

EXHIBIT C TO THE DECLARATION OF
TopSail Village, A Condominium

(Survey)

PAGE 1 OF 2 PAGES

NOTE: The construction of the condominium is not substantially complete at this time. This Declaration is being recorded as authorized under Section 718.104 (e), Florida Statutes. When the construction of the condominium is substantially completed, the Declaration of Condominium of TopSail Village, a Condominium shall be amended by the Developer to include a survey and a certificate in accordance with Section 718.104(4)(e), Florida Statutes.

TOPSAIL VILLAGE
A CONDOMINIUM
SECTION 32, TOWNSHIP 2 SOUTH, RANGE 21 WEST,
WALTON COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF Walton

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared Daryl Burgis, after first being cautioned and sworn, deposes and says:

1. That he is a duly registered surveyor under the laws of the State of Florida, his certificate of registration number being 4980.

2. That the construction of the improvements described by the survey and the graphic description of the improvements that consist of building 500 and all planned improvements of TopSail Village, a condominium, serving said building including but not limited to landscaping, utilities services and access to the units and common element facilities serving said building as set forth in the Declaration of a Condominium of TopSail Village, a condominium, have been substantially completed so that such material together with the provisions of the Declaration describing the condominium property is an accurate representation of and is in sufficient detail to show the relative location and approximate dimensions of the dimensions of such improvements, and the identification, location and approximate dimensions of the common elements and each unit can be determined from these materials.

3. That the construction of buildings 100, 200, 300, 400, 600, 700 and 800 are not substantially completed at the time of this certificate. When one or more of the said remaining buildings is substantially completed the declaration of condominium to which this survey is attached will be amended to reflect such substantial completion, as required by 718.104 (4) (e) Florida Statutes.

4. The roadway and parking areas are not complete, finished construction. However, their level of completeness does allow for vehicular access and parking associated with building 500.

5. The pool area Southwest of building 500 is substantially complete, but not filled with water.

6. Individual utilities to each unit within building 500 are not verified by the undersigning surveyor.

7. This Surveyor's Certificate is for TopSail Village, a condominium, under 718.104 (4) (e) Florida Statutes.

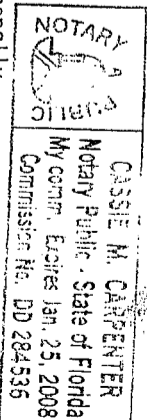
FURTHER AFFIANT SAITH NOT.

DARYL BURGIS
REGISTERED SURVEYOR NO. 4980

Daryl Burgis
May 3, 2005

STATE OF FLORIDA
COUNTY OF Walton

Sworn to and subscribed before me this 3 day of May, 2005, Daryl Burgis, who is _____ personally known to me or produced _____ as identification.



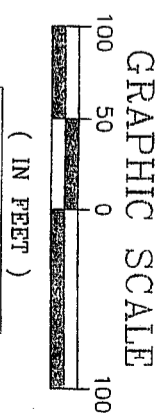
(SEAL)

Cassie M Carpenter
Notary Public

NOTICE:
 THE ACCEPTANCE, APPROVAL, AND SIGNING OF THIS PLAN WILL SERVE TO VACATE ANY
 ROADS, RIGHT OF WAYS, AND/OR EASEMENTS THAT EXIST BY VIRTUE OF ANY PRECEDING
 PLAN OVER THESE LANDS, EITHER RECORDED OR UNRECORDED, AS PER FLORIDA STATUTE
 177.101, THAT WILL NOW LIE WITHIN THE BOUNDARIES OF THIS PLAN AS ACCEPTED.

