

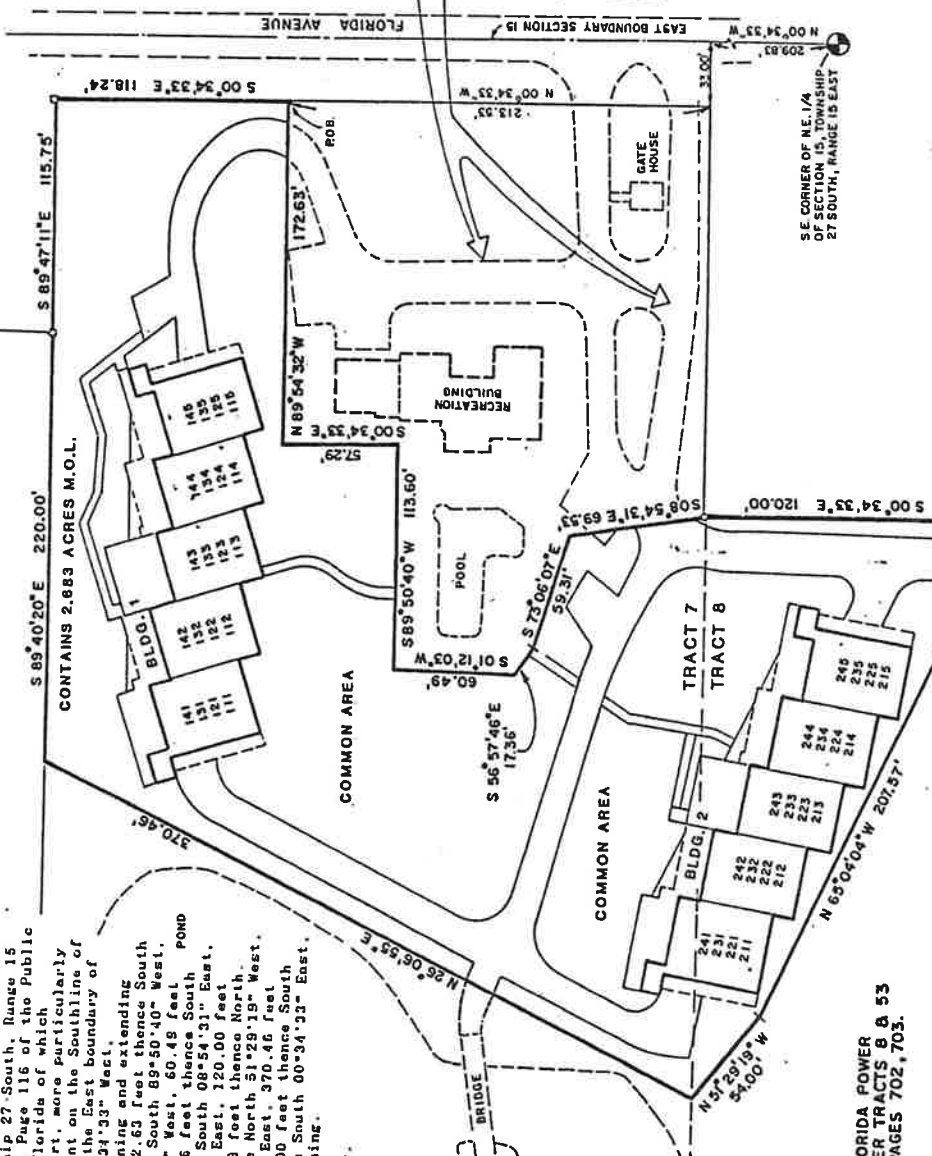
GULF FRONT LAGOON A CONDOMINIUM

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA

Local Description

That portion of Tract 7 and that portion of Tract 8 of the property of Tampa & Tarpon Springs Land Company, subdivision of Section 15, Township 27 South, Range 15 East, as recorded in Plat Book 1, Page 116 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, more particularly described as follows: From a point on the Southline of said Tract 7, 33.00 feet West of the East boundary of said Section 15, thence North 00°34'33" West, 213.53 feet to the Point of Beginning and extending thence: North 89°54'32" West, 172.65 feet thence South 00°34'33" East, 57.29 feet thence South 86°50'40" West, 113.60 feet thence South 01°12'03" West, 60.48 feet thence South 56°57'46" East, 17.36 feet thence South 73°06'07" East, 59.31 feet thence South 06°49'31" East, 69.53 feet thence South 00°34'33" East, 120.00 feet thence South 89°25'27" West, 65.88 feet thence North 54°04'04" West, 207.57 feet thence North 71°29'19" West, 65°04'04" West, 207.57 feet thence North 51°29'19" West, 54.00 feet thence North 26°06'55" East 370.46 feet thence South 89°47'11" East, 115.75 feet thence South 118.24 feet to the Point of Beginning.

