19.50

3196403

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

Pursuant to the authority reserved by the Developer and the plan of phasing contained in Paragraphs 24 and 26, respectively, the **Declaration of Sungate Villas At Fountain Lakes, A Condominium**, as recorded in Official Record Book 2198, Page 4337, Public Records of Lee County, Florida, is hereby amended as follows:

1. **Kraus-Anderson Development and Finance Company**, a Minnesota Corporation, herein called Developer, on behalf of itself, its successors, grantees and assigns, to it grantees and assigns, and their heirs, successors and assigns, hereby submits the lands located in Lee County, Florida , owned by the Developer, and described as follows, to the condominium form of ownership:

PHASE 4

See Exhibit "A" attached hereto and made a part hereof.

2. The percentage of ownership in the common elements shall be as set forth in Exhibit "F" attached to the Declaration of Condominium above referred to.

3. The above described Phase 4 property and all improvements located thereon are subject to all of the terms and conditions set forth in the Declaration and any Amendments thereto and its Exhibits to which this document is an Amendment.

RECORD VER - CHARLIE GREEN, CLERK
BY SHERWOOD, D.C.

THIS INSTRUMENT PREPARED BY:
RICHARD D. DeBOEST
ATTORNEY AT LAW
P. O. BOX 1480
FORT MYERS, FLORIDA 33902

THIS AMENDMENT made and entered this 13th day of April, 1992.

WITNESSES:

(Sign) _____

(Print) David E. Olson

(Sign) _____

(Print) John A Forsythe

KRAUS-ANDERSON DEVELOPMENT AND FINANCE COMPANY, a Minnesota Corporation

By _____

Vice President
2510 Minnehaha Avenue
Minneapolis, MN 55404

STATE OF MINNESOTA

COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 13th day of April, 1992, by TORE WISTROM, as Vice-President of KRAUS-ANDERSON DEVELOPMENT AND FINANCE COMPANY, a Minnesota corporation, who is personally known to me.

ROSEMARY A. MANTHE
NOTARY PUBLIC—MINNESOTA
DAKOTA COUNTY
My Commission Expires Dec. 1, 1993

NOTARY PUBLIC:

Sign _____

Print Rosemary A. Manthe

MY COMMISSION EXPIRES: 12-1-93

UR 2296 PG 3/98

INK ENGINEERING INC.
ENGINEERS • SURVEYORS • PLANNERS
PHONE (813) 995-8500 • 6320 BEAU DRIVE • NORTH FORT MYERS, FLORIDA 33903

JULY 16, 1990
JOB NUMBER 8476-R

EXHIBIT "E"
SUNGATE VILLAS AT FOUNTAIN LAKES,
A CONDOMINIUM, A PHASE CONDOMINIUM

PHASE 4

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 345.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.06°41'21"E. FOR 166.76 FEET; THENCE S.62°55'08'W. FOR 167.47 FEET; THENCE N.22°57'41"W. FOR 158.74 FEET; THENCE N.47°55'04"E. FOR 22.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 100.0 FEET, CENTRAL ANGLE 31°18'30"; THENCE NORTHEASTERLY FOR 54.64 FEET ALONG THE ARC OF SAID CURVE; THENCE N.76°30'42"E. FOR 150.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.767 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 4 BEING S.88°25'47"W. AS RECORDED IN SAID O.R. BOOK 1976, PAGE 175.

INK ENGINEERING, INC.

Nick Poulos 7/26/90
NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4568

INK ENGINEERING INC.

ENGINEERS • SURVEYORS • PLANNERS

6320 BEAU DR. • N. FT. MYERS, FL 33903 • (813) 995-8500 • FAX (813) 997-3407

SURVEYOR'S CERTIFICATE

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM
PHASE 4, A PHASE CONDOMINIUM

WE HEREBY CERTIFY: THAT THE BOUNDARIES OF THE REAL PROPERTY OF SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM, A PHASE CONDOMINIUM AS SHOWN AND DESCRIBED HEREON THIS EXHIBIT "B" ON SHEETS 1 THROUGH 5, DATED JULY 16, 1990 ARE TRUE AND CORRECT TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF; THE SAME BEING BASED ON A BOUNDARY SURVEY OF THE LANDS OF THE SUNGATE VILLAS AT FOUNTAIN LAKES CONDOMINIUM ASSOCIATION BY INK ENGINEERING, INC. ON OCTOBER 28,1989, PERFORMED UNDER THE PERSONAL DIRECTION AND CONTROL OF THE FLORIDA PROFESSIONAL LAND SURVEYOR NAMED BELOW, AND FURTHER; THAT THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED ON THIS EXHIBIT "B", SHEETS 1 THROUGH 5 AND AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM IS SUBSTANTIALLY COMPLETE AS INDICATED HEREON, SO THAT THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM AND SPECIFICALLY RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND OF EACH UNIT, AND WHERE APPLICABLE, THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS, AND FURTHER; THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING HERETO CERTIFIED IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED. ALL AS PRESCRIBED BY 718.104(4)(e). FLORIDA STATUTES.

AS TO PHASE 4
CERTIFIED TO:
SUNGATE VILLAS AT
FOUNTAIN LAKES CONDOMINIUM
ASSOCIATION, INC.

INK ENGINEERING, INC.

BY: Nick Poulos 4/24/92
NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4568
JOB NUMBER 8476-R
APRIL 24, 1992

CHARLIE GREEN LEE CTY FL
92 MAY -4 PM 1:18

1200

3310884

OR 2348 PG 3618

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

Pursuant to the authority reserved by the Developer and the plan of phasing contained in Paragraphs 24 and 26, respectively, the **Declaration of Sungate Villas At Fountain Lakes, A Condominium**, as recorded in Official Record Book 2198, Page 4337, Public Records of Lee County, Florida, is hereby amended as follows:

1. Kraus-Anderson Development and Finance Company, a Minnesota Corporation, herein called Developer, on behalf of itself, its successors, grantees and assigns, to it grantees and assigns, and their heirs, successors and assigns, hereby submits the lands located in Lee County, Florida , owned by the Developer, and described as follows, to the condominium form of ownership:

PHASE 8

See Exhibit "A" attached hereto and made a part hereof.

2. The percentage of ownership in the common elements shall be as set forth in Exhibit "F" attached to the Declaration of Condominium above referred to.

3. The above described Phase 8 property and all improvements located thereon are subject to all of the terms and conditions set forth in the Declaration and any Amendments thereto and its Exhibits to which this document is an Amendment.

THIS INSTRUMENT PREPARED BY:
RICHARD D. DeBOEST
ATTORNEY AT LAW
P. O. BOX 1480
FORT MYERS, FLORIDA 33902

THIS AMENDMENT made and entered this 2nd day of November, 1992.

WITNESSES:

(Sign) Karyn Palmer

(Print) Karyn Palmer

(Sign) Barbara Harris

(Print) Barbara Harris

KRAUS-ANDERSON DEVELOPMENT
AND FINANCE COMPANY,
a Minnesota Corporation

By

Tore Wistrom, Vice President
2510 Minnehaha Avenue
Minneapolis, MN 55404

OR 2348 PG 3619

STATE OF MINNESOTA

COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 2nd day of November, 1992, by TORE WISTROM, as Vice-President of KRAUS-ANDERSON DEVELOPMENT AND FINANCE COMPANY, a Minnesota corporation, who is personally known to me.

ROSEMARY A. MANTHE
NOTARY PUBLIC—MINNESOTA
DAKOTA COUNTY
My Commission Expires Dec. 1, 1993

NOTARY PUBLIC:

Sign Rosemary A. Manthe

Print Rosemary A. Manthe

MY COMMISSION EXPIRES: 12-1-93

INK ENGINEERING INC.
ENGINEERS • SURVEYORS • PLANNERS
PHONE (813) 995-8500 • 6320 BEAU DRIVE • NORTH FORT MYERS, FLORIDA 33903

JULY 16, 1990
JOB NUMBER 8476-R

OR 2348 PG 3620

EXHIBIT "A"
SUNGATE VILLAS AT FOUNTAIN LAKES,
A CONDOMINIUM, A PHASE CONDOMINIUM

PHASE 8

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; AND A CURVE TO THE LEFT, RADIUS 370.0 FEET, CONCAVE SOUTHEASTERLY, CENTRAL ANGLE 50°34'50", CHORD 316.13 FEET, CHORD BEARING S.41°36'17"W.; THENCE SOUTHWESTERLY FOR 326.63 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, RADIUS 390.0 FEET, CENTRAL ANGLE 19°26'00"; THENCE SOUTHWESTERLY FOR 132.28 FEET TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE RIGHT, CENTRAL ANGLE 17°50'17"; THENCE SOUTHWESTERLY FOR 121.42 FEET ALONG THE ARC OF SAID CURVE; THENCE S.36°24'51"E., RADIALLY FOR 133.83 FEET; THENCE N.47°55'04"E. FOR 164.15 FEET; THENCE N.54°15'07"W. RADIALLY TO AFOREMENTIONED CURVE FOR 143.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.439 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 4 BEING S.88°25'47"W. AS RECORDED IN SAID O.R. BOOK 1976, PAGE 175.

INK ENGINEERING, INC.

Nick Poulos 7/26/90

NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4568

INK ENGINEERING INC.

ENGINEERS • SURVEYORS • PLANNERS

6320 BEAU DR. • N. FT. MYERS, FL 33903 • (813) 995-8500 • FAX (813) 997-3407

OR 2348 PG 3621

SURVEYOR'S CERTIFICATE

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM
PHASE 8, A PHASE CONDOMINIUM

WE HEREBY CERTIFY: THAT THE BOUNDARIES OF THE REAL PROPERTY OF SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM, A PHASE CONDOMINIUM AS SHOWN AND DESCRIBED HEREON THIS EXHIBIT "B" ON SHEETS 1 THROUGH 5, DATED JULY 16, 1990 ARE TRUE AND CORRECT TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF; THE SAME BEING BASED ON A BOUNDARY SURVEY OF THE LANDS OF THE SUNGATE VILLAS AT FOUNTAIN LAKES CONDOMINIUM ASSOCIATION BY INK ENGINEERING, INC. ON OCTOBER 28,1989, PERFORMED UNDER THE PERSONAL DIRECTION AND CONTROL OF THE FLORIDA PROFESSIONAL LAND SURVEYOR NAMED BELOW, AND FURTHER; THAT THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED ON THIS EXHIBIT "B", SHEETS 1 THROUGH 5 AND AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM IS SUBSTANTIALLY COMPLETE AS INDICATED HEREON, SO THAT THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM AND SPECIFICALLY RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND OF EACH UNIT, AND WHERE APPLICABLE, THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS, AND FURTHER; THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING HERETO CERTIFIED IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED. ALL AS PRESCRIBED BY 718.104(4)(e). FLORIDA STATUTES.

AS TO PHASE 8
CERTIFIED TO:
SUNGATE VILLAS AT
FOUNTAIN LAKES CONDOMINIUM
ASSOCIATION, INC.

INK ENGINEERING, INC.

BY: Nick Poulos 12/14/92
NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4568
JOB NUMBER 8476-R
DECEMBER 7, 1992

CONDOMINIUM PLAT BOOK PAGE

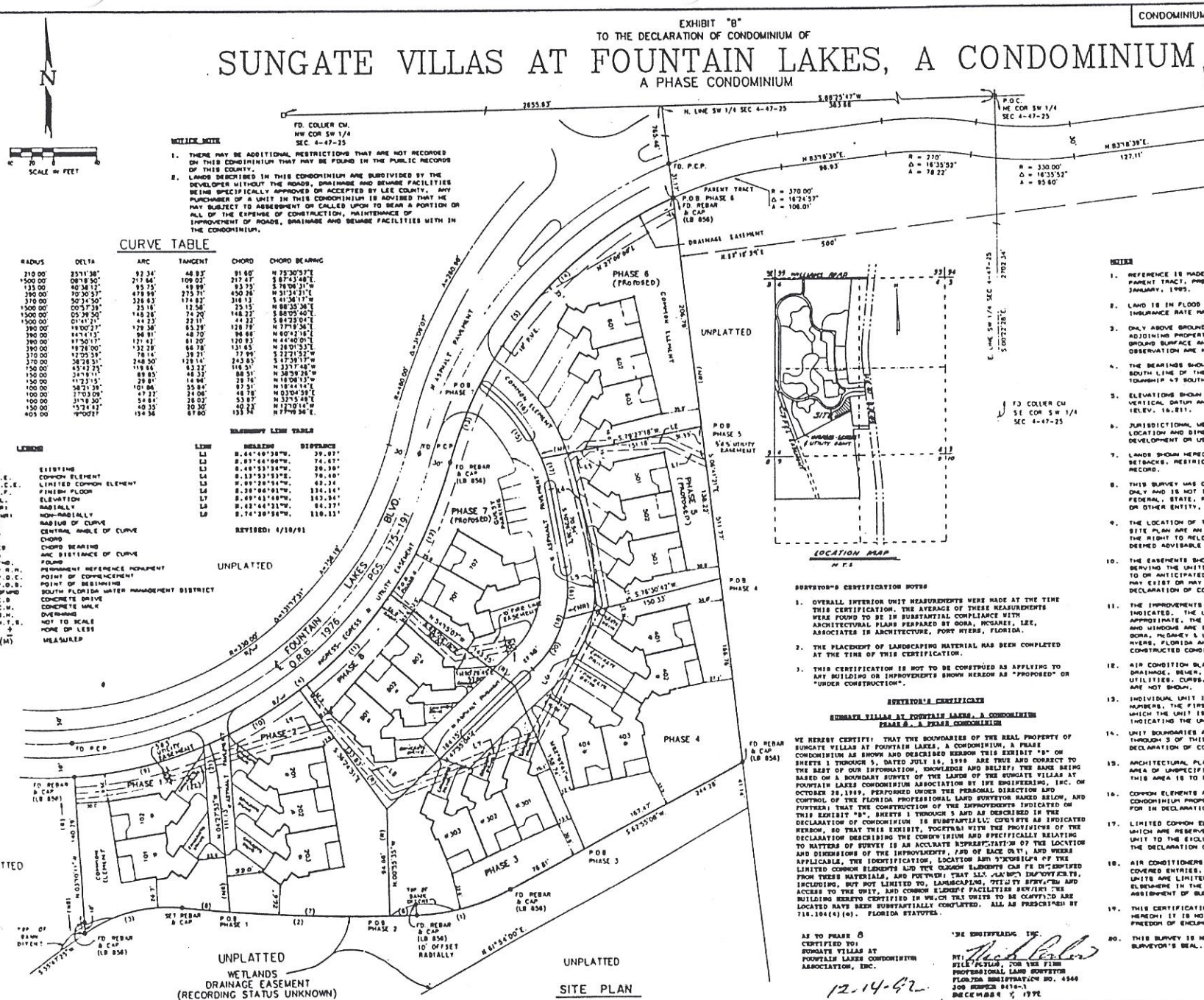
EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 1 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA



NOTICE NOTE

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS CONDOMINIUM THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. LANDS DESCRIBED IN THIS CONDOMINIUM ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWAGE FACILITIES BEING SPECIFICALLY APPROVED OR ACCEPTED BY LEE COUNTY. ANY PURCHASER OF A UNIT IN THIS CONDOMINIUM IS ADVISED THAT HE MAY SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OF IMPROVEMENT OF ROADS, DRAINAGE AND SEWAGE FACILITIES WITH IN THE CONDOMINIUM.

CURVE TABLE

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	210.00'	25°11'38"	92.34'	46.83'	91.60'	N 75°30'53"E
2	*500.00'	08°18'50"	217.64'	109.02'	217.47'	S 67°43'48"E
3	133.00'	40°38'12"	95.75'	49.99'	93.75'	S 78°08'31"W
4	390.00'	70°20'37"	478.89'	275.71'	450.26'	N 31°34'21"E
5	370.00'	50°34'50"	326.63'	174.82'	316.13'	S 41°36'17"W
6	*500.00'	00°57'38"	25.16'	12.58'	25.15'	N 88°35'36"E
7	*500.00'	05°38'50"	148.28'	74.20'	148.22'	S 86°05'40"E
8	*500.00'	01°41'21"	44.23'	22.11'	44.22'	S 84°25'04"E
9	390.00'	19°00'37"	129.38'	65.29'	128.79'	N 77°19'34"E
10	390.00'	14°14'13"	96.91'	48.70'	96.66'	N 60°42'16"E
11	390.00'	17°50'17"	121.43'	61.20'	120.93'	N 44°40'01"E
12	390.00'	19°28'00"	132.28'	66.78'	131.65'	N 26°01'53"E
13	370.00'	12°05'39"	78.14'	39.21'	77.99'	S 22°21'52"W
14	370.00'	38°28'31"	248.50'	129.14'	243.85'	S 47°39'17"W
15	150.00'	45°42'25"	119.64'	63.22'	116.51'	S 33°17'48"W
16	150.00'	34°59'11"	89.85'	46.33'	88.51'	N 38°59'28"W
17	150.00'	11°23'15"	29.81'	14.94'	29.76'	N 16°08'13"W
18	100.00'	58°31'39"	101.86'	55.84'	97.51'	N 18°44'14"E
19	100.00'	37°03'09"	67.23'	34.86'	66.78'	N 03°04'59"E
20	100.00'	31°18'30"	54.64'	28.02'	53.97'	N 32°15'48"E
21	150.00'	15°31'42"	40.65'	20.50'	40.53'	N 12°10'14"W
22	405.00'	19°00'37"	134.36'	67.80'	133.74'	N 77°19'34"E

LEGEND

*	EXISTING
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
F.F.	FINISH FLOOR
EL.	ELEVATION
(R)	RADIALLY
(NR)	NON-RADIALLY
R	RADIUS OF CURVE
Δ	CENTRAL ANGLE OF CURVE
C	CHORD
CB	CHORD BEARING
A	ARC DISTANCE OF CURVE
FND.	FOUND
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
C.D	CONCRETE DRIVE
C.W.	CONCRETE WALK
O.H.	OVERHANG
N.T.S.	NOT TO SCALE
±	MORE OR LESS
(M)	MEASURED

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S.44°40'38"W.	39.07'
L2	S.83°44'08"W.	74.67'
L3	S.48°53'36"W.	26.38'
L4	S.13°53'53"E.	70.40'
L5	S.89°28'54"W.	42.34'
L6	S.38°06'01"W.	136.14'
L7	S.89°41'40"W.	143.34'
L8	S.63°44'31"W.	86.37'
L9	S.74°28'56"W.	110.11'

REVISED: 4/10/91

SURVEYOR'S CERTIFICATION NOTES

1. OVERALL INTERIOR UNIT MEASUREMENTS WERE MADE AT THE TIME THIS CERTIFICATION. THE AVERAGE OF THESE MEASUREMENTS WERE FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH ARCHITECTURAL PLANS PREPARED BY BORA, MCGAREY, LEE, ASSOCIATES IN ARCHITECTURE, FORT MYERS, FLORIDA.
2. THE PLACEMENT OF LANDSCAPING MATERIAL HAS BEEN COMPLETED AT THE TIME OF THIS CERTIFICATION.
3. THIS CERTIFICATION IS NOT TO BE CONSTRUED AS APPLYING TO ANY BUILDING OR IMPROVEMENTS SHOWN HEREON AS "PROPOSED" OR "UNDER CONSTRUCTION".

SURVEYOR'S CERTIFICATE

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM
PHASE 8, A PHASE CONDOMINIUM

WE HEREBY CERTIFY: THAT THE BOUNDARIES OF THE REAL PROPERTY OF SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM, A PHASE CONDOMINIUM AS SHOWN AND DESCRIBED HEREON THIS EXHIBIT "B" ON SHEETS 1 THROUGH 5, DATED JULY 16, 1990 ARE TRUE AND CORRECT TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF; THE SAME BEING BASED ON A BOUNDARY SURVEY OF THE LANDS OF THE SUNGATE VILLAS AT FOUNTAIN LAKES CONDOMINIUM ASSOCIATION BY INK ENGINEERING, INC. ON OCTOBER 28, 1989, PERFORMED UNDER THE PERSONAL DIRECTION AND CONTROL OF THE FLORIDA PROFESSIONAL LAND SURVEYOR NAMED BELOW, AND FURTHER; THAT THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED ON THIS EXHIBIT "B", SHEETS 1 THROUGH 5 AND AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM IS SUBSTANTIALLY COMPLETE AS INDICATED HEREON, SO THAT THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM AND SPECIFICALLY RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND OF EACH UNIT, AND WHERE APPLICABLE, THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS, AND FURTHER; THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING HERETO CERTIFIED IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED. ALL AS PRESCRIBED BY 718.104(4)(e). FLORIDA STATUTES.

AS TO PHASE 8
CERTIFIED TO:
SUNGATE VILLAS AT
FOUNTAIN LAKES CONDOMINIUM
ASSOCIATION, INC.

