

*original*

SURVEYOR'S CERTIFICATE  
FOR  
PORT ROYAL CONDOMINIUM

STATE OF FLORIDA  
COUNTY OF BREVARD

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

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 17TH DAY OF JUNE, 1985, A.D.

ALLEN ENGINEERING, INC.

BY:

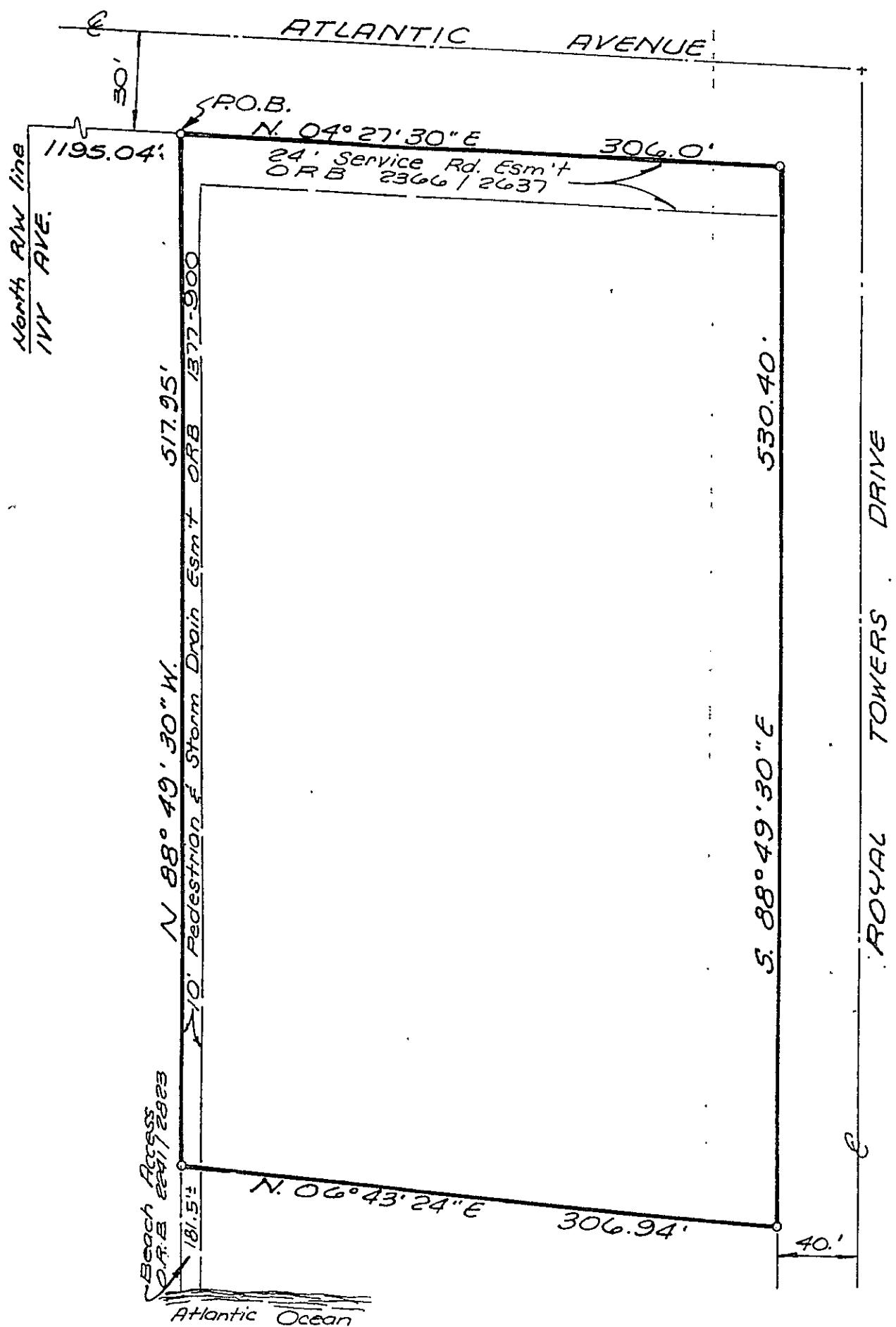
*John R. Campbell*  
JOHN R. CAMPBELL  
PROFESSIONAL LAND SURVEYOR  
NO. 2351 STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME  
AS TO "JOHN R. CAMPBELL", THIS 17TH  
DAY OF JUNE, 1985, A.D.

*Gloria D. McLeroy*  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: AUGUST 23, 1985

# PORT ROYAL CONDOMINIUM

## SKETCH OF SURVEY



NOTE: SEE SHEET 4 FOR LEGAL DESCRIPTION AND CERTIFICATION.

