

OCEAN PARK COND. MINIMUM
SOUTH

SURVEYOR'S CERTIFICATE

FOR

OCEAN PARK CONDOMINIUM
SOUTH


STATE OF FLORIDA)
) SS
COUNTY OF BREVARD)

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, 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 CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED IN THE ATTACHED EXHIBIT "A" ARE SUFFICIENTLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN IN THE ATTACHED EXHIBIT "A", TOGETHER WITH THE WORDING OF THE DECLARATION OF CONDOMINIUM ESTABLISHING OCEAN PARK CONDOMINIUM SOUTH, IS A CORRECT REPRESENTATION OF THE EXISTING IMPROVEMENTS, AND THAT THERE CAN BE DETERMINED THEREFROM THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 3rd DAY OF February, A.D., 1978.

ALLEN ENGINEERING, INC.

BY: 
John R. Campbell
Professional Land Surveyor
No. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED
BEFORE ME AS TO "JOHN R. CAMPBELL",
THIS 3rd DAY OF February, 1978


Notary Public, State of Florida

My Commission expires: August 23, 1981

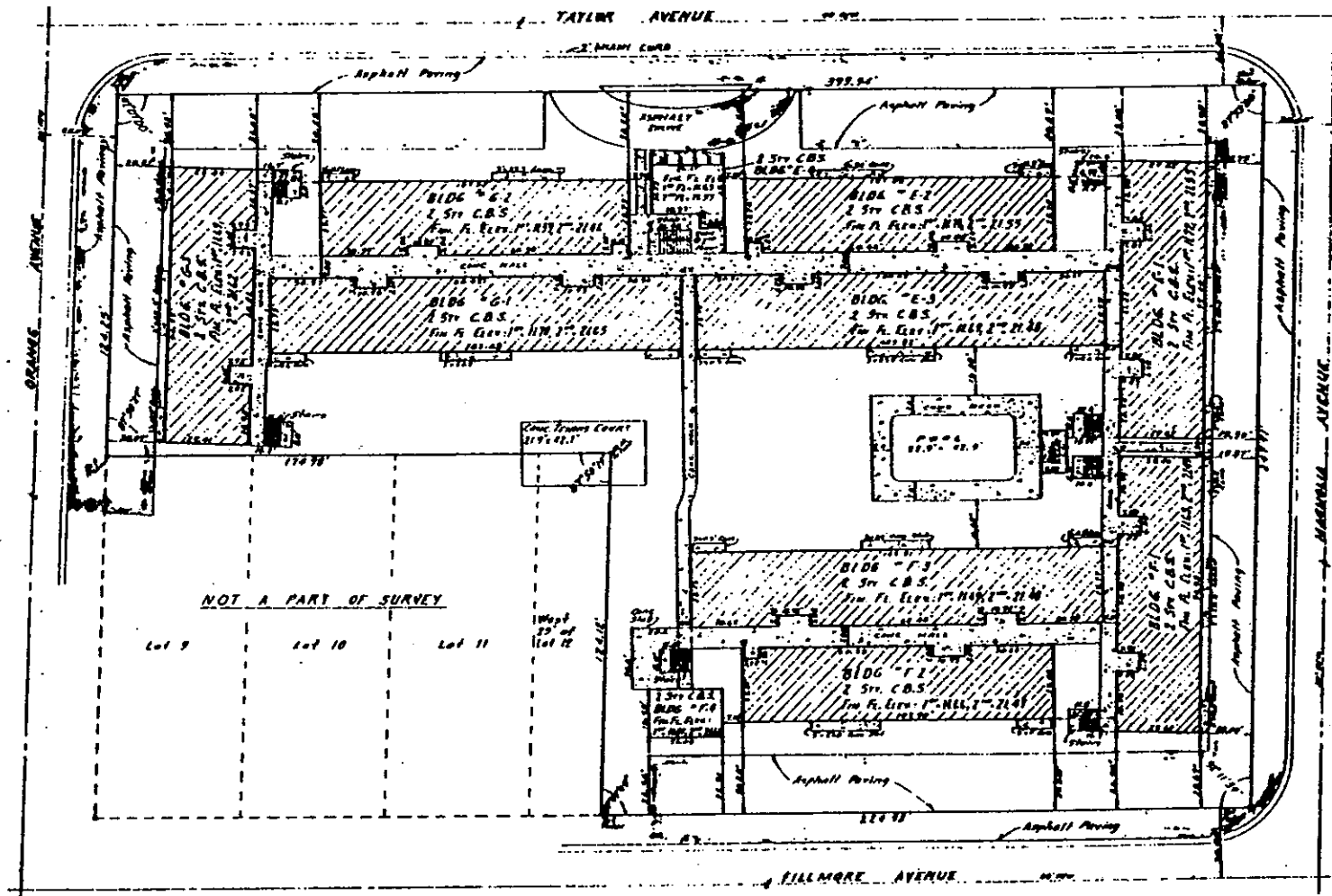
Prepared By:

ALLEN ENGINEERING INC.
COCOA BEACH, FLORIDA

EXHIBIT 'A' ✓

SHEET 1 OF 29

OCEAN PARK CONDOMINIUM SOUTH



MAP OF SURVEY

DRAWING PREPARED BY:
JOHN R. CAMPBELL, P.L.S.

CERTIFICATION:

I HEREBY CERTIFY: THAT ALL OF THE IMPROVEMENTS SHOWN ARE EXISTING AND THAT THE ATTACHED MAP OF SURVEY OF OCEAN PARK CONDOMINIUM SOUTH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION.

John R. Campbell
John R. Campbell
Professional Land Surveyor

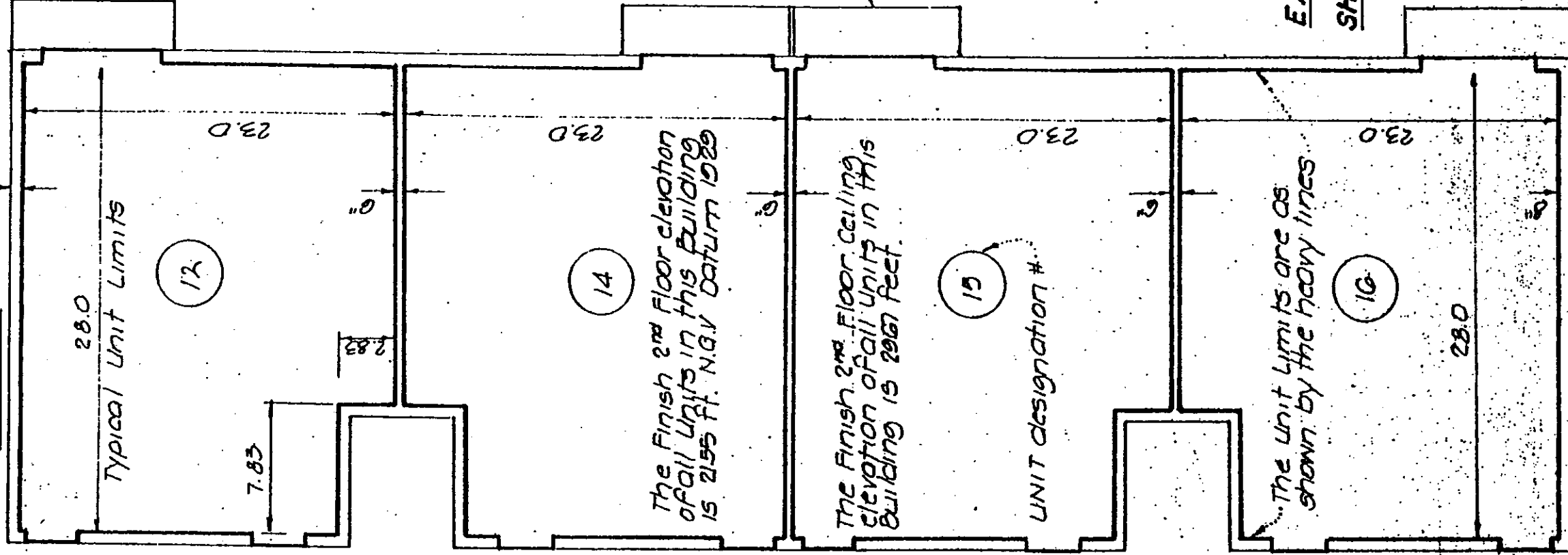
SURVEYORS NOTES:

1. ALL AREAS AND IMPROVEMENTS THEREON EXCEPT THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
2. FOR THE LOCATION OF THE UNITS WITHIN THE BUILDINGS SEE SHEETS 3 THROUGH 24 OF THIS EXHIBIT.
3. THE LEGAL DESCRIPTION OF THE CONDOMINIUM IS AS FOLLOWS: LOTS 1 THROUGH 8 AND THE EAST 25 FEET OF LOT 12, TOGETHER WITH LOTS 13 THROUGH 16 ALL IN BLOCK 53 OF AVON-BY-THE-SEA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3 AT PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
4. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
5. THE AVERAGE HEIGHT OF THE BUILDINGS FROM THE FINISHED 1st FLOOR TO THE TOP OF THE BUILT UP ROOF IS 20.0 FEET.
6. THE BUILDINGS SHOWN CONTAIN THE UNITS AND AS SUCH ARE FOR THE RELATED USE OF THE CONDOMINIUM.

EXHIBIT A
SHEET 2 OF 29

ALLEN ENGINEERING INC.
COCOA BEACH, FLORIDA

SOUTH

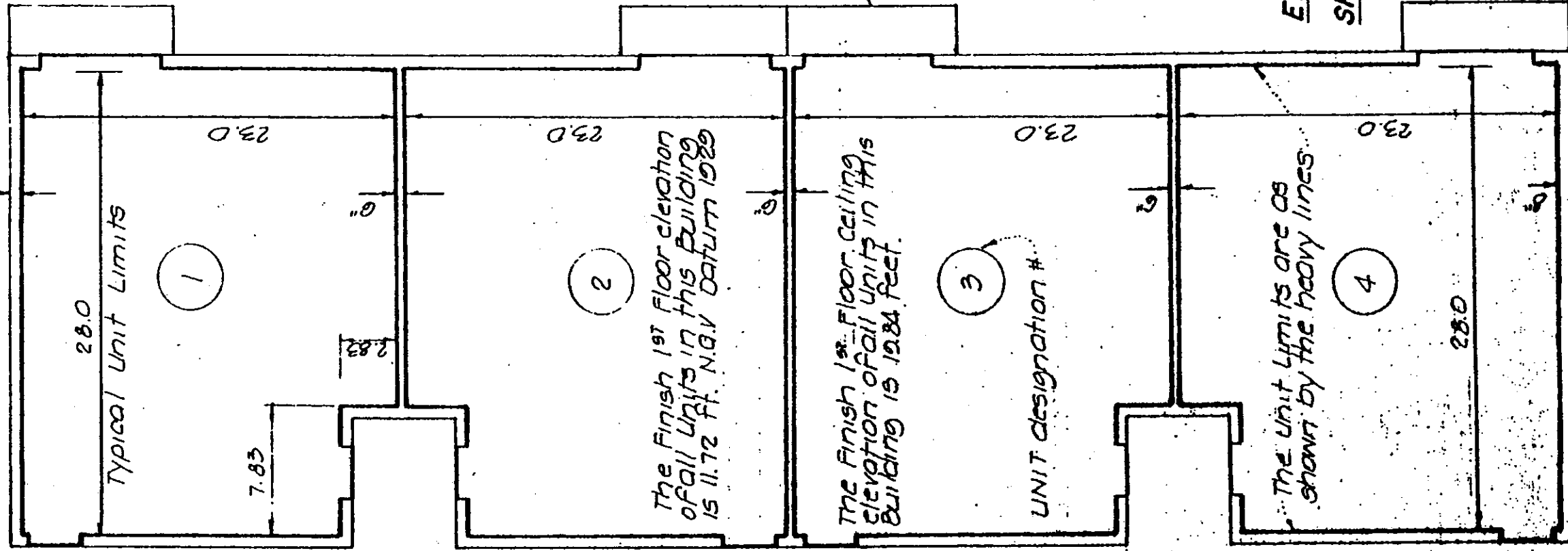


Typical 3'x11' concrete balcony is a common element limited to the use of the adjacent unit.

- General Notes:
1. All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.
 2. See SKETCH OF SURVEY for the location of this building within the condominium.
 3. See Typical Unit Floor Plan on sheet 26 for the individual unit floor plan of units in this building.