12-14-92

INK ENGINEERING INC.
BY: [signature]
TITLE/STATUS: PRESIDENT, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4560
JOB NUMBER 8476-1
DECEMBER 4, 1992

NOTES

1. REFERENCE IS MADE TO A BOUNDARY SURVEY OF ESTERO WOODS. THE PARENT TRACT, PREPARED BY INK ENGINEERING, INC. DATED JANUARY, 1985.
2. LAND IS IN FLOOD ZONE B, BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 125124-463 B DATED 9-9-84.
3. ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE WHICH ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.
4. THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST BEING N.88°25'47"E.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM AND REFER TO USC&GS BENCHMARK U-844 (ELEV. 16.811).
6. JURISDICTIONAL WETLANDS MAY EXIST ON THIS PROPERTY, THE LOCATION AND DIMENSIONS OF WHICH MAY ADVERSELY AFFECT THE DEVELOPMENT OR USE OF THE PROPERTY.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY RECORD.
8. THIS SURVEY WAS CONDUCTED FOR THE PURPOSES OF A CONDOMINIUM ONLY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OF FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
9. THE LOCATION OF THE IMPROVEMENTS AS SHOWN ON THE HEREON SITE PLAN ARE AN APPROXIMATION AND THE DEVELOPER RESERVES THE RIGHT TO RELOCATE THE IMPROVEMENTS, WITHOUT NOTICE AS DEEMED ADVISABLE OR NECESSARY.
10. THE EASEMENTS SHOWN OR NOTED HEREON FOR UTILITIES AND DRAINAGE SERVING THE UNITS AND COMMON ELEMENTS ARE ONLY THOSE KNOWN TO OR ANTICIPATED BY THE UNDERSIGNED. ADDITIONAL EASEMENTS MAY EXIST OR MAY BE CREATED AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
11. THE IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE INDICATED. THE UNIT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. THE INTERIOR WALLS, ROOM SIZES, DOORWAYS, AND WINDOWS ARE BASED ON ARCHITECTURAL PLANS PREPARED BY BORA, MCGAREY & LEE, ASSOCIATES IN ARCHITECTURE, INC. FORT MYERS, FLORIDA AND MAY NOT CONFORM TO THE ACTUAL CONSTRUCTED CONDITIONS.
12. AIR CONDITION SLABS, STOOPS WALKS, PARKING BUMPERS, DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE, TELEVISION, UTILITIES, CURBS, LANDSCAPING & OTHER MINOR IMPROVEMENTS ARE NOT SHOWN.
13. INDIVIDUAL UNIT IDENTIFICATION CONSISTS OF THREE DIGIT NUMBERS, THE FIRST DIGIT OF WHICH INDICATES THE PHASE IN WHICH THE UNIT IS LOCATED, THE SECOND AND THIRD DIGITS INDICATING THE UNIT NUMBER.
14. UNIT BOUNDARIES ARE AS DESCRIBED OR SHOWN ON SHEETS 3 THROUGH 5 OF THIS EXHIBIT "B", SUBJECT TO THE WORDING OF THE DECLARATION OF CONDOMINIUM.
15. ARCHITECTURAL PLANS FOR UNITS INDICATE ACCESS TO AN "ATTIC" AREA OF UNSPECIFIED DIMENSIONS, PRESUMABLY FOR STORAGE. THIS AREA IS TO BE CONSIDERED A LIMITED COMMON ELEMENT.
16. COMMON ELEMENTS ARE DEFINED AS THOSE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS AS PROVIDED FOR IN DECLARATION OF CONDOMINIUM.
17. LIMITED COMMON ELEMENTS ARE DEFINED AS THOSE COMMON ELEMENTS WHICH ARE RESERVED FOR THE USE OF A CERTAIN CONDOMINIUM UNIT TO THE EXCLUSION OF OTHER UNITS, AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
18. AIR CONDITIONERS AND SLABS, STOOPS, SCREENED PORCHES, COVERED ENTRIES, DRIVEWAYS AND WALKS ADJACENT TO UNITS ARE LIMITED COMMON ELEMENTS. PROVISION IS MADE ELSEWHERE IN THE DECLARATION OF CONDOMINIUM FOR THE ASSIGNMENT OF GUEST PARKING SPACES.
19. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED HEREON! IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
20. THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 2 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

PARENT TRACT

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 43 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGES 173 THROUGH 191, LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE S.04°41'21"E. FOR 311.77 FEET; THENCE S.68°55'00"W. FOR 844.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE 23°11'30" FOR 98.34 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR IT ELEMENTS A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 08°18'50" FOR 217.44 FEET TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 40°38'12" FOR 95.79 FEET; THENCE N.03°10'11"W. FOR 140.89 FEET TO AN INTERSECTION WITH AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF SAID 60 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AND A RADIAL INTERSECTION WITH THE ARC OF CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING CALLS: THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 390.00 FEET, AND A CENTRAL ANGLE OF 79°56'37" FOR 479.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 38°54'50" FOR 326.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.49 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 4 BEING S.88°25'47"W. AS RECORDED IN SAID O.R. BOOK 1976, PAGE 173.

PHASE 1

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 43 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 311.77 FEET; THENCE S.68°55'00"W. FOR 844.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET CENTRAL ANGEL 23°11'30"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1500.00 FEET, CENTRAL ANGLE 04°37'29"; THENCE WESTERLY FOR 173.46 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE RIGHT, CENTRAL ANGLE 01°41'21"; THENCE WESTERLY FOR 44.03 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, RADIUS 135.00 FEET, CENTRAL ANGLE 40°38'12"; THENCE WESTERLY AND SOUTHWESTERLY FOR 95.79 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.03°10'11"W., NON-RADIALLY FOR 140.89 FEET TO A RADIAL INTERSECTION WITH A CURVE TO THE LEFT, RADIUS 390.0 FEET, CONCAVE NORTHWESTERLY, CENTRAL ANGLE 19°00'27", CHORD 128.79 FEET, CHORD BEARING N.77°19'36"E.; THENCE NORTHEASTERLY FOR 129.38 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO A CURVE TO THE RIGHT, RADIUS 150.00 FEET, CONCAVE WESTERLY, CENTRAL ANGLE 15°24'48", CHORD 40.03 FEET, CHORD BEARING S.12°10'14"E.; THENCE SOUTHERLY FOR 40.35 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S.04°27'33"E. FOR 111.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.410 ACRES MORE OR LESS.

PHASE 2

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 43 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 311.77 FEET; THENCE S.68°55'00"W. FOR 844.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET, CENTRAL ANGLE 23°11'30"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1500.0 FEET, CENTRAL ANGLE 04°37'29"; THENCE WESTERLY FOR 173.16 FEET ALONG THE ARC OF SAID CURVE; THENCE N.07°55'35"W. RADIALLY FOR 94.66 FEET; THENCE N.47°55'04"E. FOR 164.13 FEET; THENCE S.82°57'41"E. FOR 150.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.500 ACRES MORE OR LESS.

PHASE 4

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 43 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 311.77 FEET; THENCE S.68°55'00"W. FOR 844.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET, CENTRAL ANGLE 23°11'30"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1500.0 FEET, CENTRAL ANGLE 04°37'29"; THENCE WESTERLY FOR 173.16 FEET ALONG THE ARC OF SAID CURVE; THENCE N.07°55'35"W. RADIALLY FOR 94.66 FEET; THENCE N.47°55'04"E. FOR 164.13 FEET; THENCE S.82°57'41"E. FOR 150.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.767 ACRES MORE OR LESS.

PHASE 5

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 43 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 206.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.04°41'21"E. FOR 130.22 FEET; THENCE S.76°30'48"W. FOR 150.33 FEET TO A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, RADIUS 100.0 FEET, CENTRAL ANGLE 27°03'09", CHORD 46.78 FEET, CHORD BEARING N.03°04'59"E; THENCE NORTHEASTLY AND NORTHWESTERLY FOR 47.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.16°26'36"W. FOR 70.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.00 FEET, CENTRAL ANGLE 11°23'13"; THENCE NORTHWESTERLY FOR 29.81 FEET ALONG THE ARC OF SAID CURVE; THENCE N.77°27'10"E. NON-RADIALLY FOR 151.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.471 ACRES MORE OR LESS.

PHASE 6

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 43 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING AND INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 206.79 FEET; THENCE S.79°27'10"W. FOR 151.18 FEET TO A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, RADIUS 150.0 FEET, CENTRAL ANGLE 34°19'11", CHORD 88.31 FEET, CHORD BEARING N.38°39'06"W.; THENCE NORTHWESTERLY FOR 89.83 FEET ALONG THE ARC OF SAID CURVE TO A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, RADIUS 370.0 FEET, CENTRAL ANGLE 38°28'51", CHORD 243.85 FEET, CHORD BEARING N.47°39'17"E.; THENCE NORTHEASTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING.

CONTAINING 0.674 ACRES MORE OR LESS.

PHASE 7

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 43 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; AND A CURVE TO THE LEFT, RADIUS 370.0 FEET, CONCAVE SOUTHEASTERLY, CENTRAL ANGLE 38°28'51", CHORD 243.85 FEET, CHORD BEARING S.47°39'17"W.; THENCE SOUTHWESTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE LEFT, CENTRAL ANGLE 12°03'29"; THENCE SOUTHWESTERLY FOR 79.14 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, RADIUS 390.0 FEET, CENTRAL ANGLE 19°26'00"; THENCE SOUTHWESTERLY FOR 132.28 FEET ALONG THE ARC OF SAID CURVE; THENCE S.34°15'07"E., RADIALLY FOR 143.25 FEET; THENCE N.47°55'04"E. FOR 22.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 100.0 FEET, CENTRAL ANGLE 30°21'39"; THENCE NORTHEASTERLY AND NORTHWESTERLY FOR 101.86 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.16°26'36"W. FOR 70.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.0 FEET; CENTRAL ANGLE 45°48'05"; THENCE NORTHWESTERLY FOR 119.86 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

CONTAINING 0.377 ACRES MORE OR LESS.

PHASE 8

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 43 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 206.79 FEET; THENCE S.79°27'10"W. FOR 151.18 FEET TO A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, RADIUS 150.0 FEET, CENTRAL ANGLE 34°19'11", CHORD 88.31 FEET, CHORD BEARING N.38°39'06"W.; THENCE NORTHWESTERLY FOR 89.83 FEET ALONG THE ARC OF SAID CURVE TO A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, RADIUS 370.0 FEET, CENTRAL ANGLE 38°28'51", CHORD 243.85 FEET, CHORD BEARING N.47°39'17"E.; THENCE NORTHEASTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE RIGHT, CENTRAL ANGLE 17°50'17"; THENCE SOUTHEASTERLY FOR 181.42 FEET ALONG THE ARC OF SAID CURVE; THENCE S.34°24'51"E., RADIALLY FOR 133.83 FEET; THENCE N.47°55'04"E. FOR 164.13 FEET; THENCE N.34°15'07"W. RADIALLY TO AFOREMENTIONED CURVE FOR 143.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.439 ACRES MORE OR LESS.

8-10-90	REVISED PHASE 1, 6 & DESC.	NP
8-12-90	REVISED PARENT TRACT DESC.	NP

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 3 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

UNIT BOUNDARIES

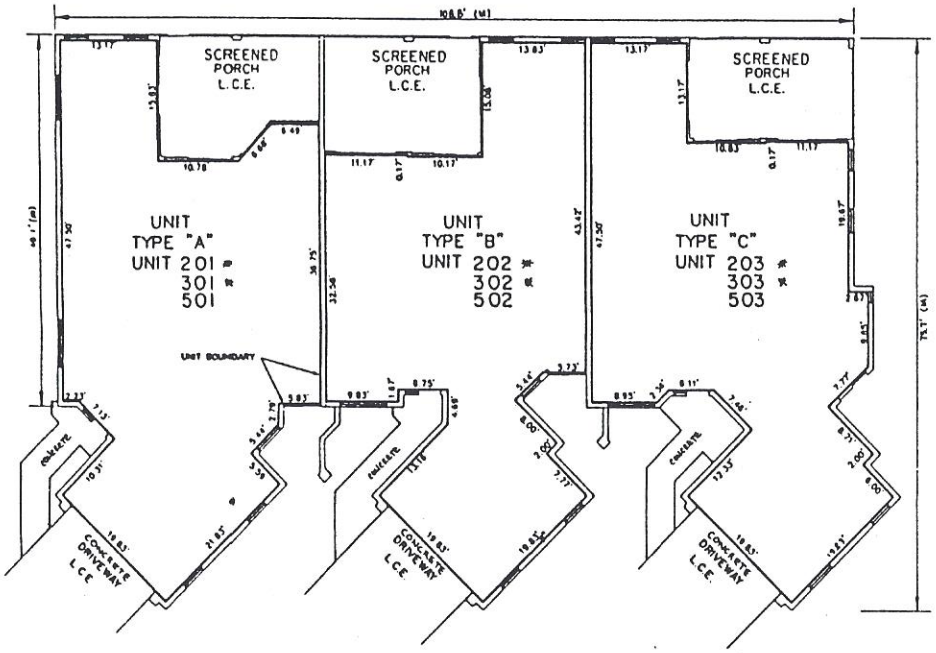
1. HORIZONTAL BOUNDARIES - THE UPPER AND LOWER BOUNDARIES OF THE UNITS SHALL BE:

   A. UPPER BOUNDARY - THE UNDERSIDE OF THE FINISHED UNDECORATED CEILINGS OF THE UNIT, EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES.

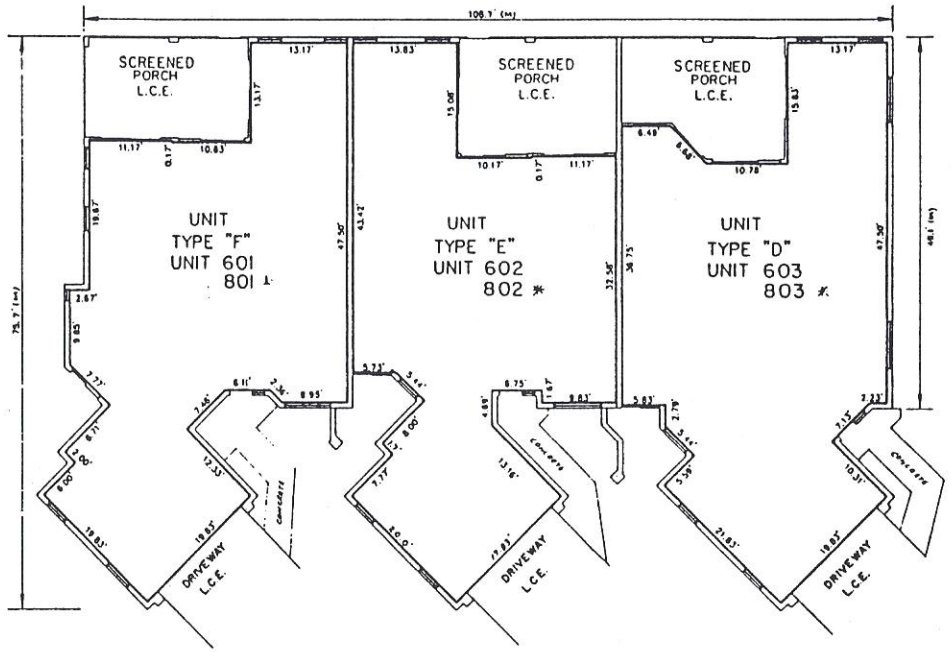
   B. LOWER BOUNDARY - THE UPPERSIDE OF THE FINISHED UNDECORATED SURFACE OF THE FLOORS OF THE UNIT, EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES.

2. PERIMETRICAL BOUNDARIES: THE PERIMETRICAL BOUNDARIES SHALL BE THE INTERIOR SURFACES OF THE PERIMETER WALLS OF THE UNIT, AND THE INTERIOR SURFACES OF THE UNIT'S WINDOWS AND DOORS THAT ABUT THE EXTERIOR OF THE BUILDING OR COMMON AREAS.

SCALE IN FEET



PHASES 2, 3, & 5



PHASES 6 & 8

BUILDING PLAN

* EXISTING UNIT

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

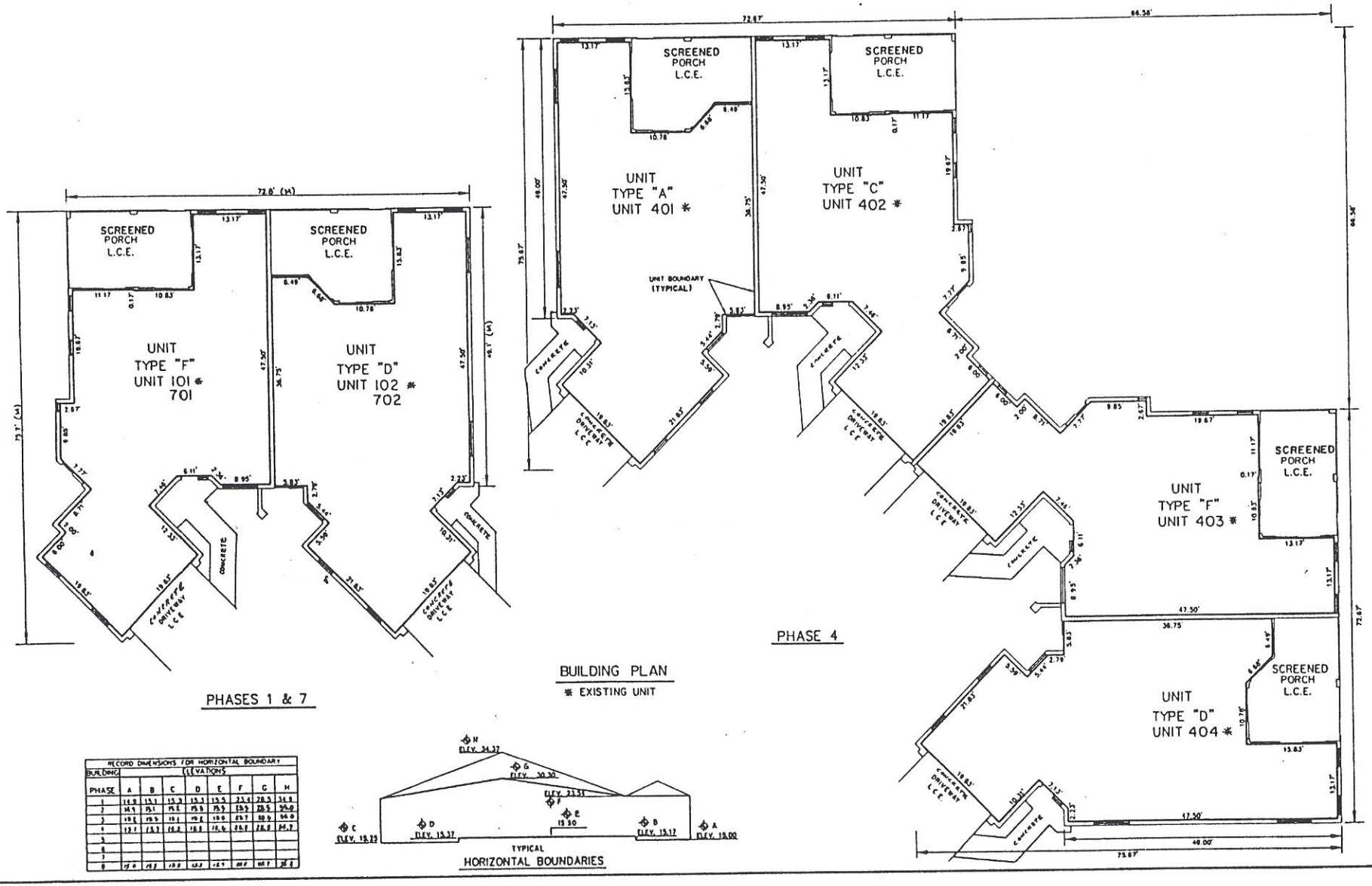
SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

SCALE IN FEET

DATE: 7-16-90
JOB NO. 8476R
SHEET 4 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA



RECORD DIMENSIONS FOR HORIZONTAL BOUNDARY								
BUILDING	ELEVATIONS							
PHASE	A	B	C	D	E	F	G	H
1	14.9	15.1	15.3	15.3	15.5	23.4	28.5	34.8
2	14.9	15.1	15.2	15.5	15.5	15.5	22.5	34.0
3	19.5	19.5	19.1	19.2	19.0	23.7	28.6	34.0
4	13.1	13.3	15.2	15.2	15.6	23.6	28.8	34.7
5								
6								
7								
8	17.0	19.3	19.0	19.3	19.1	19.1	19.1	19.1