Rev. 3-15-85 Correct Dimension

ALLEN ENGINEERING, INC.  
COCOA BEACH, FLORIDA  
May 24, 1985

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PAGE

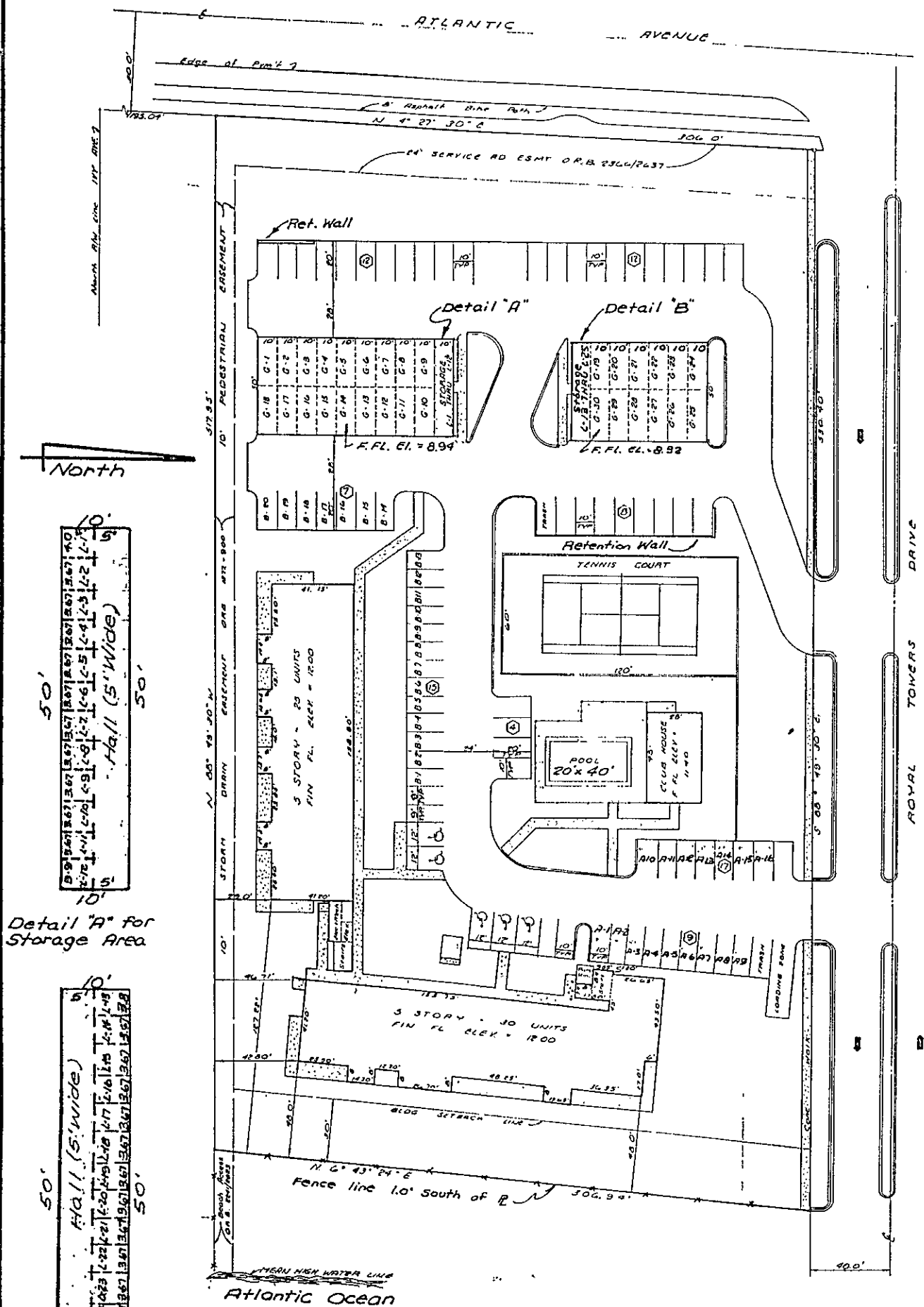
SHEET 2

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2167

# PORT ROYAL CONDOMINIUM

## GRAPHIC PLOT PLAN



NOTE: SEE SHEET 4 FOR NOTES CONCERNING THIS PLAN, LEGAL DESCRIPTION AND CERTIFICATION.

ALLEN ENGINEERING, INC.  
COCA BEACH, FLORIDA  
May 24, 1985

OFF. REC. EXHIBIT "A"

[PAGE]

SHEET 3

Revised 6-17-85

2609

2168

# PORT ROYAL CONDOMINIUM

## SURVEYOR'S NOTES CONCERNING THE GRAPHIC PLOT PLAN:


1. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM. REFER TO SHEETS 5 THROUGH 14 FOR THE LOCATION OF THE UNITS WITHIN THE BUILDING.
3. THE COVERED PARKING SPACES (LABELED G-1 THROUGH G-30) ARE COMMON ELEMENTS WHOSE USE IS LIMITED TO CERTAIN UNITS AS SET FORTH IN THE DECLARATION. THE COVERED PARKING SPACES ARE 10.0' X 25.0'. THE STORAGE AREAS (LABELED L-1 THROUGH L-25) ARE COMMON ELEMENTS WHOSE USE IS LIMITED TO CERTAIN UNITS AS SET FORTH IN THE DECLARATION.
4. THE SWIMMING POOL, TENNIS COURT AND RECREATION BUILDING ARE COMMON ELEMENTS OF THE CONDOMINIUM.
5. THIS EXHIBIT WAS PREPARED UNDER THE SUPERVISION OF JOHN R. CAMPBELL, P.L.S. THE INFORMATION SHOWN WAS TAKEN FROM AN AS BUILT SURVEY OF THE SITE BY ALLEN ENGINEERING, INC.

## LEGAL DESCRIPTION

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 25 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A, A 100 FOOT WIDE RIGHT OF WAY, AND THE NORTH RIGHT OF WAY LINE OF IVY AVENUE AS SHOWN ON THE PLAT OF YOUNG AND METZNER REALTY CO., INC., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10 AT PAGE 14 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN N4°27'30"E ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A FOR A DISTANCE OF 1195.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N4°27'30"E 306.00 FEET ALONG SAID EAST RIGHT OF WAY LINE; THENCE RUN S88°49'30"E 530.40 FEET; THE PREVIOUS COURSE BEING PARALLEL WITH IVY AVENUE; THENCE RUN S6°43'24"W 306.94 FEET; THENCE RUN N88°49'30"W 517.95 FEET TO THE POINT OF BEGINNING, CONTAINING 3.675 ACRES.

## CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS ADOPTED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS.

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

ALLEN ENGINEERING, INC.  
COCA BEACH, FLORIDA  
May 24, 1985

OFF. REC.

EXHIBIT "A"

