

✓ Put
to
→ This instrument prepared by
CURTIS R. MOSLEY, ESQ.
Mosley & Wallis, P.A.
Post Office Box 1210
Melbourne, Florida 32902-1210



CFN 2003333999 10-22-2003 10:16 am
OR Book/Page: 5096 / 0019

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 52 #Names: 2
Trust: 26.50 Rec: 209.00 Serv: 0.00
Deed: 0.00 Excise: 0.00
Mfg: 0.00 Int Tax: 0.00

**THIRD AMENDMENT TO DECLARATION OF
CONDOMINIUM OF BAYSIDE CONDOMINIUMS**

DAY DEVELOPMENT CORPORATION OF CAPE CANAVERAL, a Florida corporation, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing BAYSIDE CONDOMINIUMS, as recorded in Official Records Book 4605, Pages 3849 through 3967, as amended by the First Amendment to Declaration of Condominium as recorded in Official Records Book 4821, Pages 0767 through 0796 and as amended by the Second Amendment to Declaration of Condominium as recorded in Official Records Book 5095, Pages 2087 through 2113 of the Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends the Declaration as follows:

1. The surveyor's certificate of substantial completion for Buildings 2, 3, 4, 5, 6, 7, 8 and 9 of Phase I, BAYSIDE CONDOMINIUMS is attached hereto.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 20 day of August, 2003.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Roger A. Aumuller
Print Name: Roger A. Aumuller
Lyons Crumins
Print Name: Lyons Crumins

DEVELOPER:

DAY DEVELOPMENT CORPORATION OF
CAPE CANAVERAL, a Florida corporation

By: William Young
William Young President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 20th day of August, 2003, by William Young, President of DAY DEVELOPMENT CORPORATION OF CAPE CANAVERAL, a Florida corporation, on behalf of the Corporation. He is personally known to me or produced _____ as identification.

Roger A. Aumuller
NOTARY PUBLIC

My Commission Expires:



Roger A. Aumuller
My Commission DD093064
Expires February 17 2005



BAYSIDE CONDOMINIUMS PHASE I, CABANA ONLY

741 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

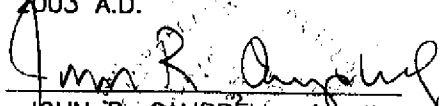
STATE OF FLORIDA
COUNTY OF BREVARD

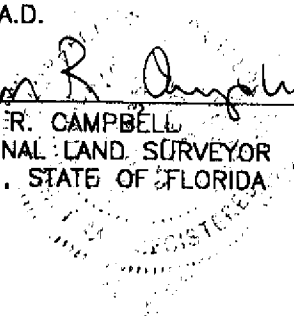
BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND CAN BE DETERMINED FROM THESE MATERIALS.


I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE CABANA AND COMMON ELEMENTS SERVING THIS BUILDINGS ARE LOCATED AND HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF AUGUST, 2003 A.D.

BY: 
JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA



SWORN TO AND SUBSCRIBED BEFORE ME AS TO "JOHN R. CAMPBELL", THIS 29th DAY OF AUGUST, 2003 A.D.


CONNIE JO DIALS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



Connie Jo Dials
MY COMMISSION # CCY08924 EXPIRES
February 8, 2004
BONDED TRUSTEES FAIR INSURANCE, INC.

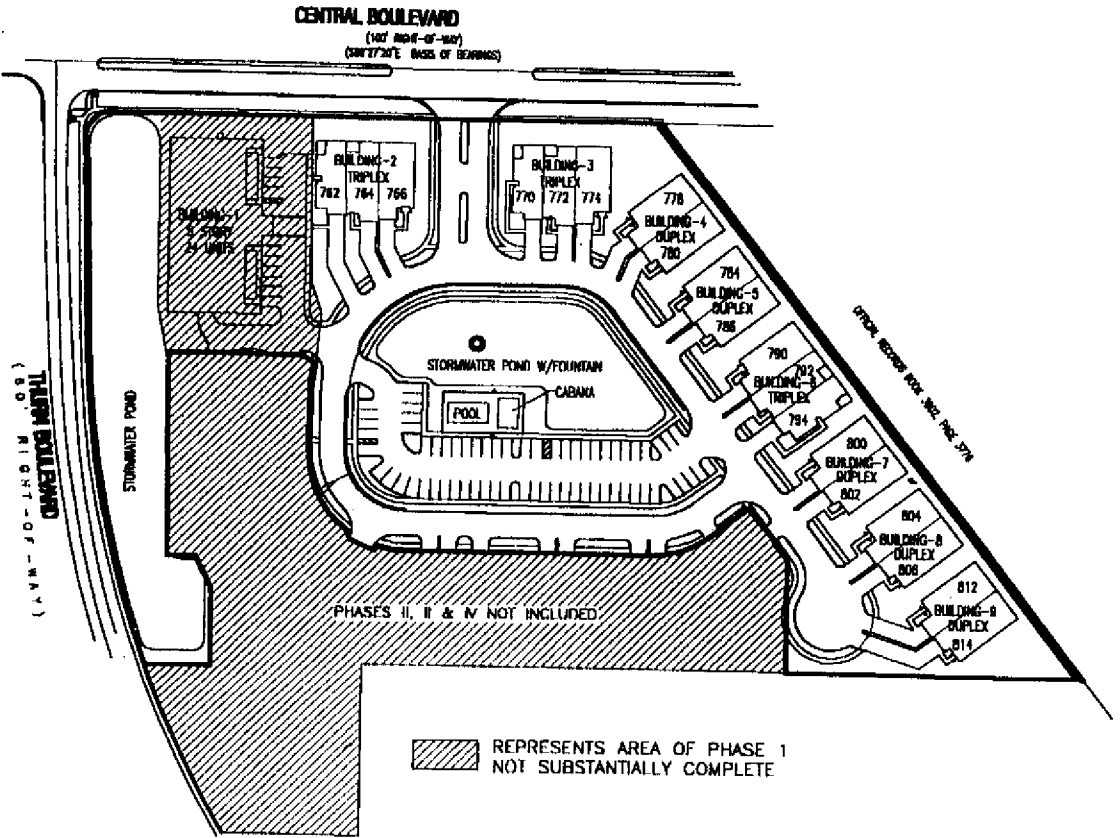


3525 N. COURTIENAY PARKWAY - SLATE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase 1



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are constructed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "77B" Indicates address of the Unit.

Campbell SURVEYING AND MAPPING
OF OREGON, INC.

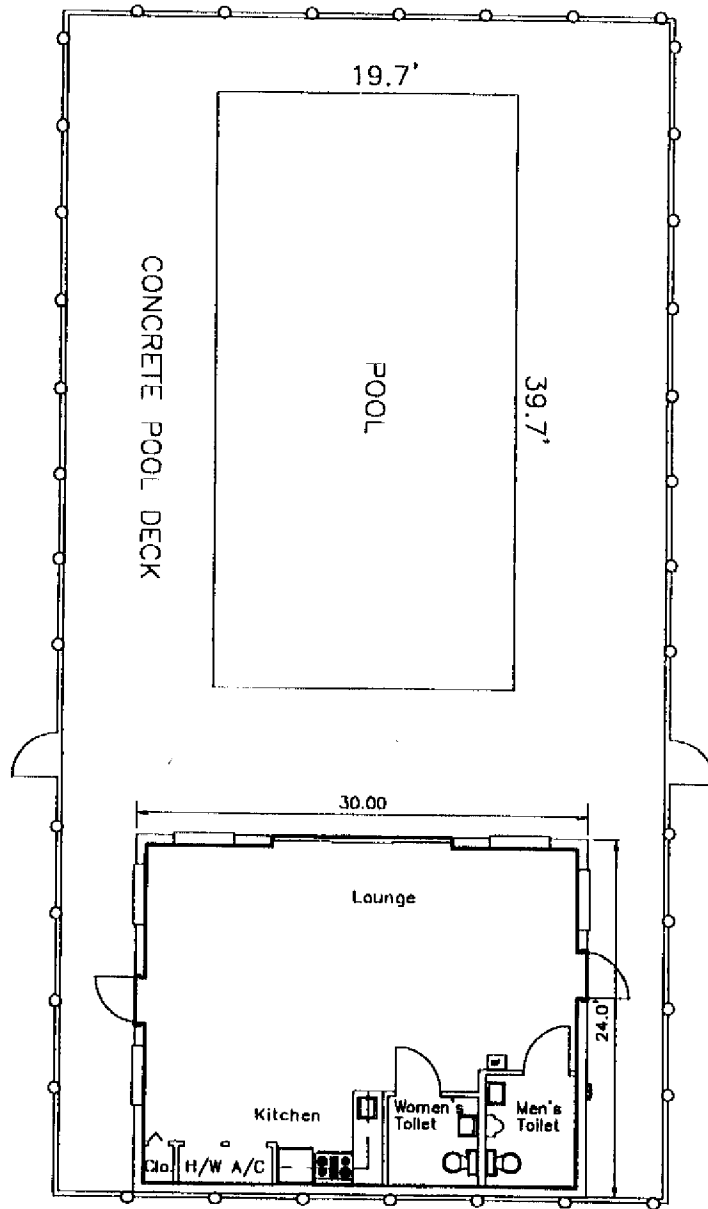
3520 N. COURTENAY PARKWAY - SLATE 1
MAILING ADDRESS: P.O. BOX 542118
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



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 OR Book/Page: 5096 / 0023

BAYPORT CONDOMINIUMS

Recreation Facilities



SURVEYORS NOTES:

1. The pool, recreation area and cabana are common elements of the condominium.
2. See Graphic Plot Plan on Sheet 4 for the location of these improvements.

Campbell SURVEYING AND MAPPING
 OF BREWSTER, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 842148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5



CFN:200333699
OR Book/Page: 5096 / 0024

BAYSIDE CONDOMINIUMS

PHASE 1, BUILDING 2 ONLY

762, 764 & 766 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

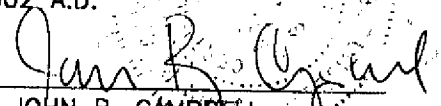
STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

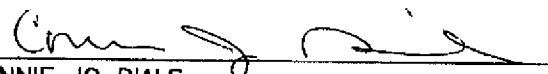
I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDING #2 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 25th DAY OF JUNE, 2002 A.D.

BY: 
JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
25th DAY OF JUNE, 2002 A.D.


CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THRU TRULY FAIR INSURANCE, INC.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 642148
MERRITT ISLAND, FL 32954 PHONE (407) 453-0820

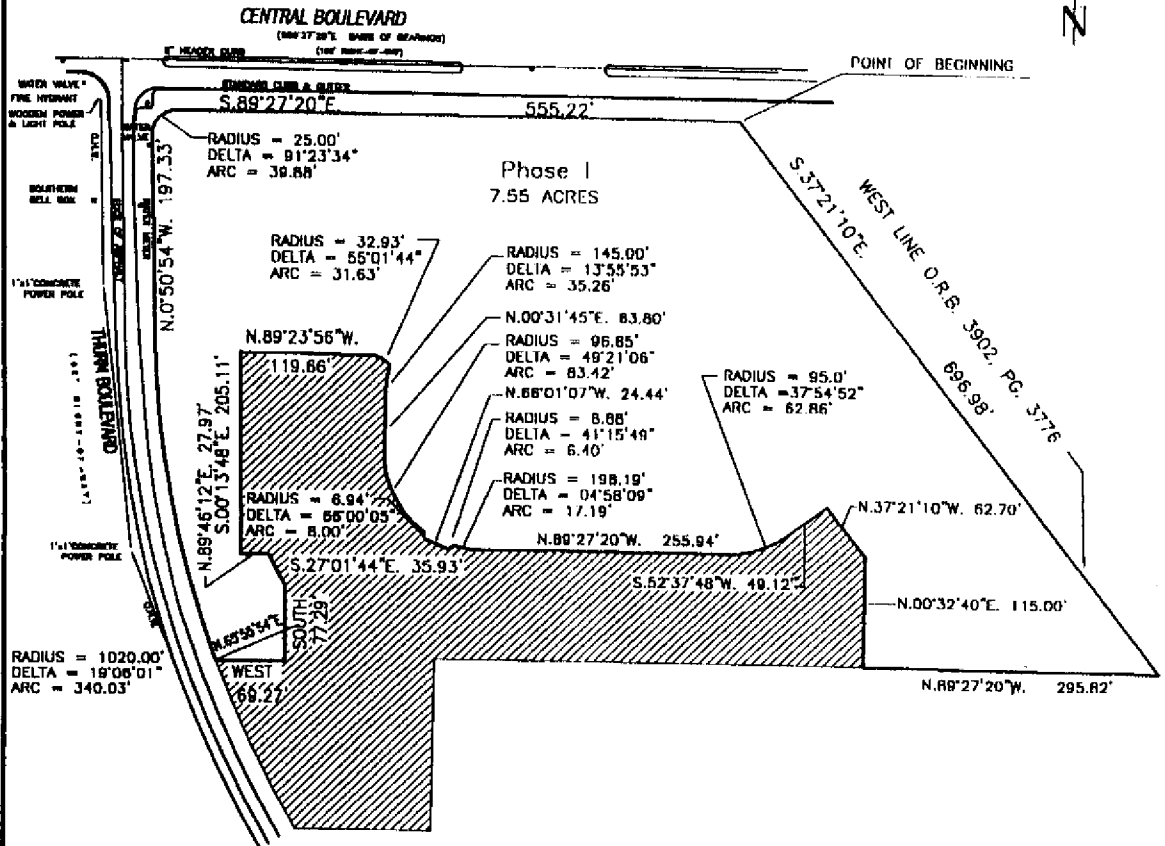
EXHIBIT "A"

SHEET 1



BAYSIDE CONDOMINIUMS

Sketch of Survey Phase I



SEE SHEET 3 FOR LEGAL DESCRIPTION FOR PHASE I.