OR 2348 PG 3626

CHARLIE GREEN LEE CTY FL

92 DEC 18 AM 9:55

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

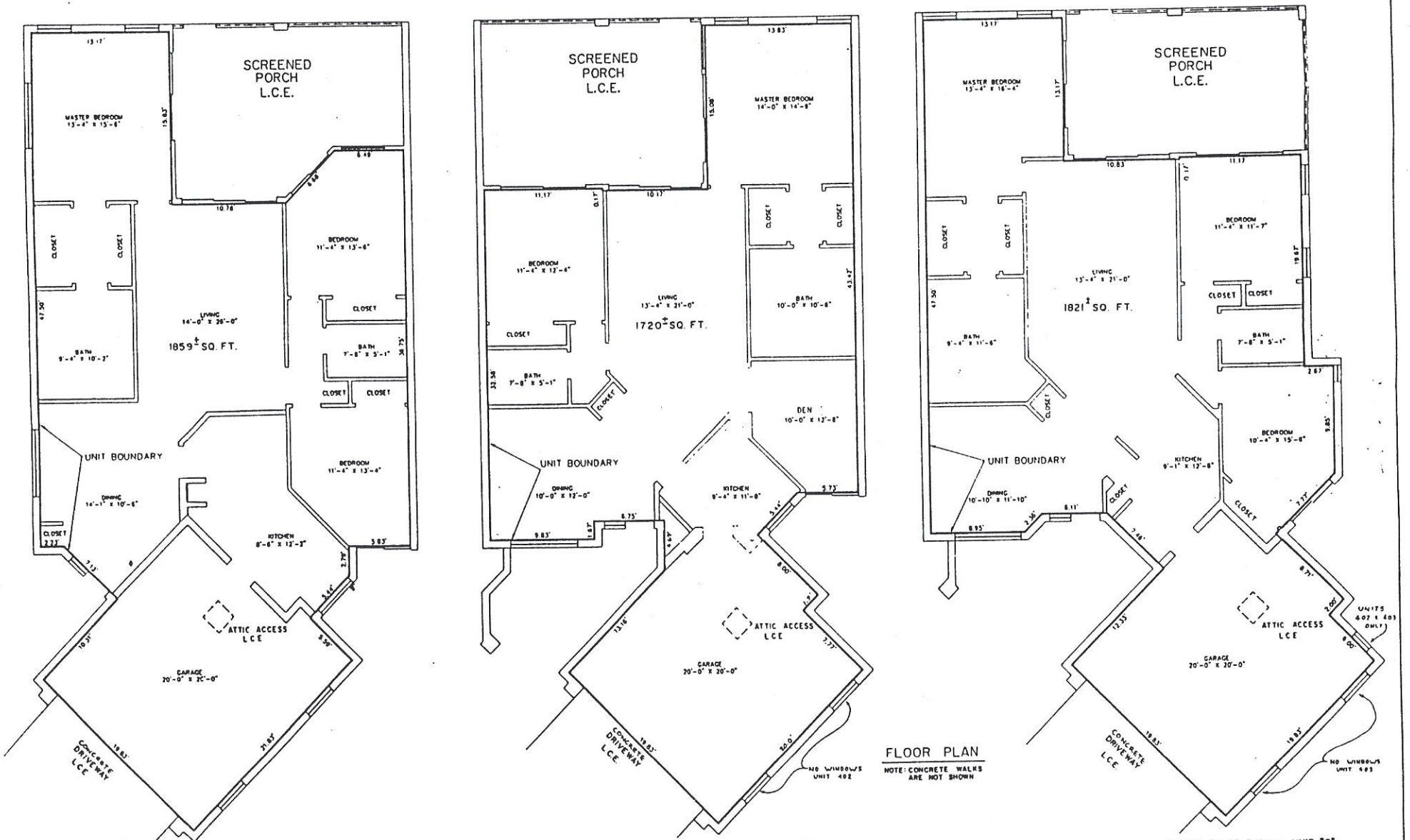
SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 5 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

SCALE IN FEET



FLOOR PLAN

NOTE: CONCRETE WALKS ARE NOT SHOWN

TYPICAL FLOOR PLAN – UNIT "A"
(UNIT "D" FLOOR PLAN SIMILAR; OPPOSITE HAND)

TYPICAL FLOOR PLAN – UNIT "B"
(UNIT "E" FLOOR PLAN SIMILAR; OPPOSITE HAND)

TYPICAL FLOOR PLAN – UNIT "C"
(UNIT "F" FLOOR PLAN SIMILAR; OPPOSITE HAND)

42.00

3455921

OR2424 PG3356

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

Pursuant to the authority reserved by the Developer and the plan of phasing contained in Paragraphs 24 and 26, respectively, the **Declaration of Sungate Villas At Fountain Lakes, A Condominium**, as recorded in Official Record Book 2198, Page 4337, Public Records of Lee County, Florida, is hereby amended as follows:

1. **Kraus-Anderson Development and Finance Company**, a Minnesota Corporation, herein called Developer, on behalf of itself, its successors, grantees and assigns, to it grantees and assigns, and their heirs, successors and assigns, hereby submits the lands located in Lee County, Florida , owned by the Developer, and described as follows, to the condominium form of ownership:

PHASE 5

See Exhibit "A" attached hereto and made a part hereof.

2. The percentage of ownership in the common elements shall be as set forth in Exhibit "F" attached to the Declaration of Condominium above referred to.

3. The above described Phase 5 property and all improvements located thereon are subject to all of the terms and conditions set forth in the Declaration and any Amendments thereto and its Exhibits to which this document is an Amendment.

RECORD VERIFIED - CHARLIE GREEN, CLERK
By: SUSAN THOMPSON

THIS INSTRUMENT PREPARED BY:
RICHARD D. DeBOEST
ATTORNEY AT LAW
P. O. BOX 1480
FORT MYERS, FLORIDA 33902

THIS AMENDMENT made and entered this 5th day of April, 1993.

WITNESSES:

(Sign) Barbara Harris

(Print) Barbara Harris

(Sign) Donna Kraft

(Print) Donna Kraft

KRAUS-ANDERSON DEVELOPMENT AND FINANCE COMPANY, a Minnesota Corporation

By

Tore Wistrom, Vice President
2510 Minnehaha Avenue
Minneapolis, MN 55404

OR2424 PG3357

STATE OF MINNESOTA

COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 5 day of April, 1993, by TORE WISTROM, as Vice-President of KRAUS-ANDERSON DEVELOPMENT AND FINANCE COMPANY, a Minnesota corporation, who is personally known to me.

ROSEMARY A. MANTHE
NOTARY PUBLIC—MINNESOTA
DAKOTA COUNTY
My Commission Expires Dec. 1, 1993

NOTARY PUBLIC:

Sign Rosemary A. Manthe

Print Rosemary A. Manthe

MY COMMISSION EXPIRES: 12-1-93

INK ENGINEERING INC.
ENGINEERS • SURVEYORS • PLANNERS
6320 BEAU DR. • N. FT. MYERS, FL 33903 • (813) 995-8500 • FAX (813) 997-3407

OR 2424 PG 3359

SURVEYOR'S CERTIFICATE

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM
PHASE 5, A PHASE CONDOMINIUM

WE HEREBY CERTIFY: THAT THE BOUNDARIES OF THE REAL PROPERTY OF SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM, A PHASE CONDOMINIUM AS SHOWN AND DESCRIBED HEREON THIS EXHIBIT "B" ON SHEETS 1 THROUGH 5, DATED JULY 16, 1990 ARE TRUE AND CORRECT TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF; THE SAME BEING BASED ON A BOUNDARY SURVEY OF THE LANDS OF THE SUNGATE VILLAS AT FOUNTAIN LAKES CONDOMINIUM ASSOCIATION BY INK ENGINEERING, INC. ON OCTOBER 28,1989, PERFORMED UNDER THE PERSONAL DIRECTION AND CONTROL OF THE FLORIDA PROFESSIONAL LAND SURVEYOR NAMED BELOW, AND FURTHER; THAT THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED ON THIS EXHIBIT "B", SHEETS 1 THROUGH 5 AND AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM IS SUBSTANTIALLY COMPLETE AS INDICATED HEREON, SO THAT THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM AND SPECIFICALLY RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND OF EACH UNIT, AND WHERE APPLICABLE, THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS, AND FURTHER; THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING HERETO CERTIFIED IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED. ALL AS PRESCRIBED BY 718.104(4)(e). FLORIDA STATUTES.

AS TO PHASE 5
CERTIFIED TO:
SUNGATE VILLAS AT
FOUNTAIN LAKES CONDOMINIUM
ASSOCIATION, INC.

INK ENGINEERING, INC.

BY: Nick Poulos
NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4568
JOB NUMBER 8476-R
AUGUST 27, 1993

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 1 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

NOTICE NOTE

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS CONDIMINIUM THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. LANDS DESCRIBED IN THIS CONDOMINIUM ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWAGE FACILITIES BEING SPECIFICALLY APPROVED OR ACCEPTED BY LEE COUNTY. ANY PURCHASER OF A UNIT IN THIS CONDOMINIUM IS ADVISED THAT HE MAY SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OF IMPROVEMENT OF ROADS, DRAINAGE AND SEWAGE FACILITIES WITH IN THE CONDOMINIUM.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	210.00'	25°11'38"	92.34'	46.93'	91.60'	N.75°30'57"E.
2	1500.00'	08°18'50"	217.66'	109.02'	217.47'	S.87°43'46"E.
3	135.00'	40°38'12"	95.75'	49.99'	93.75'	S.76°08'31"W.
4	390.00'	70°30'57"	479.99'	275.71'	450.28'	N.51°34'21"E.
5	370.00'	50°34'50"	326.63'	174.82'	316.13'	S.41°36'17"W.
6	1500.00'	00°57'39"	25.16'	12.58'	25.15'	N.88°35'36"E.
7	1500.00'	05°59'50"	148.28'	74.20'	148.23'	S.88°05'40"E.
8	1500.00'	01°41'21"	44.23'	22.11'	44.22'	S.84°25'04"E.
9	390.00'	19°00'27"	129.38'	65.29'	128.78'	N.77°19'36"E.
10	390.00'	14°14'13"	96.91'	48.70'	96.66'	N.60°42'16"E.
11	390.00'	17°50'13"	121.42'	61.20'	120.93'	N.44°40'01"E.
12	390.00'	19°26'00"	132.28'	66.78'	131.65'	N.26°01'53"E.
13	370.00'	12°05'59"	78.14'	39.21'	77.99'	S.22°21'52"W.
14	370.00'	38°28'51"	248.50'	129.14'	243.83'	S.47°39'17"W.
15	150.00'	45°47'29"	119.86'	63.32'	116.51'	N.33°37'46"W.
16	150.00'	34°19'11"	89.85'	46.32'	88.51'	N.38°39'26"W.
17	150.00'	11°23'15"	29.81'	14.96'	29.76'	N.16°08'13"W.
18	100.00'	58°21'39"	101.86'	55.84'	97.51'	N.18°44'14"E.
19	100.00'	27°03'09"	47.22'	24.06'	46.78'	N.03°04'59"E.
20	100.00'	31°16'30"	54.64'	28.02'	53.97'	N.32°15'49"E.
21	150.00'	15°24'42"	40.35'	20.30'	40.23'	N.71°10'14"W.
22	405.00'	19°00'27"	134.36'	67.80'	133.74'	N.77°19'36"E.

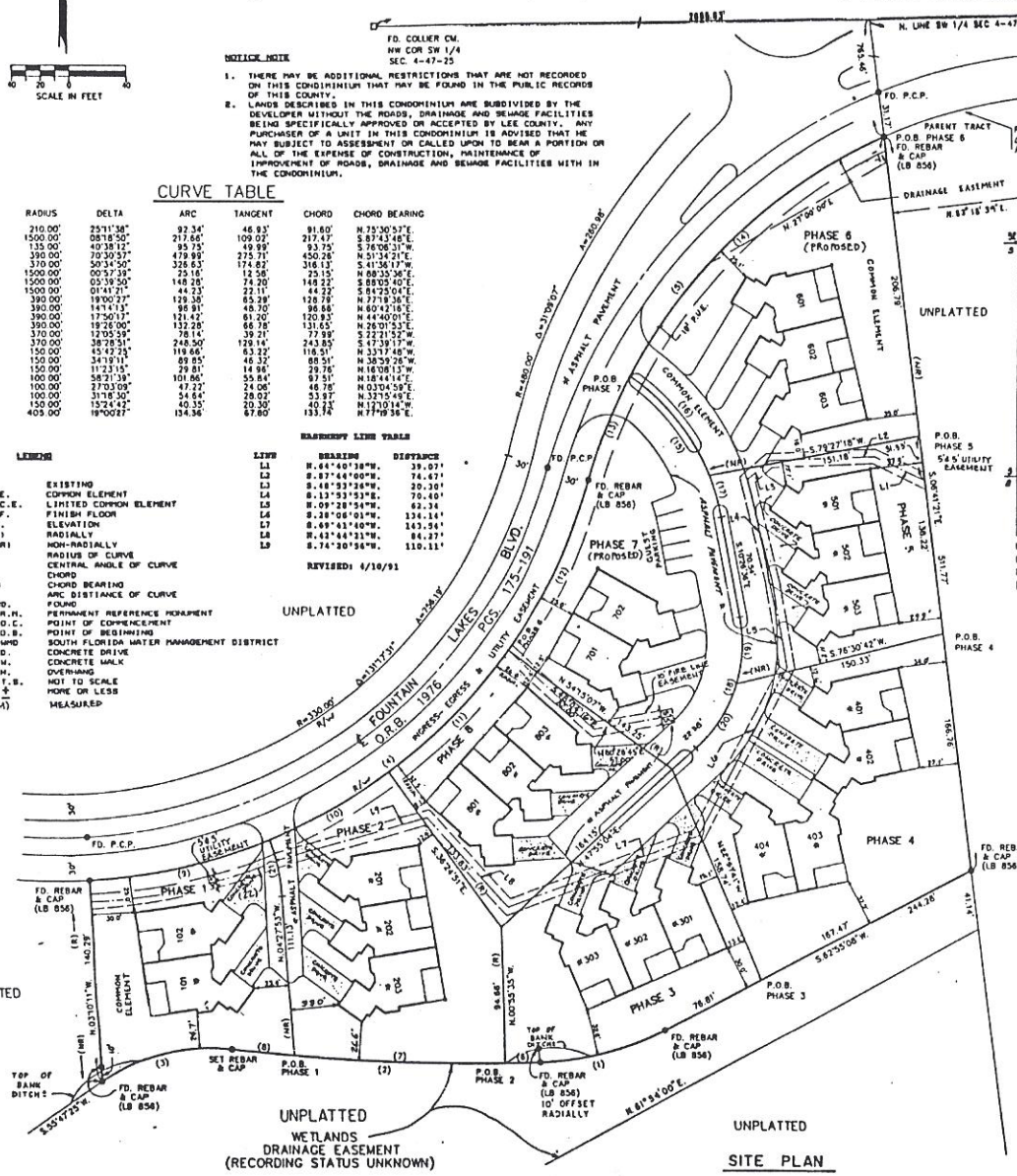
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N.64°40'38"W.	39.07'
L2	S.87°44'00"W.	74.67'
L3	S.48°53'36"W.	20.30'
L4	S.13°53'53"E.	70.40'
L5	N.09°28'54"W.	62.34
L6	S.28°06'01"W.	134.14'
L7	S.69°43'40"W.	143.56'
L8	N.42°44'31"W.	84.27'
L9	S.74°30'56"W.	110.11'

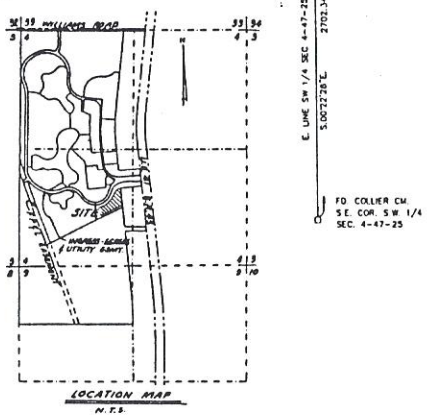
REVISED: 4/10/91

LEGEND

•	EXISTING
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
F.F.	FINISH FLOOR
EL.	ELEVATION
(R)	RADIALLY
(NR)	NON-RADIALLY
R	RADIUS OF CURVE
Δ	CENTRAL ANGLE OF CURVE
C	CHORD
CB	CHORD BEARING
A	ARC DISTIANCE OF CURVE
FND.	FOUND
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
C.D.	CONCRETE DRIVE
C.W.	CONCRETE WALK
O.H.	OVERHANG
N.T.S.	NOT TO SCALE
±	MORE OR LESS
(M)	MEASURED



SITE PLAN



LOCATION MAP
N.T.S.

NOTES

1. REFERENCE IS MADE TO A BOUNDARY SURVEY OF ESTERO WOODS. THE PARENT TRACT, PREPARED BY INK ENGINEERING, INC. DATED JANUARY, 1985.
2. LAND IS IN FLOOD ZONE B, BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 125124-443 B DATED 9-9-84.
3. ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE WHICH ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.
4. THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST BEING N.88°25'47"E.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM AND REFER TO USC&GS BENCHMARK U-244 (ELEV. 16.21).
6. JURISDICTIONAL WETLANDS MAY EXIST ON THIS PROPERTY. THE LOCATION AND DIMENSIONS OF WHICH MAY ADVERSLY AFFECT THE DEVELOPMENT OR USE OF THE PROPERTY.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY RECORD.
8. THIS SURVEY WAS CONDUCTED FOR THE PURPOSES OF A CONDOMINIUM ONLY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OF FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
9. THE LOCATION OF THE IMPROVEMENTS AS SHOWN ON THE HEREON SITE PLAN ARE AN APPROXIMATION AND THE DEVELOPER RESERVES THE RIGHT TO RELOCATE THE IMPROVEMENTS, WITHOUT NOTICE AS DEEMED ADVISABLE OR NECESSARY.
10. THE EASEMENTS SHOWN OR NOTED HEREON FOR UTILITIES AND DRAINAGE SERVING THE UNITS AND COMMON ELEMENTS ARE ONLY THOSE KNOWN TO OR ANTICIPATED BY THE UNDERSIGNED. ADDITIONAL EASEMENTS MAY EXIST OR MAY BE CREATED AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
11. THE IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE INDICATED. THE UNIT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. THE INTERIOR WALLS, ROOM SIZES, DOORWAYS, AND WINDOWS ARE BASED ON ARCHITECTURAL PLANS PREPARED BY DORA, MCGAHEY & LEE, ASSOCIATES IN ARCHITECTURE, INC. FORT MYERS, FLORIDA AND MAY NOT CONFORM TO THE ACTUAL CONSTRUCTED CONDITIONS.
12. AIR CONDITION SLABS, STOOPS WALKS, PARKING BUMPERS, DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE, TELEVISION, UTILITIES, CURBS, LANDSCAPING & OTHER MINOR IMPROVEMENTS ARE NOT SHOWN.
13. INDIVIDUAL UNIT IDENTIFICATION CONSISTS OF THREE DIGIT NUMBERS, THE FIRST DIGIT OF WHICH INDICATES THE PHASE IN WHICH THE UNIT IS LOCATED. THE SECOND AND THIRD DIGITS INDICATING THE UNIT NUMBER.
14. UNIT BOUNDARIES ARE AS DESCRIBED OR SHOWN ON SHEETS 3 THROUGH 5 OF THIS EXHIBIT "B", SUBJECT TO THE WORDING OF THE DECLARATION OF CONDOMINIUM.
15. ARCHITECTURAL PLANS FOR UNITS INDICATE ACCESS TO AN "ATTIC" AREA OF UNSPECIFIED DIMENSIONS, PRESUMABLY FOR STORAGE. THIS AREA IS TO BE CONSIDERED A LIMITED COMMON ELEMENT.
16. COMMON ELEMENTS ARE DEFINED AS THOSE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS AS PROVIDED FOR IN DECLARATION OF CONDOMINIUM.
17. LIMITED COMMON ELEMENTS ARE DEFINED AS THOSE COMMON ELEMENTS WHICH ARE RESERVED FOR THE USE OF A CERTAIN CONDOMINIUM UNIT TO THE EXCLUSION OF OTHER UNITS, AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
18. AIR CONDITIONERS AND SLABS, STOOPS, SCREENED PORCHES, COVERED ENTRIES, DRIVEWAYS AND WALKS ADJACENT TO UNITS ARE LIMITED COMMON ELEMENTS. PROVISION IS MADE ELSEWHERE IN THE DECLARATION OF CONDOMINIUM FOR THE ASSIGNMENT OF GUEST PARKING SPACES.
19. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED HEREON; IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
20. THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

SURVEYOR'S CERTIFICATION NOTES

1. OVERALL INTERIOR UNIT MEASUREMENTS WERE MADE AT THE TIME THIS CERTIFICATION. THE AVERAGE OF THESE MEASUREMENTS WERE FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH ARCHITECTURAL PLANS PREPARED BY DORA, MCGAHEY, LEE, ASSOCIATES IN ARCHITECTURE, FORT MYERS, FLORIDA.
2. THE PLACEMENT OF LANDSCAPING MATERIAL HAS BEEN COMPLETED AT THE TIME OF THIS CERTIFICATION.
3. THIS CERTIFICATION IS NOT TO BE CONSTRUED AS APPLYING TO ANY BUILDING OR IMPROVEMENTS SHOWN HEREON AS "PROPOSED" OR "UNDER CONSTRUCTION".