Contains 2.6067 acres more or less.



Access easement unit owners Front Lagoon minimum of its association; successors; assigns; Maintenance and Restrict Tarpon Club recording of shall occur (simultaneously with platting of property to the minimum form ownership. Access easement be a perpetually exclusive and assessed and deemed to be covenant run the land.

SE CORNER OF NE 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 15 EAST

THERE EXISTS A BLANKET FLORIDA POWER DISTRIBUTION EASEMENT OVER TRACTS 8 & 53 ONLY, PER O.R. BOOK 5511, PAGES 702, 703.

THERE EXISTS A TEN FOOT WIDE EASEMENT TO GENERAL TELEPHONE COMPANY OF FLORIDA AS DESCRIBED AND RECORDED IN O.R. BOOK 5783, PAGES 427, 428 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

I HEREBY CERTIFY ON THIS 20 DAY OF JAN 1980, THE PROPERTY DESCRIBED HEREIN AS GULF FRONT LAGOON, A CONDOMINIUM, WAS SURVEYED. I FURTHER CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE SO THAT THIS MATERIAL AS RECORDED UPON THIS PLAT AND TOGETHER WITH THE PROVISIONS OF THE DECLARATIONS OF CONDOMINIUMS OF GULF FRONT LAGOON CONDOMINIUM, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS.

Robert J. Sipfel
ROBERT J. SIPFEL, P.L.S. 3700

BLDG	UNIT	F.F. ELEV.	CE
1	111 - 115	18.96	
1	121 - 125	27.89	
1	131 - 135	36.80	
1	141 - 145	45.69	
2	211 - 215	20.59	
2	221 - 225	29.46	
2	231 - 235	38.34	
2	241 - 245	47.28	



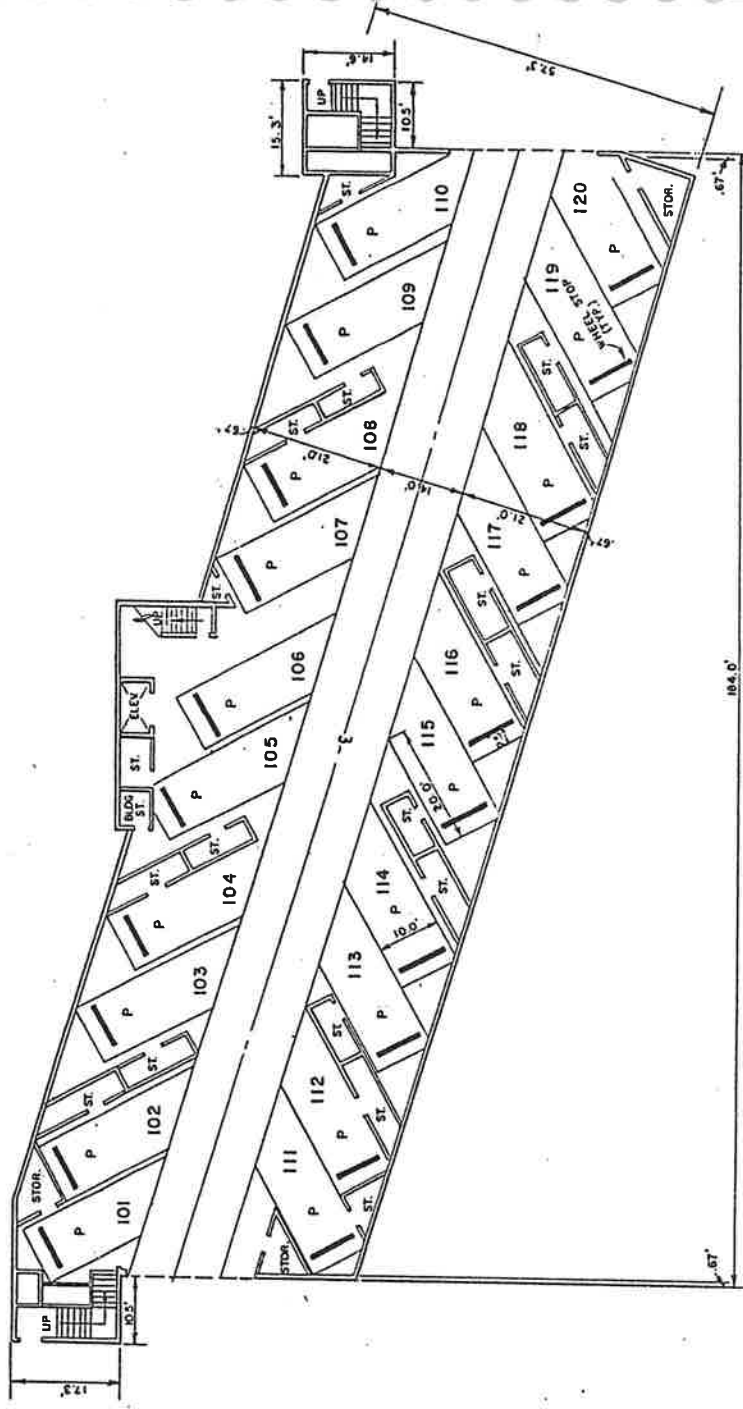
SIPFEL, MASTELLER & KRAVE
ENGINEERING - PLANNING - SURVEYING
1847 FLORIDA AVENUE, PALM HARBOR, FLORIDA