TOPSAIL VILLAGE A CONDOMINIUM SECTION 32, TOWNSHIP 2 SOUTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 2628, PAGE 2441
 (1000' TRAIL EASEMENT)



(IN FEET)

LINE #	BEARING	LENGTH
L1	S 87°37'28" W	45.85
L2	S 41°24'17" W	34.41
L3	N 49°55'43" E	24.00
L4	S 48°35'43" E	15.00
L5	N 41°24'17" W	52.00
L6	N 49°55'43" E	20.95
L7	N 41°24'17" W	28.00
L8	S 48°35'43" E	20.95
L9	S 41°24'17" W	13.04
L10	N 87°37'28" E	10.00

EAST LINE OF SECTION 32,
 TOWNSHIP 2 SOUTH, RANGE 21 WEST,
 WALTON COUNTY, FLORIDA

(SEE SHEET 2 OF 8)

SURVEY REPORT

1. BEGINNING SPERM HERON ARE REFERENCED TO THE NORTH LINE OF PARCEL, SAID LINE BEING NORTH 88°30'00" EAST.
2. THIS PARCEL IS LOCATED IN BLOCK 2, AND HUNTER'S STORE ELEVATION REQUIRED, AS OBTAINED BY SOLE FROM F.E.L.A., PARCEL NUMBER 12131 6682 F., PARCEL 928 OF 761, DATED MARCH 7, 2000, WALTON COUNTY, FLORIDA.
3. NO SURVEYING, ADJUNCTION LINES HAVE BEEN DETACHED BY DESOLD CONST ASSOCIATES, INC.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR TITLE INSURANCE POLICY, AND SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY DESOLD CONST ASSOCIATES INC.
5. APPARENT LINES ARE AS SHOWN.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
7. NO STRUCTURAL FOUNDATIONS BELOW THE SURFACE OF THE GRADED SEWER LOCATED.
8. OPENING SPREADS OF CONCRETE FOUNDATIONS, UTILITIES, SIGNS, ETCETERA, ARE ACCURATELY PLOTTED TO SCALE AND/OR DISCUSSED HEREIN.
9. NO UNDERGROUND UTILITIES OR UTILITY LINES WERE LOCATED.
10. ELEVATIONS SPERM HERON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1928).
11. SUBJECT TO "EASEMENT FOR ELECTRICALITY TO GROUND, AS RECORDED IN OFFICIAL RECORDS BOOK 2628, PAGE 2441, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
12. PARCEL IS SUBJECT TO AN EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2629, PAGE 1314 IN FAVOR OF CHELCO INC., WHICH IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

EMERALD COAST ASSOCIATES, INC.

