

**THIS INSTRUMENT WAS PREPARED BY:**

David K. Deitrich, Esquire  
Dye, Harrison, Kirkland, Petruff, Pratt & St. Paul, PLLC  
1206 Manatee Avenue West  
Bradenton, FL 34205  
941/748-4411

**AMENDMENT # 2**  
**TO**  
**DECLARATION OF CONDOMINIUM**  
**FOR**  
**WATERFRONT AT MAIN STREET, A CONDOMINIUM**  
(Submitting Phase 2)

This Amendment (the "Amendment") is made as of the 28<sup>th</sup> day of February, 2018, by **THE WATERFRONT AT MAIN STREET LLC**, a Florida limited liability company (the "Developer"), for itself, and its successors, grantees and assigns.

**WITNESSETH:**

**WHEREAS**, Developer previously established **WATERFRONT AT MAIN STREET**, a condominium, pursuant to Declaration of Condominium for Waterfront at Main Street, a condominium, recorded in Official Records Book 2682, Page 5928, of the Public Records, as same may have been amended (the "Declaration"); and

**WHEREAS**, the Condominium is a phase condominium as authorized by the Condominium Act, and as more fully described in the Declaration; and

**WHEREAS**, Developer wishes to amend the Declaration to submit the Phase described and designated in this Amendment as part of the Condominium pursuant to the Declaration;

**NOW, THEREFORE**, in consideration of the premises, Developer hereby amends the Declaration as follows:

**1. Recitals and Definitions.** The recitals contained hereinabove are true and correct and are incorporated herein by reference. Capitalized terms used in this Amendment, unless otherwise expressly defined herein, shall have the meanings given them in the Declaration, unless the context shall otherwise clearly require.

**2. Submission of Phase.** The Developer, for itself, its successors, grantees and assigns, hereby submits to the condominium form of ownership pursuant to the Condominium Act and the Declaration, as amended hereby (a) that property described on the Plat and designated thereon as Phase 2, which is also described on Exhibit A-1, attached hereto to reflect the legal description in a larger and more readable font, (b) together with all Improvements erected or to be erected thereon, and (c) all easements, rights and appurtenances belonging thereto, including the Submitted Easements over the Subsequent Phase Lands described in Section 7.2 of the Declaration, excluding from such submitted property, any and all installations, facilities and devices for Utilities which may be owned by the utility furnishing services to the Condominium. The property hereby submitted is known as Phase 2, and shall become a part of the Condominium Property upon this Amendment being recorded among the Public Records. Phase 2 contains thirty (30) Units.

**3. Supplemental Plat.** If and to the extent any supplemental and/or replacement sheet(s) of the Plat (including but not limited to a certificate of a surveyor in conformance with the Condominium Act, whether contained within a supplement or replacement sheet of the Plat or by separate instrument), is/are attached hereto as Exhibit A (a "Supplemental Plat"), then such Supplemental Plat is made a part

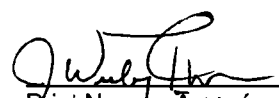
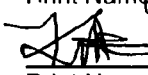
hereof and of the Declaration, and the Declaration and the Plat are amended, modified and supplemented by adding the Supplemental Plat thereto. In the event of any conflict between the Plat as attached to the Declaration and the Supplemental Plat, the provisions of the Supplemental Plat shall control. Hereafter the term Plat shall include the Supplemental Plat, if one is attached hereto. The Plat reflects the legal description of Phase 2, and an identification of each Unit within Phase 2 in accordance with Section 6.3 of the Declaration, to insure that no Unit in the Condominium, including Phase 2, will bear the same designation as any other Unit. The Plat (as amended and supplemented hereby) includes a survey of the Phase submitted hereby, a graphic description of the improvements in which any Units are located, and plot plans thereof, and certificate of surveyor in conformance with the Condominium Act.

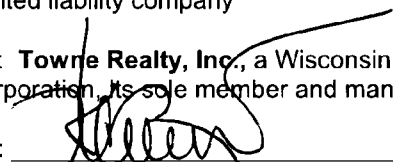
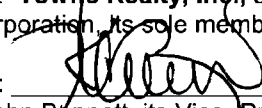
**4. Undivided Share in Common Elements.** As provided in Article 4 and Section 5.8 of the Declaration, each Owner shall at all times own an equal fractional interest in the Common Elements then forming a part of the Condominium Property. Effective upon the addition of the Phase submitted hereby, the undivided ownership in the Common Elements appurtenant to each Unit now within the Condominium, and the appurtenant ownership of the Common Surplus, is equal to one (1) divided by the total number of Units in all Phases now a part of the Condominium Property.

**5. Common Expenses.** As provided in Section 10.2 of the Declaration, the Owner of each Unit is liable for a share of the Common Expenses of the Association equal to his share of ownership of the Common Elements and the Common Surplus, as set forth in Article 4 of the Declaration and Paragraph 4 of this Amendment.

**6. Ratification.** The Declaration, as heretofore and hereby amended, is hereby ratified and confirmed. Developer represents that it has not transferred control of the Association.

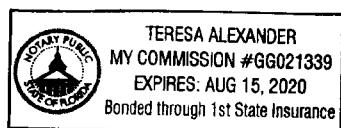
**IN WITNESS WHEREOF**, the Developer has caused this Amendment to be executed in its name by an officer thereunto duly authorized as of the day and year first above written.

  
Print Name: J. Wesley Thompson  
  
Print Name: Kait Kennedy

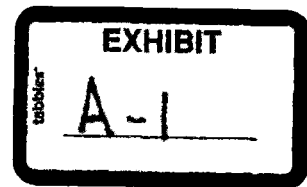
**THE WATERFRONT AT MAIN STREET LLC**, a Florida limited liability company  
By:  **Towne Realty, Inc.**, a Wisconsin corporation, its sole member and manager  
By:  **Kohn Bennett**, its Vice-President

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of February, 2018, by Kohn Bennett, as Vice-President of Towne Realty, Inc., a Wisconsin corporation, on behalf of the corporation as sole member and manager of The Waterfront at Main Street LLC, a Florida limited liability company, on behalf of the company, () who is personally known to me or () who produced \_\_\_\_\_ as identification.