0 25' 50'
SCALE: 1" = 50'

EXHIBIT A

GULF FRONT LAGOON A CONDOMINIUM

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



NOTE: STORAGE AND ASSIGNED PARKING SPACES ARE LIMITED COMMON ELEMENTS, AND RESERVED FOR THE USE OF THE UNITS APPURTENANT THERETO.

ST = STORAGE AREA
P = PARKING SPACE

GROUND FLOOR PLAN-BUILDING #1

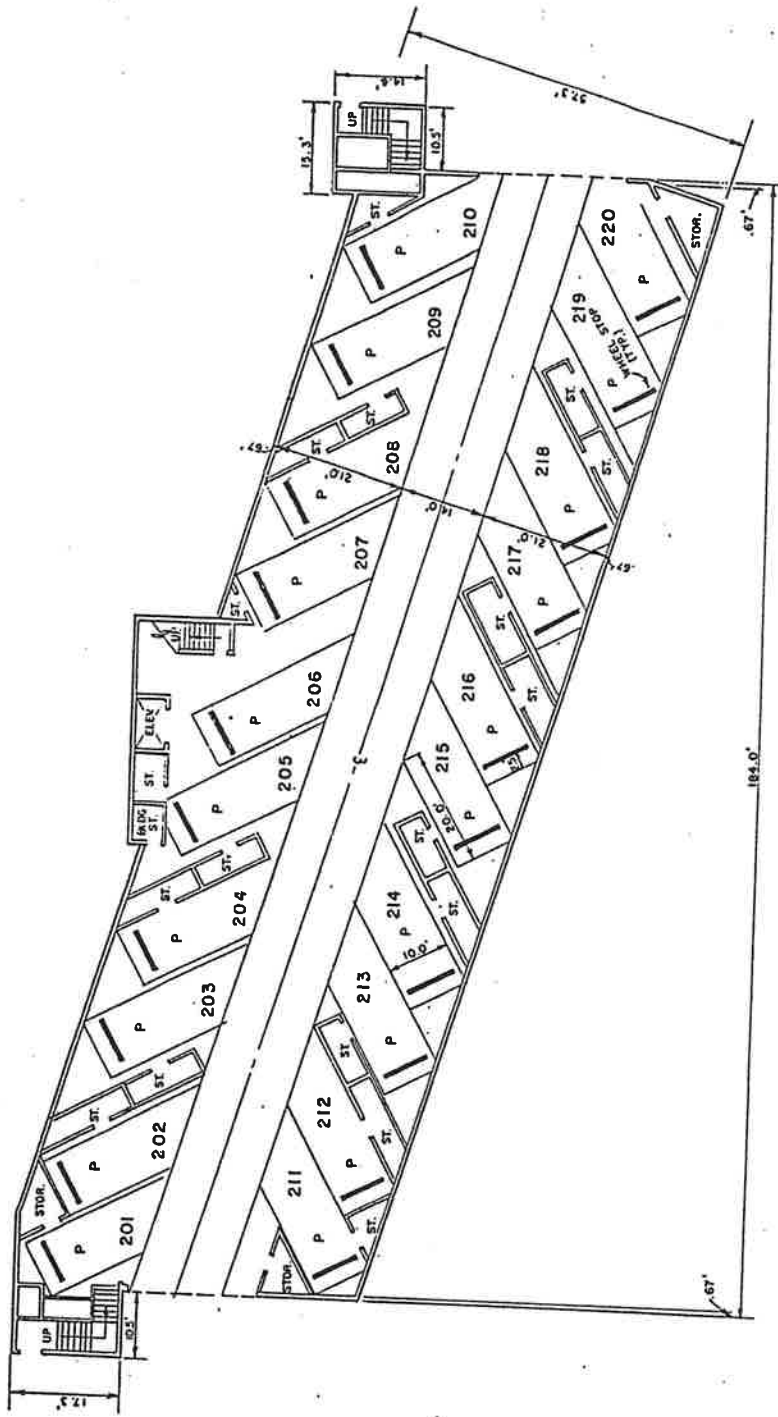


