CONDOMINIUM BOOK 45 PAGE 27

SHEET 1 OF 7

EXHIBIT "B"

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019082510 7 PG(S)
June 19, 2019 03:48:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

HALCYON SIESTA KEY

A CONDOMINIUM

IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 18 EAST SARASOTA COUNTY, FLORIDA

Notes

1. BEARINGS SHOWN HEREON REFER TO GRID NORTH OF THE NORTH AMERICAN DATUM OF 1983 (NGS1990 ADJUSTMENT), FLORIDA STATE PLANE COORDINATE SYSTEM (US SURVEY FEET), FLORIDA WEST ZONE, BASED ON THE DEPARTMENT OF NATURAL RESOURCES BRASS DISC 17-84-A33, NORTHING: 1062767.26, EASTING: 481668.63.

2. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS REFERENCED TO NAVD 88 AND ARE BASED ON DEPARTMENT OF NATURAL RESOURCES MONUMENT SARA R-57 1974, PUBLISHED ELEVATION IS 6.73' (NGVD 1929), CONVERTED ELEVATION IS 5.65' (NAVD 88).

3. UNIT BOUNDARIES:

   A) UPPER BOUNDARIES:

      THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING SLAB.

   B) LOWER BOUNDARIES:

      THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR SLAB.

   C) PERIMETRICAL BOUNDARIES:

      THE FOLLOWING BOUNDARIES EXTENDED AS VERTICAL PLANES WHEN NECESSARY TO INTERSECT WITH THE UPPER AND LOWER BOUNDARIES.

      A) EXTERIOR BUILDING WALLS: THE INNER MOST UNFINISHED SURFACE OF THE EXTERIOR WALL OF THE BUILDING CONTAINING SUCH UNIT.

      B) INTERIOR BUILDING WALLS: THE INNER MOST UNFINISHED SURFACE OF THE INTERIOR WALLS SEPARATING UNITS.

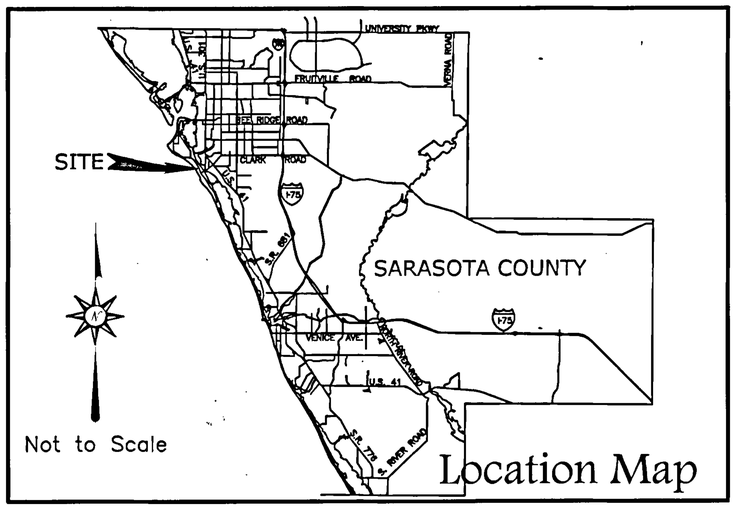
   D) WHEN THERE ARE OPENINGS IN ANY BOUNDARY, INCLUDING, WITHOUT LIMITATION, WINDOWS, DOORS AND SKYLIGHTS, THE BOUNDARIES OF THE UNIT SHALL EXTEND TO THE INTERIOR UNFINISHED SURFACES OF THE COVERINGS OF SUCH OPENINGS, AND THE FRAMEWORKS THEREOF. WINDOWS, DOORS, SCREENS AND ALL FRAMINGS, CASINGS AND HARDWARE ARE EXCLUDED FROM THE UNIT.

   E) THE UNIT SHALL NOT BE DEEMED TO OWN ANY PIPES, WIRING, DUCTS OR OTHER UTILITY INSTALLATIONS THAT ARE PHYSICALLY WITHIN THE ABOVE-DESCRIBED BOUNDARIES, BUT WHICH SERVE OTHER UNITS OF THE COMMON ELEMENTS. SUCH UTILITY INSTALLATIONS SHALL BE COMMON ELEMENTS.

4. COMMON ELEMENTS ARE ALL OF THE AREA WITHIN THE DESCRIBED BOUNDARIES NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS.

5. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, WATER METERS, WATER LINES, STORM DRAINS, SEWERS, SIDEWALKS AND TREES HAVE NOT BEEN LOCATED.