  
Notary Public  
My Commission Expires: August 15, 2020



PHASE 2:

Two parcels, being a portion of Unit 5, LWR Main Street, a land condominium as recorded in Condominium Book 40, Page 85, Public Records of Manatee County, Florida and described as follows:

COMMENCE at the southeast corner of said Unit 5, thence along the south line of said Unit 5, LWR Main Street, for the following three (3) calls; (1) thence N.79°15'54"W., a distance of 135.04 feet; (2) thence N.30°23'42"W., a distance of 24.32 feet; (3) thence N.80°18'47"W., a distance of 150.23 feet to the point of curvature of a non-tangent curve to the left, having a radius of 75.50 feet and a central angle of 38°43'43"; thence northeasterly along the arc of said curve, a distance of 51.03 feet, said curve having a chord bearing and distance of N.30°08'09"E., 50.07 feet, to the point of reverse curvature of a curve to the right having a radius of 14.50 feet and a central angle of 121°40'50"; thence easterly along the arc of said curve, a distance of 30.79 feet to the end of said curve; thence N.18°03'30"E., a distance of 28.49 feet to the point of curvature of a non-tangent curve to the right, having a radius of 9.50 feet and a central angle of 87°37'19"; thence northerly along the arc of said curve, a distance of 14.53 feet, said curve having a chord bearing and distance of N.14°07'33"E., 13.15 feet, to the point of tangency of said curve; thence N.57°56'13"E., a distance of 80.62 feet to the point of curvature of a curve to the right having a radius of 9.50 feet and a central angle of 61°25'41"; thence easterly along the arc of said curve, a distance of 10.19 feet to the point of reverse curvature of a curve to the left having a radius of 36.50 feet and a central angle of 78°39'40"; thence easterly along the arc of said curve, a distance of 46.27 feet to the POINT OF BEGINNING; thence continue along the arc of said curve, through a central angle of 97°07'28", a distance of 61.87 feet, to the point of reverse curvature of a curve to the right having a radius of 4.50 feet and a central angle of 66°44'11"; thence northwesterly along the arc of said curve, a distance of 5.24 feet to the point of tangency of said curve; thence N.10°19'00"E., a distance of 51.13 feet to the point of curvature of a curve to the right having a radius of 4.50 feet and a central angle of 70°48'37"; thence northeasterly along the arc of said curve, a distance of 5.56 feet to the end of said curve; thence N.15°25'55"E., a distance of 25.04 feet; thence N.74°34'05"W., a distance of 3.53 feet to the point of curvature of a curve to the left having a radius of 50.50 feet and a central angle of 29°26'37"; thence westerly along the arc of said curve, a distance of 25.95 feet to the end of said curve; thence N.05°17'02"E., a distance of 18.15 feet; thence N.02°53'37"W., a distance of 31.76 feet to a point on the north line of said Unit 5; thence along the northerly and easterly line of said Unit 5 for the following ten (10) calls; (1) thence S.88°34'26"E., a distance of 49.09 feet; (2) thence S.80°51'38"E., a distance of 59.07 feet; (3) thence S.72°31'51"E., a distance of 49.59 feet; (4) thence S.79°00'08"E., a distance of 21.18 feet; (5) thence S.78°38'14"E., a distance of 19.84 feet; (6) thence S.39°19'53"E., a distance of 20.61 feet; (7) thence S.00°46'29"W., a distance of 18.81 feet; (8) thence S.24°02'03"W., a distance of 49.32 feet; (9) thence S.20°07'27"W., a distance of 46.72 feet; (10) thence S.19°55'26"W., a distance of 50.75 feet; thence N.65°13'48"W., a distance of 33.12 feet; thence N.74°34'05"W., a distance of 64.00 feet; thence S.18°19'55"W., a distance of 24.62 feet; thence N.71°40'05"W., a distance of 32.52 feet to the point of curvature of a

curve to the left having a radius of 4.25 feet and a central angle of 67°37'38"; thence westerly along the arc of said curve, a distance of 5.02 feet to the end of said curve; thence N.49°17'44"W., a distance of 0.63 feet to the point o to the POINT OF BEGINNING.

TOGETHER WITH:

A portion of Unit 5, LWR Main Street, a land condominium as recorded in Condominium Book 40, Page 85, Public Records of Manatee County, Florida and described as follows:

COMMENCE at the southeast corner of said Unit 5, thence along the south line of said Unit 5, LWR Main Street, for the following three (3) calls; (1) thence N.79°15'54"W., a distance of 135.04 feet; (2) thence N.30°23'42"W., a distance of 24.32 feet; (3) thence N.80°18'47"W., a distance of 150.23 feet to the point of curvature of a non-tangent curve to the left, having a radius of 75.50 feet and a central angle of 38°43'43"; thence northeasterly along the arc of said curve, a distance of 51.03 feet, said curve having a chord bearing and distance of N.30°08'09"E., 50.07 feet, to the point of reverse curvature of a curve to the right having a radius of 14.50 feet and a central angle of 121°40'50"; thence easterly along the arc of said curve, a distance of 30.79 feet to the end of said curve; thence N.18°03'30"E., a distance of 28.49 feet to the point of curvature of a non-tangent curve to the right, having a radius of 9.50 feet and a central angle of 87°37'19"; thence northerly along the arc of said curve, a distance of 14.53 feet, said curve having a chord bearing and distance of N.14°07'33"E., 13.15 feet, to the point of tangency of said curve; thence N.57°56'13"E., a distance of 14.75 feet to the POINT OF BEGINNING; thence continue N.57°56'13"E., a distance of 65.87 feet to the point of curvature of a curve to the right having a radius of 9.50 feet and a central angle of 61°25'41"; thence easterly along the arc of said curve, a distance of 10.19 feet to the point of reverse curvature of a curve to the left having a radius of 36.50 feet and a central angle of 23°20'41"; thence easterly along the arc of said curve, a distance of 14.87 feet to the point of reverse curvature of a curve to the right having a radius of 9.50 feet and a central angle of 79°12'48"; thence southeasterly along the arc of said curve, a distance of 13.13 feet to the point of compound curvature of a curve to the right having a radius of 75.50 feet and a central angle of 12°06'07"; thence southerly along the arc of said curve, a distance of 15.95 feet to the end of said curve; thence S.10°33'01"W., a distance of 33.42 feet; thence S.10°44'05"W., a distance of 14.50 feet; thence N.79°15'55"W., a distance of 15.58 feet to the point of curvature of a curve to the right having a radius of 107.00 feet and a central angle of 40°29'36"; thence northwesterly along the arc of said curve, a distance of 75.62 feet to the POINT OF BEGINNING.

