

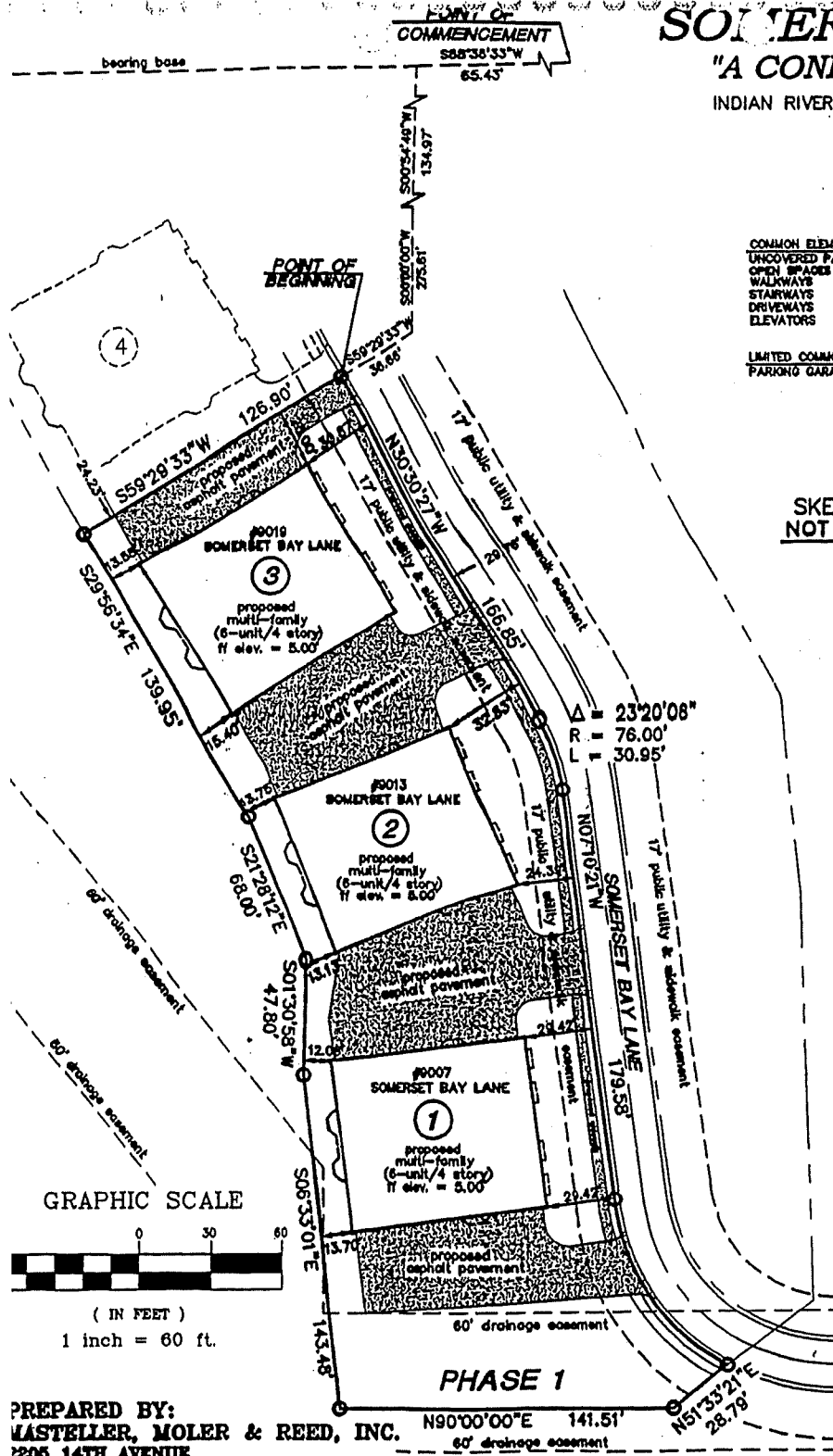
# SOMERSET BAY

## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

- COMMON ELEMENTS (CE)**
- UNCOVERED PARKING SPACES
  - OPEN SPACES
  - WALKWAYS
  - STAIRWAYS
  - DRIVEWAYS
  - ELEVATORS
- LIMITED COMMON ELEMENTS (LCE)**
- PARKING GARAGES

SKETCH OF INFORMATION  
NOT A BOUNDARY SURVEY



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

PREPARED BY:  
WASTELLER, MOLER & REED, INC.  
2206 14TH AVENUE  
WEO BEACH, FLORIDA 32960

N90°00'00"E 141.51'  
60' drainage easement

**PHASE 1  
SITE PLAN**

PREPARED 3-1-00  
4789CDS.DWG  
DISK #CD-12

# DOMERSET BAY

## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

### REPORT OF SURVEY:

THE MAP, REPORT & LEGAL DESCRIPTION  
ARE NOT FULL AND COMPLETE  
WITHOUT THE OTHER

- TYPE OF SURVEY: BOUNDARY
- SURVEYOR IN RESPONSIBLE CHARGE: ROD REED P.S.M. 3916  
MASTELLER, MOLER & REED, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644  
2205 14TH AVENUE  
VERO BEACH, FLORIDA 32960 - PHONE (561) 564-8050
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC) IS URBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
- THE LAST DATE OF FIELD WORK: 12/14/99
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
  - A) ASSUMED
  - B) THE NORTH LINE OF GOVERNMENT LOT 6 BETWEEN A FOUND 1" IRON PIPE IN CONCRETE AND A FOUND 1/2" IRON ROD AND CAP STAMPED LB 4644
  - C) THE BEARING IS S89°59'15"W
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES AE 8 AND 9 PER FLOOD INSURANCE RATE MAP 12061C091, DATED MAY 4TH, 1989.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

### LEGEND & ABBREVIATIONS:

IRC	IRON ROD AND CAP	○	OAK	⊙	SANITARY MANHOLE	—	SIGN
LB	LICENSED BUSINESS	⊗	PINE	⊕	DRAINAGE MANHOLE	☆	LIGHT POLE
NO.	NUMBER	✱	PALM	⊗	WELL	■	MAIL OR PAPERBOX
R/W	RIGHT OF WAY	⊗	SHRUB	⊗	HYDRANT	⊙	SOUTHERN BELL BOX
CM	CONCRETE MONUMENT	⊗	MAPLE	⊗	WATER VALVE	⊙	CABLE TV BOX
MEAS.	MEASURED	⊗	CITRUS	⊗	WATER METER	⊙	POWERPOLE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	⊗	ELM	⊗	CLEANOUT	⊙	ELECTRIC BOX
FD.	FOUND	●		■	CATCH BASIN		
O.R.B.	OFFICIAL RECORD BOOK			■	CURB INLET		
P.R.M.	PERMANENT REFERENCE MONUMENT						
P.C.P.	PERMANENT CONTROL POINT						
BM	BENCHMARK						
F.F.	FINISH FLOOR						
ELEV.	ELEVATION						
E.O.P.	EDGE OF PAVEMENT						
R	RADIUS						
Δ	DELTA						
L	LENGTH						
I.D.	IDENTIFICATION						
SEC.	SECTION						
TWP.	TOWNSHIP						
RGE.	RANGE						

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:  
MASTELLER, MOLER & REED, INC.  
2205 14TH AVENUE  
VERO BEACH, FLORIDA 32960