4636 GULFSTAR DRIVE
 DESTIN, FLORIDA 32541
 PROJECT 99-127
 FILE: G:\PLA\TOPSAIL VILLAGE\FINAL-BLDG500\99-127AS.dwg

APPROXIMATE LIMITS OF CHELCO EASEMENT
 OFFICIAL RECORDS BOOK 2647, PAGE 1855

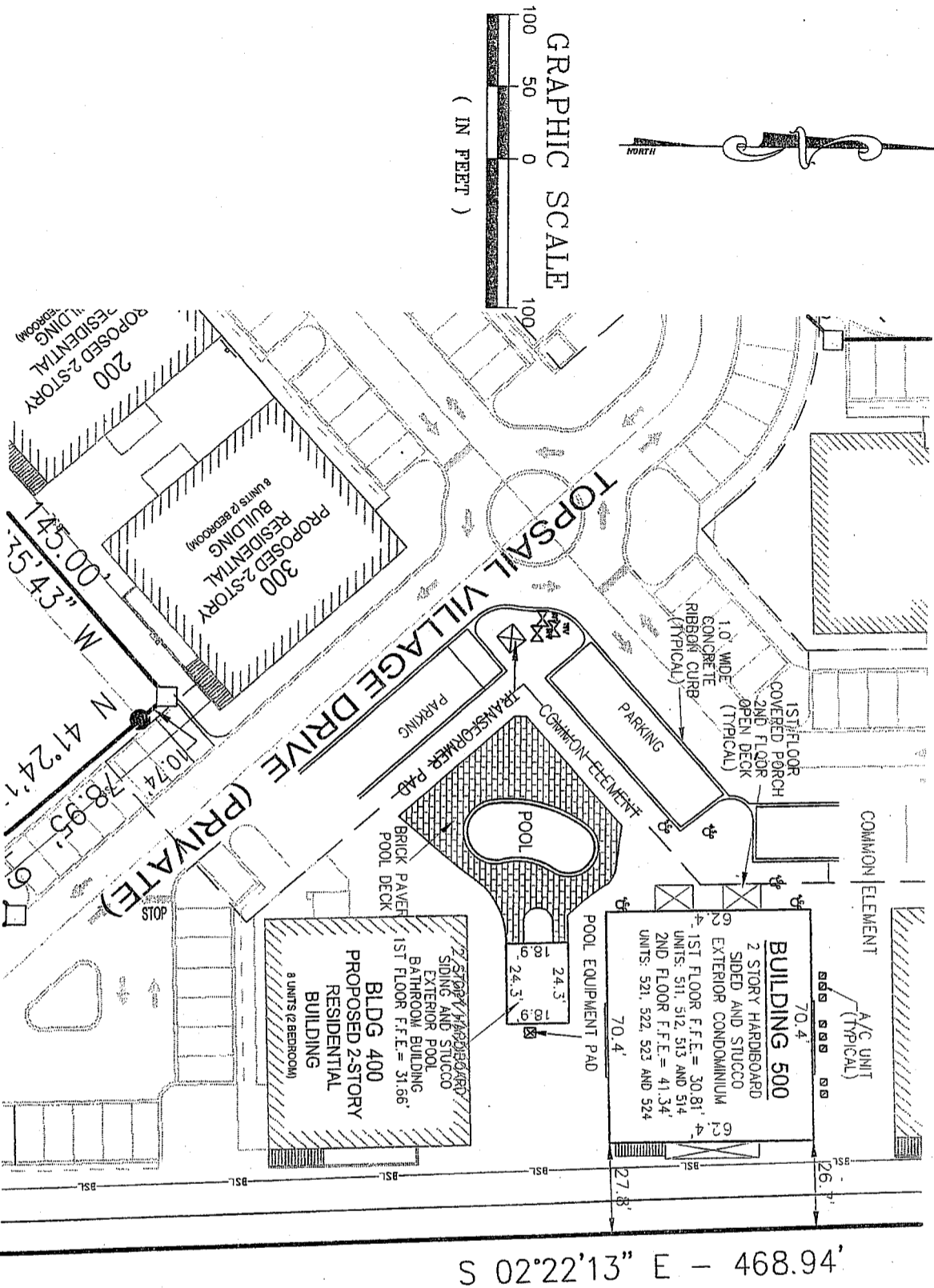
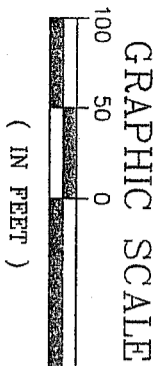
POINT OF BEGINNING

(1000' TRAIL EASEMENT)
 OFFICIAL RECORDS BOOK 2628, PAGE 2441

POINT OF COMMENCEMENT

SOUTHEAST CORNER OF SECTION 32, TOWNSHIP
 2 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA
 FOUND GENERAL LAND OFFICE CONCRETE MONUMENT

TOPSAIL VILLAGE
A CONDOMINIUM
 SECTION 32, TOWNSHIP 2 SOUTH, RANGE 21 WEST,
 WALTON COUNTY, FLORIDA.



LEGEND:

- = FOUND 1/2" CAPPED IRON ROD L.B. #3724
- = SET 4" BY 4" CONCRETE MONUMENT L.B. #3724, (PRM)
- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- A/C = AIR CONDITIONER
- F.F.E. = FINISHED FLOOR ELEVATION
- W = WATER VALVE
- ⊕ = FIRE HYDRANT
- ⊖ = SEWER CLEANOUT
- ⊙ = WATER STUBOUT

NOTICE:
 THE ACCEPTANCE, APPROVAL, AND SIGNING OF THIS PLAN WILL SERVE TO WAIVE ANY RIGHTS OF THE APPLICANT IN THE PROPERTY DESCRIBED HEREIN AND ANY INTERESTS IN THE PROPERTY DESCRIBED HEREIN. THESE RIGHTS WILL BE DEEMED TO HAVE BEEN WAIVED UPON THE DATE OF THE SIGNING OF THIS PLAN AS ACCEPTED.

