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INSTRUMENT # 2006116145 5 PGS
2006 JUN 23 06:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCATHEY Receipt#800222

SECOND AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
KENSINGTON PRESERVE OF ST. ANDREWS EAST AT THE PLANTATION



PURSUANT to Section 718.403, Florida Statutes, and the provisions of the Declaration of Condominium of Kensington Preserve of St. Andrews East at the Plantation, as recorded in the Official Records at Instrument #2005244388, as amended, Public Records of Sarasota County, Florida, SAP Panther Development, Inc., a Florida corporation, hereby amends said Declaration of Condominium for the purpose of submitting Phase 3 to condominium ownership as a part of Kensington Preserve of St. Andrews East at the Plantation, a Condominium. Phase 3 is more particularly described in the Condominium Plat of Kensington Preserve of St. Andrews East at the Plantation, attached as Exhibit "A" to said Declaration of Condominium and recorded in Condominium Book 38, Page 23, Public Records of Sarasota County, Florida. The condominium Plat also contains an identification of each unit in Phase 3, a graphic description of the improvements in which such units are located and a plot plan thereof, a survey of Phase 3, and a certificate of surveyor in conformance with Section 718.104(4)(e), Florida Statutes. By this Amendment, the common elements of Phase 3 are merged with the common elements of existing phases and hereby becomes part of one condominium known as Kensington Preserve of St. Andrews East at the Plantation. Commencing with the recording of this Amendment in the Public Records, each condominium unit will have a 1/24 share in the common elements, common expenses, and common surplus of the condominium, so that each condominium unit will share equally with all other condominium units in Kensington Preserve of St. Andrews East at the Plantation. Developer further amends said survey and plot plan in accordance with the Certificate of Surveyor attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Developer has caused this Amendment to be executed in its name this 21st day of June, 2006.

Witnesses:

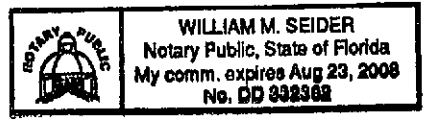
[Signature]
Signature of Witness
W M Seider
Print Name of Witness

SAP PANTHER DEVELOPMENT, INC.
a Florida corporation
By: [Signature]
Stephen E. Lattmann
As its President

[Signature]
Signature of Witness
Kathleen R. Seider
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21st day of June, 2006, by STEPHEN E. LATTMANN, as President of SAP PANTHER DEVELOPMENT, INC., Florida corporation, on behalf of the corporation. The above-named person is personally known to me.



(Seal)

[Signature]
Notary Public

Print or type name of Notary Public
I am a Notary Public of the State of Florida and my commission expires on _____

Prepared by and return to:
William M. Seider, Esquire ✓
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236

JRI Engineering, Inc.

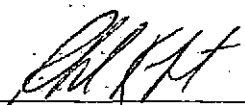
Site Planning and Engineering Surveying & Mapping Aerial Photography and Photogrammetry Services

CERTIFICATE OF SURVEYOR

I, the undersigned Registered Land Surveyor, hereby certify the following:

1. This certificate is made with respect to Building 1714, being Units 101-104 and 201-204 of Phase 3, Kensington Preserve of St. Andrews East at the Plantation, a condominium shown on the Condominium plat recorded in Condominium Book 38, Pages 23 -23E, Public Records of Sarasota County, Florida.
2. The Construction of the improvements for said Units are substantially complete.
3. The plat, together with the provisions of the Declaration describing the Condominium Property, is an accurate representation of the location and dimensions of said Unit.
4. The identification, location and dimensions of the common elements and of each such Unit can be determined from the plat and the provisions of said Declaration.
5. All planned improvements, including, but not limited to, landscaping, utility services and access to said Units, and common element facilities, serving the building in which said Unit is located have been substantially completed.

