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SAN ANTON AT LOST KEY GOLF & BEACH CLUB, A CONDOMINIUM

Surveyor's Notes:

1. North and Bearings are based on the State Plane Coordinate System, North Florida Zone, NAD 1983. Grid North being North 48°28'22" East on the Southeastery right-of-way line of Lost Key Drive (Private, 50' RW).

The Reference monuments used:
 ESC4130: Northing = 486567.1406, Easting = 1042030.376
 ESC4129: Northing = 484912.3176, Easting = 1038808.017

2. Utilities located in 10' Utility Easement are not shown on survey.

3. There may be additional restrictions not shown on this survey that may be found in the Public Records of Escambia County. A title search will have to be provided to this surveyor for them to be shown.

As provided in Section 3.2 of the Declaration of Condominium, each Unit shall include that part of the Building that lies within the following boundaries:

(a) Upper and Lower Boundaries. The upper and lower boundaries of the Unit shall be the following boundaries extended to their intersections with the perimeter boundaries:

(i) Upper Boundaries. The horizontal plane of the unfinished lower surface of the ceiling of the Unit.

(ii) Lower Boundaries. The horizontal plane of the unfinished upper surface of the floor of the Unit.

(b) Perimeter Boundaries. The perimeter boundaries of the Unit shall be the vertical planes of the unfinished interior surfaces of the drywall walls bounding the Unit as depicted on the Condominium Plat extended to their intersections with each other and with the upper and lower boundaries.

(c) Interior Walls. No portion of the nonstructural interior partition walls within a Unit shall be considered part of the boundary of a Unit.

As provided in the Declaration of Condominium, "Common Elements" means (a) the portions of the Condominium property which are not included within the Units; (b) assessments over, under, across, and through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility and other services to the Units and the Common Elements; (c) an assessment of support in every portion of a Unit which contributes to the support of the Dwelling or other improvements on all other Units, Common Elements or Limited Common Elements; (d) the property and installations required for the furnishing of utilities and other services to more than one Unit or to the Common Elements; (e) any entryways, alarm systems, access systems, or security systems not contained within or for a specific Unit; (f) all portions of the stormwater management system for the Condominium as described more fully in the Development Order; and (g) any other parts of the Condominium Property designated as Common Elements pursuant to the Declaration of Condominium or Chapter 718, Florida Statutes.

As provided in Section 3.3 of the Declaration of Condominium, "Limited Common Elements" means such portions of the Common Elements as are defined herein and/or shown on these Condominium drawings, including, but not limited to: (a) that portion of the Limited Common Elements, as detailed on these Condominium drawings, which surrounds each Unit and directly touches the boundary of such Unit (if any); (b) any balconies, patios, or lanais or similar structures which are constructed on the Common Elements and are connected with or adjacent to such Unit and for the sole use of the respective Unit Owner (if any); (c) to the extent applicable, any portion(s) of the Common Elements adjacent to or in close proximity to the Unit upon which is constructed equipment necessary for the cooling and heating of the Dwelling, including, but not necessarily limited to, air conditioning and heat pumps; (d) any light and electrical fixtures outside the Unit or attached to the exterior walls of the Dwelling which are not otherwise contained within the Unit, which are designed to exclusively serve such Unit; (e) to the extent contained on the Condominium Property, the mailbox assigned for the use of a Unit; (f) one or more parking spaces as may be assigned to a particular Unit; and (g) the driveway which serves to define the vertical and upper horizontal boundaries of the Unit.

PROJECT: SAN ANTON		DATE: 03-14-2005		FIELD NO.: 0217 70-74, 7807 51-02, 7807 51-06, 7807 1-12, 7807 12-43, 7807 07-05	
TITLE: LEGAL DESCRIPTION & SURVEYOR'S NOTES		PROJECT SURVEYOR: H.W. PRIDGEN		DRAWN BY: G. EDWARDS	
SHEET: 1		PROJECT MANAGER: W. NEWSOME		FIELD DATE: 10-27-2004	
PROJECT NUMBER: 030711		DRAWN DATE: 10-27-2004		SCALE: AS SHOWN	

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 Hatch Mott MacDonald Florida, LLC
 Architects, Engineers, Surveyors
 6111 North 12th Avenue (Dade) / P.O. Box 2010 Palm Beach Gardens, Florida
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SAN ANTON AT LOST KEY GOLF & BEACH CLUB, A CONDOMINIUM