Said Phase 2 contains 34,741 square feet, more or less.



**SURVEYOR'S AFFIDAVIT**

STATE OF FLORIDA        )  
                                  ) SS  
COUNTY OF SARASOTA )

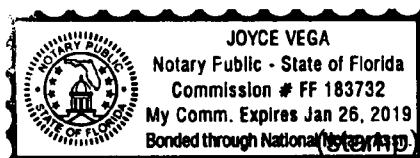
Before me, the undersigned authority personally appeared Robert R. Cunningham who after being duly sworn, deposes and says:

1. That Affiant is a registered Surveyor and Mapper holding Florida Certificate No.3924, and is the Surveyor who surveyed the property known and identified Waterfront at Main Street, a Condominium, as per Declaration of Condominium recorded in Official Record Book 2682, Page 5928 and as per plat thereof recorded in Condominium Book 40, Pages189 through 198 of the Public Records of Manatee County, Florida.
2. That record measurement were taken as shown on the attached Exhibit "A".
3. The construction of the improvements, with respect to Units 201-205, 301-305, 401-405, 501-505, 601-605 and 701-705, Building 2, are substantially complete so that the condominium plat, together with the provisions of the Declaration describing the condominium property and the exhibits attached thereto are an accurate representation of the location and dimensions of the improvements and that the identification, location, and dimensions of the common elements and of each unit can be determined from those materials. I further certify that the construction of all planned improvements with respect to said Units are substantially complete including, but not limited to, landscaping, utility services, access to the units, and common elements facilities serving said Building.

Robert R. Cunningham, P.S.M.  
Florida Certification No. 3924

Signed and sworn to before me on February 26, 2018 by Robert R. Cunningham. He is personally known to me.

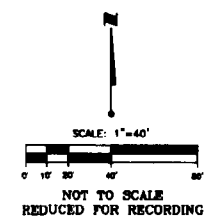
Notary Public, State of Florida



NOTE: It is requested that subsequent to the recording of this affidavit, the Clerk make a marginal notation on the face of the desk copy of said plat referencing this affidavit.

Prepared by: Stantec Consulting Services, Inc.  
6900 Professional Parkway East  
Sarasota, FL 34240

**WATERFRONT AT MAIN STREET, A CONDOMINIUM**  
IN SECTION 31, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA  
EXHIBIT A



PLOT PLAN

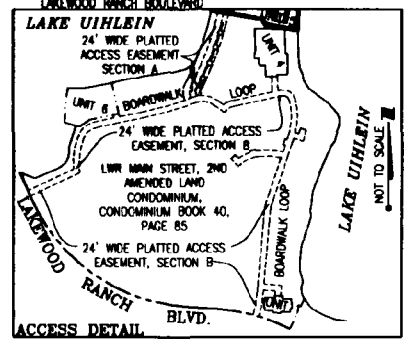
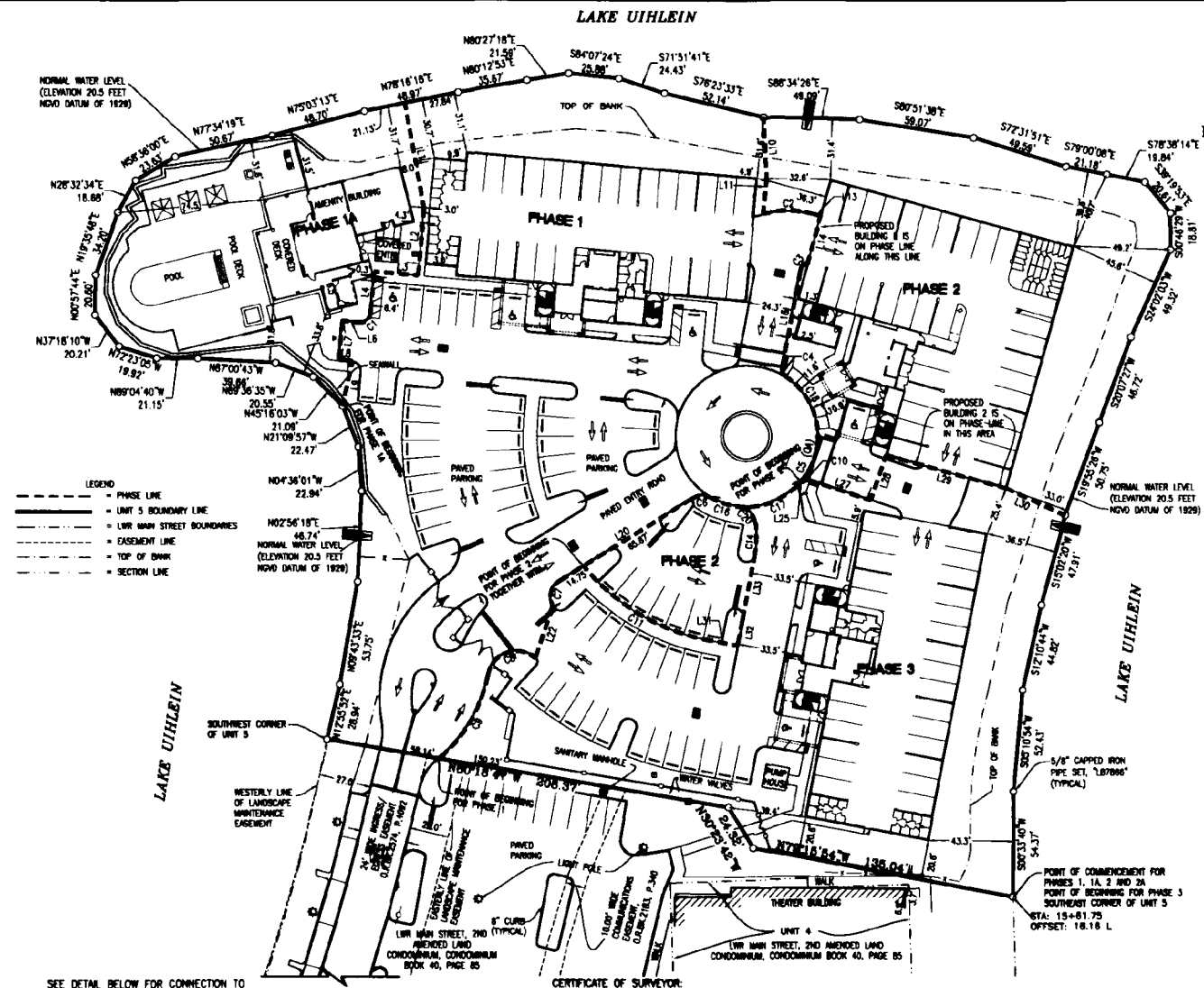
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10°20'44"E	54.88'
L2	S05°12'27"W	34.87'
L3	N85°05'03"W	22.50'
L4	S05°11'48"W	21.75'
L5	N89°47'54"W	8.95'
L6	S05°12'08"W	20.00'
L7	S86°48'13"E	7.06'
L8	S12°15'21"W	23.55'
L9	S02°53'17"E	31.78'
L10	S02°17'02"W	18.15'
L11	S74°34'05"E	3.53'
L12	S15°25'55"W	25.04'
L13	S10°18'00"W	51.13'
L14	S57°58'13"W	80.82'
L15	S18°03'30"W	28.49'
L16	S48°17'44"E	0.63'
L17	S71°40'05"E	32.52'
L18	N18°18'35"E	24.82'
L19	S74°34'05"E	84.00'
L20	S85°13'48"E	33.12'
L21	S79°15'50"E	15.36'
L22	N10°44'56"E	14.30'
L23	N10°32'38"E	33.43'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	5.00'	7.85'	90°00'00"	7.07'	S50°12'08"W
C2	50.50'	25.85'	29°28'37"	25.87'	S89°17'23"E
C3	4.50'	5.36'	70°48'37"	3.21'	S45°43'18"W
C4	4.50'	5.24'	86°44'11"	4.95'	S23°03'05"E
CS (DA)	38.50'	111.88'	175°47'05"	72.95'	S31°28'21"W
C6	9.50'	10.18'	61°26'13"	9.70'	S88°36'03"W
C7	9.50'	14.53'	87°37'19"	13.15'	S14°07'33"W
C8	14.50'	30.79'	121°40'37"	25.32'	S71°36'43"W
C9	75.50'	51.03'	38°43'43"	50.07'	S39°08'09"W
C10	4.25'	5.02'	87°37'36"	4.73'	N74°31'06"E
C11	107.00'	75.62'	40°28'41"	74.06'	S59°01'07"E
C12	75.50'	15.85'	17°05'08"	15.82'	N01°37'07"E
C13	38.50'	14.87'	23°20'41"	14.77'	S72°18'28"E
C14	38.50'	35.18'	55°13'54"	33.84'	N88°18'07"E
C15	38.50'	61.87'	87°07'25"	54.73'	N07°51'27"W
C16	38.50'	50.11'	78°38'36"	48.27'	N80°02'05"E
C17	9.50'	13.13'	79°12'46"	12.11'	N44°02'20"W