ROD REED, RSM 3916

PREPARED 3-1-00  
4789CD1.DWG  
DISK #CD-12

# SOMERSET BAY

## "A CONDOMINIUM"

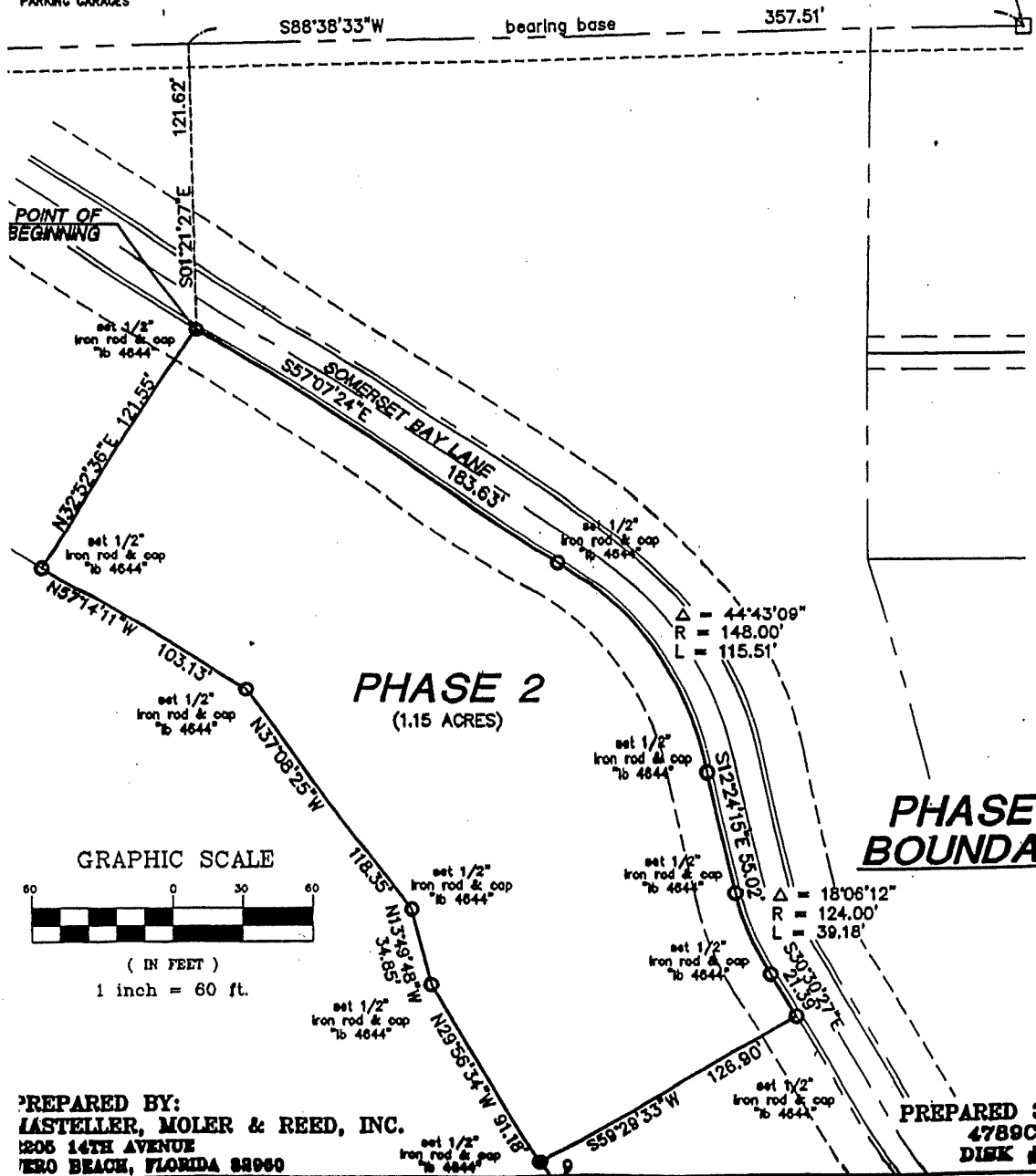
INDIAN RIVER COUNTY, FLORIDA

**COMMON ELEMENTS (CE)**  
 UNCOVERED PARKING SPACES  
 OPEN SPACES  
 WALKWAYS  
 STAIRWAYS  
 DRIVEWAYS  
 ELEVATORS

**LIMITED COMMON ELEMENTS (LCE)**  
 PARKING GARAGES

### MAP OF BOUNDARY SURVEY

POINT OF COMMENCEMENT

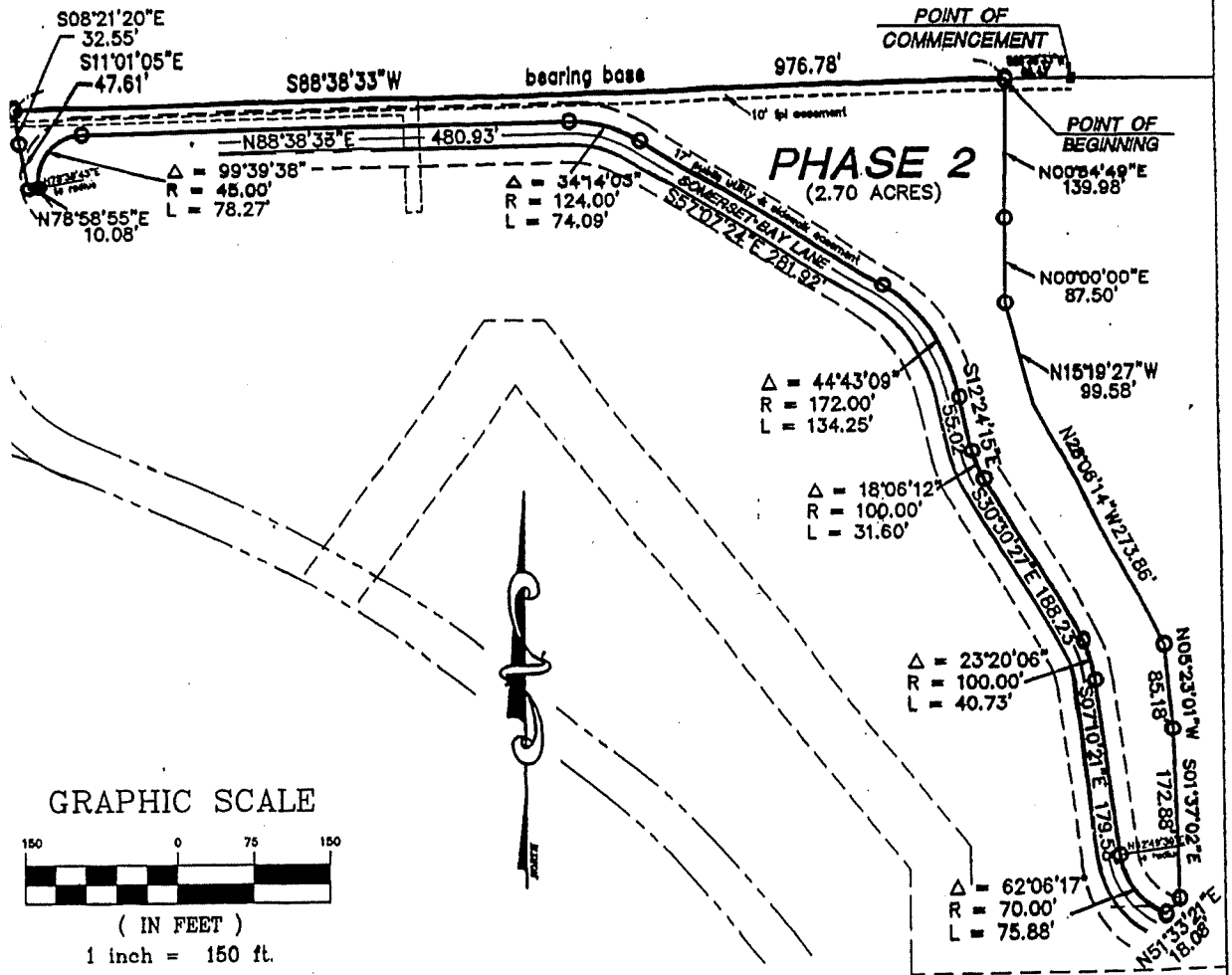


PREPARED BY:  
**MASTELLER, MOLER & REED, INC.**  
 2205 14TH AVENUE  
 VERO BEACH, FLORIDA 32906

PREPARED 3-1-00  
 4789CDS.DWG  
 DISK #CD-12

**COMERSET BAY**  
**"A CONDOMINIUM"**  
 INDIAN RIVER COUNTY, FLORIDA

MAP OF BOUNDARY SURVEY



**PHASE 2**  
**BOUNDARY**  
**CLUBHOUSE PARCEL**

PREPARED BY:  
 MASTELLER, MOLER & REED, INC.  
 1306 14TH AVENUE  
 VERO BEACH, FLORIDA 32960

PREPARED 3-1-00  
 4759CD4.DWG  
 DISK #CD-12

**ROMERSET BAY**  
**"A CONDOMINIUM"**

INDIAN RIVER COUNTY, FLORIDA

**LEGAL DESCRIPTION**  
***(PHASE 2)***

A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5, THENCE S88°38'33"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, 357.51 FEET; THENCE S01°21'27"E, 121.62 FEET TO THE POINT OF BEGINNING; THENCE S57°07'24"E, 183.63 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 44°43'09", A RADIUS OF 148.00 FEET, AND AN ARC LENGTH OF 115.51 FEET TO A POINT OF TANGENCY; THENCE S12°24'15"E, 55.02 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE, BEING CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 18°06'12", A RADIUS OF 124.00 FEET, AND AN ARC LENGTH OF 39.18 FEET TO A POINT OF TANGENCY; THENCE S30°30'27"E, A DISTANCE OF 21.39 FEET; THENCE S59°29'33"W A DISTANCE OF 126.90 FEET; THENCE N29°56'34"W, 91.18 FEET; THENCE N13°49'48"W, 34.85 FEET; THENCE N37°08'25"W, 118.35 FEET; THENCE N57°14'11"W, 103.13 FEET; THENCE N32°52'36"E, 121.55 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 1.15 ACRES, MORE OR LESS

TOGETHER WITH THE FOLLOWING:

**PHASE 2**  
**LEGAL DESCRIPTION**

PREPARED BY:  
CASTELLER, MOLER & REED, INC.  
206 14TH AVENUE  
ERO BEACH, FLORIDA 32960

PREPARED 3-1-00  
4789CD3.DWG  
DISK #CD-12

**SOMERSET BAY**  
**"A CONDOMINIUM"**  
INDIAN RIVER COUNTY, FLORIDA

TOGETHER WITH THE PRECEDING: (PHASE 2)

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE S88°38'33"W A DISTANCE OF 65.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°38'33"W A DISTANCE OF 976.78 FEET; THENCE S08°21'20"E A DISTANCE OF 32.55 FEET; THENCE S11°01'05"E A DISTANCE OF 47.61 FEET; THENCE N78°58'55"E A DISTANCE OF 10.08 FEET TO A POINT OF CURVE TO THE RIGHT WHICH RADIUS BEARS N78°38'43"E; THENCE ALONG SAID CURVE HAVING A DELTA OF 99°39'38", A RADIUS OF 45.00 FEET AND AN ARC LENGTH OF 78.27 FEET TO A POINT OF TANGENCY; THENCE N88°38'33"E A DISTANCE OF 480.93 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 34°14'03", A RADIUS OF 124.00 FEET AND AN ARC LENGTH OF 74.09 FEET TO A POINT OF TANGENCY; THENCE S57°07'24"E A DISTANCE OF 281.92 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 44°43'09", A RADIUS OF 172.00 FEET AND AN ARC LENGTH OF 134.25 FEET TO A POINT OF TANGENCY; THENCE S12°24'15"E A DISTANCE OF 55.02 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 18°06'12", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 31.60 FEET TO A POINT OF TANGENCY; THENCE S30°30'27"E A DISTANCE OF 188.23 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 23°20'06", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 40.73 FEET TO A POINT OF TANGENCY; THENCE S07°10'21"E A DISTANCE OF 179.58 FEET TO A POINT OF CURVE WHICH RADIUS BEARS N82°49'39"E; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 62°06'17", A RADIUS OF 70.00 FEET AND AN ARC LENGTH OF 75.88 FEET; THENCE N51°33'21"E A DISTANCE OF 18.08 FEET; THENCE N01°37'02"E A DISTANCE OF 172.88 FEET; THENCE N05°23'01"W A DISTANCE OF 85.18 FEET; THENCE N28°06'14"W A DISTANCE OF 273.86 FEET; THENCE N15°19'27"W A DISTANCE OF 99.58 FEET; THENCE N00°00'00"E A DISTANCE OF 87.50 FEET; THENCE N00°54'49"E A DISTANCE OF 139.98 FEET TO THE POINT OF BEGINNING. CONTAINING 2.70 ACRES MORE OR LESS.

