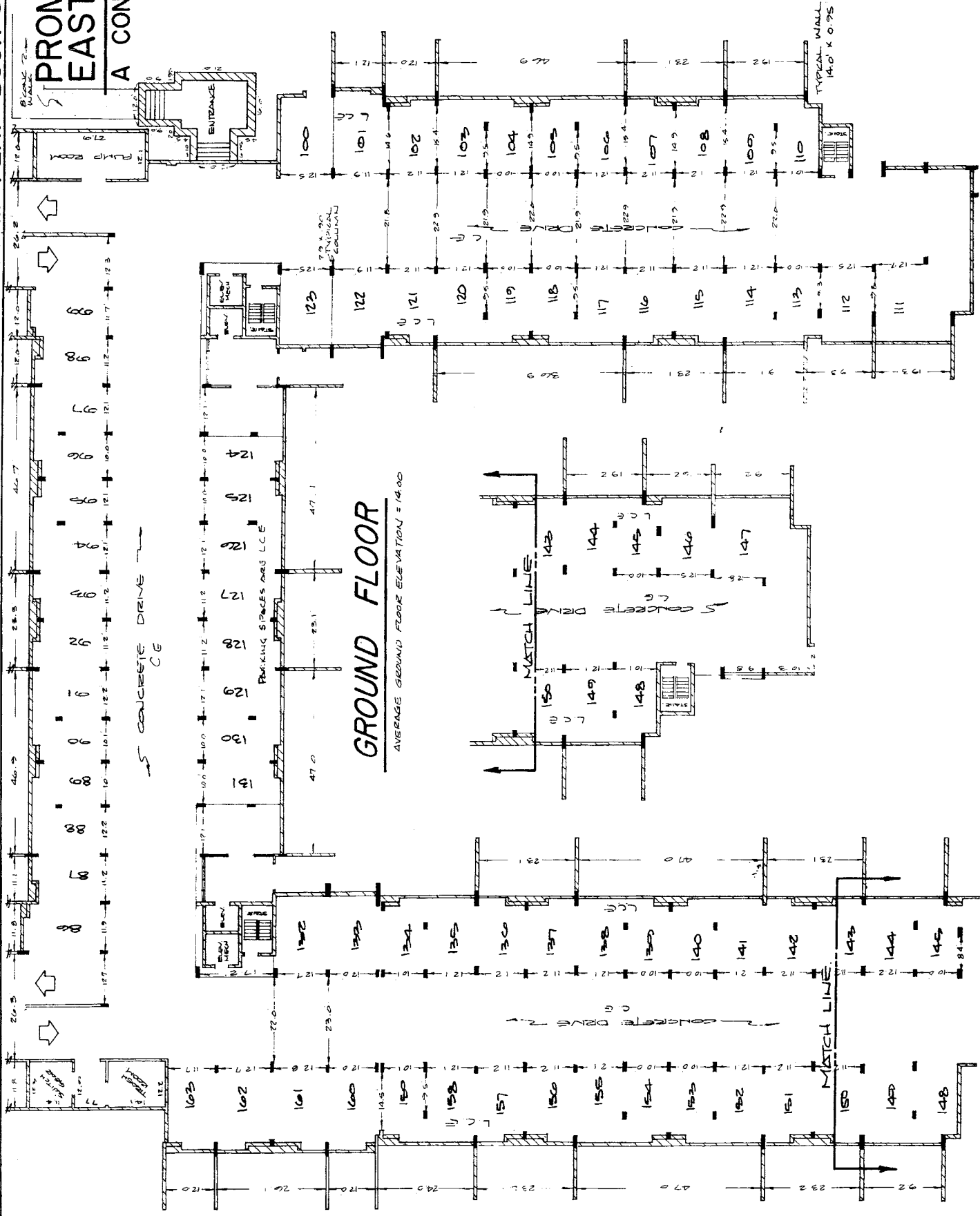
313 Cross St., Palm Gardens, Florida 32909 • (813) 478-4116

CONDOMINIUM DOCUMENTS

NOTE: THE UNDERSIGNED AND CHARLOTTE ENGINEERING AND SURVEYING INC. HAVE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE INFORMATION CONTAINED HEREIN TO BE TRUE AND CORRECT. HOWEVER, WE MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION CONTAINED HEREIN.