Legal Description (Slit 16)
 HMM Project No. 210213
 March 3, 2005

All of Lot 54 and a portion of Lot 53, Block A, together with a portion of Parcel C of the Revised Lost Key Plantation, a Planned Unit Development, lying in Section 27, Township 3 South, Range 32 West, Escambia County, Florida, as recorded in Plat Book 15 at pages 80C and 80D of the Public Records of said County, being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way of Lost Key Drive (60' Private R/W) and the Northern line of said Lot 53, Block A of the Revised Lost Key Plantation, a Planned Unit Development; said point also being the Northwest corner of said Lot 53; thence run South 05°48'20" West along said Easterly right-of-way of Lost Key Drive for 42.82 feet to the Point of Beginning; thence departing said Easterly right-of-way run North 89°32'52" East for 171.79 feet to a point on a non-tangent circular curve being concave to the Northeast having a radius of 55.00 feet and a central angle of 73°33'41"; thence run Southeast along the arc of said curve for an arc distance of 70.61 feet to a point on the East line of the aforementioned Lot 53; thence run South 00°27'08" East along said East line of Lot 53 for 13.32 feet; thence run South 26°38'50" West for 112.06 feet; thence run South 43°02'07" West for 309.88 feet; thence run South 85°51'18" West for 46.60 feet to the Southeast corner of the aforementioned Lot 54; the next 4 calls are along said Lot 54; thence run North 85°51'18" East point also being a point on a non-tangent circular curve being concave to the Northwest having a radius of 275.00 feet and a central angle of 14°22'04"; the next 5 calls are along said Easterly right-of-way of Lost Key Drive; thence run Northeast along the arc of said curve for an arc distance of 68.98 feet (Chord Bearing = North 53°39'24" East, Chord Distance = 68.78 feet) to a point of tangency; thence run North 46°20'22" East (Bearing Base) for 191.40 feet to a point of curvature of a circular curve being concave to the Northwest having a radius of 225.00 feet and a central angle of 23°31'34"; thence run North along the arc of said curve for an arc distance of 92.39 feet (Chord Bearing = North 34°42'35" East, Chord Distance = 91.74 feet) to the Southwest corner of said Lot 53; said point also being a point of compound curvature with a circular curve being concave to the Northwest having a radius of 225.00 feet and a central angle of 17°08'28"; thence run North along the arc of said curve for an arc distance of 67.31 feet (Chord Bearing = North 14°22'34" East, Chord Distance = 67.06 feet) to a point of tangency; thence run North 05°48'20" East for 30.01 feet to the Point of Beginning. Containing 2.00 acres, more or less.

PROJECT:	SAN ANTON	DATE:	03-14-2005	FIELD DATE:	10-27-2004	PROJECT SURVEYOR:	H.W. PRIDGEN	PROJECT MANAGER:	W. NEWSOME	DATE:	03-14-2005	FIELD DATE:	10-27-2004	PROJECT NUMBER:	210213
TITLE:	LEGAL DESCRIPTION														
SHEET:	2 OF 8														



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FIELD BOOK:
 621V 70-74, 7671 51-52, 78M 51-58,
 78M 1-12, 79U 12-43, 78U 57-63
 ORIGINAL BY:
 G. EDWARDS