**PHASE 2**  
**LEGAL DESCRIPTION**  
**CLUBHOUSE PARCEL**

PREPARED BY:  
MASTELLER, MOLER & REED, INC.  
2206 14TH AVENUE  
VERO BEACH, FLORIDA 32960

PREPARED 3-1-00  
4789CD4.DWG  
DISK #CD-12

# SOMERSET BAY

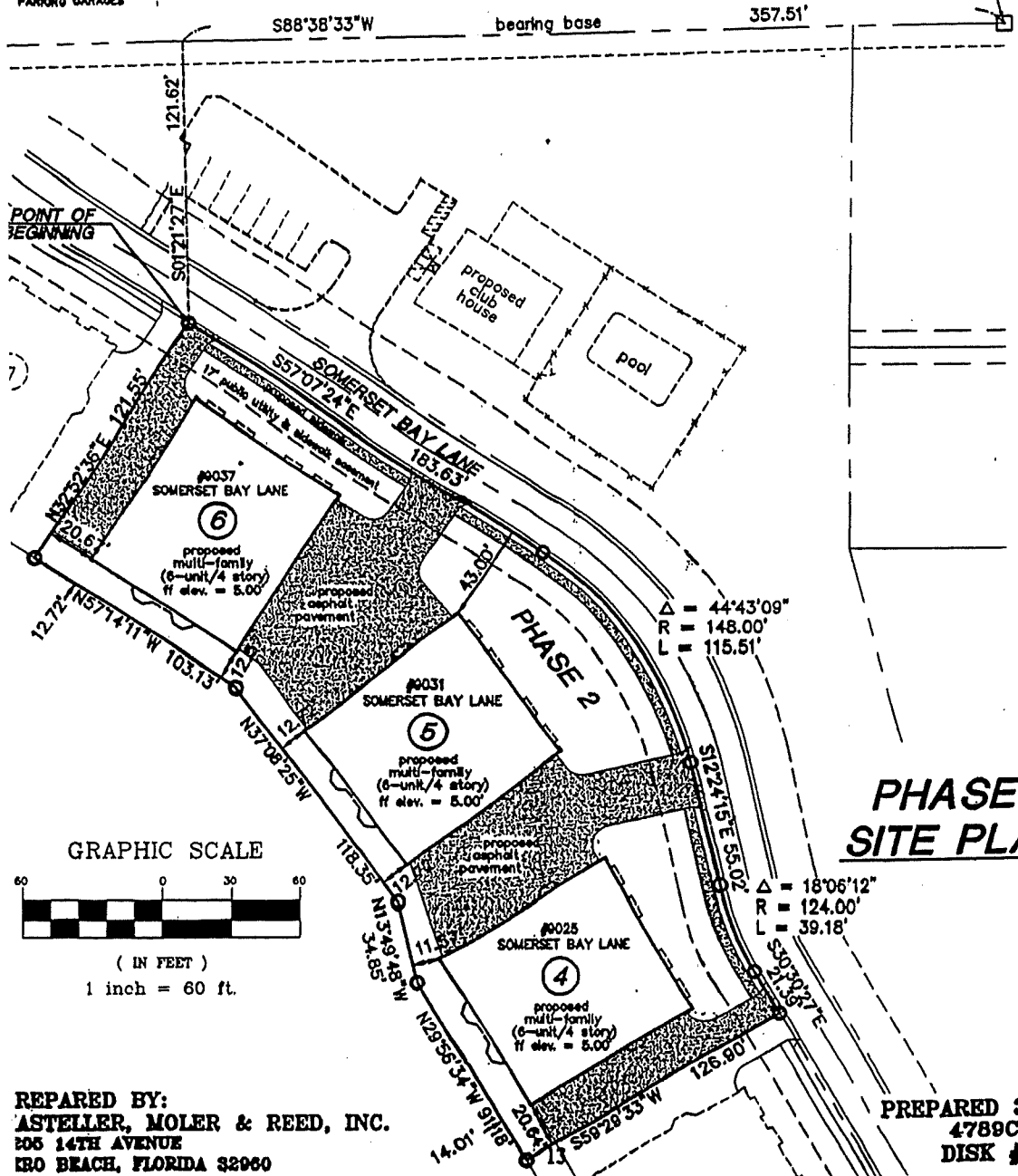
## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

- COMMON ELEMENTS (CE)**
- UNCOVERED PARKING SPACES
  - OPEN SPACES
  - WALKWAYS
  - STAIRWAYS
  - DRIVEWAYS
  - ELEVATORS
- LIMITED COMMON ELEMENTS (LCE)**
- PARKING GARAGE

**SKETCH OF INFORMATION  
NOT A BOUNDARY SURVEY**

**POINT OF  
COMMENCEMENT**

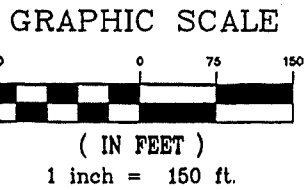
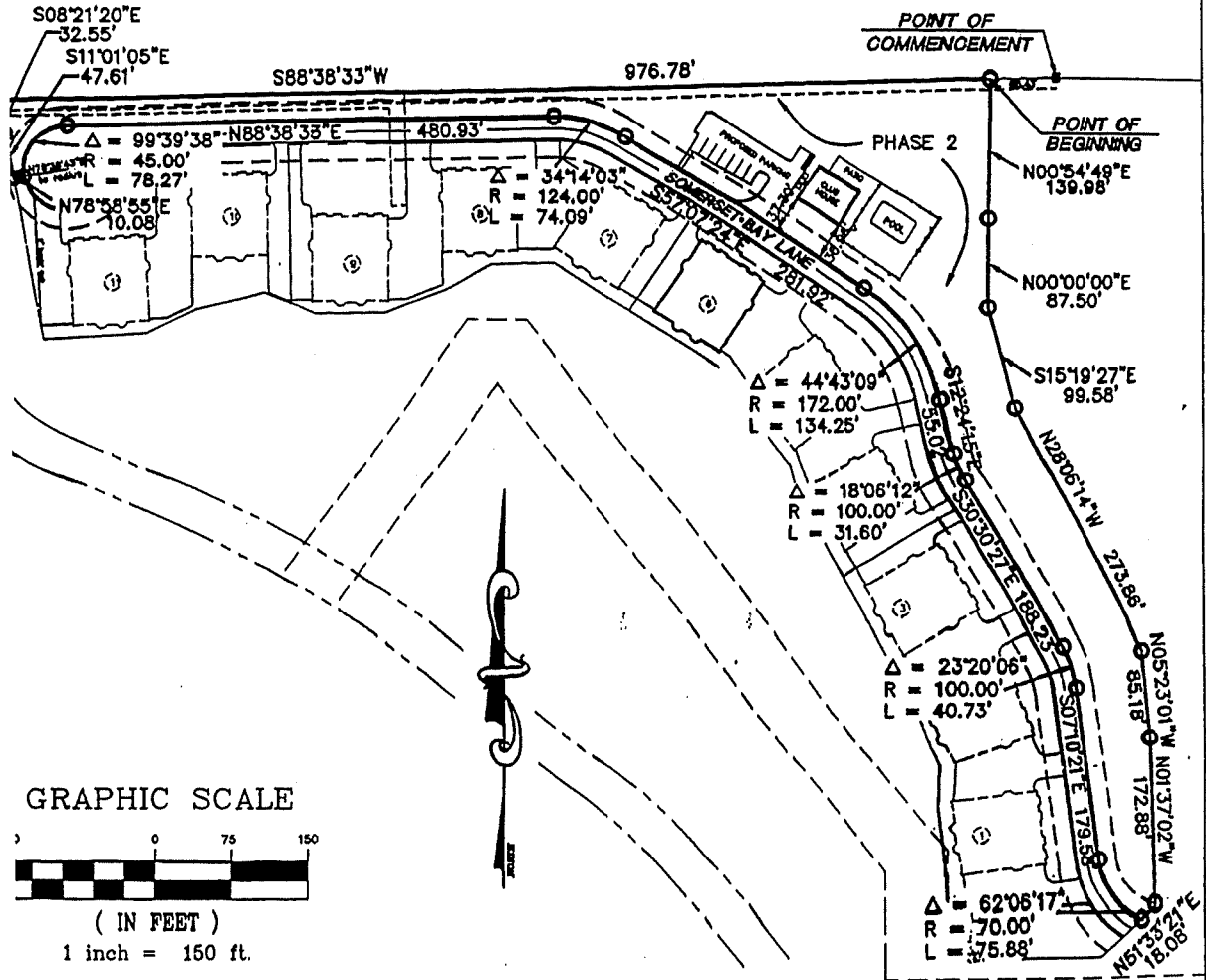


PREPARED BY:  
**ASTELLER, MOLER & REED, INC.**  
 205 14TH AVENUE  
 DEER BEACH, FLORIDA 32060

PREPARED 3-1-00  
 4789CD3.DWG  
 DISK #CD-12

**COMERSET BAY**  
**"A CONDOMINIUM"**  
 INDIAN RIVER COUNTY, FLORIDA

SKETCH OF INFORMATION  
 NOT A BOUNDARY SURVEY



**PHASE 2**  
**SITE PLAN**  
**CLUBHOUSE**

PREPARED BY:  
 STELLER, MOLER & REED, INC.  
 15 14TH AVENUE  
 CO BEACH, FLORIDA 32960

PREPARED 3-1-00  
 4789CD4.DWG  
 DISK #CD-12



# SOMERSET BAY

## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

### REPORT OF SURVEY:

THE MAP, REPORT & LEGAL DESCRIPTION  
ARE NOT FULL AND COMPLETE  
WITHOUT THE OTHER

- TYPE OF SURVEY: BOUNDARY
- SURVEYOR IN RESPONSIBLE CHARGE: ROD REED P.S.M. 3916  
MASTELLER, MOLER & REED, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644  
2205 14TH AVENUE  
VERO BEACH, FLORIDA 32960 - PHONE (561) 564-8050
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (81G17-6 FAC) IS URBAN THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
- THE LAST DATE OF FIELD WORK: 12/14/99
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
  - A) ASSUMED
  - B) THE NORTH LINE OF GOVERNMENT LOT 8 BETWEEN A FOUND 1" IRON PIPE IN CONCRETE AND A FOUND 1/2" IRON ROD AND CAP STAMPED LB 4644
  - C) THE BEARING IS S89°59'15"W
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES AE B AND 9 PER FLOOD INSURANCE RATE MAP 12061C091, DATED MAY 4TH, 1989.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

### LEGEND & ABBREVIATIONS:

IRC	IRON ROD AND CAP	○	OAK	⊕	SANITARY MANHOLE	—	SIGN
LB	LICENSED BUSINESS	●	PINE	⊖	DRAINAGE MANHOLE	☆	LIGHT POLE
NO.	NUMBER	✱	PALM	⊗	WELL	■	MAIL OR PAPERBOX
R/W	RIGHT OF WAY	✱	SHRUB	⊗	HYDRANT	◆	SOUTHERN BELL BOX
CM	CONCRETE MONUMENT	⊗	MAPLE	⊗	WATER VALVE	○	CABLE TV BOX
MEAS.	MEASURED	⊗	CITRUS	⊗	WATER METER	⊗	POWERPOLE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	⊗	ELM	⊗	CLEANOUT	⊗	ELECTRIC BOX
FD.	FOUND	⊗		■	CATCH BASIN		
O.R.B.	OFFICIAL RECORD BOOK	⊗		■	CURB INLET		
P.R.M.	PERMANENT REFERENCE MONUMENT	⊗					
P.C.P.	PERMANENT CONTROL POINT	⊗					
BM	BENCHMARK	⊗					
F.F.	FINISH FLOOR	⊗					
ELEV.	ELEVATION	⊗					
E.O.P.	EDGE OF PAVEMENT	⊗					
R	RADIUS	⊗					
Δ	DELTA	⊗					
L	LENGTH	⊗					
I.D.	IDENTIFICATION	⊗					
SEC.	SECTION	⊗					
THP.	TOWNSHIP	⊗					
RGE.	RANGE	⊗					