DATE	BY	DATE	BY	SCALE	1:500
9/28/82	T.D.	9/28/82	T.D.	CHECKED BY	
SHEET 1 OF 7		PROJECT NO. 1570-C		FIG. NO.	

PROMENADES EAST A CONDOMINIUM



GROUND FLOOR

AVERAGE GROUND FLOOR ELEVATION = 14.00

DATE	BY	CHKD.	SCALE
2-2-82	GD		

DATE	BY	CHKD.

PROJECT NO.	SHEET	OF
157D-C	2	7

DWG. NO.	P.R.

NOTE: THE UNDERSIGNED AND CHARLOTTE ENGINEERING AND SURVEYING INC. MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION HEREON HEREIN PERTAINING TO THE SURVEY, ENGINEERING, AND PLANNING THEREON. THE UNDERSIGNED AND CHARLOTTE ENGINEERING AND SURVEYING INC. MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION HEREON HEREIN PERTAINING TO THE SURVEY, ENGINEERING, AND PLANNING THEREON. THE UNDERSIGNED AND CHARLOTTE ENGINEERING AND SURVEYING INC. MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION HEREON HEREIN PERTAINING TO THE SURVEY, ENGINEERING, AND PLANNING THEREON.

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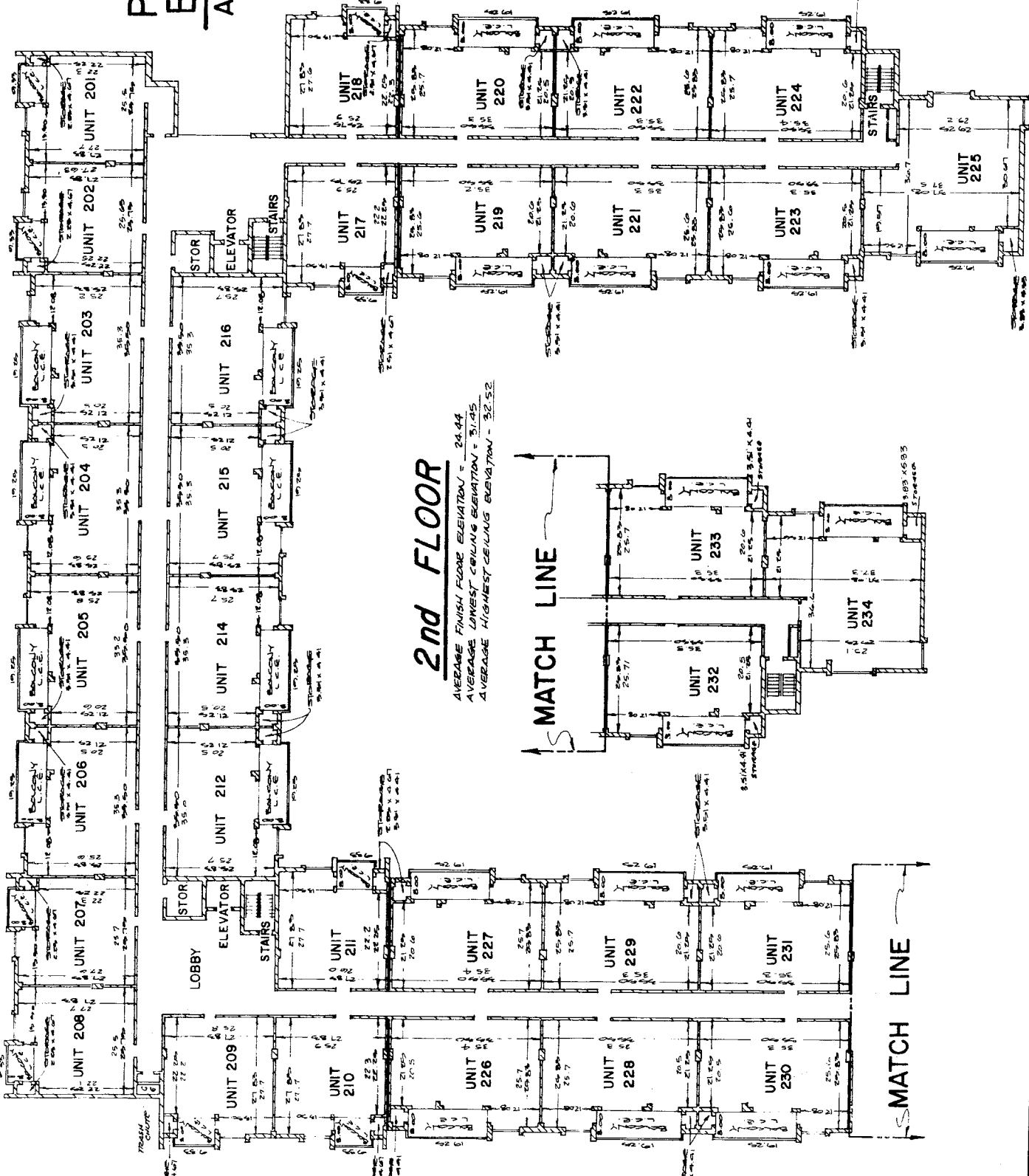
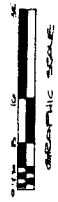
62c