PROJECT SURVEYOR:
 H.W. PRIDGEN
 PROJECT MANAGER:
 W. NEWSOME

DATE:
 03-14-2005
 FIELD DATE:
 10-27-2004

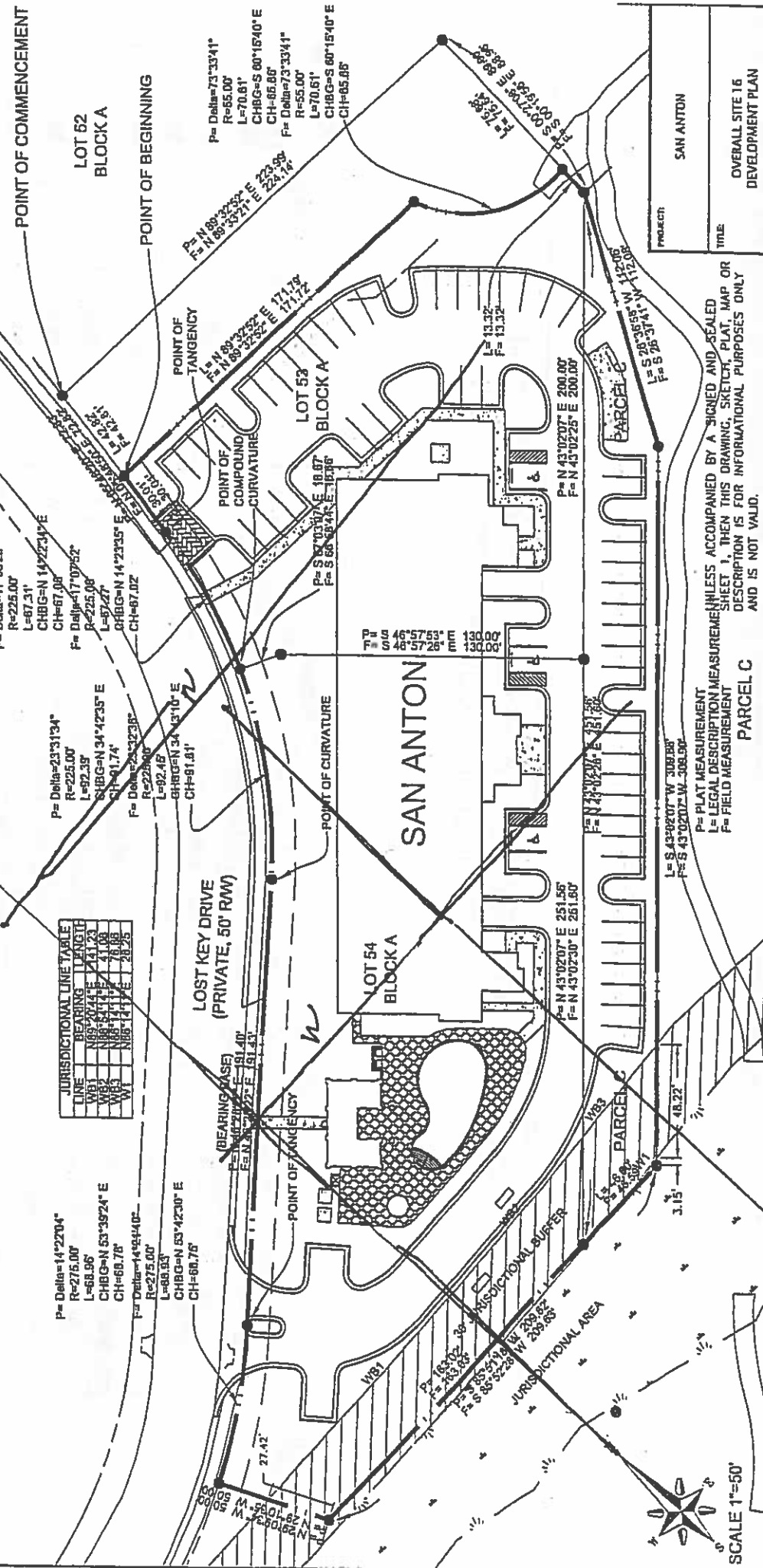
PROJECT NUMBER:
 210213

LEGAL DESCRIPTION
 2 OF 8

Permy 55 o/s
20 I/W

SAN ANTON AT LOST KEY GOLF & BEACH CLUB, A CONDOMINIUM OVERALL SITE 16 DEVELOPMENT PLAN

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JURISDICTIONAL LINE TABLE	
LINE	BEARING
WB1	N 83° 41' 15" E 141.63
WB2	N 83° 41' 15" E 141.63
WB3	N 83° 41' 15" E 141.63
WB4	N 83° 41' 15" E 141.63
WB5	N 83° 41' 15" E 141.63

P=Delta=14°22'04"
R=275.00'
L=68.06'
CHBG=N 53°19'24" E
CH=68.78'
P=Delta=14°44'40"
R=275.00'
L=68.93'
CHBG=N 53°42'30" E
CH=68.78'

LOST KEY DRIVE
(PRIVATE, 50' ROW)