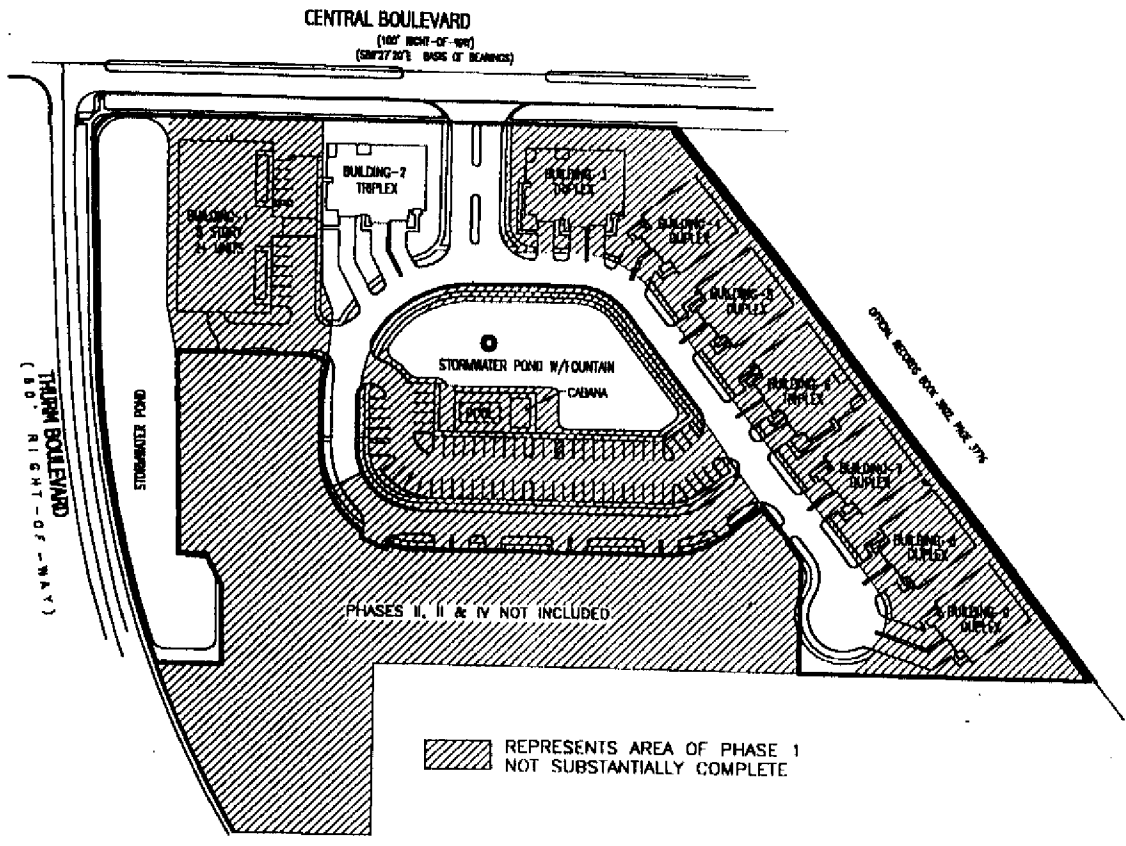


3885 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32854 PHONE (407) 453-8820



BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase 1



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are proposed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.

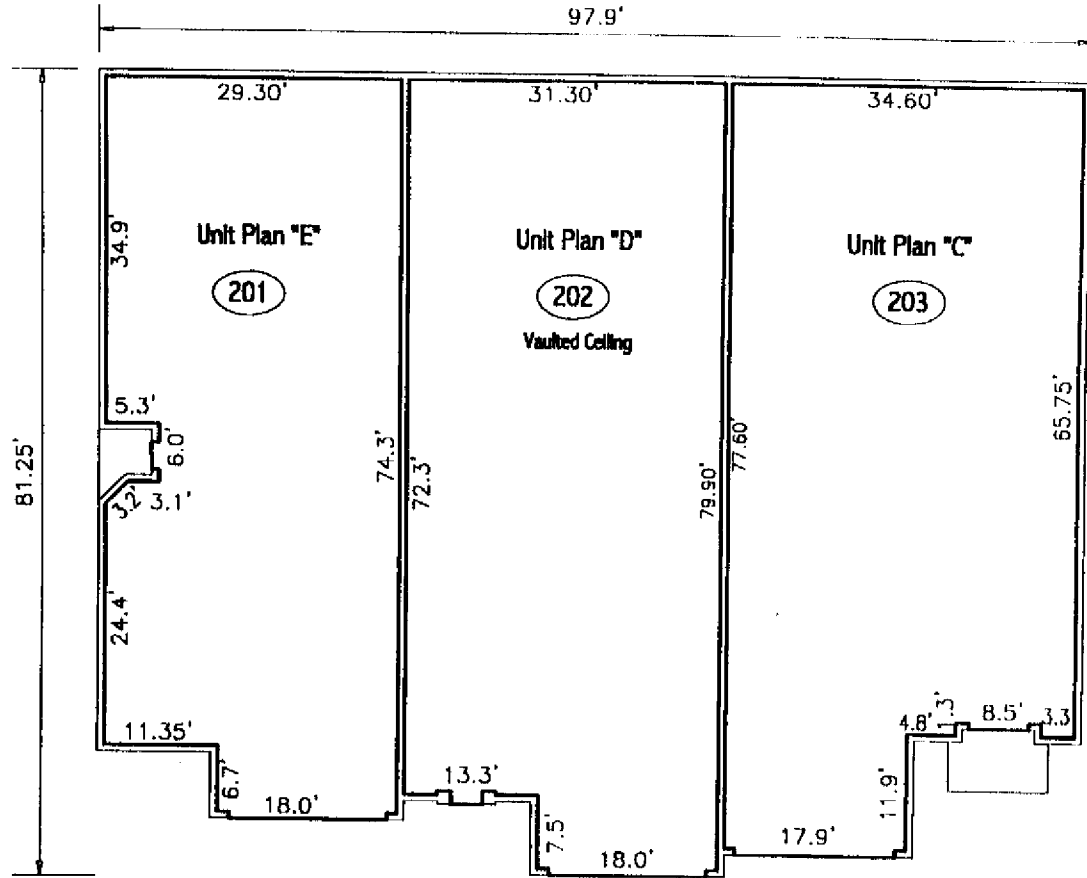
Campbell SURVEYING AND MAPPING
OF BREWERS, INC.

3826 N. COURTESAY PARKWAY -- SUITE 1
MALDEN ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32964 PHONE (407) 483-6820



BAYSIDE CONDOMINIUMS

Phase I - Building 2



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.01'.
 The Finish Ceiling Elevation ifor Unit "C" & "E" is 18.91'
 The Finish Floor Elevation for Unit "D" is 20.45'
 The Finish Ceiling Elevation ifor Unit "D" is 28.95'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (201) Indicates Unit number designation.
6. "Unit Plan C" indicates Typical Floor Plan of that Unit.
 Refer to Typical Floor Plans on Sheets 5 through 9.

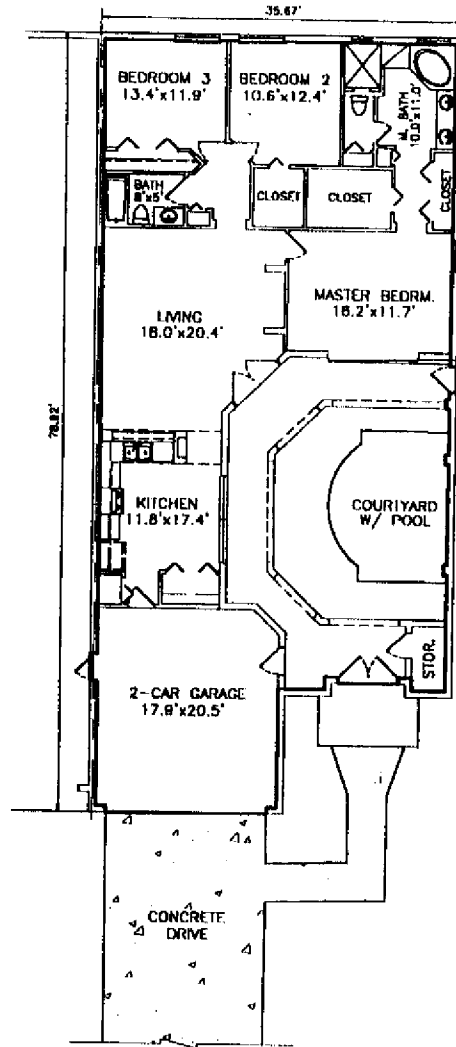


3525 N. COURTEWAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase 1, Building 2
Typical Floor Plan "C"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF OREGON, INC.

3525 N. COXIEREMAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32854 PHONE (407) 453-5820

EXHIBIT "A"

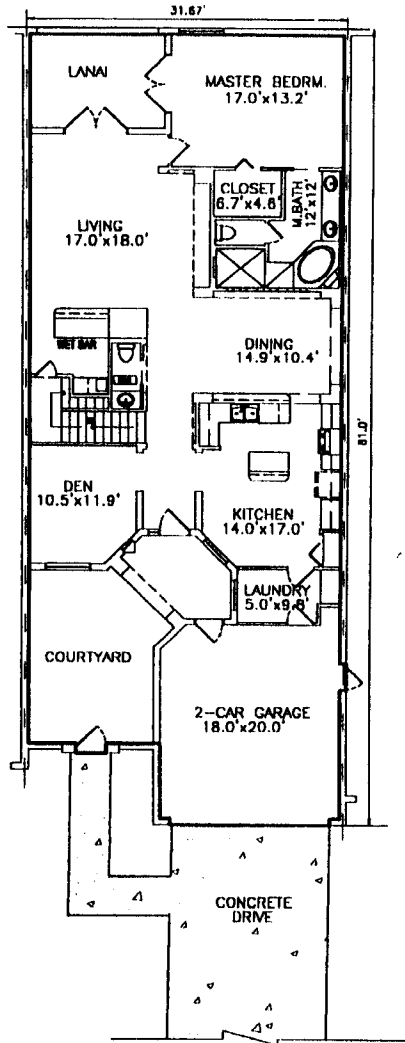
SHEET 6



BAYSIDE CONDOMINIUMS

Phase 1, Building 2

1st Floor Plan "D"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 8 for its 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
 OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

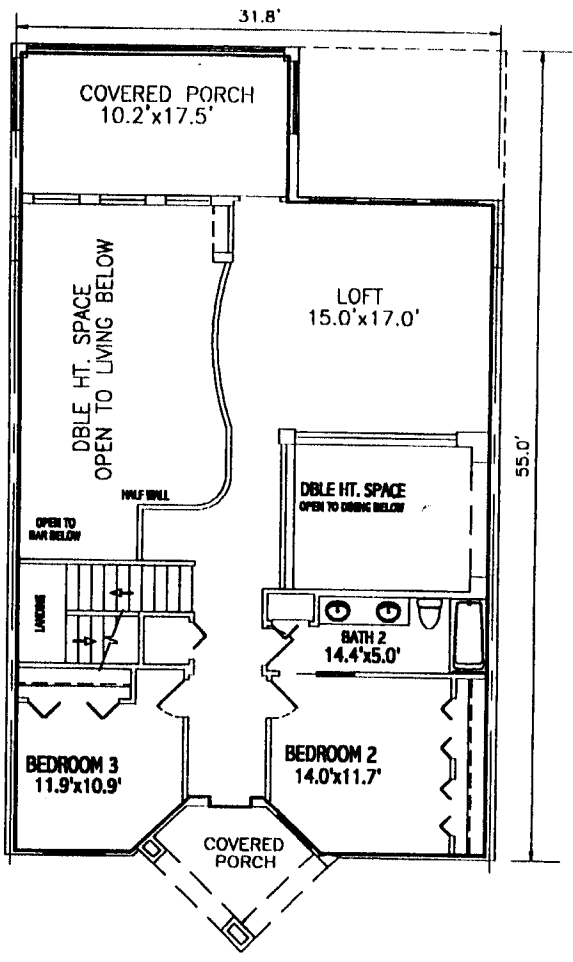
SHEET 7



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 OR Book/Page: 5096 / 0030

BAYSIDE CONDOMINIUMS

Phase 1, Building 2
 2nd Floor Plan "D"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
 OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 842148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

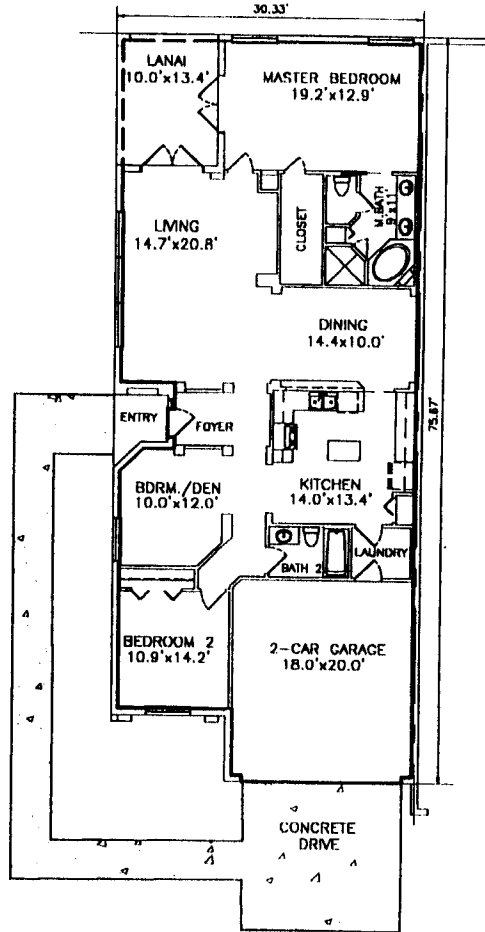


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BAYSIDE CONDOMINIUMS

Phase 1, Building 2 Typical Floor Plan "E"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. — Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREWSTER, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 9



CFN 200333999
OR Book/Page: 5096 / 0032

BAYSIDE CONDOMINIUMS

PHASE 1, BUILDING 3 ONLY

770, 772 & 774 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM


STATE OF FLORIDA
COUNTY OF BREVARD

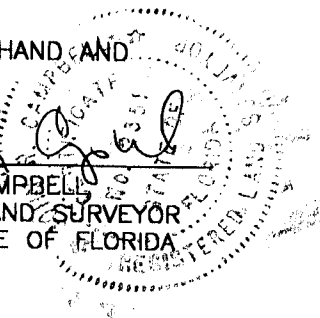
BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

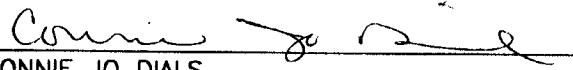
I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDING #3 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 5th DAY OF AUGUST, 2002 A.D.

BY: 
JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA



SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
5th DAY OF AUGUST, 2002 A.D.


CONNIE JO DIALS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THRU TROY FAIR INSURANCE, INC.