6. SUBSTANTIALLY COMPLETED UNITS: 201, 202, 301, 302 & 402



Location Map

Description

(FURNISHED)

THE NORTHWESTERLY 120 FEET OF THAT PART OF LOT 6, GULF VIEW, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(S) 59, LYING SOUTHWESTERLY OF MIDNIGHT PASS ROAD, LESS THE PORTIONS THEREOF CONVEYED IN O.R. BOOK 1527, PAGE 1974, AND O.R. BOOK 1530, PAGE 1362, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALONG WITH AN EASEMENT FOR ACCESS AND UTILITIES AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2016014107, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Certificate of Surveyor

I, MARTIN S. BRITT, A PROFESSIONAL SURVEYOR AND MAPPER, AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS RECORD OF SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS NOTED IN NOTE 6 ARE SUBSTANTIALLY COMPLETE SO THAT THIS MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

MSB SURVEYING, INC.

BY: _____

MARTIN S. BRITT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5538

DATE: 6/18/2019

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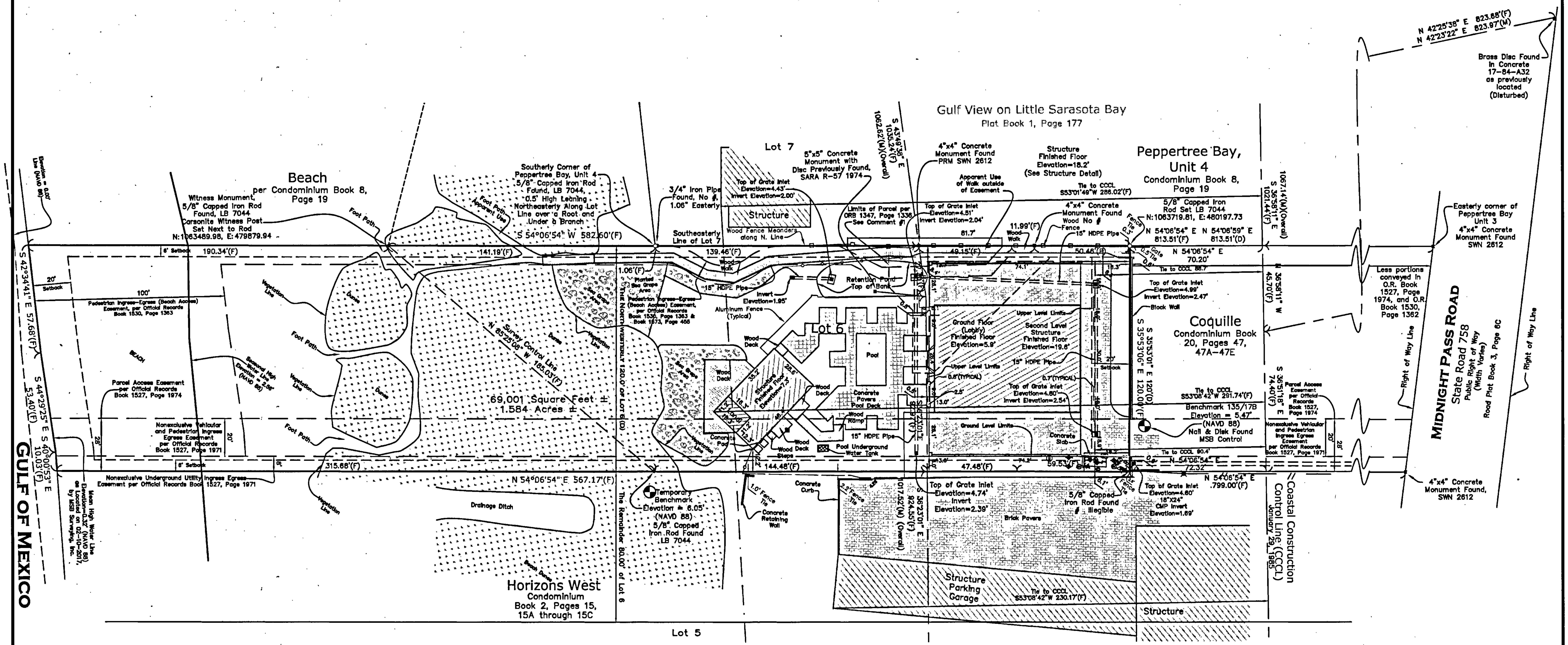
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A CONDOMINIUM
IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

BOUNDARY & TIDAL WATER BOUNDARY SURVEY

Description: (Furnished)

The Northwesterly 120 feet of that part of Lot 6, GULF VIEW, according to the map or plat thereof as recorded in Plat Book A, Page(s) 59, lying Southwesterly of Midnight Pass Road, less the portions thereof conveyed in O.R. Book 1527, Page 1974, and O.R. Book 1530, Page 1362, Public Records of Sarasota County, Florida.