SAN ANTON



SCALE 1"=50'

PROJECT:	SAN ANTON
TITLE:	OVERALL SITE 16 DEVELOPMENT PLAN
SHEET:	3 OF 8

PLAT MEASUREMENT ACCOMPANIED BY A SIGNED AND SEALED SHEET 1, THEN THIS DRAWING, SKETCH PLAT, MAP OR DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE: 03-14-2005
FIELD DATE: 10-27-2004
PROJECT NUMBER: 210213

PROJECT SURVEYOR: H.W. PRIDGEN
PROJECT MANAGER: W. NEWSOME
DATE: 03-14-2005
FIELD DATE: 10-27-2004

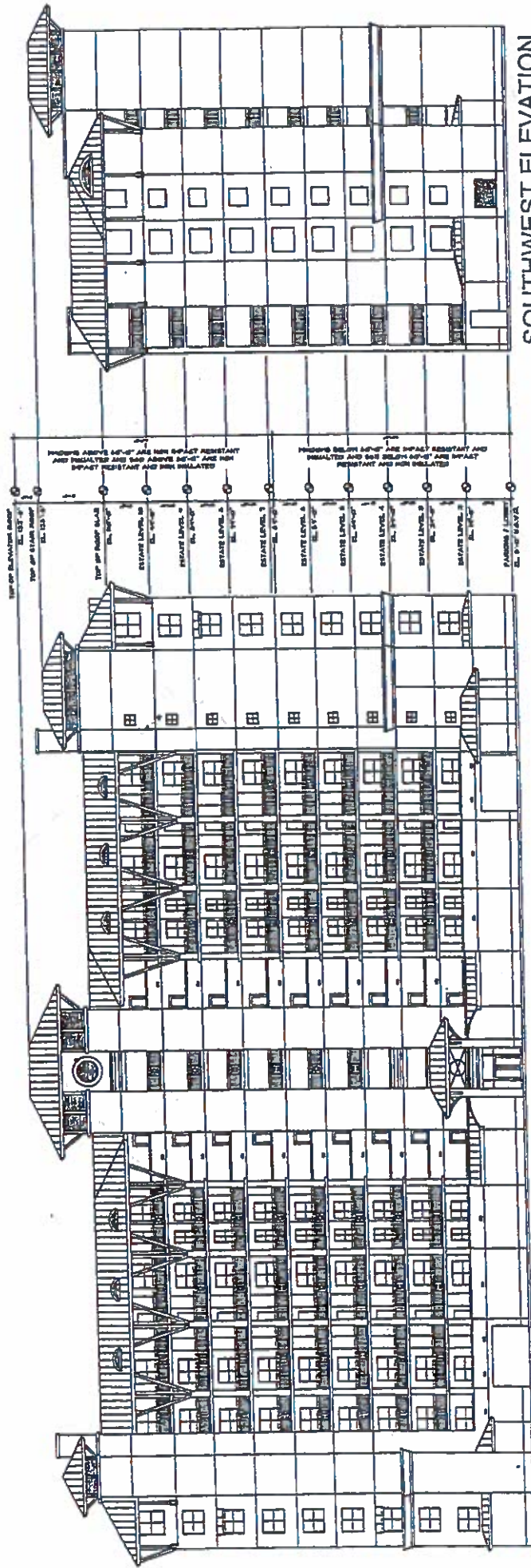
6517 70-74, 7871 51-52, 7891 51-58, 7891 1-12, 7891 12-43, 7891 67-69
FIELD BOOK: G. EDWARDS
DRAWN BY:

Hatch Mott MacDonald Florida, LLC
Architects Engineers Surveyors
6111 North US Highway 90, Suite 100
Palm Beach Gardens, FL 33418-3801
PH: 561-353-1100 FAX: 561-353-1101

Hatch Mott MacDonald

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SAN ANTON AT LOST KEY GOLF & BEACH CLUB, A CONDOMINIUM ELEVATION OF IMPROVEMENTS