EXHIBIT A
SHEET 3 OF 20

MILLEN ENGINEERING INC.
DOOR BEACH, FLORIDA

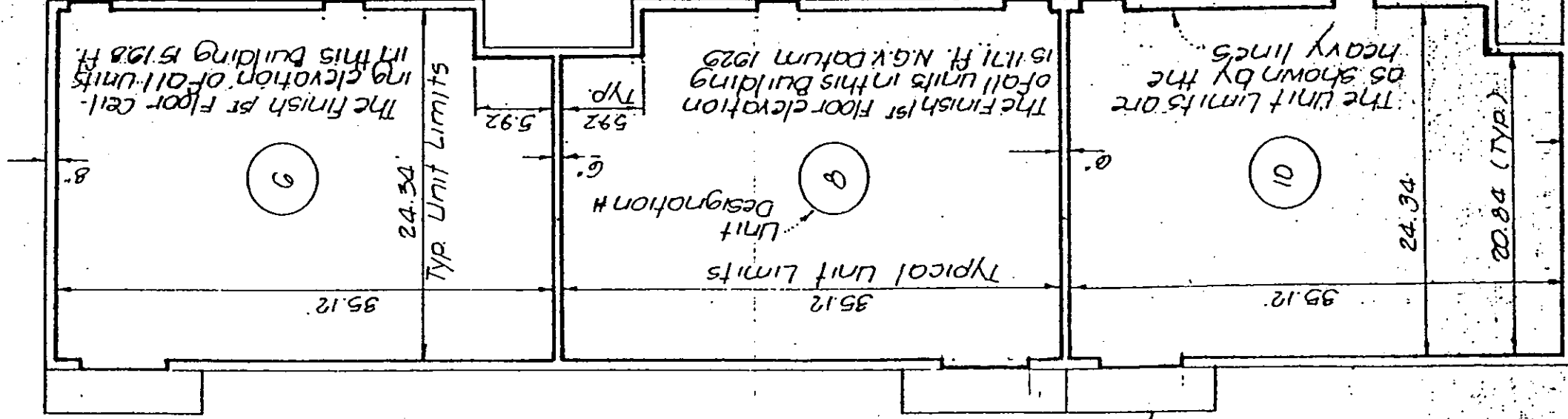


Typical 3'x11' concrete stoop is a common element limited to the use of the adjacent unit.

- General Notes:
1. All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.
 2. See SKETCH OF SURVEY for the location of this building within the condominium.
 3. See Typical Unit Plan 1 on sheets 25 for the individual unit floor plan of units in this building.

WILLEN ENGINEERING INC.
DOOR BEACH, FLORIDA

EXHIBIT A
SHEET 4 OF 29



All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.

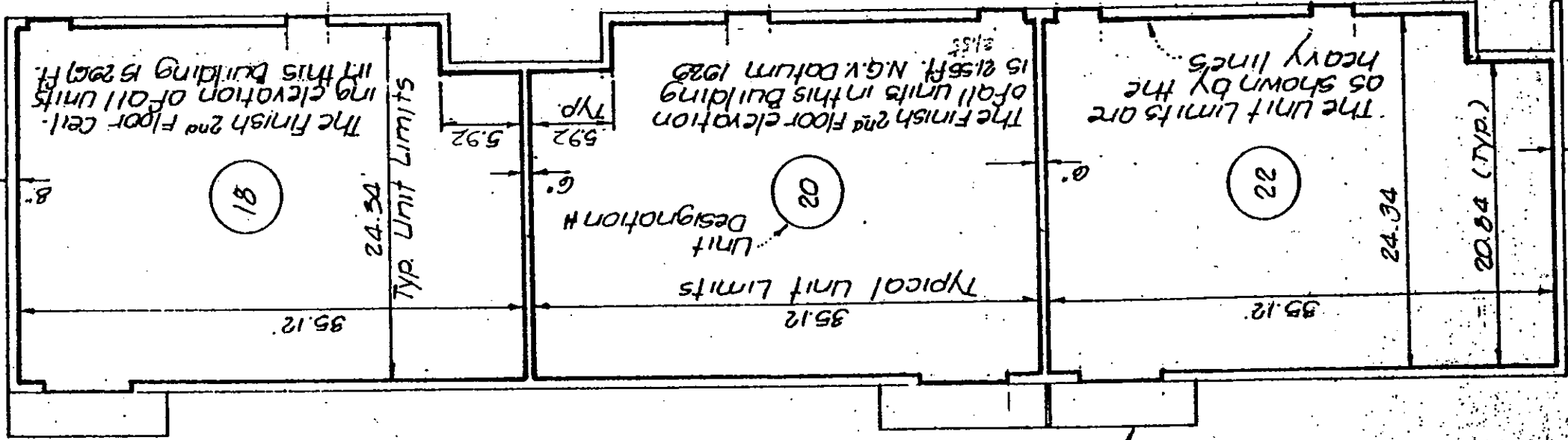
SEE TYPICAL UNIT 2 ON SHEET 27 FOR THE INDIVIDUAL UNIT FLOOR PLAN ON UNITS WITHIN THIS BUILDING.

All areas within this building excepting the units are common elements of the condominium.

EXHIBIT 'A'

SHEET 5 OF 20

ALLEN ENGINEERING, INC.
COCOA BEACH, FLORIDA



All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.

The 3' x 12' concrete balcony is a common element limited to the use of the adjacent unit.

The finish 2nd floor elevation of all units in this building is 21.56 ft. N.G.V. Datum 1928.

SEE TYPICAL UNIT 2 ON SHEET 26 FOR THE INDIVIDUAL UNIT FLOOR PLAN ON UNITS WITHIN THIS BUILDING.

All areas within this building, excepting the units, are common elements of the condominium.

EXHIBIT 'A'
SHEET 6 OF 29

ALLEN ENGINEERING INC.
COCCOA BEACH, FLORIDA

GENERAL NOTES:

The Finish 1st Floor elevation of all Units within this Building is 11.60 ft. N.G.S. Datum 1929

The Finish 1st Floor Ceiling Eley. of all Units within this Building is 19.79 ft.

The UNIT limits are as shown by the heavy lines.

All areas within the Building excepting the UNITS are common elements of the Condominium.

All corridors, walkways, stairs, balconies having access to the UNITS are common elements of the Condominium.

See TYPICAL UNIT 2 on Sht. 27 for the individual Unit Floor Plan of UNITS 5 and 7.

See the SKETCH OF SURVEY for the location of this building within this Condominium.

See sheet 28 for individual Floor Plan of UNIT 9. See sheet 29 for UNIT 11 Floor Plan.

The 3' x 12' concrete stoop is a common element limited to the use of the adjacent Unit.

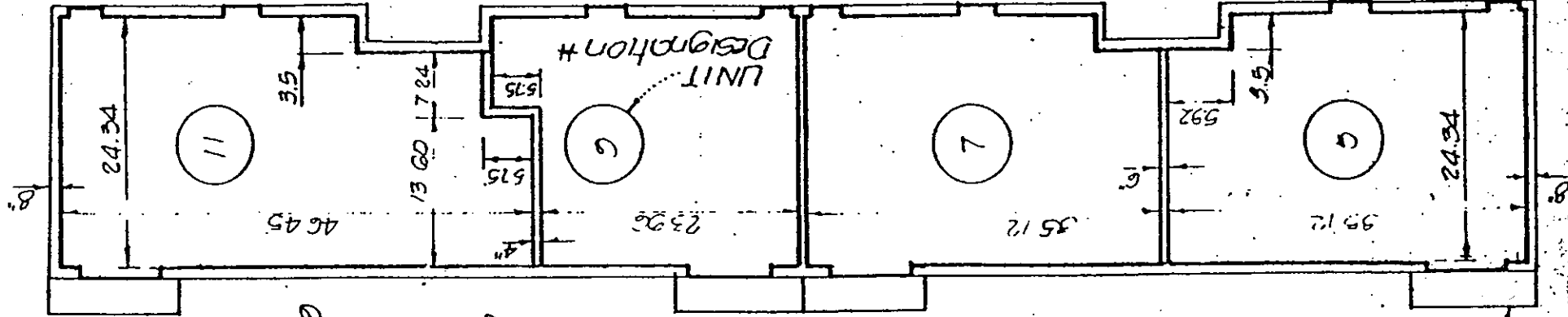


EXHIBIT 'A'

SHEET 7 OF 29

ALLEN ENGINEERING INC
GODDARD BEACH, FLORIDA

OCEAN PARK CONDOMINIUM SOUTH

GENERAL NOTES:

The Finish 2nd Floor elevation of all Units within this Building is 21.48 ft. N.G.S. Datum 1029

The Finish 2nd Floor Ceiling Elevation of all Units within this Building is 29.60 ft.

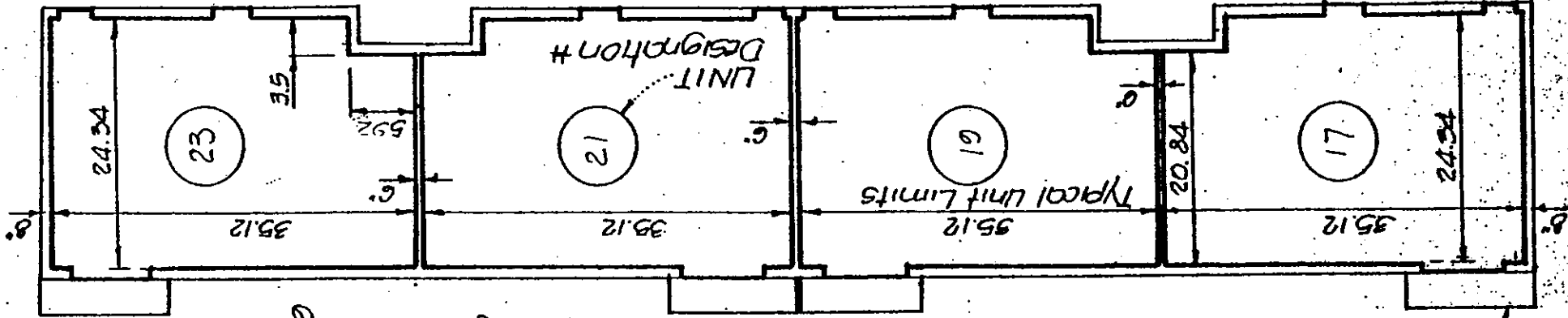
The UNIT limits are as shown by the heavy lines.

All areas within the Building excepting the UNITS are common elements of the Condominium.

All corridors, walkways, stairs, balconies having access to the UNITS are common elements of the Condominium.

SEE TYPICAL UNIT 2 on Sht. 27 FOR THE INDIVIDUAL UNIT FLOOR PLAN OF UNITS WITHIN THIS BUILDING

SEE THE SKETCH OF SURVEY FOR THE LOCATION OF THIS BUILDING WITHIN THIS CONDOMINIUM.