SURVEYOR'S CERTIFICATE

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM
PHASE 5, A PHASE CONDOMINIUM

WE HEREBY CERTIFY: THAT THE BOUNDARIES OF THE REAL PROPERTY OF SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM, A PHASE CONDOMINIUM AS SHOWN AND DESCRIBED HEREON THIS EXHIBIT "B" ON SHEETS 1 THROUGH 5, DATED JULY 16, 1990 ARE TRUE AND CORRECT TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF; THE SAME BEING BASED ON A BOUNDARY SURVEY OF THE LANDS OF THE SUNGATE VILLAS AT FOUNTAIN LAKES CONDOMINIUM ASSOCIATION BY INK ENGINEERING, INC. ON OCTOBER 30,1989, PERFORMED UNDER THE PERSONAL DIRECTION AND CONTROL OF THE FLORIDA PROFESSIONAL LAND SURVEYOR NAMED BELOW, AND FURTHER; THAT THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED ON THIS EXHIBIT "B", SHEETS 1 THROUGH 5 AND AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM IS SUBSTANTIALLY COMPLETE AS INDICATED HEREON, SO THAT THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM AND SPECIFICALLY RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND OF EACH UNIT, AND WHERE APPLICABLE, THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS, AND FURTHER; THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING HERETO CERTIFIED IS WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED. ALL AS PRESCRIBED BY 718.104(4)(e). FLORIDA STATUTES.

AS TO PHASE 5
CERTIFIED TO:
SUNGATE VILLAS AT
FOUNTAIN LAKES CONDOMINIUM
ASSOCIATION, INC.

INK ENGINEERING, INC.

BY: NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4368
JOB NUMBER 8476-R
8-27-93

INK ENGINEERING INC.
ENGINEERS • SURVEYORS • PLANNERS
PHONE (813) 995-8500 • 6320 BEAU DRIVE • NORTH FORT MYERS, FLORIDA 33903

JULY 16, 1990
JOB NUMBER 8476-R

OR2424 PG3358

EXHIBIT "E"
SUNGATE VILLAS AT FOUNTAIN LAKES,
A CONDOMINIUM, A PHASE CONDOMINIUM

PHASE 5

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 206.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.06°41'21"E. FOR 138.22 FEET; THENCE S.76°30'42"W. FOR 150.33 FEET TO A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, RADIUS 100.0 FEET, CENTRAL ANGLE 27°03'09", CHORD 46.78 FEET, CHORD BEARING N.03°04'59"E; THENCE NORTHEASTELY AND NORTHWESTERLY FOR 47.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.10°26'36"W. FOR 70.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.00 FEET, CENTRAL ANGLE 11°23'15"; THENCE NORTHWESTERLY FOR 29.81 FEET ALONG THE ARC OF SAID CURVE; THENCE N.79°27'18"E. NON-RADIALLY FOR 151.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.471 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 4 BEING S.88°25'47"W. AS RECORDED IN SAID O.R. BOOK 1976, PAGE 175.

INK ENGINEERING, INC.

Nick Poulos 7/26/90

NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4568

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 2 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

PARENT TRACT

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGES 175 THROUGH 191, LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE S.06°41'21"E. FOR 311.77 FEET; THENCE S.62°55'08"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE 25°11'38" FOR 92.34 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR IT ELEMENTS A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 08°18'50" FOR 217.66 FEET TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 40°38'12" FOR 95.75 FEET; THENCE N.03°10'11"W. FOR 140.29 FEET TO AN INTERSECTION WITH AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF SAID 60 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AND A RADIAL INTERSECTION WITH THE ARC OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING CALLS: THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 390.00 FEET, AND A CENTRAL ANGLE OF 70°30'57" FOR 479.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 50°34'50" FOR 326.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.45 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 4 BEING S.88°25'47"W. AS RECORDED IN SAID O.R. BOOK 1976, PAGE 175.

PHASE 1

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 311.77 FEET; THENCE S.62°55'08"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET CENTRAL ANGEL 25°11'38"; THENCE SOUTHWESTERLY FOR 92.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1500.00 FEET, CENTRAL ANGLE 08°37'29"; THENCE WESTERLY FOR 173.44 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE RIGHT, CENTRAL ANGLE 01°41'21"; THENCE WESTERLY FOR 44.23 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, RADIUS 135.0 FEET, CENTRAL ANGLE 40°38'12"; THENCE WESTERLY AND SOUTHWESTERLY FOR 95.75 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.03°10'11"W., NON-RADIALLY FOR 140.29 FEET TO A RADIAL INTERSECTION WITH A CURVE TO THE LEFT, RADIUS 390.0 FEET, CONCAVE NORTHWESTERLY, CENTRAL ANGLE 19°00'27", CHORD 128.79 FEET, CHORD BEARING N.77°19'36"E.; THENCE NORTHEASTERLY FOR 129.38 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO A CURVE TO THE RIGHT, RADIUS 150.00 FEET, CONCAVE WESTERLY, CENTRAL ANGLE 15°24'42", CHORD 40.23 FEET, CHORD BEARING S.18°10'14"E.; THENCE SOUTHERLY FOR 40.35 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S.24°27'53"E. FOR 111.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.410 ACRES MORE OR LESS.

PHASE 2

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 311.77 FEET; THENCE S.62°55'08"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET, CENTRAL ANGLE 25°11'38"; THENCE SOUTHWESTERLY FOR 92.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1500.00 FEET, CENTRAL ANGLE 0°57'39"; THENCE WESTERLY FOR 23.16 FEET ALONG THE ARC OF SAID CURVE; THENCE N.0°55'35"W. RADIALLY FOR 94.66 FEET; THENCE N.47°55'04"E. FOR 164.13 FEET; THENCE S.22°57'41"E. FOR 158.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.522 ACRES MORE OR LESS.

PHASE 4

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 345.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.06°41'21"E. FOR 164.76 FEET; THENCE S.62°55'08"W. FOR 167.47 FEET; THENCE N.22°57'41"W. FOR 158.74 FEET; THENCE N.47°55'04"E. FOR 22.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 100.0 FEET, CENTRAL ANGLE 31°18'30"; THENCE NORTHEASTERLY FOR 54.64 FEET ALONG THE ARC OF SAID CURVE; THENCE N.74°30'42"E. FOR 150.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.767 ACRES MORE OR LESS.

PHASE 5

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 206.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.06°41'21"E. FOR 138.22 FEET; THENCE S.74°30'42"W. FOR 150.33 FEET TO A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, RADIUS 100.0 FEET, CENTRAL ANGLE 27°03'09", CHORD 46.78 FEET, CHORD BEARING N.03°04'59"E; THENCE NORTHEASTLY AND NORTHWESTERLY FOR 47.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.10°26'36"W. FOR 70.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.00 FEET, CENTRAL ANGLE 11°23'15"; THENCE NORTHWESTERLY FOR 29.81 FEET ALONG THE ARC OF SAID CURVE; THENCE N.79°87'18"E. NON-RADIALLY FOR 131.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.471 ACRES MORE OR LESS.

PHASE 6

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING AND INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 206.79 FEET; THENCE S.79°87'18"W. FOR 131.18 FEET TO A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, RADIUS 150.0 FEET, CENTRAL ANGLE 34°19'11", CHORD 88.51 FEET, CHORD BEARING N.38°59'26"W.; THENCE NORTHWESTERLY FOR 89.83 FEET ALONG THE ARC OF SAID CURVE TO A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, RADIUS 370.0 FEET, CENTRAL ANGLE 38°28'31", CHORD 243.85 FEET, CHORD BEARING N.47°39'17"E.; THENCE NORTHEASTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING.

CONTAINING 0.674 ACRES MORE OR LESS.

PHASE 7

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; AND A CURVE TO THE LEFT, RADIUS 370.0 FEET, CONCAVE SOUTHEASTERLY, CENTRAL ANGLE 38°28'31", CHORD 243.85 FEET, CHORD BEARING S.47°39'17"W.; THENCE SOUTHWESTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE LEFT, CENTRAL ANGLE 12°03'59"; THENCE SOUTHWESTERLY FOR 78.14 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, RADIUS 390.0 FEET, CENTRAL ANGLE 19°26'00"; THENCE SOUTHWESTERLY FOR 132.28 FEET ALONG THE ARC OF SAID CURVE; THENCE S.54°15'07"E., RADIALLY FOR 143.25 FEET; THENCE N.47°55'04"E. FOR 22.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 100.0 FEET, CENTRAL ANGLE 38°21'39"; THENCE NORTHEASTERLY AND NORTHWESTERLY FOR 101.86 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.10°26'36"W. FOR 70.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.0 FEET; CENTRAL ANGLE 45°48'25"; THENCE NORTHWESTERLY FOR 119.66 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

CONTAINING 0.397 ACRES MORE OR LESS.

PHASE 8

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; AND A CURVE TO THE LEFT, RADIUS 370.0 FEET, CENTRAL ANGLE 50°34'50", CHORD 316.13 FEET, CHORD BEARING S.41°36'17"W.; THENCE SOUTHWESTERLY FOR 326.63 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, RADIUS 390.0 FEET, CENTRAL ANGLE 19°26'00"; THENCE SOUTHWESTERLY FOR 132.28 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE RIGHT, CENTRAL ANGLE 17°50'17"; THENCE SOUTHWESTERLY FOR 121.42 FEET ALONG THE ARC OF SAID CURVE; THENCE S.36°26'51"E., RADIALLY FOR 133.83 FEET; THENCE N.47°55'04"E. FOR 164.13 FEET; THENCE N.34°15'07"W. RADIALLY TO AFOREMENTIONED CURVE FOR 143.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.439 ACRES MORE OR LESS.

8-15-90	REVISED PHASE 1, 6 & DESC.	HP
8-14-90	REVISED PARENT TRACT DESC.	HP

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 3 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

UNIT BOUNDARIES

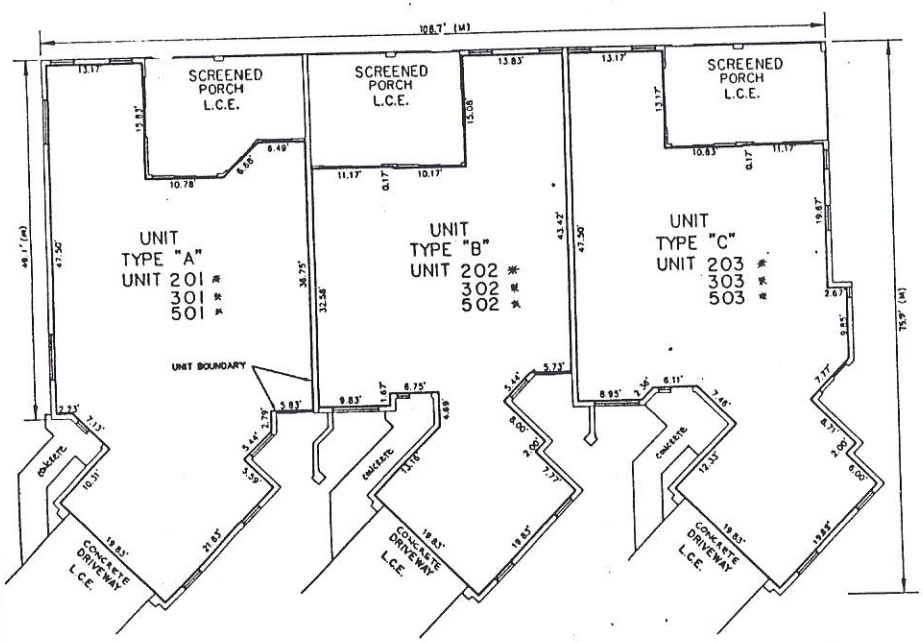
1. HORIZONTAL BOUNDARIES - THE UPPER AND LOWER BOUNDARIES OF THE UNITS SHALL BE:

   A. UPPER BOUNDARY - THE UNDERSIDE OF THE FINISHED UNDECORATED CEILINGS OF THE UNIT, EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES.

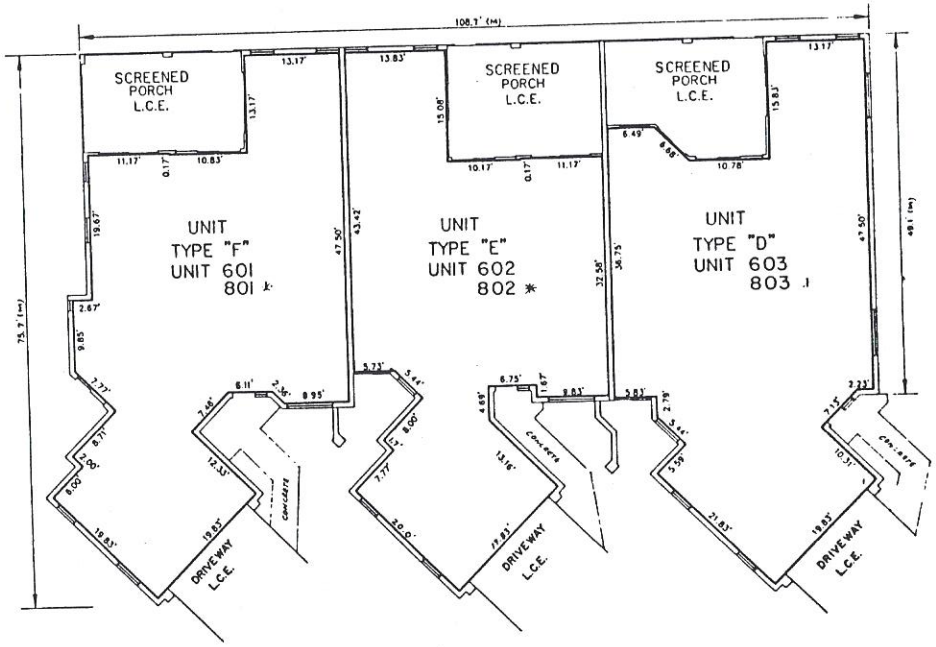
   B. LOWER BOUNDARY - THE UPPERSIDE OF THE FINISHED UNDECORATED SURFACE OF THE FLOORS OF THE UNIT, EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES.

2. PERIMETRICAL BOUNDARIES: THE PERIMETRICAL BOUNDARIES SHALL BE THE INTERIOR SURFACES OF THE PERIMETER WALLS OF THE UNIT, AND THE INTERIOR SURFACES OF THE UNIT'S WINDOWS AND DOORS THAT ABUT THE EXTERIOR OF THE BUILDING OR COMMON AREAS.

SCALE IN FEET



PHASES 2, 3, & 5



PHASES 6 & 8

BUILDING PLAN

* EXISTING UNIT

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

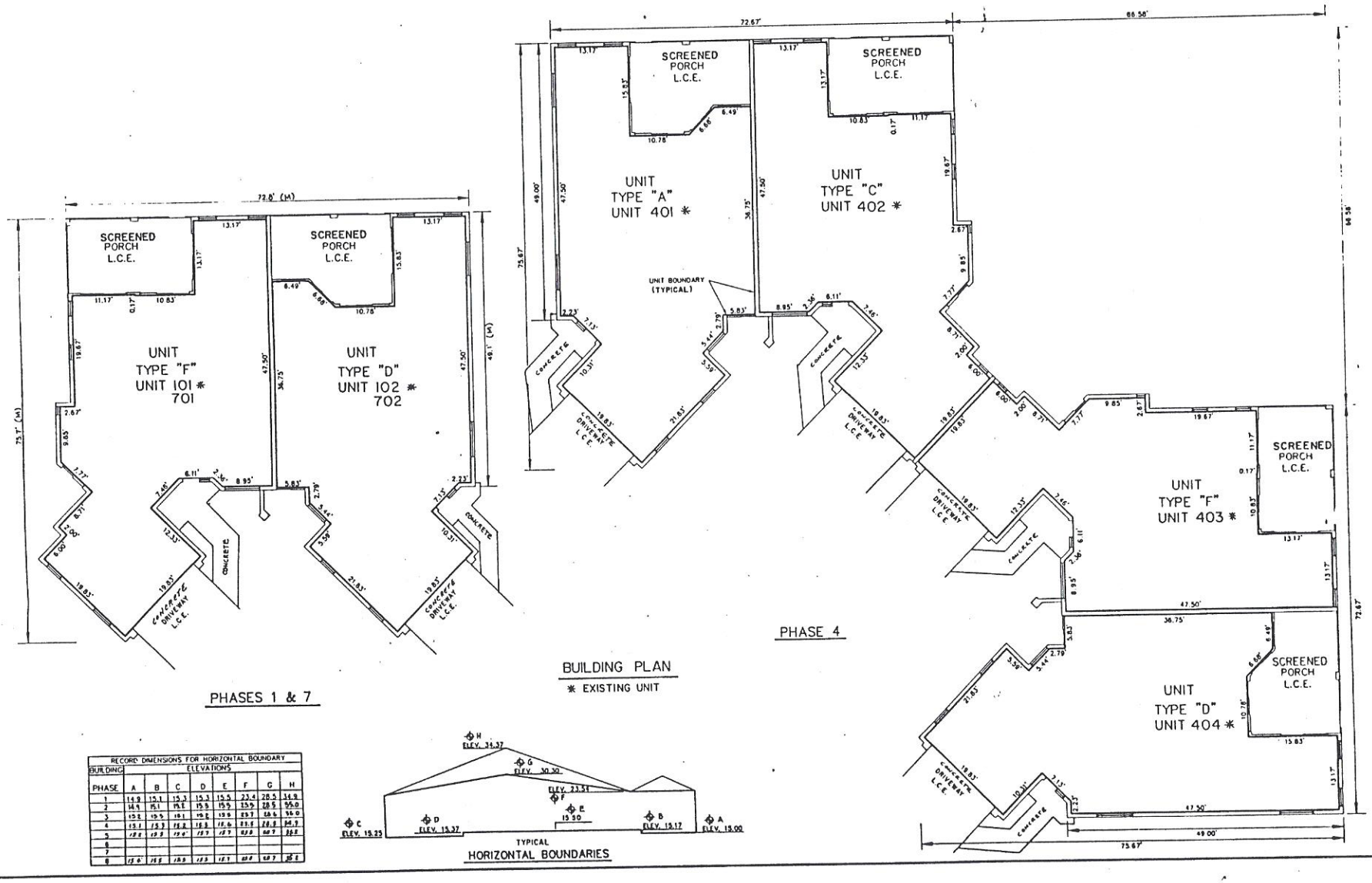
SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

SCALE IN FEET

DATE: 7-16-90
JOB NO. 8476R
SHEET 4 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA



RECORD DIMENSIONS FOR HORIZONTAL BOUNDARY								
BUILDING	ELEVATIONS							
PHASE	A	B	C	D	E	F	G	H
1	14.9	15.1	15.3	15.3	15.5	23.4	28.3	34.9
2	14.9	15.1	15.2	15.5	15.5	23.9	28.5	35.0
3	15.2	15.5	16.1	15.2	15.6	23.7	28.6	36.0
4	15.1	15.3	15.2	15.2	15.6	23.8	28.8	34.7
5	15.0	15.3	15.6	15.7	15.7	23.8	28.7	35.2
6								
7								
8	15.6	15.5	15.5	15.3	15.7	23.8	28.7	35.5

OR 2424 PG 3364

CHARLIE GREEN LEE CTY, FL

93 SEP 15 PM 4:33

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 5 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

SCALE IN FEET

TYPICAL FLOOR PLAN – UNIT "A"
(UNIT "D" FLOOR PLAN SIMILAR; OPPOSITE HAND)

TYPICAL FLOOR PLAN – UNIT "B"
(UNIT "E" FLOOR PLAN SIMILAR; OPPOSITE HAND)

FLOOR PLAN

NOTE: CONCRETE WALKS ARE NOT SHOWN

TYPICAL FLOOR PLAN – UNIT "C"
(UNIT "F" FLOOR PLAN SIMILAR; OPPOSITE HAND)

12.00 R

PREPARED BY:
RICHARD D. DeBOEST, ESQ.
ATTORNEY AT LAW
POST OFFICE BOX 1480
FORT MYERS, FL 33902
Tel: (813) 334-1381

3779177

OR 2607 PG 1786

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

Pursuant to the authority reserved by the Developer and the plan of phasing contained in Paragraphs 24 and 26, respectively, the Declaration of Sungate Villas At Fountain Lakes, A Condominium, as recorded in Official Record Book 2198, Page 4337, Public Records of Lee County, Florida, is hereby amended as follows:

1. Kraus-Anderson Development and Finance Company, a Minnesota Corporation, herein called Developer, on behalf of itself, its successors, grantees and assigns, to it grantees and assigns, and their heirs, successors and assigns, hereby submits the lands located in Lee County, Florida , owned by the Developer, and described as follows, to the condominium form of ownership:

PHASE 6

See Exhibit "A" attached hereto and made a part hereof.

2. The percentage of ownership in the common elements shall be as set forth in Exhibit "F" attached to the Declaration of Condominium above referred to.