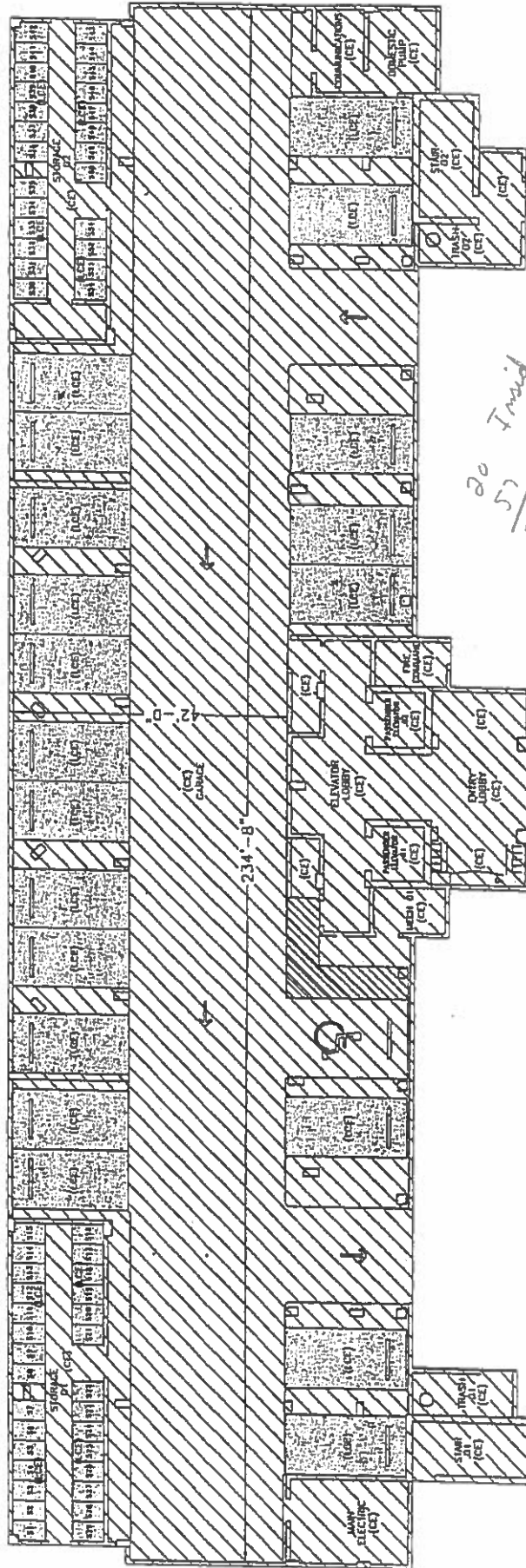


PROJECT: SAN ANTON	TITLE: ELEVATION OF IMPROVEMENTS	DATE: 03-14-2005	FIELD DATE: 10-27-2004	PROJECT NUMBER: 210213
<p>UNLESS ACCOMPANIED BY A SIGNED AND SEALED SHEET 1, THEN THIS DRAWING, SKETCH, PLAN, MAP OR DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.</p>		DATE: 03-14-2005	FIELD DATE: 10-27-2004	PROJECT NUMBER: 210213
		PROJECT SUPERVISOR: H.W. PRIDGEN	PROJECT MANAGER: J. NEWSOME	FIELD NO.: 6217 70-74, 787 81-82, 780 91-93, 780 1-12, 780 12-43, 780 87-89
<p>SCALE: 1"=30'</p>		FIELD NO.: 6217 70-74, 787 81-82, 780 91-93, 780 1-12, 780 12-43, 780 87-89	DRAWN BY: G. EDWARDS	PROJECT MANAGER: J. NEWSOME
<p>Hatch MacDor MacDonell Florida, LLC Architects Engineers Surveyors Contractors of Architecture LP - 000013 6115 South 13th Avenue, Fort Lauderdale, Florida Telephone: 561-322-8811 • Fax: 561-322-8812</p>		<p>Hatch Mott MacDor</p>		

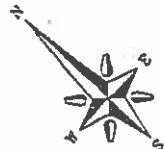
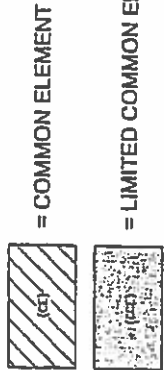
20 Parking
FCS

SAN ANTON AT LOST KEY GOLF & BEACH CLUB, A CONDOMINIUM LEVEL 1

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20 Inside
577
77
554
23 Vert



SCALE 1"=20'