Along with an Easement for access and utilities as set forth in Easement Agreement recorded in the Official Records as Instrument #2016014107, Public Records of Sarasota County, Florida.



Legend
- (F) –Denotes Field Measurements
- (D) –Denotes Deed Data
- (M) –Denotes Map Information
- Ⓢ –Denotes Sanitary Sewer Man Hole
- Ⓣ –Denotes Telephone Riser
- –Denotes Water Gate Valve
- Ⓦ –Denotes Water Meter
- –Denotes Sanitary Sewer Clean Out
- –Denotes Concrete Utility Power Pole
- –Denotes Guy Anchor
- –Denotes Blow Off Valve
- O.R. –Denotes Official Records
- CMP –Denotes Corrugated Metal Pipe
- HDPE –Denotes High Density Polyethylene
- –Denotes Mitered End Section
- © –Denotes Cable Television Riser
- –Denotes Electric Hand Hole
- Ⓖ –Denotes Propane Gas Meter
- –Denotes Back Flow Preventer
- –Denotes Water Blowoff Valve
- –Denotes Fire Hydrant
- –Denotes Water Service
- ■ –Denotes Grate Inlet

Accuracy:
Horizontal: The expected use of the land, as classified in the Standards of Practice (5J-17 FAC), is "Suburban". The minimum relative distance accuracy for this type of survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to be 1 foot in 67,865 feet.
Vertical: Field-measured control for vertical data shown hereon is based on a level loop. Closure in feet exceeds a standard of plus or minus 0.05 times the square root of the distance in miles.

Data Sources:
1. Plat of Gulf View on Little Sarasota Bay, recorded in Plat Book 1, Page 177, Public Records of Sarasota County, Florida.
2. Peppertree Bay, Unit 4, recorded in Condominium Book 8, Page 19, Public Records of Sarasota County, Florida.
3. Coquille, recorded in Condominium Book 20, Pages 47, 47A-47E, Public Records of Sarasota County, Florida.
4. Right of Way Map of State Road 789, recorded in Road Plat Book 3, Page 6C, Public Records of Sarasota County, Florida
5. Mean High Water Survey Procedural Approval by Florida Department of Environmental Protection.
6. Warranty Deed recorded in Official Records Instrument #2005038445, Public Records of Sarasota County, Florida.
7. State of Florida, Department of Natural Resources, Sarasota County, Coastal Construction Control Line Book 1, Page 7 of 14.
8. State of Florida, Department of Natural Resources, Sarasota County, Coastal Construction Control Line Book 2, Page 7 of 14.
9. Easement Deed recorded in Official Records Book 1530, Page 1363, Public Records of Sarasota County, Florida.
10. Agreement recorded in Official Records Book 1527, Page 1971, Public Records of Sarasota County, Florida.
11. Warranty Deed recorded in Official Records Book 1527, Page 1974, Public Records of Sarasota County, Florida.
12. Warranty Deed recorded in Official Records Book 1530, Page 1362, Public Records of Sarasota County, Florida.
13. Commitment for Title Insurance by Old Republic National Title Insurance Company.
14. Easement Exchange Agreement recorded in Official Records Book 1530, Page 1363, Public Records of Sarasota County, Florida.
15. Quit Claim Deed recorded in Official Records Book 1347, Page 1336, Public Records of Sarasota County, Florida.
16. No other information was researched or furnished.

Apparent Physical Use:
Residential

Easements:
1. No other easements were researched or furnished.

NOTES:
1. This map represents a boundary and mean high water line survey, for the purpose of permitting new construction seaward of the coastal construction control line.
2. Bearings shown hereon refer to Grid North of the North American Datum of 1983 (NGS1990 Adjustment), Florida State Plane Coordinate System (US Survey Feet), Florida West Zone, based on the Department of Natural Resources Brass Disc 17-84-A33, Northing: 1062767.26, Easting: 481668.63.
3. There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.
4. Description shown hereon was furnished by the client.
5. Subject to easements and rights of way of record, if any.
6. This map has been prepared with the benefit of a Commitment for Title Insurance by Old Republic National Title Insurance Company, Policy No.: OF6-8350782, Date of Policy: February 5, 2016 @ 04:22 PM.
7. Elevations shown hereon are in feet and decimals referenced to NAVD 88 and are based on National Geodetic Survey Bench Mark Designation PNC 0217002 Published Elevation 5.60' NAVD 88.
8. Parcel shown hereon is situated in Flood Zone "VE", base flood elevation is 16 feet, Flood Zone "VE", base flood elevation is 14 feet, Flood Zone "VE", base flood elevation is 12 feet, & Flood Zone "AE", base flood elevation is 11 feet, per Current Flood Insurance Rate Map 12115C0143F, Map Effective Date November 4, 2016. Flood zones are scaled from said map and are subject to interpretation.
9. Tidal Data 1983-2001 Epoch: Mean High Water Elevation = 0.32 feet (NAVD 88) extended to site.
10. Conventional radial methods were used to establish the horizontal and vertical position of the mean high water line.
11. The mean high water line survey depicted hereon complies with Chapter 177, Part II, Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Line Survey File Number 6403, dated 2/20/17. Previous File Number 5983.
12. Tidal Data 1983-2001 Epoch per determination letter from Florida Department of Environmental Protection:
Mean High Water Elevation = 0.32 feet (NAVD 88).
Mean Low Water Elevation = -1.17 feet (NAVD 88).
13. Conventional radial surveying methods were used to establish the horizontal position of the mean high water line.