3. The above described Phase 6 property and all improvements located thereon are subject to all of the terms and conditions set forth in the

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: G. SHERWOOD, D.C.

Declaration and any Amendments thereto and its Exhibits to which this document is an Amendment.

THIS AMENDMENT made and entered this 2nd day of September, 1994.

WITNESSES:

(Sign) Donna Kraft

(Print) Donna Kraft

(Sign) Peter Robinson

(Print) Peter Robinson

KRAUS-ANDERSON DEVELOPMENT AND FINANCE COMPANY, a Minnesota Corporation

By

Tore Wistrom, Vice President
2510 Minnehaha Avenue
Minneapolis, MN 55404

STATE OF MINNESOTA

COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 2nd day of September, 1994, by TORE WISTROM, as Vice-President of KRAUS-ANDERSON DEVELOPMENT AND FINANCE COMPANY, a Minnesota corporation, who is personally known to me.

NOTARY PUBLIC:

Sign Rosemary A. Manthe

Print Rosemary A. Manthe

MY COMMISSION EXPIRES: 01-31-00

ROSEMARY A. MANTHE
NOTARY PUBLIC MINNESOTA
MY COMMISSION EXPIRES 1-31-00

UR2602 PG1787

INK ENGINEERING INC.
ENGINEERS • SURVEYORS • PLANNERS
PHONE (813) 995-8500 • 6320 BEAU DRIVE • NORTH FORT MYERS, FLORIDA 33903

OR 2602 PG 1788

JULY 16, 1990
JOB NUMBER 8476-R

EXHIBIT "A"
SUNGATE VILLAS AT FOUNTAIN LAKES,
A CONDOMINIUM, A PHASE CONDOMINIUM

PHASE 6

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 206.79 FEET; THENCE S.79°27'18"W. FOR 151.18'FEET TO A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, RADIUS 150.0 FEET, CENTRAL ANGLE 34°19'11", CHORD 88.51 FEET, CHORD BEARING N.38°59'26"W.; THENCE NORTHWESTELY FOR 89.85 FEET ALONG THE ARC OF SAID CURVE TO A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, RADIUS 370.0 FEET, CENTRAL ANGLE 38°28'51", CHORD 243.85 FEET, CHORD BEARING N.47°39'17"E.; THENCE NORTHEASTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING.

CONTAINING 0.674 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 4 BEING S.88°25'47"W. AS RECORDED IN SAID O.R. BOOK 1976, PAGE 175.

INK ENGINEERING, INC.

Nick Poulos 7/26/90
NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4568

INK ENGINEERING INC.
ENGINEERS • SURVEYORS • PLANNERS
6320 BEAU DR. • N. FT. MYERS, FL 33903 • (813) 995-8500 • FAX (813) 997-3407

OR2602 PG1789

SURVEYOR'S CERTIFICATE

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM
PHASE 6, A PHASE CONDOMINIUM

WE HEREBY CERTIFY: THAT THE BOUNDARIES OF THE REAL PROPERTY OF SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM, A PHASE CONDOMINIUM AS SHOWN AND DESCRIBED HEREON THIS EXHIBIT "B" ON SHEETS 1 THROUGH 5, DATED JULY 16, 1990 ARE TRUE AND CORRECT TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF; THE SAME BEING BASED ON A BOUNDARY SURVEY OF THE LANDS OF THE SUNGATE VILLAS AT FOUNTAIN LAKES CONDOMINIUM ASSOCIATION BY INK ENGINEERING, INC. ON OCTOBER 28,1989, PERFORMED UNDER THE PERSONAL DIRECTION AND CONTROL OF THE FLORIDA PROFESSIONAL LAND SURVEYOR NAMED BELOW, AND FURTHER; THAT THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED ON THIS EXHIBIT "B", SHEETS 1 THROUGH 5 AND AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM IS SUBSTANTIALLY COMPLETE AS INDICATED HEREON, SO THAT THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM AND SPECIFICALLY RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND OF EACH UNIT, AND WHERE APPLICABLE, THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS, AND FURTHER; THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING HERETO CERTIFIED IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED. ALL AS PRESCRIBED BY 718.104(4)(e). FLORIDA STATUTES.

AS TO PHASE 6
CERTIFIED TO:
SUNGATE VILLAS AT
FOUNTAIN LAKES CONDOMINIUM
ASSOCIATION, INC.

INK ENGINEERING, INC.

BY: Nick Poulos 5-17-95
NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4568
JOB NUMBER 8476-R
MAY 12, 1995

CONDOMINIUM PLAT BOOK PAGE

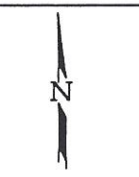
EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 1 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA



NOTICE NOTE

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS CONDOMINIUM THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. LANDS DESCRIBED IN THIS CONDOMINIUM ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWAGE FACILITIES BEING SPECIFICALLY APPROVED OR ACCEPTED BY LEE COUNTY. ANY PURCHASER OF A UNIT IN THIS CONDOMINIUM IS ADVISED THAT HE MAY SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OF IMPROVEMENT OF ROADS, DRAINAGE AND SEWAGE FACILITIES WITH IN THE CONDOMINIUM.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	210.00'	25°11'38"	92.34'	46.93'	91.60'	N.75°30'57"E.
2	1500.00'	08°19'50"	217.66'	108.92'	217.47'	S.87°43'48"E.
3	135.00'	40°38'12"	95.75'	49.99'	93.75'	S.76°06'31"W.
4	390.00'	70°30'57"	479.99'	275.71'	450.28'	N.51°34'21"E.
5	370.00'	50°34'50"	326.63'	174.82'	316.13'	S.41°36'17"W.
6	1500.00'	00°57'38"	25.16'	12.58'	25.15'	N.88°35'36"E.
7	1500.00'	05°39'50"	148.28'	74.20'	148.22'	S.88°05'40"E.
8	1500.00'	01°41'21"	44.23'	22.11'	44.22'	S.84°25'01"E.
9	390.00'	19°00'27"	129.38'	65.29'	128.79'	N.77°16'36"E.
10	390.00'	14°14'13"	96.91'	48.70'	96.66'	N.60°42'16"E.
11	390.00'	17°50'17"	121.42'	61.20'	120.93'	N.44°40'01"E.
12	390.00'	19°25'00"	132.28'	66.78'	131.65'	N.26°01'53"E.
13	370.00'	12°05'58"	78.14'	39.21'	77.99'	S.23°21'52"W.
14	370.00'	38°28'51"	248.50'	129.14'	243.85'	S.47°38'17"W.
15	150.00'	45°42'23"	119.66'	63.23'	116.51'	N.33°17'48"W.
16	150.00'	34°59'11"	89.85'	46.32'	88.51'	N.38°59'26"W.
17	150.00'	11°23'15"	29.81'	14.96'	29.76'	N.18°08'13"W.
18	100.00'	58°21'39"	101.86'	55.84'	97.51'	N.18°44'14"E.
19	100.00'	27°03'09"	47.23'	24.06'	46.78'	N.03°04'59"E.
20	100.00'	31°18'30"	54.64'	28.03'	53.97'	N.32°15'49"E.
21	150.00'	15°24'42"	40.35'	20.30'	40.23'	N.12°10'14"W.
22	405.00'	19°00'27"	134.34'	67.80'	133.74'	N.77°16'36"E.

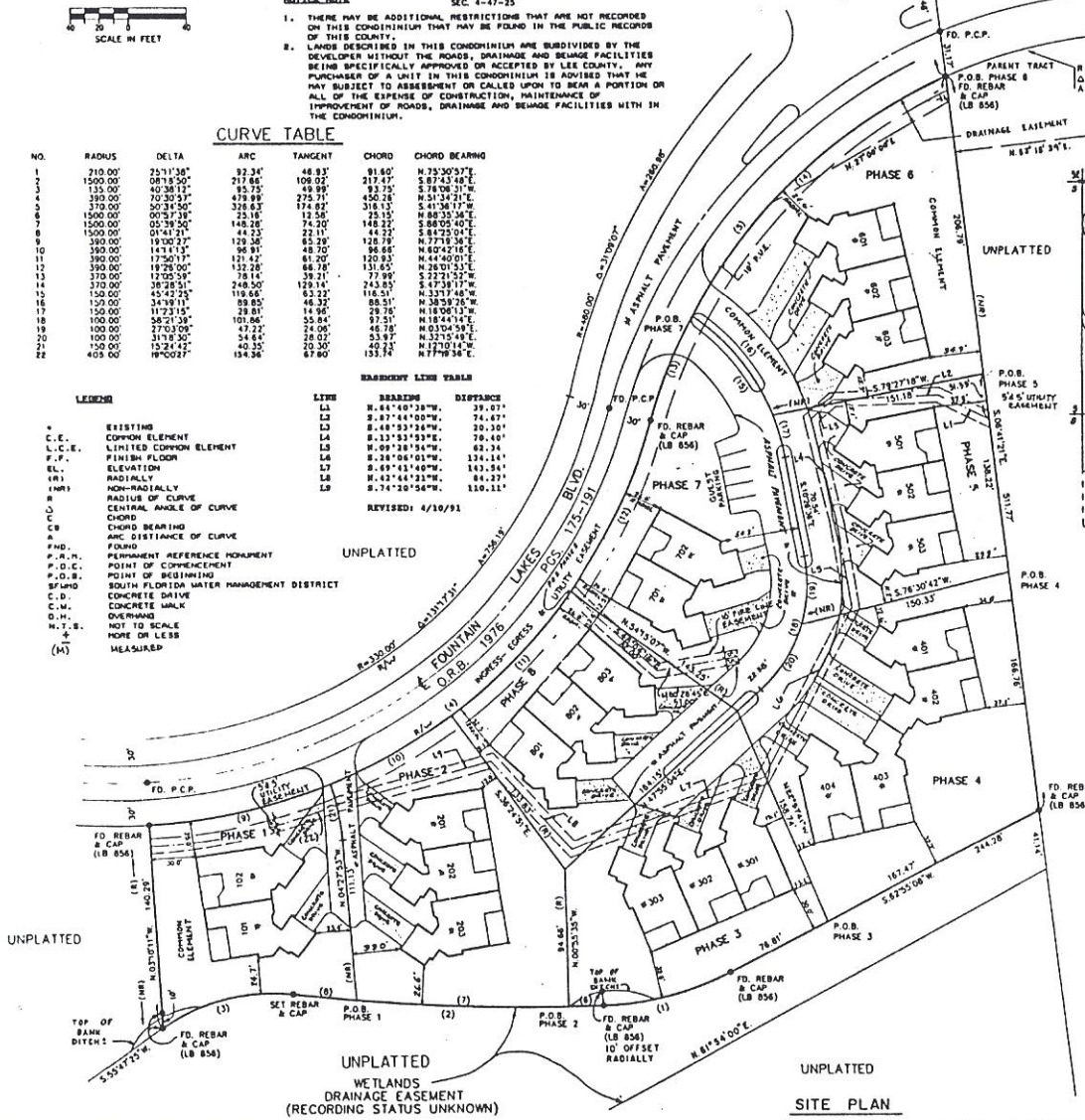
LEGEND

*	EXISTING
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
F.F.	FINISH FLOOR
EL.	ELEVATION
(R)	RADIALLY
(NR)	NON-RADIALLY
R	RADIUS OF CURVE
Δ	CENTRAL ANGLE OF CURVE
C	CHORD
CB	CHORD BEARING
A	ARC DISTIANCE OF CURVE
FND.	FOUND
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
C.D.	CONCRETE DRIVE
C.W.	CONCRETE WALK
O.H.	OVERHANG
N.T.S.	NOT TO SCALE
±	MORE OR LESS
(M)	MEASURED

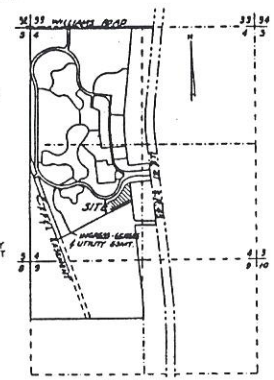
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N.66°40'38"W.	39.07'
L2	S.87°44'00"W.	74.47'
L3	S.48°53'36"W.	20.30'
L4	S.13°53'53"E.	70.40'
L5	N.09°38'54"W.	62.34
L6	S.28°06'01"W.	134.14'
L7	S.69°41'46"W.	143.54'
L8	N.42°44'23"W.	84.27'
L9	S.74°20'56"W.	110.11'

REVISED: 6/10/91



SITE PLAN



LOCATION MAP
N.T.S.

SURVEYOR'S CERTIFICATION NOTES

1. OVERALL INTERIOR UNIT MEASUREMENTS WERE MADE AT THE TIME THIS CERTIFICATION. THE AVERAGE OF THESE MEASUREMENTS WERE FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH ARCHITECTURAL PLANS PERPARED BY GORA, MCGANEY, LEE, ASSOCIATES IN ARCHITECTURE, FORT MYERS, FLORIDA.
2. THE PLACEMENT OF LANDSCAPING MATERIAL HAS BEEN COMPLETED AT THE TIME OF THIS CERTIFICATION.
3. THIS CERTIFICATION IS NOT TO BE CONSTRUED AS APPLYING TO ANY BUILDING OR IMPROVEMENTS SHOWN HEREON AS "PROPOSED" OR "UNDER CONSTRUCTION".

SURVEYOR'S CERTIFICATE

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM
PHASE 6, A PHASE CONDOMINIUM

WE HEREBY CERTIFY: THAT THE BOUNDARIES OF THE REAL PROPERTY OF SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM, A PHASE CONDOMINIUM AS SHOWN AND DESCRIBED HEREON THIS EXHIBIT "B" ON SHEETS 1 THROUGH 5, DATED JULY 16, 1990 ARE TRUE AND CORRECT TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF; THE SAME BEING BASED ON A BOUNDARY SURVEY OF THE LANDS OF THE SUNGATE VILLAS AT FOUNTAIN LAKES CONDOMINIUM ASSOCIATION BY INK ENGINEERING, INC. ON OCTOBER 30, 1989, PERFORMED UNDER THE PERSONAL DIRECTION AND CONTROL OF THE FLORIDA PROFESSIONAL LAND SURVEYOR NAMED BELOW, AND FURTHER; THAT THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED ON THIS EXHIBIT "B", SHEETS 1 THROUGH 5 AND AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM IS SUBSTANTIALLY COMPLETE AS INDICATED HEREON, SO THAT THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM AND SPECIFICALLY RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND OF EACH UNIT, AND WHERE APPLICABLE, THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS, AND FURTHER; THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING HERETO CERTIFIED IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED. ALL AS PRESCRIBED BY 718.104(4)(e). FLORIDA STATUTES.

5-17-95

AS TO PHASE 6
CERTIFIED TO:
SUNGATE VILLAS AT
FOUNTAIN LAKES CONDOMINIUM
ASSOCIATION, INC.

INK ENGINEERING, INC.
BY: Nick Poulos
NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4948
JOB NUMBER 8476-R
5-15-95

NOTES

1. REFERENCE IS MADE TO A BOUNDARY SURVEY OF ESTERO WOODS, THE PARENT TRACT, PREPARED BY INK ENGINEERING, INC. DATED JANUARY, 1985.
2. LAND IS IN FLOOD ZONE B, BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 125124-463 B DATED 9-9-84.
3. ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE WHICH ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.
4. THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST BEING N.88°25'47"E.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL (GEODETIC VERTICAL DATUM AND REFER TO USC&GS BENCHMARK U-244 (ELEV. 16.21).
6. JURISDICTIONAL WETLANDS MAY EXIST ON THIS PROPERTY. THE LOCATION AND DIMENSIONS OF WHICH MAY ADVERSLY AFFECT THE DEVELOPMENT OR USE OF THE PROPERTY.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY RECORD.
8. THIS SURVEY WAS CONDUCTED FOR THE PURPOSES OF A CONDOMINIUM ONLY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OF FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
9. THE LOCATION OF THE IMPROVEMENTS AS SHOWN ON THE HEREON SITE PLAN ARE AN APPROXIMATION AND THE DEVELOPER RESERVES THE RIGHT TO RELOCATE THE IMPROVEMENTS, WITHOUT NOTICE AS DEEMED ADVISABLE OR NECESSARY.
10. THE EASEMENTS SHOWN OR NOTED HEREON FOR UTILITIES AND DRAINAGE SERVING THE UNITS AND COMMON ELEMENTS ARE ONLY THOSE KNOWN TO OR ANTICIPATED BY THE UNDERSIGNED. ADDITIONAL EASEMENTS MAY EXIST OR MAY BE CREATED AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
11. THE IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE INDICATED. THE UNIT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. THE INTERIOR WALLS, ROOM SIZES, DOORWAYS, AND WINDOWS ARE BASED ON ARCHITECTURAL PLANS PREPARED BY GORA, MCGANEY & LEE, ASSOCIATES IN ARCHITECTURE, INC. FORT MYERS, FLORIDA AND MAY NOT CONFORM TO THE ACTUAL CONSTRUCTED CONDITIONS.
12. AIR CONDITION SLABS, STOOPS WALKS, PARKING BUMPERS, DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE, TELEVISION, UTILITIES, CURBS, LANDSCAPING & OTHER MINOR IMPROVEMENTS ARE NOT SHOWN.
13. INDIVIDUAL UNIT IDENTIFICATION CONSISTS OF THREE DIGIT NUMBERS. THE FIRST DIGIT OF WHICH INDICATES THE PHASE IN WHICH THE UNIT IS LOCATED. THE SECOND AND THIRD DIGITS INDICATING THE UNIT NUMBER.
14. UNIT BOUNDARIES ARE AS DESCRIBED OR SHOWN ON SHEETS 3 THROUGH 5 OF THIS EXHIBIT "B", SUBJECT TO THE WORDING OF THE DECLARATION OF CONDOMINIUM.
15. ARCHITECTURAL PLANS FOR UNITS INDICATE ACCESS TO AN "ATTIC" AREA OF UNSPECIFIED DIMENSIONS. PRESUMABLY FOR STORAGE. THIS AREA IS TO BE CONSIDERED A LIMITED COMMON ELEMENT.
16. COMMON ELEMENTS ARE DEFINED AS THOSE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS AS PROVIDED FOR IN DECLARATION OF CONDOMINIUM.
17. LIMITED COMMON ELEMENTS ARE DEFINED AS THOSE COMMON ELEMENTS WHICH ARE RESERVED FOR THE USE OF A CERTAIN CONDOMINIUM UNIT TO THE EXCLUSION OF OTHER UNITS, AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
18. AIR CONDITIONERS AND SLABS, STOOPS, SCREENED PORCHES, COVERED ENTRIES, DRIVEWAYS AND WALKS ADJACENT TO UNITS ARE LIMITED COMMON ELEMENTS. PROVISION IS MADE ELSEWHERE IN THE DECLARATION OF CONDOMINIUM FOR THE ASSIGNMENT OF GUEST PARKING SPACES.
19. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED HEREON; IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
20. THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

)602 PG1 /91

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 2 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

PARENT TRACT

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGES 173 THROUGH 191, LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE S.04°41'21"E. FOR 311.77 FEET; THENCE S.62°55'08"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE 23°11'38" FOR 98.34 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR IT ELEMENTS A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 08°19'50" FOR 217.66 FEET TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 40°38'12"FOR 95.73 FEET; THENCE N.03°10'11"W. FOR 140.29 FEET TO AN INTERSECTION WITH AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF SAID 60 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AND A RADIAL INTERSECTION WITH THE ARC OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING CALLS: THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 290.00 FEET, AND A CENTRAL ANGLE OF 70°30'57"FOR 479.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 50°34'50" FOR 326.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.45 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 4 BEING S.88°25'47"W. AS RECORDED IN SAID O.R. BOOK 1976, PAGE 173.

PHASE 1

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 311.77 FEET; THENCE S.62°55'08"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET CENTRAL ANGEL 23°11'38"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1300.00 FEET, CENTRAL ANGLE 06°37'29", THENCE WESTERLY FOR 173.44 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE RIGHT, CENTRAL ANGLE 01°41'21"; THENCE WESTERLY FOR 44.23 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, RADIUS 135.0 FEET, CENTRAL ANGLE 40°38'12"; THENCE WESTERLY AND SOUTHWESTERLY FOR 95.73 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.03°10'11"W., NON-RADIALLY FOR 140.29 FEET TO A RADIAL INTERSECTION WITH A CURVE TO THE LEFT, RADIUS 290.0 FEET, CONCAVE NORTHWESTERLY, CENTRAL ANGLE 19°00'27", CHORD 128.79 FEET, CHORD BEARING N.77°19'36"E.; THENCE NORHTEASTERLY FOR 129.38 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO A CURVE TO THE RIGHT, RADIUS 150.00 FEET, CONCAVE WESTERLY, CENTRAL ANGLE 15°24'42", CHORD 40.23 FEET, CHORD BEARING S.12°10'16"E.; THENCE SOUTHERLY FOR 40.35 FEET ALONG THE ARC OF SAID CUEVE TO THE POINT OF TANGENCY; THENCE S.04°27'33"E. FOR 111.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.410 ACRES MORE OR LESS.