NOTES:  
Directions shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1928 based on Bench Mark 35 and 36 with a published elevation of 30.753 feet and 31.275 feet, respectively as shown on Right-of-Way map for Upper Manatee River Flood.

Bearings shown hereon are arbitrary and are based on the East line of Section 31, Township 35 South, Range 18 East, having a bearing of S.01°11'37"W and do not refer to the true meridian.

6900 Professional Parkway East, Sarasota, FL 34240-6414  
Phone 941-907-8900 • Fax 941-907-8910  
Certificate of Authorization #27013 • www.stantec.com  
Licensed Business Number 7855  
Task Code: 208  
Project Number: 215612531



CERTIFICATE OF SURVEYOR:  
I, the undersigned Professional Surveyor & Mapper, hereby certify that a survey was made of the land shown hereon and that this plot is a correct representation of the improvements described and that all Units located within WATERFRONT AT MAIN STREET, A CONDOMINIUM, when substantially complete together with the provisions of the Declaration describing the condominium property, recorded in Official Record Book 2882, Page 5928, is an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the common elements and of each Unit can be determined therefrom. All planned improvements, including, but not limited to landscaping, utility services and access to Units 201-205, 301-305, 401-405, 501-505, 601-605 and 701-705 within Phase 2, and common element facilities serving said Units are substantially complete. This survey meets the Standards of Practice per Chapter 15J-17.05, Florida Administrative Code.  
Date: 2/26/2018 STANTEC CONSULTING SERVICES INC. (LB#7866)  
By: [Signature] Robert R. Cunningham, P.S.M.  
Florida Certificate No. 3924  
(not valid without the embossed seal of certifying surveyor)

Inst. Number: 201841020494 Page 6 of 12 Date: 3/1/2018 Time: 3:37 PM  
Angeline "Angel" Colonnese Clerk of Courts, Manatee County, Florida

**WATERFRONT AT MAIN STREET, A CONDOMINIUM**  
 IN SECTION 31, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA  
 EXHIBIT A

PHASE 2:

Two parcels, being a portion of Unit 5, LWR Main Street, a land condominium as recorded in Condominium Book 40, Page 85, Public Records of Manatee County, Florida and described as follows:

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TOGETHER WITH:

A portion of Unit 5, LWR Main Street, a land condominium as recorded in Condominium Book 40, Page 85, Public Records of Manatee County, Florida and described as follows:

COMMENCE at the southeast corner of said Unit 5, thence along the south line of said Unit 5, LWR Main Street, for the following three (3) calls: (1) thence N.79°15'54"W., a distance of 135.04 feet; (2) thence N.30°23'42"W., a distance of 24.32 feet; (3) thence N.80°18'47"W., a distance of 150.23 feet to the point of curvature of a non-tangent curve to the left, having a radius of 75.50 feet and a central angle of 38°43'43"; thence northeasterly along the arc of said curve, a distance of 51.03 feet, said curve having a chord bearing and distance of N.30°08'09"E., 50.07 feet, to the point of reverse curvature of a curve to the right having a radius of 14.50 feet and a central angle of 121°40'50"; thence easterly along the arc of said curve, a distance of 30.79 feet to the end of said curve; thence N.18°03'30"E., a distance of 28.49 feet to the point of curvature of a non-tangent curve to the right, having a radius of 9.50 feet and a central angle of 87°37'19"; thence northerly along the arc of said curve, a distance of 14.53 feet, said curve having a chord bearing and distance of N.14°07'33"E., 13.15 feet, to the point of tangency of said curve; thence N.57°56'13"E., a distance of 14.75 feet to the POINT OF BEGINNING; thence continue N.57°56'13"E., a distance of 65.87 feet to the point of curvature of a curve to the right having a radius of 9.50 feet and a central angle of 61°25'41"; thence easterly along the arc of said curve, a distance of 10.19 feet to the point of reverse curvature of a curve to the left having a radius of 36.50 feet and a central angle of 23°20'41"; thence easterly along the arc of said curve, a distance of 14.87 feet to the point of reverse curvature of a curve to the right having a radius of 9.50 feet and a central angle of 79°12'48"; thence southeasterly along the arc of said curve, a distance of 13.13 feet to the point of compound curvature of a curve to the right having a radius of 75.50 feet and a central angle of 12°06'07"; thence southerly along the arc of said curve, a distance of 15.95 feet to the end of said curve; thence S.10°33'01"W., a distance of 33.42 feet; thence S.10°44'05"W., a distance of 14.50 feet; thence N.79°15'55"W., a distance of 15.58 feet to the point of curvature of a curve to the right having a radius of 107.00 feet and a central angle of 40°29'38"; thence northwesterly along the arc of said curve, a distance of 75.82 feet to the POINT OF BEGINNING.

