THE COLLECTION, A CONDOMINIUM

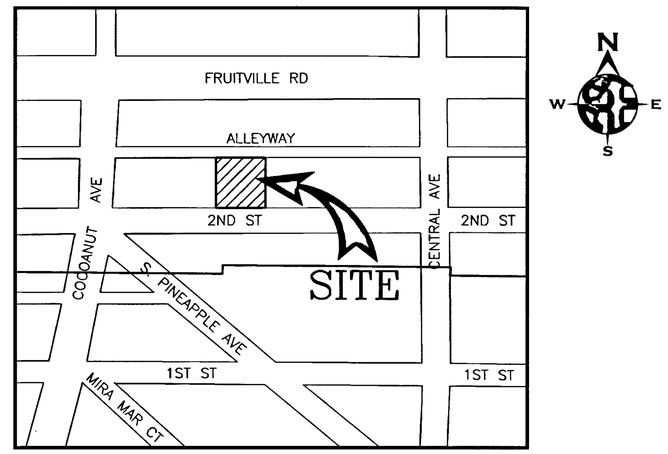
A CONDOMINIUM LYING IN A PORTION OF SECTION 19,
TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022200252 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

DESCRIPTION OF CONDOMINIUM PROPERTY:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 10 & 12, BLOCK 17, TOWN OF SARASOTA (a/k/a TOWN OF SARASOTA) AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND PLAT BOOK A, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
CITY OF SARASOTA, FLORIDA.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

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SHEET 13 ..... EAST & NORTH ELEVATION PLAN

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2022200253 13 PG(S)
December 27, 2022 05:25:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

UNIT DESCRIPTION AND NOTES

UNIT BOUNDARIES. EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

UPPER AND LOWER BOUNDARIES. THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTION WITH THE PERIMETRICAL BOUNDARIES:

UPPER BOUNDARY. THE HORIZONTAL PLANE OF THE UPPER PORTION OF THE UNDECORATED FINISHED CEILING.

LOWER BOUNDARY. THE HORIZONTAL PLANE OF THE LOWER PORTION OF THE UNDECORATED FLOOR.

INTERIOR DIVISIONS. EXCEPT AS PROVIDED ABOVE, NO PART OF THE FLOOR OF THE UPPER FLOOR(S), CEILING OF THE LOWER FLOOR(S), STAIRWELLS OR ELEVATOR SHAFTS ADJOINING FLOORS, OR NONSTRUCTURAL INTERIOR WALLS, SHALL BE CONSIDERED A BOUNDARY OF THE UNIT

PERIMETRICAL BOUNDARIES. THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT AS SHOWN HEREIN EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES; HOWEVER, SPECIFICALLY EXCLUDING THE AREAS BETWEEN THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE LOAD BEARING WALLS WHICH SHALL BE DEEMED TO BE COMMON ELEMENTS.

APERTURES. WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, SUCH BOUNDARIES SHALL BE EXTENDED TO INCLUDE THE INTERIOR UNFINISHED SURFACES OF SUCH APERTURES, INCLUDING ALL FRAMEWORKS THEREOF. EXTERIOR SURFACES MADE OF GLASS OR OTHER TRANSPARENT MATERIAL AND ALL FRAMING AND CASING THEREOF, SHALL BE INCLUDED IN THE BOUNDARIES OF THE UNIT.

BOUNDARIES – FURTHER DEFINED. THE BOUNDARIES TO THE UNIT SHALL NOT INCLUDE ALL OF THOSE SPACES AND IMPROVEMENTS LYING BENEATH THE UNDECORATED AND/OR UNFINISHED INNER SURFACES OF THE PERIMETER WALLS AND FLOORS, AND THOSE SURFACES ABOVE THE UNDECORATED AND/OR UNFINISHED INNER SURFACES OF THE CEILINGS OF EACH UNIT AND, FURTHER, SHALL NOT INCLUDE THOSE SPACES LYING BENEATH THE UNDECORATED AND/OR UNFINISHED SURFACES OF ALL INTERIOR BEARING WALLS AND/OR BEARING PARTITIONS AND, FURTHER, SHALL EXCLUDE ALL PIPES, WIRES, DUCTS, CONDUITS AND OTHER FACILITIES RUNNING THROUGH ANY INTERIOR WALL OR PARTITION FOR UTILITY SERVICES TO OTHER UNITS AND/OR FOR COMMON ELEMENTS.

