

RECORDED IN OFFICIAL RECORDS  
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September 11, 2015 11:20:21 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Prepared by and Return to:  
Paul E. Olah, Jr., Esquire  
The Law Offices of Kevin T. Wells, P.A.  
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Sarasota, Florida 34236  
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**CERTIFICATE OF AMENDMENT**

**AMENDED SURVEY, FLOOR PLAN AND UNIT DESCRIPTION OF  
KING'S GATE, A CONDOMINIUM**

We hereby certify that the attached Amended Survey, Floor Plan, and Unit Description for King's Gate, a Condominium was duly adopted by resolution of the Board of Directors for King's Gate Association, Inc. The original having been identified as Exhibit "A" in the original Declaration of Condominium of King's Gate, a Condominium, recorded in the Official Records of Sarasota County, Florida at Book 971 and Page 715 (the "Original Declaration") and, subsequently, as Exhibit "A" as amended by Exhibits "A-1" and "A-2" in the Amended and Restated Declaration of Condominium of King's Gate, a Condominium, recorded in the Official Records of Sarasota County at Instrument ## 2014032244 of the Public Records of Sarasota County, Florida (the "Amended and Restated Declaration").

DATED this 1 day of SEPTEMBER, 2015.

Signed, sealed and delivered  
in the presence of:

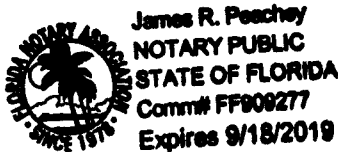
KING'S GATE ASSOCIATION, INC.

sign: Richard L. Farrell  
print: RICHARD L. FARRELL  
sign: Adrienne Farrell  
print: ADRIENNE FARRELL

By Madeyn K Ireland  
President  
Attest: Pamela Wallace  
Secretary  
(Corporate Seal)

STATE OF FLORIDA            )  
COUNTY OF SARASOTA    )

The foregoing instrument was acknowledged before me this 1 day of SEPTEMBER 2015, by Madeyn K Ireland as President of King's Gate Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC  
sign: James R. Peachey  
print: JAMES R PEACHEY  
State of Florida at Large (Seal)  
My Commission expires:

KING'S GATE ASSOCIATION, INC., a Florida corporation, not-for-profit

**A RESOLUTION OF THE BOARD OF DIRECTORS RATIFYING ITS APPROVAL TO ADOPT AND RECORD A CERTIFICATE OF AMENDED SURVEY, FLOOR PLAN, AND UNIT DESCRIPTION IN THE OFFICIAL RECORDS OF SARASOTA COUNTY, FLORIDA.**

BE IT HEREBY RESOLVED by the Board of Directors (the "Board") of King's Gate Association, Inc. (the "Association") as follows:

**Section 1.** THAT Paragraph 4 of the original Declaration of Condominium of King's Gate, a Condominium, recorded in the Official Records of Sarasota County, Florida at Book 971 and Page 715 (the "Original Declaration") provided that: "In the event the actual physical location of the structure as hereafter defined constituting a portion of any such unit at any time do not exactly coincide with EXHIBIT "A", the actual physical location thereof shall control."

**Section 2.** THAT Paragraph 4 of the Amended and Restated Declaration of Condominium of King's Gate, a Condominium, recorded in the Official Records of Sarasota County at Instrument #2014032244 of the Public Records of Sarasota County, Florida (the "Amended and Restated Declaration") provides that: "In the event the actual physical location of the structures as hereafter defined constituting a portion of any such Unit at any time do not exactly coincide with Exhibit "A", as amended by Exhibits "A-1" and "A-2", the actual physical location thereof shall control."

**Section 3.** THAT the Board has relied upon the opinion of Brigham/Allen Land Surveying that the actual physical location of certain structures do not exactly coincide with Exhibit "A", as amended by Exhibits "A-1" and "A-2," to the Amended and Restated Declaration.

**Section 4.** THAT relying upon the actual physical location of certain structures in lieu of Exhibit "A", as amended by Exhibits "A-1" and "A-2," to the Amended and Restated Declaration creates confusion and uncertainty as to Unit boundaries.