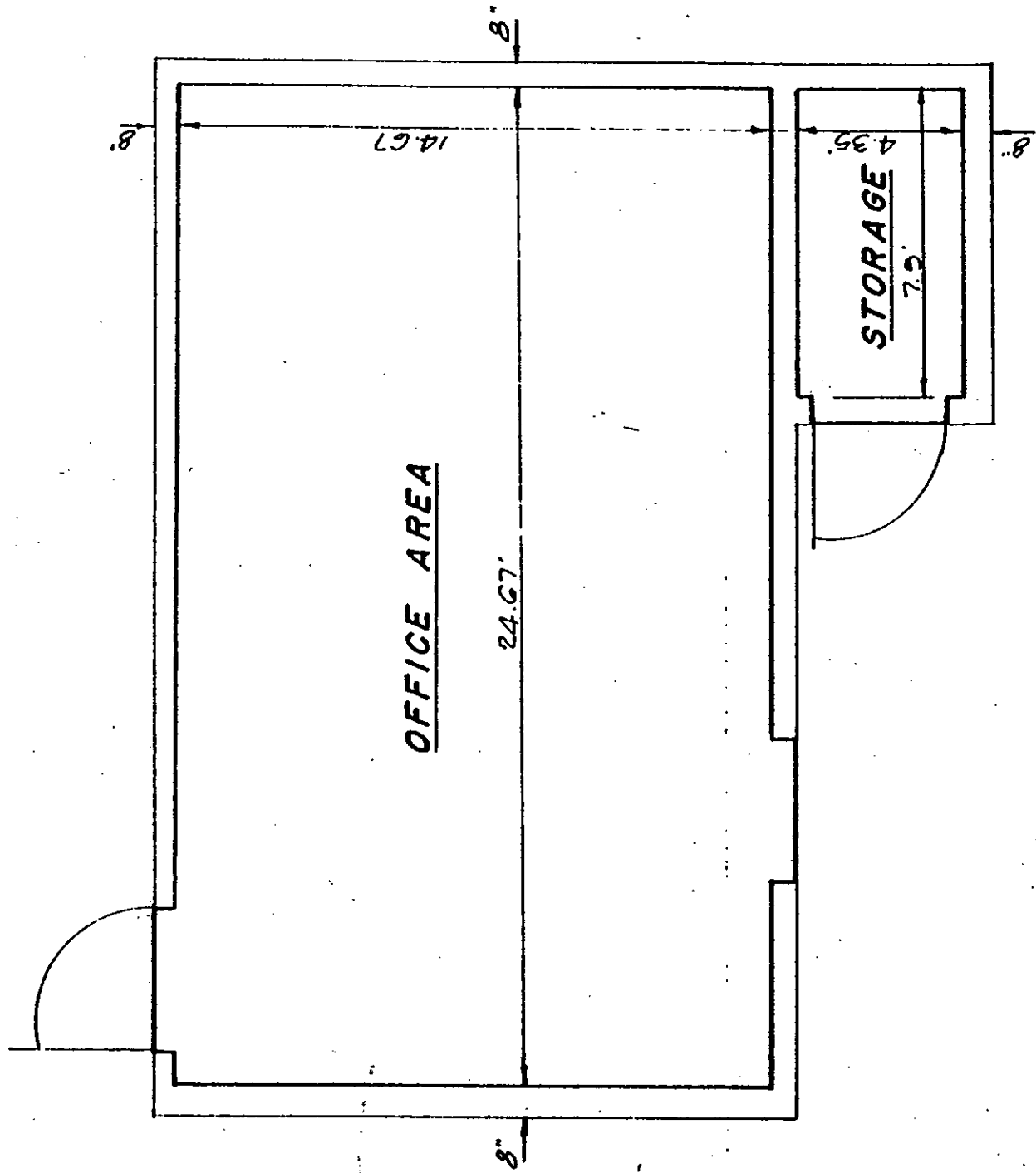
The 3' x 12' concrete balcony is a common element limited to the use of the adjacent Unit.

EXHIBIT A
SHEET 8 OF 20

ALLEN ENGINEERING INC
COOPER BEACH, FLORIDA

E3 BUILDING 2ND FLOOR PLAN, TYPICAL UNIT 2

OCEAN PARK CONDOMINIUM
SOUTH



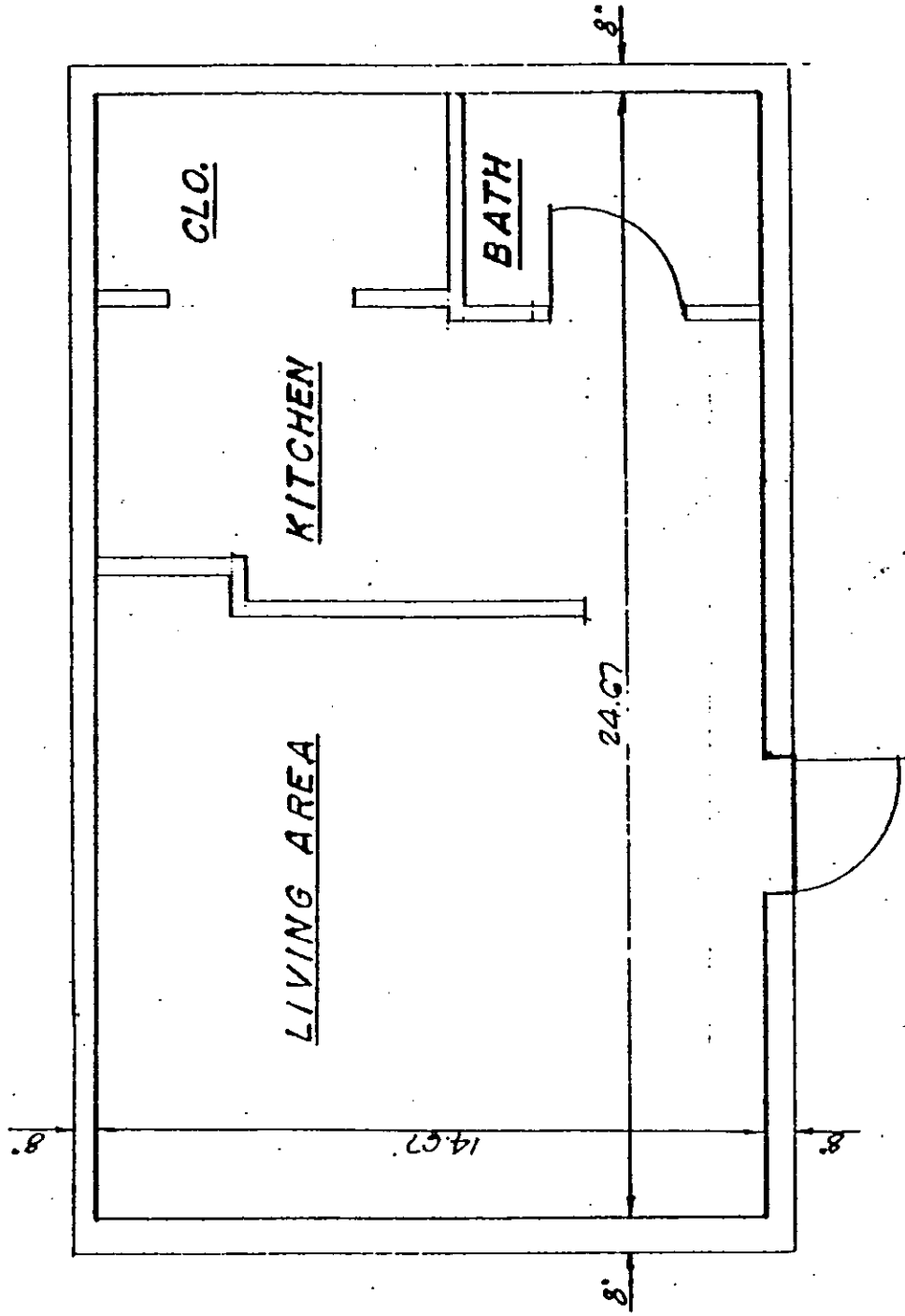
GENERAL NOTES:

1. The use of this area is set forth in the DECLARATION.
2. The First Floor Finish elevation is 11.63 feet based on N.G. V. Datum of 1929.
3. The First Floor Finish ceiling elevation is 19.75 feet
4. See the SKETCH OF SURVEY for the location of this building.

E-4 BUILDING 1ST FLOOR PLAN
OFFICE

OCEAN PARK CONDOMINIUM

SOUTH



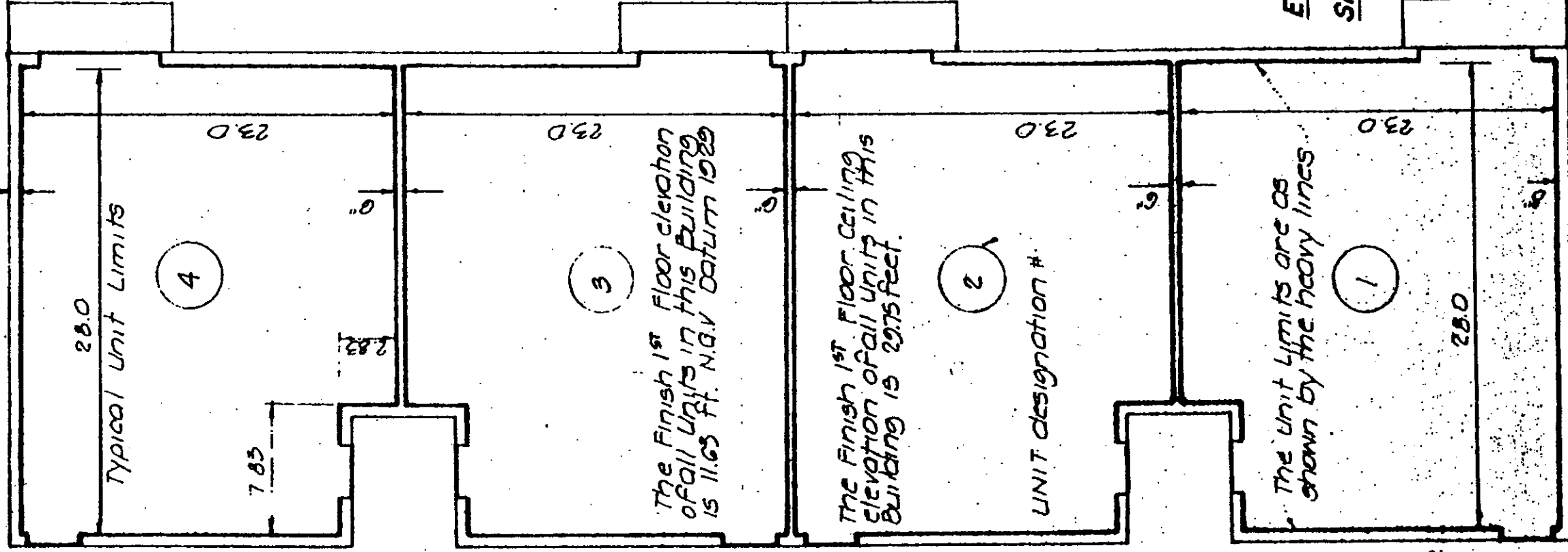
GENERAL NOTES:

1. All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.
2. See the SKETCH OF SURVEY for the location of this building.
3. The finish 2nd floor elevation of this unit is 21.55 feet based on N.G. V. Datum of 1929.
4. The finished 2nd floor ceiling elevation is 29.70 feet.
5. The unit limits are shown by the heavy lines.
6. The room sizes shown are representative and may vary by a small difference.

E-4 BUILDING 2ND FLOOR PLAN

UNIT E-24

OCEAN PARK CONDOMINIUM SOUTH



Typical 3'x11' concrete stoop is a common element limited to the use of the adjacent unit

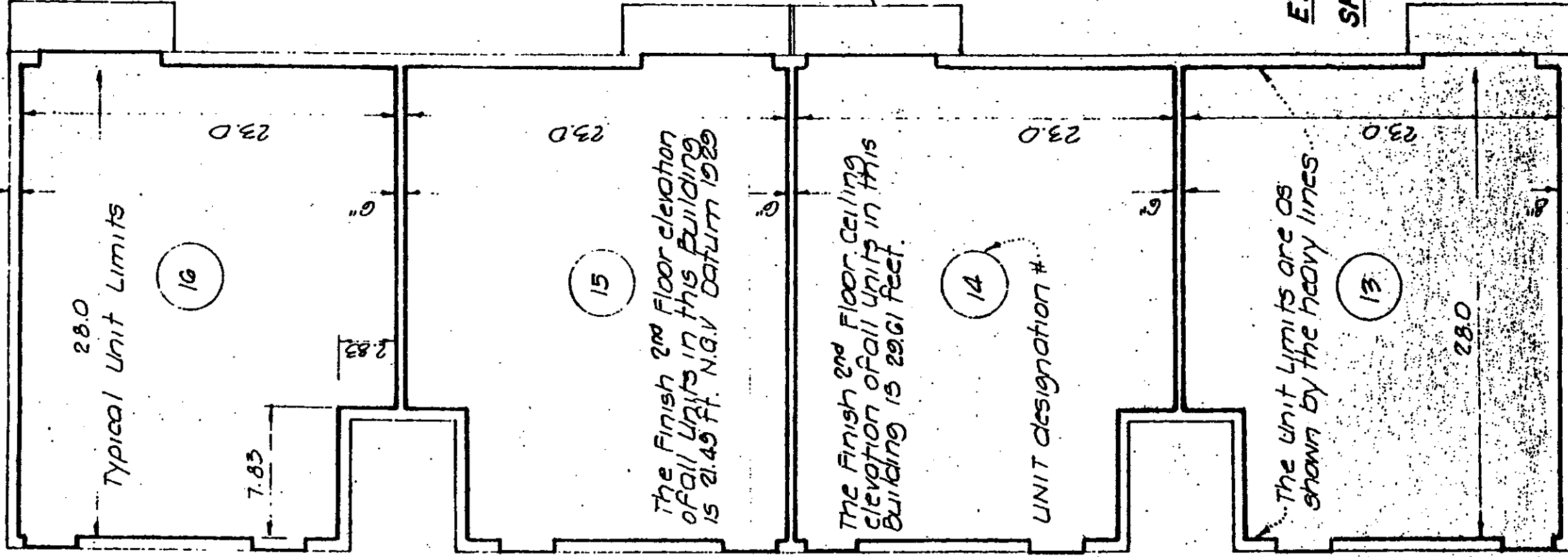
- General Notes:
1. All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.
 2. See sketch of survey for the location of this building within the condominium.
 3. See Typical Unit Plan 1 on sheet 25 for the individual unit floor plan of units in this building.