40' 32' 24' 16' 8' 0 40'
SCALE: 1" = 40'

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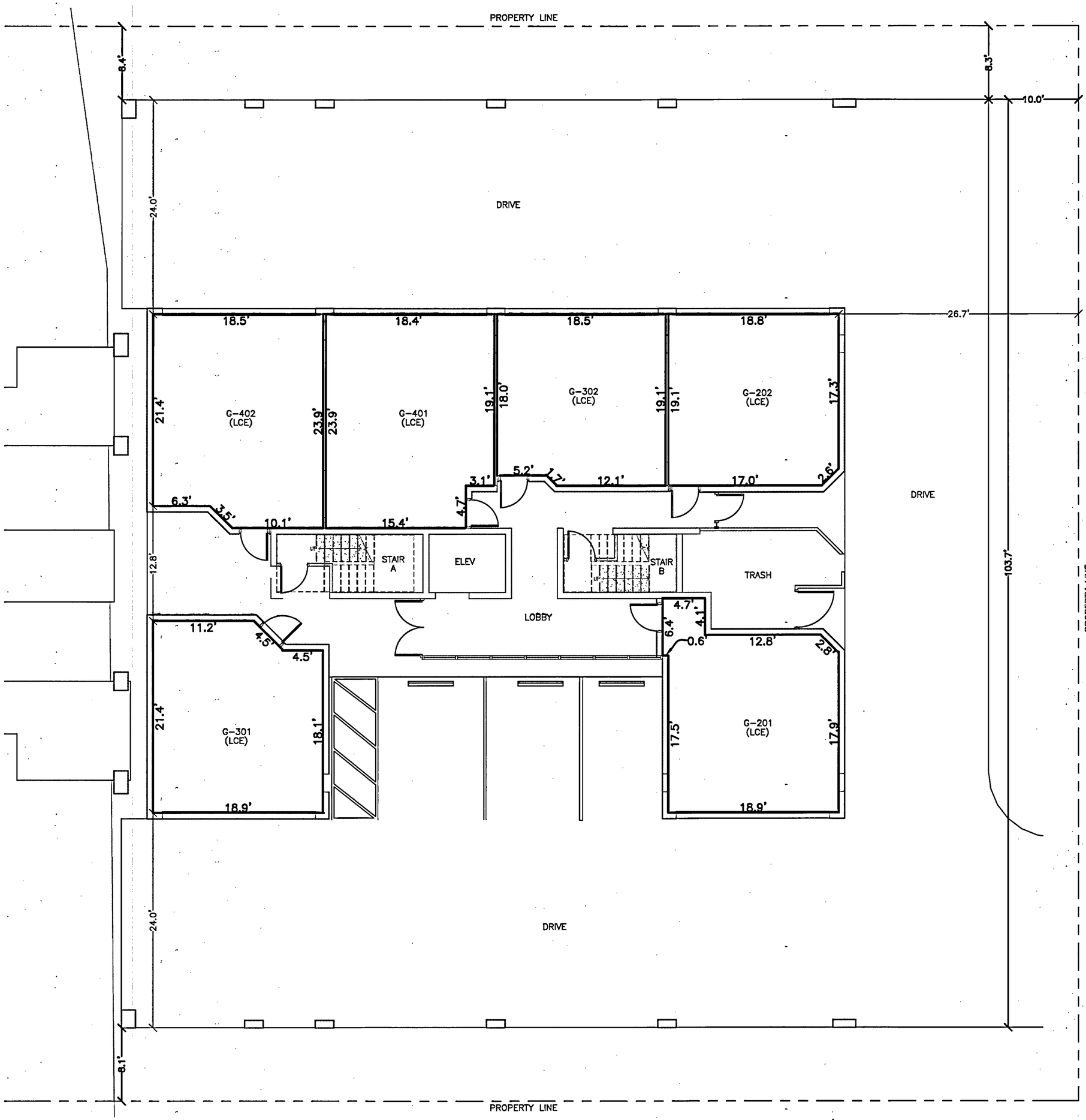
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SHEET 3 OF 7