3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

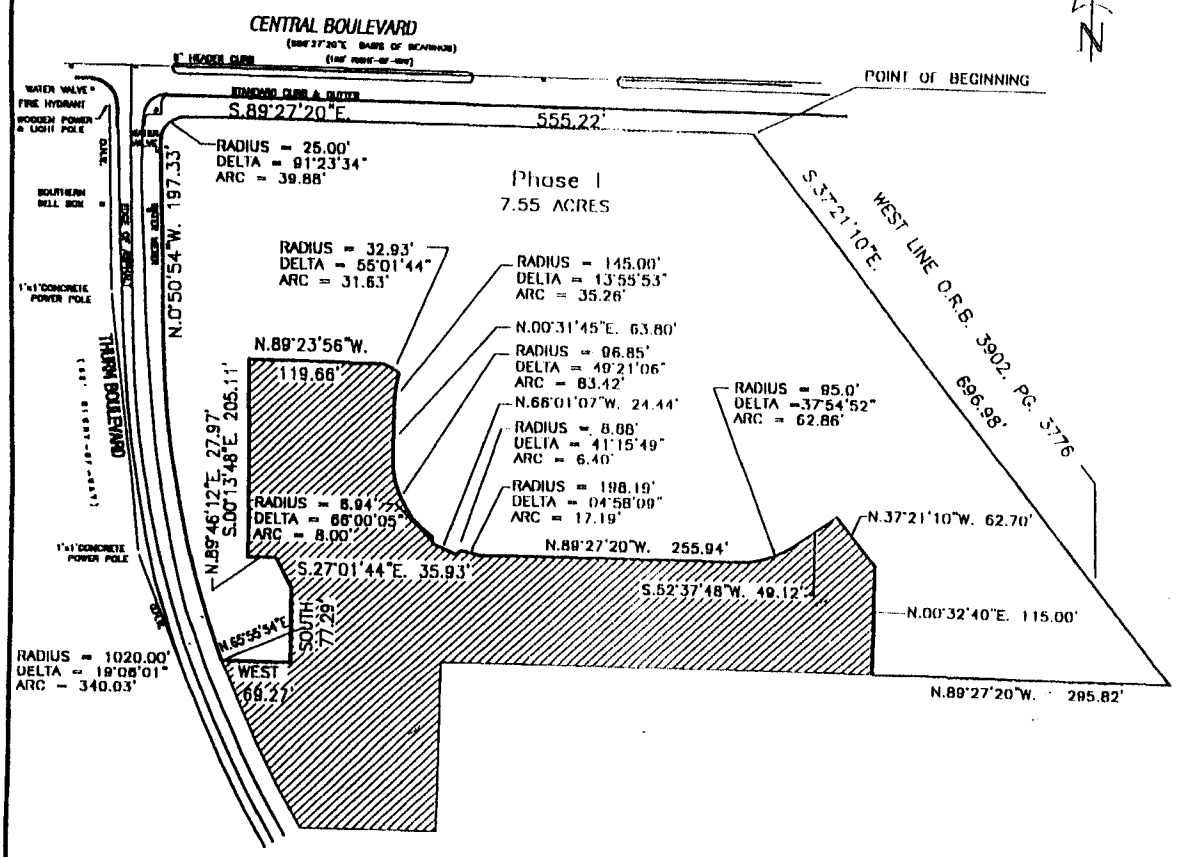
EXHIBIT "A"

SHEET 1



BAYSIDE CONDOMINIUMS

Sketch of Survey Phase I



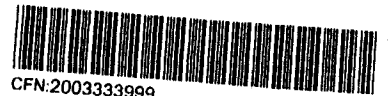
SEE SHEET 3 FOR LEGAL DESCRIPTION FOR PHASE I.



3825 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS, P.O. BOX 842146
MERRITT ISLAND, FL 32964 PHONE (407) 453-8820

EXHIBIT "A"

SHEET 2



BAYSIDE CONDOMINIUMS

LEGAL DESCRIPTION: (Phase I)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Begin at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.57°21'10"E., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence run N.89°27'20"W., a distance of 295.82 feet; Thence run N.00°32'40"E., a distance of 115.00 feet; Thence run N.37°21'10"W., a distance of 62.70 feet; Thence run S.52°37'48"W., a distance of 49.12 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.85 feet, thence Northwesterly along the arc of said curve a distance of 33.82 feet, through a central angle of 92°54'58", whose chord bears S.86°50'45"W., to the point of tangency; Thence run S.52°37'48"W., a distance of 28.65 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, thence Southwesterly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52" to the point of tangency; Thence run N.89°27'20"W., a distance of 255.94 feet to the point of curvature of a non-tangent curve to the right having a radius of 198.19 feet, thence Westerly along the arc of said curve a distance of 17.19 feet, through a central angle of 04°58'09", whose chord bears N.77°51'01"E., to a point of curvature of a non-tangent curve to the left, having a radius of 8.88 feet; thence run Westerly along said curve a distance of 6.40 feet through a central angle of 41°15'49", whose chord bears S.54°10'37"W.; Thence run N.66°01'07"W., a distance of 24.44 feet to the point of curvature of a non-tangent curve to the right, having a radius of 6.94 feet, thence Northwesterly along the arc of said curve a distance of 8.00 feet, through a central angle of 66°00'05", whose chord bears N.9°03'38"W., to the point of curvature of a non-tangent curve to the right, having a radius of 96.85 feet, thence run northwesterly along the arc of said curve a distance of 83.42 feet, through a central angle of 49°21'06" whose chord bears N.29°48'37"W., to the point of tangency; Thence run N.00°31'45"E., a distance of 63.80 feet to the point of curvature of a non-tangent curve to the right, having a radius of 145.00 feet, thence run northerly along the arc of said curve a distance of 35.26 feet, through a central angle of 13°55'53", whose chord bears N.7°30'37"E., to the point of curvature of a non-tangent curve to the left, having a radius of 32.93 feet; thence run Northwesterly along the arc of said curve a distance of 31.63 feet, through a central angle of 55°01'44" whose chord bears N.71°09'56"W., to the point of tangency; Thence run N.89°23'56"W., a distance of 119.66 feet; Thence run S.00°13'48"E., a distance of 205.11 feet; Thence run N.89°46'12"E., a distance of 27.97 feet; Thence run S.27°01'44"E., a distance of 35.93 feet; Thence run South a distance of 77.29 feet; Thence run West a distance of 69.27 feet to a point on the Easterly right of way line of Tower Boulevard, (A.K.A. Thurm Boulevard) a 60 foot right of way, as described in Official Records Book 3057 at Page 447, of the Public Records of Brevard County, Florida; said point being on a curve to the right have a radius of 1020.00 feet and whose radius point lies N.70°03'05"E., from said point; Thence run Northerly along said right of way line and along the arc of said curve a distance of 340.03 feet, through a central angle of 19°06'01", to the point of tangency; Thence run N.00°50'54"W., along said East right of way line a distance of 197.33 feet to a point of curvature of a circular curve to the right having a radius of 25.00 feet; Thence run Northeastly along the arc of said curve a distance of 39.88 feet, through a central angle of 91°23'34", to the point of tangency on the said Southerly right of way line of Central Boulevard; Thence run S.89°27'20"E., along said South right of way line a distance of 555.22 feet to the Point of Beginning. Said parcel contains 7.55 acres more or less.

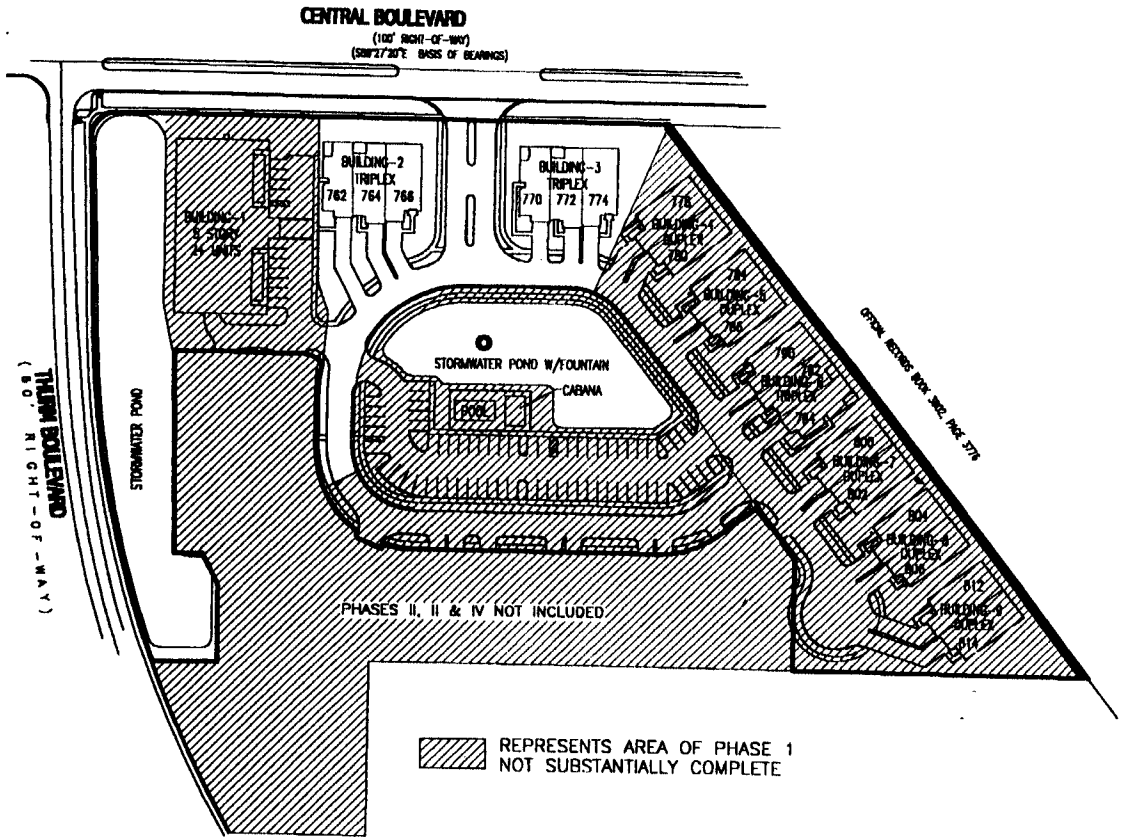


3025 N. COURTHAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32984 PHONE (407) 483-8820



BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase 1



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are constructed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "778" Indicates address of the Unit.

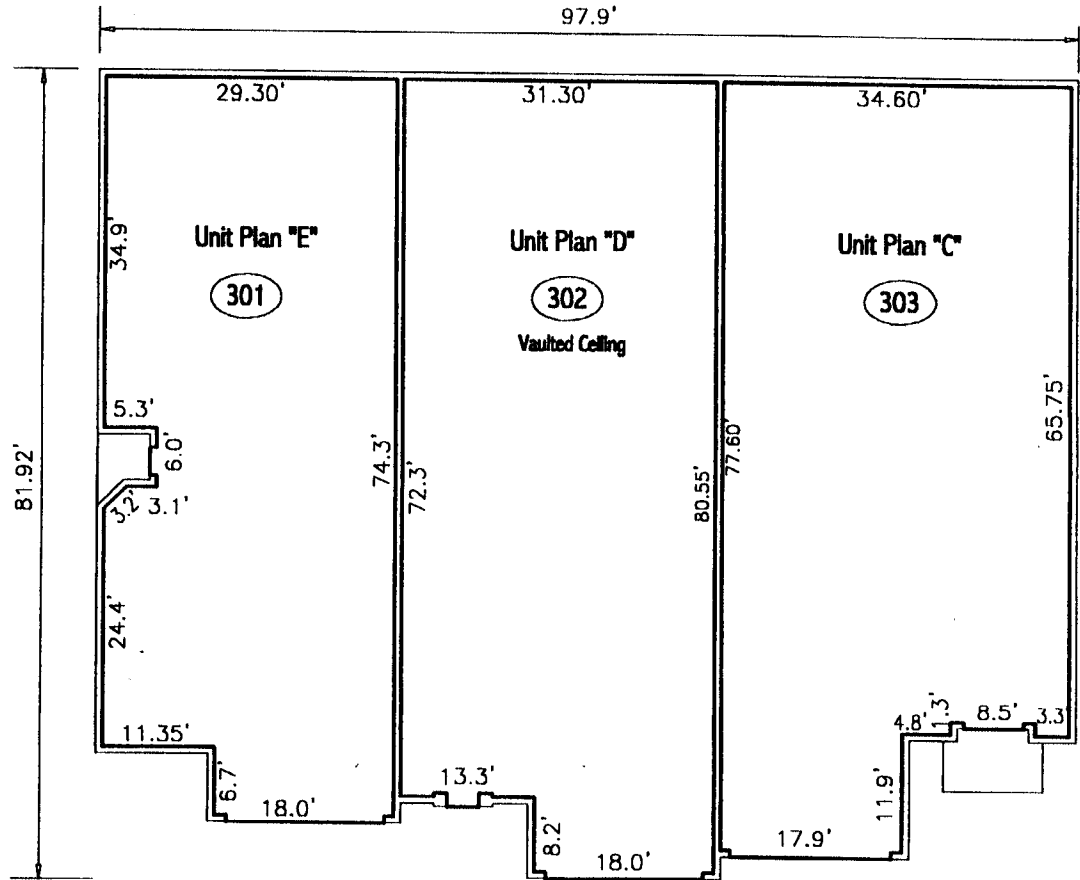
Campbell SURVEYING AND MAPPING
OF BREWERS, INC.

3825 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase I - Building 3



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.00'.
The Finish Ceiling Elevation ifor Unit "C" & "E" is 18.90'
The Finish Floor Elevation for Unit "D" is 20.44'
The Finish Ceiling Elevation ifor Unit "D" is 28.94'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (301) Indicates Unit number designation.
6. "Unit Plan C" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 5 through 9.

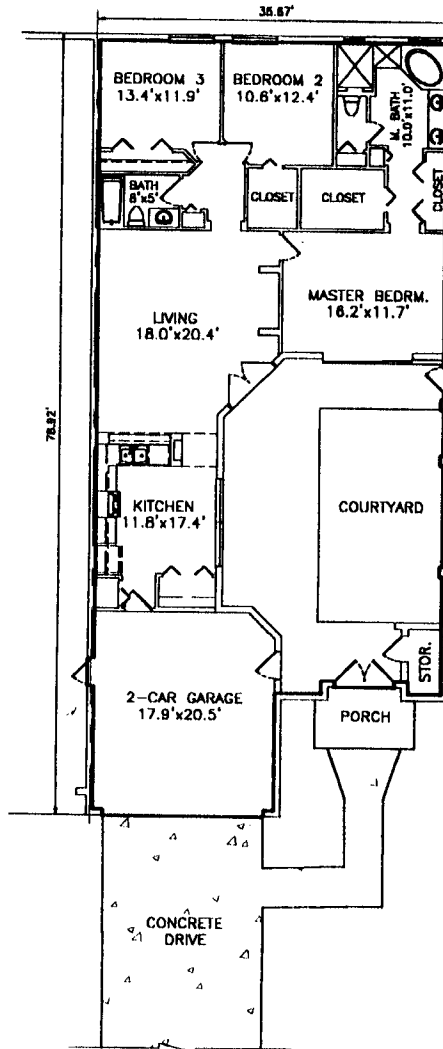


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BAYSIDE CONDOMINIUMS

Phase 1, Building 3
Typical Floor Plan "C"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch is a Common Element whose use is limited to the adjacent Unit.