PROMENADES EAST A CONDOMINIUM



NOTES:

- 1.) ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D.
- 2.) BEARING AND COMMON WALLS ARE 0.67 FEET UNLESS NOTED
- 3.) PROPOSED DIMENSIONS ARE SHOWN TO THE NEAREST ONE HUNDREDTH FOOT (0.00)
- 4.) AS-BUILT DIMENSION ARE SHOWN TO THE NEAREST ONE TENTH FOOT (0.0)
- 5.) ZZZ DENOTES COMMON AND BEARING WALLS
- 6.) C.E. DENOTES COMMON ELEMENT
- 7.) L.C.E. DENOTES LIMIT COMMON ELEMENT



2nd FLOOR

AVERAGE FINISH FLOOR ELEVATION = 24.44
 AVERAGE LOWEST CEILING ELEVATION = 31.95
 AVERAGE HIGHEST CEILING ELEVATION = 32.52

DATE	BY	CHKD.	DATE	BY	CHKD.
8-30-82	CD		9-30-82	EL	
DATE	BY	CHKD.	DATE	BY	CHKD.
8-30-82	CD		9-30-82	EL	
DRAWN BY:		SHEET		OF	
		3		7	
PROJECT NO.			1570-C		

NOTE: THIS PLAN IS UNLESS OTHERWISE SPECIFIED TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, AS APPLIED TO THE JURISDICTION OF THE CITY OF CHARLOTTE, NORTH CAROLINA. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THIS DRAWING IS THE PROPERTY OF CHARLOTTE ENGINEERING AND SURVEYING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CHARLOTTE ENGINEERING AND SURVEYING, INC.