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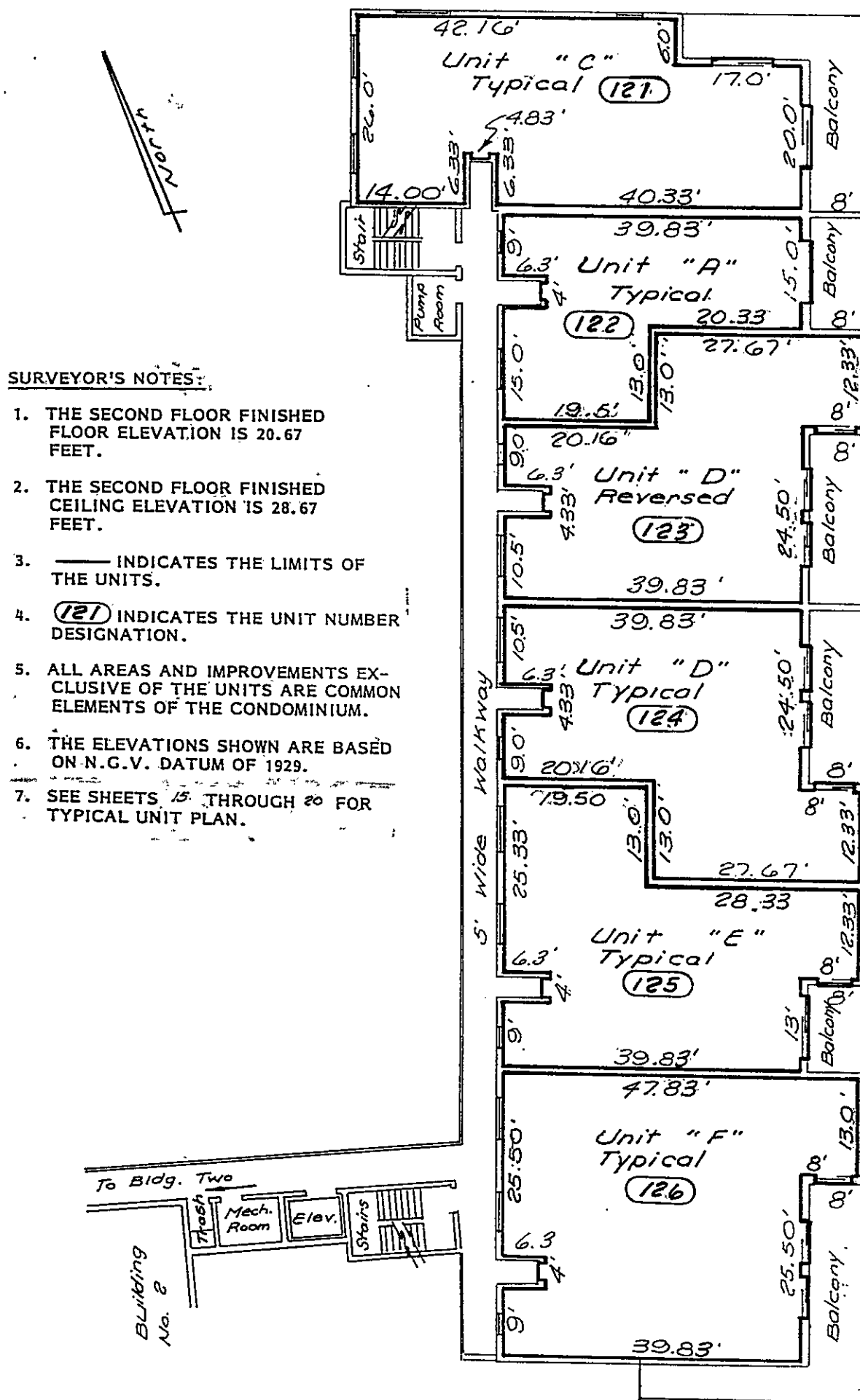
SHEET 4

2609

2169



# PORT ROYAL CONDOMINIUM



## SURVEYOR'S NOTES:

1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 20.67 FEET.
2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 28.67 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (121) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. SEE SHEETS 15 THROUGH 20 FOR TYPICAL UNIT PLAN.

## BUILDING # 1 FLOOR PLAN - SECOND FLOOR

ALLEN ENGINEERING, INC.  
COCA BEACH, FLORIDA  
May 24, 1985

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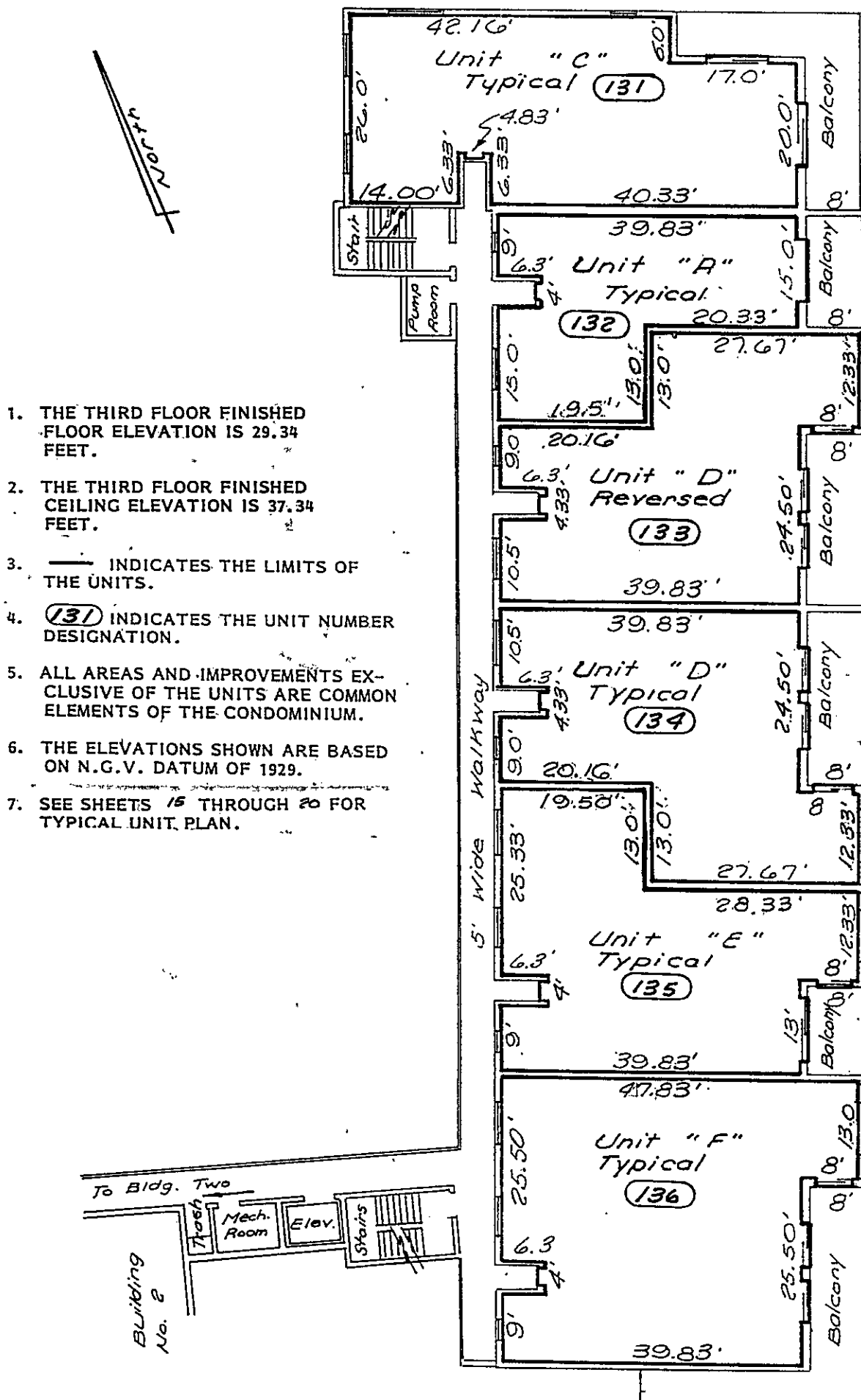
EXHIBIT "A" (PAGE)