3525 N. COURTENAY PARKWAY - SUITE 1
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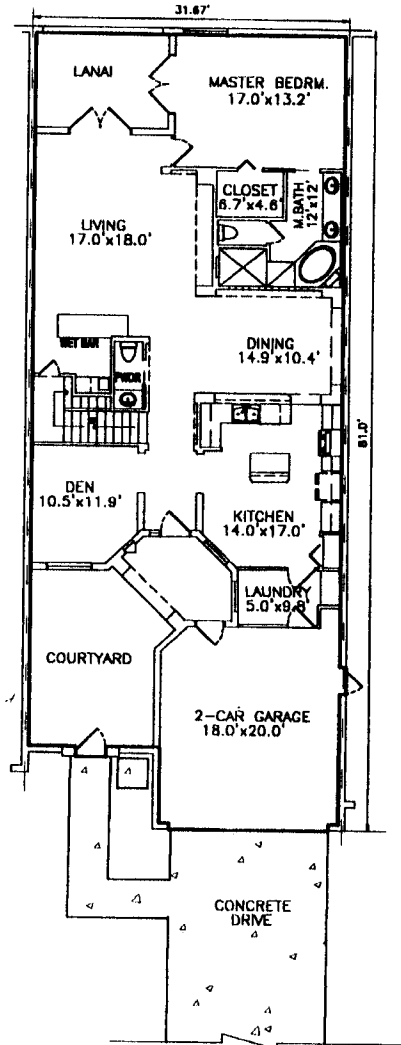


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OR Book/Page: 5096 / 0038

BAYSIDE CONDOMINIUMS

Phase 1, Building 3 1st Floor Plan "D"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. This is the Typical 1st Floor Plan of this Unit. See Sheet 8 for its 2nd Floor Plan.

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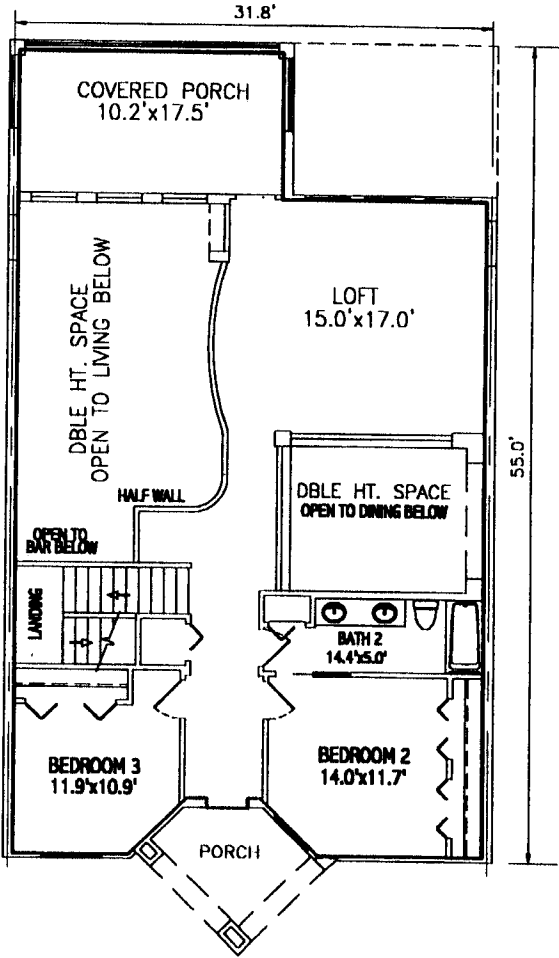
EXHIBIT "A"

SHEET 7



BAYSIDE CONDOMINIUMS

Phase 1, Building 3 2nd Floor Plan "D"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Porch is a Common Element whose use is limited to the adjacent Unit.

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3525 N. COURTENAY PARKWAY - SUITE 1
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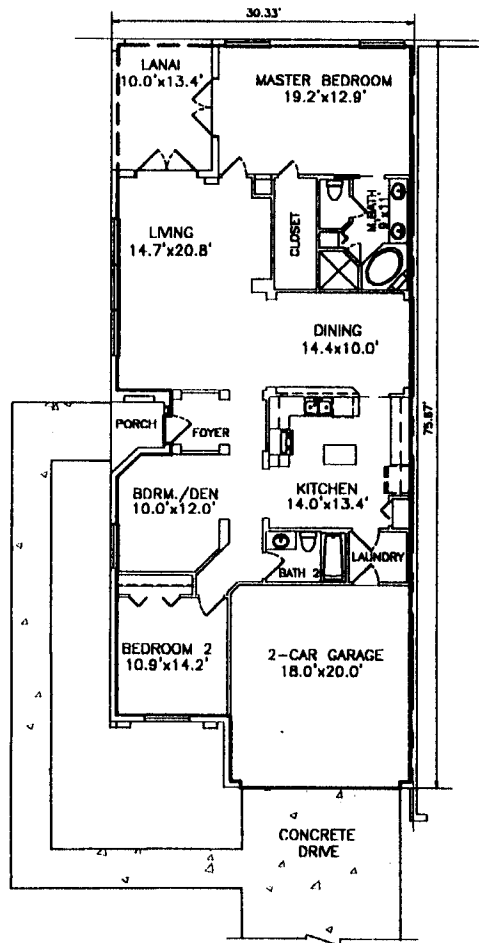


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OR Book/Page: 5096 / 0040

BAYSIDE CONDOMINIUMS

Phase 1, Building 3 Typical Floor Plan "E"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
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MAILING ADDRESS: P.O. BOX 542148
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EXHIBIT "A"

SHEET 9



CFN:200333999
OR Book/Page: 5096 / 0041

BAYSIDE CONDOMINIUMS

PHASE 1, BUILDINGS 4 AND 5 ONLY

778, 780, 784 & 786 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

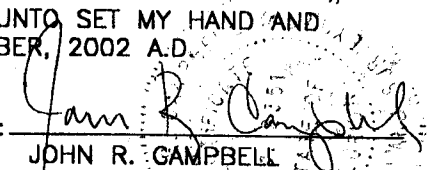
STATE OF FLORIDA
COUNTY OF BREVARD

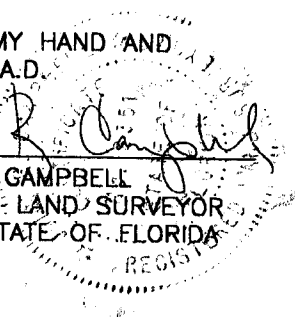
BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

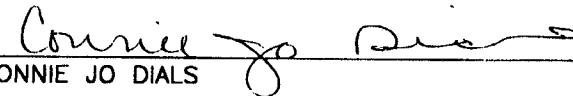
I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDING #3 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 18th DAY OF SEPTEMBER, 2002 A.D.

BY: 
JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA



SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
18th DAY OF SEPTEMBER, 2002 A.D.


CONNIE JO DIALS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



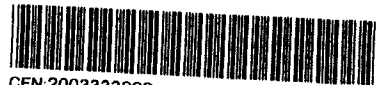
Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
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MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

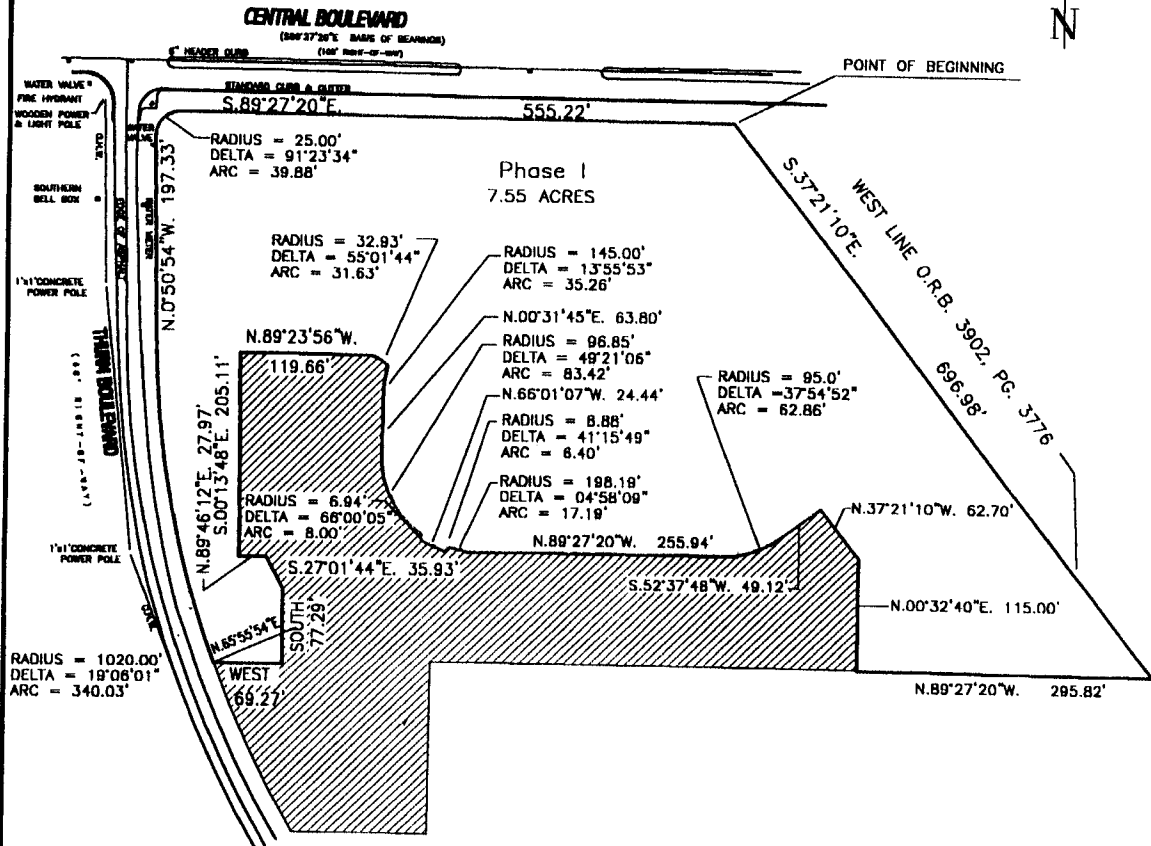
EXHIBIT "A"

SHEET 1



BAYSIDE CONDOMINIUMS

Sketch of Survey Phase I

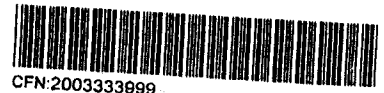


 INDICATES THAT AREA NOT INCLUDED IN PHASE I

SEE SHEET 3 FOR LEGAL DESCRIPTION FOR PHASE I.

Campbell SURVEYING AND MAPPING
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3525 N. COURTENAY PARKWAY - SUITE 1
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CFN:2003333999

OR Book/Page: 5096 / 0043

BAYSIDE CONDOMINIUMS

LEGAL DESCRIPTION: (Phase I)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Begin at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence run N.89°27'20"W., a distance of 295.82 feet; Thence run N.00°32'40"E., a distance of 115.00 feet; Thence run N.37°21'10"W., a distance of 62.70 feet; Thence run S.52°37'48"W., a distance of 49.12 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.85 feet, thence Northwesterly along the arc of said curve a distance of 33.82 feet, through a central angle of 92°54'58", whose chord bears S.86°50'45"W., to the point of tangency; Thence run S.52°37'48"W., a distance of 28.65 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, thence Southwesterly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52" to the point of tangency; Thence run N.89°27'20"W., a distance of 255.94 feet to the point of curvature of a non-tangent curve to the right having a radius of 198.19 feet, thence Westerly along the arc of said curve a distance of 17.19 feet, through a central angle of 04°58'09", whose chord bears N.77°51'01"E., to a point of curvature of a non-tangent curve to the left, having a radius of 8.88 feet; thence run Westerly along said curve a distance of 6.40 feet through a central angle of 41°15'49", whose chord bears S.54°10'37"W.; Thence run N.66°01'07"W., a distance of 24.44 feet to the point of curvature of a non-tangent curve to the right, having a radius of 6.94 feet, thence Northwesterly along the arc of said curve a distance of 8.00 feet, through a central angle of 66°00'05", whose chord bears N.9°03'38"W., to the point of curvature of a non-tangent curve to the right, having a radius of 96.85 feet, thence run northwesterly along the arc of said curve a distance of 83.42 feet, through a central angle of 49°21'06" whose chord bears N.29°48'37"W., to the point of tangency; Thence run N.00°31'45"E., a distance of 63.80 feet to the point of curvature of a non-tangent curve to the right, having a radius of 145.00 feet, thence run northerly along the arc of said curve a distance of 35.26 feet, through a central angle of 13°55'53", whose chord bears N.7°30'37"E., to the point of curvature of a non-tangent curve to the left, having a radius of 32.93 feet; thence run Northwesterly along the arc of said curve a distance of 31.63 feet, through a central angle of 55°01'44" whose chord bears N.71°09'56"W., to the point of tangency; Thence run N.89°23'56"W., a distance of 119.66 feet; Thence run S.00°13'48"E., a distance of 205.11 feet; Thence run N.89°46'12"E., a distance of 27.97 feet; Thence run S.27°01'44"E., a distance of 35.93 feet; Thence run South a distance of 77.29 feet; Thence run West a distance of 69.27 feet to a point on the Easterly right of way line of Tower Boulevard, (A.K.A. Thurm Boulevard) a 60 foot right of way, as described in Official Records Book 3057 at Page 447, of the Public Records of Brevard County, Florida; said point being on a curve to the right have a radius of 1020.00 feet and whose radius point lies N.70°03'05"E., from said point; Thence run Northerly along said right of way line and along the arc of said curve a distance of 340.03 feet, through a central angle of 19°06'01", to the point of tangency; Thence run N.00°50'54"W., along said East right of way line a distance of 197.33 feet to a point of curvature of a circular curve to the right having a radius of 25.00 feet; Thence run Northeasterly along the arc of said curve a distance of 39.88 feet, through a central angle of 91°23'34", to the point of tangency on the said Southerly right of way line of Central Boulevard; Thence run S.89°27'20"E., along said South right of way line a distance of 555.22 feet to the Point of Beginning. Said parcel contains 7.55 acres more or less.

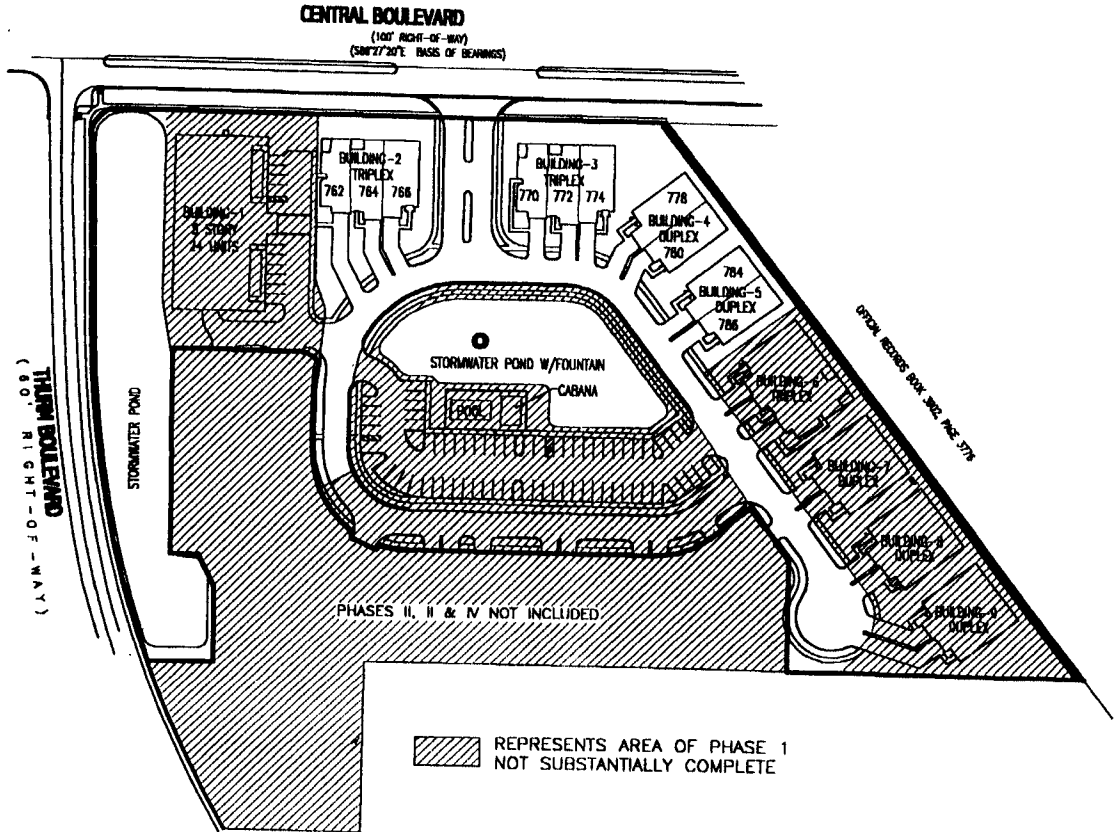


3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase 1



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are constructed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "778" Indicates address of the Unit.