JRI ENGINEERING, INC.
LICENSED SURVEYOR BUSINESS NO. 6673


Date: 6/14/06

Ronald Kerfoot
Florida Surveyor Certificate No. 2994

JRI ENGINEERING, INC.
2328 Hancock Bridge Parkway, Suite 114
Cape Coral, Florida 33990
Phone: 239-458-5544

SHEET 1 OF 4

BUILDING 1714- COORD A
N=17993.57
E=13243.17

COORD B
N=17862.77
E=13217.45



ROCKLEY BOULEVARD (120' R/W)
50' INGRESS/EGRESS
DRAINAGE AND UTILITY
EASEMENT
DRAINAGE
EASEMENT

R=1007.00'
A=61.29'
Δ=03°29'14"
C=61.28'
CB=N12°44'40"E

R=88.00'
A=44.38'
Δ=28°53'44"
C=43.91'
CB=N25°26'54"E

CELTIC DRIVE

N11°00'02"E
53.36'

TRACT B
N39°53'46"E
39.60'

148.73'
N76°29'58"W
76.92' 92N

POINT OF BEGINNING
PHASE 3

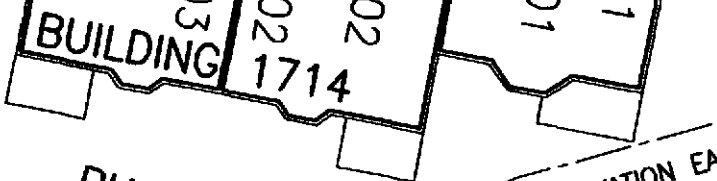
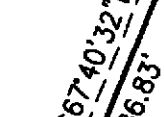
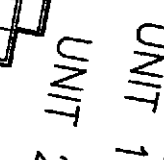
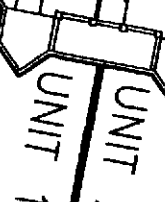
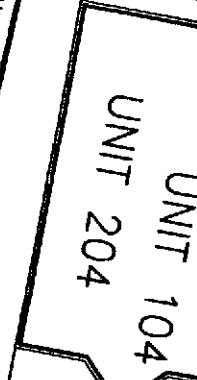
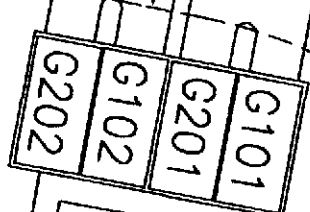
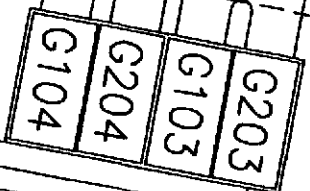
22.78'
S17°03'47"W
S32°34'34"W
26.99'

PHASE 3

15' CONSERVATION EASEMENT
S15°21'44"E
48.50'

S67°40'32"E
86.83'

S16°23'35"W
53.73'
S25°48'15"E
45.63'



- LEGEND**
- L.C.E. LIMITED COMMON ELEMENT
 - G GARAGE
 - COORD COORDINATE
 - R RADIUS
 - A ARC LENGTH
 - Δ CENTRAL ANGLE
 - C CHORD LENGTH
 - CB CHORD BEARING
 - R/W RIGHT OF WAY