Said Phase 2 contains 34,741 square feet, more or less.

Inst. Number: 201841020494 Page 7 of 12 Date: 3/1/2018 Time: 3:37 PM Angelina "Angel" Colonnese Clerk of Courts, Manatee County, Florida

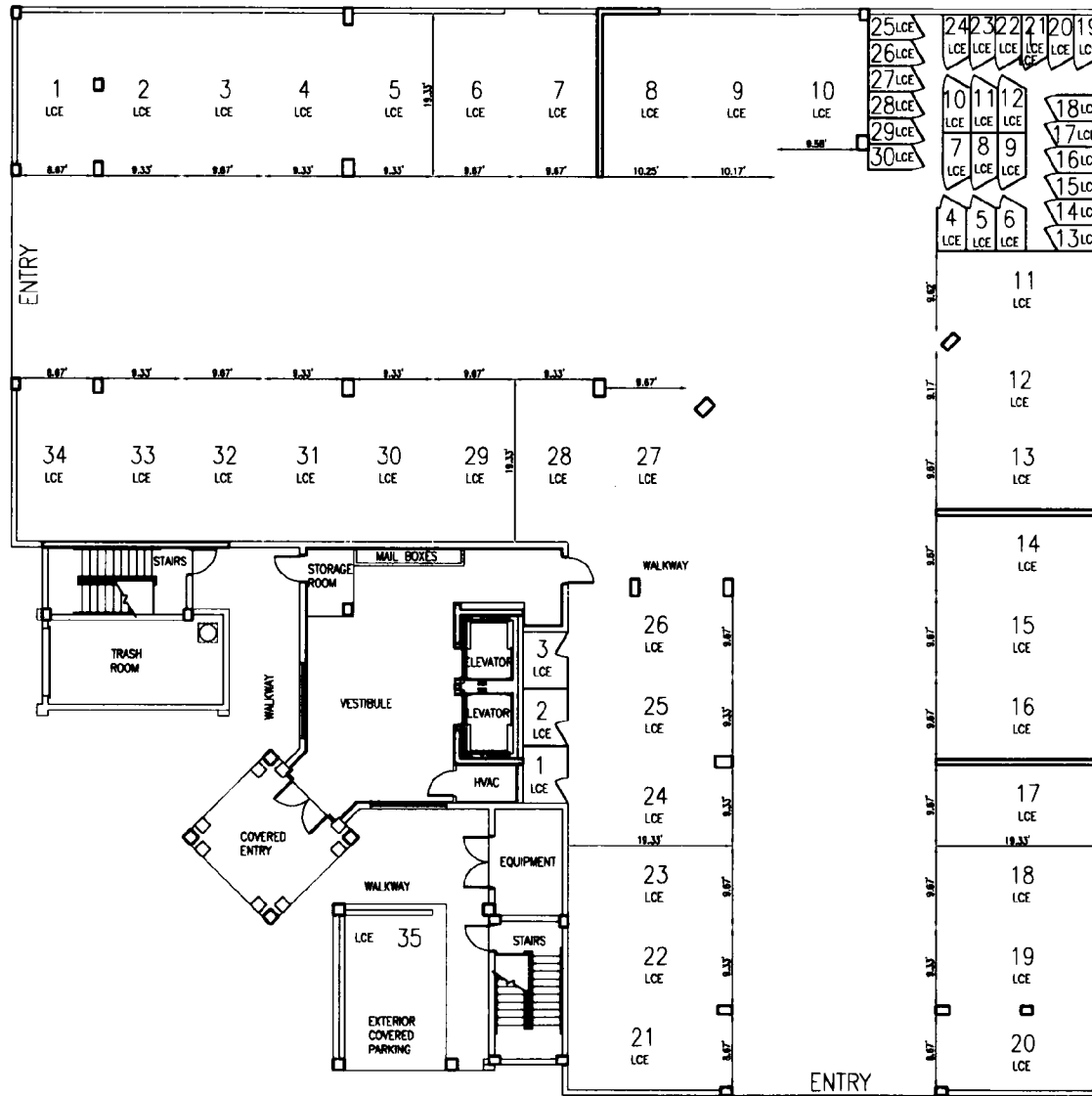


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 Project Number: 215612531

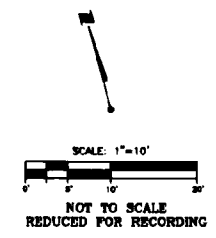
# WATERFRONT AT MAIN STREET, A CONDOMINIUM

IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA  
EXHIBIT A



LEGEND:  
 LCE - LIMITED COMMON ELEMENT  
 ——— UNIT BOUNDARY  
 - - - EDGE OF WALL

NOTES:  
 Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Bench Mark 35 and 36 with a published elevation of 30.793 feet and 31.275 feet, respectively as shown on Right-of-Way map for Upper Manatee River Road.  
 Bearings shown hereon are arbitrary and are based on the East line of Section 31, Township 35 South, Range 19 East, having a bearing of S.01°11'37"W, and do not refer to the true meridian.  
 All areas not designated as the Units or labeled as Limited Common Elements (LCE) are common elements.