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9111 North 12th Avenue (2004) FT. Lauderdale, FL 33324
954-777-1100

PROJECT NO: 021170-74, 7877 51-52, 7800 51-58, 7859 1-12, 7000 12-43, 7800 67-68
DRAWN BY: G. EDWARDS

PROJECT SUPERVISOR: H.W. PRIDGEN
PROJECT MANAGER: W. NEWSOME

DATE: 03-14-2005
FIELD DATE: 10-27-2004

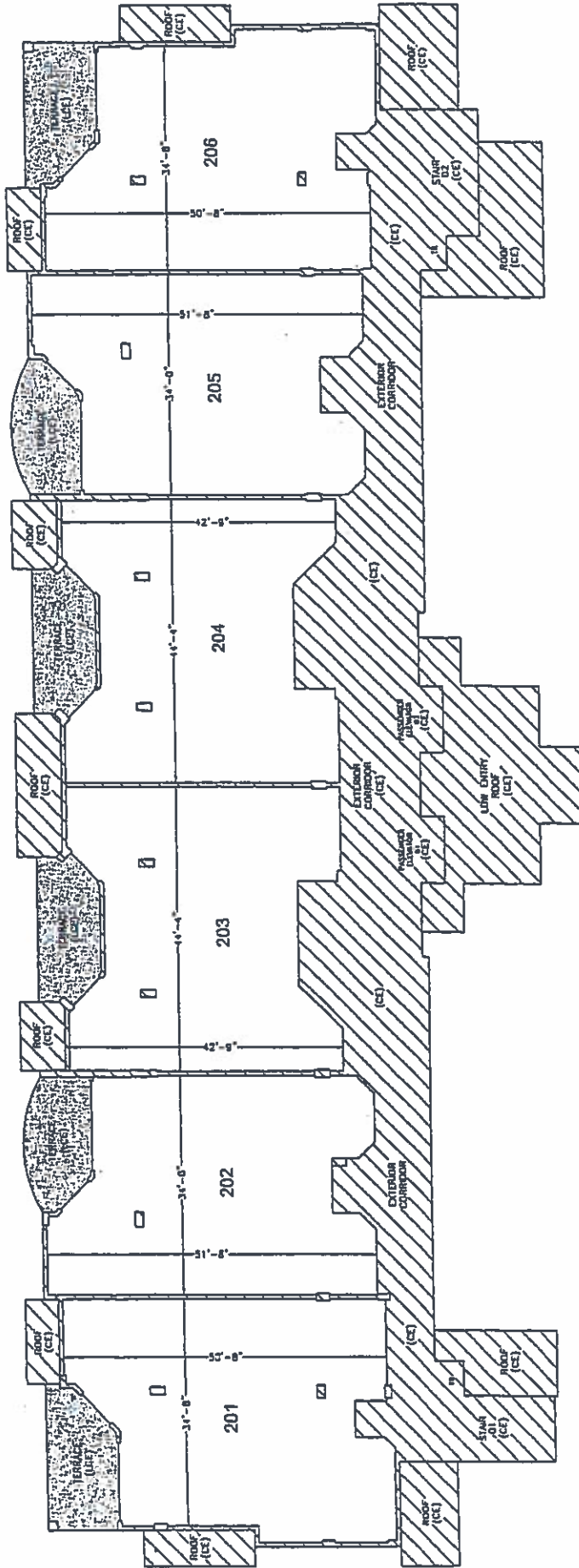
H.M.M.
Hatch Mott MacDonald

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PROJECT:	SAN ANTON
TITLE:	LEVEL 1
SHEET:	F R

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SAN ANTON AT LOST KEY GOLF & BEACH CLUB, A CONDOMINIUM LEVEL 2



201 = UNIT NUMBER

[Hatched Box] = COMMON ELEMENT

[Stippled Box] = LIMITED COMMON ELEMENT

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PROJECT:	SAN ANTON
TITLE:	LEVEL 2
SHEET:	210213