EMERALD COAST ASSOCIATES, INC.
 4636 GULFSTAR DRIVE
 DESTIN, FLORIDA 32541
 PROJECT: 99-127
 FILE: G:\PLA\TOPSAIL VILLAGE\FINAL-BLDC5001_99-127AS.dwg

NOTICE:
 THE DISTANCE, BEARING, AND SIZES OF THIS PLAT WILL BE GIVEN TO LOCATE ANY
 POINTS, EITHER BY ANY MEANS, AND ASSUMES THAT THE PLAT WILL BE SET BY THE
 PLAT OWNER THESE LANDS, EITHER RECORDED OR UNRECORDED, AS PER FLORIDA STATUTE
 177.101, THAT WILL HOLD WITHIN THE BOUNDARIES OF THIS PLAT AS ACCEPTED.

TOPSAIL VILLAGE A CONDOMINIUM SECTION 32, TOWNSHIP 2 SOUTH, RANGE 21 WEST, WALTON COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 2628, PAGE 2441
 (10.00' TRAIL EASEMENT)

POINT OF BEGINNING
 (PARCEL #1)
 LESS AND EXCEPT PARCEL THAT IS NOT
 PART OF THE STAGE 1 ROWWAY

SECTION 32
 SECTION 33
 SECTION 34

GRAPHIC SCALE
 (IN FEET)



EAST LINE OF SECTION 32,
 TOWNSHIP 2 SOUTH,
 WALTON COUNTY, FLORIDA

LEGEND:

- # = NUMBER
- = DISTANCE NOT TO SCALE
- LB. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- A = ARC LENGTH
- R = RADIUS
- D = DELTA ANGLE
- B = CHORD BEARING
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- R/W = RIGHT OF WAY
- INC. = INCORPORATED
- OWG = DRAWING
- LI-117 = LINE IDENTIFICATION (SEE LINE TABLE)
- CI-C32 = CURVE IDENTIFICATION (SEE CURVE TABLE)
- N.A. = NOT APPLICABLE
- = LIMITS OF EASEMENT RECORDED IN
 OFFICIAL RECORDS BOOK 2647, PAGE 1855

LINE#	BEARING	LENGTH
L1	N 41°24'17" W	28.13'
L2	S 41°24'17" E	13.04'
L3	N 88°30'00" E	47.45'
L4	N 38°24'17" E	48.17'
L5	N 01°30'00" W	24.00'
L6	N 41°24'17" E	28.70'
L7	S 48°35'43" W	24.00'
L8	N 41°24'17" W	24.00'
L9	N 88°30'00" W	17.89'
L10	S 41°24'17" E	40.98'
L11	S 48°35'43" W	24.00'
L12	N 41°24'17" W	67.08'
L13	S 88°30'00" W	47.45'
L14	N 41°24'17" W	17.89'
L15	S 88°30'00" W	14.05'
L16	N 38°24'17" E	22.08'
L17	N 87°37'28" E	10.00'
L18	N 87°37'28" E	10.00'