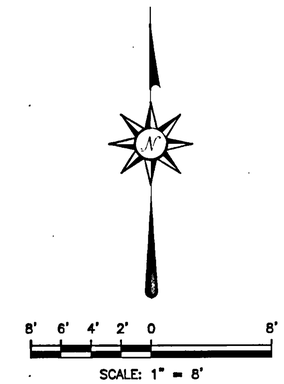
HALCYON SIESTA KEY

A CONDOMINIUM

IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA



GROUND FLOOR



NOTES:

THE INTERIOR WALLS/ROOMS WERE TAKEN FROM ARCHITECTURAL PLANS AND HAVE NOT BEEN FIELD VERIFIED. THEY ARE SHOWN HERE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT INTERIOR BUILD OUT CONDITION OF THE RESPECTIVE UNIT.

COMMON ELEMENTS ARE ALL OF THE AREA WITHIN THE DESCRIBED BOUNDARIES NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS.

LCE = LIMITED COMMON ELEMENT

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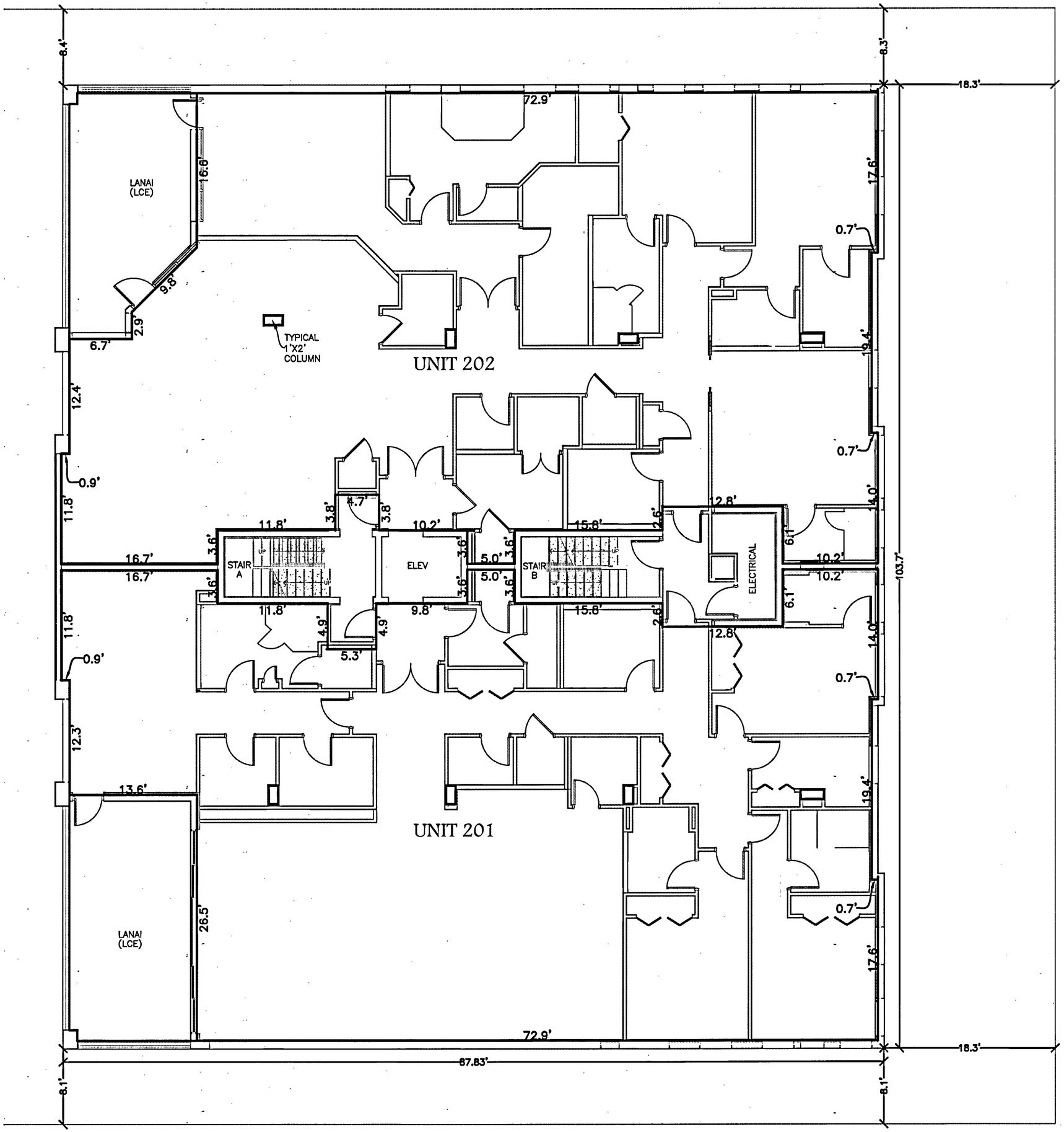
CONDOMINIUM BOOK 45 PAGE 30