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813-278-2942

SCALE: 1/16" = 1'-0"
SHEET 3 OF 7

GULF FRONT LAGOON A CONDOMINIUM

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



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ST = STORAGE AREA
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GROUND FLOOR PLAN-BUILDING #2

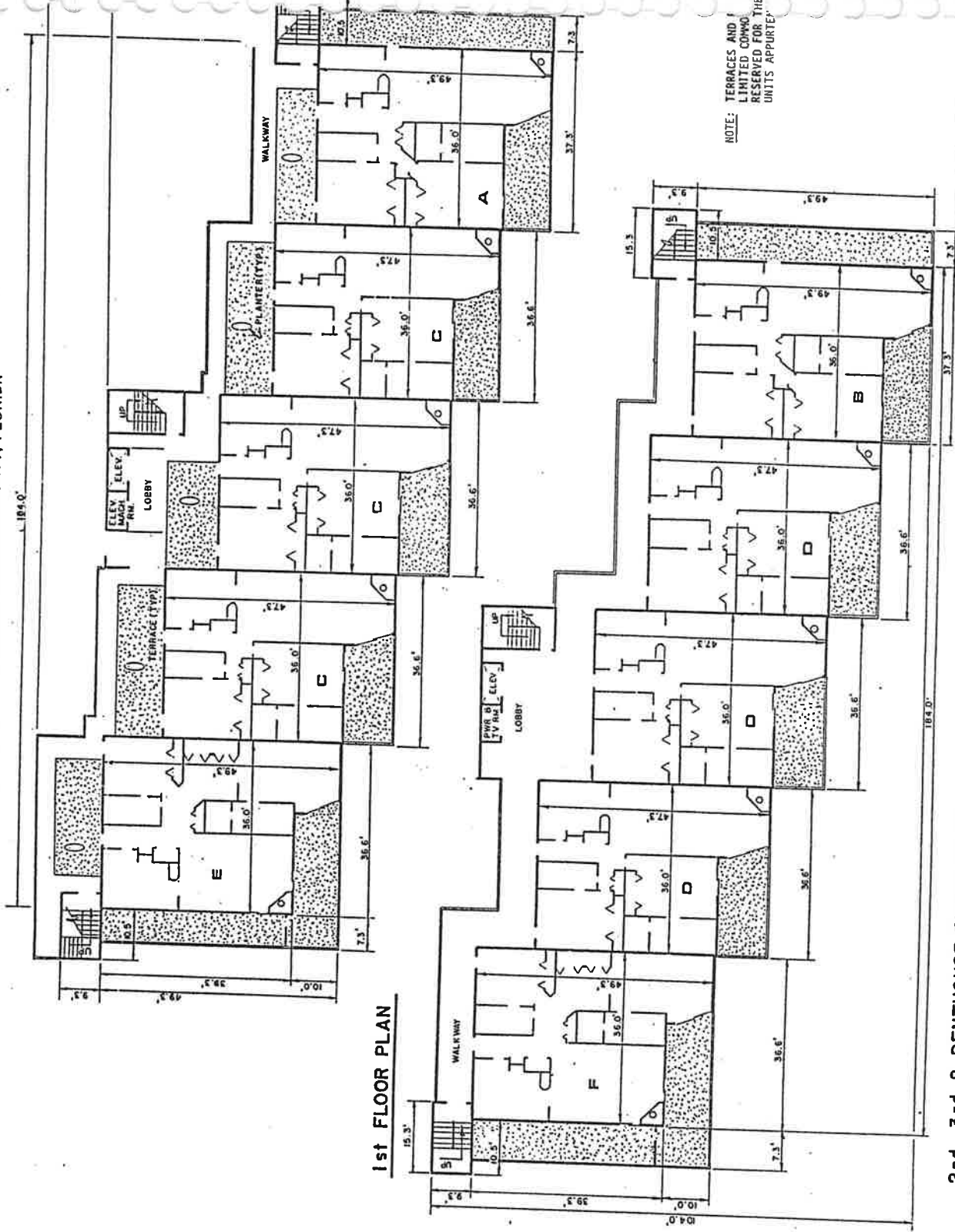
SCALE: 1/16" = 1'-0"