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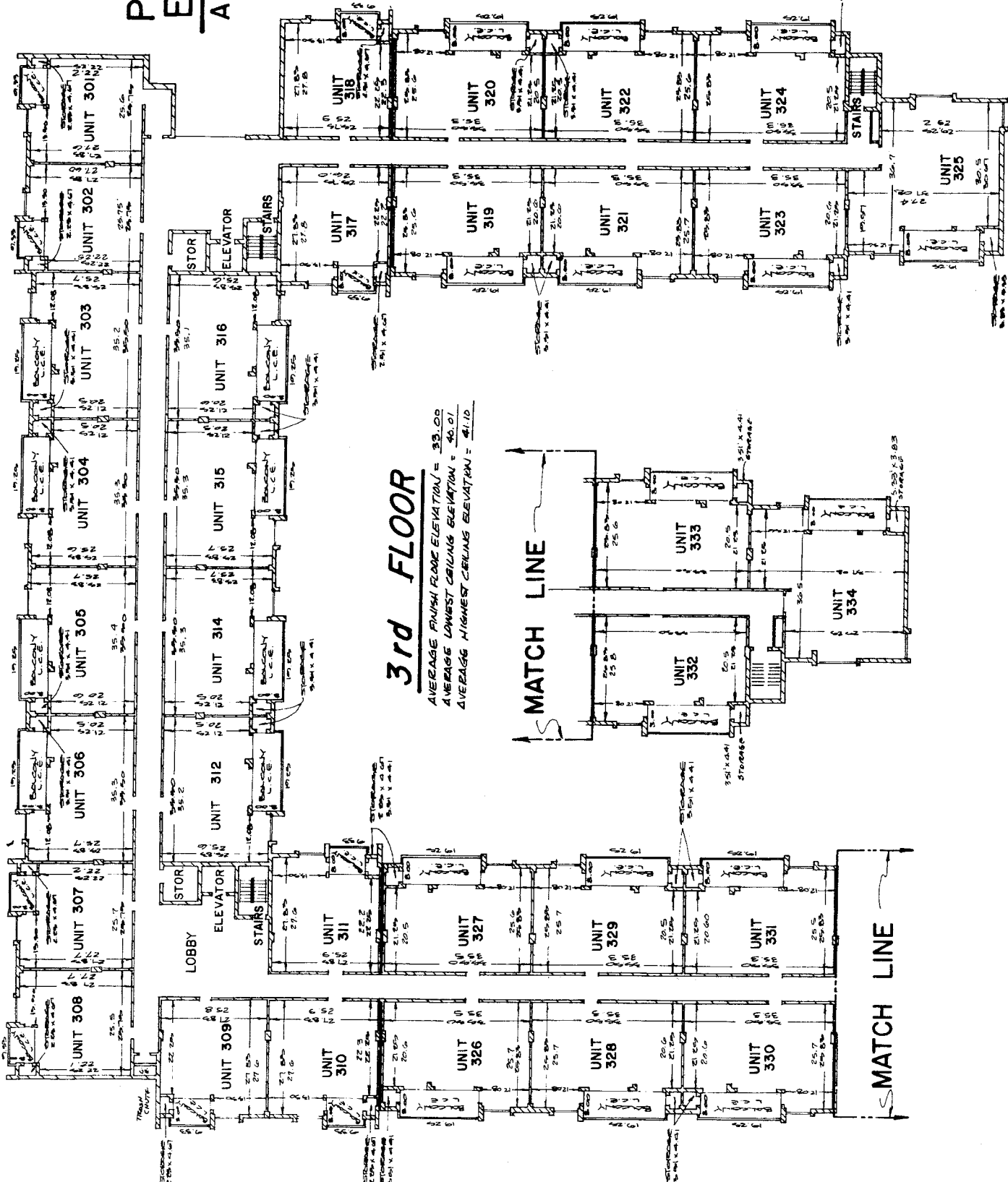
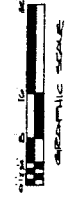


PROMENADES EAST A CONDOMINIUM



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3rd FLOOR

AVERAGE FINISH FLOOR ELEVATION = 33.00
 AVERAGE LOWEST CEILING ELEVATION = 36.01
 AVERAGE HIGHEST CEILING ELEVATION = 41.10