CURVE TABLE

CURVE#	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.73'	49.00'	27°44'32"	N 74°37'44" E	23.49'
C2	15.71'	10.00'	90°00'00"	N 43°30'00" E	14.14'
C3	45.10'	100.00'	25°50'30"	S 78°34'48" E	44.72'
C4	45.10'	100.00'	25°50'30"	S 78°34'48" E	44.72'
C5	17.41'	25.00'	38°58'17"	N 63°27'08" E	8.47'
C6	17.41'	25.00'	38°58'17"	N 63°27'08" E	8.47'
C7	17.41'	25.00'	38°58'17"	N 63°27'08" E	8.47'
C8	17.41'	25.00'	38°58'17"	N 63°27'08" E	8.47'
C9	17.41'	25.00'	38°58'17"	N 63°27'08" E	8.47'
C10	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C11	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C12	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C13	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C14	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C15	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C16	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C17	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C18	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C19	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C20	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C21	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C22	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C23	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C24	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C25	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C26	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C27	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C28	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C29	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C30	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C31	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'
C32	10.79'	21.19'	11°12'12"	S 03°35'43" W	10.73'

POINT OF BEGINNING
 (PARCEL 3)
 LESS AND EXCEPT STAGE 1
 COMMUNITY PROPERTY ROADWAY
 (AND ROADWAY STAGE 1
 AND ROADWAY STAGE 1
 COMMUNITY PROPERTY)

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF SECTION 32, TOWNSHIP
 2 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA
 FOUND GENERAL LAND OFFICE CONCRETE MONUMENT

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF SECTION 32, TOWNSHIP
 2 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA
 FOUND GENERAL LAND OFFICE CONCRETE MONUMENT

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF SECTION 32, TOWNSHIP
 2 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA
 FOUND GENERAL LAND OFFICE CONCRETE MONUMENT

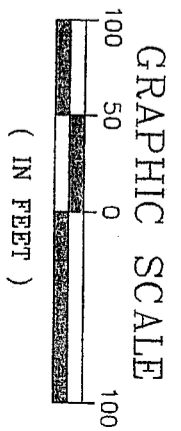
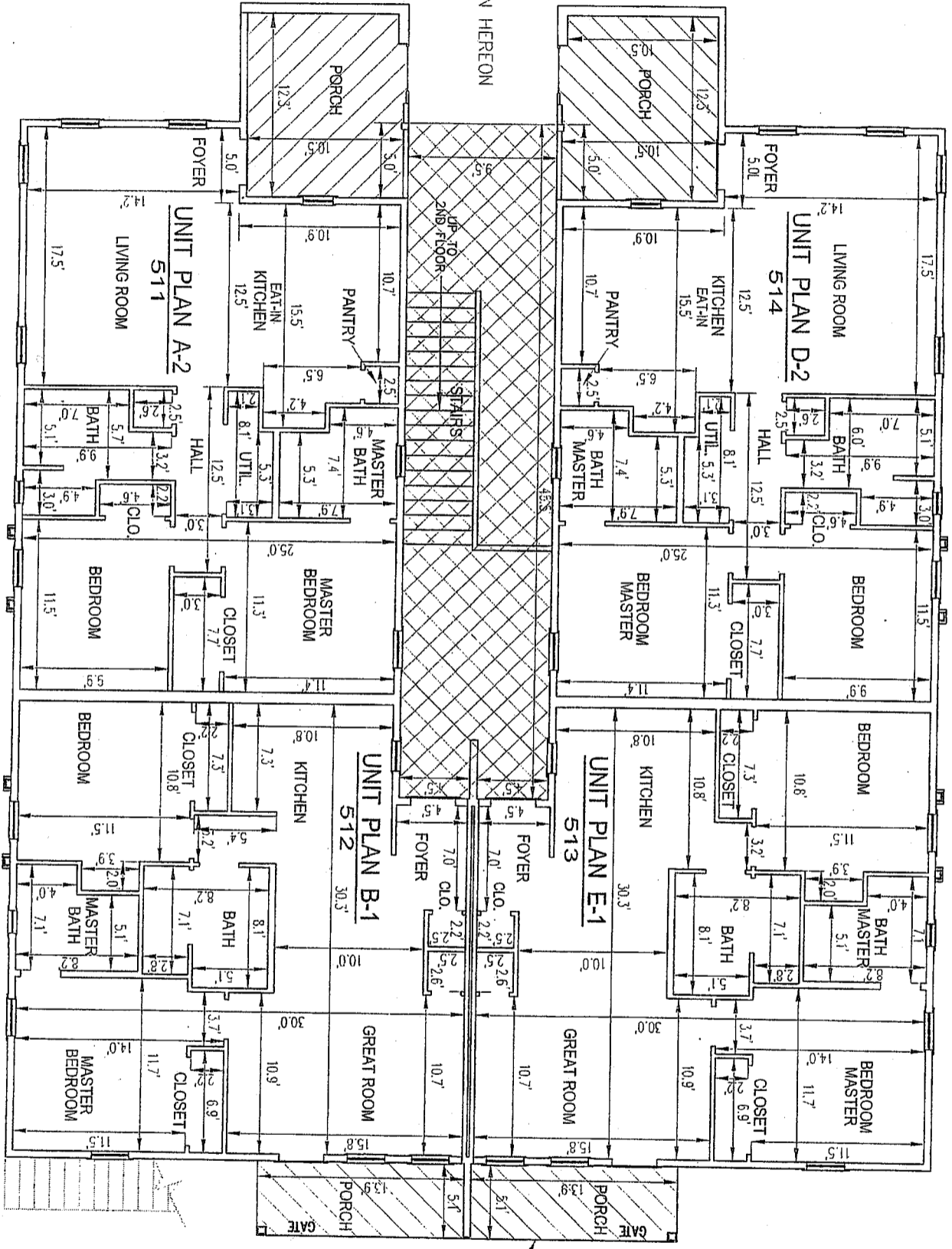
POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF SECTION 32, TOWNSHIP
 2 SOUTH, RANGE 20 WEST, WALTON COUNTY, FLORIDA
 FOUND GENERAL LAND OFFICE CONCRETE MONUMENT

