

O.R. 1607 PG

RECONNERS MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsalisfactory in this document when received.

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Section Three Section 36, Township 38 South, Range 18 Cost County of Scrosolo-State of Floriob THE ROBUST

Sheat 1 of 2 Sheets

CONDOMINIUM

BISCAYNE

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COLUMN OF SOUTH

EXHIBIT "B" to DECLARATION



RECORDER'S MEMO: Legibley of writing, hyping or printing for reproductive purpose may be established in this document when received. 1374 0.R. 1607 PG OF 1.1 :37475 Section Three Section 36, Township 38 South, Range 18 East County of Sarasota-State of Fioriob Souls Mary CONDOMINIUM _ 1P 'S !! IMAMAT LINE Street e of e Streets

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Condominium Book

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Sheet 1 of 2 Sheets

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Section CONDOMINIUM Three

Section 36 , Township 38 South, Range 18 East County of Sarasota-State of Florida

TOGETHER WITH a Non-exclusive Easement for ingress and Egress over and across the following described parcel:

From the Morthwest corner of Section 36, Township 38 South, Range 18 East, Sarasota County, Florida: Thence 808°940°14, a long the Northerly boundary line of said section 1315.87 feets to the 1/4 - 1/4 line of said section 36; thomes 808°940°12"M, 4313.37 feet; Thence 819°81.27"M, 317.13 feet; Thence 819°81.27"M, 431.37 feet; Thence 819°81.27"M, 317.13 feet; Th

TOGETHER WITH a Mon-exclusive Easement for Ingress and Egress between the above described Easement and U.S.Highway no.41, being described as follows:

From the Northerst corner of Section 35, Township 38 South, Bonner 18 Satt, Sarasta County, Florids; theree N89754/212, along the Northerly boundary there of said Section, 113,65 feet; theree 8179-61 (27), a side Section 55, theree \$19751 (27), a slory said of the town of the said Section 55, theree \$19751 (27), a slory said section, 113,65 feet; theree 8179-61 (27), a feet; theree \$19751 (27), a slory said section, 113,65 feet; theree 8179-61 (27), a feet; theree 3179-51 (27), a slory said section of 12,70 (27), and an arc distance of 73,95 feet; theree along a curve, concave to the North, having a radius of 43,00 feet, a delta angle of 27,05 (27), and an arc distance of 27,39 feet; theree along a curve, concave to the North, having a radius of 38,00 feet, and an arc distance of 27,37 feet; theree along a curve, concave to the North, having a radius of 48,00 feet, a delta angle of 12,72 feet; theree 317,35 feet; theree along a curve, concave to the North, having a radius of 50,00 feet, a delta angle of 270,000, and an arc distance of 27,37 feet; theree 317,20 feet; theree 317,35 feet; the

UNIT BOUNDARIES

Each Unit shall include that part of the Condominium Property which lies within the boundaries of the Unit, which boundaries shall be determined in the following manner:

- UPPER MON LOYER BOUNDARIES. The upper and lower boundaries of the unit chall lie the size as the upper and shown boundaries of a barcel of real estate comed in fee simple and shown boundaries of a barcel of real estate as the size with the upper and lower boundaries of such a parcel of real estate.
- FERMETICAL EQUIDABILITY. The permetrical boundaries of the Unit Shill be as shown on the "survey and flot part and "shill be as shown on the "survey and flot permetrical boundaries" (Wherein each Unit is identified and the permetrical boundaries of each unit are indicated by four (4) or more intersecting solid upper and lower boundaries.

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GENERAL NOTES:

- TARTAW GURF COAST DEVELOPMENT CORPORATION hereby creates and reserves in perpetuity for the benefit of its successors, prantees, assigns and for the benefit of all future property owners in other lands owned by it in Section So, Township 98 South, Range 18 East, an easement for ingress and egress accross all private roads reflected on this condomnium plat.
- TARTAM GULF COAST DEVELOPMENT CORPORATION hereby creates and reserves in perpetuity to the benefit of itself, successors, grantees, assigns and for the benefit of fill future property owners in other lands ownes by it in Section 35, formath 38 South, Range 18 East, easements for drainage and utility purposes over, under and across all private roads reflected on this condominium plat.

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- ş, In addition The Condentium property is subject to (1) All easements created or reserved by the Declaration of Condentium property is subject to (1) All easements created or reserved by the Page 2011, Public Records of Sansata Cost, a Monday Records and All Easements created or reserved in Official Record by the Declaration of Condens number and (2) All Easements Created or Two, Recorded in 0.R. Book 1597, Page 1577, Public Records of Sansata County A Condensitor of Records of Sansata County, Florida, as amended. Public Records of Sansata County, Florida, as amended.
- 5 4 Provided all requisite approvals and permits are obtained from local, state and/or federal departments and agencies, a boat dock and mooring facility shall be constructed by the Developer for each unit within the condominum which abuts nowigable waters. The proposed location and dimension of a typical location of the condominum unit and environmental coardinated waters with the proposed location of the condominum unit and environmental coardinates. The Boat Dock and mooring facility shall be a Limited common Element appurtenant to the unit.
- Elevations shown hereon refer to Mean Sea Level Datum as of this date.

CERTIFICATE OF SURVEYOR

1, the undersigned Professional Land Surveyor, duly authorized to practice under the laws of the State of Florida, hereby certify that the construction of the improvements described hereon is substantially complete so that such material, together with his provisions of the Declaration describing the condominum property is an accurate representation of the improvements described and that from the subject matter can be determined the infliction, location and dimensions of each unit and the common elements and that this condominum survey was prepared in accordance with the minimum technical standards for land surveying in Florida Chapter 21 HH-5. Florida Administrative Code

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IONAL LAND SURVEYOR CERTIFICATE NO. 2909

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