Campbell
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3525 N. COURTENAY PARKWAY - SUITE 1
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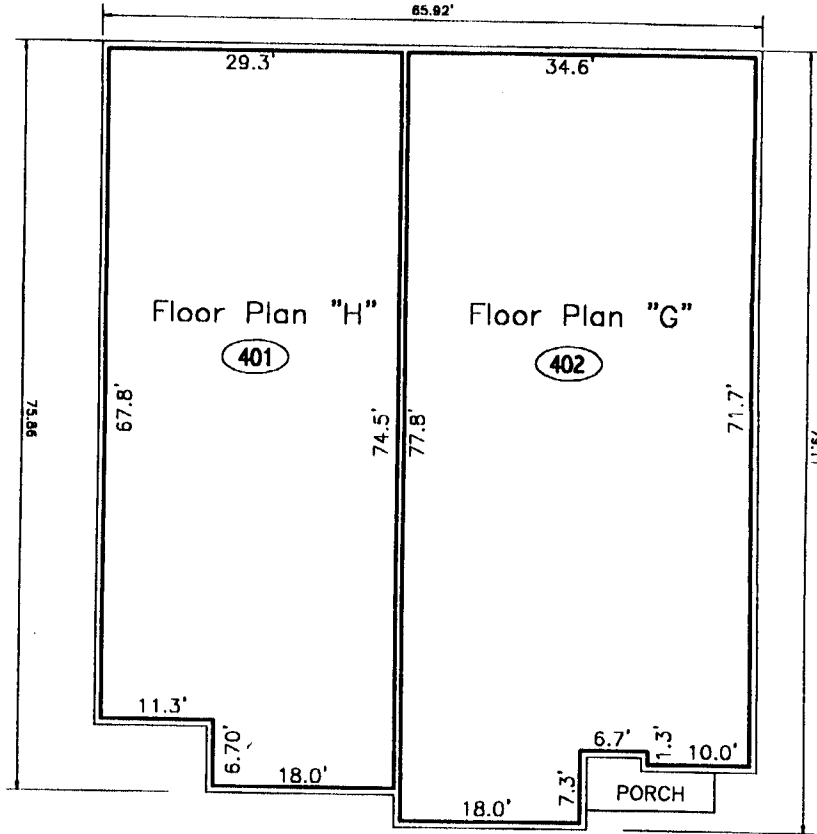
EXHIBIT "A"

SHEET 4



BAYSIDE CONDOMINIUMS

Phase I - Building 4



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.96'
The Finish Ceiling Elevation is 18.86'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (401) Indicates Unit number designation.
6. Refer to Sheets 7 & 8 for dimensions and floor plans of these typical units.

Campbell SURVEYING AND MAPPING
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3525 N. COURTEMAY PARKWAY - SUITE 1
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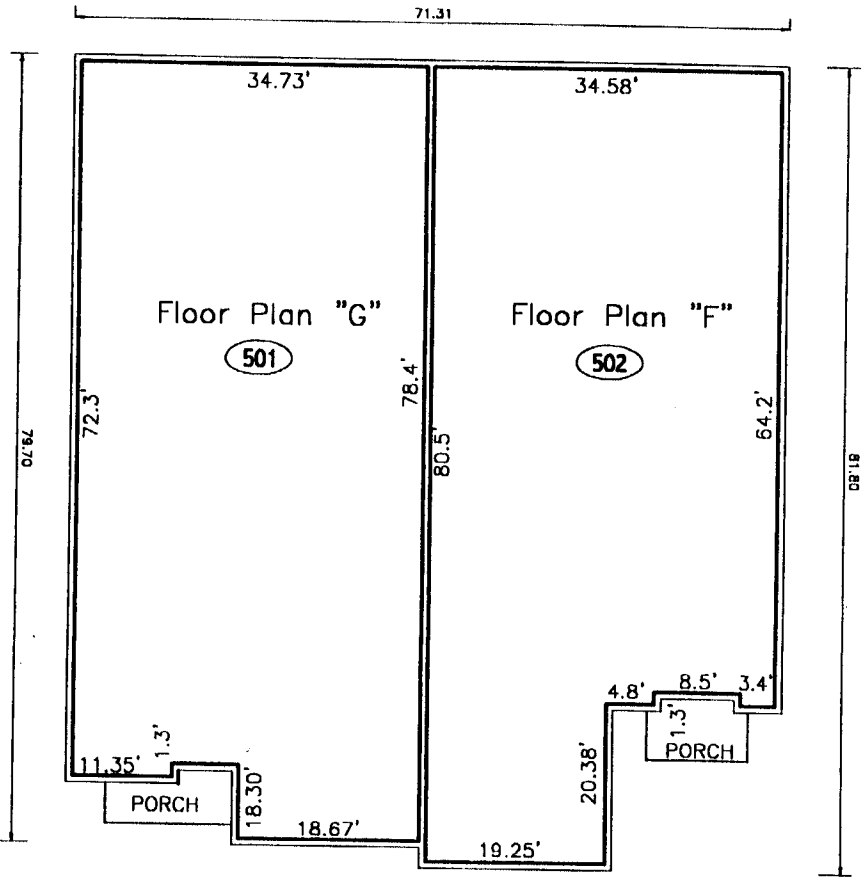
EXHIBIT "A"

SHEET 5



BAYSIDE CONDOMINIUMS

Phase I - Building 5



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.98'.
The Finish Ceiling Elevation is 18.88'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (501) Indicates Unit number designation.
6. Refer to Sheets 9 and 10 for dimensions and floor plans for these typical units.



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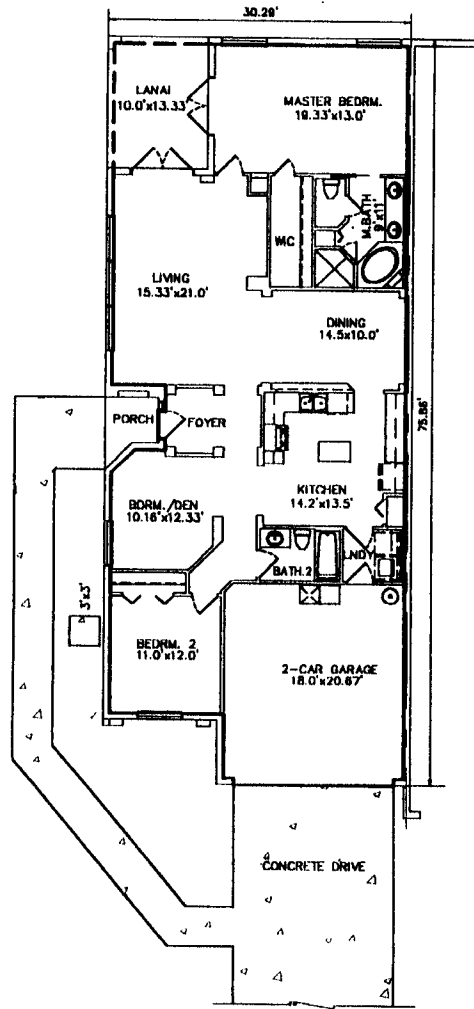


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 OR Book/Page: 5096 / 0047

BAYSIDE CONDOMINIUMS

Phase 1 – Building 4

Typical Floor Plan "H"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. — indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

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 OF BREWERS, INC.

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EXHIBIT "A"

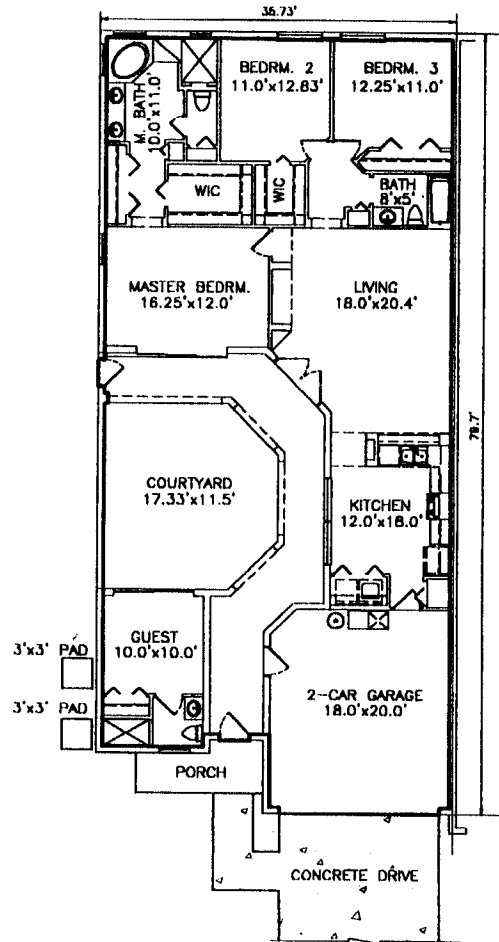
SHEET 7



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OR Book/Page: 5096 / 0048

BAYSIDE CONDOMINIUMS

Phase 1, Building 5
Typical Floor Plan "G"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

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3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
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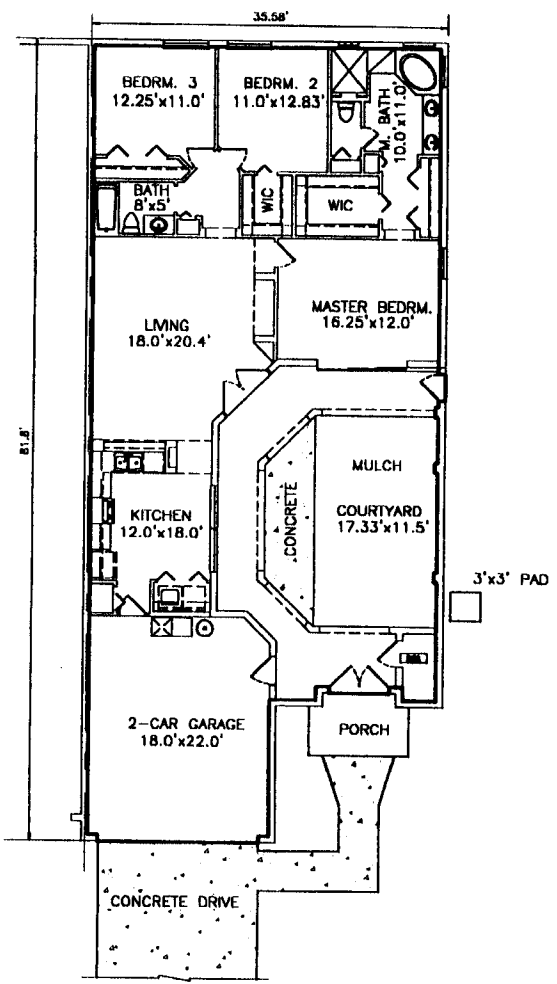
EXHIBIT "A"

SHEET 9



BAYSIDE CONDOMINIUMS

Phase 1, Building 5
Typical Floor Plan "F"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.



3625 N. COURTENAY PARKWAY - SUITE 1
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CFN:200333999

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BAYSIDE CONDOMINIUMS
PHASE 1, BUILDINGS 6, 7 and 8 ONLY
790, 792, 794, 800, 802, 806 & 808 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDINGS #6, #7 & #8 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

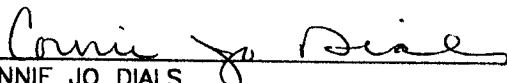
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 4th DAY OF FEBRUARY, 2003 A.D.

BY: 
JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA



Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
4th DAY OF FEBRUARY, 2003 A.D.


CONNIE JO DIALS

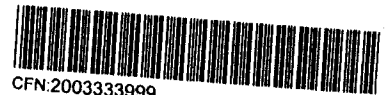
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



3526 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32954 PHONE (407) 453-6820

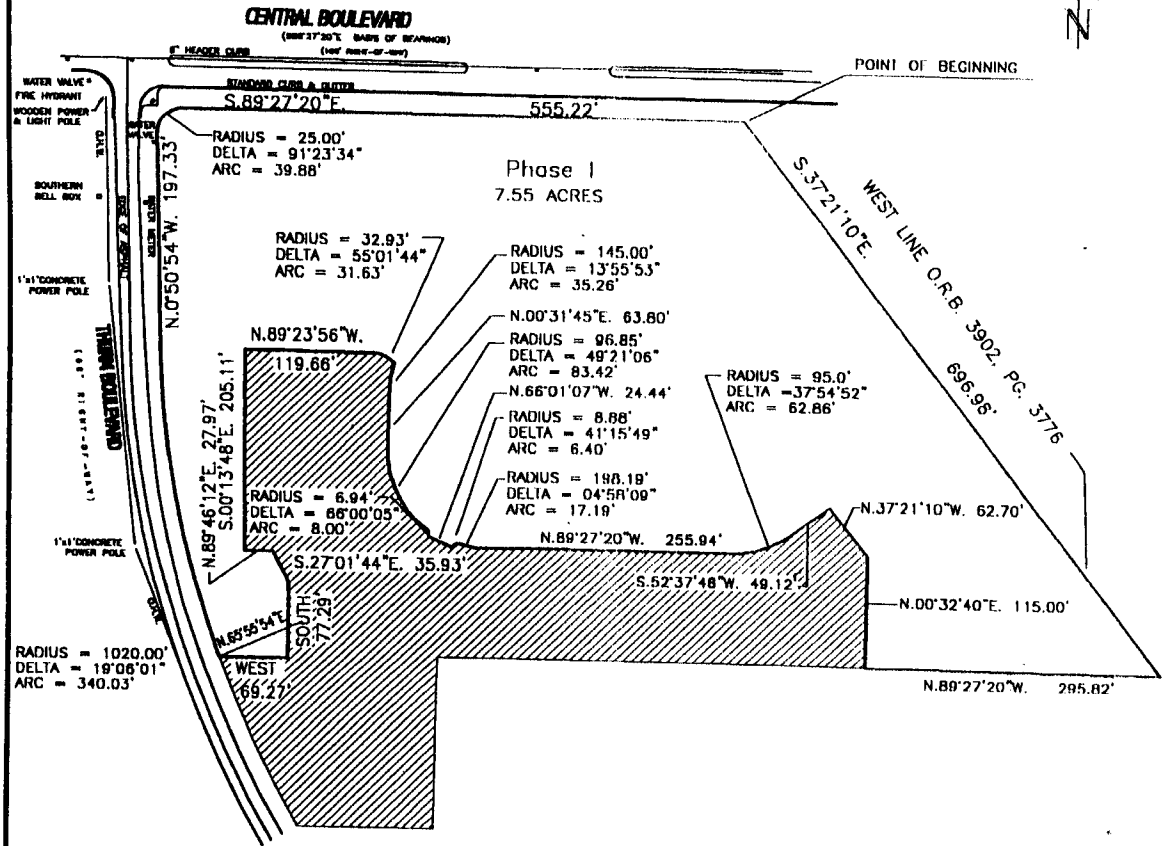
EXHIBIT "A"

SHEET 1



BAYSIDE CONDOMINIUMS

Sketch of Survey Phase I



 INDICATES THAT AREA NOT INCLUDED IN PHASE I

SEE SHEET 3 FOR LEGAL DESCRIPTION FOR PHASE I.