PREPARED BY:  
MASTELLER, MOLER & REED, INC.  
2205 14TH AVENUE  
VERO BEACH, FLORIDA 32960

NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

ROD REED, PSM 3916

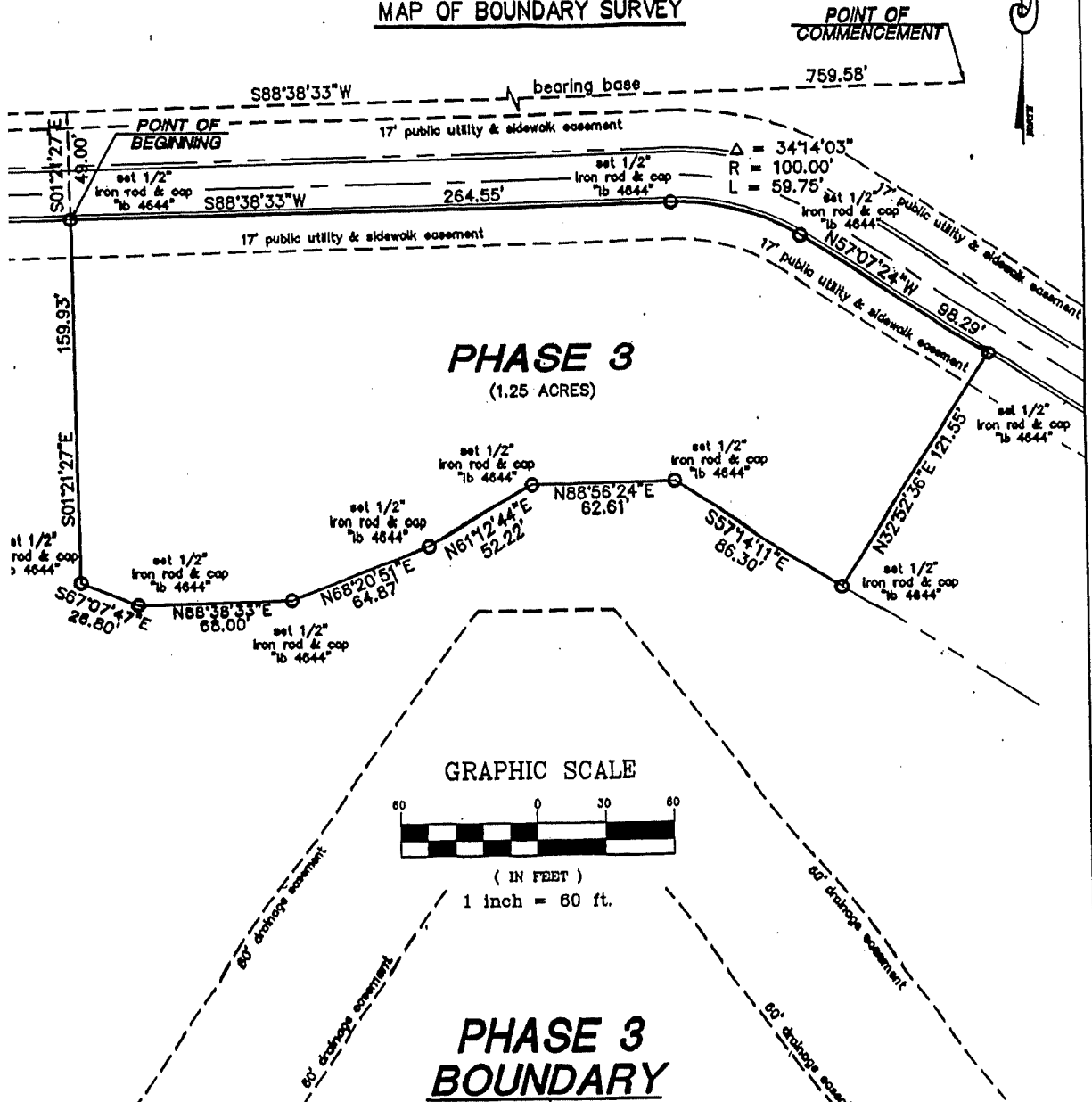
PREPARED 3-1-00  
4789CD1.DWG  
DISK #CD-12

# COMERSET BAY

## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

### MAP OF BOUNDARY SURVEY



PREPARED BY:  
LASTELLER, MOLER & REED, INC.  
205 14TH AVENUE  
KBO BEACH, FLORIDA 32960

PREPARED 3-1-00  
4789CD3.DWG  
DISK #CD-12

# **SOMERSET BA**

## **"A CONDOMINIUM"**

INDIAN RIVER COUNTY, FLORIDA

### **LEGAL DESCRIPTION**

***(PHASE 3)***

A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5, THENCE S88°38'33"W, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, 759.58 FEET; THENCE S01°21'27"E, 49.00 FEET TO THE POINT OF BEGINNING; THENCE S01°21'27"E, 159.93 FEET; THENCE S67°07'47"E, 26.80 FEET; THENCE N88°38'33"E, 68.00 FEET; THENCE N68°20'51"E, 64.87 FEET; THENCE N61°12'44"E, 52.22 FEET; THENCE N88°56'24"E, 62.61 FEET; THENCE S57°14'11"E 86.30 FEET; THENCE N32°52'36"E, 121.55 FEET; THENCE N57°07'24"W, 98.29 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE BEING CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 34°14'03", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 59.75 FEET; THENCE S88°38'33"W, 264.55 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 1.25 ACRES, MORE OR LESS.

## **PHASE 3** **LEGAL DESCRIPTION**

PREPARED BY:  
MASTELLER, MOLER & REED, INC.  
2205 14TH AVENUE  
VERO BEACH, FLORIDA 32960

17

PREPARED 3-1-00  
4789CD3.DWG  
DISK #CD-12

# SOMERSET BAY

## "A CONDOMINIUM"

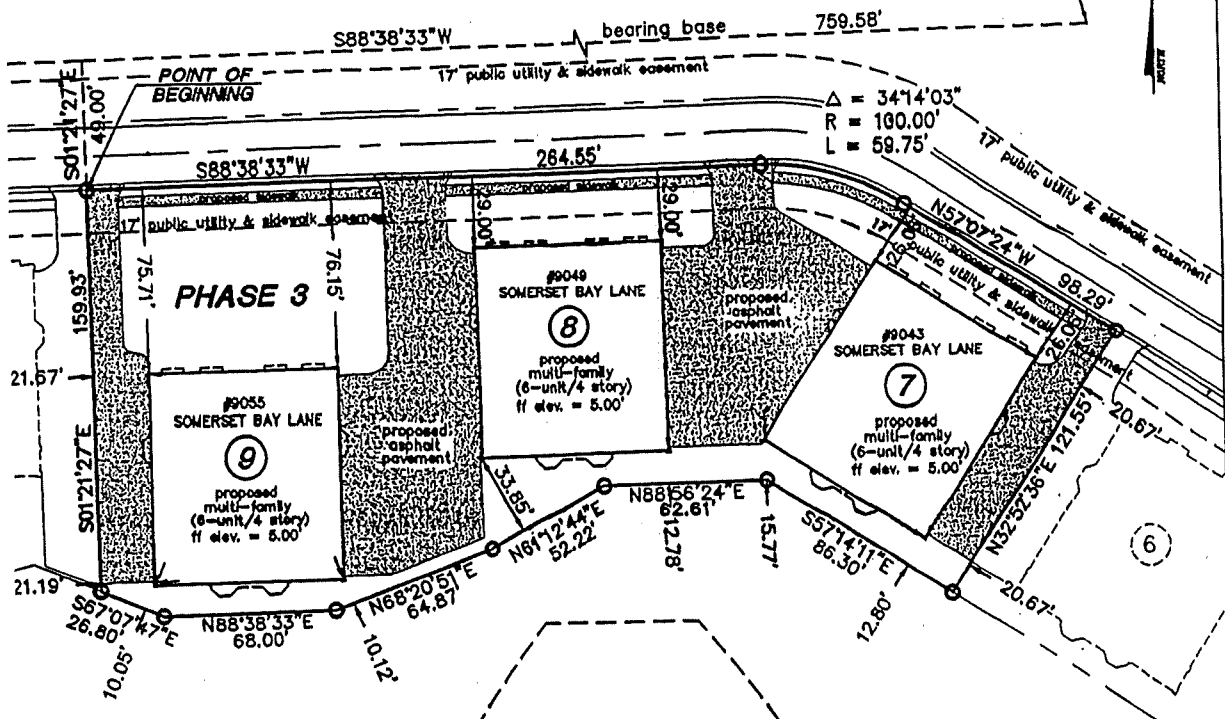
INDIAN RIVER COUNTY, FLORIDA

**COMMON ELEMENTS (CE)**  
 UNCOVERED PARKING SPACES  
 OPEN SPACES  
 WALKWAYS  
 STAIRWAYS  
 DRIVEWAYS  
 ELEVATORS

**LIMITED COMMON ELEMENTS (LCE)**  
 PARKING GARAGES

SKETCH OF INFORMATION  
 NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT



GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

### PHASE 3 SITE PLAN

PREPARED BY:  
**CASTELLER, MOLER & REED, INC.**  
 205 14TH AVENUE  
 KEO BEACH, FLORIDA 32960

PREPARED 3-1-00  
 4789CD3.DWG  
 DISK #CD-12

# COMERSET BA

## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

### REPORT OF SURVEY:

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WITHOUT THE OTHER

- TYPE OF SURVEY: BOUNDARY
- SURVEYOR IN RESPONSIBLE CHARGE: ROD REED P.S.M. 3916  
MASTELLER, MOLER & REED, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644  
2205 14TH AVENUE  
VERO BEACH, FLORIDA 32960 - PHONE (561) 564-8050
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  - A) ASSUMED
  - B) THE NORTH LINE OF GOVERNMENT LOT 6 BETWEEN A FOUND 1" IRON PIPE IN CONCRETE AND A FOUND 1/2" IRON ROD AND CAP STAMPED LB 4644
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### LEGEND & ABBREVIATIONS:

IRC	IRON ROD AND CAP	○	OAK	⊙	SANITARY MANHOLE	—	SIGN
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NO.	NUMBER	⊗	PALM	⊗	WELL	■	MAIL OR PAPERBOX
R/W	RIGHT OF WAY	⊗	SHRUB	⊗	HYDRANT	◆	SOUTHERN BELL BOX
CM	CONCRETE MONUMENT	⊗	MAPLE	⊗	WATER VALVE	○	CABLE TV BOX
MEAS.	MEASURED	⊗	CITRUS	⊗	WATER METER	⊗	POWERPOLE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	⊗	ELM	⊗	CLEANOUT	⊗	ELECTRIC BOX
FD.	FOUND	⊗		⊗	CATCH BASIN		
O.R.B.	OFFICIAL RECORD BOOK				CURB INLET		
P.R.M.	PERMANENT REFERENCE MONUMENT						
P.C.P.	PERMANENT CONTROL POINT						
BM	BENCHMARK						
F.F.	FINISH FLOOR						
ELEV.	ELEVATION						
E.O.P.	EDGE OF PAVEMENT						
R	RADIUS						
Δ	DELTA						
L	LENGTH						
I.D.	IDENTIFICATION						
SEC.	SECTION						
TWP.	TOWNSHIP						
RGE.	RANGE						

NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

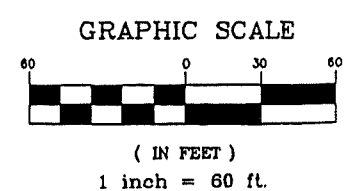
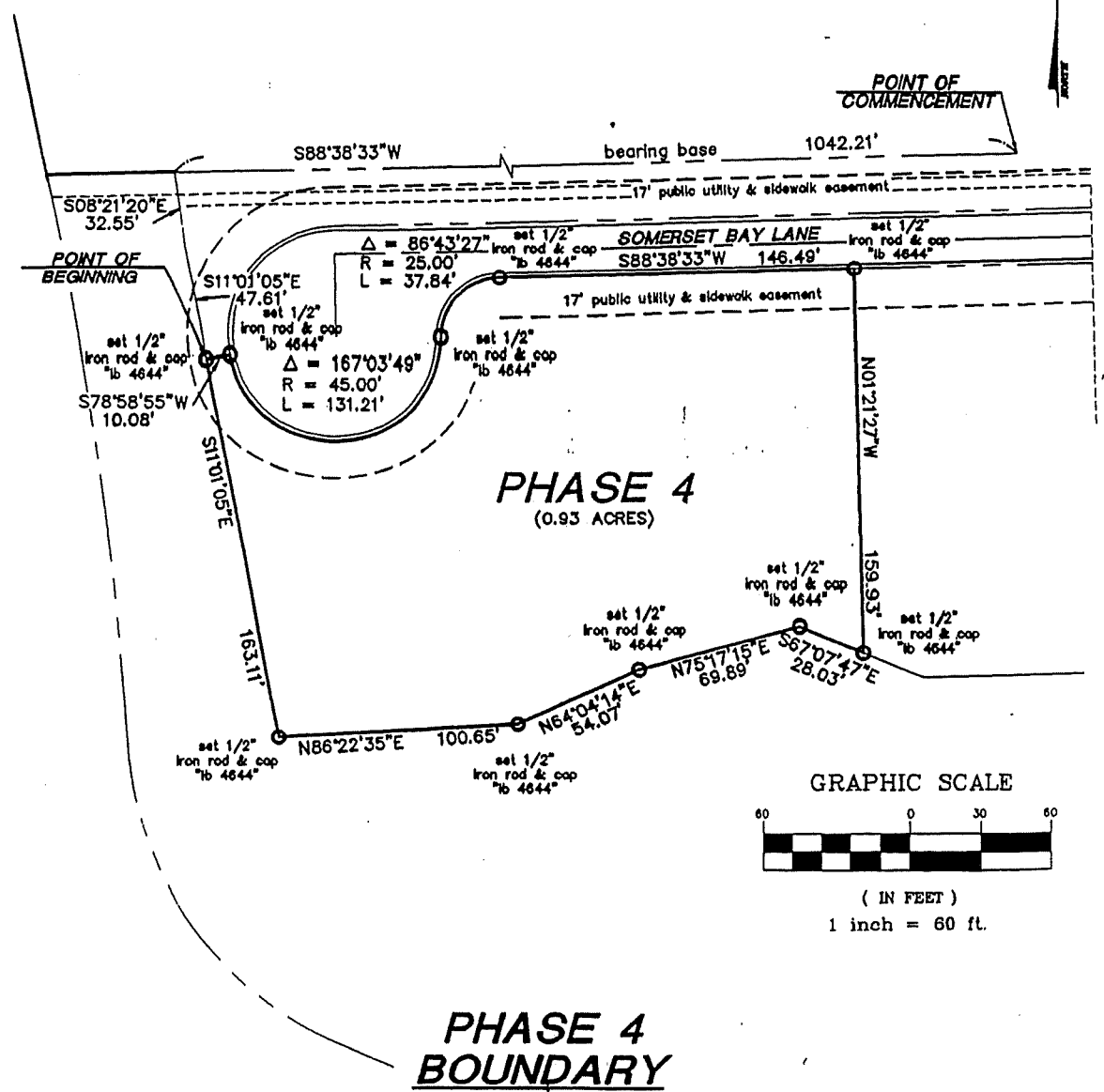
PREPARED BY:  
**MASTELLER, MOLER & REED, INC.**  
2205 14TH AVENUE  
VERO BEACH, FLORIDA 32960

ROD REED, PSM 3916

PREPARED 3-1-00  
4789CD1.DWG  
DISK #CD-12

**SOMERSET BAY**  
**"A CONDOMINIUM"**  
 INDIAN RIVER COUNTY, FLORIDA

MAP OF BOUNDARY SURVEY



**PHASE 4**  
**BOUNDARY**

PREPARED BY:  
**STELLER, MOLER & REED, INC.**  
 15 14TH AVENUE  
 10 BEACH, FLORIDA 32960

PREPARED 3-1-00  
 4789CD3.DWG  
 DISK #CD-12

**SOMERSET BAY**  
**"A CONDOMINIUM"**  
INDIAN RIVER COUNTY, FLORIDA

**LEGAL DESCRIPTION**  
**(PHASE 4)**

A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5, THENCE S88°38'33"W, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, 1042.21 FEET; THENCE S08°21'20"E, 32.55 FEET; THENCE S11°01'05"E, 47.61 FEET, TO THE POINT OF BEGINNING, THENCE S11°01'05"E, 163.11 FEET; THENCE N86°22'35"E, 100.65 FEET; THENCE N64°04'14"E, 54.07 FEET; THENCE N75°17'15"E, 69.89 FEET; THENCE S67°07'47"E, 28.03 FEET; THENCE N01°21'27"W, 159.93 FEET; THENCE S88°38'33"W, 146.49 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 86°43'27", A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 37.84 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 167°03'49", A RADIUS OF 45.00 FEET, AND AN ARC LENGTH OF 131.21 FEET TO A POINT; THENCE S78°58'55"W, 10.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.93 ACRES MORE OR LESS.

**PHASE 4**  
**LEGAL DESCRIPTION**

# SOMERSET BAY

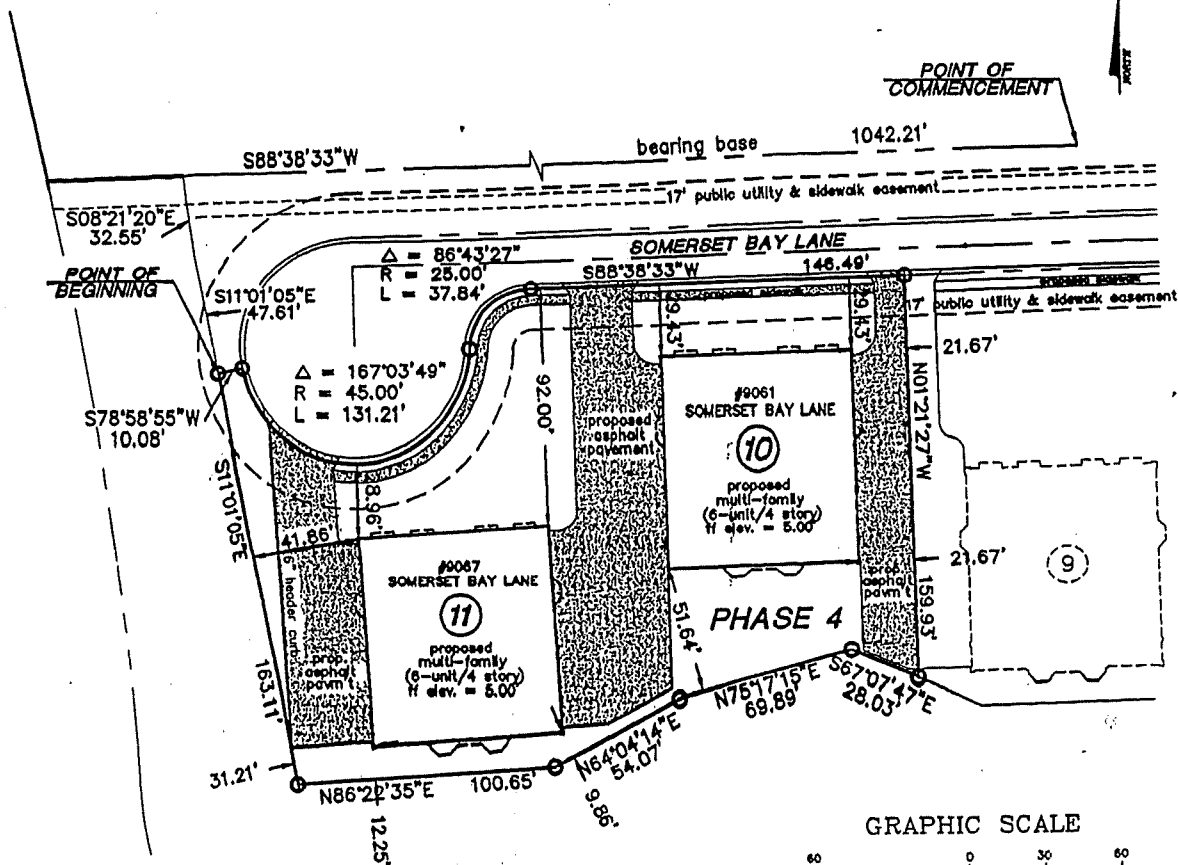
## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

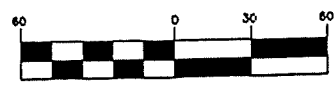
COMMON ELEMENTS (CE)  
 UNCOVERED PARKING SPACES  
 OPEN SPACES  
 WALKWAYS  
 STAIRWAYS  
 DRIVEWAYS  
 ELEVATORS

LIMITED COMMON ELEMENTS (LCE)  
 PARKING GARAGES

SKETCH OF INFORMATION  
 NOT A BOUNDARY SURVEY



GRAPHIC SCALE



( IN FEET )  
 1 inch = 60 ft.

### PHASE 4 SITE PLAN

REPAIRED BY:  
 ASTELLER, MOLER & REED, INC.  
 205 14TH AVENUE  
 ERO BEACH, FLORIDA 32960

PREPARED 3-1-00  
 4789CD3.DWG  
 DISK #CD-12



# COMERSET BA

## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

### REPORT OF SURVEY.

THE MAP, REPORT & LEGAL DESCRIPTION  
ARE NOT FULL AND COMPLETE  
WITHOUT THE OTHER

- TYPE OF SURVEY: BOUNDARY
- SURVEYOR IN RESPONSIBLE CHARGE: ROD REED P.S.M. 3916  
MASTELLER, MOLER & REED, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644  
2205 14TH AVENUE  
VERO BEACH, FLORIDA 32960 - PHONE (561) 564-8050
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC) IS URBAN  
THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
- THE LAST DATE OF FIELD WORK: 12/14/99
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
  - A) ASSUMED
  - B) THE NORTH LINE OF GOVERNMENT LOT 6 BETWEEN A FOUND 1" IRON PIPE IN CONCRETE AND A FOUND 1/2" IRON ROD AND CAP STAMPED LB 4644
  - C) THE BEARING IS S89°59'15"W
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES AE 8 AND 9 PER FLOOD INSURANCE RATE MAP 12061C091, DATED MAY 4TH, 1989.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

### LEGEND & ABBREVIATIONS:

IRC	IRON ROD AND CAP	○	OAK	⊕	SANITARY MANHOLE	—	SIGN
LB	LICENSED BUSINESS	⊗	PINE	⊖	DRAINAGE MANHOLE	☆	LIGHT POLE
NO.	NUMBER	✱	PALM	⊗	WELL	■	MAIL OR PAPERBOX
R/W	RIGHT OF WAY	✱	SHRUB	⊗	HYDRANT	⊕	SOUTHERN BELL BOX
CM	CONCRETE MONUMENT	⊗	MAPLE	⊗	WATER VALVE	○	CABLE TV BOX
MEAS.	MEASURED	⊗	CITRUS	⊗	WATER METER	⊗	POWERPOLE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	⊗	ELM	⊗	CLEANOUT	⊗	ELECTRIC BOX
FD.	FOUND	●		■	CATCH BASIN		
O.R.B.	OFFICIAL RECORD BOOK			■	CURB INLET		
P.R.M.	PERMANENT REFERENCE MONUMENT						
P.C.P.	PERMANENT CONTROL POINT						
BM	BENCHMARK						
F.F.	FINISH FLOOR						
ELEV.	ELEVATION						
E.O.P.	EDGE OF PAVEMENT						
R	RADIUS						
Δ	DELTA						
L	LENGTH						
I.D.	IDENTIFICATION						
SEC.	SECTION						
TWP.	TOWNSHIP						
RGE.	RANGE						