PHASE 2

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 311.77 FEET; THENCE S.62°55'08"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET, CENTRAL ANGLE 23°11'38"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1300.0 FEET, CENTRAL ANGLE 08°37'29"; THENCE WESTERLY FOR 83.16 FEET ALONG THE ARC OF SAID CURVE; THENCE N.04°55'35"W, RADIALLY FOR 94.66 FEET; THENCE N.47°55'04"E. FOR 164.13 FEET; THENCE S.88°57'41"E. FOR 198.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.522 ACRES MORE OR LESS.

PHASE 4

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 311.77 FEET; THENCE S.62°55'08"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET, CENTRAL ANGLE 23°11'38"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1300.0 FEET, CENTRAL ANGLE 08°37'29"; THENCE WESTERLY FOR 83.16 FEET ALONG THE ARC OF SAID CURVE; THENCE N.04°55'35"W, RADIALLY FOR 94.66 FEET; THENCE N.47°55'04"E. FOR 164.13 FEET; THENCE S.88°57'41"E. FOR 198.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.767 ACRES MORE OR LESS.

PHASE 5

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 204.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.04°41'21"E. FOR 138.88 FEET; THENCE S.76°30'48"W. FOR 150.33 FEET TO A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, RADIUS 100.0 FEET, CENTRAL ANGLE 27°03'09", CHORD 46.78 FEET, CHORD BEARING N.03°04'59"E; THENCE NORTHEASTLY AND NORTHWESTERLY FOR 47.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.10°28'36"W. FOR 70.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.00 FEET, CENTRAL ANGLE 11°23'13"; THENCE NORTHWESTERLY FOR 29.81 FEET ALONG THE ARC OF SAID CURVE; THENCE N.79°27'19"E. NON-RADIALLY FOR 151.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.471 ACRES MORE OR LESS.

PHASE 6

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING AND INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.04°41'21"E. FOR 206.79 FEET; THENCE S.79°27'19"W. FOR 151.18 FEET TO A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, RADIUS 150.0 FEET, CENTRAL ANGLE 34°19'11", CHORD 88.31 FEET, CHORD BEARING N.38°59'26"W.; THENCE NORTHWESTERLY FOR 89.83 FEET ALONG THE ARC OF SAID CURVE TO A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, RADIUS 370.0 FEET, CENTRAL ANGLE 38°28'51", CHORD 243.83 FEET, CHORD BEARING N.47°39'17"E.; THENCE NORTHEASTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING.

CONTAINING 0.674 ACRES MORE OR LESS.

PHASE 7

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.04°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; AND A CURVE TO THE LEFT, RADIUS 370.0 FEET, CONCAVE SOUTHEASTERLY, CENTRAL ANGLE 38°28'51", CHORD 243.83 FEET, CHORD BEARING N.47°39'17"W.; THENCE SOUTHEASTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE LEFT, CENTRAL ANGLE 18°05'39"; THENCE SOUTHWESTERLY FOR 78.14 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, RADIUS 290.0 FEET, CENTRAL ANGLE 19°26'00"; THENCE SOUTHWESTERLY FOR 132.28 FEET ALONG THE ARC OF SAID CURVE; THENCE N.34°15'07"E., RADIALLY FOR 143.23 FEET; THENCE N.47°55'04"E. FOR 22.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 100.0 FEET, CENTRAL ANGLE 58°81'39"; THENCE NORTHEASTERLY AND NORTHWESTERLY FOR 101.86 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.10°28'36"W. FOR 70.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.0 FEET; CENTRAL ANGLE 45°42'23"; THENCE NORTHWESTERLY FOR 119.66 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

CONTAINING 0.597 ACRES MORE OR LESS.

8-13-90	REVISED PHASE 1, 2 & 5 DESC.	NP
8-10-90	REVISED PARENT TRACT DESC.	NP

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 3 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

UNIT BOUNDARIES

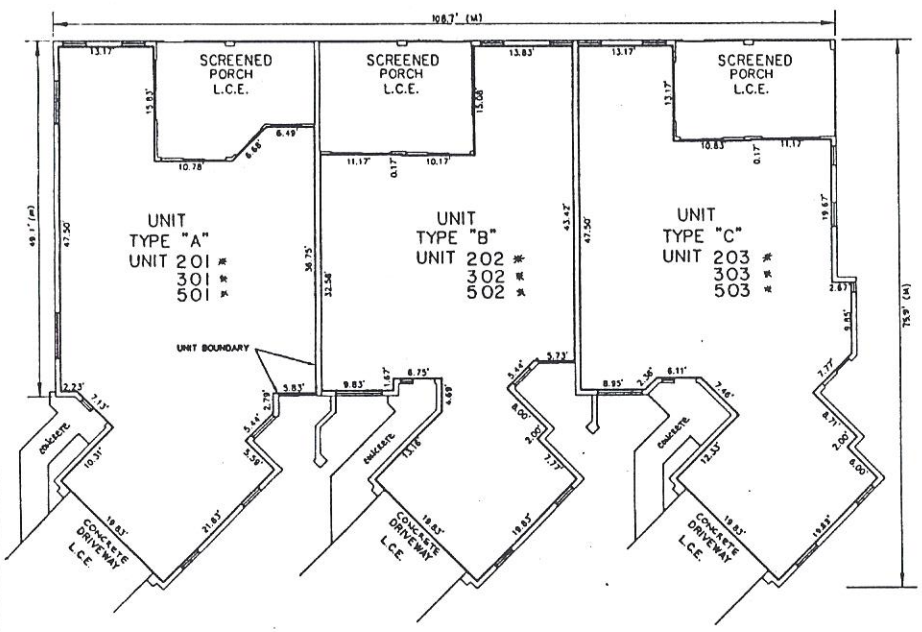
1. HORIZONTAL BOUNDARIES - THE UPPER AND LOWER BOUNDARIES OF THE UNITS SHALL BE:

   A. UPPER BOUNDARY - THE UNDERSIDE OF THE FINISHED UNDECORATED CEILINGS OF THE UNIT, EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES.

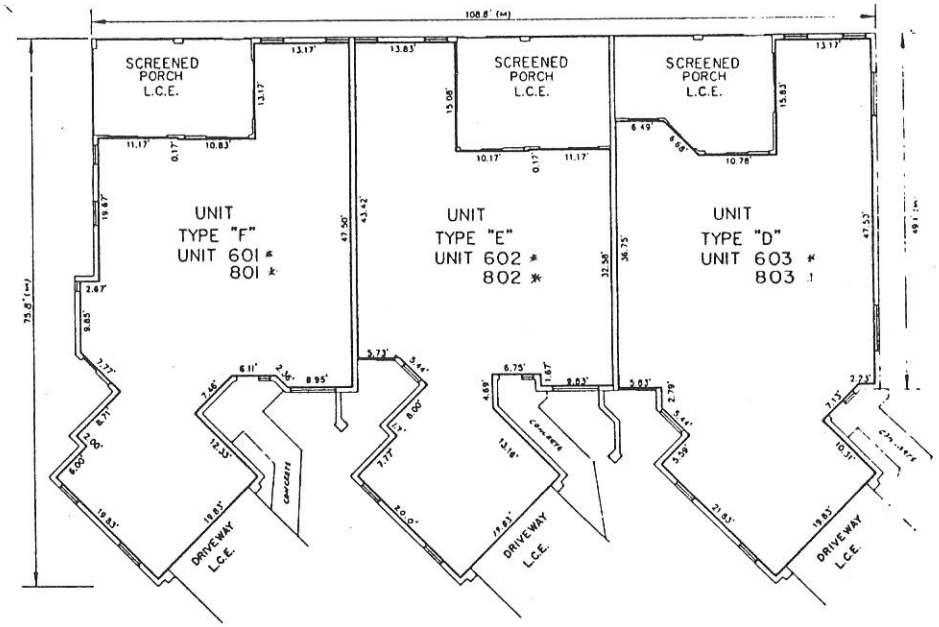
   B. LOWER BOUNDARY - THE UPPERSIDE OF THE FINISHED UNDECORATED SURFACE OF THE FLOORS OF THE UNIT, EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES.

2. PERIMETRICAL BOUNDARIES: THE PERIMETRICAL BOUNDARIES SHALL BE THE INTERIOR SURFACES OF THE PERIMETER WALLS OF THE UNIT, AND THE INTERIOR SURFACES OF THE UNIT'S WINDOWS AND DOORS THAT ABUT THE EXTERIOR OF THE BUILDING OR COMMON AREAS.

SCALE IN FEET



PHASES 2, 3, & 5



PHASES 6 & 8

BUILDING PLAN

* EXISTING UNIT

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

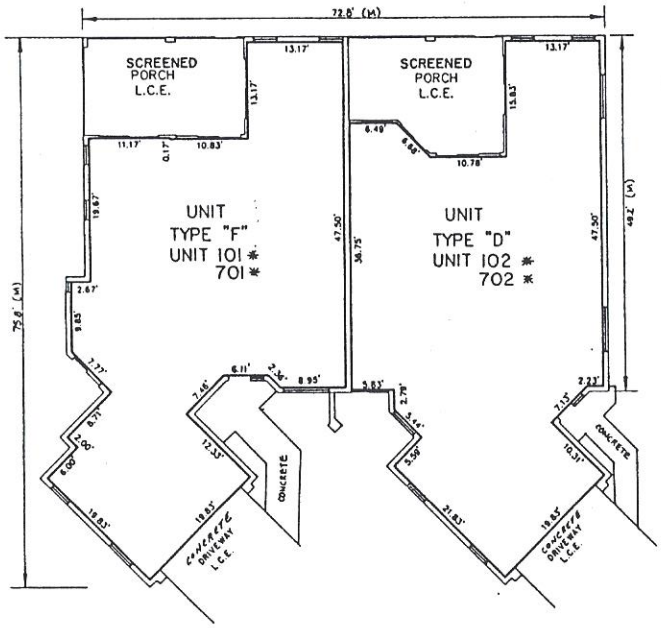
SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

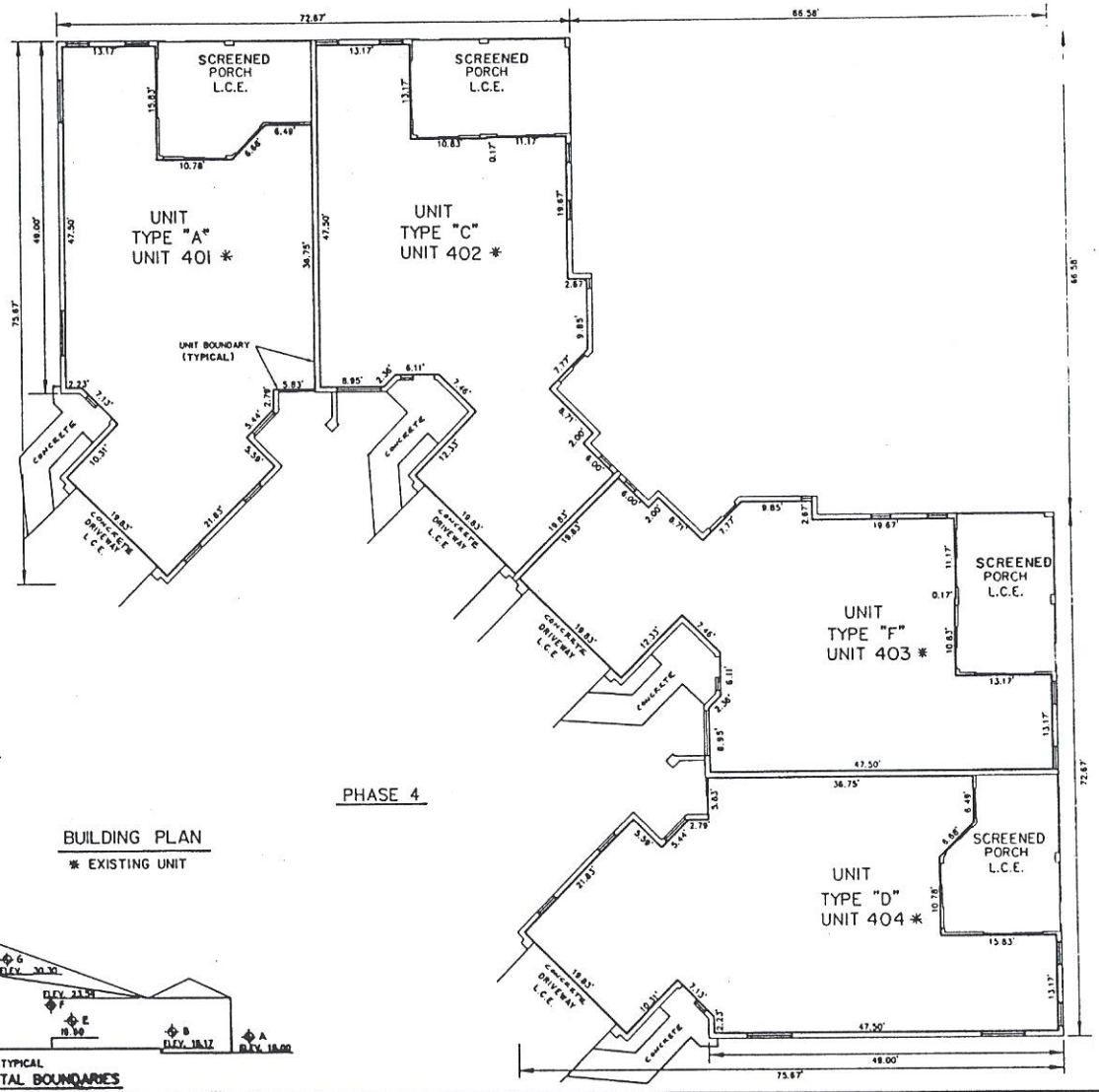
SCALE IN FEET

DATE: 7-16-90
JOB NO. 8476R
SHEET 4 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA



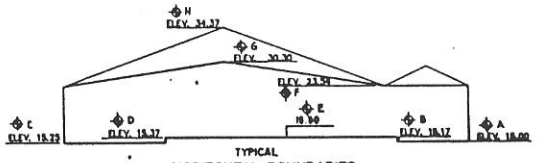
PHASES 1 & 7



BUILDING PLAN

* EXISTING UNIT

RECORD DIMENSIONS FOR HORIZONTAL BOUNDARY								
BUILDING	ELEVATIONS							
PHASE	A	B	C	D	E	F	G	H
1	14.9	15.1	15.3	15.3	15.5	23.4	28.5	34.9
2	14.9	15.1	15.6	15.9	15.9	23.9	28.9	34.0
3	15.7	15.9'	16.1'	16.2	16.9	24.7'	28.9	34.0'
4	15.1	15.3'	15.2'	16.2	15.6	23.6'	28.2	34.2
5	15.2'	15.3'	15.4'	15.9'	16.7'	23.8'	30.7'	36.8'
6	15.4'	15.5'	15.4'	15.7'	15.8'	23.3'	30.4'	37.8
7	15.4'	15.8'	15.5'	16.8'	16.8'	23.7'	28.7'	34.7'
8	15.4'	15.5'	15.5'	15.5'	15.9'	23.0'	28.7'	34.2



TYPICAL
HORIZONTAL BOUNDARIES

OR2602 PG1794

CL. IE GREEN LEE CTY FL.

95 MAY 22 PM 4:29

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

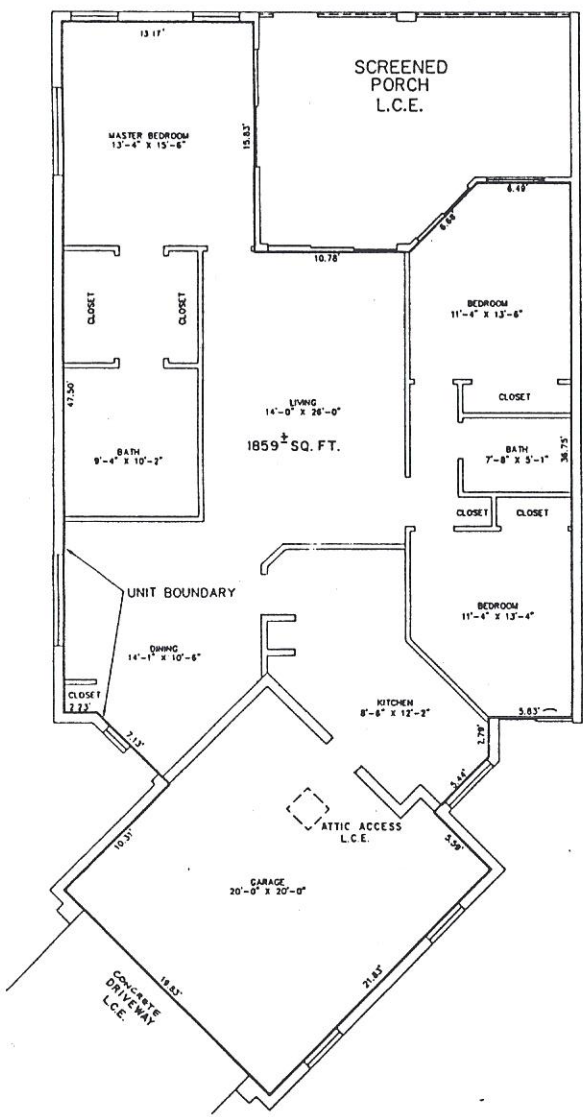
SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

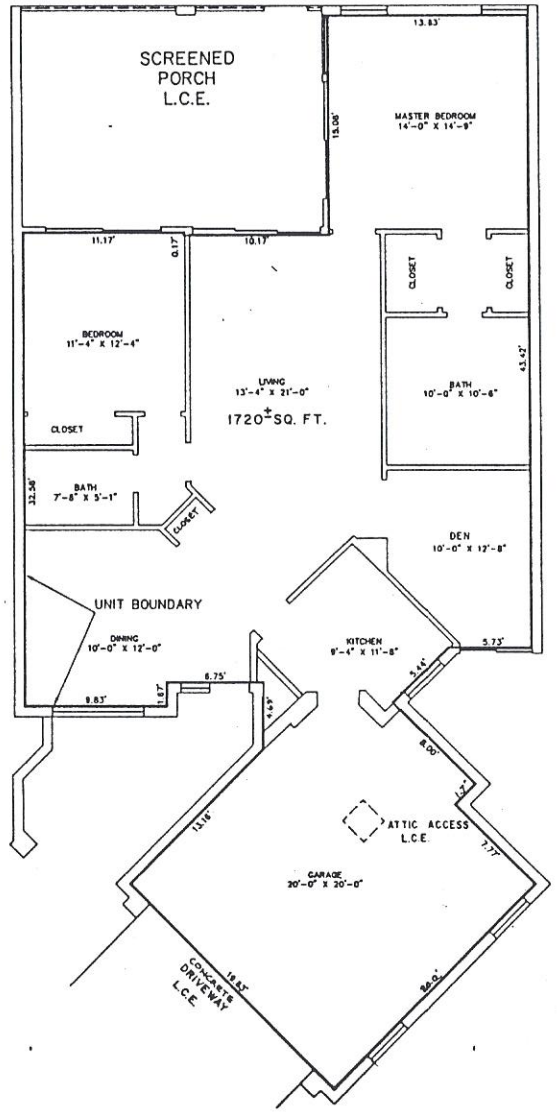
DATE: 7-16-90
JOB NO. 8476R
SHEET 5 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

SCALE IN FEET



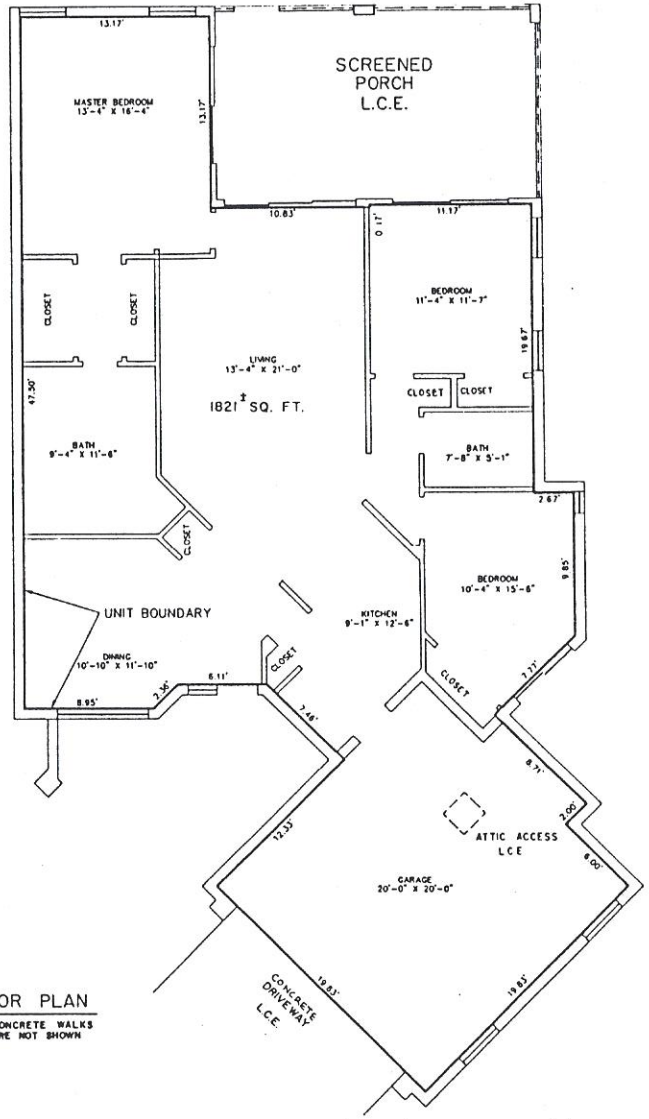
TYPICAL FLOOR PLAN – UNIT "A"
(UNIT "D" FLOOR PLAN SIMILAR; OPPOSITE HAND)



TYPICAL FLOOR PLAN – UNIT "B"
(UNIT "E" FLOOR PLAN SIMILAR; OPPOSITE HAND)

FLOOR PLAN

NOTE: CONCRETE WALKS ARE NOT SHOWN



TYPICAL FLOOR PLAN – UNIT "C"
(UNIT "F" FLOOR PLAN SIMILAR; OPPOSITE HAND)

16.50

PREPARED BY:
RICHARD D. DeBOEST, ESQ.
ATTORNEY AT LAW
POST OFFICE BOX 1480
FORT MYERS, FL 33902
Tel: (813) 334-1381

3614612

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: HELEN CARROLL, D.C.