Campbell SURVEYING AND MAPPING
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EXHIBIT "A"

SHEET 2



CFN:2003333999

OR Book/Page: 5096 / 0052

BAYSIDE CONDOMINIUMS

LEGAL DESCRIPTION: (Phase I)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

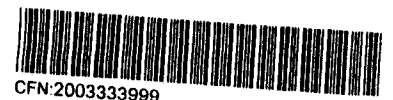
Begin at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence run N.89°27'20"W., a distance of 295.82 feet; Thence run N.00°32'40"E., a distance of 115.00 feet; Thence run N.37°21'10"W., a distance of 62.70 feet; Thence run S.52°37'48"W., a distance of 49.12 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.85 feet, thence Northwestly along the arc of said curve a distance of 33.82 feet, through a central angle of 92°54'58", whose chord bears S.86°50'45"W., to the point of tangency; Thence run S.52°37'48"W., a distance of 28.65 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, thence Southwestly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52" to the point of tangency; Thence run N.89°27'20"W., a distance of 255.94 feet to the point of curvature of a non-tangent curve to the right having a radius of 198.19 feet, thence Westerly along the arc of said curve a distance of 17.19 feet, through a central angle of 04°58'09", whose chord bears N.77°51'01"E., to a point of curvature of a non-tangent curve to the left, having a radius of 8.88 feet; thence run Westerly along said curve a distance of 6.40 feet through a central angle of 41°15'49", whose chord bears S.54°10'37"W.; Thence run N.66°01'07"W., a distance of 24.44 feet to the point of curvature of a non-tangent curve to the right, having a radius of 6.94 feet, thence Northwestly along the arc of said curve a distance of 8.00 feet, through a central angle of 66°00'05", whose chord bears N.9°03'38"W., to the point of curvature of a non-tangent curve to the right, having a radius of 96.85 feet, thence run northwesterly along the arc of said curve a distance of 83.42 feet, through a central angle of 49°21'06" whose chord bears N.29°48'37"W., to the point of tangency; Thence run N.00°31'45"E., a distance of 63.80 feet to the point of curvature of a non-tangent curve to the right, having a radius of 145.00 feet, thence run northerly along the arc of said curve a distance of 35.26 feet, through a central angle of 13°55'53", whose chord bears N.7°30'37"E., to the point of curvature of a non-tangent curve to the left, having a radius of 32.93 feet; thence run Northwestly along the arc of said curve a distance of 31.63 feet, through a central angle of 55°01'44" whose chord bears N.71°09'56"W., to the point of tangency; Thence run N.89°23'56"W., a distance of 119.66 feet; Thence run S.00°13'48"E., a distance of 205.11 feet; Thence run N.89°46'12"E., a distance of 27.97 feet; Thence run S.27°01'44"E., a distance of 35.93 feet; Thence run South a distance of 77.29 feet; Thence run West a distance of 69.27 feet to a point on the Easterly right of way line of Tower Boulevard, (A.K.A. Thurm Boulevard) a 60 foot right of way, as described in Official Records Book 3057 at Page 447, of the Public Records of Brevard County, Florida; said point being on a curve to the right have a radius of 1020.00 feet and whose radius point lies N.70°03'05"E., from said point; Thence run Northerly along said right of way line and along the arc of said curve a distance of 340.03 feet, through a central angle of 19°06'01", to the point of tangency; Thence run N.00°50'54"W., along said East right of way line a distance of 197.33 feet to a point of curvature of a circular curve to the right having a radius of 25.00 feet; Thence run Northeastly along the arc of said curve a distance of 39.88 feet, through a central angle of 91°23'34", to the point of tangency on the said Southerly right of way line of Central Boulevard; Thence run S.89°27'20"E., along said South right of way line a distance of 555.22 feet to the Point of Beginning. Said parcel contains 7.55 acres more or less.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3825 N. DOURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

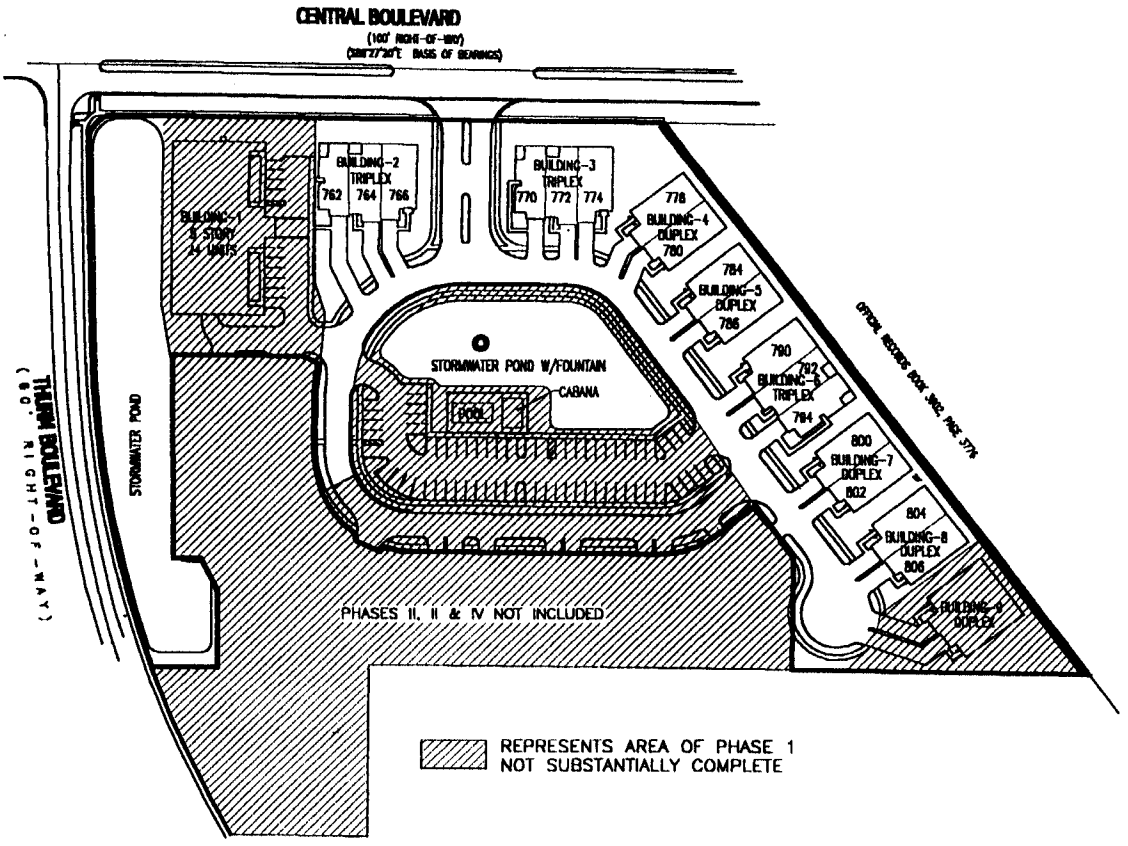
SHEET 3



CFN:200333999
 OR Book/Page: 5096 / 0053

BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase 1



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are constructed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "778" Indicates address of the Unit.

Campbell SURVEYING AND MAPPING
 OF BREWSTER, INC.

3525 N. COURTENAY PARKWAY - SLATE 1
 MAILING ADDRESS: P.O. BOX 842148
 MERRITT ISLAND, FL. 32954 PHONE (407) 453-5820

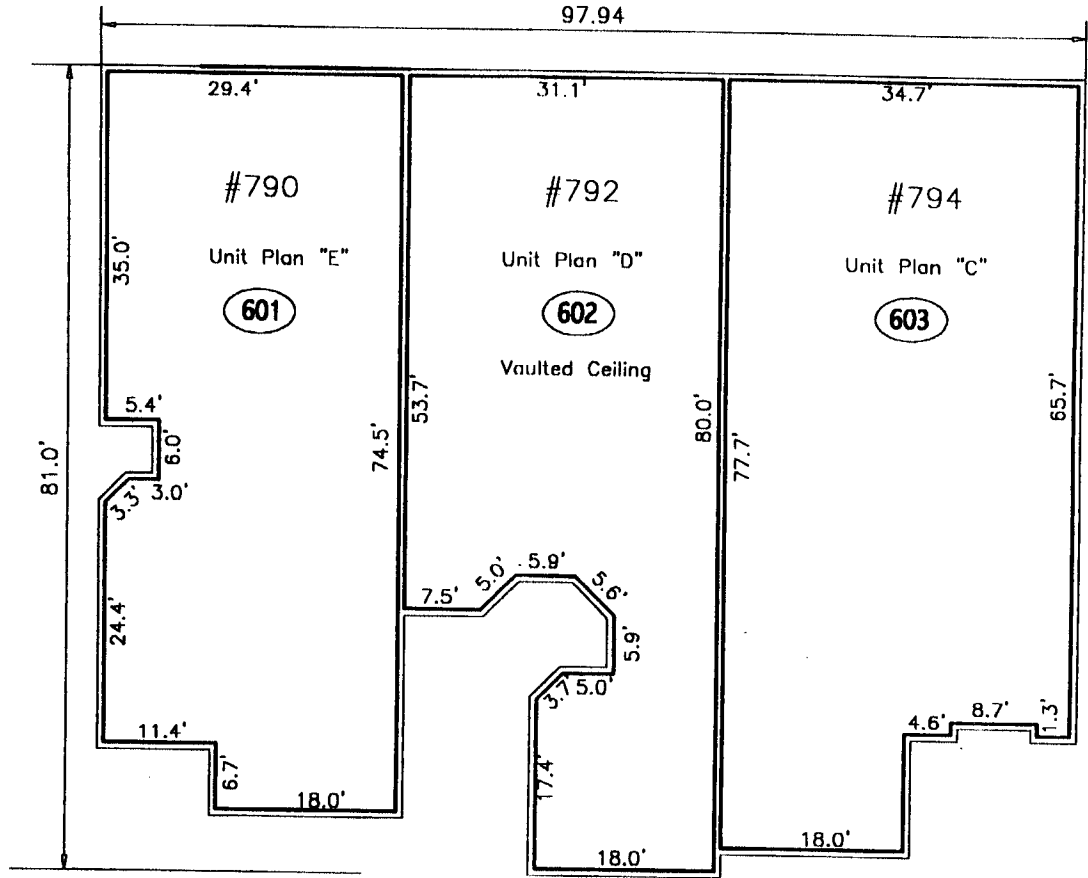
EXHIBIT "A"

SHEET 4



BAYSIDE CONDOMINIUMS

Phase I - Building 6



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.93'.
The Finish Ceiling Elevation ifor Unit "C" & "E" is 18.93'.
The Finish Ceiling Elevation ifor Unit "D" is 28.93'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (601) Indicates Unit number designation.
6. "Unit Plan C" indicates Typical Floor Plan of that Unit.
Refer to Floor Plans on Sheets 8 through 11 for this Building.
7. #790 Indicates Address

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3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

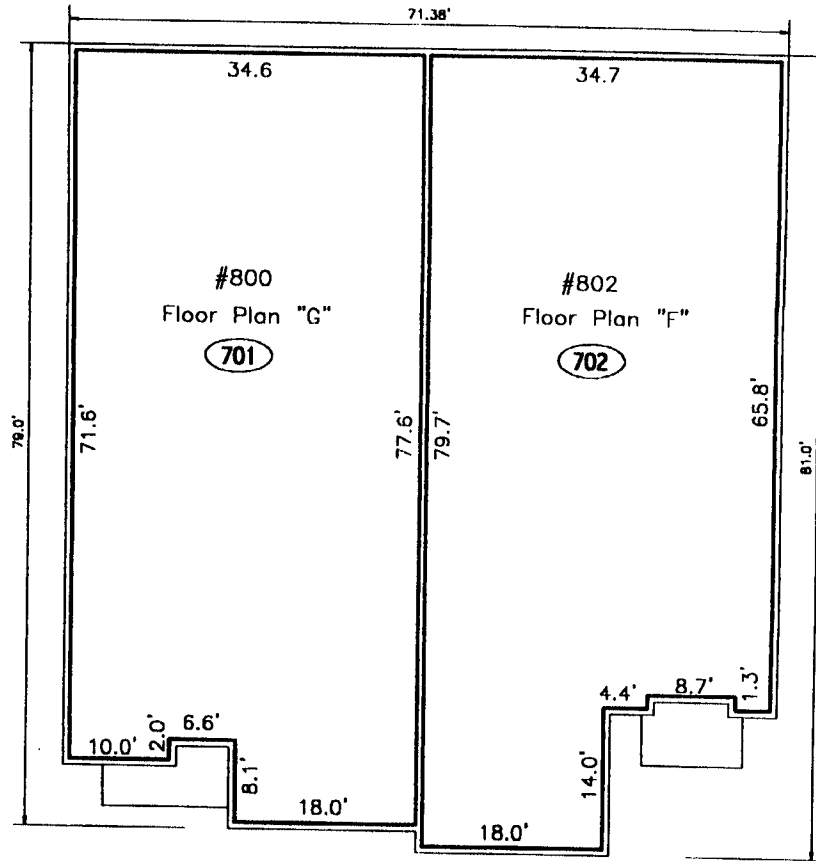
EXHIBIT "A"

SHEET 5



BAYSIDE CONDOMINIUMS

Phase I - Building 7



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.0'.
The Finish Ceiling Elevation is 19.0'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (701) Indicates Unit number designation.
6. The Unit represented is Typical of Unit Floor Plan "F" & "G".
Refer to Floor Plans on Sheets 12 and 13 for this Building.
7. #800 Indicates Address.