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:  
MASTELLER, MOLER & REED, INC.  
205 14TH AVENUE  
VERO BEACH, FLORIDA 32960

ROD REED, P.S.M. 3916

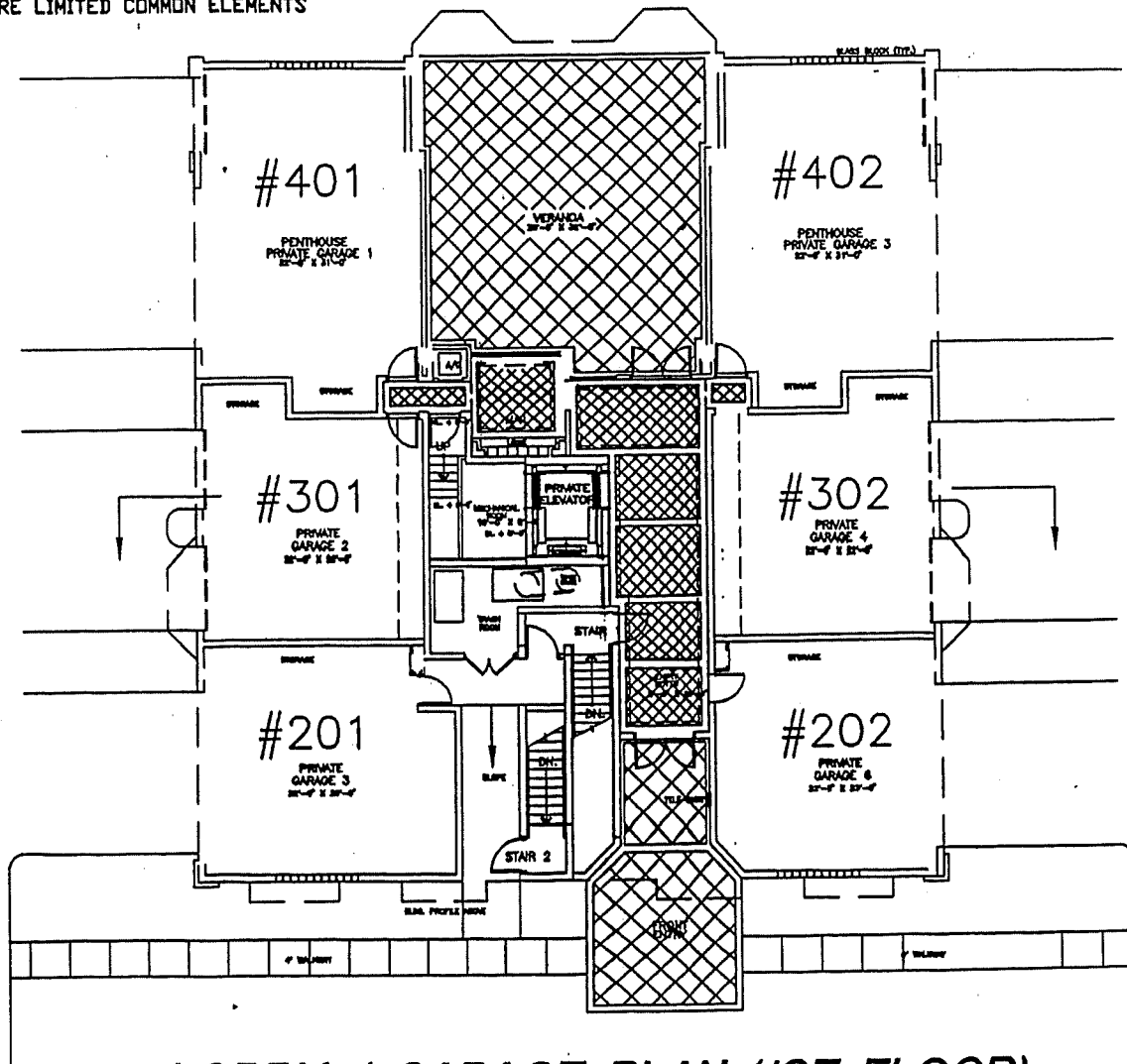
PREPARED 3-1-00  
4789CD1.DWG  
DISK #CD-12

# SOMERSET BAY

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

ALL GARAGES, STORAGE AREAS AND LOCKERS  
ARE LIMITED COMMON ELEMENTS



## LOBBY / GARAGE PLAN (1ST FLOOR)

ENCLOSED LOBBY AREA = 625 SQ. FT.  
(NOT TO SCALE)

TYPICAL FOR BUILDINGS  
1 THRU 11 INCLUSIVE

PREPARED BY:  
ASTELLER, MOLER & REED, INC.  
238 14TH AVENUE  
FRO BEACH, FLORIDA 32960

PREPARED 3-1-00  
4789CD2.DWG  
DISK #CD-12

# SOMERSET BAY

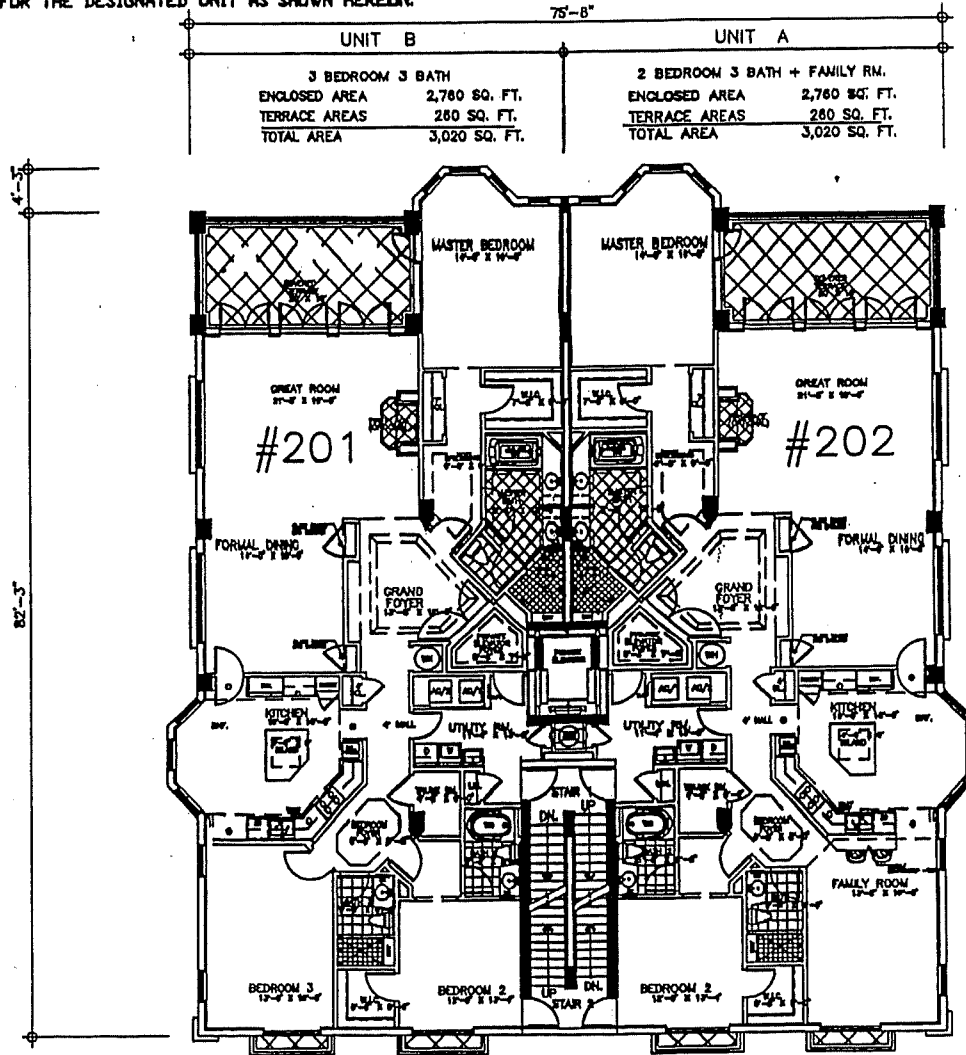
## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

**TYPICAL FLOOR PLAN**

TOTAL SALEABLE AREA	5,620 SQ. FT. (84.1)M
NON-SALEABLE CORE AREA	342 SQ. FT. (5.8)M
TOTAL ENCLOSED AREA	5,862 SQ. FT. (100)M
TOTAL BALCONY AREA	520 SQ. FT.
TOTAL SLAB AREA	6,382 SQ. FT.

ALL BALCONIES ARE LIMITED COMMON ELEMENTS FOR THE DESIGNATED UNIT AS SHOWN HEREON.



### RESIDENTIAL FLOOR PLAN (2ND FLOOR)

TOTAL ENCLOSED AREA = 5,862 SQ. FT.  
(NOT TO SCALE)

TYPICAL FOR BUILDINGS  
1 THRU 11 INCLUSIVE

PREPARED BY:  
MASTELLER, MOLER & REED, INC.  
2205 14TH AVENUE  
VERO BEACH, FLORIDA 32960

PREPARED 3-1-00  
4789CD2.DWG  
DISK #CD-12

# SOMERSET BAY

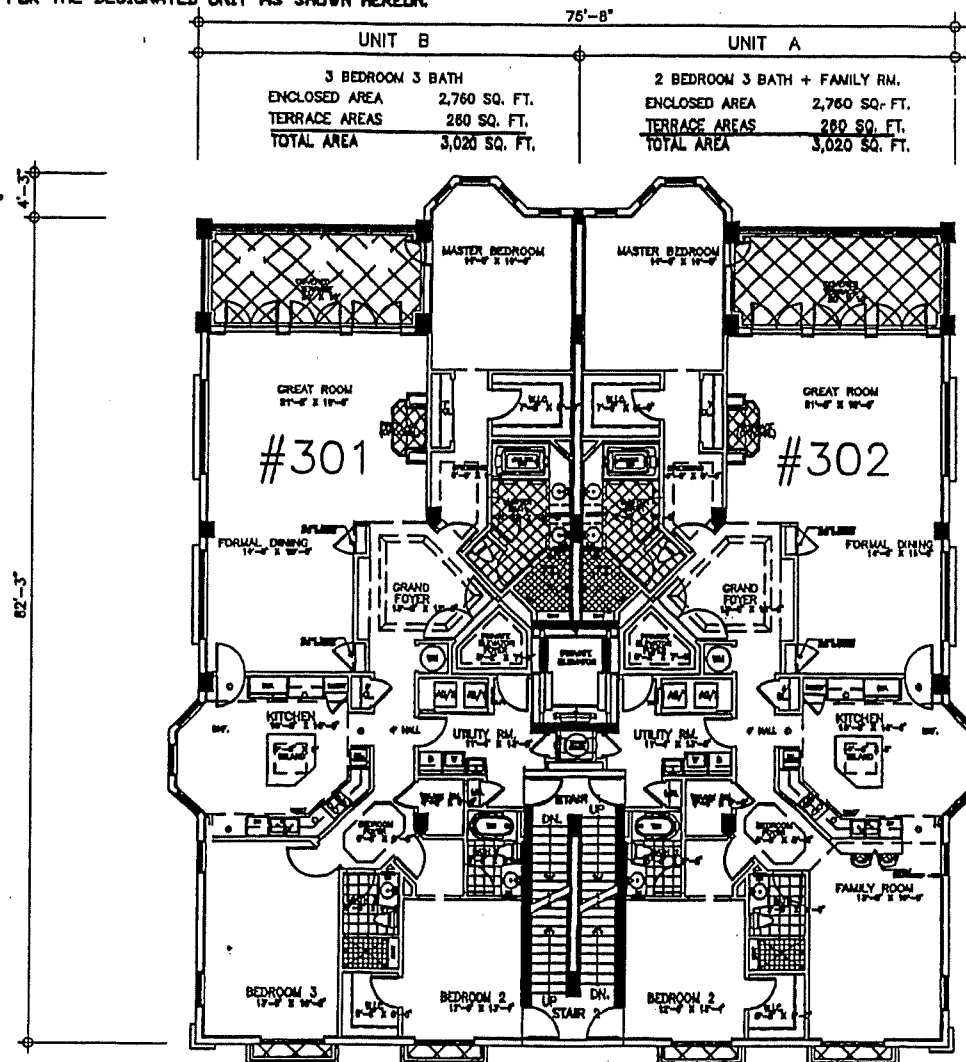
## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

**TYPICAL FLOOR PLAN**

TOTAL SALEABLE AREA	5,520 SQ. FT. (84.1) %
NON-SALEABLE CORE AREA	342 SQ. FT. (5.8) %
TOTAL ENCLOSED AREA	5,862 SQ. FT. (100) %
TOTAL BALCONY AREA	520 SQ. FT.
TOTAL SLAB AREA	4,382 SQ. FT.