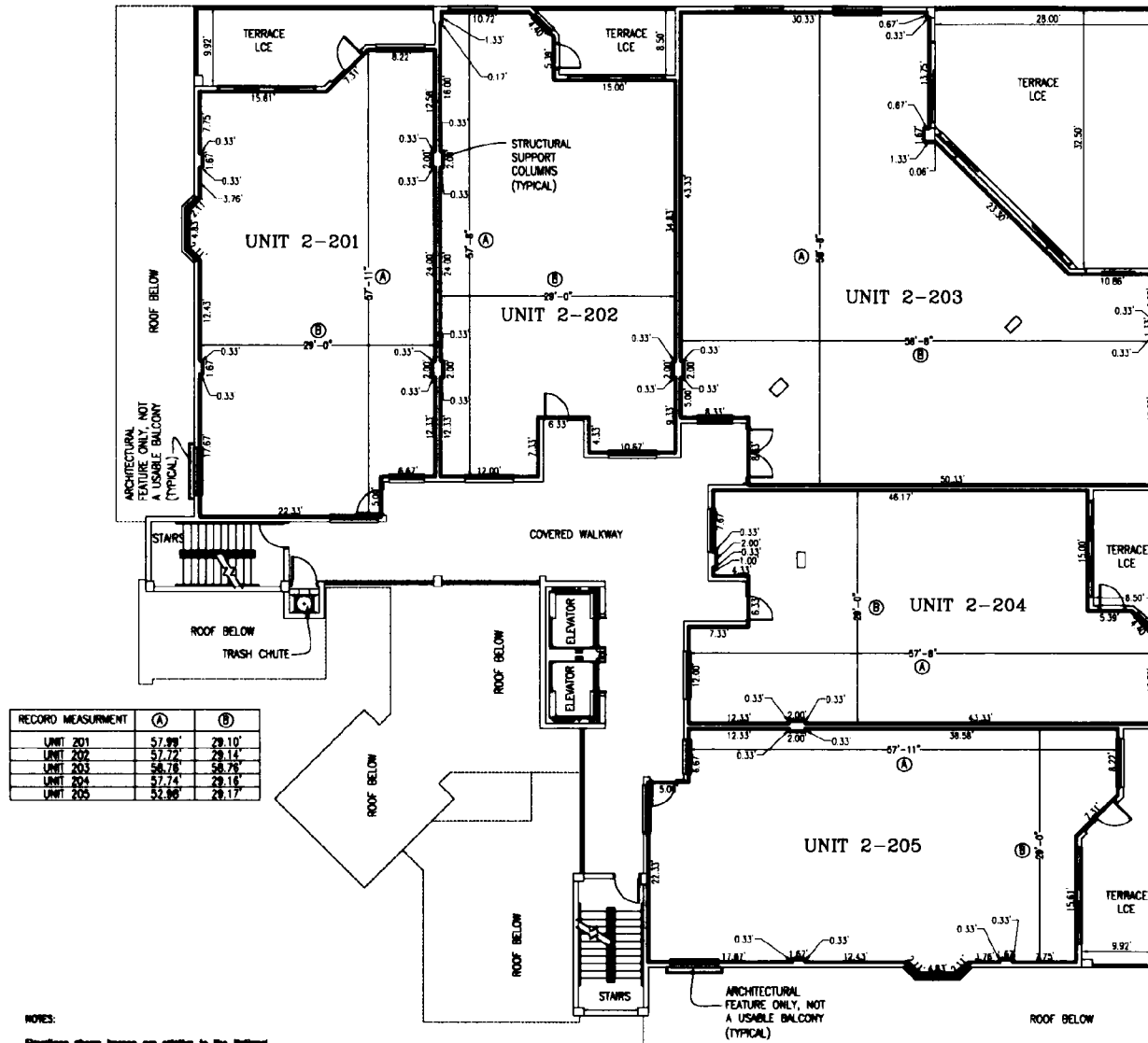
PHASE 2 BUILDING  
 LEVEL 1

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 Project Number: 215612531

Inst. Number: 201841020494 Page 8 of 12 Date: 3/1/2018 Time: 3:37 PM  
 Angelina "Angel" Colomneso Clerk of Courts, Manatee County, Florida



**WATERFRONT AT MAIN STREET, A CONDOMINIUM**  
 IN SECTION 31, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA  
 EXHIBIT A



RECORD MEASUREMENT	(A)	(B)
UNIT 201	57.99	29.10
UNIT 202	57.72	29.14
UNIT 203	58.74	28.79
UNIT 204	57.74	29.18
UNIT 205	52.86	28.17

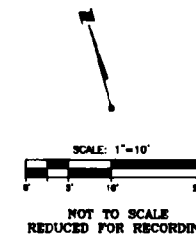
**NOTES:**

Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Bench Mark 38 and 38 with a published elevation of 38.793 feet and 31.275 feet, respectively as shown on Right-of-Way map for Upper Manatee River Road.

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**LEGEND:**  
 LCE - LIMITED COMMON ELEMENT  
 - UNIT BOUNDARY  
 - EDGE OF WALL