AMENDMENT TO DECLARATION OF CONDOMINIUM

OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

Pursuant to the authority reserved by the Developer and the plan of phasing contained in Paragraphs 24 and 26, respectively, the Declaration of Sungate Villas At Fountain Lakes, A Condominium, as recorded in Official Record Book 2198, Page 4337, Public Records of Lee County, Florida, is hereby amended as follows:

1. Kraus-Anderson Development and Finance Company, a Minnesota Corporation, herein called Developer, on behalf of itself, its successors, grantees and assigns, to it grantees and assigns, and their heirs, successors and assigns, hereby submits the lands located in Lee County, Florida , owned by the Developer, and described as follows, to the condominium form of ownership:

PHASE 7

See Exhibit "A" attached hereto and made a part hereof.

2. The percentage of ownership in the common elements shall be as set forth in Exhibit "F" attached to the Declaration of Condominium above referred to.

3. The above described Phase 7 property and all improvements located thereon are subject to all of the terms and conditions set forth in the

OR 2317 PG 2927

Declaration and any Amendments thereto and its Exhibits to which this document is an Amendment.

THIS AMENDMENT made and entered this 25th day of January, 1994.

WITNESSES:

(Sign) Karyn Palmer

(Print) Karyn Palmer

(Sign) Barbara Harris

(Print) Barbara Harris

KRAUS-ANDERSON DEVELOPMENT AND FINANCE COMPANY,
a Minnesota Corporation

By

Tore Wistrom, Vice President
2510 Minnehaha Avenue
Minneapolis, MN 55404

STATE OF MINNESOTA

COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 25 day of January, 1994, by TORE WISTROM, as Vice-President of KRAUS-ANDERSON DEVELOPMENT AND FINANCE COMPANY, a Minnesota corporation, who is personally known to me.

KAY B. POLLARD
NOTARY PUBLIC · MINNESOTA
MY COMMISSION EXPIRES
JANUARY 31, 2000

NOTARY PUBLIC:

Sign Kay B. Pollard

Print Kay B. Pollard

MY COMMISSION EXPIRES: 1-31-2000

0K25 17 PG 720

INK ENGINEERING INC.
ENGINEERS • SURVEYORS • PLANNERS
PHONE (813) 995-8500 • 6320 BEAU DRIVE • NORTH FORT MYERS, FLORIDA 33903

JULY 16, 1990
JOB NUMBER 8476-R

EXHIBIT "A"
SUNGATE VILLAS AT FOUNTAIN LAKES,
A CONDOMINIUM, A PHASE CONDOMINIUM

PHASE 7

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°25'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 383.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 765.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 175, LEE COUNTY, FLORIDA; AND A CURVE TO THE LEFT, RADIUS 370.0 FEET, CONCAVE SOUTHEASTERLY, CENTRAL ANGLE 38°28'51", CHORD 243.85 FEET, CHORD BEARING S.47°39'17"W.; THENCE SOUTHWESTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE LEFT, CENTRAL ANGLE 12°05'59"; THENCE SOUTHWESTERLY FOR 78.14 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, RADIUS 390.0 FEET, CENTRAL ANGLE 19°26'00"; THENCE SOUTHWESTERLY FOR 132.28 FEET ALONG THE ARC OF SAID CURVE; THENCE S.54°15'07"E., RADIALLY FOR 143.25 FEET; THENCE N.47°55'04"E. FOR 22.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 100.0 FEET, CENTRAL ANGLE 58°21'39"; THENCE NORTHEASTERLY AND NORTHWESTERLY FOR 101.86 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.10°26'36"W. FOR 70.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.0 FEET; CENTRAL ANGLE 45°42'25"; THENCE NORTHWESTERLY FOR 119.66 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

UR2517 PG2769

PHASE 7

CONTAINING 0.597 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 4 BEING S.88°25'47"W. AS RECORDED IN SAID O.R. BOOK 1976, PAGE 175.

INK ENGINEERING, INC.

Nick Poulos 7/26/90

NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4568

OR2512 PG2930

INK ENGINEERING INC.
ENGINEERS • SURVEYORS • PLANNERS
6320 BEAU DR. • N. FT. MYERS, FL 33903 • (813) 995-8500 • FAX (813) 997-3407

SURVEYOR'S CERTIFICATE

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM
PHASE 7, A PHASE CONDOMINIUM

WE HEREBY CERTIFY: THAT THE BOUNDARIES OF THE REAL PROPERTY OF SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM, A PHASE CONDOMINIUM AS SHOWN AND DESCRIBED HEREON THIS EXHIBIT "B" ON SHEETS 1 THROUGH 5, DATED JULY 16, 1990 ARE TRUE AND CORRECT TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF; THE SAME BEING BASED ON A BOUNDARY SURVEY OF THE LANDS OF THE SUNGATE VILLAS AT FOUNTAIN LAKES CONDOMINIUM ASSOCIATION BY INK ENGINEERING, INC. ON OCTOBER 28,1989, PERFORMED UNDER THE PERSONAL DIRECTION AND CONTROL OF THE FLORIDA PROFESSIONAL LAND SURVEYOR NAMED BELOW, AND FURTHER; THAT THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED ON THIS EXHIBIT "B", SHEETS 1 THROUGH 5 AND AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM IS SUBSTANTIALLY COMPLETE AS INDICATED HEREON, SO THAT THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM AND SPECIFICALLY RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND OF EACH UNIT, AND WHERE APPLICABLE, THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS, AND FURTHER; THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING HERETO CERTIFIED IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED. ALL AS PRESCRIBED BY 718.104(4)(e). FLORIDA STATUTES.

AS TO PHASE 7
CERTIFIED TO:
SUNGATE VILLAS AT
FOUNTAIN LAKES CONDOMINIUM
ASSOCIATION, INC.

INK ENGINEERING, INC.

BY: Nick Poulos 6/20/94
NICK POULOS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4568
JOB NUMBER 8476-R
JUNE 16, 1994

OR 2017 PG 2901

OR2512 PG2932

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CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 1 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

N

SCALE IN FEET

NOTICE NOTE

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS CONDOMINIUM THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. LANDS DESCRIBED IN THIS CONDOMINIUM ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE AND SEWAGE FACILITIES BEING SPECIFICALLY APPROVED OR ACCEPTED BY LEE COUNTY. ANY PURCHASER OF A UNIT IN THIS CONDOMINIUM IS ADVISED THAT HE MAY SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OF IMPROVEMENT OF ROADS, DRAINAGE AND SEWAGE FACILITIES WITH IN THE CONDOMINIUM.

CURVE TABLE

No.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	210.00'	2°31'36"	12.34'	6.17'	12.33'	N 75°30'57"E
2	1500.00'	24°16'20"	317.66'	160.93'	315.47'	S 87°43'48"E
3	125.00'	44°38'13"	97.35'	51.39'	94.91'	S 78°06'31"W
4	350.00'	72°33'53"	443.09'	257.71'	414.28'	N 51°34'21"E
5	350.00'	54°34'25"	333.33'	180.82'	320.91'	S 61°36'17"W
6	1,000.00'	0°37'28"	10.90'	5.45'	10.90'	N 88°35'36"E
7	1,000.00'	2°19'50"	40.68'	20.34'	40.67'	S 88°05'40"E
8	1,000.00'	1°41'11"	29.43'	14.72'	29.43'	S 86°25'04"E
9	350.00'	19°00'23"	116.06'	58.71'	115.52'	N 77°15'36"E
10	350.00'	11°11'13"	68.31'	34.30'	68.21'	N 60°42'18"E
11	350.00'	12°30'11"	76.36'	38.37'	76.21'	N 44°40'01"E
12	350.00'	19°36'00"	119.73'	60.39'	119.13'	N 26°01'53"E
13	370.00'	12°05'28"	78.14'	39.21'	77.99'	S 22°21'52"W
14	370.00'	34°39'51"	223.81'	114.94'	220.35'	S 47°39'17"W
15	370.00'	18°42'22"	120.78'	61.02'	120.24'	N 33°57'48"W
16	370.00'	34°39'11"	223.81'	114.94'	220.35'	N 38°39'26"W
17	370.00'	11°11'13"	72.26'	36.24'	72.14'	N 16°06'17"W
18	370.00'	34°31'23"	223.00'	114.94'	219.67'	N 16°44'16"E
19	370.00'	17°03'58"	110.17'	55.54'	109.78'	N 03°04'19"E
20	370.00'	31°34'32"	203.83'	104.02'	201.27'	N 37°15'45"E
21	370.00'	15°24'42"	99.53'	50.07'	99.24'	N 73°03'14"E
22	405.00'	19°00'27"	134.36'	67.80'	133.74'	N 77°19'56"E

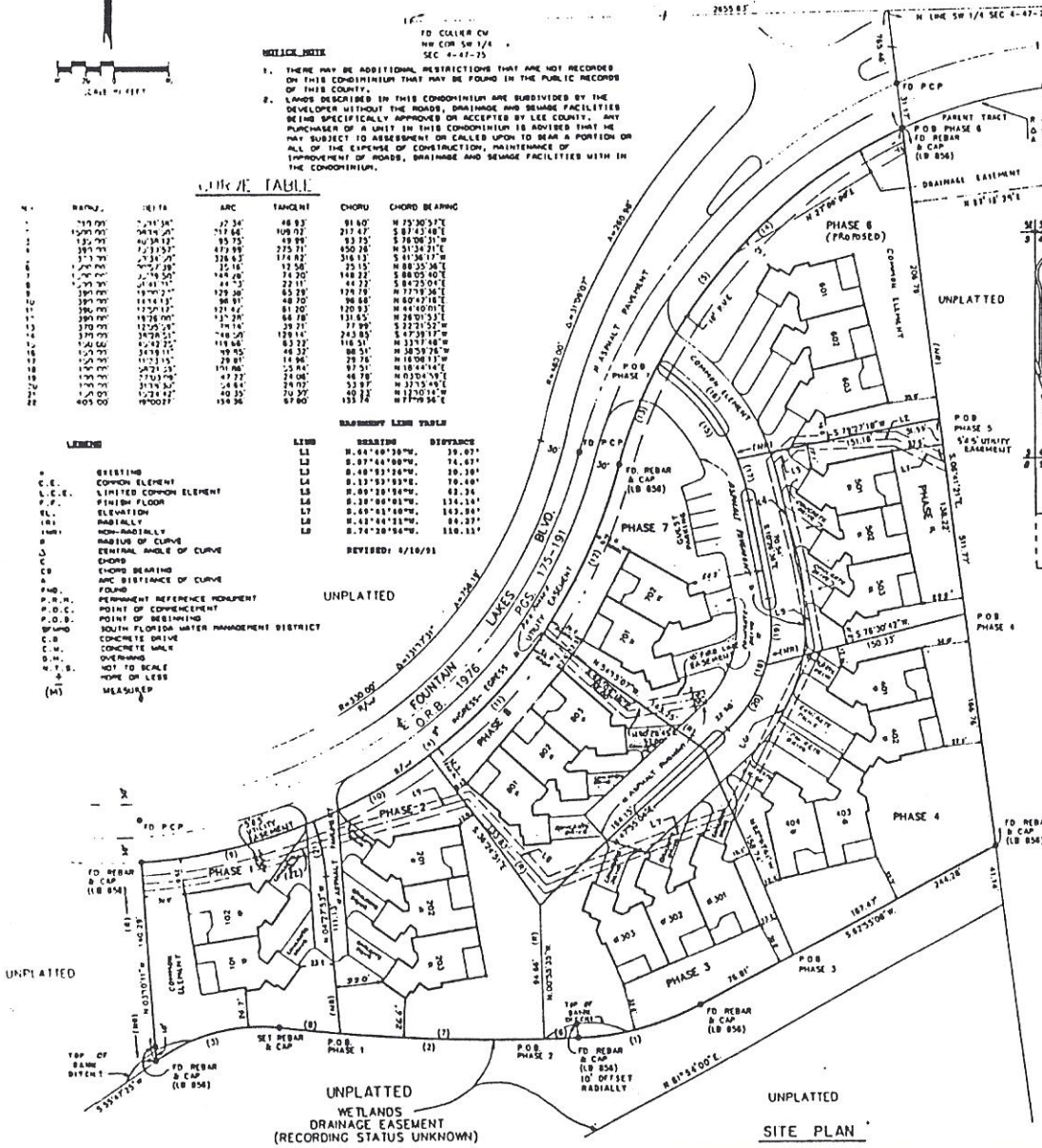
LEGEND

	EXISTING
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
F.F.	FINISH FLOOR
EL.	ELEVATION
(R)	RADIALLY
(NR)	NON-RADIALLY
R	RADIUS OF CURVE
Δ	CENTRAL ANGLE OF CURVE
C	CHORD
CB	CHORD BEARING
A	ARC DISTANCE OF CURVE
FND.	FOUND
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
C.D.	CONCRETE DRIVE
C.W.	CONCRETE WALK
O.H.	OVERHANG
N.T.S.	NOT TO SCALE
±	MORE OR LESS
(M)	MEASURED

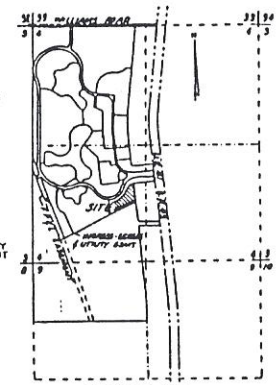
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°40'30"W	30.07'
L2	S 87°44'00"W	74.63'
L3	S 40°53'26"W	30.38'
L4	S 13°53'53"E	70.40'
L5	N 89°38'56"W	62.34'
L6	S 38°08'01"W	134.14'
L7	S 49°43'40"W	143.86'
L8	N 43°44'31"W	84.37'
L9	S 74°38'56"W	110.13'

REVISED: 6/10/91



SITE PLAN



LOCATION MAP
N.T.S.

SURVEYOR'S CERTIFICATION NOTES

1. OVERALL INTERIOR UNIT MEASUREMENTS WERE MADE AT THE TIME THIS CERTIFICATION. THE AVERAGE OF THESE MEASUREMENTS WERE FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH ARCHITECTURAL PLANS PREPARED BY GORA, MCGAHEE, LEE, ASSOCIATES IN ARCHITECTURE, FORT MYERS, FLORIDA.
2. THE PLACEMENT OF LANDSCAPING MATERIAL HAS BEEN COMPLETED AT THE TIME OF THIS CERTIFICATION.
3. THIS CERTIFICATION IS NOT TO BE CONSTRUED AS APPLYING TO ANY BUILDING OR IMPROVEMENTS SHOWN HEREON AS "PROPOSED" OR "UNDER CONSTRUCTION".

SURVEYOR'S CERTIFICATE

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM
PHASE 7, A PHASE CONDOMINIUM

WE HEREBY CERTIFY: THAT THE BOUNDARIES OF THE REAL PROPERTY OF SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM, A PHASE CONDOMINIUM AS SHOWN AND DESCRIBED HEREON THIS EXHIBIT "B" ON SHEETS 1 THROUGH 5, DATED JULY 16, 1990 ARE TRUE AND CORRECT TO THE BEST OF OUR INFORMATION, KNOWLEDGE AND BELIEF: THE SAME BEING BASED ON A BOUNDARY SURVEY OF THE LANDS OF THE SUNGATE VILLAS AT FOUNTAIN LAKES CONDOMINIUM ASSOCIATION BY INK ENGINEERING, INC. ON OCTOBER 10, 1989, PERFORMED UNDER THE PERSONAL DIRECTION AND CONTROL OF THE FLORIDA PROFESSIONAL LAND SURVEYOR NAMED BELOW, AND FURTHER: THAT THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED ON THIS EXHIBIT "B", SHEETS 1 THROUGH 5 AND AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM IS SUBSTANTIALLY COMPLETE AS INDICATED HEREON, SO THAT THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM AND SPECIFICALLY RELATING TO MATTERS OF SURVEY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND OF EACH UNIT, AND WHERE APPLICABLE, THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE LIMITED COMMON ELEMENTS AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS, AND FURTHER: THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNIT, AND COMMON ELEMENT FACILITIES SERVING THE BUILDING HEREIN CERTIFIED IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED. ALL AS PRESCRIBED BY 718.104(4)(e). FLORIDA STATUTES.

AS TO PHASE 7
CERTIFIED TO:
SUNGATE VILLAS AT
FOUNTAIN LAKES CONDOMINIUM
ASSOCIATION, INC.

INK ENGINEERING, INC.

BY: 6/20/94
RICK POOLER, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4566
JOB NUMBER 8476-B
6-19-94

NOTES

1. REFERENCE IS MADE TO A BOUNDARY SURVEY OF ESTERO WOODS, THE PARENT TRACT, PREPARED BY INK ENGINEERING, INC. DATED JANUARY, 1989.
2. LAND IS IN FLOOD ZONE B, BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 125124-469 B DATED 9-9-84.
3. ONLY ABOVE GROUND VISIBLE ENCROACHMENTS ONTO OR FROM ADJOINING PROPERTY ARE SHOWN. ENCROACHMENTS BENEATH THE GROUND SURFACE AND THOSE WHICH ARE NOT VISIBLE BY NORMAL OBSERVATION ARE NOT SHOWN.
4. THE BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST BEING N.88°25'42"E.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM AND REFER TO USC&GS BENCHMARK U-844 (ELEV. 16.81).
6. JURISDICTIONAL WETLANDS MAY EXIST ON THIS PROPERTY. THE LOCATION AND DIMENSIONS OF WHICH MAY ADVERSLY AFFECT THE DEVELOPMENT OR USE OF THE PROPERTY.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY RECORD.
8. THIS SURVEY WAS CONDUCTED FOR THE PURPOSES OF A CONDOMINIUM ONLY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OF FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
9. THE LOCATION OF THE IMPROVEMENTS AS SHOWN ON THE HEREON SITE PLAN ARE AN APPROXIMATION AND THE DEVELOPER RESERVES THE RIGHT TO RELOCATE THE IMPROVEMENTS, WITHOUT NOTICE AS DEEMED ADVISABLE OR NECESSARY.
10. THE EASEMENTS SHOWN OR NOTED HEREON FOR UTILITIES AND DRAINAGE SERVING THE UNITS AND COMMON ELEMENTS ARE ONLY THOSE KNOWN TO OR ANTICIPATED BY THE UNDERSIGNED. ADDITIONAL EASEMENTS MAY EXIST OR MAY BE CREATED AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
11. THE IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS OTHERWISE INDICATED. THE UNIT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. THE INTERIOR WALLS, ROOM SIZES, DOORWAYS, AND WINDOWS ARE BASED ON ARCHITECTURAL PLANS PREPARED BY GORA, MCGAHEY & LEE, ASSOCIATES IN ARCHITECTURE, INC. FORT MYERS, FLORIDA AND MAY NOT CONFORM TO THE ACTUAL CONSTRUCTED CONDITIONS.
12. AIR CONDITION SLABS, STOOPS WALKS, PARKING BUMPERS, DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE, TELEVISION, UTILITIES, CURBS, LANDSCAPING & OTHER MINOR IMPROVEMENTS ARE NOT SHOWN.
13. INDIVIDUAL UNIT IDENTIFICATION CONSISTS OF THREE DIGIT NUMBERS. THE FIRST DIGIT OF WHICH INDICATES THE PHASE IN WHICH THE UNIT IS LOCATED. THE SECOND AND THIRD DIGITS INDICATING THE UNIT NUMBER.
14. UNIT BOUNDARIES ARE AS DESCRIBED OR SHOWN ON SHEETS 3 THROUGH 5 OF THIS EXHIBIT "B", SUBJECT TO THE WORDING OF THE DECLARATION OF CONDOMINIUM.
15. ARCHITECTURAL PLANS FOR UNITS INDICATE ACCESS TO AN "ATTIC" AREA OF UNSPECIFIED DIMENSIONS, PREBUMBLY FOR STORAGE. THIS AREA IS TO BE CONSIDERED A LIMITED COMMON ELEMENT.
16. COMMON ELEMENTS ARE DEFINED AS THOSE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNITS AS PROVIDED FOR IN DECLARATION OF CONDOMINIUM.
17. LIMITED COMMON ELEMENTS ARE DEFINED AS THOSE COMMON ELEMENTS WHICH ARE RESERVED FOR THE USE OF A CERTAIN CONDOMINIUM UNIT TO THE EXCLUSION OF OTHER UNITS, AS PROVIDED FOR IN THE DECLARATION OF CONDOMINIUM.
18. AIR CONDITIONERS AND SLABS, STOOPS, SCREENED PORCHES, COVERED ENTRIES, DRIVEWAYS AND WALKS ADJACENT TO UNITS ARE LIMITED COMMON ELEMENTS. PROVISION IS MADE ELSEWHERE IN THE DECLARATION OF CONDOMINIUM FOR THE ASSIGNMENT OF GUEST PARKING SPACES.
19. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED HEREON; IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
20. THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

OR2512 PG2933

RECORDERS NOTE: COLOR OF INK USED TO PREPARE DOCUMENT UNSATISFACTORY FOR REPRODUCTION FROM FILM

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 2 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

PARENT TRACT

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST; THENCE S.00°23'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 303.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 763.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGES 173 THROUGH 191, LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE S.06°41'21"E. FOR 311.77 FEET; THENCE S.62°33'00"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE 23°11'30" FOR 98.34 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR IT ELEMENTS A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 00°10'30" FOR 217.66 FEET TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 40°30'12" FOR 93.73 FEET; THENCE N.03°10'11"W. FOR 140.29 FEET TO AN INTERSECTION WITH AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF SAID 60 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AND A RADIAL INTERSECTION WITH THE ARC OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING CALLS: THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 390.00 FEET, AND A CENTRAL ANGLE OF 70°30'37" FOR 479.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 58°34'50" FOR 376.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.43 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWESTERLY QUARTER OF SAID SECTION 4 BEING S.00°23'47"W. AS RECORDED IN SAID O.R. BOOK 1976, PAGE 173.