COMMON ELEMENTS: THE TERM "COMMON ELEMENTS" MEANS ALL OF THE PROPERTY SUBMITTED TO CONDOMINIUM OWNERSHIP THAT IS NOT WITHIN THE UNIT BOUNDARIES SET FORTH IN SECTION 6 OF THE DECLARATION OF CONDOMINIUM, AND INCLUDES, WITHOUT LIMITATION THE FOLLOWING:

(A) THE LAND.

(B) ALL PORTIONS OF THE BUILDING AND OTHER IMPROVEMENTS ON THE LAND NOT INCLUDED WITHIN THE UNITS OR LIMITED COMMON ELEMENTS.

(C) EASEMENTS THROUGH EACH UNIT FOR CONDUITS, CHASES, DUCTS, PLUMBING, WIRING, AND OTHER FACILITIES FOR FURNISHING UTILITY SERVICES TO UNITS AND THE COMMON ELEMENTS.

(D) AN EASEMENT OF SUPPORT OF EVERY PORTION OF THE CONDOMINIUM WHICH CONTRIBUTES TO THE SUPPORT OF THE BUILDING.

(E) THE PROPERTY, FIXTURES AND INSTALLATIONS REQUIRED FOR FURNISHING UTILITIES AND OTHER SERVICES TO MORE THAN ONE UNIT OR TO THE COMMON ELEMENTS.

(F) THE RECREATIONAL AND OTHER COMMONLY USED FACILITIES ARE GRAPHICALLY DEPICTED AS COMMON ELEMENTS (C.E) ON THIS PLAT.

LIMITED COMMON ELEMENTS: LIMITED COMMON ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO:

(A) GARAGE PARKING SPACES.

(B) BALCONIES.

(C) STORAGE UNITS.

UNLESS DEPICTED AS A LIMITED COMMON ELEMENT (L.C.E) ON THIS PLAT, ALL OTHER FACILITIES AND STRUCTURES WILL BE DEEMED COMMON ELEMENTS.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFIES THAT:

A. THIS PLAT, DESIGNATED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM FOR THE COLLECTION, A CONDOMINIUM, CONSISTING OF 13 SHEETS, IS A CORRECT REPRESENTATION OF THE SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON, MADE UNDER MY DIRECTION ON DECEMBER 08, 2022, AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, RULE NO. 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

B. ALL KNOWN EASEMENTS ENCUMBERING THE LAND ARE SHOWN ON THIS PLAT.

C. THE CONSTRUCTION OF UNITS 2E, 3W, 3E, 4W, 4E, 5W, 5E, PH6, PH7, PH8 AND PH9 ARE SUBSTANTIALLY COMPLETE AND THE CONSTRUCTION OF THE IMPROVEMENTS IN WHICH SAID UNITS ARE LOCATED ARE SUBSTANTIALLY COMPLETE.

D. THIS PLAT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR THE COLLECTION, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE UNITS AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION. ACCESS TO UNITS 2E, 3W, 3E, 4W, 4E, 5W, 5E, PH6, PH7, PH8, PH9 AND COMMON ELEMENTS LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