JRI ENGINEERING, INC.
LICENSED SURVEYOR BUSINESS NO. 6673

[Signature] 6/14/06

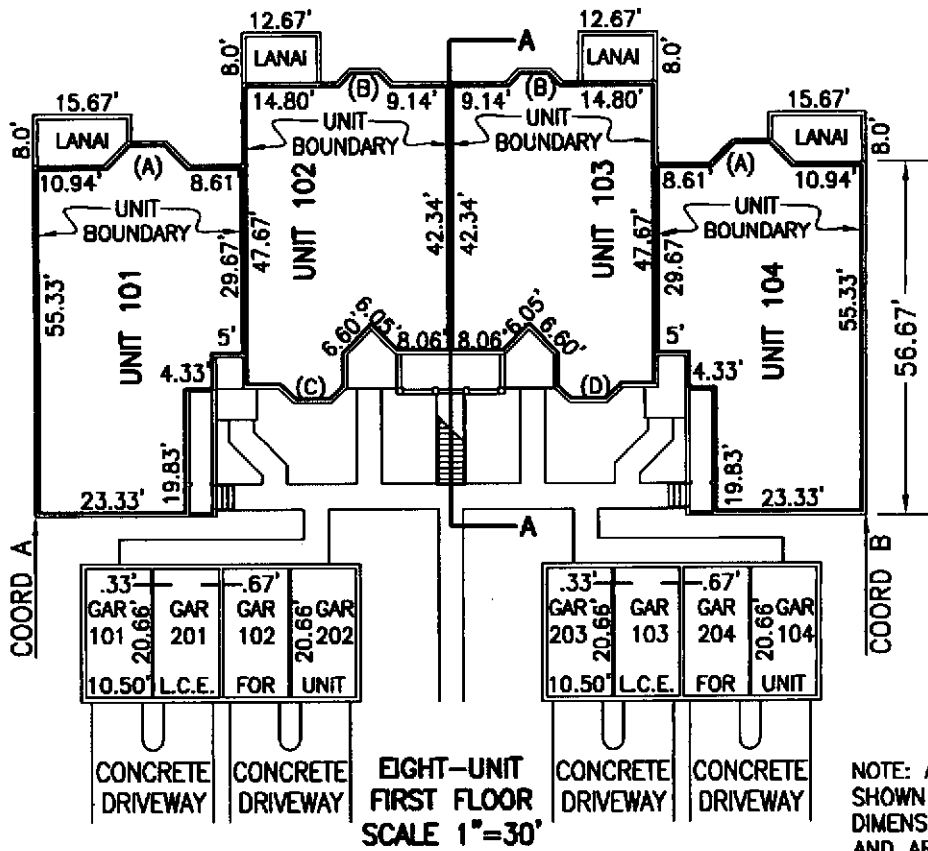
RONALD KERFOOT
FLORIDA REGISTERED LAND SURVEYOR NO. 2994

UNITS 101-104 AND 201-204
BUILDING 1714, PHASE 3, "RECORD" FLOOR PLAN

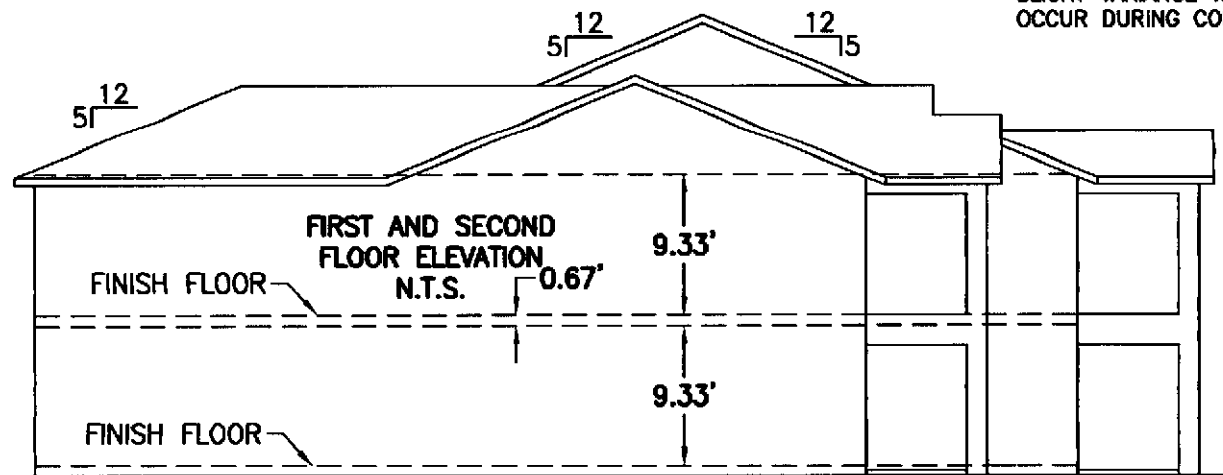
JRI Engineering, Inc. KENSINGTON PRESERVE OF ST. ANDREWS EAST AT THE PLANTATION
A CONDOMINIUM
SARASOTA COUNTY, FLORIDA

Planning Engineering Surveying Aerial Photography & Photogrammetry Services

2328 Hancock Bridge Parkway, Suite. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jriengineeringinc.com
Surveying Business Certificate of Authorization No. 6673



NOTE: ALL UNIT DIMENSIONS SHOWN REFER TO INSIDE DIMENSIONS OF THE UNIT AND ARE SUBJECT TO SLIGHT VARIANCE WHICH MAY OCCUR DURING CONSTRUCTION



TYPICAL ELEVATIONS

UNITS 101-104 AND 201-204
 BUILDING 1714, PHASE 3, "RECORD" FLOOR PLAN
 KENSINGTON PRESERVE OF ST. ANDREWS EAST AT THE PLANTATION
 A CONDOMINIUM
 SARASOTA COUNTY, FLORIDA

LEGEND

- L.C.E. LIMITED COMMON ELEMENT
- GAR GARAGE
- COORD COORDINATE

JRI Engineering, Inc.