SHEET 6

2609

2171

# PORT ROYAL CONDOMINIUM

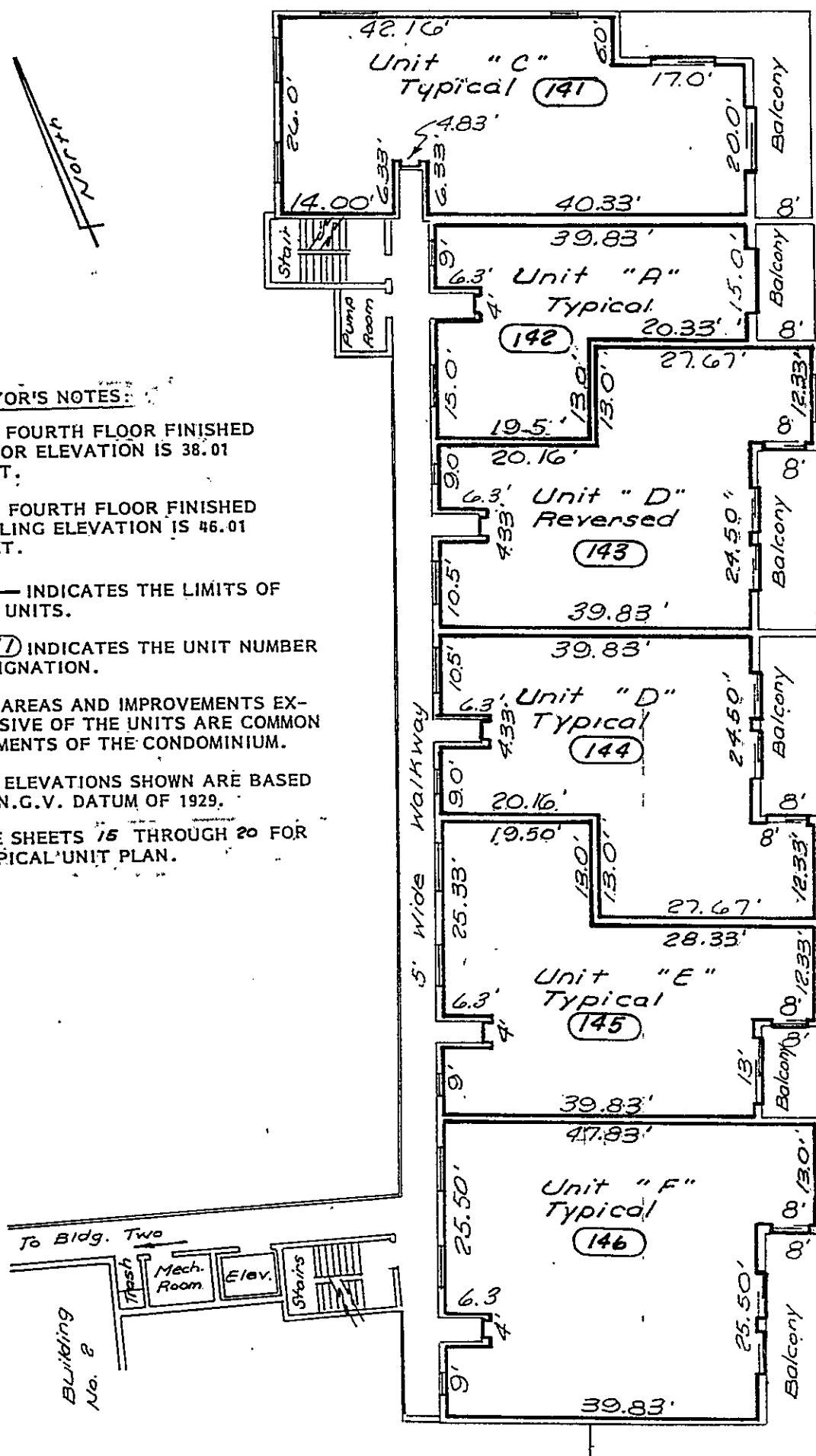


## BUILDING # 1 FLOOR PLAN - THIRD FLOOR.

# PORT ROYAL CONDOMINIUM

## SURVEYOR'S NOTES:

1. THE FOURTH FLOOR FINISHED FLOOR ELEVATION IS 38.01 FEET.
2. THE FOURTH FLOOR FINISHED CEILING ELEVATION IS 46.01 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (141) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. SEE SHEETS 15 THROUGH 20 FOR TYPICAL UNIT PLAN.



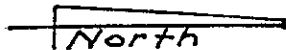
## BUILDING # 1 FLOOR PLAN - FOURTH FLOOR.



NOTE

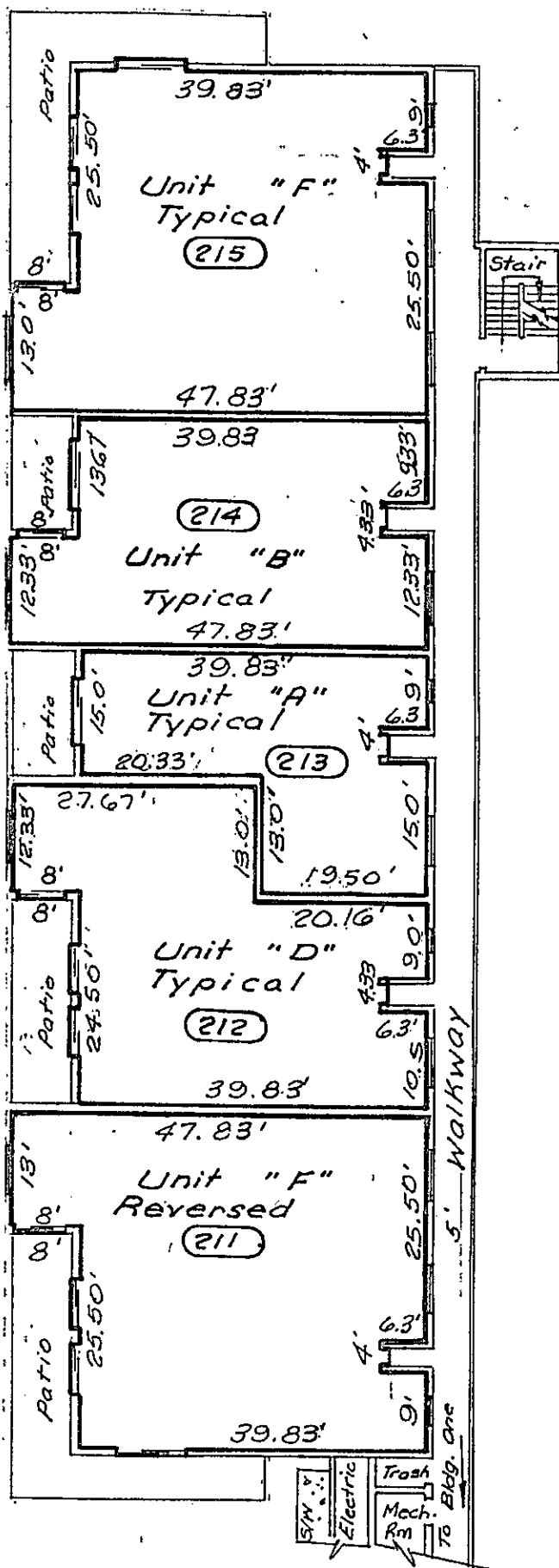
FLOORS - 1-5 SAME FLOOR PLAN

# PORT ROYAL CONDOMINIUM



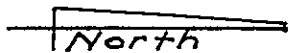
## SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 12.00 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 20.00 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (211) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. SEE SHEETS 15 THROUGH 20 FOR TYPICAL UNIT PLAN.