SIPPE, MASTELLER & KRAVET,
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1847 FLORIDA AVENUE, SUITE 200
TARPON SPRINGS, FLORIDA 34689

GULF FRONT LAGOON A CONDOMINIUM

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



NOTE: TERRACES AND LIMITED COMMONS ARE RESERVED FOR THE UNITS APPURTENANT

2nd, 3rd & PENTHOUSE FLOOR PLAN

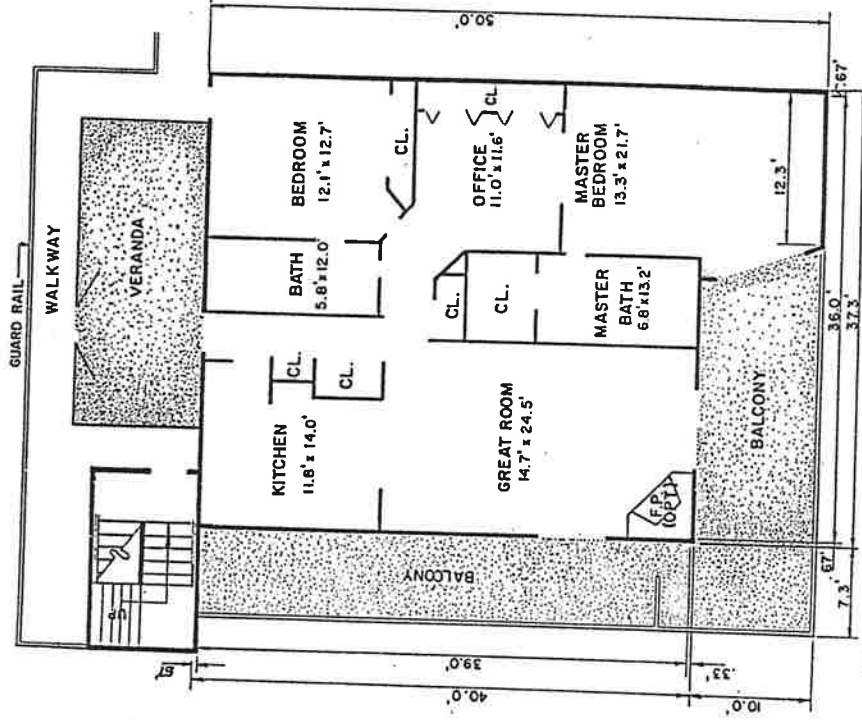


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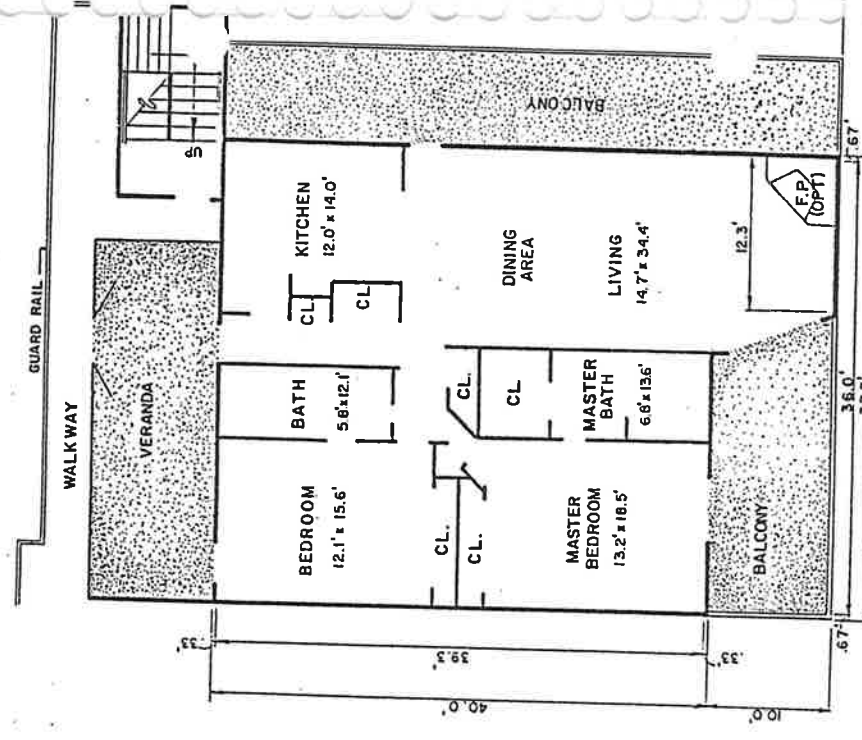
SCALE: 1/16" = 1'-0"

GULF FRONT LAGOON A CONDOMINIUM

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



WEST EXECUTIVE SUITE FLOOR PLAN, (1st FLOOR) (E)



EAST EXECUTIVE SUITE FLOOR PLAN, (1st FLOOR)

CEILING HEIGHTS ARE 8' EXCEPT FOR 7' HEIGHT IN HALLWAYS, BATHS AND KITCHEN.