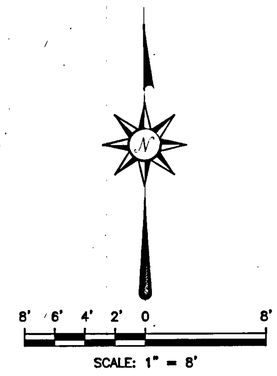
SHEET 4 OF 7

HALCYON SIESTA KEY

A CONDOMINIUM

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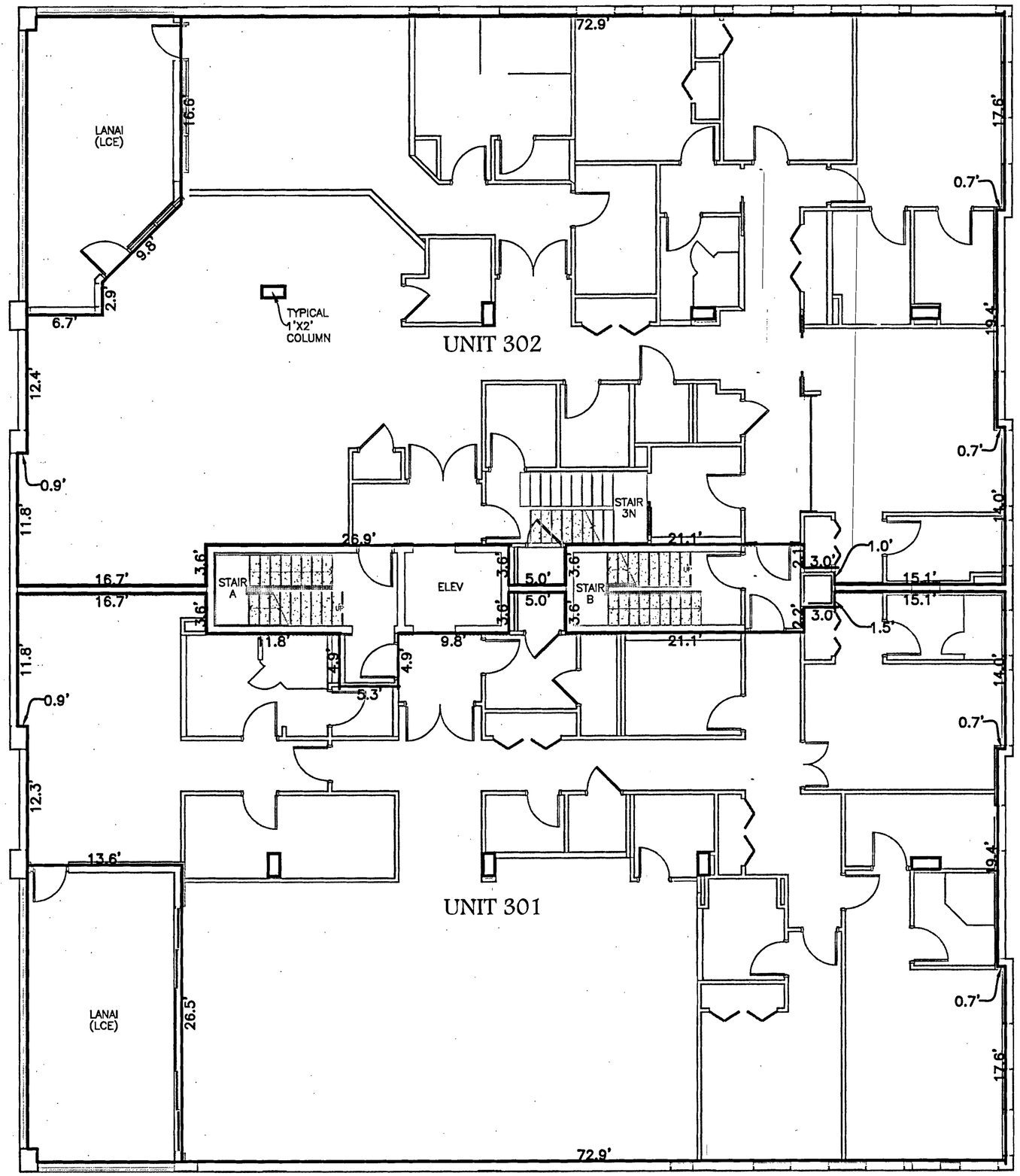
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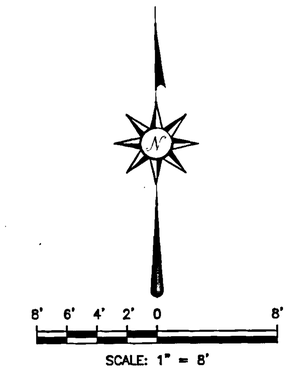
PERIMETRICAL BOUNDARIES
2ND LEVEL