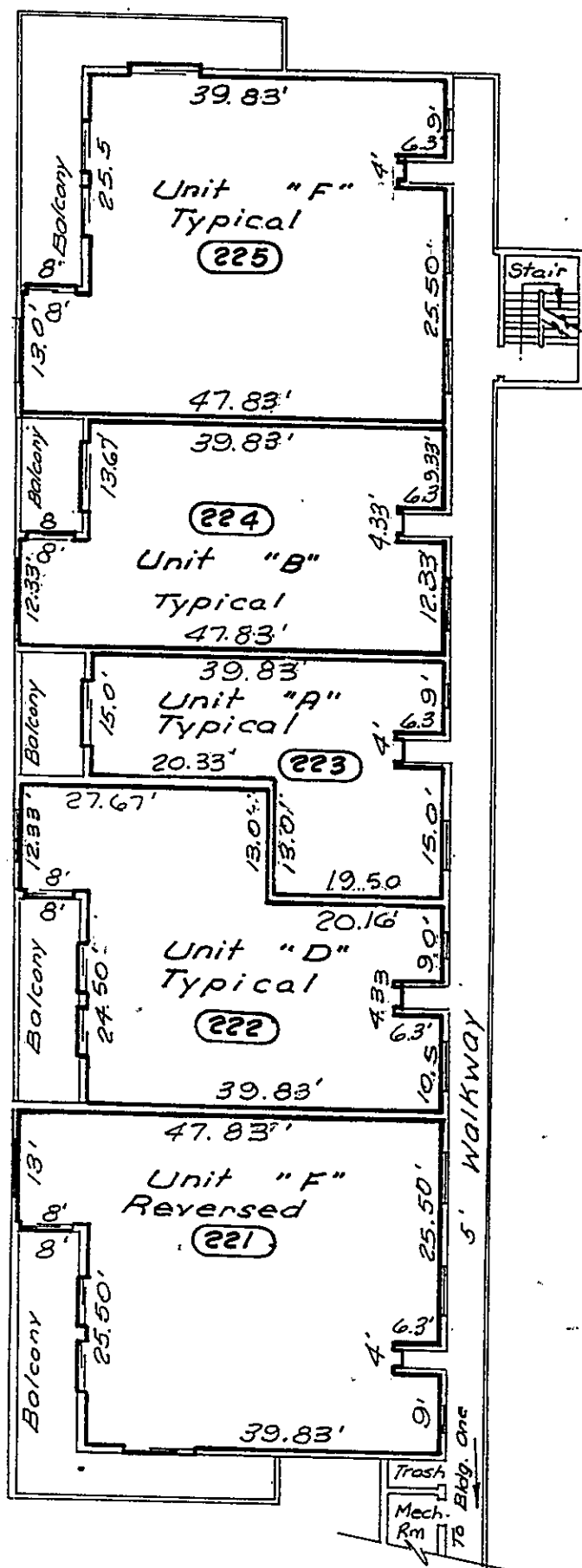
## BUILDING # 2 FLOOR PLAN - FIRST FLOOR

# PORT ROYAL CONDOMINIUM



## SURVEYOR'S NOTES:

1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 20.67 FEET.
2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 28.67 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (221) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. SEE SHEETS 15 THROUGH 20 FOR TYPICAL UNIT PLAN.



## BUILDING # 2 FLOOR PLAN - SECOND FLOOR

ALLEN ENGINEERING, INC.  
Cocoa Beach, Florida  
May 24, 1985

EXHIBIT "A"

SHEET 11

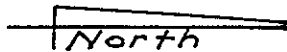
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2609