EXHIBIT A
SHEET 11 OF 20

WILLEN ENGINEERING INC.
BOCA RATON, FLORIDA

F-1 BUILDING 1ST FLOOR PLAN, TYPICAL UNIT 1

**OCEAL PARK CONDOMINIUM
SOUTH**



Typical 3'x11' concrete balcony is a common element limited to the use of the adjacent unit.

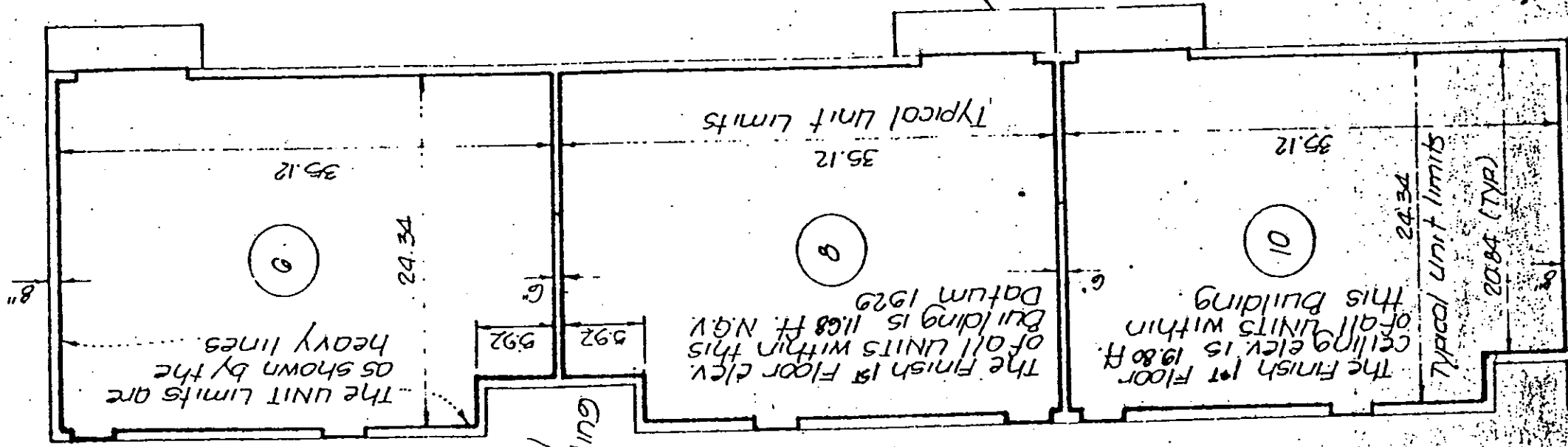
- General Notes:
1. All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.
 2. See sketch of survey for the location of this building within the condominium.
 3. See typical unit floor plan on sheet 26 for the individual unit floor plan of units in this building.

**EXHIBIT A
SHEET 12 OF 20**

LEN ENGINEERING INC.
DOOR BEACH, FLORIDA

F-1 BUILDING 2ND FLOOR PLAN, TYPICAL UNIT 1

OCEAN PARK CONDOM. "UM
SOUTH



The unit limits are as shown by the heavy lines.

The Finish 1st Floor elev. of all units within this Building is 11.68 ft. N.G.V. Datum 1929

The Finish 1st Floor elev. of all units within this Building is 19.80 ft. Ceiling elev. is 19.80 ft.

See TYPICAL UNIT 2 on sheet 25 for individual unit floor plan of units within this building

All areas within this building excepting the units are common elements of the condominium.

All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.

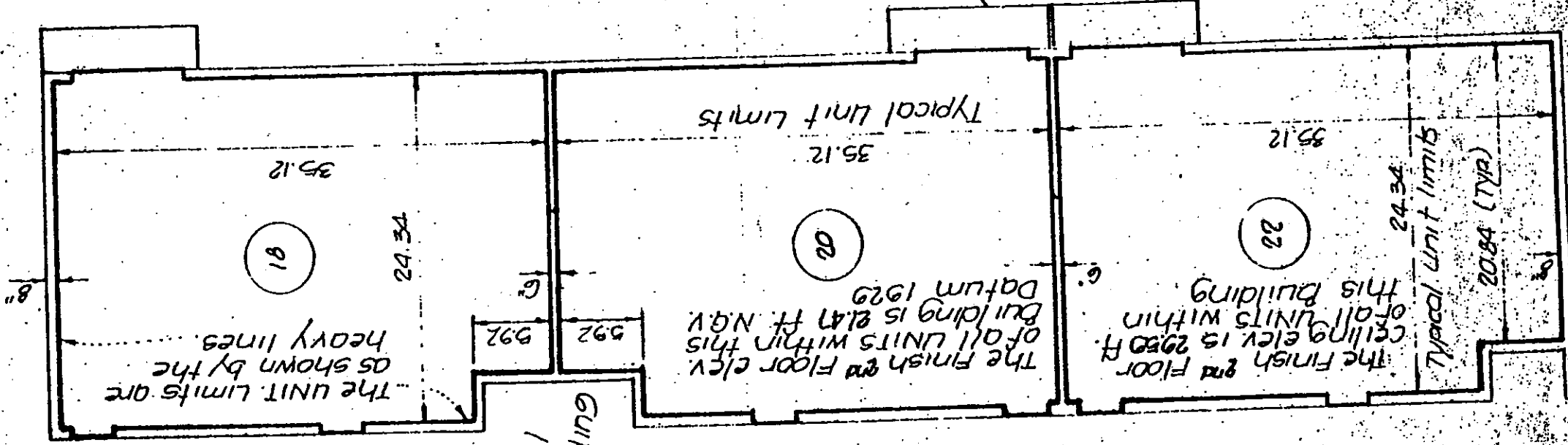
The 3' x 12' concrete strip is a common element limited to the use of the adjacent unit.

EXHIBIT 'A'
SHEET 13 OF 20

ALLEN ENGINEERING INC
COCOA BEACH, FLORIDA

--2 BUILDING 1ST FLOOR PLAN, TYPICAL UNIT 2

OCEAN PARK CONDOMINIUM JM
SOUTH



See TYPICAL UNIT 2 on sheet 26 for individual unit floor plan of units within this building

All areas within this building excepting the units are common elements of the condominium.

All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.

EXHIBIT 'A'

SHEET 14 OF 20

ALLEN ENGINEERING INC.
COCOA BEACH, FLORIDA

F-2 BUILDING 2ND FLOOR PLAN, TYPICAL UNIT 2

GENERAL NOTES:

- The Finish 1st Floor elevation of all Units within this Building is 1108 ft. N.G.S. Datum 1929
- The Finish 1st Floor Ceiling Eley. of all Units within this Building is 12.80 ft.
- The UNIT limits are as shown by the heavy lines.
- All areas within the Building excepting the UNITS are common elements of the Condominium.
- All corridors, walkways, stairs, balconies having access to the UNITS are common elements of the Condominium.
- See TYPICAL UNIT 2 on Sht. 27 for the individual Unit floor plan of UNITS within this Building
- See the SKETCH OF SURVEY for the location of this building within this Condominium.

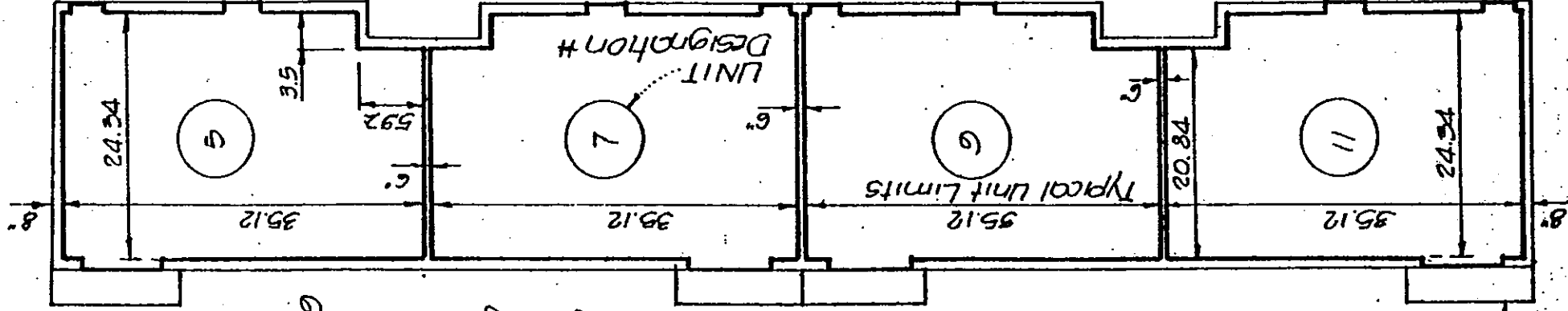


EXHIBIT 'A'

SHEET 15 OF 20

ALLEN ENGINEERING INC
COCOA BEACH, FLORIDA

OCEAN PARK CONDOMINIUM

SOUTH

GENERAL NOTES:

- The Finish 2nd Floor elevation of all Units within this Building is 21.45 ft. N.G.S. Datum 1929
- The Finish 2nd Floor Ceiling Elevation of all Units within this Building is 29.00 ft.
- The UNIT limits are as shown by the heavy lines.
- All areas within the Building excepting the UNITS are common elements of the Condominium.
- All corridors, walkways, stairs, balconies having access to the UNITS are common elements of the Condominium.
- SEE TYPICAL UNIT 2 on Sht. 27 for the individual Unit Floor plan of UNITS within this building

SEE THE SKETCH OF SURVEY for the location of this building within this Condominium.

The 3' x 12' concrete balcony is a common element limited to the use of the adjacent Unit.