EMERALD COAST ASSOCIATES, INC.
 4836 GULFSTAR DRIVE
 DESTIN, FLORIDA 32541
 PROJECT: 04-230
 FILE: G:\PLAT\TOPSAIL VILLAGE\FINAL-BLDG500\99-127AS.dwg

TOPSAIL VILLAGE
A CONDOMINIUM
 SECTION 32, TOWNSHIP 2 SOUTH, RANGE 21 WEST,
 WALTON COUNTY, FLORIDA



NOTE: UNIT DIMENSIONS SHOWN HEREON
 MAY VARY 0.10 ±.



LEGEND:
 CLO. = CLOSET
 UTIL. = UTILITY
 = COMMON ELEMENT
 = LIMITED COMMON ELEMENT

42" HIGH KNEE WALL

FIRST FLOOR
BUILDING 500

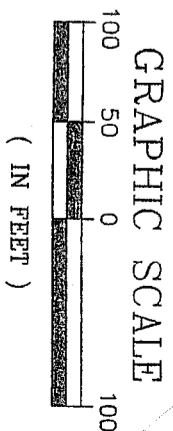
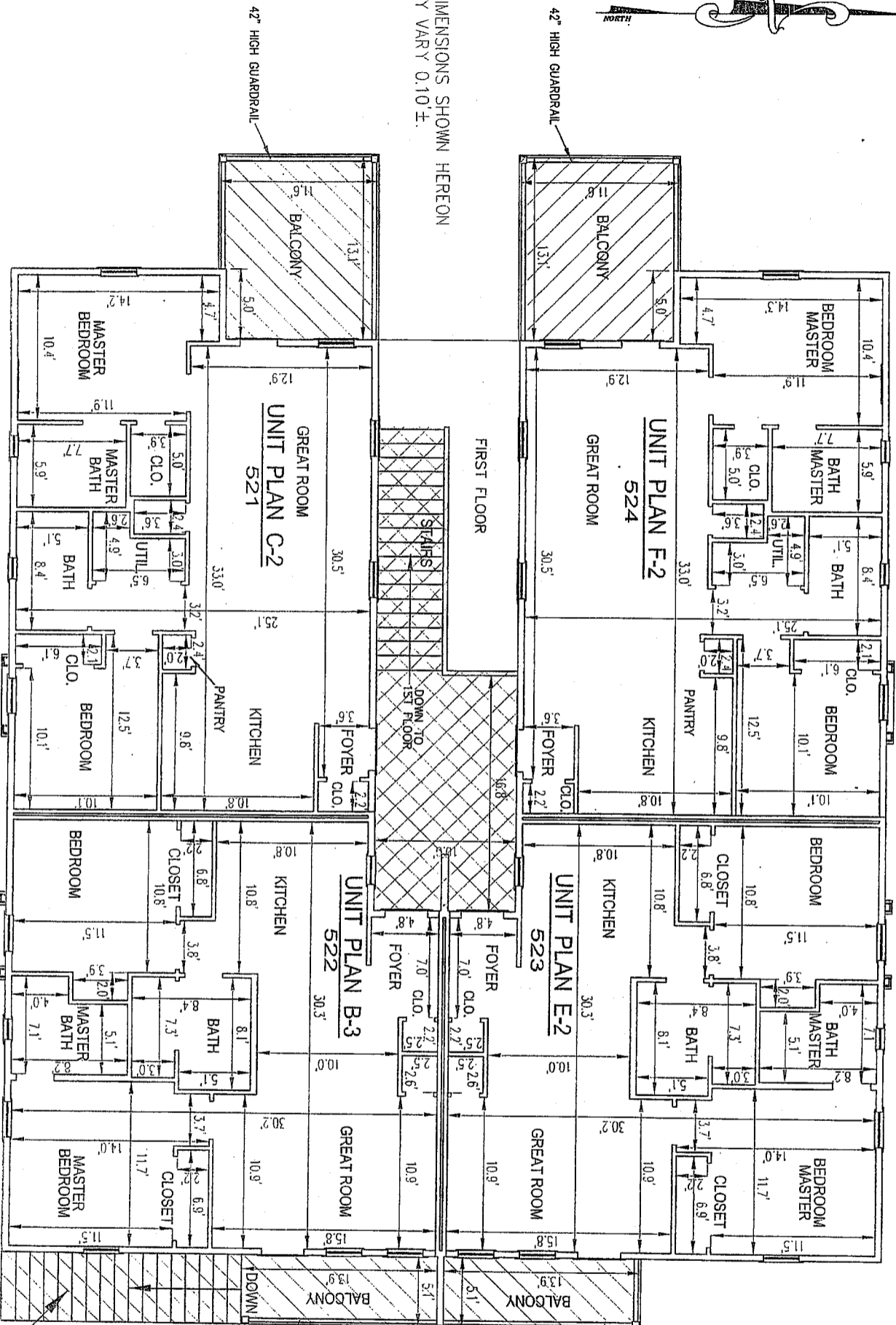
EMERALD COAST ASSOCIATES, INC.
 4636 GULFSTAR DRIVE
 DESTIN, FLORIDA 32541
 PROJECT: 98-127
 FILE: G:\PLAT\TOPSAIL VILLAGE\FINAL-BLDG500\98-127AS.dwg

TOPSAIL VILLAGE

A CONDOMINIUM SECTION 32, TOWNSHIP 28 SOUTH, RANGE 21 WEST, WILTON COUNTY, FLORIDA.



NOTE: UNIT DIMENSIONS SHOWN HEREON MAY VARY 0.10'±.



LEGEND:
 CLO. = CLOSET
 UTIL. = UTILITY
 = COMMON ELEMENT
 = LIMITED COMMON ELEMENT

STAIRS FROM SECOND FLOOR TO FIRST FLOOR

SECOND FLOOR BUILDING 500

EMERALD COAST ASSOCIATES, INC.
 4636 GUESTSTAR DRIVE
 DESTIN, FLORIDA 32541
 PROJECT: 99-127
 FILE: G:\PLAT\TOPSAIL VILLAGE\FINAL-BLDG500\99-127AS.dwg