1. PERIMETRICAL BOUNDARIES OF UNITS - THE PRECISE PERIMETRICAL BOUNDARY OF ALL UNITS IS THE EXTERIOR (I.E., UNDECORATED) SURFACE OF ALL BRICK WALL BOUNDING THE UNIT; THE UNDECORATED INTERIOR SURFACES OF ANY WINDOW FRAMES, WINDOW SILLS, DOORS AND DOOR FRAMES BOUNDING THE UNIT; AND THE EXTERIOR SURFACES OF ANY WINDOW PANS OR SLIDING GLASS DOOR PANS BOUNDING THE UNIT;
2. LOWER BOUNDARIES OF UNITS - THE PRECISE LOWER BOUNDARY OF ALL UNITS IS THE TOPSIDE OF THE CONCRETE FLOOR SLAB BOUNDING THE UNIT; AND
3. UPPER BOUNDARIES OF UNITS - THE PRECISE UPPER BOUNDARY OF ALL UNITS, IS THE UNDECORATED SURFACE OF THE FINISHED UNDECORATED CEILING OF THE UNIT EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES OF THE UNIT.



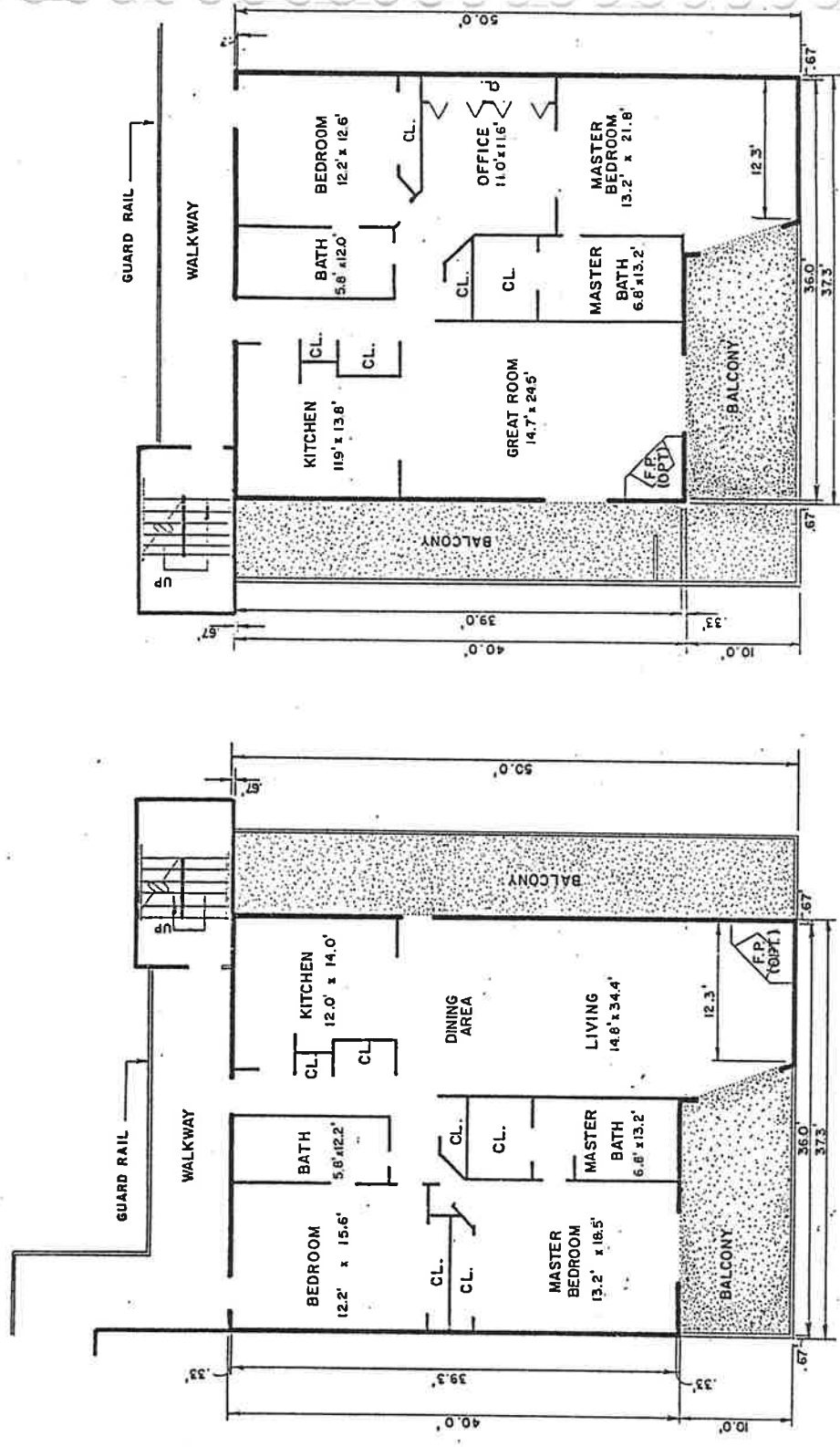
NOTE: VERANDA AND BALCONIES ARE LIMITED COMMON ELEMENTS AND RESERVED FOR THE USE OF THE UNITS APPURTENANT THERETO. UNIT DIMENSIONS ARE TO UNDECORATED INTERIOR SURF.