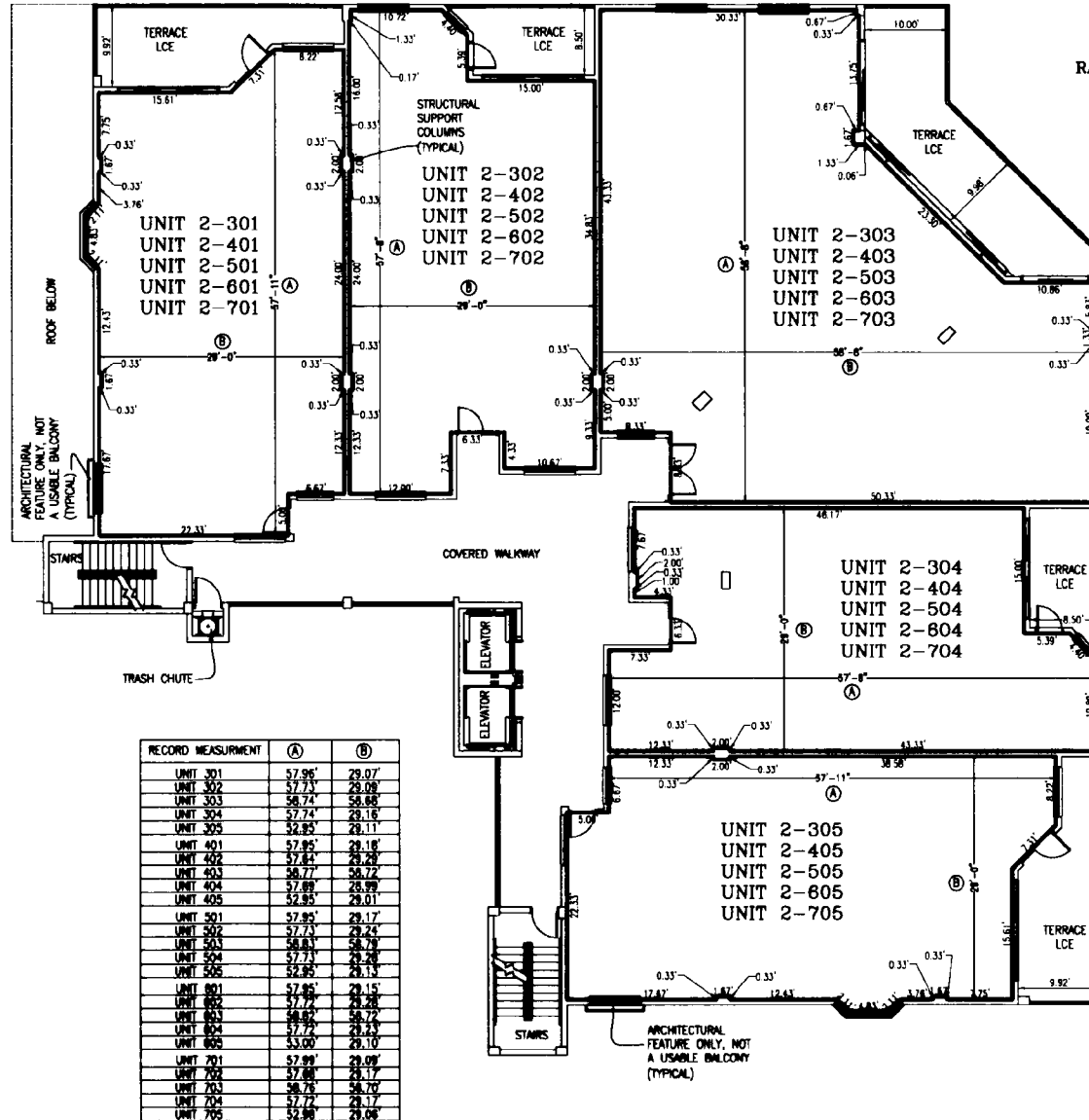
PHASE 2 BUILDING  
 LEVEL 2



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Task Code: 206  
 Project Number: 215612531

**WATERFRONT AT MAIN STREET, A CONDOMINIUM**  
 IN SECTION 31, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA  
 EXHIBIT A



RECORD MEASUREMENT	(A)	(B)
UNIT 301	57.96'	29.07'
UNIT 302	57.73'	29.09'
UNIT 303	56.74'	56.66'
UNIT 304	57.74'	29.16'
UNIT 305	52.85'	28.11'
UNIT 401	57.95'	29.18'
UNIT 402	57.84'	29.20'
UNIT 403	56.77'	56.72'
UNIT 404	57.89'	28.99'
UNIT 405	52.95'	29.01'
UNIT 501	57.95'	29.17'
UNIT 502	57.73'	29.23'
UNIT 503	56.83'	56.79'
UNIT 504	57.73'	29.28'
UNIT 505	52.85'	28.13'
UNIT 601	57.95'	29.15'
UNIT 602	57.79'	29.28'
UNIT 603	56.85'	56.72'
UNIT 604	57.75'	29.23'
UNIT 605	53.00'	29.10'
UNIT 701	57.99'	29.09'
UNIT 702	57.88'	29.17'
UNIT 703	56.76'	56.70'
UNIT 704	57.72'	29.17'
UNIT 705	52.96'	29.09'

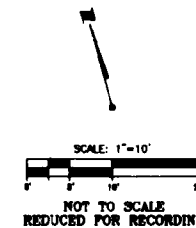
**NOTES:**

Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Bench Mark 35 and 36 with a published elevation of 30.753 feet and 31.275 feet, respectively as shown on Right-of-Way map for Upper Manatee River Road.

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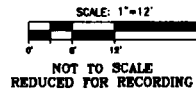
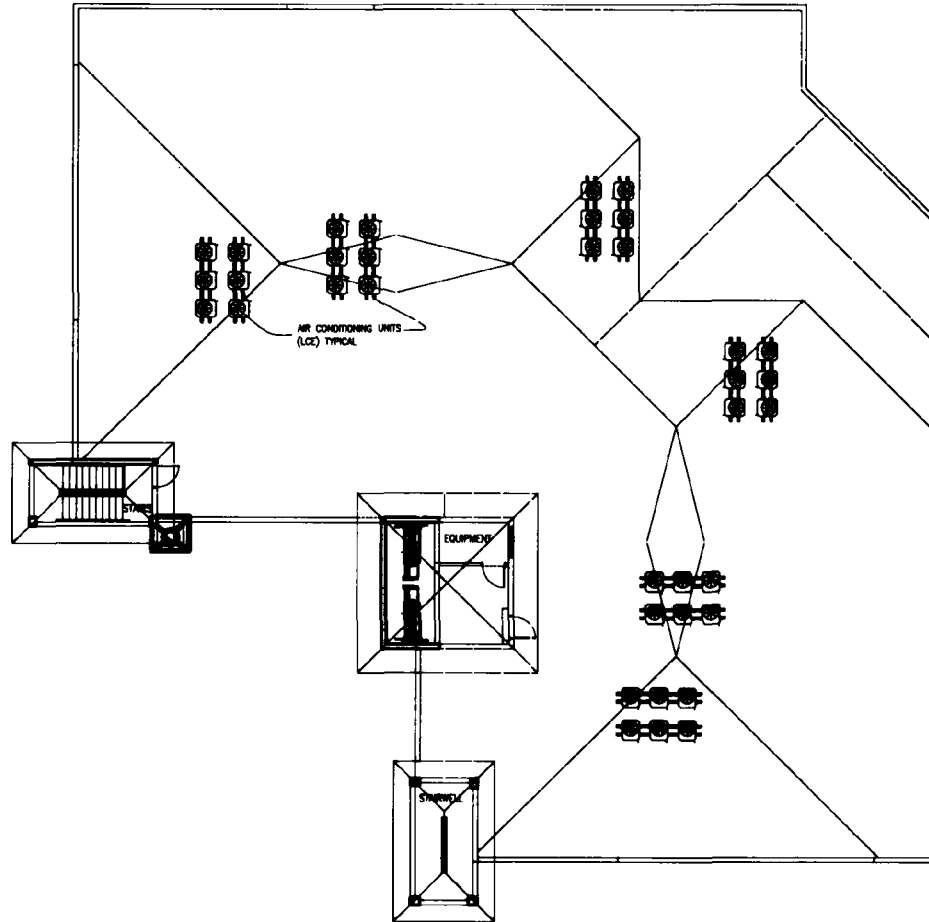
**LEGEND:**  
 - - - LIMITED COMMON ELEMENT  
 \_\_\_\_\_ UNIT BOUNDARY  
 \_\_\_\_\_ EDGE OF WALL