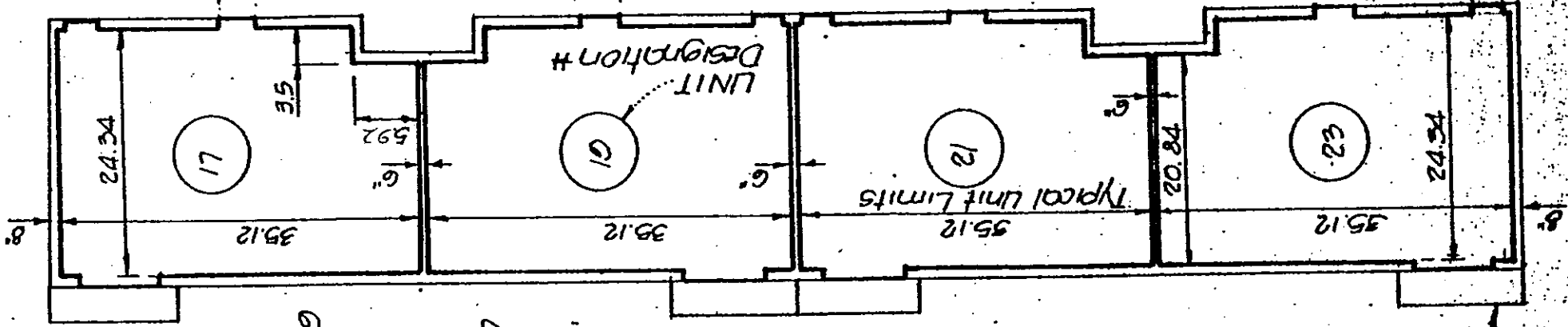


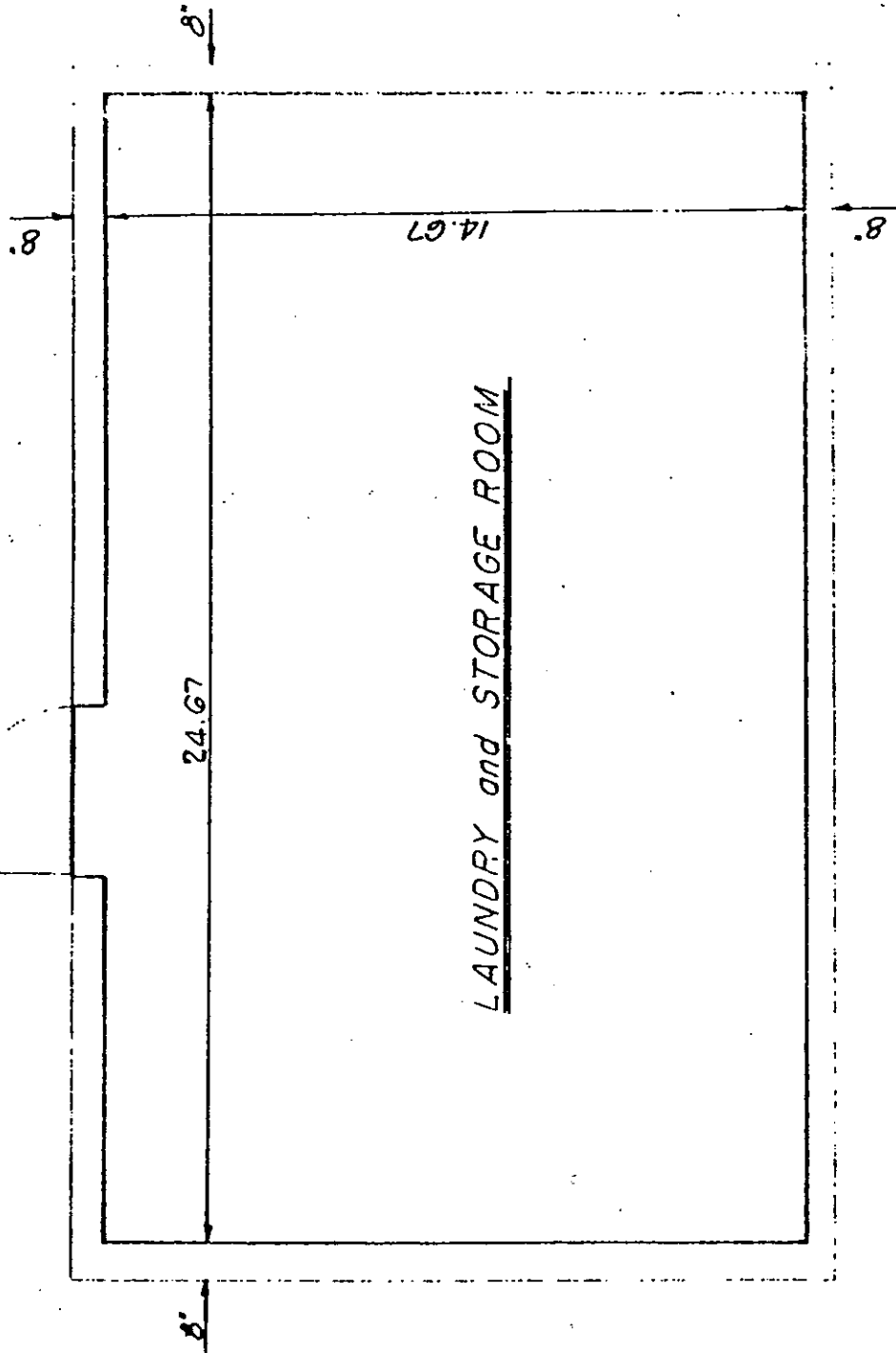
EXHIBIT 'A'
SHEET 10 OF 20

ALLEN ENGINEERING, INC.
CORP. DESCH, FLORIDA

F-3 BUILDING 2ND FLOOR PLAN, TYPICAL UNIT 2

OCEAN PARK CONDOMINIUM

SOUTH



GENERAL NOTES:

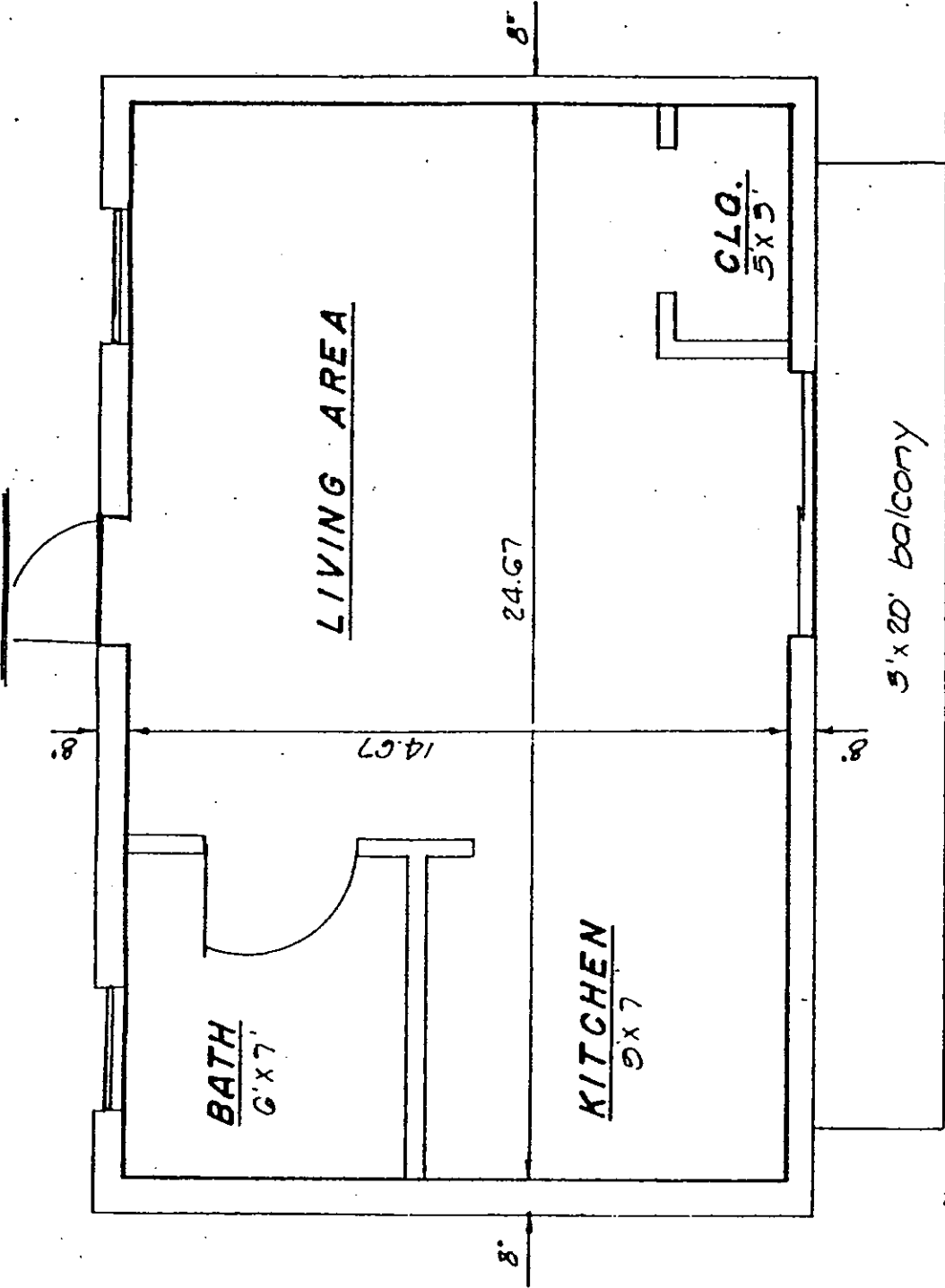
1. The Use of this area is set forth in the DECLARATION.
2. The Finish 1st Floor Elevation of this Building is 11.87 feet based on N.G.V. Datum of 1929.
3. The Finish 1st Floor Ceiling Elevation of this Building is 20.0 ft.

F-4 BUILDING 1 FLOOR PLAN

UNIT F-24

OCEAN PARK CONDOMINIUM

SOUTH



GENERAL NOTES:

1. All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.
2. See the SKETCH OF SURVEY for the location of this Building.
3. The balcony shown is a common element limited to the use of this unit.
4. The finish 2nd floor elevation of this unit is 21.60 feet based on N.G.V. Datum of 1929
5. The finished 2nd floor ceiling elevation of this unit is 29.72 ft.
6. The unit limits are as shown by the heavy lines.
7. The room sizes shown within the unit are representative and may vary by a small difference.

F-4 BUILDING 2 FLOOR PLAN

EXHIBIT A

SHEET 18 OF 20

ALLEN ENGINEERING INC.
COCOA BEACH, FLORIDA

GENERAL NOTES:

- 1. The Finish 1st Floor elevation of Units within this Building 11.70 Ft. N.G.S. Datum 1929
- 2. The Finish 1st Floor Ceiling Eley. 19.82 ft.
- 3. The UNIT limits are as shown by the heavy lines.
- 4. All areas within the Building excepting the UNITS are common elements of the Condominium.
- 5. All corridors, walkways, stairs, balconies having access to the UNITS are common elements of the Condominium.
- 6. TYPICAL UNIT 2 on sh.t. 27
- 7. The individual Unit Floor plan, of UNITS within this Building
- 8. See the SKETCH OF SURVEY
- 9. The location of this building within this Condominium.

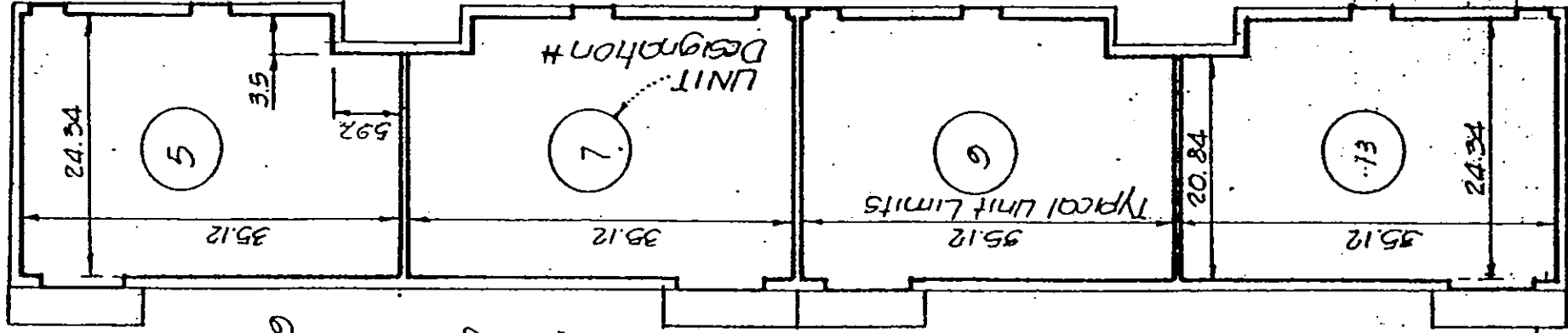


EXHIBIT 'A'

SHEET 9 OF 20

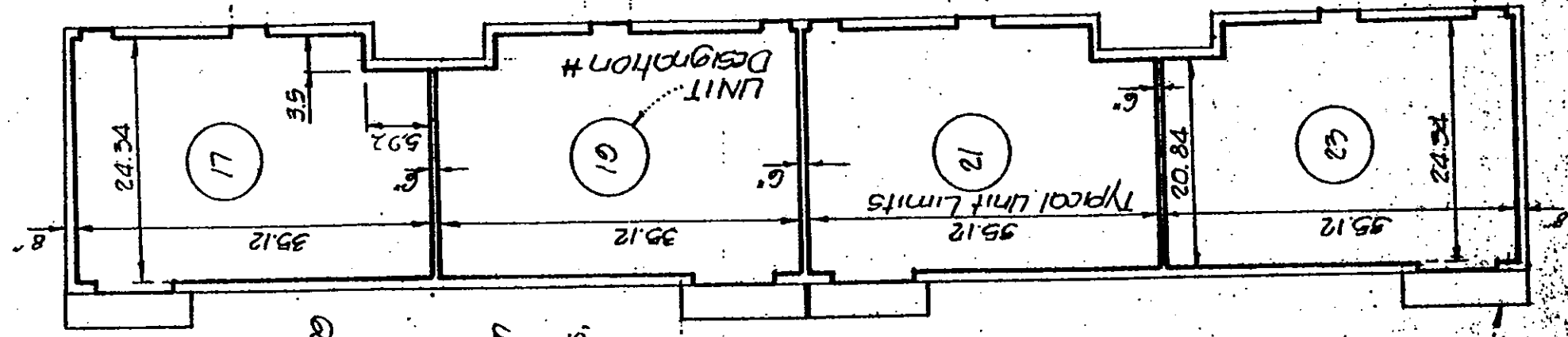
ALLEN ENGINEERING, INC.
COOR. BEACH, FLORIDA

OCEAN PARK CONDOMINIUM

SOUTH

GENERAL NOTES:

- 1. The Finish 2nd Floor elevation of all Units within this Building is 21.65 Ft. N.G.S. Datum 1929.
- 2. The Finish 2nd Floor Ceiling Elevation of all Units within this Building is 29.77 Ft.
- 3. The UNIT limits are as shown by the heavy lines.
- 4. All areas within the Building excepting the UNITS are common elements of the Condominium.
- 5. All corridors, walkways, stairs, balconies having access to the UNITS are common elements of the Condominium.
- 6. See TYPICAL UNIT 2 on Sht. 27 for the individual Unit Floor Plan. of UNITS within this Building.
- 7. See the SKETCH OF SURVEY for the location of this building within this Condominium.