BENNETT-PANFIL, INC.
LICENSED SURVEYOR BUSINESS NO. 6639

B G Rieth

B. GREGORY RIETH
FLORIDA SURVEYOR & MAPPER REG'N #5228

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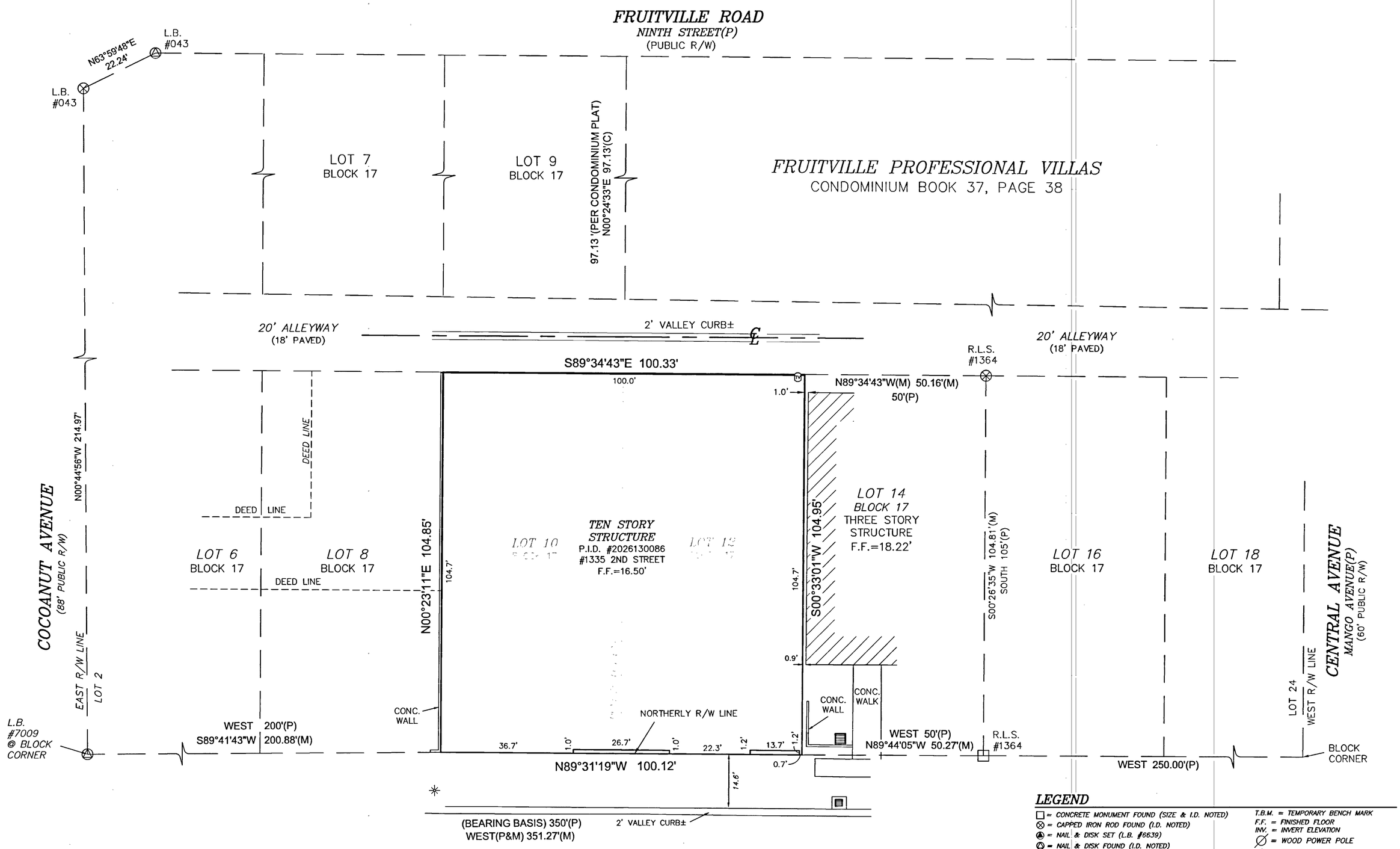
N
W E
S

0 40 80
SCALE 1" = 40'



LEGEND

- □ = CONCRETE MONUMENT FOUND (SIZE & I.D. NOTED)
- ⊗ = CAPPED IRON ROD FOUND (I.D. NOTED)
- ⊕ = NAIL & DISK SET (L.B. #6639)
- ⊕ = NAIL & DISK FOUND (I.D. NOTED)
- L.B. = LICENSED SURVEYOR BUSINESS
- R.L.S. = REGISTERED LAND SURVEYOR
- (P) = PLAT DIMENSION
- (M) = MEASURED DIMENSION
- (C) = CALCULATED DIMENSION
- P.I.D. = PARCEL IDENTIFICATION NUMBER
- PG. = PAGE
- O.R. = OFFICIAL RECORDS
- CONC. = CONCRETE
- (TYP.) = TYPICAL
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- T.B.M. = TEMPORARY BENCH MARK
- F.F. = FINISHED FLOOR
- INV. = INVERT ELEVATION
- ∅ = WOOD POWER POLE
- T = TELEPHONE RISER
- ✳ = LIGHT POLE
- ⋈ = BACKFLOW PREVENTER
- W = WATER GATE VALVE
- W = WATER METER
- E = ELECTRIC HAND HOLE
- = STREET SIGN
- = DRAINAGE GRATE INLET

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF TOWN OF SARASOTA, THE NORTH R/W LINE OF 2ND STREET, BEING **WEST** (ASSUMED).

UNDERGROUND FOUNDATIONS, DRAINAGE AND UTILITIES, INCLUDING IRRIGATION HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN.

COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, NOT SHOWN OR NOTED HEREON, ARE SPECIFIED IN THE DECLARATION OF CONDOMINIUM.

SURVEY FIELD DATE: 12/08/2022.

SURVEY & PLOT PLAN

0 40 80
SCALE 1" = 40'

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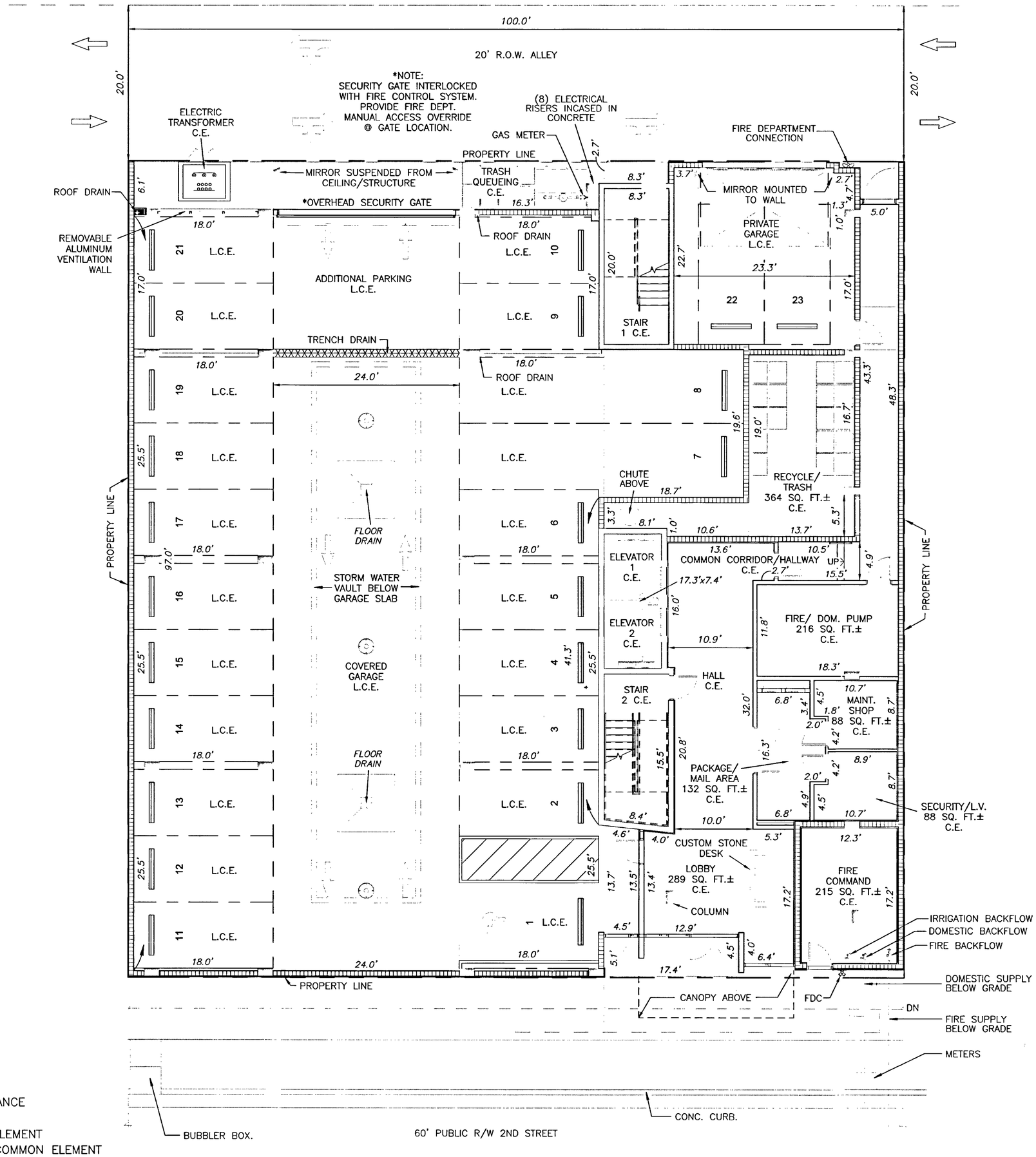

FIRST LEVEL PARKING PLAN

0 10 20

SCALE 1" = 10'

LEGEND:

MAINT. = MAINTENANCE
DOM. = DOMESTIC
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

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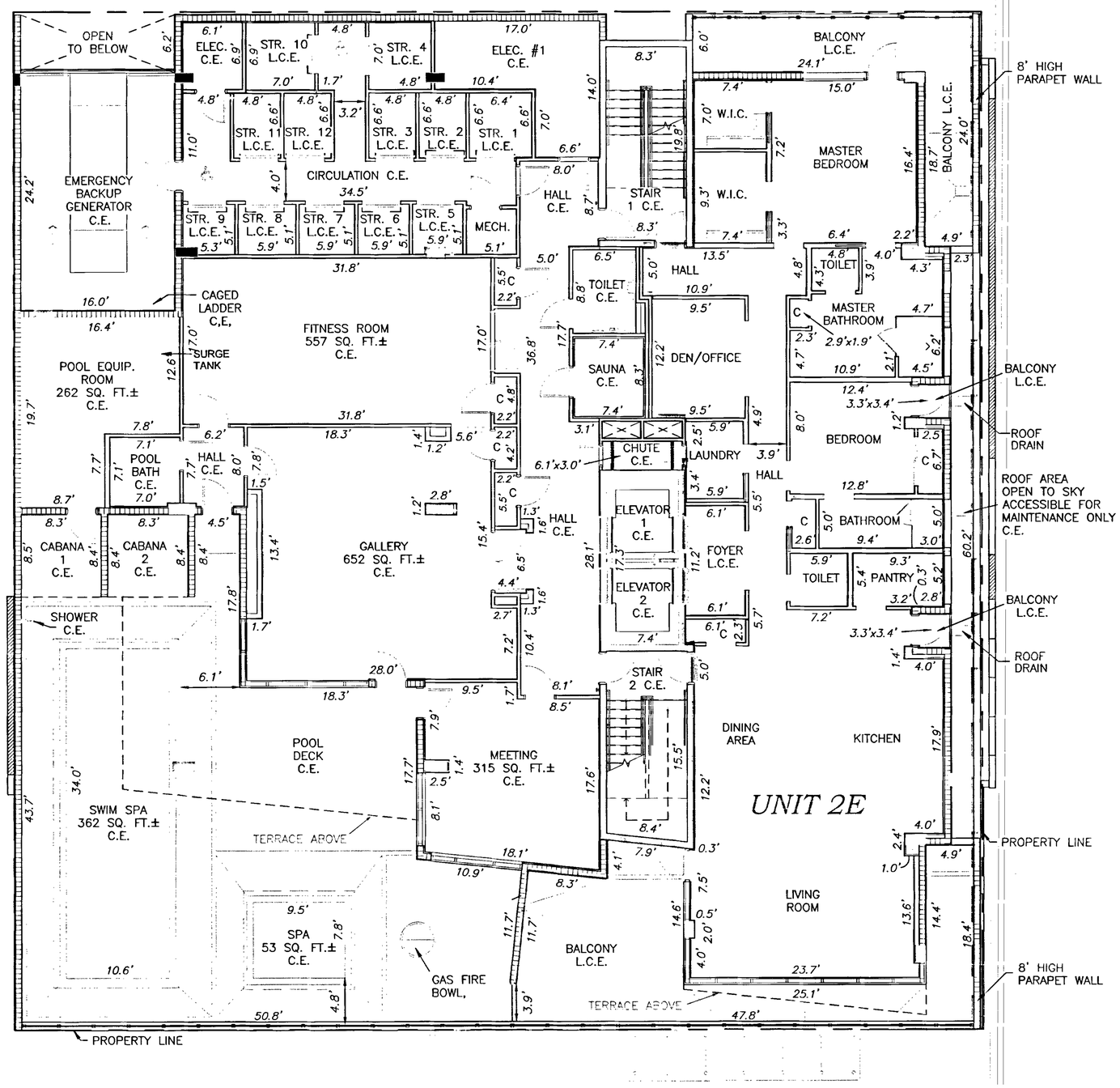

SECOND LEVEL PLAN (AMENITIES)

0 10 20

SCALE 1" = 10'

LEGEND:

MECH. = MECHANICAL
GEN. = GENERATOR
ELEC. = ELECTRICAL
DOM. = DOMESTIC
W.I.C. = WALK IN CLOSET
C = CLOSET
STR. = STORAGE
A/C = AIR CONDITIONING
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
SQ. FT. = SQUARE FEET
± = MORE OR LESS
= UNIT BOUNDARY LINE