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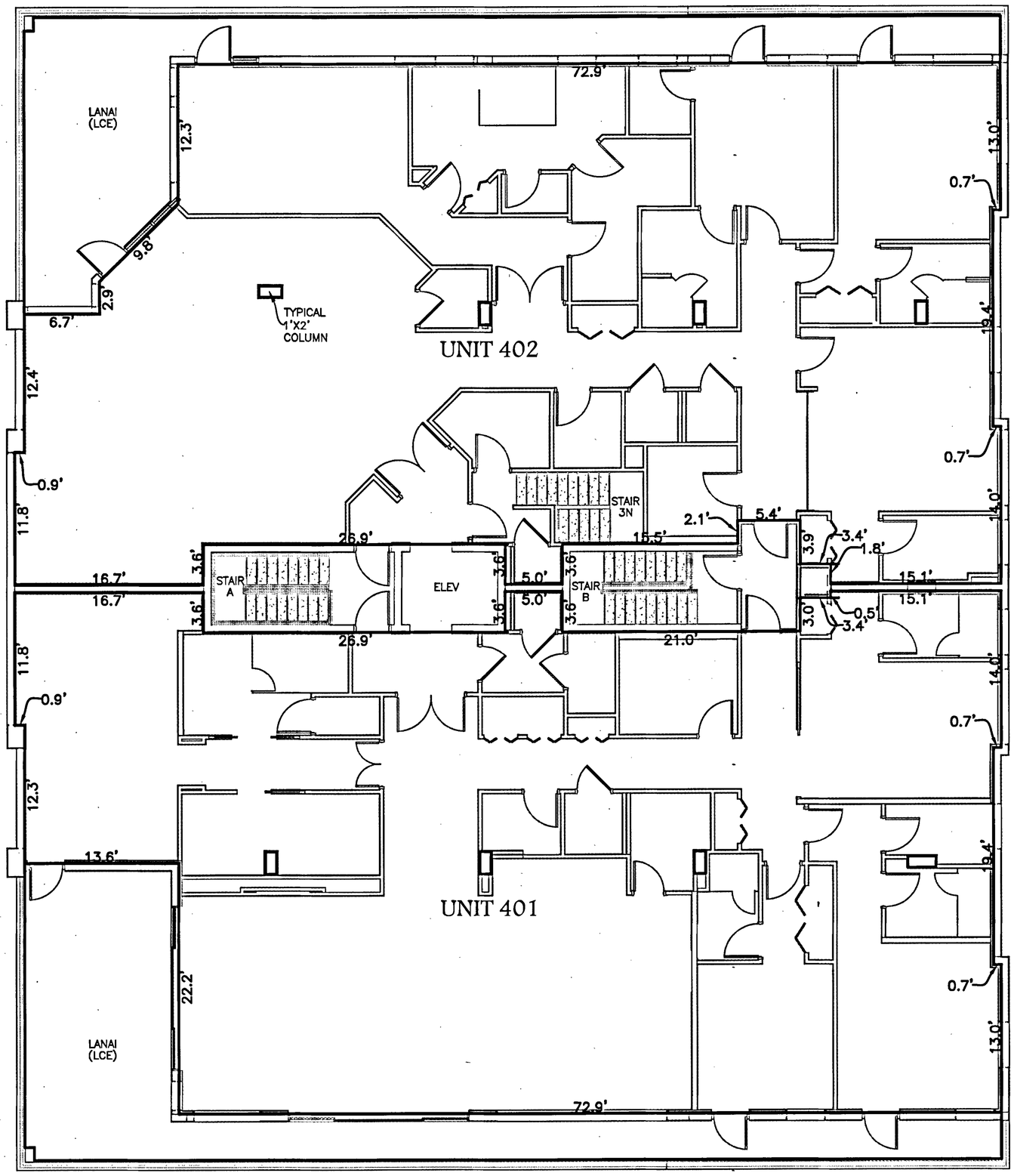
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PERIMETRICAL BOUNDARIES
3RD LEVEL