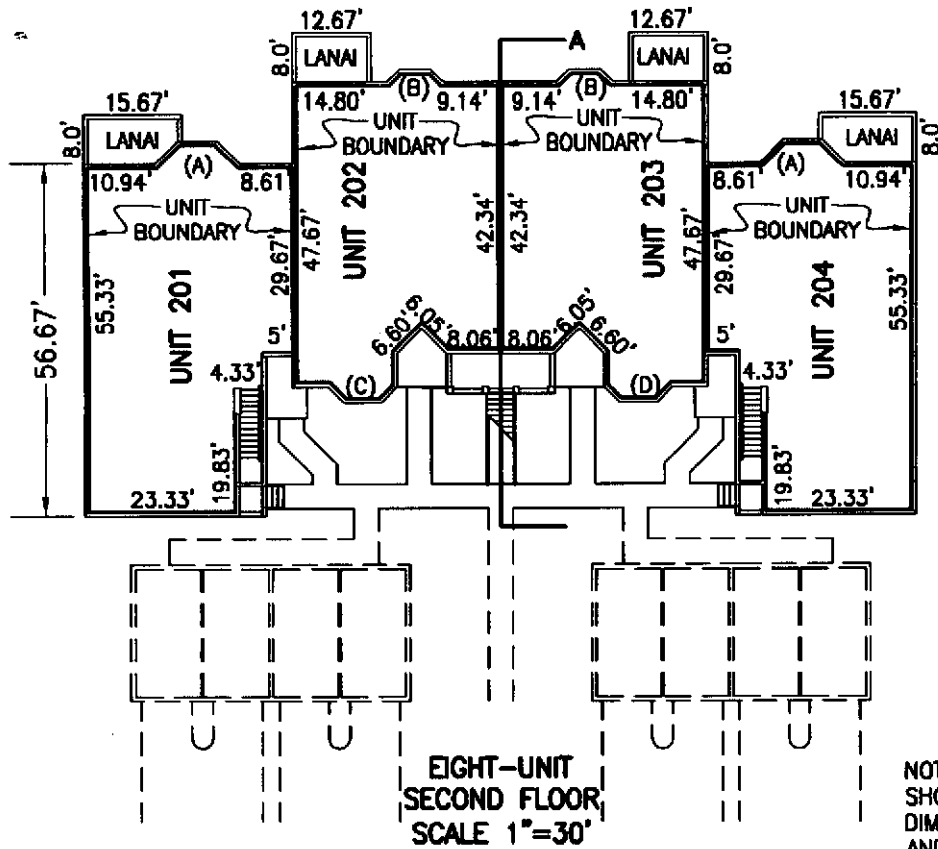
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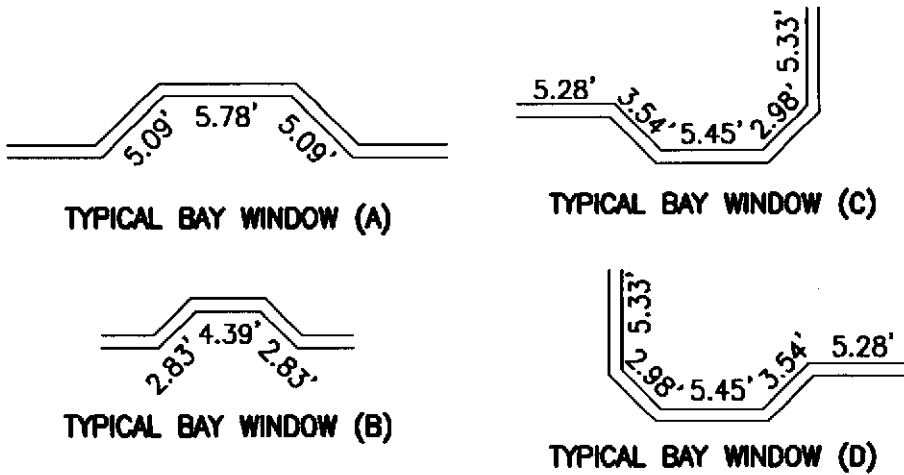
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