PHASE 1

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST; THENCE S.00°23'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 303.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 763.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 311.77 FEET; THENCE S.62°33'00"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET CENTRAL ANGEL 23°11'30"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1500.00 FEET, CENTRAL ANGLE 06°37'09", THENCE WESTERLY FOR 173.46 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE RIGHT, CENTRAL ANGLE 01°41'21"; THENCE WESTERLY FOR 44.23 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, RADIUS 135.0 FEET, CENTRAL ANGLE 40°30'12"; THENCE WESTERLY AND SOUTHWESTERLY FOR 93.73 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.03°10'11"W., NON-RADIALLY FOR 140.29 FEET TO A RADIAL INTERSECTION WITH A CURVE TO THE LEFT, RADIUS 390.0 FEET, CONCAVE NORTHWESTERLY, CENTRAL ANGLE 19°00'27", CHORD 128.79 FEET, CHORD BEARING N.77°19'36"E.; THENCE NORTHEASTERLY FOR 129.38 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO A CURVE TO THE RIGHT, RADIUS 150.00 FEET, CONCAVE WESTERLY, CENTRAL ANGLE 13°04'42", CHORD 68.23 FEET, CHORD BEARING S.12°10'15"E.; THENCE SOUTHERLY FOR 68.23 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE S.04°27'53"E. FOR 111.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.410 ACRES MORE OR LESS.

PHASE 2

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST; THENCE S.00°23'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 303.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 763.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 311.77 FEET; THENCE S.62°33'00"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET, CENTRAL ANGLE 23°11'30"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1500.0 FEET, CENTRAL ANGLE 0°37'39"; THENCE WESTERLY FOR 23.16 FEET ALONG THE ARC OF SAID CURVE; THENCE N.0°39'39"W, RADIALLY FOR 94.66 FEET; THENCE N.47°33'04"E. FOR 164.13 FEET; THENCE S.82°37'41"E. FOR 138.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.522 ACRES MORE OR LESS.

PHASE 4

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST; THENCE S.00°23'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 303.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 763.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 311.77 FEET; THENCE S.62°33'00"W. FOR 244.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET, CENTRAL ANGLE 23°11'30"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1500.0 FEET, CENTRAL ANGLE 0°37'39"; THENCE WESTERLY FOR 23.16 FEET ALONG THE ARC OF SAID CURVE; THENCE N.0°39'39"W, RADIALLY FOR 94.66 FEET; THENCE N.47°33'04"E. FOR 164.13 FEET; THENCE S.82°37'41"E. FOR 138.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.579 ACRES MORE OR LESS.

PHASE 3

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST; THENCE S.00°23'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 303.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 763.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 311.77 FEET; THENCE S.62°33'00"W. FOR 167.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.62°33'00"W. FOR 76.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 210.00 FEET, CENTRAL ANGLE 23°11'30"; THENCE SOUTHWESTERLY FOR 98.34 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1500.0 FEET, CENTRAL ANGLE 0°37'39"; THENCE WESTERLY FOR 23.16 FEET ALONG THE ARC OF SAID CURVE; THENCE N.0°39'39"W, RADIALLY FOR 94.66 FEET; THENCE N.47°33'04"E. FOR 164.13 FEET; THENCE S.82°37'41"E. FOR 138.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.522 ACRES MORE OR LESS.

PHASE 5

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST; THENCE S.00°23'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 303.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 763.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 204.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.06°41'21"E. FOR 138.22 FEET; THENCE S.74°30'42"W. FOR 150.33 FEET TO A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, RADIUS 100.0 FEET, CENTRAL ANGLE 27°03'09", CHORD 46.78 FEET, CHORD BEARING N.03°04'39"E; THENCE NORTHEASTLY AND NORTHWESTERLY FOR 47.22 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.10°06'34"W. FOR 70.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.00 FEET, CENTRAL ANGLE 11°23'13"; THENCE NORTHWESTERLY FOR 29.81 FEET ALONG THE ARC OF SAID CURVE; THENCE N.79°37'18"E. NON-RADIALLY FOR 151.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.471 ACRES MORE OR LESS.

PHASE 6

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST; THENCE S.00°23'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 303.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 763.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; THENCE CONTINUE S.06°41'21"E. FOR 204.79 FEET; THENCE S.79°37'18"W. FOR 131.18 FEET TO A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, RADIUS 150.0 FEET, CENTRAL ANGLE 34°19'11", CHORD 88.31 FEET, CHORD BEARING N.38°59'26"W.; THENCE NORTHWESTERLY FOR 89.83 FEET ALONG THE ARC OF SAID CURVE TO A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, RADIUS 370.0 FEET, CENTRAL ANGLE 38°29'31", CHORD 243.95 FEET, CHORD BEARING N.57°39'17"E.; THENCE NORTHEASTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING.

CONTAINING 0.674 ACRES MORE OR LESS.

PHASE 7

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST; THENCE S.00°23'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 303.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 763.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; AND A CURVE TO THE LEFT, RADIUS 370.0 FEET, CONCAVE SOUTHEASTERLY, CENTRAL ANGLE 38°29'31", CHORD 243.95 FEET, CHORD BEARING N.57°39'17"W.; THENCE SOUTHWESTERLY FOR 248.50 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE LEFT, CENTRAL ANGLE 18°05'39"; THENCE SOUTHWESTERLY FOR 79.14 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, RADIUS 370.0 FEET, CENTRAL ANGLE 19°26'00"; THENCE SOUTHWESTERLY FOR 138.28 FEET ALONG THE ARC OF SAID CURVE; THENCE S.34°13'07"E., RADIALLY FOR 143.23 FEET; THENCE N.47°33'04"E. FOR 88.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 100.0 FEET, CENTRAL ANGLE 38°21'39"; THENCE NORTHEASTERLY AND NORTHWESTERLY FOR 191.86 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY; THENCE N.10°26'34"W. FOR 70.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, RADIUS 150.0 FEET; CENTRAL ANGLE 49°42'29"; THENCE NORTHWESTERLY FOR 119.66 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

CONTAINING 0.997 ACRES MORE OR LESS.

PHASE 8

DESCRIPTION

TRACT OR PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 23 EAST; THENCE S.00°23'47"W. ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 4 FOR 303.68 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 500.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 45 (U.S. 41); THENCE S.06°41'21"E. FOR 763.46 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF AN INGRESS-EGRESS AND UTILITY EASEMENT (A.K.A. FOUNTAIN LAKES BOULEVARD) AS RECORDED IN OFFICIAL RECORD BOOK 1976, PAGE 173, LEE COUNTY, FLORIDA; AND A CURVE TO THE LEFT, RADIUS 370.0 FEET, CONCAVE SOUTHEASTERLY, CENTRAL ANGLE 58°34'50", CHORD 316.13 FEET, CHORD BEARING S.41°36'17"W.; THENCE SOUTHWESTERLY FOR 376.63 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE OF SAID INGRESS-EGRESS AND UTILITY EASEMENT TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, RADIUS 390.0 FEET, CENTRAL ANGLE 19°26'00"; THENCE SOUTHWESTERLY FOR 132.28 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING AND THE CONTINUATION OF SAID CURVE TO THE RIGHT, CENTRAL ANGLE 17°50'17"; THENCE SOUTHWESTERLY FOR 121.42 FEET ALONG THE ARC OF SAID CURVE; THENCE S.34°13'07"E., RADIALLY FOR 133.03 FEET; THENCE N.47°33'04"E. FOR 164.13 FEET; THENCE N.34°13'07"W. RADIALLY TO AFOREMENTIONED CURVE FOR 143.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.439 ACRES MORE OR LESS.

8-10-90	REVISED PHASE 1, 6 & DESC.	HP
8-10-90	REVISED PARENT TRACT DESC.	HP

OR2012 102904

RECORDERS N O:
COLOR OF INK USED TO SIGN/PREPARE
DOCUMENT UNSATISFACTORY FOR REPRODUCTION
FROM FILM

CONDOMINIUM PLAT BOOK PAGE

EXHIBIT "B"
TO THE DECLARATION OF CONDOMINIUM OF

SUNGATE VILLAS AT FOUNTAIN LAKES, A CONDOMINIUM

A PHASE CONDOMINIUM

DATE: 7-16-90
JOB NO. 8476R
SHEET 3 OF 5

INK ENGINEERING, INC.
6320 BEAU DRIVE
NORTH FORT MYERS, FLORIDA

UNIT BOUNDARIES

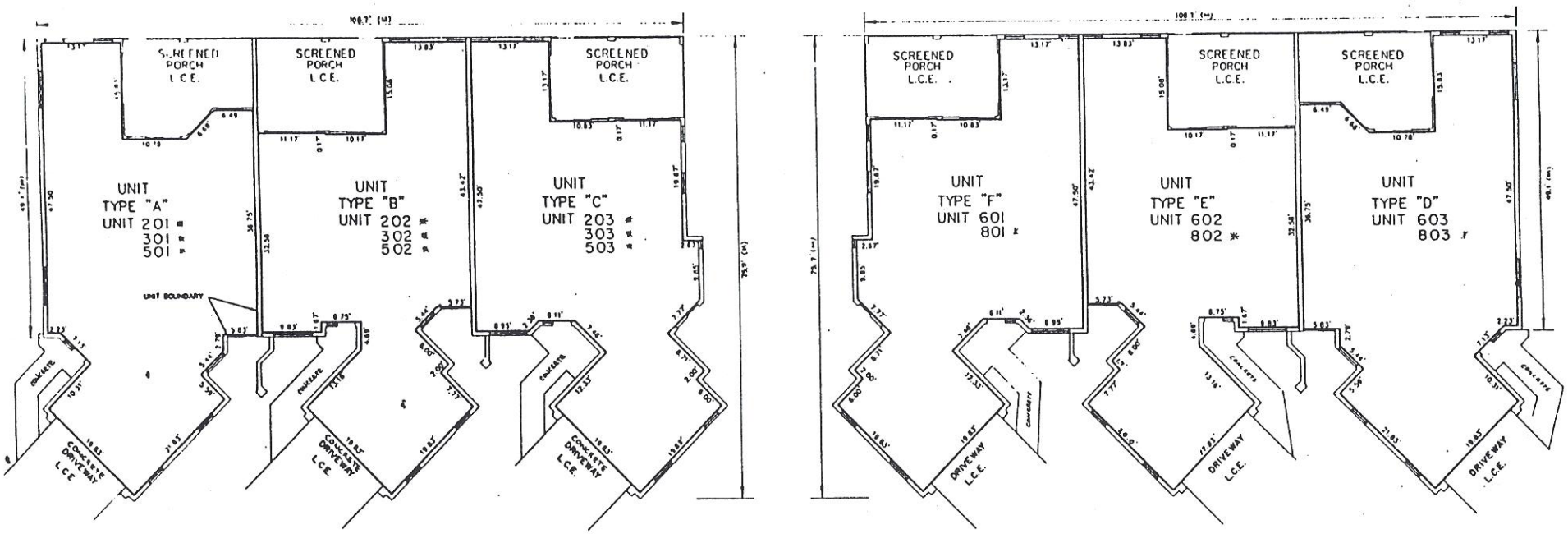
1. HORIZONTAL BOUNDARIES - THE UPPER AND LOWER BOUNDARIES OF THE UNITS SHALL BE:

   A. UPPER BOUNDARY - THE UNDERSIDE OF THE FINISHED UNDECORATED CEILINGS OF THE UNIT, EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES.

   B. LOWER BOUNDARY - THE UPPERSIDE OF THE FINISHED UNDECORATED SURFACE OF THE FLOORS OF THE UNIT, EXTENDED TO MEET THE PERIMETRICAL BOUNDARIES.

2. PERIMETRICAL BOUNDARIES: THE PERIMETRICAL BOUNDARIES SHALL BE THE INTERIOR SURFACES OF THE PERIMETER WALLS OF THE UNIT, AND THE INTERIOR SURFACES OF THE UNIT'S WINDOWS AND DOORS THAT ABUT THE EXTERIOR OF THE BUILDING OR COMMON AREAS.

SCALE IN FEET



PHASES 2, 3, & 5

PHASES 6 & 8

BUILDING PLAN

* EXISTING UNIT

CONDOMINIUM PLAT BOOK PAGE

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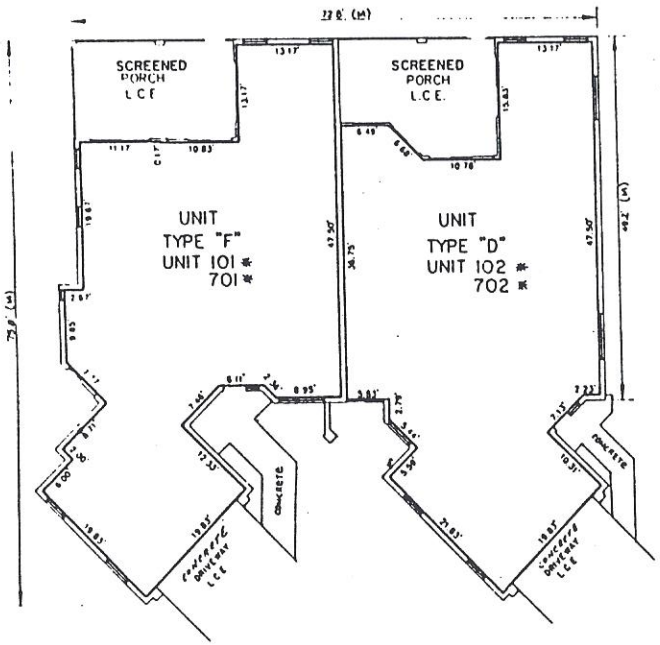
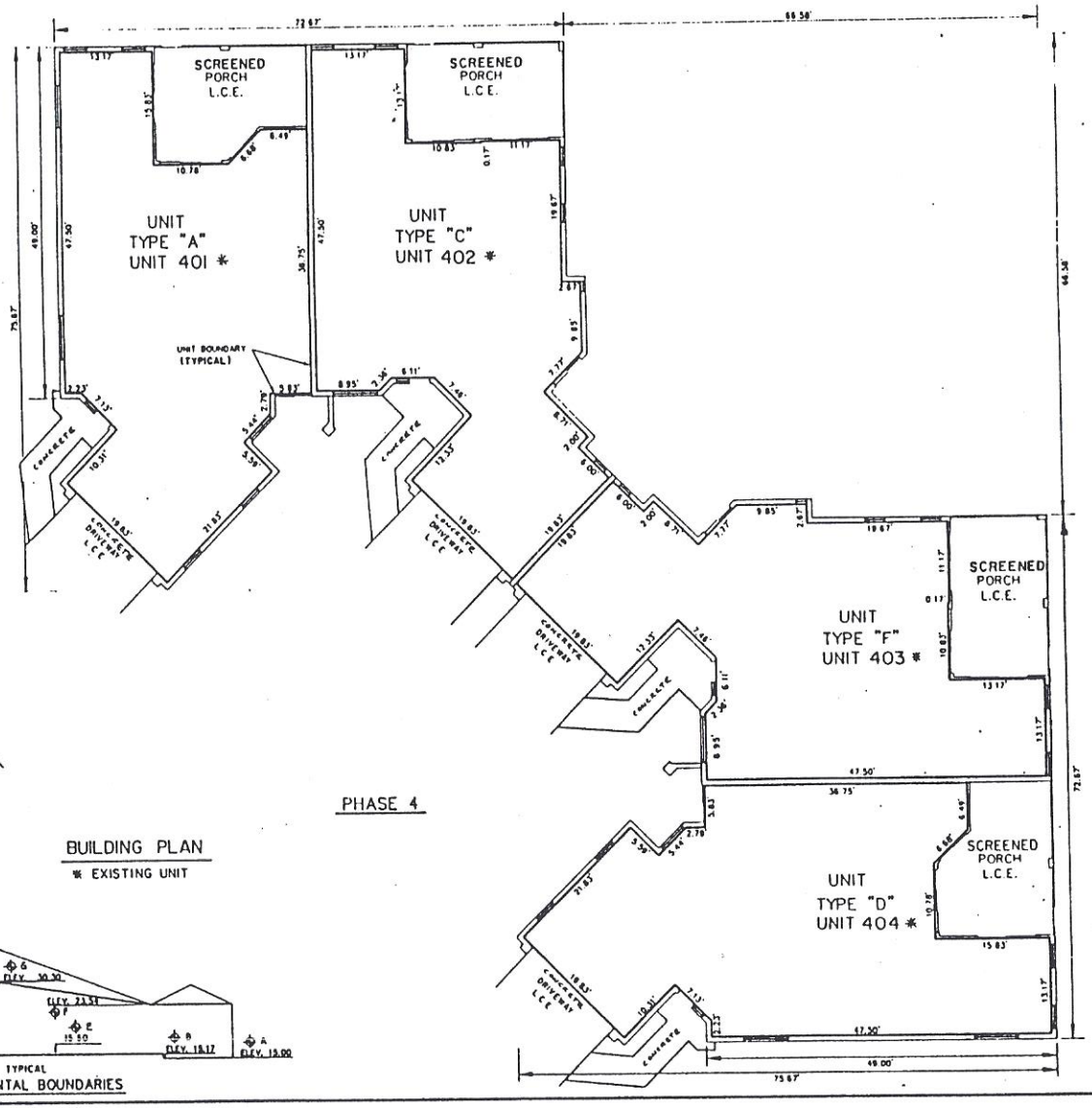


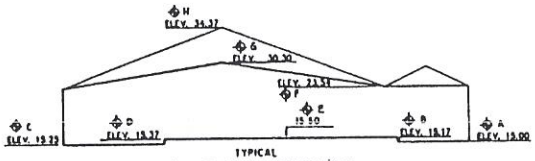
PHASES 1 & 7



PHASE 4

BUILDING PLAN

* EXISTING UNIT



TYPICAL
HORIZONTAL BOUNDARIES

RECORD DIMENSIONS FOR HORIZONTAL BOUNDARY ELEVATIONS								
BUILDING PHASE	A	B	C	D	E	F	G	H
1	11.8	15.1	15.3	15.3	15.5	23.4	28.5	34.8
2	14.9	15.1	19.6	19.8	19.9	23.9	28.5	34.0
3	15.7	19.5	19.1	19.6	19.8	23.7	30.6	35.0
4	13.5	19.3	18.8	18.5	18.6	23.8	28.3	34.7
5	12.6	18.8	18.6	18.7	18.7	23.8	30.7	34.8
6	12.3	17.3	17.1	17.6	17.8	23.7	30.7	34.1
7	12.6	18.8	18.5	18.5	18.7	23.8	30.7	34.8