**Section 5.** THAT to cure such confusion and uncertainty, the Board has engaged Brigham/Allen Land Surveying to prepare an Amended Survey, Floor Plan, and Unit Description which accurately depicts the actual physical location of the structures constituting a portion of each Unit.

**Section 6.** THAT such Amended Survey, Floor Plan, and Unit Description, attached hereto as Exhibit "A" shall be recorded in the Official Records of Sarasota County, Florida.

Adopted by the Board at a duly noticed and held meeting of the Board this 26 day of August, 2015.

King's Gate Association, Inc.

By: Marilyn K. Intendant  
President

(Corporate Seal)

Attest: Jane L. Wallace  
Secretary

# KING'S GATE, SECTION 1

## A CONDOMINIUM, SECTION NO.1

### AMENDED SURVEY

A CONDOMINIUM BEING A REPLAT OF LOTS 171 THROUGH 218, INCLUSIVE, AND PORTIONS OF THE COMMON ELEMENT OF "KING'S GATE, A CONDOMINIUM SECTION NO. 1," RECORDED IN CONDOMINIUM BOOK 5, AT PAGES 47 AND 47A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND ALSO BEING A REPLAT OF LOTS 166 THROUGH 170, INCLUSIVE, AND PORTIONS OF THE COMMON ELEMENT OF "A REPLAT OF UNIT NO. 154 THRU UNIT NO. 170 OF KING'S GATE A CONDOMINIUM SECTION NO. 1," AS RECORDED IN CONDOMINIUM BOOK 6 AT PAGES 44 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALL LING AND BEING IN IN SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

- ABBREVIATIONS:**
- (C) = CURVE NUMBER (REFER TO CURVE TABLE)
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - P.M. = UNDESIGNED BUSINESS AND JARPER
  - P.K. = MAIL MANUFACTURED BY PARKER-KALON

**SURVEYOR'S NOTES:**

1. THIS SURVEY REPRESENTS A CONDOMINIUM SURVEY BASED UPON A BOUNDARY SURVEY OF THE COMMON ELEMENT OF "KING'S GATE, A CONDOMINIUM SECTION NO. 1," RECORDED IN CONDOMINIUM BOOK 5, AT PAGES 47 AND 47A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.07, FLORIDA STATUTES.
2. IMPROVEMENTS SUCH AS BUT NOT LIMITED TO, SURFACE UTILITIES, UTILITY LINES, FENCES, WALLS, TREES, ROADS, DRIVEWAYS, ARE NOT SHOWN UNLESS SPECIALLY NOTED.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ANY OTHER TITLE INFORMATION. NEITHER ORIGINAL/LISTED SURVEYING INSTRUMENTS NOR RECORDS OF RECORDS. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
4. GOVERNMENTAL LANDS, ASSOCIATIONAL LANDS OR LANDS OF SPECIAL INTEREST ARE NOT SHOWN UNLESS SPECIALLY NOTED.
5. BEARING SPOUN MEASUREMENTS ARE ASSIGNED AND REFER TO THE WESTERLY LINE OF LOT 218 AS BEING N49°14'00"W, AS PER THE PART OF "KING'S GATE CONDOMINIUM SECTION NO. 1" ACCORDING TO THE CONDOMINIUM PLAN THEREOF, AS RECORDED IN CONDOMINIUM BOOK 5, AT PAGES 47 AND 47A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
6. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OF OWNERSHIP OR ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
7. LIMITED COMMON ELEMENTS (LCE) ARE DENIED IN THE DECLARATION OF CONDOMINIUM.
8. ALL OWNERS WERE SET WITH A CAP STAMPED PSM 6822 ON A 1/2" RON 900 EXCEPT AS SHOWN ON THIS PLAN.

**DEFINITION OF A UNIT:**

A UNIT SHALL CONSIST OF THE SPACE BOUNDED BY A VERTICAL PROJECTION OF THE PLANE OF THE GROUND AS MAY EXIST OR FROM THE BOTTOM OF THE COMMON ELEMENTS AS MAY EXIST, TO A PLANE PARALLEL TO THE GROUND, MAKE FEET ABOVE SAID GROUND.