ALL BALCONIES ARE LIMITED COMMON ELEMENTS FOR THE DESIGNATED UNIT AS SHOWN HEREON.



### RESIDENTIAL FLOOR PLAN (3RD FLOOR)

TOTAL ENCLOSED AREA = 5,862 SQ. FT.  
(NOT TO SCALE)

TYPICAL FOR BUILDINGS  
1 THRU 11 INCLUSIVE

PREPARED BY:  
ISTELLER, MOLER & REED, INC.  
85 14TH AVENUE  
RO BEACH, FLORIDA 32960

PREPARED 3-1-00  
4789CD2.DWG  
DISK #CD-12

# SOMERSET BAY

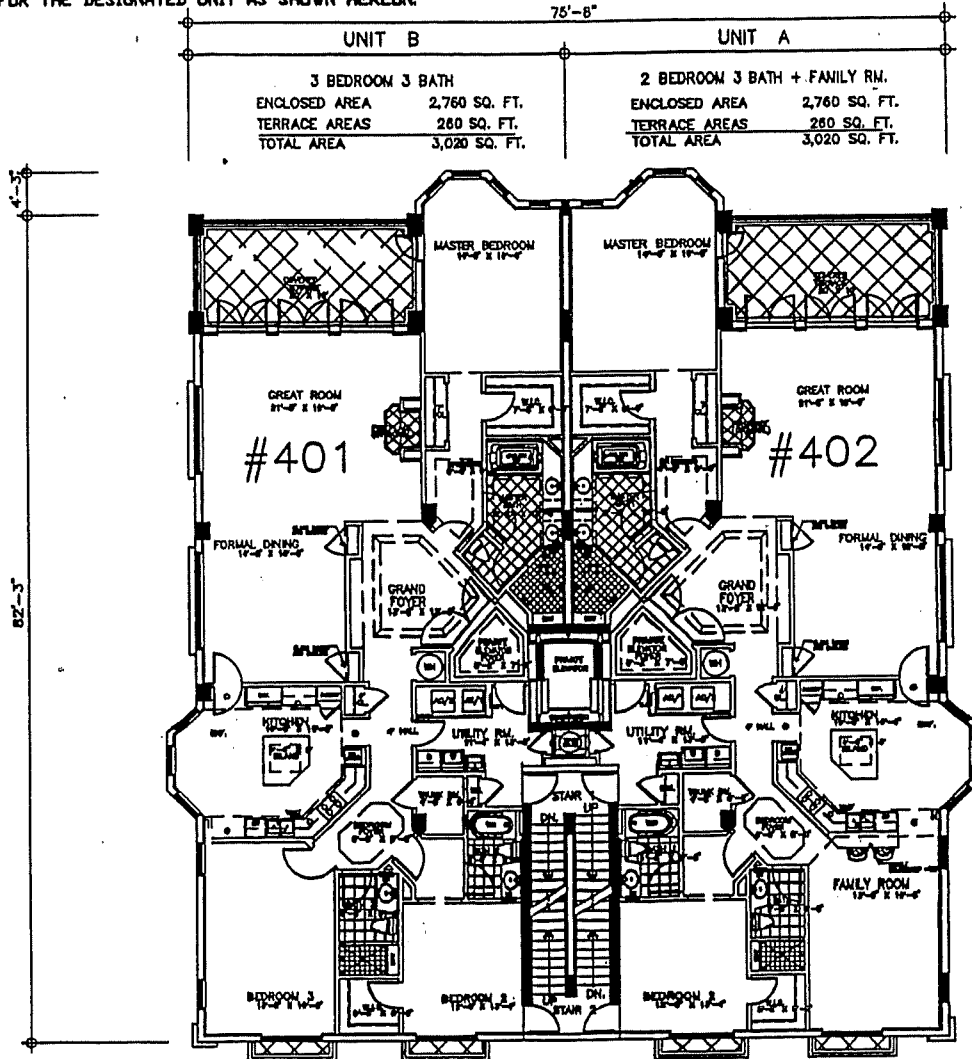
## "A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA

### TYPICAL FLOOR PLAN

TOTAL SALEABLE AREA	5,020 SQ. FT. (94.1)%
NON-SALEABLE CORE AREA	342 SQ. FT. (6.0)%
TOTAL ENCLOSED AREA	5,862 SQ. FT. (100)%
TOTAL BALCONY AREA	620 SQ. FT.
TOTAL SLAB AREA	6,382 SQ. FT.

ALL BALCONIES ARE LIMITED COMMON ELEMENTS FOR THE DESIGNATED UNIT AS SHOWN HEREON.



## RESIDENTIAL FLOOR PLAN (4TH FLOOR)

TOTAL ENCLOSED AREA = 5,862 SQ. FT.  
(NOT TO SCALE)

TYPICAL FOR BUILDINGS  
1 THRU 11 INCLUSIVE

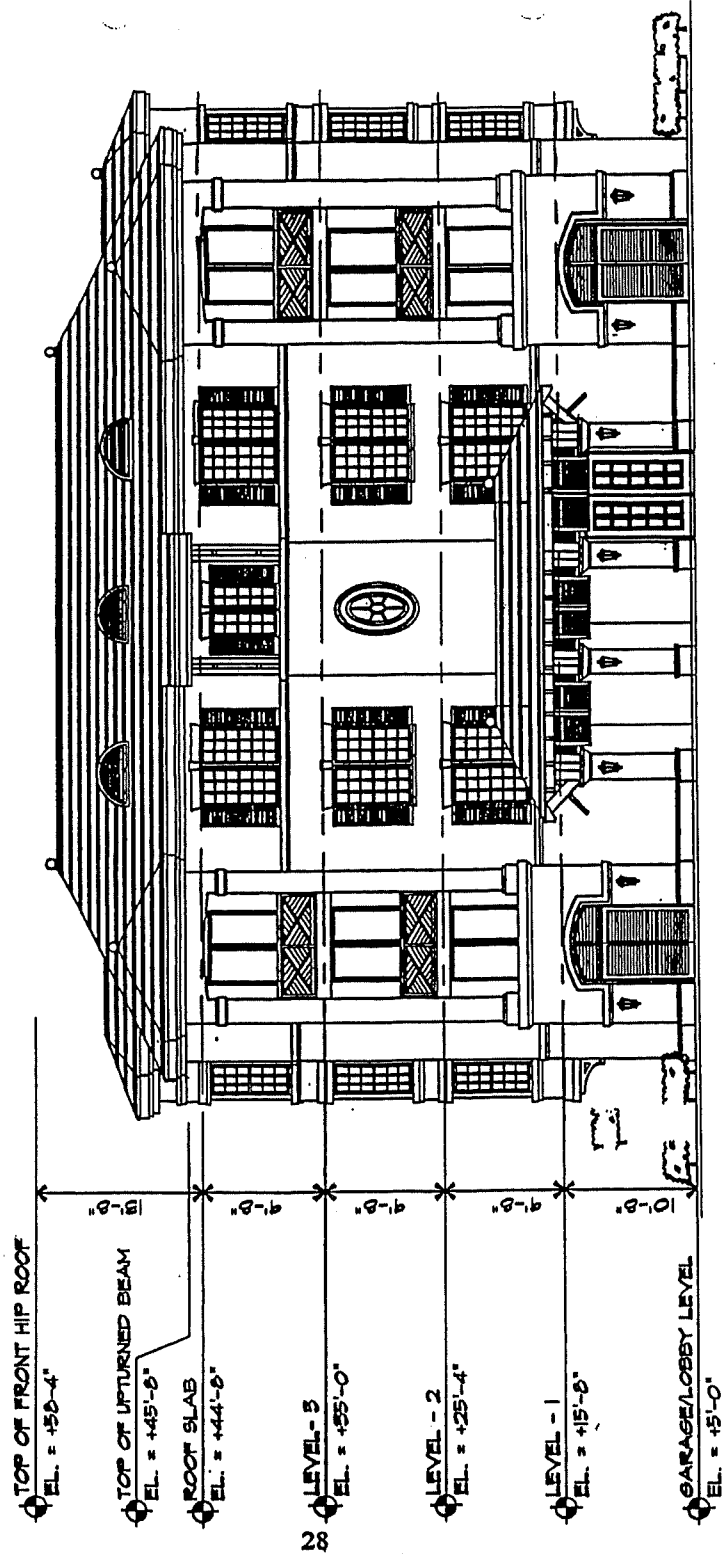
PREPARED BY:  
LASTELLER, MOLER & REED, INC.  
205 14TH AVENUE  
VERO BEACH, FLORIDA 32960