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8' 6' 4' 2' 0 8'
SCALE: 1" = 8'

PERIMETRICAL BOUNDARIES
4TH LEVEL

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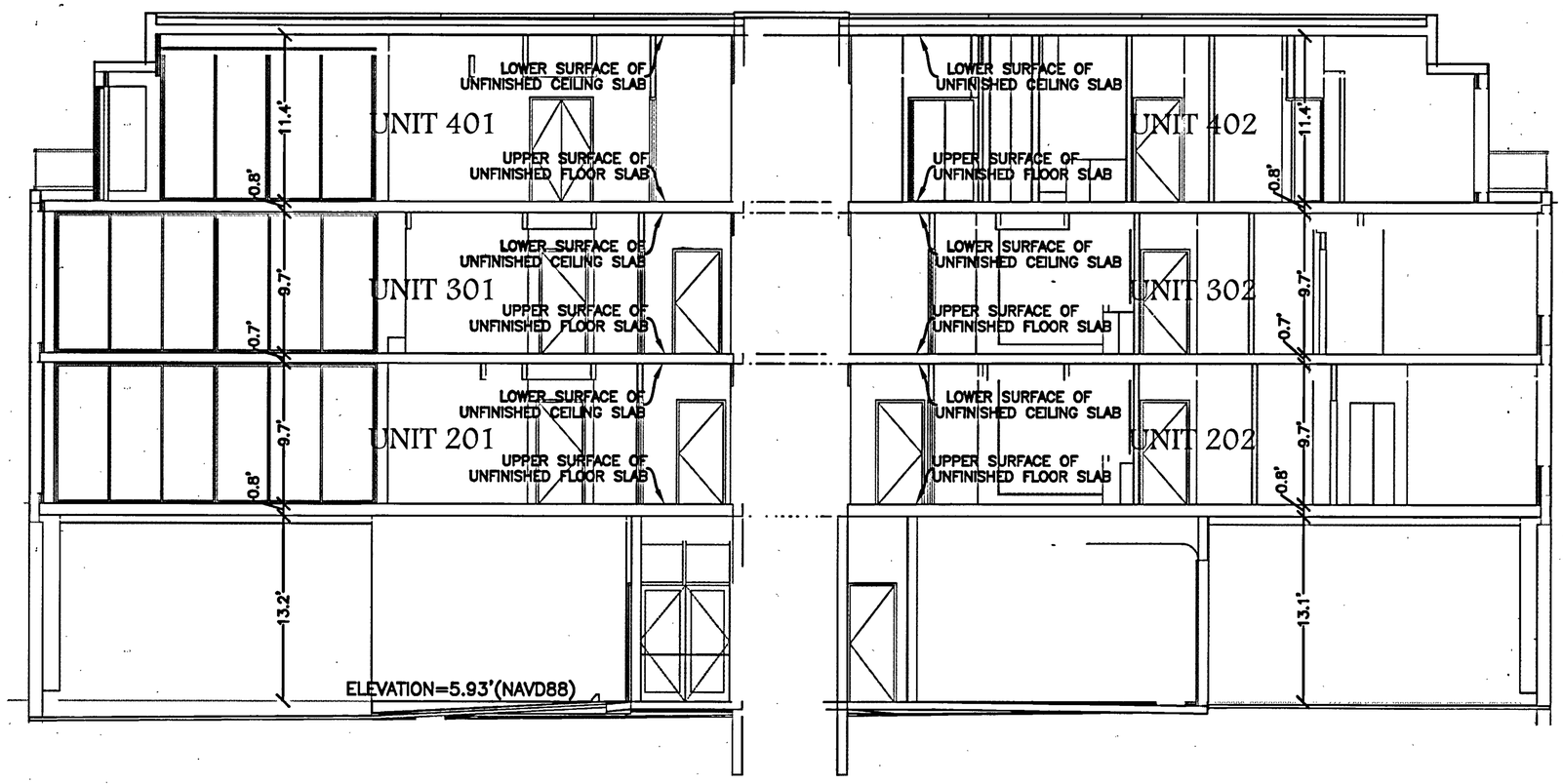
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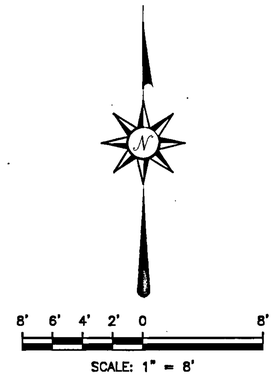
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UPPER AND LOWER BOUNDARIES



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