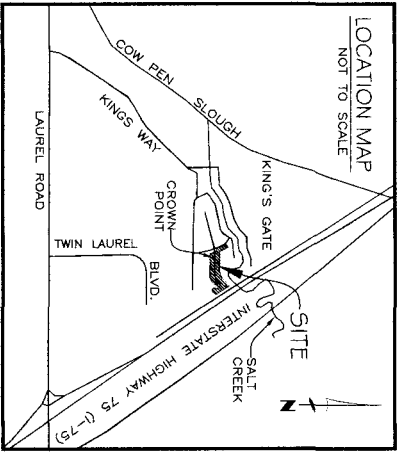
**EASEMENTS:**

Roadways shown within this plat are subject to a non-exclusive easement, hereby made and dedicated for pedestrian and vehicular ingress and egress for the benefit of all owners of units in all present and future sections of King's Gate, A Condominium. Utilities to easements hereby reserved for the installation and maintenance of utility lines, equipment and services in, over and across the Common Elements and Limited Common Elements of this Condominium.

**CERTIFICATE OF SURVEYOR:**

I, the undersigned Professional Surveyor, do hereby certify that this plat is a true and correct copy of the original field notes and data, and that the same are in accordance with the provisions of the laws of the State of Florida, and the laws of the State of Florida relating to the practice of the profession of Professional Land Surveying and Mapping in Chapter 472.07, Florida Statutes.

DATE: \_\_\_\_\_  
Michael P. Allen P.S.M. #6822

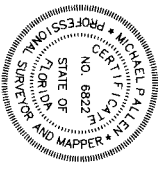


**DESCRIPTION:**

Being of the highest order of Lot 218, KING'S GATE CONDOMINIUM, SECTION NO. 1, according to the Condominium Plat thereon, as recorded in Condominium Book 5, at pages 47 and 47A, of the Public Records of Sarasota County, Florida, and considering the westerly line of said Lot 218 to bear N89°14'00"W, as per said Plat N04°08'48"W, a distance of 40.15 feet to a point on the North line of CROWN POINT, a roadway, as defined on said Plat of KING'S GATE CONDOMINIUM, SECTION NO. 1, thence N48°14'00"W, along said North line, a distance of 72.02 feet to a point on the North line of CROWN POINT, a roadway, as defined on said Plat of KING'S GATE CONDOMINIUM, SECTION NO. 1, thence N23°11'14"W, and a chord length of 50.47 feet, thence along the arc of said curve, on one length of 32.77 feet to the point of tangency of said curve, said SECTION NO. 1, thence N11°08'27"W, a chord length of 108.11 feet, distance continuing along said East line, along a curve bearing of N26°44'48"W, and a chord length of 250.00 feet, a central angle of 55.90 feet, along a curve bearing of N26°44'48"W, and a chord length of 322.00 feet, a central angle of 25°05'20", a tangent length of 71.85 feet, a chord bearing of S28°29'48"E, and a chord length of 138.88 feet, thence along a tangent length of 168.1 feet, a chord bearing of 168.1 feet, a central angle of 0°04'25", a chord bearing of 168.1 feet, a central angle of 45°25'00", a tangent length of 198.19 feet, a chord of 198.19 feet to the end of said curve, thence N45°21'00"E, a distance of 141.53 feet to the western limit of access right-of-way line of the Sarasota County Historic Pinhook Road project (441 feet wide right-of-way), as described and recorded in Official Record Instrument number 012005806, of the Public Records of Sarasota County, Florida, a distance of 312.83 feet to a point on the North line of said Pinhook Road project, thence S32°00'00"E, and a chord length of 287.87 feet, thence continuing along said westerly limited access S32°00'00"E, a distance of 32.30 feet to a point on a curve to the right, having a radius of 45.00 feet, a central angle of 201°46'25", a tangent length of 233.88 feet, a chord bearing of N77°59'07"W, and a chord length of 10.00 feet, a central angle of 07°16'24", a tangent length of 0.84 feet, a chord bearing of N12°24'14"E, and a curve, thence S45°21'00"W, a distance of 162.86 feet to the point of curvature of a curve to the right, having a radius of 150.00 feet, a central angle of 45°25'00", a tangent length of 62.37 feet, a chord bearing of N29°14'00"W, along said westerly line of Lot 218 and its southerly extension, a distance of 388.38 feet, thence N29°14'00"W, along said westerly line of Lot 218 and its southerly extension, a distance of 83.87 feet to the Point of Beginning, and containing 1263.9 square feet of 350 sq. ft. or less.