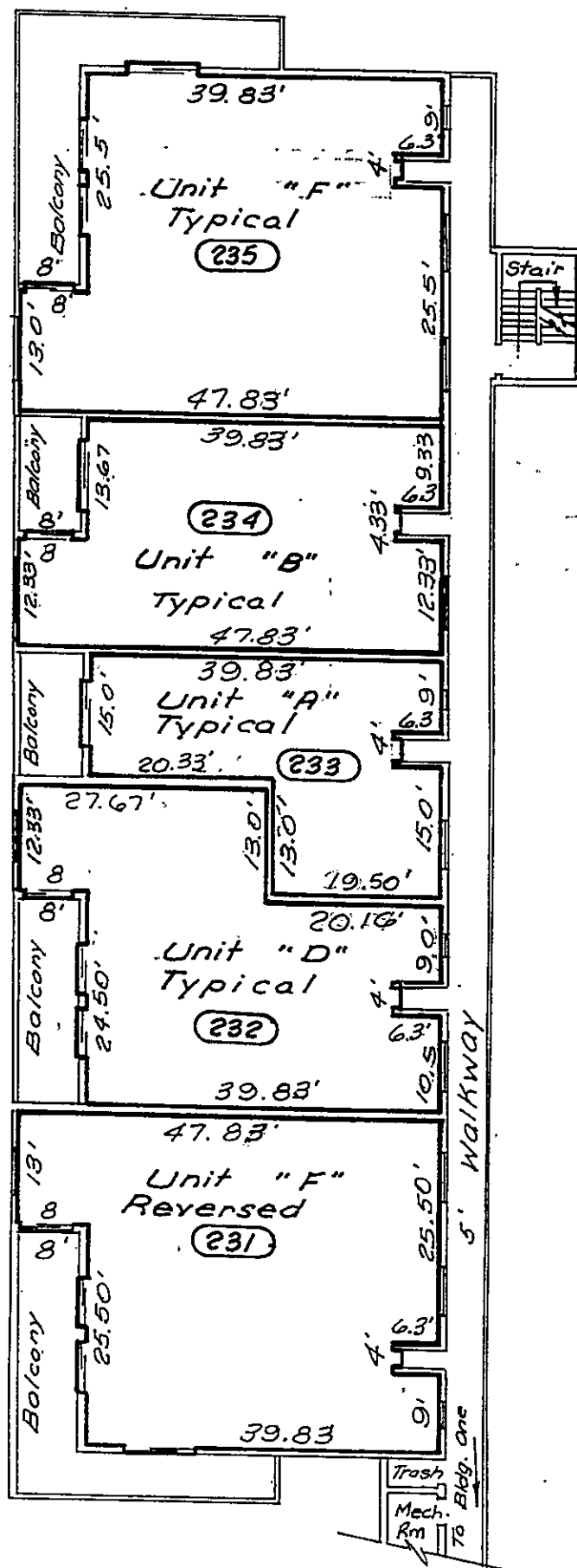
2176

# PORT ROYAL CONDOMINIUM



## SURVEYOR'S NOTES:

1. THE THIRD FLOOR FINISHED FLOOR ELEVATION IS 29.34 FEET.
2. THE THIRD FLOOR FINISHED CEILING ELEVATION IS 37.34 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (231) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. SEE SHEETS 15 THROUGH 20 FOR TYPICAL UNIT PLAN.



## BUILDING # 2 FLOOR PLAN - THIRD FLOOR

ALLEN ENGINEERING, INC.  
COCA BEACH, FLORIDA  
May 24, 1985

EXHIBIT "A"

SHEET 12

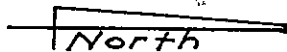
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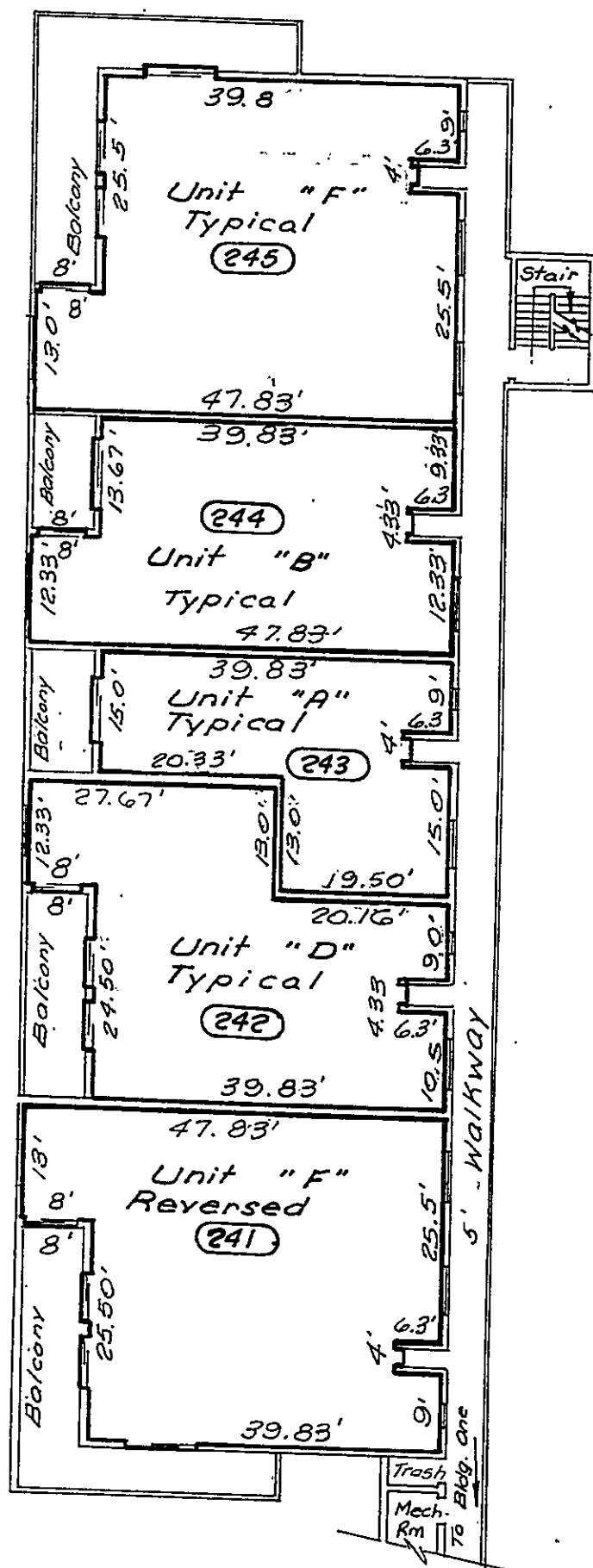
2177

# PORT ROYAL CONDOMINIUM



## SURVEYOR'S NOTES:

1. THE FOURTH FLOOR FINISHED FLOOR ELEVATION IS 38.01 FEET.
2. THE FOURTH FLOOR FINISHED CEILING ELEVATION IS 46.01 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (241) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. SEE SHEETS 15 THROUGH 20 FOR TYPICAL UNIT PLAN.



BUILDING # 2

FLOOR PLAN - FOURTH FLOOR

ALLEN ENGINEERING, INC.  
COCOA BEACH, FLORIDA  
May 24, 1985

EXHIBIT "A"

SHEET 13

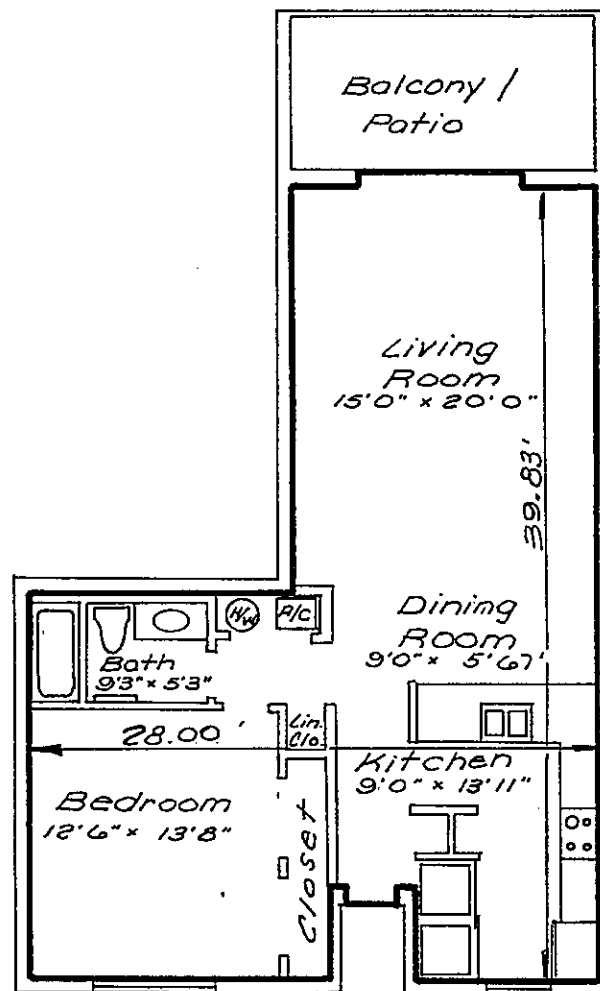
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2609