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GULF FRONT LAGOON A CONDOMINIUM

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



EAST EXECUTIVE SUITE FLOOR PLAN (B)
(2nd, 3rd, Penthouse Floors)

WEST EXECUTIVE SUITE FLOOR PLAN (F)
(2nd, 3rd, Penthouse Floors)

1. PERIMETRICAL BOUNDARIES OF UNITS - THE PRECISE PERIMETRICAL BOUNDARY OF ALL UNITS IS THE EXTERIOR (I.E., UNDEVELOPED) SURFACE OF ALL DRYWALL, BOUNDING THE UNIT; THE UNDEVELOPED INTERIOR SURFACES OF ANY WINDOW FRAMES, WINDOW SILLS, DOORS AND DOOR FRAMES BOUNDING THE UNIT; AND THE EXTERIOR SURFACES OF ANY WINDOW PANES OR SLIDING GLASS DOOR PANES BOUNDING THE UNIT;
2. LOWER BOUNDARIES OF UNITS - THE PRECISE LOWER BOUNDARY OF ALL UNITS IS THE TOPSIDE OF THE CONCRETE FLOOR SLAB BOUNDING THE UNIT; AND
3. UPPER BOUNDARIES OF UNITS - THE PRECISE UPPER BOUNDARY OF ALL UNITS, IS THE UNDERSIDE OF THE FINISHED UNDEVELOPED CEILING OF THE UNIT EXTENDED TO UNIT

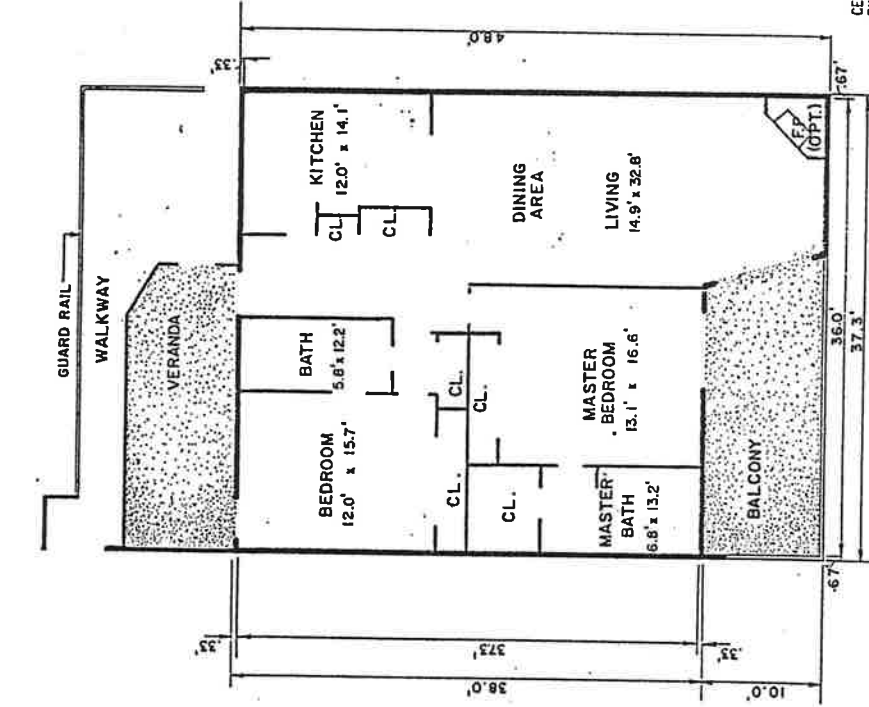
NOTE: TERRACES AND BALCONIES ARE LIMITED COMMON ELEMENTS AND RESERVED FOR THE USE OF THE UNITS APPROPRIATE THERETO.
UNIT DIMENSIONS ARE TO UNDEVELOPED INTERIOR SURFACES.
CEILING HEIGHTS ARE 8' EXCEPT FOR 7' HEIGHT IN HALLWAYS, DATUM AND KITCHEN. SCALE: 1/8" = 1'-0"