MATCH LINE

MATCH LINE

DATE	9-20-82	DATE	9-20-82	SCALE	1/4" = 1'-0"
DATE	9-22-82	DATE	9-22-82	DRAWN BY	
DATE		DATE		CHECKED BY	
DATE		DATE		SHEET	4 OF 7
DATE		DATE		PROJECT NO.	1570-C
DATE		DATE		DWG. NO.	D 1570C-4 1.1

NOTE: THE UNDERSIGNED AND CHARLOTTE ENGINEERING AND SURVEYING, INC. MAKE NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION HEREON. THESE PLANS, SPECIFICATIONS, ELEVATIONS AND DIMENSIONS SHALL BE THE BASIS FOR CONSTRUCTION WITHOUT REFERENCE TO ANY OTHER DOCUMENTS. ANY DISCREPANCY SHALL BE REFERRED TO THE SURVEYOR'S OFFICE.

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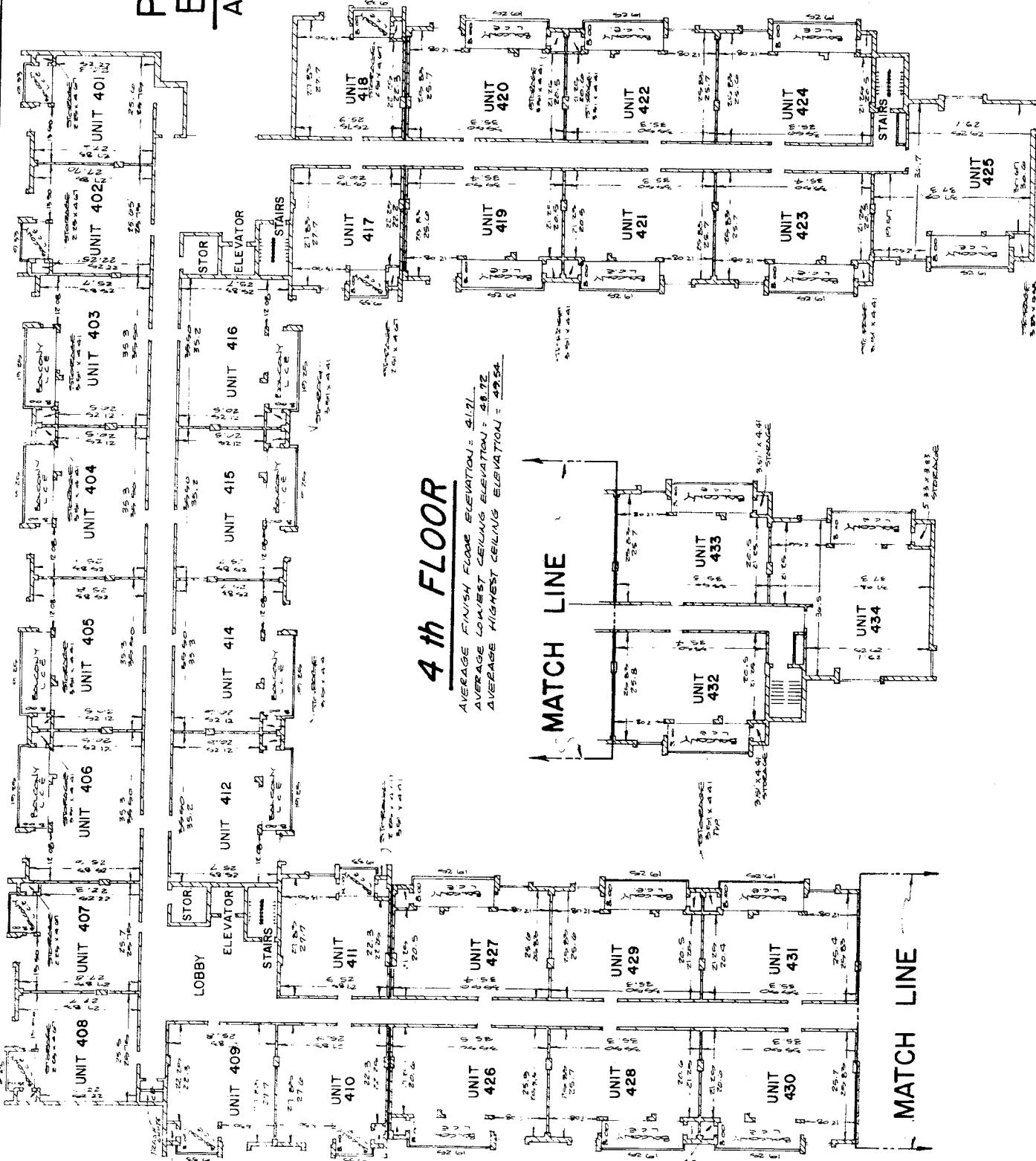
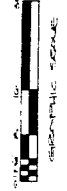
628