**OWNERS AND ASSOCIATION AGREEMENTS:**

AGREEMENTS AND OTHER MATTERS REGARDING THE ALTERATION OF THE UNIT BOUNDARIES SHOWN ON THIS PLAN ARE RECORDED IN INSTRUMENT NUMBER 2014023244 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

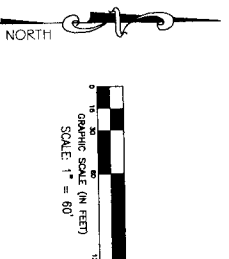


**Benham/Allen Land Surveying**  
P.L.S. #1414  
1111 West 72nd St.  
607 J.S. Highway 41 Dyses South  
Sarasota, FL 34235  
Phone: (941) 433-4430  
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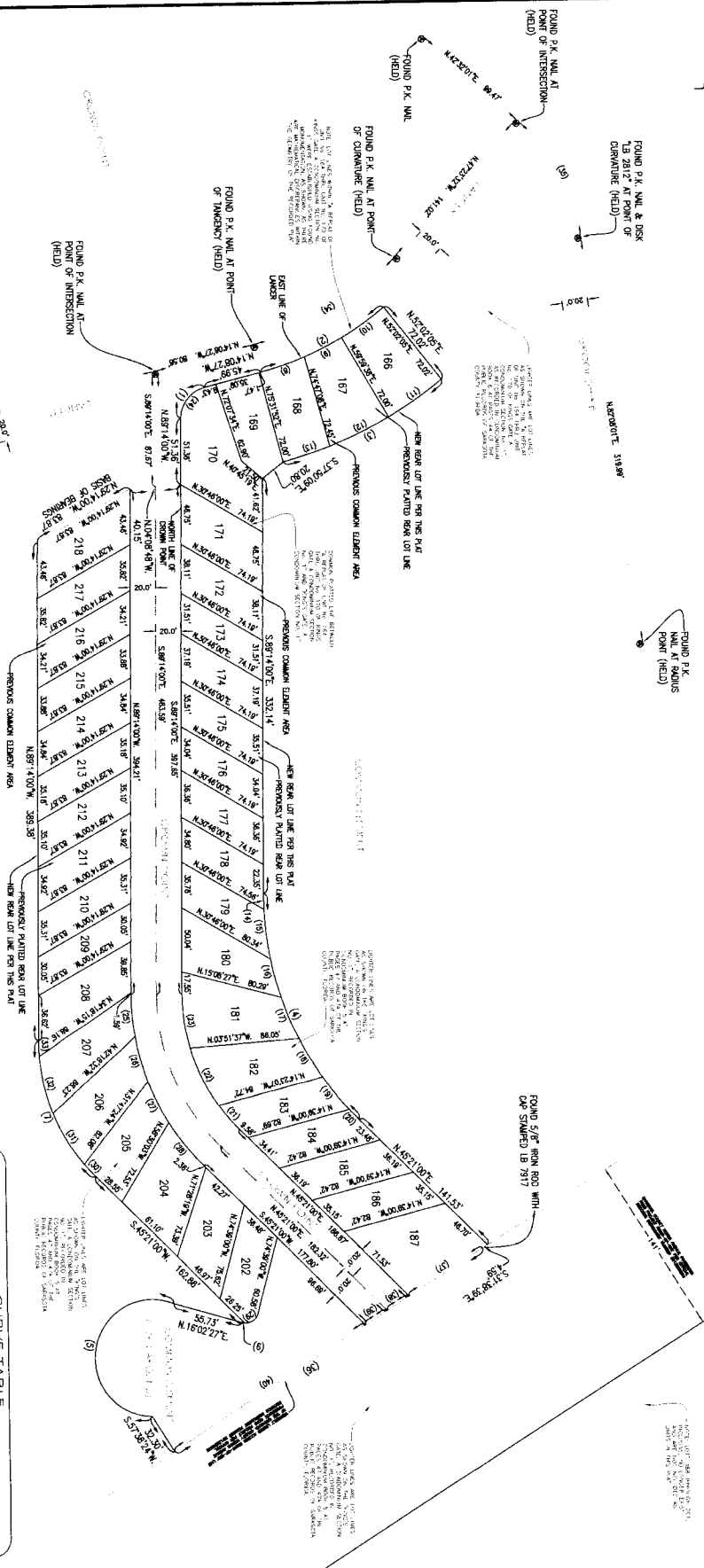
# KING'S GATE, SECTION 1