2178

# PORT ROYAL CONDOMINIUM

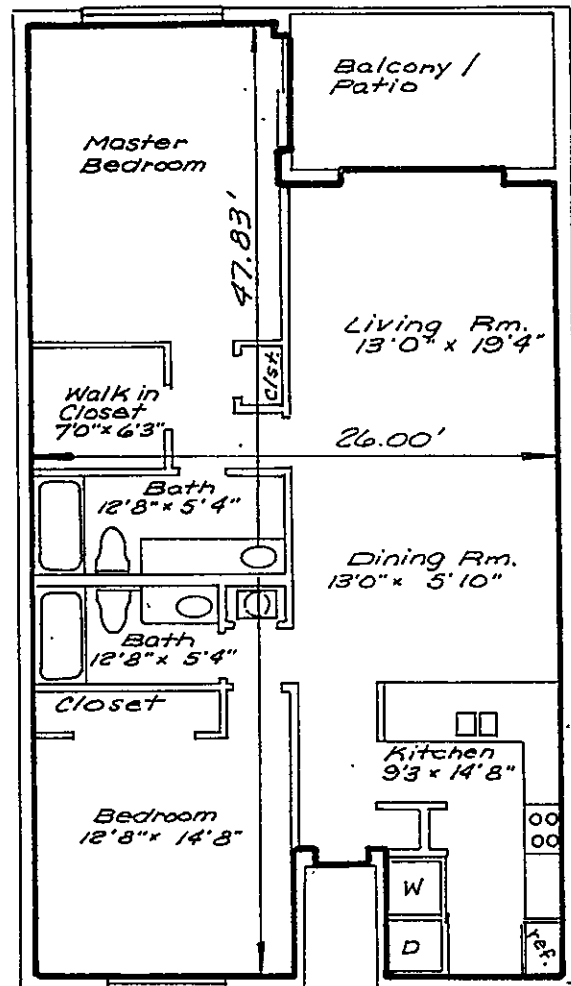


## TYPICAL "A" UNIT

### SURVEYOR'S NOTES

1. ——— INDICATES THE LIMIT OF THE UNIT.
2. ALL AREAS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUMS.
3. THE BALCONY OR PATIO SHOWN IS A COMMON ELEMENT LIMITED TO THE USE OF THE ADJACENT LOT.
4. THIS UNIT IS REPRESENTATIONAL. THE DIMENSIONS SHOWN MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLANS ON SHEETS 5 THROUGH 14 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.

# PORT ROYAL CONDOMINIUM

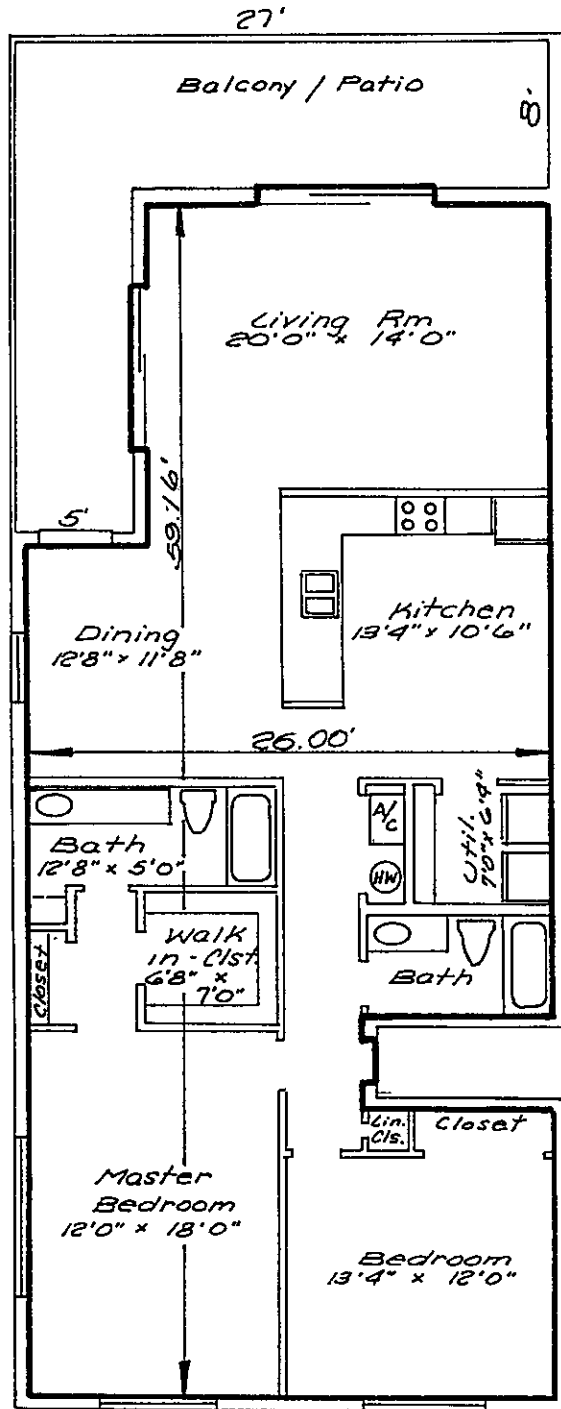


## TYPICAL "B" UNIT

### SURVEYOR'S NOTES

1. ——— INDICATES THE LIMIT OF THE UNIT.
2. ALL AREAS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUMS.
3. THE BALCONY OR PATIO SHOWN IS A COMMON ELEMENT LIMITED TO THE USE OF THE ADJACENT LOT.
4. THIS UNIT IS REPRESENTATIONAL. THE DIMENSIONS SHOWN MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLANS ON SHEETS 5 THROUGH 14 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.

# PORT ROYAL CONDOMINIUM



## TYPICAL "C" UNIT

SURVEYOR'S NOTES

1.  INDICATES THE LIMIT OF THE UNIT.
2. ALL AREAS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUMS.
3. THE BALCONY OR PATIO SHOWN IS A COMMON ELEMENT LIMITED TO THE USE OF THE ADJACENT LOT.
4. THIS UNIT IS REPRESENTATIONAL. THE DIMENSIONS SHOWN MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLANS ON SHEETS 5 THROUGH 14 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.