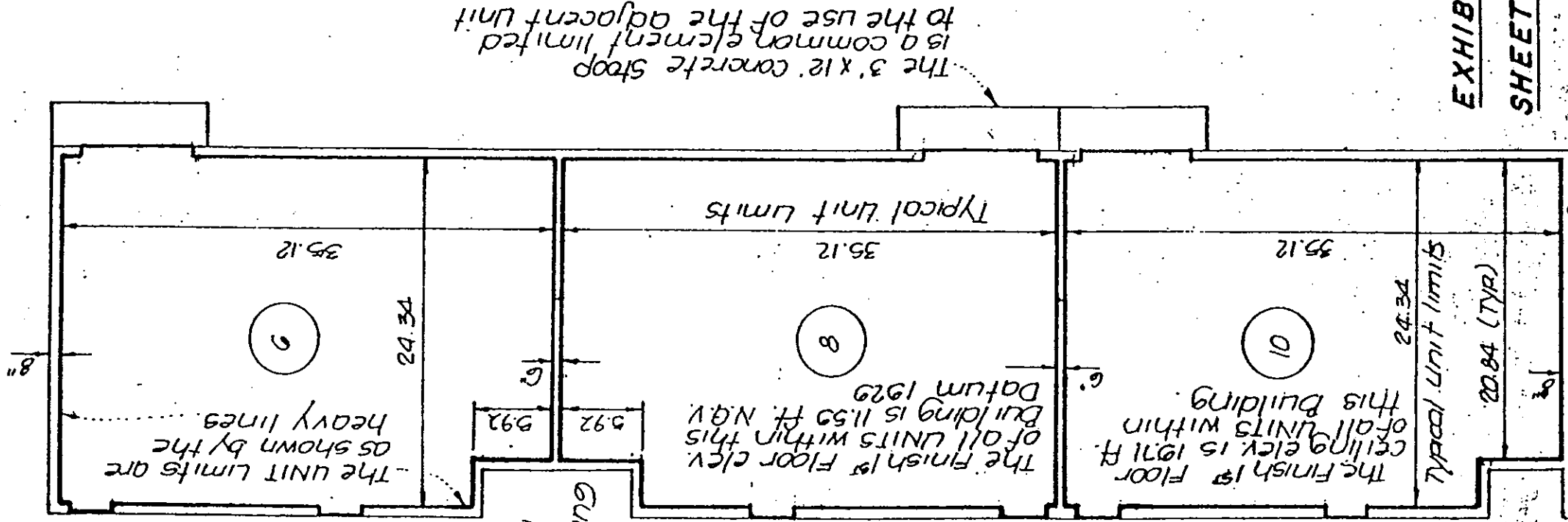


The 3' x 12' concrete balcony is a common element limited to the use of the adjacent Unit.

EXHIBIT 'A'
SHEET 00 OF 02

ALLEN ENGINEERING, INC.
COOR BEACH, FLORIDA

5-1 BUILDING 2ND FLOOR PLAN, TYPICAL UNIT 2



The 3' x 12' concrete stop is a common element limited to the use of the adjacent unit

The unit limits are as shown by the heavy lines

The Finish 1st Floor elev. of all units within this Building is 11.59 Ft. N.G.V. Datum 1929

The Finish 1st Floor ceiling elev. is 19.71 Ft. of all units within this Building

The typical unit 2 on est 27 for individual unit floor plan on units within this building

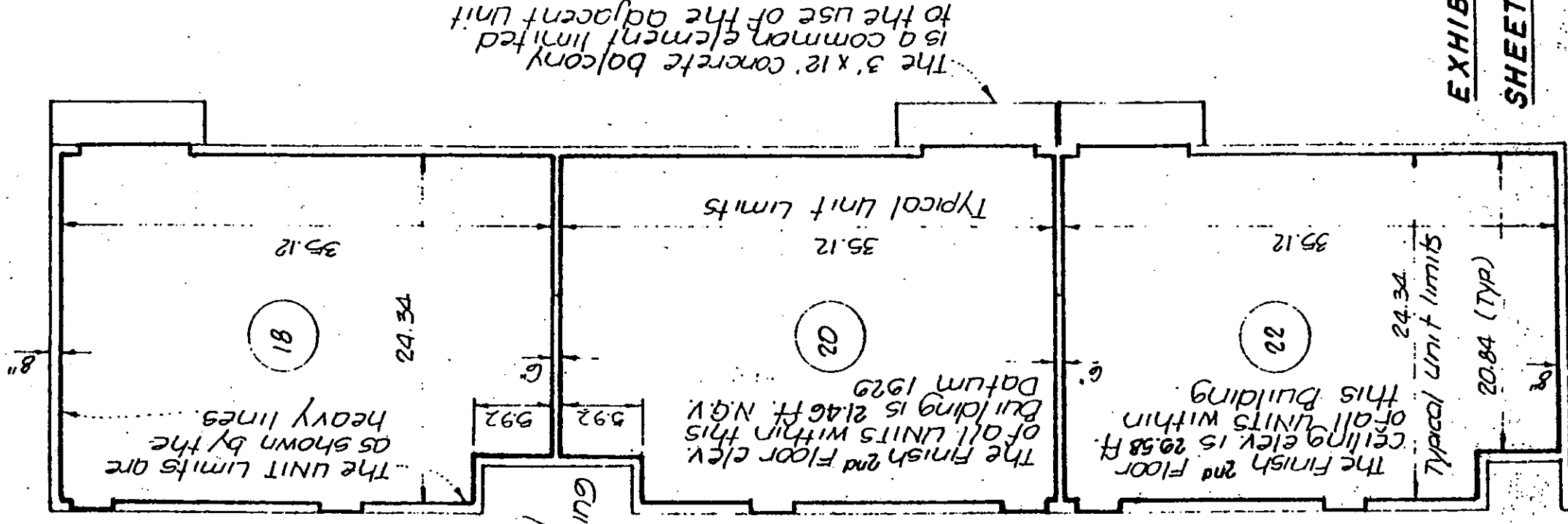
All areas within this building excepting the units are common elements of the condominium.

All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.

EXHIBIT 'A'

SHEET 2 OF 20

ALLEN ENGINEERING INC.
COCOA BEACH, FLORIDA



See TYPICAL UNIT 2 on sheet 21 for individual unit floor plan or units within this building

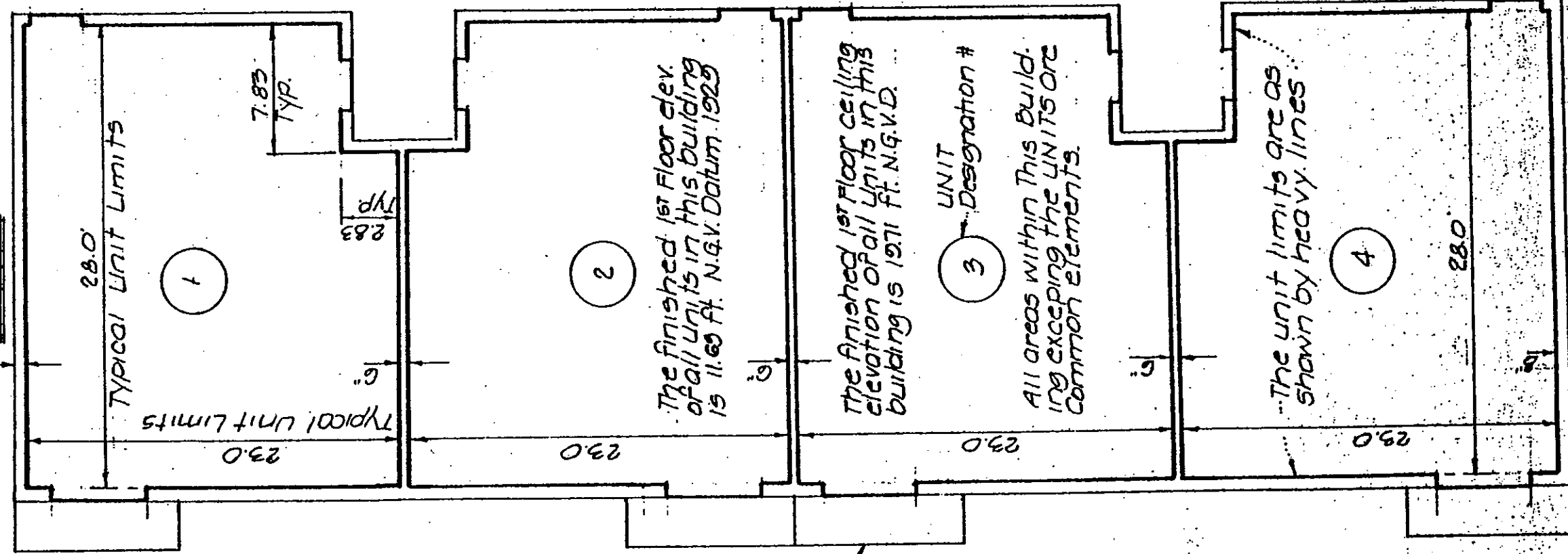
All areas within this building excepting the units are common elements of the condominium.

All corridors, walkways balconies, stairs having access to the units are common elements of the condominium.

EXHIBIT 'A'
SHEET 22 OF 29

ALLEN ENGINEERING INC
COCOA BEACH, FLORIDA

OCEAN PARK CONDOMINIUM SOUTH



Typical 3'x11 concrete stop is a common element limited to the use of the adjacent unit.

- GENERAL NOTES:
1. All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.
 2. See the sketch of survey for the location of this building within the condominium.
 3. See Typical Unit Plan 1 on sheet 25 for the individual unit floor plan or units within this building.

EXHIBIT A

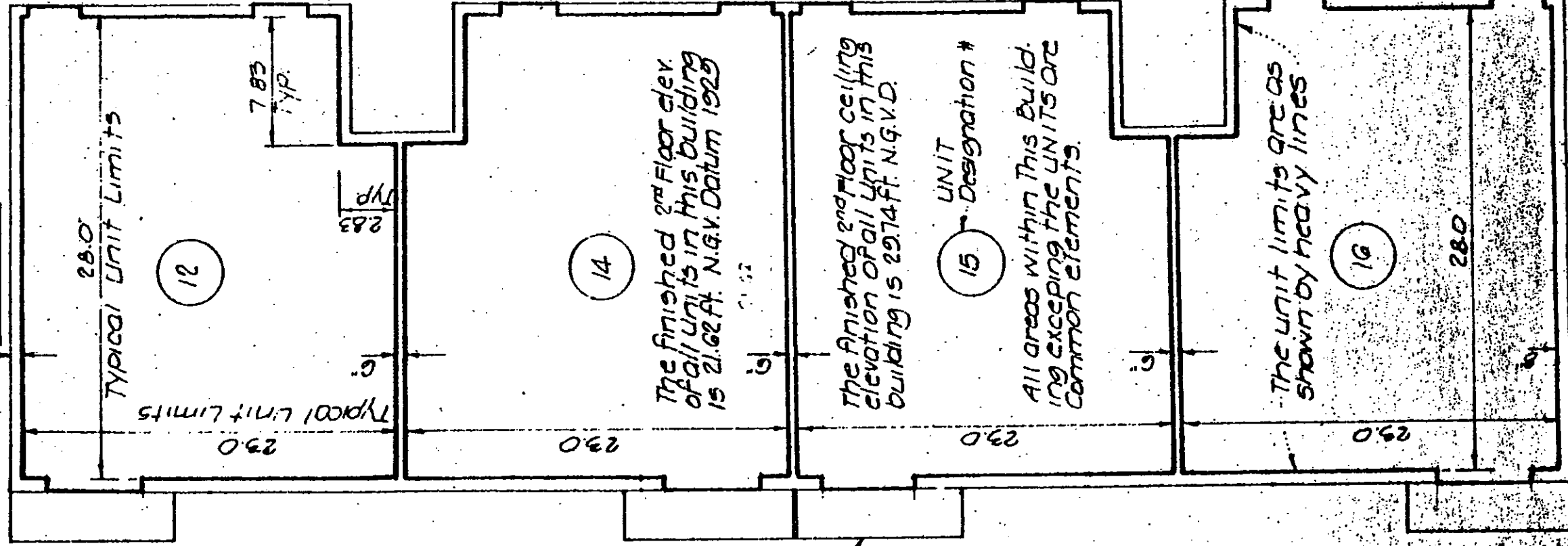
SHEET 23 OF 29

ALLEN ENGINEERING INC
COCOA BEACH, FLORIDA

G-3 BUILDING 1ST FLOOR PLAN, TYPICAL UNIT 1

OCEAN PARK CONDOMINIUM

SOUTH



Typical 3' x 11' concrete balcony is a common element limited to the use of the adjacent unit.