## A CONDOMINIUM, SECTION NO. 1

### AMENDED SURVEY



A CONDOMINIUM BEING A REPLAT OF LOTS 171 THROUGH 218, INCLUSIVE, AND PORTIONS OF THE COMMON ELEMENT OF "KING'S GATE, A CONDOMINIUM SECTION NO. 1," RECORDED IN CONDOMINIUM BOOK 5 AT PAGES 47 AND 47A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND ALSO BEING A REPLAT OF LOTS 56B THROUGH 170, INCLUSIVE, AND PORTIONS OF THE COMMON ELEMENT OF "A REPLAT OF UNIT NO. 164 B AND UNIT NO. 170 OF KING'S GATE A CONDOMINIUM SECTION NO. 1," AS RECORDED IN CONDOMINIUM BOOK 5 AT PAGES 44 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALL LING AND BEING IN SECTION 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.



- ABBREVIATIONS:**
- (1) = CURVE NUMBER (REFER TO CURVE TABLE)
  - (2) = LICENSED BUSINESS SURVEYOR
  - L.B. = LICENSED BUSINESS SURVEYOR AND MAPPER
  - P.S.M. = PROFESSIONAL SURVEYOR BY PARKER-KALON
  - PK. = NATL MANUFACTURED BY PARKER-KALON

**SURVEYOR'S NOTES:**

1. THIS SURVEY REPRESENTS A CONDOMINIUM SURVEY BASED UPON A BOUNDARY SURVEY PER STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE PUBLISHED TO SECTION 474.03, FLORIDA STATUTES.
2. IMPROVEMENTS SUCH AS BUT NOT LIMITED TO, SUBSURFACE UTILITIES, CHANNELS, WELLS, LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITTEE OR ANY OTHER TITLE INFORMATION. NEITHER BRUSH/ALLEN LAND SURVEYING, NOR THE SURVEYOR, HAS PERFORMED A TITLE SURVEY, NOR HAS ANY INVESTIGATION BEEN MADE FOR ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
7. LIMITED COMMON ELEMENTS (LCE) ARE DENIED IN THE DECLARATION OF CONDOMINIUM, AS SHOWN ON THIS MAP.

**CURVE TABLE**

NO.	PC/UBS	DELTA	ARC	CHORD	CHORD BEARING
1	2320.00	72°05'33"	32°27'	20.417'	N 51°41'14"W
2	2320.00	72°05'33"	141°00'	126.885'	N 26°23'48"E
3	2320.00	25°05'20"	189°48'	80.389'	N 77°28'07"W
4	2320.00	25°05'20"	113°27'	113.217'	N 18°30'32"W
5	2320.00	25°05'20"	136°55'	39.414'	N 34°40'40"E
6	2320.00	08°20'41"	44°07'	42.733'	N 24°25'59"E
7	2322.00	08°20'41"	50°40'	51.326'	N 32°25'59"E
8	2322.00	08°20'41"	91°00'	81.810'	N 57°03'17"E
9	2322.00	08°20'41"	91°00'	81.810'	N 92°32'33"E
10	2322.00	08°20'41"	38°03'	38.918'	N 97°41'50"E
11	2322.00	08°20'41"	38°03'	38.918'	N 91°36'24"E
12	2322.00	08°20'41"	32°28'	32.967'	N 92°32'33"E
13	2322.00	08°20'41"	24°29'	24.629'	N 90°57'14"E
14	2322.00	08°20'41"	24°29'	24.629'	N 84°51'17"E
15	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
16	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
17	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
18	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
19	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
20	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
21	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
22	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
23	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
24	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
25	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
26	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
27	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
28	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
29	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
30	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
31	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
32	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
33	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
34	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
35	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
36	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
37	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
38	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E
39	2322.00	08°20'41"	24°29'	24.629'	N 81°36'24"E
40	2322.00	08°20'41"	24°29'	24.629'	N 80°57'14"E

Prepared by:  
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