**PHASE 2 BUILDING LEVELS 3-7**

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 Project Number: 215612531

**WATERFRONT AT MAIN STREET, A CONDOMINIUM**  
IN SECTION 31, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA  
EXHIBIT A



**NOTES:**

Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on Bench Mark 35 and 36 with a published elevation of 30.733 feet and 31.275 feet, respectively as shown on Right-of-Way map for Upper Manatee River Road.

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**LEGEND:**

- LCE - LIMITED COMMON ELEMENT
- UNIT BOUNDARY
- - - EDGE OF WALL

PHASE 2 BUILDING  
ROOF PLAN



**Stantec**

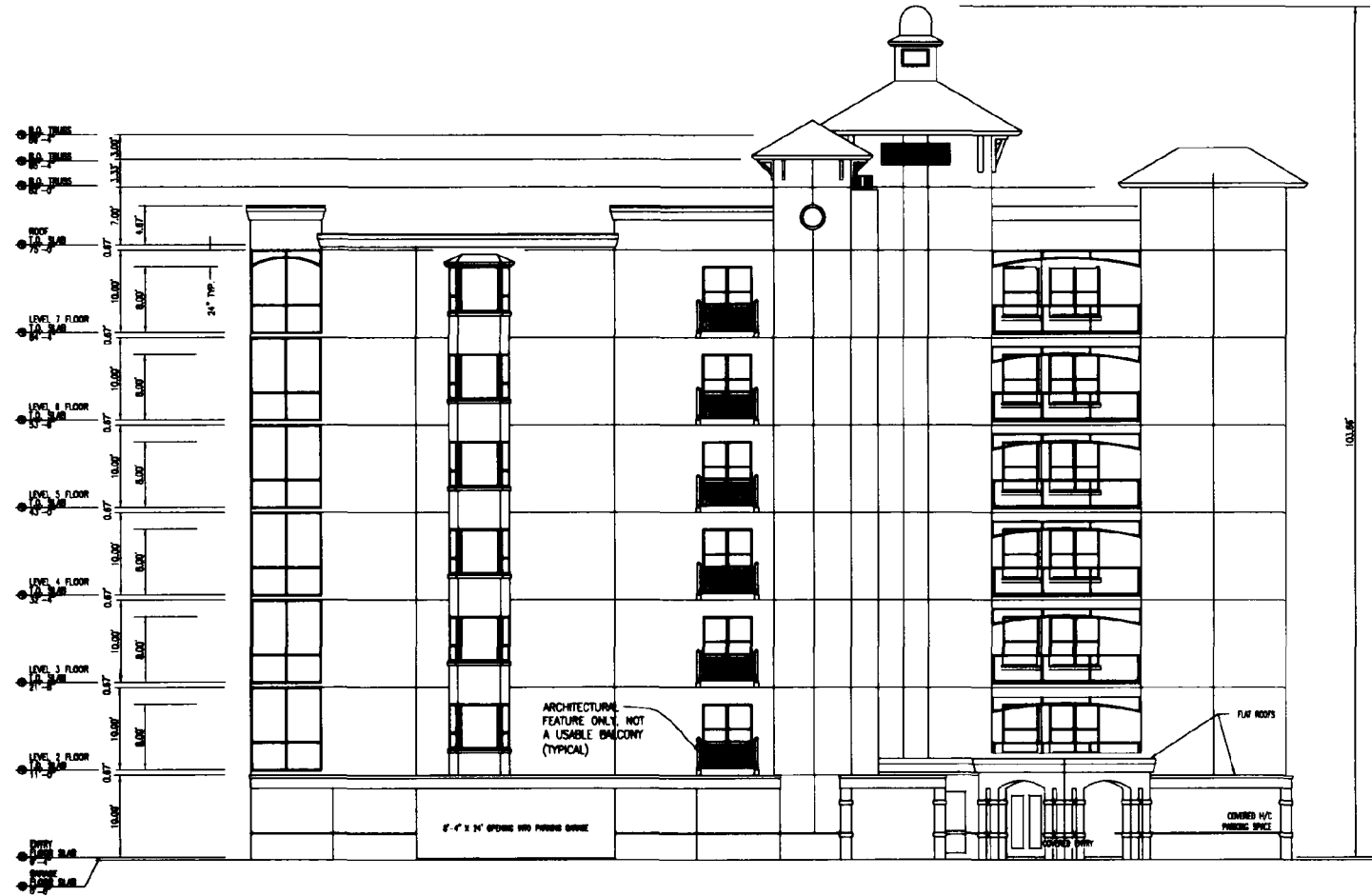
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Project Number: 215612531

Inst. Number: 201841020494 Page 12 of 12 Date: 3/1/2018 Time: 3:37 PM  
 Angelina "Angel" Coloneso Clerk of Courts, Manatee County, Florida

**WATERFRONT AT MAIN  
 STREET, A CONDOMINIUM**  
 IN SECTION 31, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA  
 EXHIBIT A

**LEGEND:**  
 LCE - LIMITED COMMON ELEMENT  
 - UNIT BOUNDARY  
 - EDGE OF WALL

**NOTES:**  
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FLOOR LEVELS	DESIGN	RECORD
LEVEL 1	28.50	28.8
LEVEL 2	37.17	37.3
LEVEL 3	47.83	47.9
LEVEL 4	58.50	58.6
LEVEL 5	69.17	69.3
LEVEL 6	79.83	79.9
LEVEL 7	90.50	90.6

SCALE: 1"=10'  
 NOT TO SCALE  
 REDUCED FOR RECORDING

PHASE 2 BUILDING  
 WEST ELEVATION

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