- General Notes:
- 1 All corridors, walkways, balconies, stairs having access to the units are common elements of the condominium.
 - 2 See the sketch of survey for the location of this building within the condominium.
 - 3 See typical unit plan 1 on sheet 22 for the individual unit floor plan or units within this building.

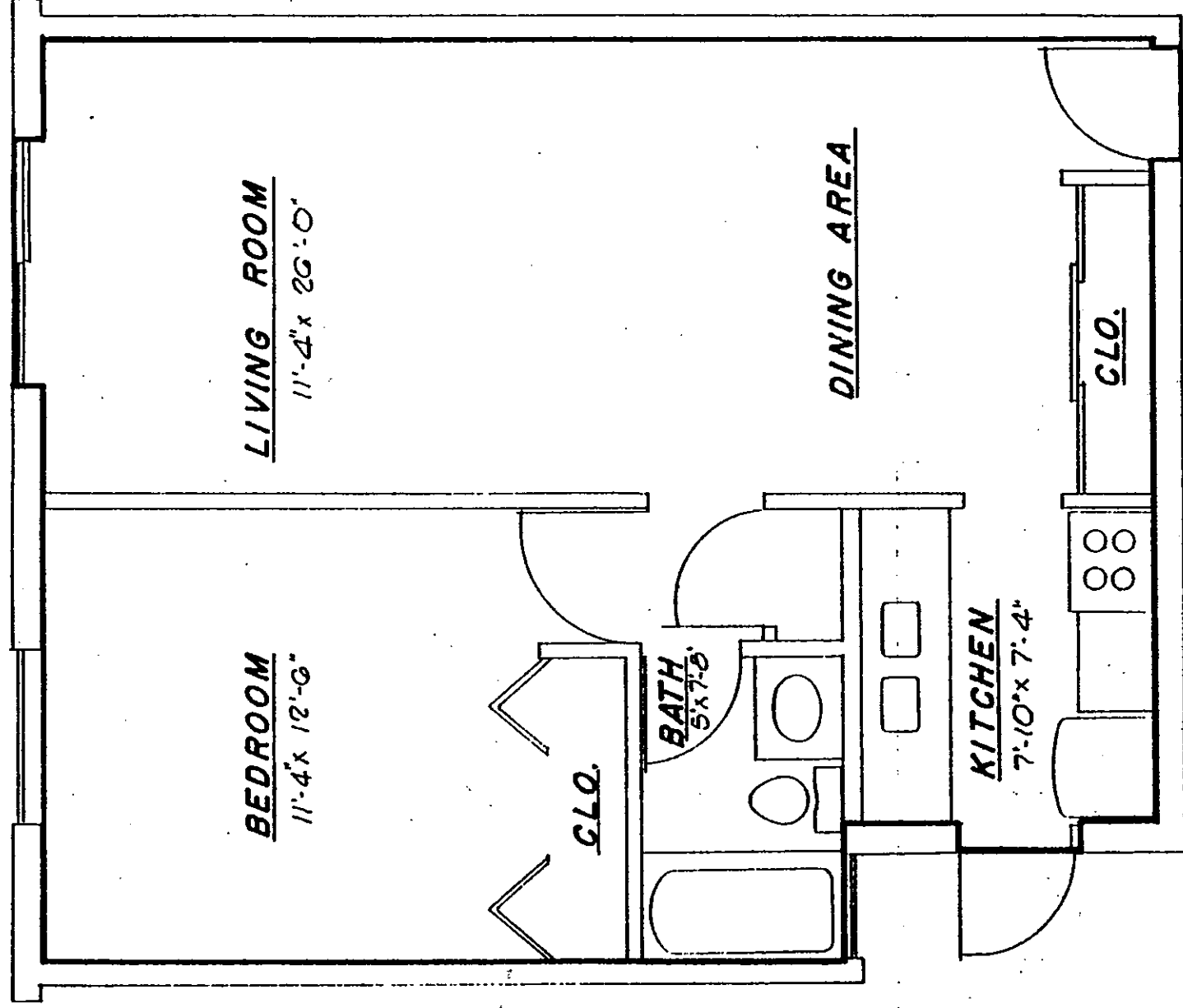
EXHIBIT A

SHEET 24 OF 20

ALLEN ENGINEERING INC
COCOA BEACH, FLORIDA

G-3 BUILDING 2ND FLOOR PLAN, TYPICAL UNIT 1

OCEAN PARK CONDOMINIUM
SOUTH



TYPICAL UNIT 1, FIRST FLOOR

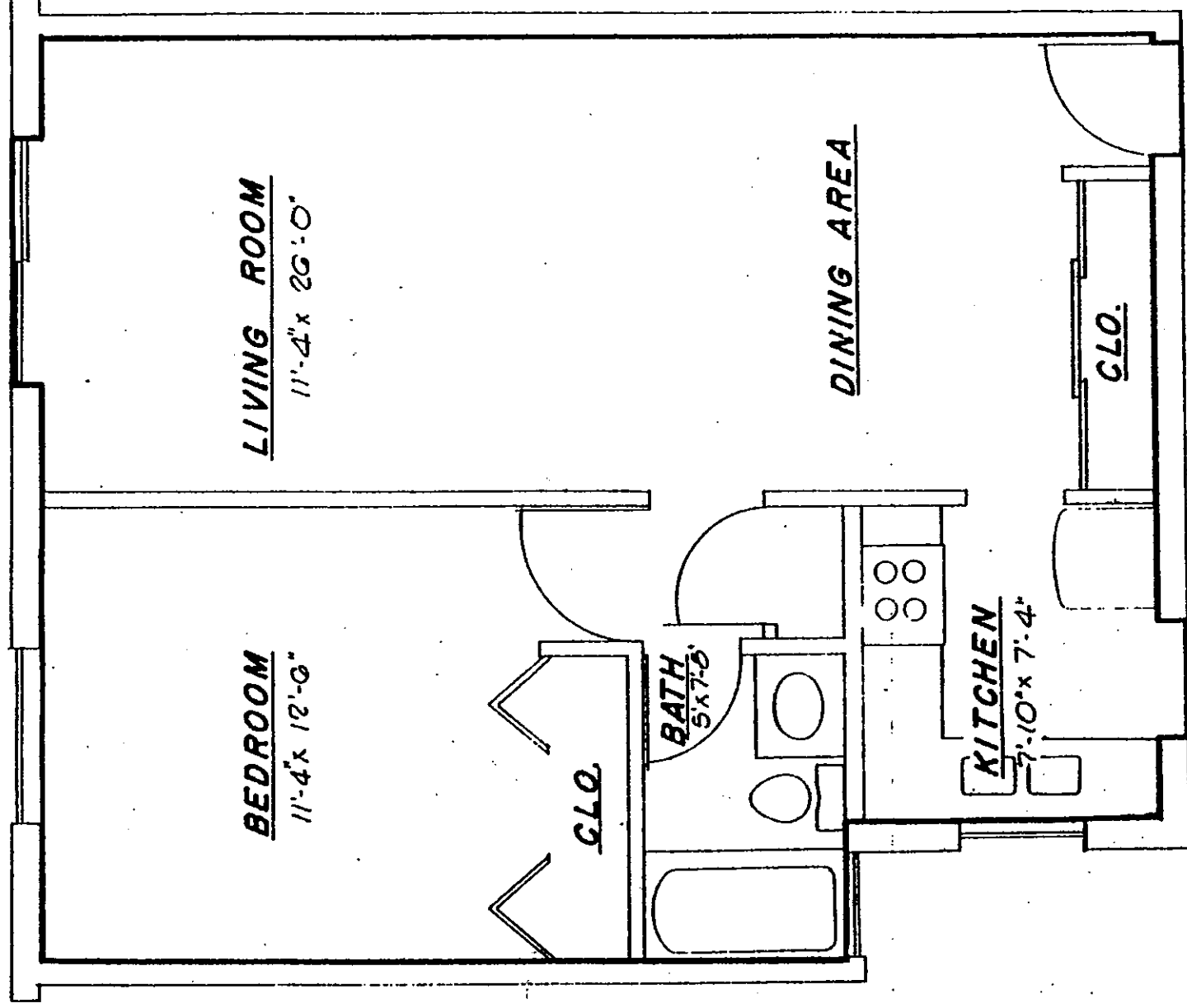
SURVEYORS NOTES:

1. THE FLOOR PLAN SHOWN IS TYPICAL OF THE UNITS ON THE FIRST FLOOR OF BUILDING E-1, BUILDING F-1, BUILDING G-3.
2. SOME OF THE UNITS IN THE BUILDINGS ABOVE ARE REVERSE OR MIRROR IMAGE OF THE PLAN SHOWN.
3. THE ROOM SIZES ABOVE SHOW THE BASIC ROOM SIZE OF ROOMS WITHIN THE UNIT. THESE SIZES ARE REPRESENTATIVE AND MAY VARY BY A SMALL DIFFERENCE WITHIN THE BUILDINGS.
4. THE DOOR AND WINDOW OPENINGS MAY VARY WITHIN THE UNITS.
5. THE STOOP ADJACENT TO THE INDIVIDUAL UNIT THAT LIES OFF OF THE LIVING AREA IS A COMMON ELEMENT LIMITED TO THE USE OF THAT UNIT.

EXHIBIT A

SHEET 25 OF 20

ALLEN ENGINEERING INC.
COCOA BEACH, FLORIDA

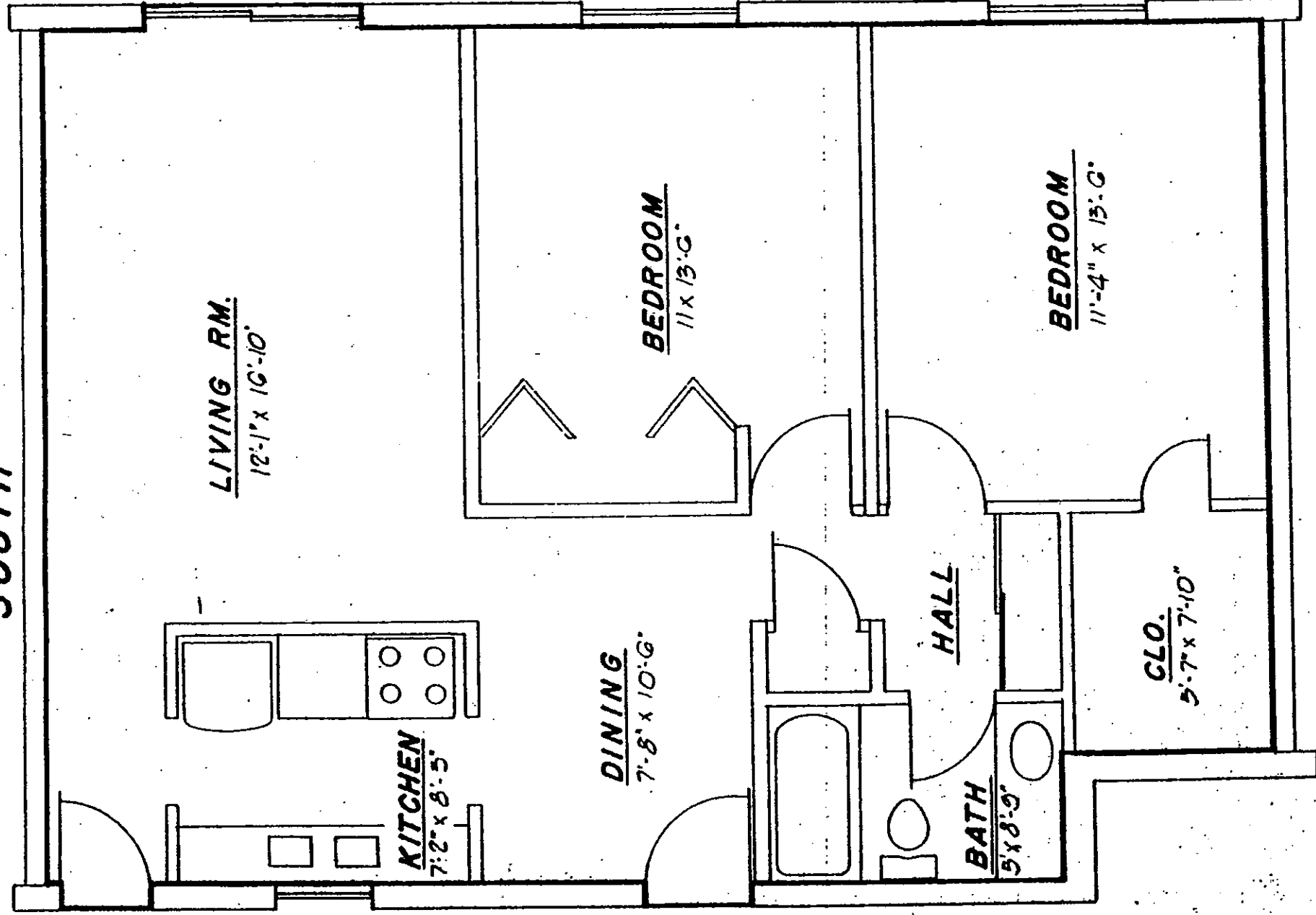


TYPICAL UNIT 1, SECOND FLOOR

SURVEYORS NOTES:

1. THE FLOOR PLAN SHOWN IS TYPICAL OF THE UNITS ON THE SECOND FLOOR OF BUILDING E-1, BUILDING F-1, BUILDING G-3.
2. SOME OF THE UNITS IN THE BUILDINGS ABOVE ARE REVERSE OR MIRROR IMAGE OF THE PLAN SHOWN.
3. THE ROOM SIZES ABOVE SHOW THE BASIC ROOM SIZE OF ROOMS WITHIN THE UNIT. THESE SIZES ARE REPRESENTATIVE AND MAY VARY BY A SMALL DIFFERENCE WITHIN THE BUILDINGS.
4. THE DOOR AND WINDOW OPENINGS MAY VARY WITHIN THE UNITS.
5. THE BALCONY ADJACENT TO THE INDIVIDUAL UNIT THAT LIES OFF OF THE LIVING AREA IS A COMMON ELEMENT LIMITED TO THE USE OF THAT UNIT.

OCEAN PARK CONDOMINIUM
SOUTH



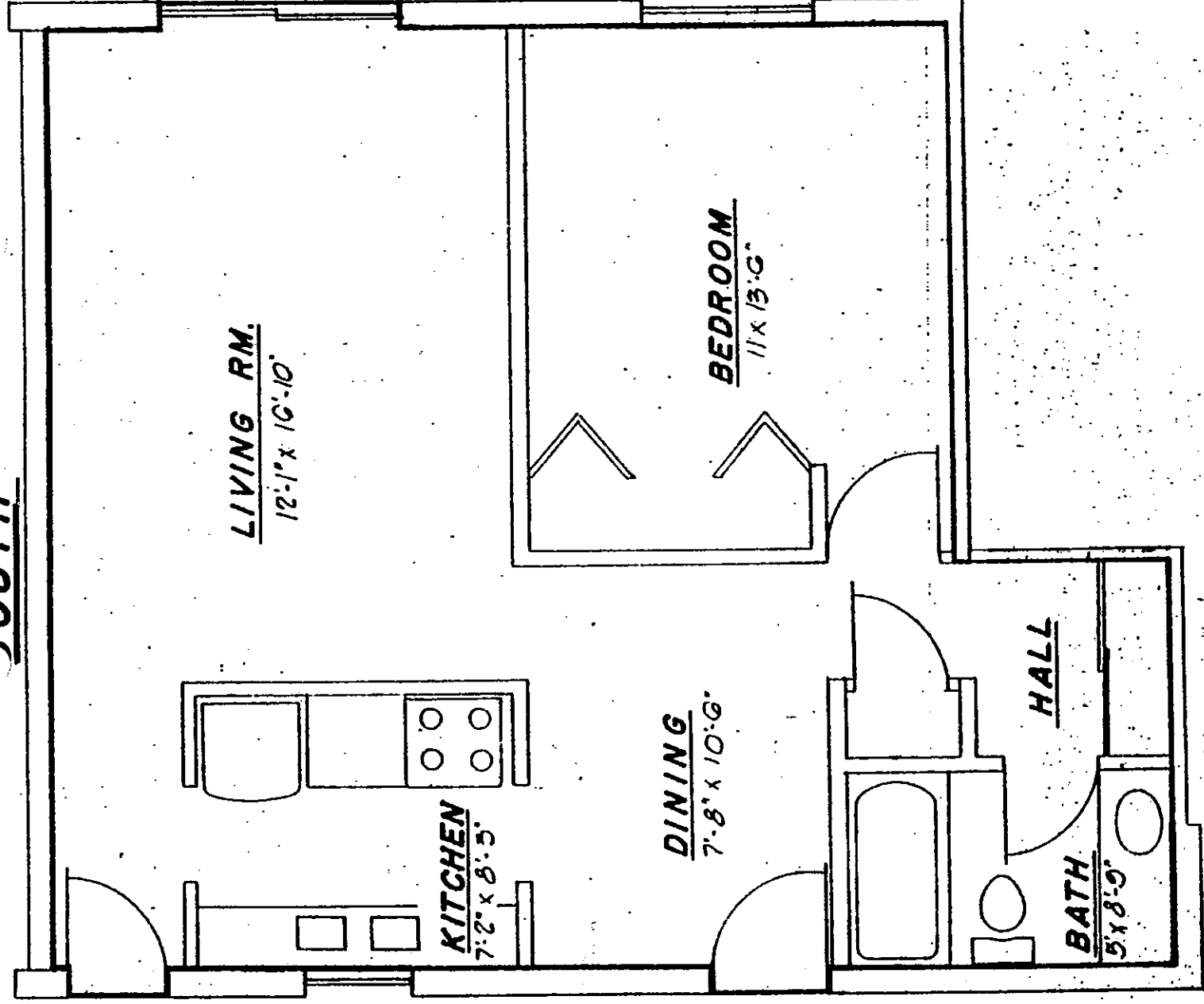
TYPICAL UNIT 2

SURVEYORS NOTES:

1. THE FLOOR PLAN SHOWN IS TYPICAL OF THE UNITS WITHIN BUILDING F-2, BUILDING F-3; BUILDING E-2; BUILDING E-3 EXCEPT UNITS 9 AND 11 IN BUILDING E-3; BUILDING G-1; AND BUILDING G-2.
2. SOME OF THE UNITS IN THE BUILDINGS ABOVE ARE REVERSE OR MIRROR IMAGE OF THE PLAN SHOWN.
3. THE ROOM SIZES ABOVE SHOW THE BASIC ROOM SIZE OF ROOMS WITHIN THE UNIT. THESE SIZES ARE REPRESENTATIVE AND MAY VARY BY A SMALL DIFFERENCE WITHIN THE BUILDINGS.
4. THE DOOR AND WINDOW OPENINGS MAY VARY WITHIN THE UNITS.
5. THE STOOP OR BALCONY ADJACENT TO THE INDIVIDUAL UNIT THAT LIES OFF TO THE LIVING AREA IS A COMMON ELEMENT LIMITED TO THE USE OF THAT UNIT.

EXHIBIT A

SHEET 27 OF 29

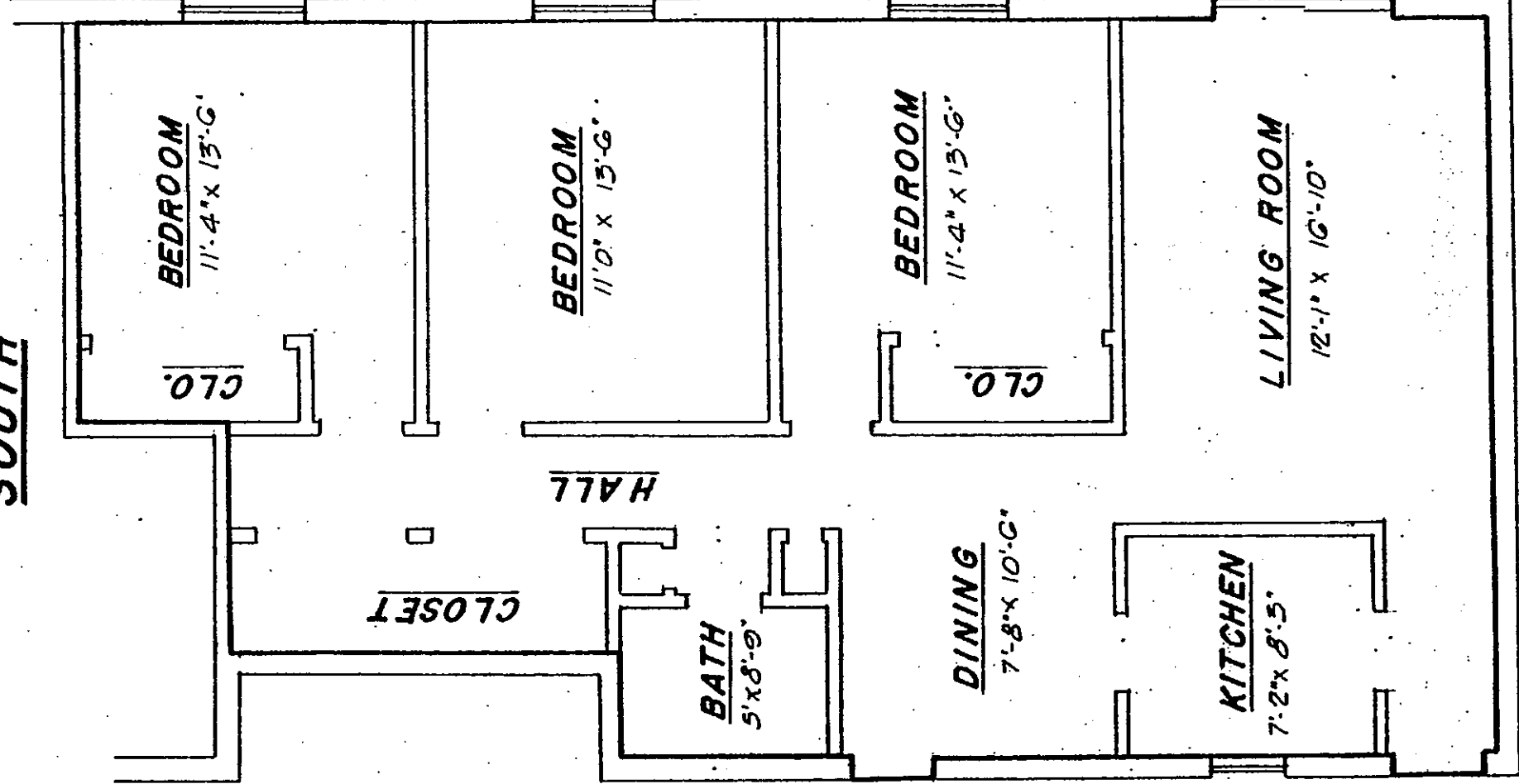


UNIT 9 IN BUILDING E-3

SURVEYORS NOTES:

1. THIS PLAN IS TYPICAL OF UNIT 9 IN BUILDING E - 3
2. THE ROOM SIZES SHOW THE BASIC ROOM SIZE WITHIN THE UNIT. THESE SIZES ARE REPRESENTATIVE AND MAY VARY BY A SMALL DIFFERENCE WITHIN THE BUILDING
3. THE STOOP ADJACENT TO THIS UNIT IS A COMMON ELEMENT LIMITED TO THE USE OF THIS UNIT

OCEA, PARK CONDOMINIUM
SOUTH



UNIT 11 IN BUILDING E-3

SURVEYOR NOTES:

1. THIS PLAN IS TYPICAL OF UNIT 11 IN BUILDING E-3
2. THE ROOM SIZES SHOW THE BASIC ROOM SIZE WITHIN THE UNIT. THESE SIZES ARE REPRESENTATIVE AND MAY VARY BE A SMALL DIFFERENCE WITHIN THE BUILDING
3. THE STOOP ADJACENT TO THIS UNIT IS A COMMON ELEMENT LIMITED TO THE USE OF THIS UNIT.