PROMENADES EAST A CONDOMINIUM



NOTES:

- 1) ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D.
- 2) BEARING AND COMMON WALLS ARE 0.67 FEET UNLESS NOTED TO THE NEAREST ONE HUNDRETH FOOT (0.00)
- 3) AS-BUILT DIMENSIONS ARE SHOWN TO THE NEAREST ONE TENTH FOOT (0.0)
- 4) ZZZ DENOTES COMMON AND BEARING WALLS
- 5) C.E. DENOTES COMMON ELEMENT
- 6) L.C.E. DENOTES LIMIT COMMON ELEMENT



4th FLOOR

AVERAGE FINISH FLOOR ELEVATION = 41.71
 AVERAGE LOWEST CEILING ELEVATION = 48.72
 AVERAGE HIGHEST CEILING ELEVATION = 49.54

DATE BY	DATE BY	DATE BY	DATE BY
8-28-82	8-28-82	8-28-82	8-28-82
CD	CD	CD	CD
DATE	DATE	DATE	DATE
9-30-82	9-30-82	9-30-82	9-30-82
SCALE	SCALE	SCALE	SCALE
1" = 10'	1" = 10'	1" = 10'	1" = 10'
CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:
SHEET	SHEET	SHEET	SHEET
5	5	5	5
OF	OF	OF	OF
7	7	7	7
PROJECT NO.	PROJECT NO.	PROJECT NO.	PROJECT NO.
1570-C	1570-C	1570-C	1570-C

NOTE: THE UNDERSIGNED AND CHARLOTTE ENGINEERING AND SURVEYING INC. HAVE CONDUCTED A VISUAL SURVEY OF THE PROPERTY SHOWN ON THIS PLAN AND HAVE FOUND IT TO CONFORM WITH THE RECORD PLAT AND OTHER SIMILAR MATTERS. WE MAKE NO WARRANTY AS TO THE ACCURACY OF THE SURVEY OR THE TRUTH OF THE STATEMENTS MADE HEREON. THIS DRAWING IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE UNDERSIGNED.