PREPARED 3-1-00  
4789CD2.DWG  
DISK #CD-12

# SOMERSET BAY

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA



## FRONT ELEVATION

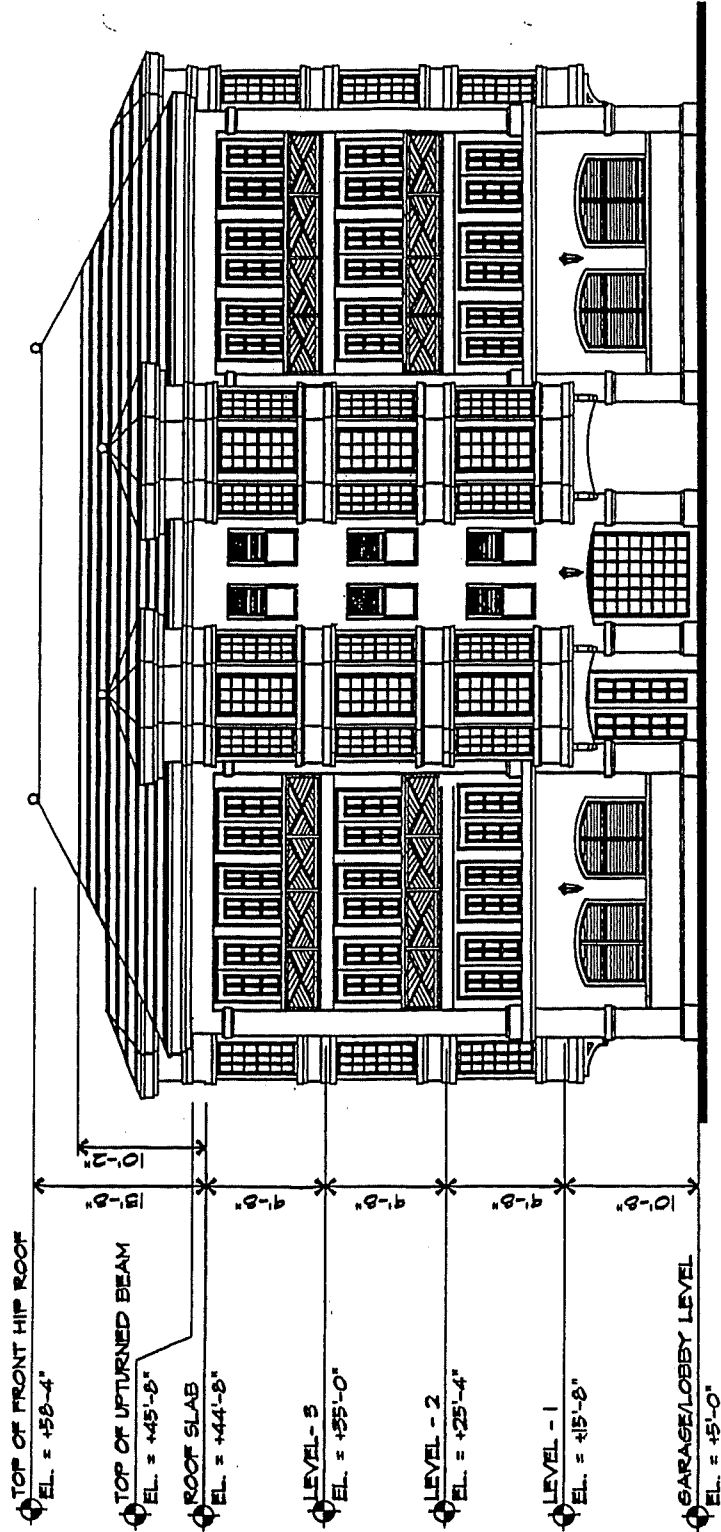
(NOT TO SCALE)

TYPICAL FOR BUILDINGS  
1 THRU 11 INCLUSIVE

PREPARED BY:  
MASTELLER, MOLER & REED, INC.  
2206 14TH AVENUE  
VERO BEACH, FLORIDA 32960

PREPARED 12-09-98  
4625CD2.DWG  
DISK #CD-12

**SOMERSET BAY**  
**"A CONDOMINIUM"**  
 INDIAN RIVER COUNTY, FLORIDA



**REAR ELEVATION**

NOT TO SCALE

TYPICAL FOR BUILDINGS  
 1 THRU 11 INCLUSIVE

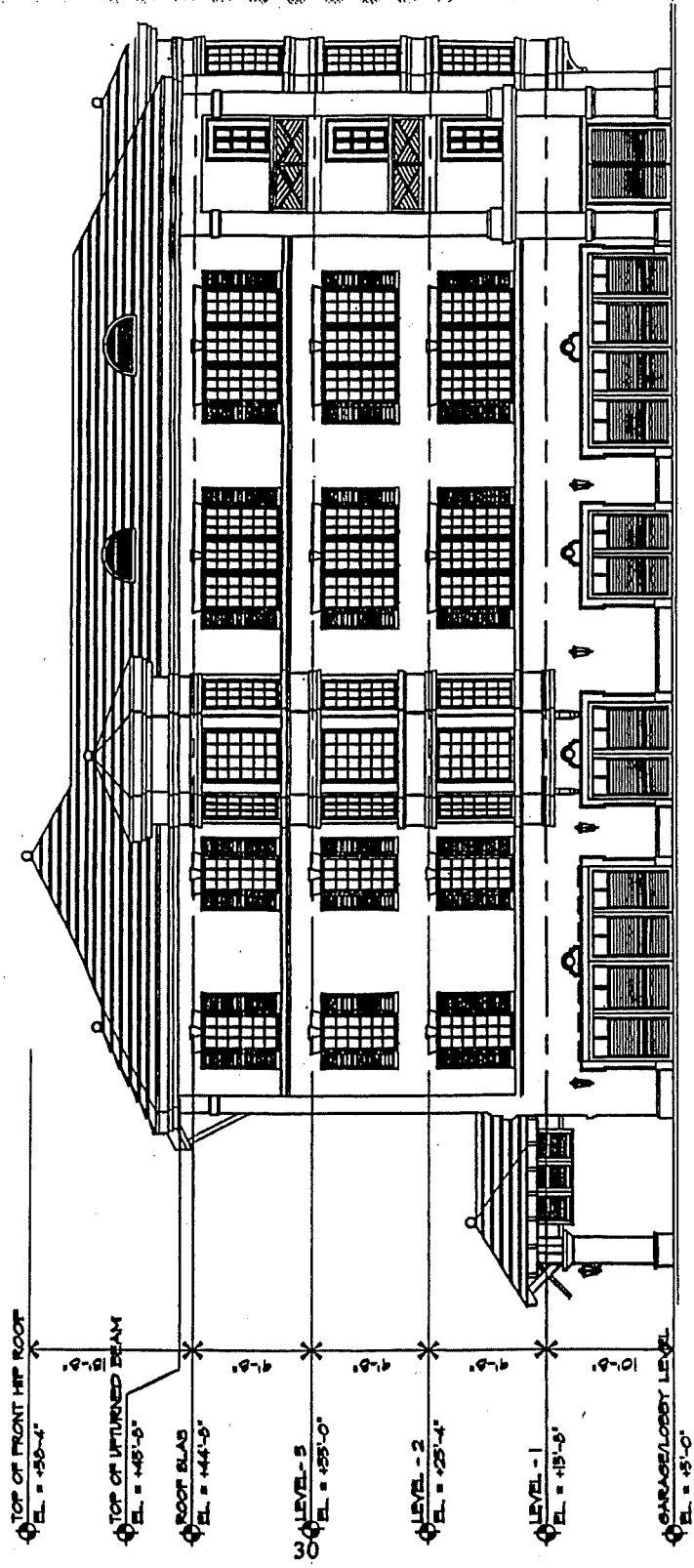
PREPARED 12-09-98  
 4625CD2.DWG  
 DISK #CD-12

PREPARED BY:  
 MASTERLIFE, MOILER & REED, INC.  
 2205 14TH AVENUE  
 VERO BEACH, FLORIDA 32960

# SOMERSET BAY

"A CONDOMINIUM"

INDIAN RIVER COUNTY, FLORIDA



## RIGHT SIDE ELEVATION

(NOT TO SCALE)

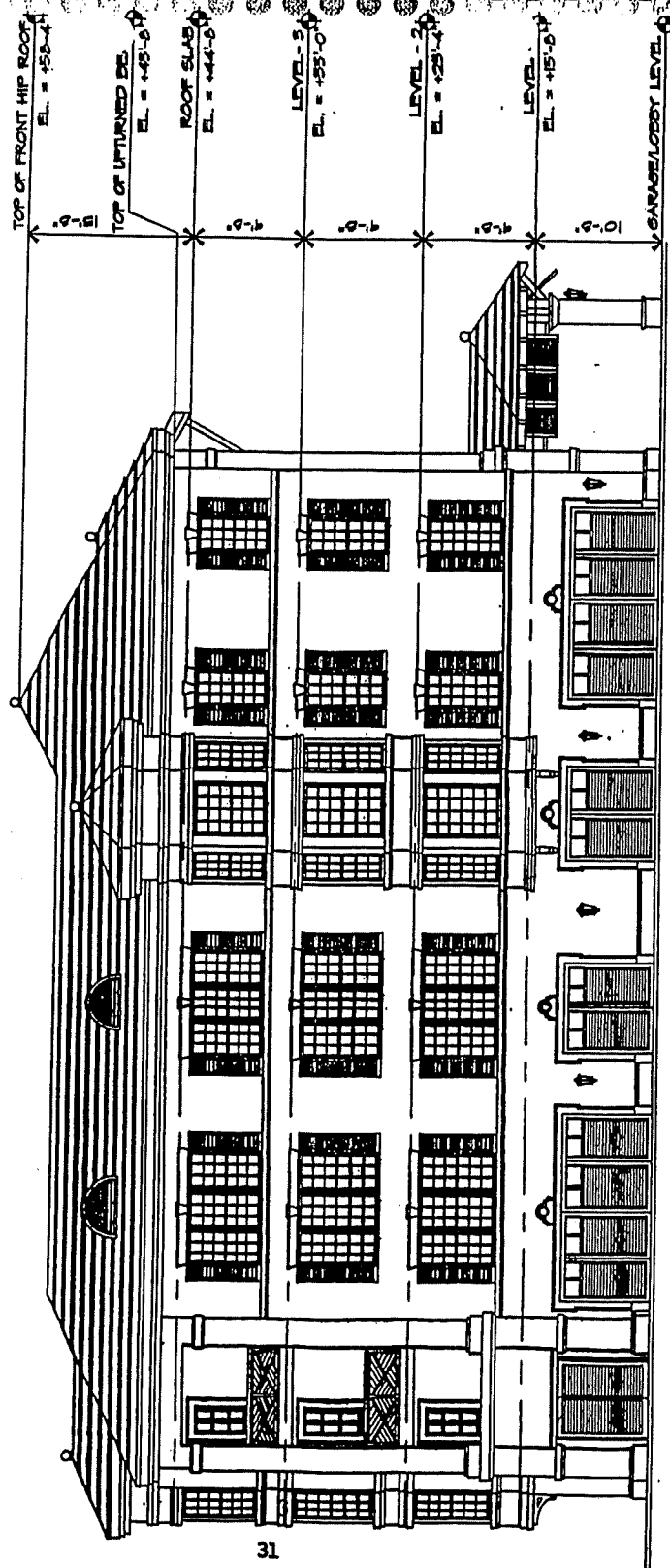
TYPICAL FOR BUILDINGS  
1 THRU 11 INCLUSIVE

PREPARED BY:  
MASTELLER, MOLER & REED, INC.  
2206 14TH AVENUE  
VERO BEACH, FLORIDA 32960

PREPARED 12-09-98  
4625CD2.DWG  
DISK #CD-12



**SOMERSET BAY**  
**"A CONDOMINIUM"**  
 INDIAN RIVER COUNTY, FLORIDA



**LEFT SIDE ELEVATION**  
 (NOT TO SCALE)

PREPARED 12-09-98  
 4625CD2.DWG  
 DISK #CD-12

TYPICAL FOR BUILDINGS  
 1 THRU 11 INCLUSIVE

PREPARED BY:  
 MASTELLER, MOILER, & REED, INC.  
 2206 14TH AVENUE  
 VERO BEACH, FLORIDA 32960