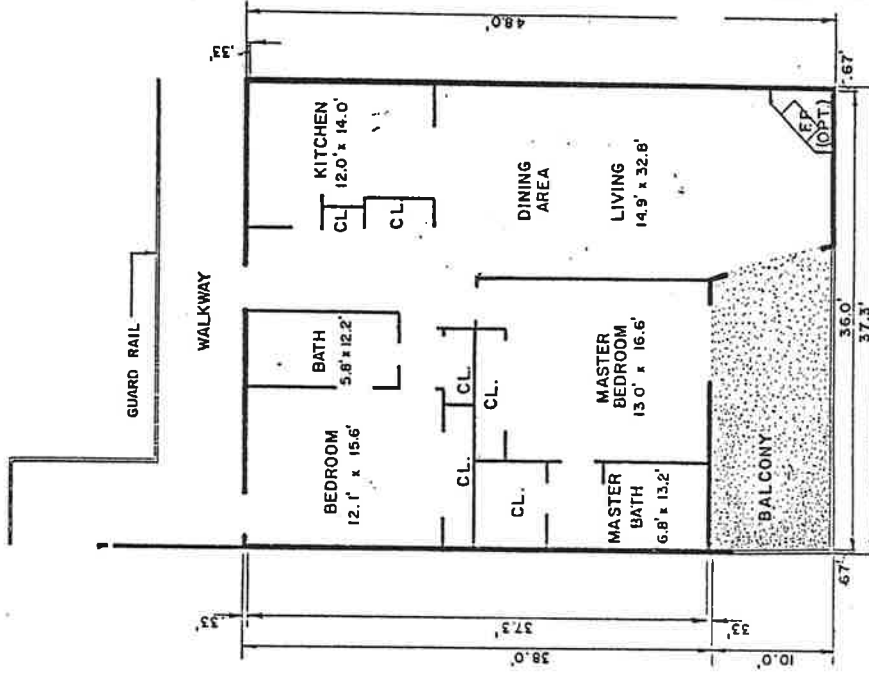
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CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



'C' SUITE FLOOR PLAN (1st FLOOR)

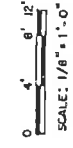


'D' SUITE FLOOR PLAN (2nd, 3rd, PENTHOUSE FLOOR)

#142

NOTE: VERANDA AND BALCONIES ARE LIMITED COMMON ELEMENTS AND RESERVED FOR THE USE OF THE UNITS APPURTENANT THERETO. UNIT DIMENSIONS ARE TO UNDECORATED INTERIOR SURFACES.

1. PERIMETRICAL BOUNDARIES OF UNITS - THE PRECISE PERIMETRICAL BOUNDARY OF ALL UNITS IS THE EXTERIOR (I.E., UNEXPOSED) SURFACE OF ALL DRYWALL, FORMING THE UNIT; THE UNDECORATED INTERIOR SURFACES OF ANY WINDOW FRAMES, WINDOW SILLS, DOORS AND DOOR FRAMES BOUNDING THE UNIT; AND THE EXTERIOR SURFACES OF ANY WINDOW PANS OR SLIDING GLASS DOOR PANS BOUNDING THE UNIT;
2. LEVEL BOUNDARIES OF UNITS - THE PRECISE LOWER BOUNDARY OF ALL UNITS IS THE OUTSIDE OF THE CONCRETE FLOOR SLAB BOUNDING THE UNIT, AND
3. UPPER BOUNDARIES OF UNITS - THE PRECISE UPPER BOUNDARY OF ALL UNITS IS THE UNDERSIDE OF THE FINISHED UNDECORATED CEILING OF THE UNIT EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES OF THE UNIT.



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