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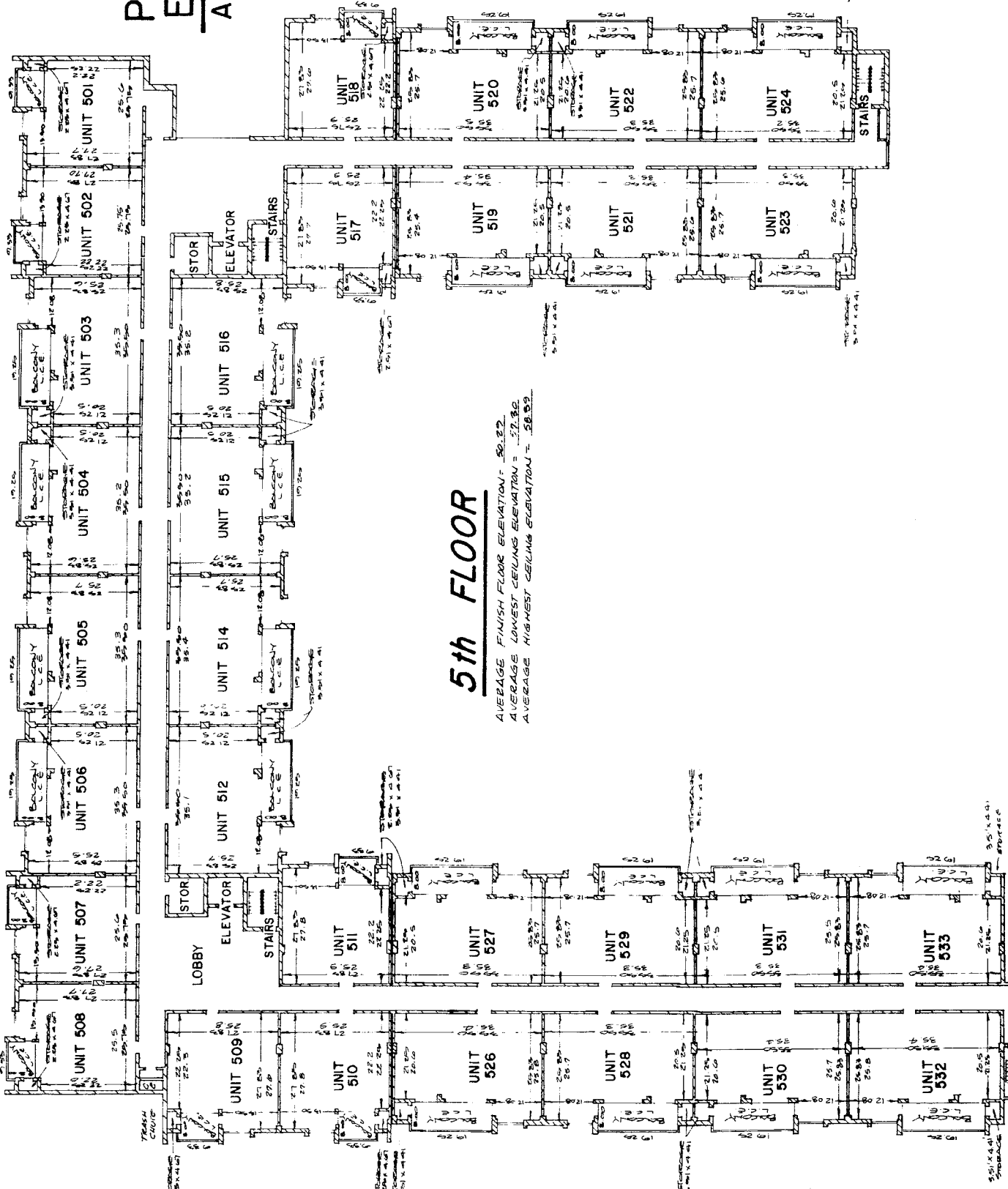
PROMENADES EAST

A CONDOMINIUM



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- 4) AS-BUILT DIMENSION ARE SHOWN TO THE NEAREST ONE TENTH FOOT (0.0)
- 5) ZZZ DENOTES COMMON AND BEARING WALLS
- 6) CE DENOTES COMMON ELEMENT
- 7) L.C.E. DENOTES LIMIT COMMON ELEMENT



5th FLOOR

AVERAGE FINISH FLOOR ELEVATION = 50.22
 AVERAGE LOWEST CEILING ELEVATION = 47.82
 AVERAGE HIGHEST CEILING ELEVATION = 50.89

DATE	BY	CHK'D	DATE	SCALE	CHK'D
9-30-82	ED	ED	9-30-82	1/4" = 1'-0"	ED
UPDATED & REVISIONS			DRAWN BY		
UPDATED ASSEMBLY			SHEET 6 OF 7		
			PROJECT NO. 1570-C		
			DWG. NO. 8-1570-6		
			F.S.		
			P2		

NOTE: THE INTERESTED PARTIES AND ENGINEERS AND SURVEYORS HAVE REVIEWED THE INFORMATION SHOWN HEREON AND HAVE AGREED TO THE SAME. THE SURVEY AND INFORMATION WAS MADE WITHOUT BENEFIT OF ABSTRACT TITLE AND WITHOUT THE SIGNATURE AND ADDRESS OF ANY PERSON SIGNING AND ADDRESSING THE SAME.