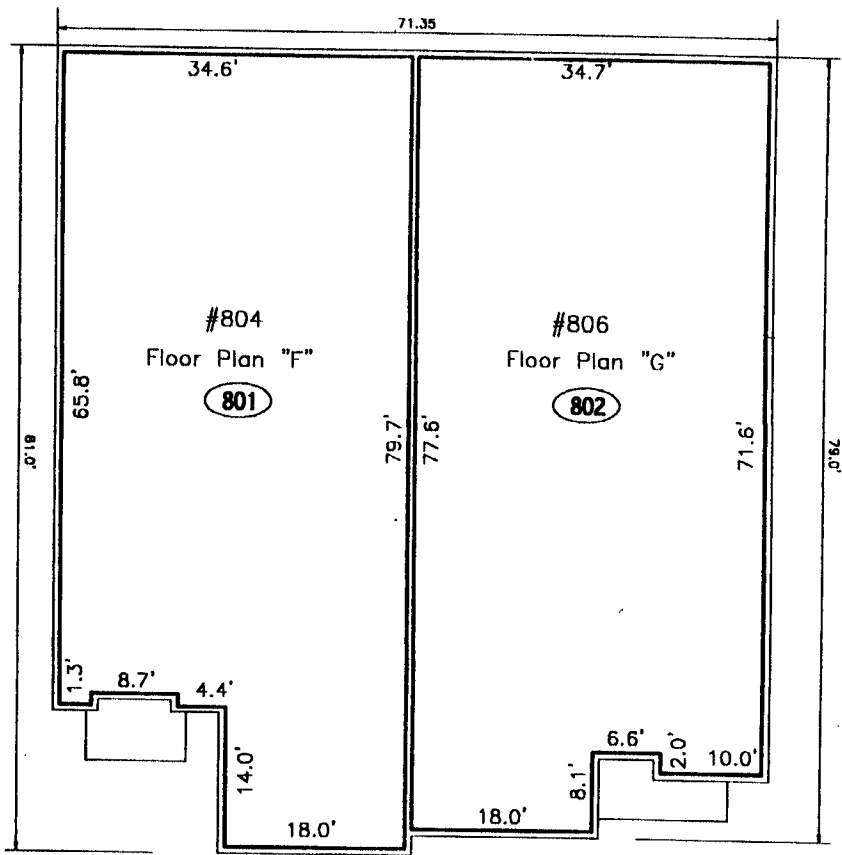


3825 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 463-5820



BAYSIDE CONDOMINIUMS

Phase I - Building 8

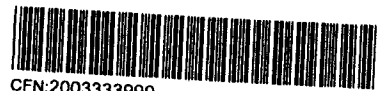


SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.0'.
The Finish Ceiling Elevation is 19.0'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (801) Indicates Unit number designation.
6. The Unit represented is Typical of Unit Floor Plan "F" & "G".
Refer to Floor Plans on Sheets 14 and 15 for this Building.
7. #804 Indicates Address.



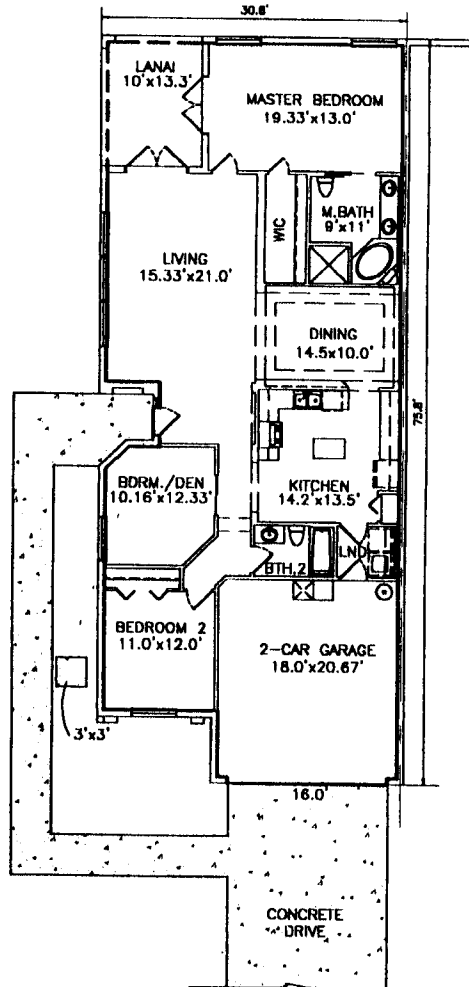
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



CFN:2003333999
 OR Book/Page: 5096 / 0057

BAYSIDE CONDOMINIUMS

Phase 1, Building 6 Typical Floor Plan "E"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch is a Common Element whose use is limited to the adjacent Unit.

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 OF BREWSTER, INC.

3625 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 463-5820

EXHIBIT "A"

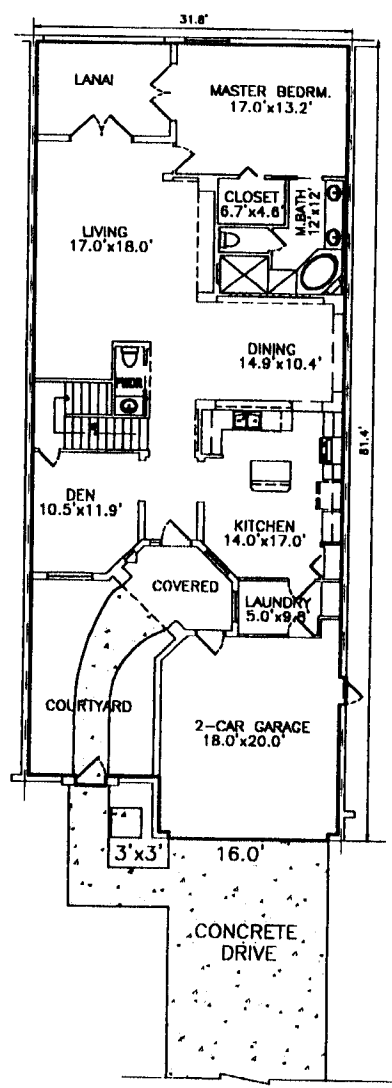
SHEET 8



CFN:200333999
 OR Book/Page: 5096 / 0058

BAYSIDE CONDOMINIUMS

Phase 1, Building 6
 1st Floor Plan "D"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. This is the Typical 1st Floor Plan of this Unit. See Sheet 8 for its 2nd Floor Plan.

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 SURVEYING AND MAPPING
 OF FLORIDA, INC.

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 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

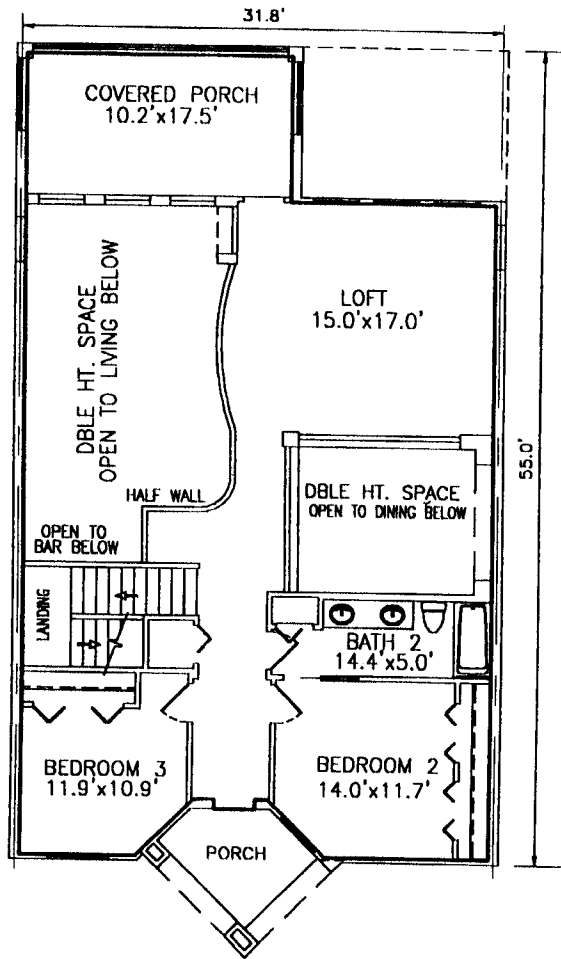
EXHIBIT "A"

SHEET 9



BAYSIDE CONDOMINIUMS

Phase 1, Building 6 2nd Floor Plan "D"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch is a Common Element whose use is limited to the adjacent Unit.

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3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

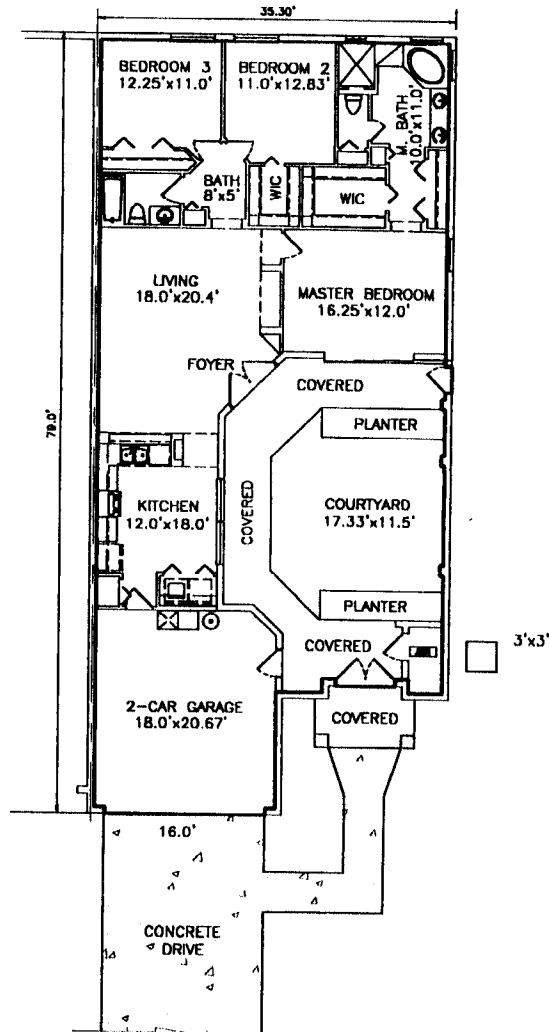
EXHIBIT "A"

SHEET 10



BAYSIDE CONDOMINIUMS

Phase 1, Building 6
 Typical Floor Plan "C"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.



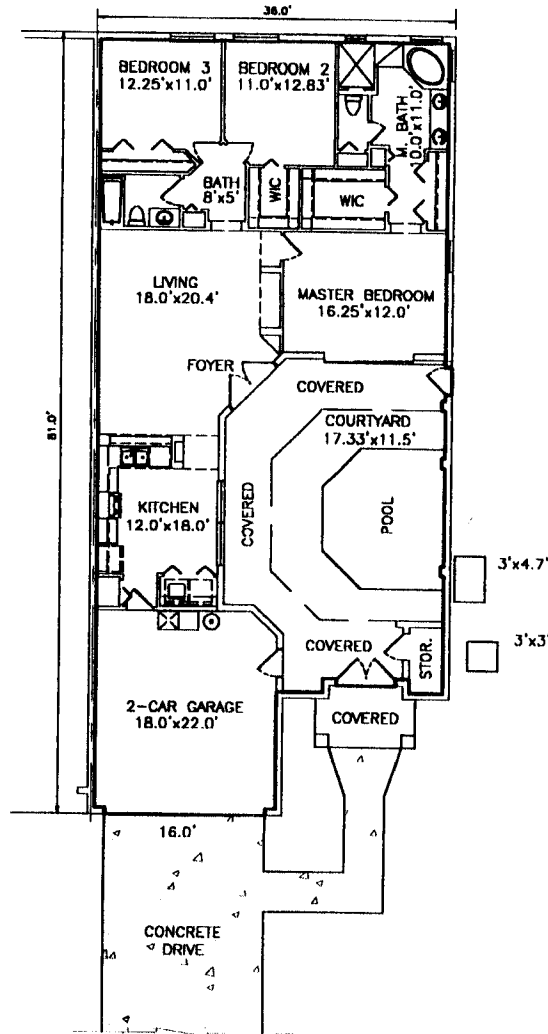
3625 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 HERRITT ISLAND, FL 32954 PHONE (407) 453-5820



CFN:2003333999
 OR Book/Page: 5096 / 0062

BAYSIDE CONDOMINIUMS

Phase 1, Building 7
 Typical Floor Plan "F"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

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 OF BREWERS, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 13

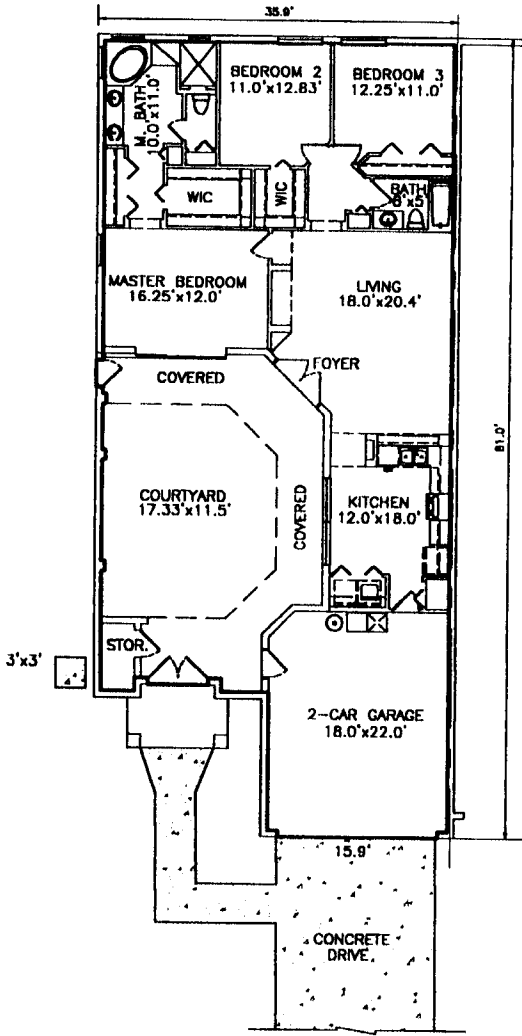


CFN:200333999
 OR Book/Page: 5096 / 0063

BAYSIDE CONDOMINIUMS

Phase 1, Building 8

Typical Floor Plan "F"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.