ALLEN ENGINEERING, INC.  
COCOA BEACH, FLORIDA  
May 24, 1985

EXHIBIT "A"

SHEET 17

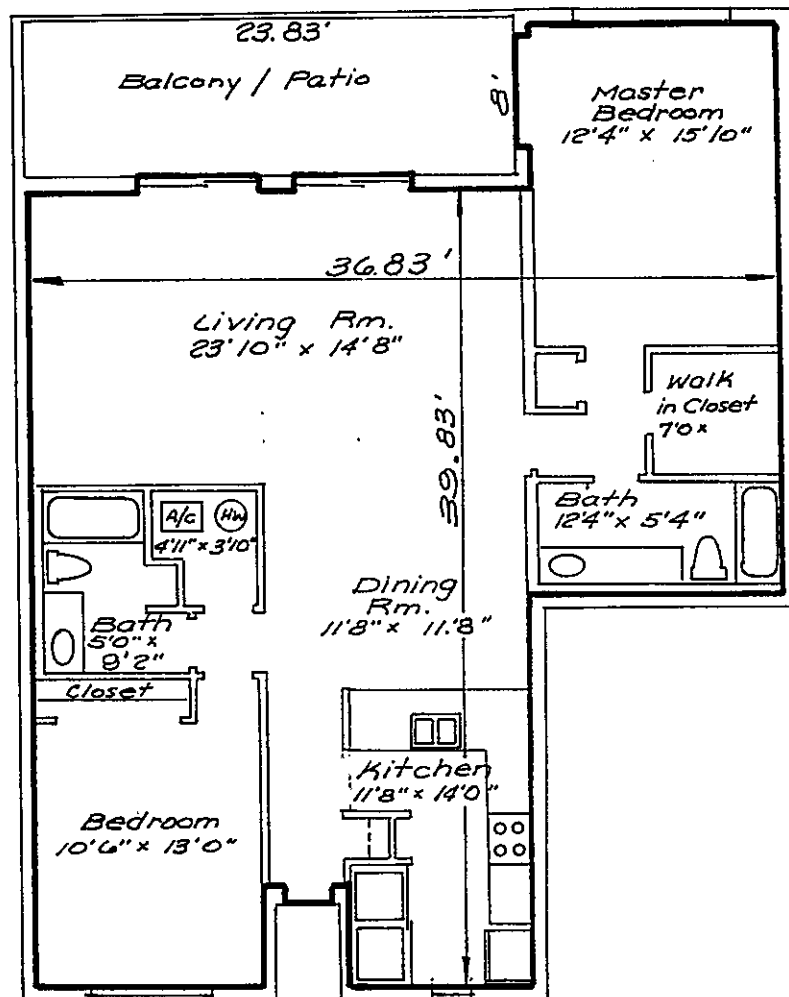
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2182

# PORT ROYAL CONDOMINIUM



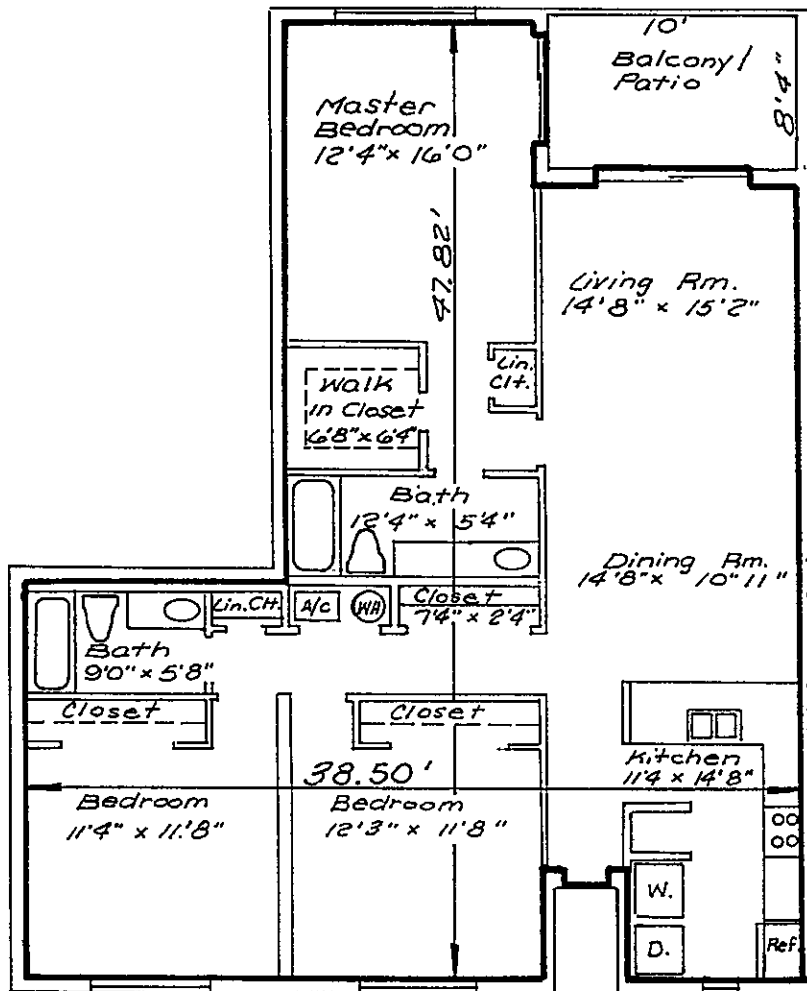
## TYPICAL "D" UNIT

### SURVEYOR'S NOTES

1. ——— INDICATES THE LIMIT OF THE UNIT.
2. ALL AREAS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUMS.
3. THE BALCONY OR PATIO SHOWN IS A COMMON ELEMENT LIMITED TO THE USE OF THE ADJACENT LOT.
4. THIS UNIT IS REPRESENTATIONAL. THE DIMENSIONS SHOWN MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLANS ON SHEETS 5 THROUGH 14 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.



# PORT ROYAL CONDOMINIUM



## TYPICAL "E" UNIT

### SURVEYOR'S NOTES

1. ——— INDICATES THE LIMIT OF THE UNIT.
2. ALL AREAS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUMS.
3. THE BALCONY OR PATIO SHOWN IS A COMMON ELEMENT LIMITED TO THE USE OF THE ADJACENT LOT.
4. THIS UNIT IS REPRESENTATIONAL. THE DIMENSIONS SHOWN MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLANS ON SHEETS 5 THROUGH 14 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.