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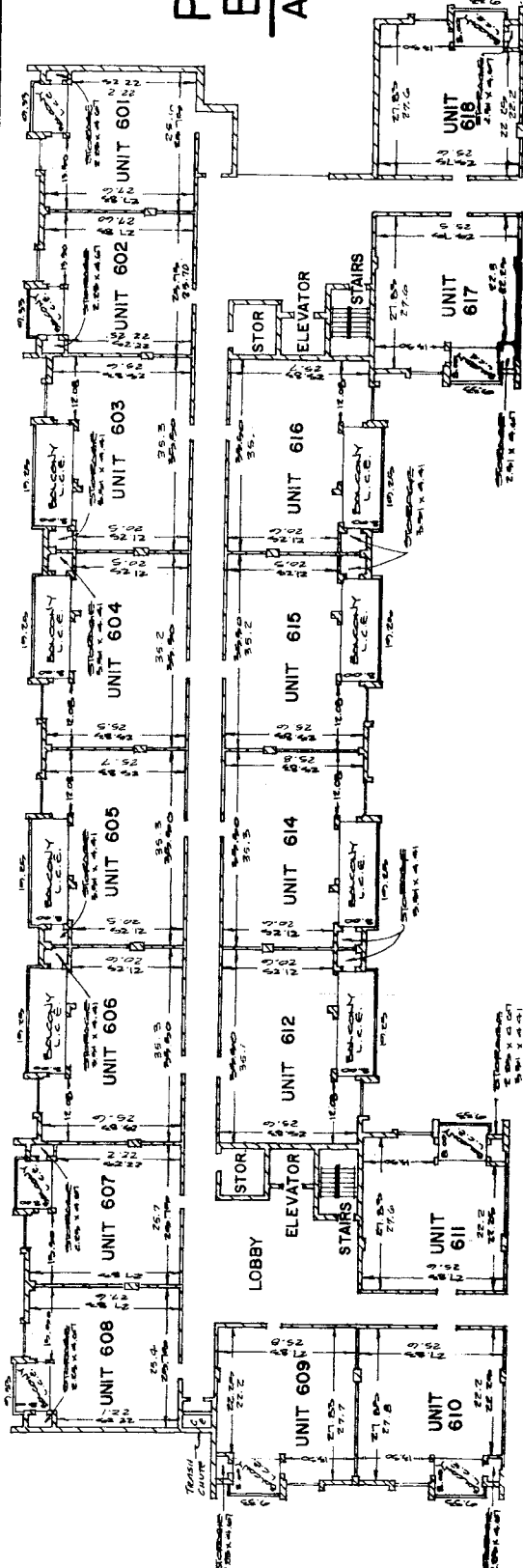
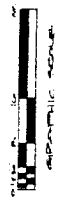


PROMENADES EAST A CONDOMINIUM



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- 6) C.E. DENOTES COMMON ELEMENT
- 7) L.C.E. DENOTES LIMIT COMMON ELEMENT



6th FLOOR

AVERAGE FINISH FLOOR ELEVATION = 58.97
 AVERAGE LOWEST CEILING ELEVATION = 65.97
 AVERAGE HIGHEST CEILING ELEVATION = 67.00

DATE	BY	CHK'D	DATE	BY	CHK'D
7/22/20	ASB/273	CD	9-30-22	ELC	ELC
DRAWN BY:			SHEET 7 OF 7		
PROJECT NO. 1570-C			DWG. NO. 61570C-7 P. 8		

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