3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-0820

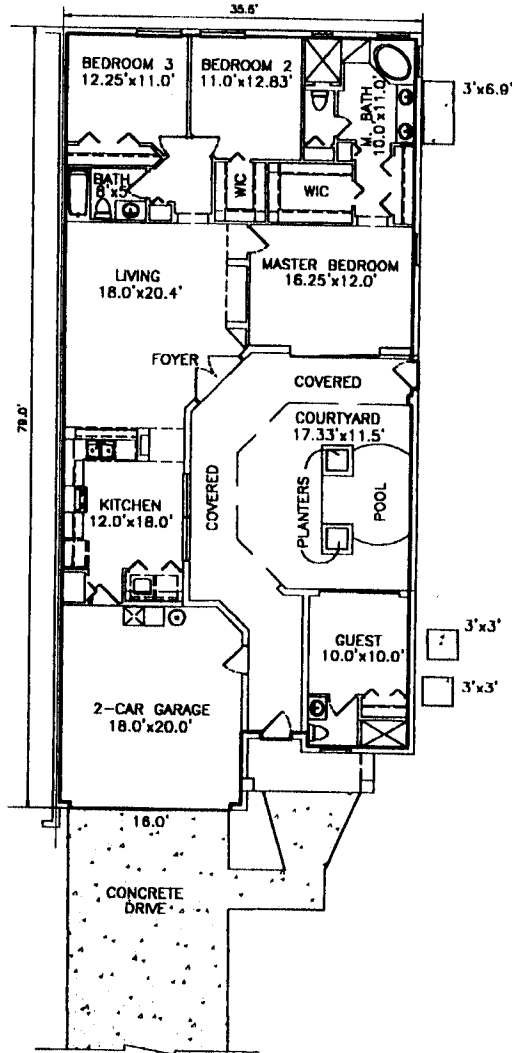
EXHIBIT "A"

SHEET 14



BAYSIDE CONDOMINIUMS

Phase 1, Building 8
Typical Floor Plan "G"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.



3825 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 463-5820



CFN:2003333999

OR Book/Page: 5096 / 0065

BAYSIDE CONDOMINIUMS PHASE 1, BUILDING 9 ONLY

812 & 814 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

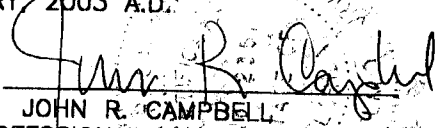
STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:


I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDING #9 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 11th DAY OF FEBRUARY 2003 A.D.

BY: 
JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
11th DAY OF FEBRUARY, 2003 A.D.


CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THRU TROY FAIR INSURANCE INC

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

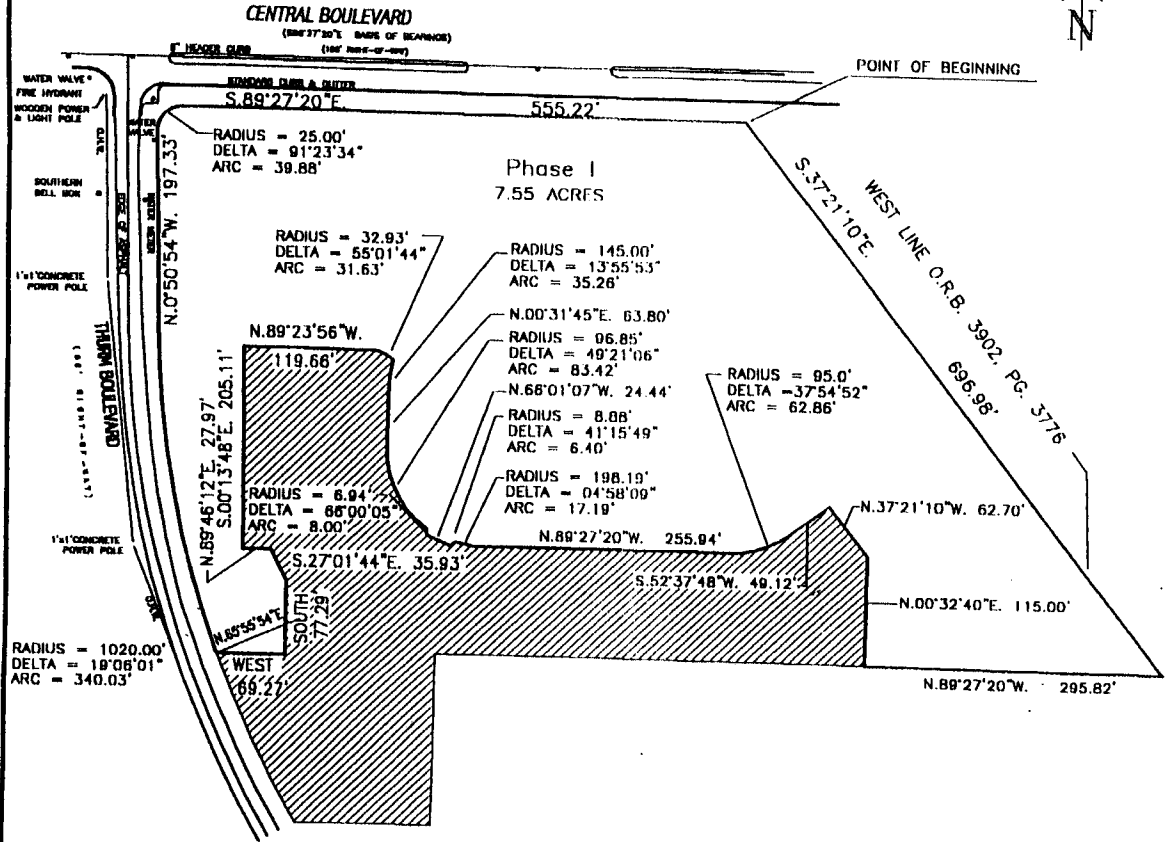
EXHIBIT "A"

SHEET 1



BAYSIDE CONDOMINIUMS

Sketch of Survey Phase I



SEE SHEET 3 FOR LEGAL DESCRIPTION FOR PHASE I.

Campbell SURVEYING AND MAPPING
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3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32854 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 2



CFN:200333999

OR Book/Page: 5096 / 0067

BAYSIDE CONDOMINIUMS

LEGAL DESCRIPTION: (Phase I)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Begin at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence run N.89°27'20"W., a distance of 295.82 feet; Thence run N.00°32'40"E., a distance of 115.00 feet; Thence run N.37°21'10"W., a distance of 62.70 feet; Thence run S.52°37'48"W., a distance of 49.12 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.85 feet, thence Northwesterly along the arc of said curve a distance of 33.82 feet, through a central angle of 92°54'58", whose chord bears S.86°50'45"W., to the point of tangency; Thence run S.52°37'48"W., a distance of 28.85 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, thence Southwesterly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52" to the point of tangency; Thence run N.89°27'20"W., a distance of 255.94 feet to the point of curvature of a non-tangent curve to the right having a radius of 198.19 feet, thence Westerly along the arc of said curve a distance of 17.19 feet, through a central angle of 04°58'09", whose chord bears N.77°51'01"E., to a point of curvature of a non-tangent curve to the left, having a radius of 8.88 feet; thence run Westerly along said curve a distance of 6.40 feet through a central angle of 41°15'49", whose chord bears S.54°10'37"W.; Thence run N.66°01'07"W., a distance of 24.44 feet to the point of curvature of a non-tangent curve to the right, having a radius of 6.94 feet, thence Northwesterly along the arc of said curve a distance of 8.00 feet, through a central angle of 66°00'05", whose chord bears N.9°03'38"W., to the point of curvature of a non-tangent curve to the right, having a radius of 96.85 feet, thence run northwesterly along the arc of said curve a distance of 83.42 feet, through a central angle of 49°21'06" whose chord bears N.29°48'37"W., to the point of tangency; Thence run N.00°31'45"E., a distance of 63.80 feet to the point of curvature of a non-tangent curve to the right, having a radius of 145.00 feet, thence run northerly along the arc of said curve a distance of 35.26 feet, through a central angle of 13°55'53", whose chord bears N.7°30'37"E., to the point of curvature of a non-tangent curve to the left, having a radius of 32.93 feet; thence run Northwesterly along the arc of said curve a distance of 31.63 feet, through a central angle of 55°01'44" whose chord bears N.71°09'56"W., to the point of tangency; Thence run N.89°23'56"W., a distance of 119.66 feet; Thence run S.00°13'48"E., a distance of 205.11 feet; Thence run N.89°46'12"E., a distance of 27.97 feet; Thence run S.27°01'44"E., a distance of 35.93 feet; Thence run South a distance of 77.29 feet; Thence run West a distance of 69.27 feet to a point on the Easterly right of way line of Tower Boulevard, (A.K.A. Thurm Boulevard) a 60 foot right of way, as described in Official Records Book 3057 at Page 447, of the Public Records of Brevard County, Florida; said point being on a curve to the right have a radius of 1020.00 feet and whose radius point lies N.70°03'05"E., from said point; Thence run Northerly along said right of way line and along the arc of said curve a distance of 340.03 feet, through a central angle of 19°06'01", to the point of tangency; Thence run N.00°50'54"W., along said East right of way line a distance of 197.33 feet to a point of curvature of a circular curve to the right having a radius of 25.00 feet; Thence run Northeasterly along the arc of said curve a distance of 39.88 feet, through a central angle of 91°23'34", to the point of tangency on the said Southerly right of way line of Central Boulevard; Thence run S.89°27'20"E., along said South right of way line a distance of 555.22 feet to the Point of Beginning. Said parcel contains 7.55 acres more or less.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTEWAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 84214B
MERRITT ISLAND, FL 32954 PHONE (407) 453-8820

EXHIBIT "A"

SHEET 3

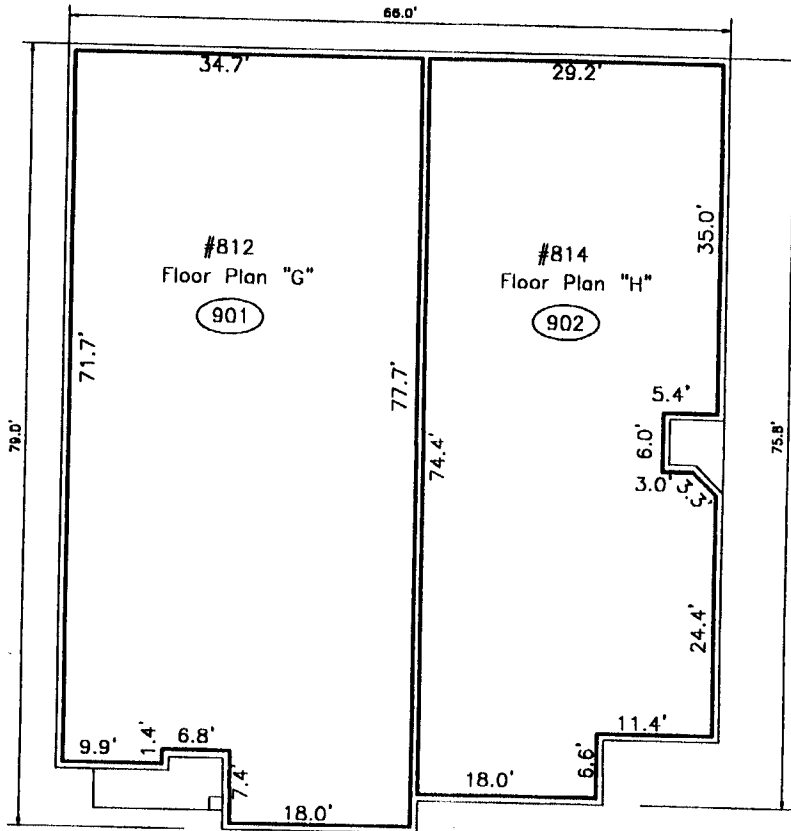


CFN:2003333999

OR Book/Page: 5096 / 0068

BAYSIDE CONDOMINIUMS

Phase I - Building 9



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.97'.
The Finish Ceiling Elevation is 18.97'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (901) Indicates Unit number designation.
6. The Unit represented is Typical of Unit Floor Plan "G" & "H".
Refer to Sheets 6 & 7 for dimensions and Floor Plans of these Typical Units.
7. #804 Indicates Address.

Campbell
SURVEYING AND MAPPING
OF BREWARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

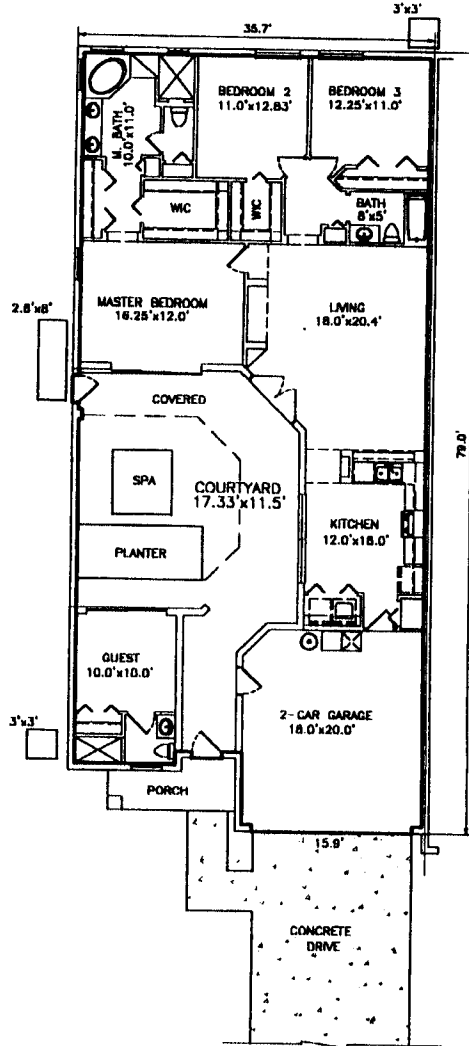
EXHIBIT "A"

SHEET 5



BAYSIDE CONDOMINIUMS

Phase 1, Building 9
Typical Floor Plan "G"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

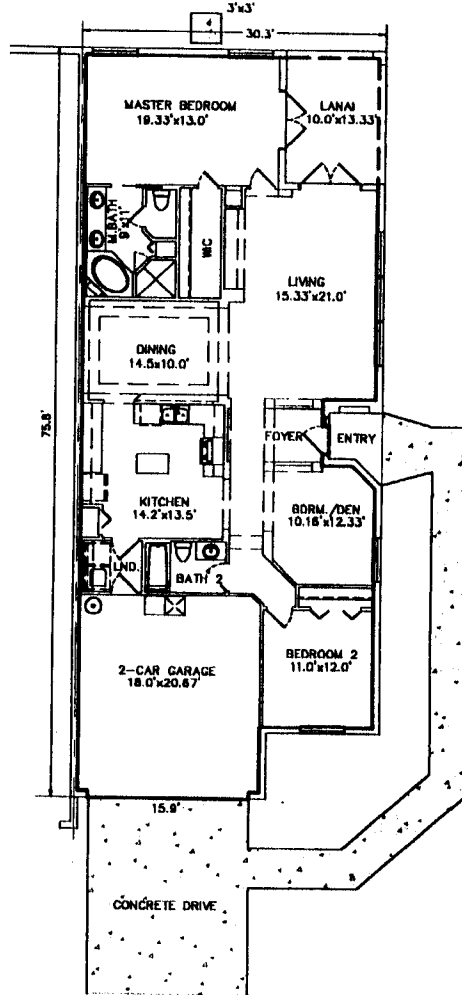


3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

BAYSIDE CONDOMINIUMS

Phase 1 - Building 9

Typical Floor Plan "H"



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREWSTER, INC.

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EXHIBIT "A"

SHEET 7