PROJECT NUMBER:	03-14-2005	DATE:	10-27-2004	FIELD DATE:	10-27-2004	FIELD NUMBER:	210213
PROJECT SURVEYOR:	H.W. BRIDGEN	DATE:	10-27-2004	FIELD DATE:	10-27-2004	FIELD NUMBER:	210213
PROJECT MANAGER:	NEWSOME	DATE:	10-27-2004	FIELD DATE:	10-27-2004	FIELD NUMBER:	210213
FIELD BOOK:	6217 76-74, 7671 81-62, 7801 51-64, 7801 12-43, 7801 67-68	DATE:	10-27-2004	FIELD DATE:	10-27-2004	FIELD NUMBER:	210213
DRAWN BY:	G. EDWARDS	DATE:	10-27-2004	FIELD DATE:	10-27-2004	FIELD NUMBER:	210213

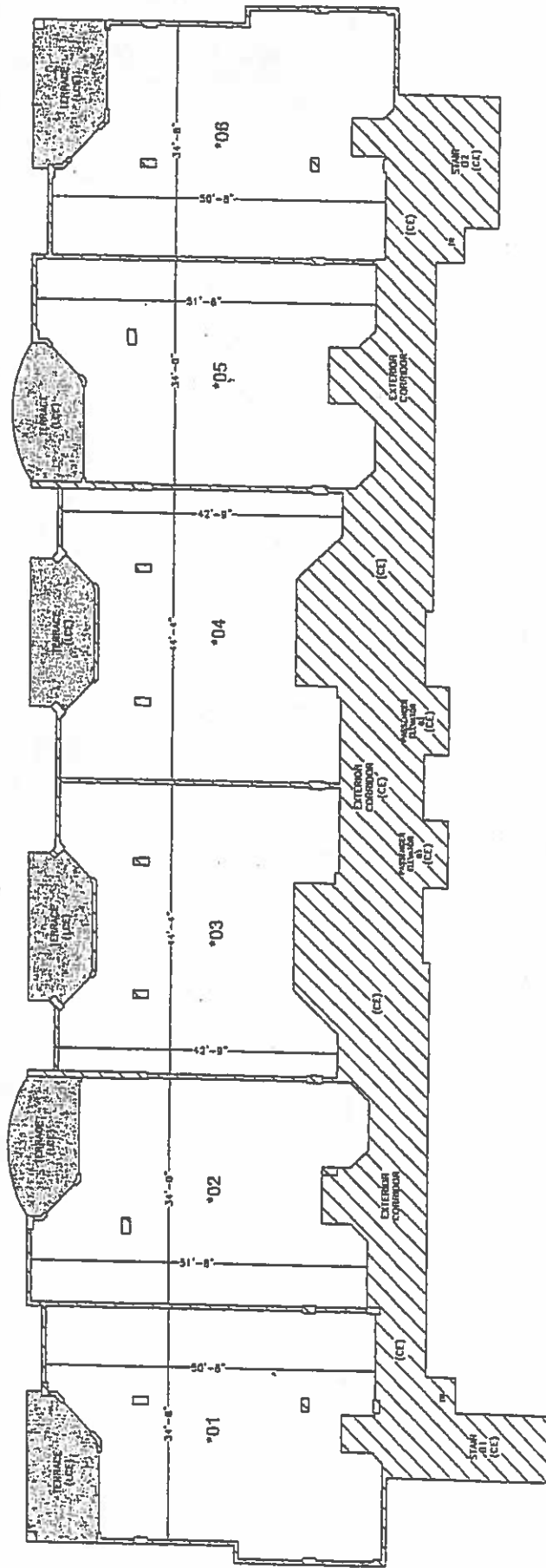
SCALE 1"=20'

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8111 North Central Expressway
P.O. Box 1000
Orlando, Florida 32817-1000
Tel: 407.241.1000
Fax: 407.241.1001

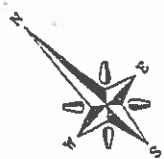


SAN ANTON AT LOST KEY GOLF & BEACH CLUB, A CONDOMINIUM LEVELS 3-10

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- = COMMON ELEMENT
- = LIMITED COMMON ELEMENT
- * = FLOOR
- *01 = UNIT NUMBER



SCALE 1"=20'

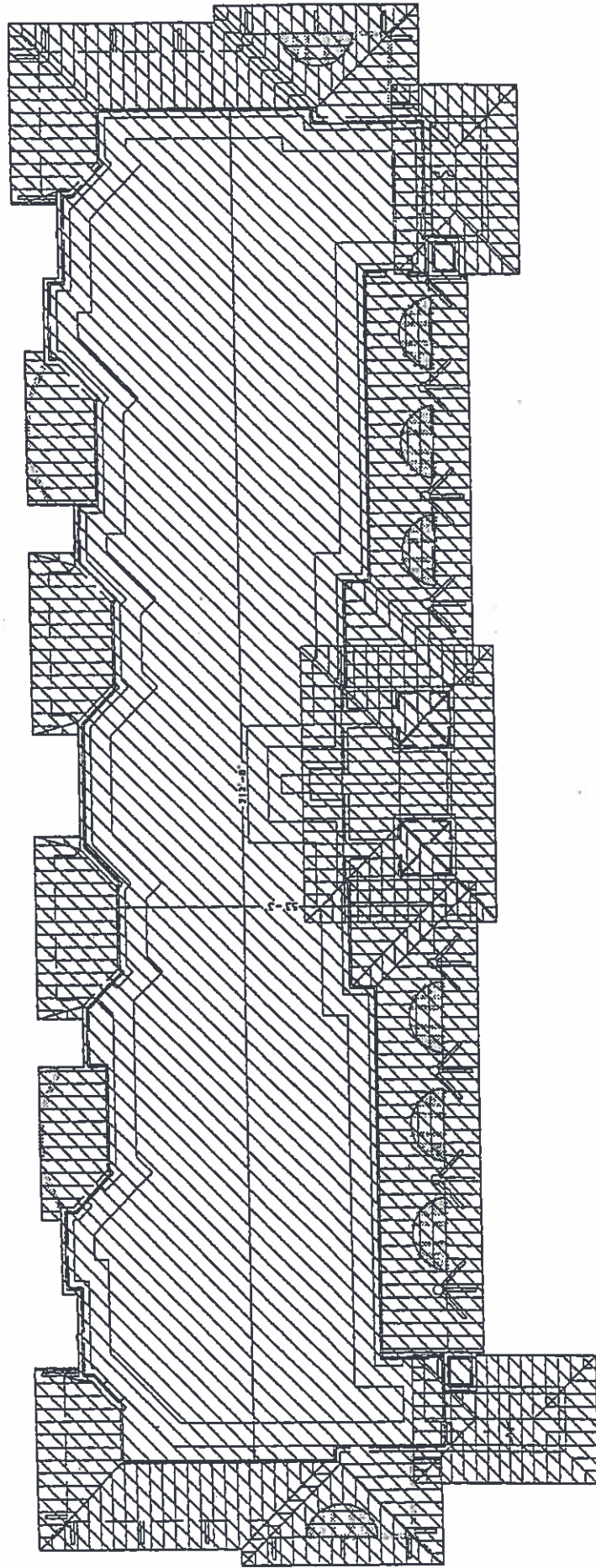
PROJECT: SAN ANTON	SHEET: 7
TITLE: LEVELS 3-10	DATE: 03-14-2005
	PROJECT SURVEYOR: H.W. BRIDGEN
	PROJECT MANAGER: W. NEWSOME
	DATE: 10-27-2004
	FIELD DATE: 10-27-2004
	PROJECT SURVEYOR: G. EDWARDS
	PROJECT MANAGER: G. EDWARDS
	FIELD BOOK: 0217 70-24, 7017 51-52, 7801 51-58, 7801 1-12, 7001 12-43, 7801 67-68
	DRAWN BY: Hatch Mott MacDonald Florida, LLC Address: Sarasota 8111 North 32nd Avenue (284)1177, Ft. Lee Trail (281)3481919 Sarasota, FL 34231

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SAN ANTON AT LOST KEY GOLF & BEACH CLUB, A CONDOMINIUM ROOF PLAN



 = COMMON ELEMENT



SCALE 1"=20'



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FIELD BOOK: 621775-74, 787151-52, 788153-54,
789155-56, 790157-58, 791159-60, 792161-62
DRAWN BY: G. EDWARDS

PROJECT SURVEYOR: H.W. PRIDGEN
PROJECT MANAGER: NEWSOME

DATE: 03-14-2005
FIELD DATE: 10-27-2004

HALL PROJECT NUMBER: 210213

PROJECT:	SAN ANTON
TITLE:	ROOF PLAN
SHEET:	8 OF 8

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