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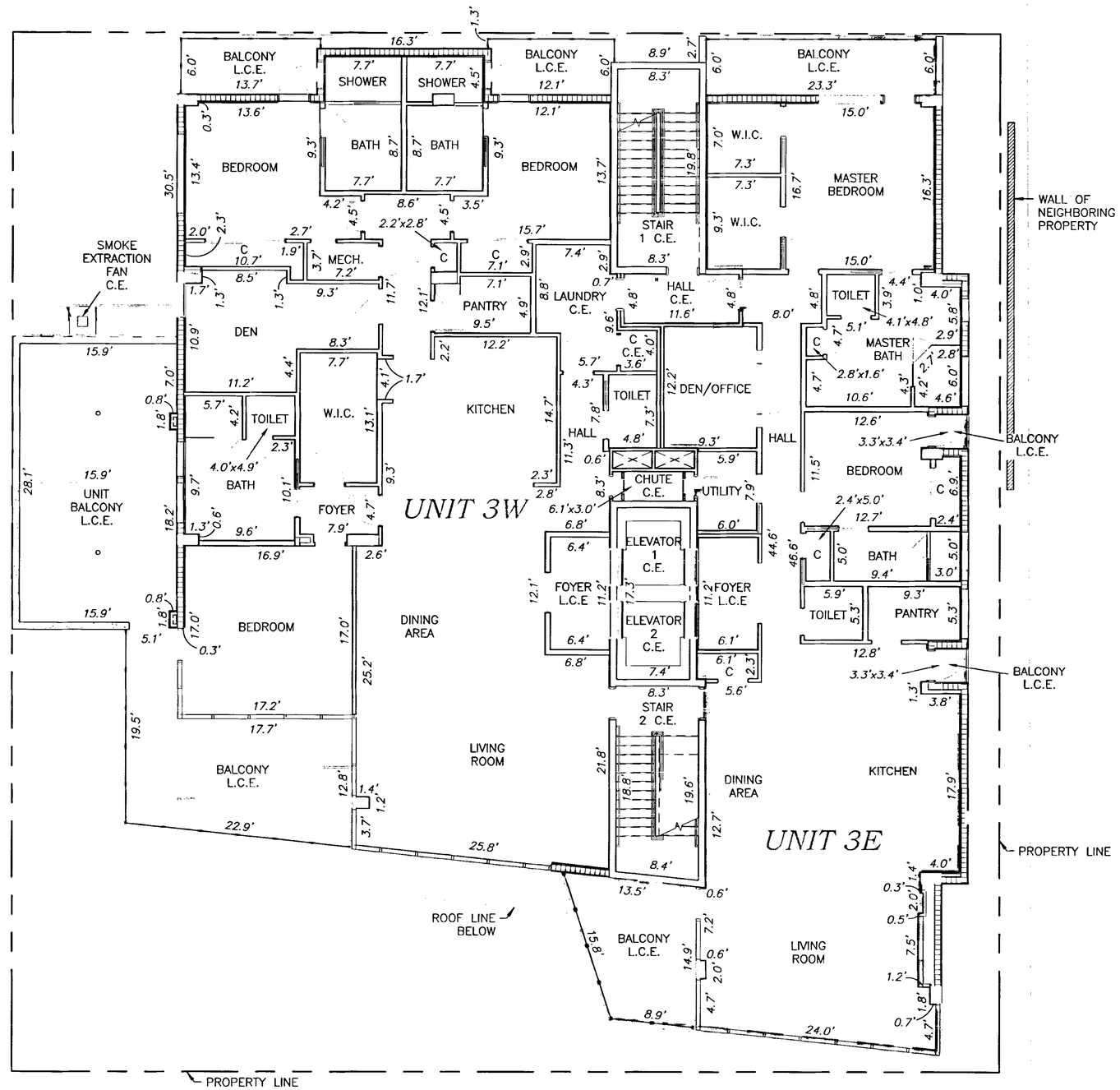

THIRD LEVEL PLAN

0 10 20

SCALE 1" = 10'

LEGEND:

GEN. = GENERATOR
ELEC. = ELECTRICAL
DOM. = DOMESTIC
W.I.C. = WALK IN CLOSET
C = CLOSET
STR. = STORAGE
A/C = AIR CONDITIONING
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
= UNIT BOUNDARY LINE

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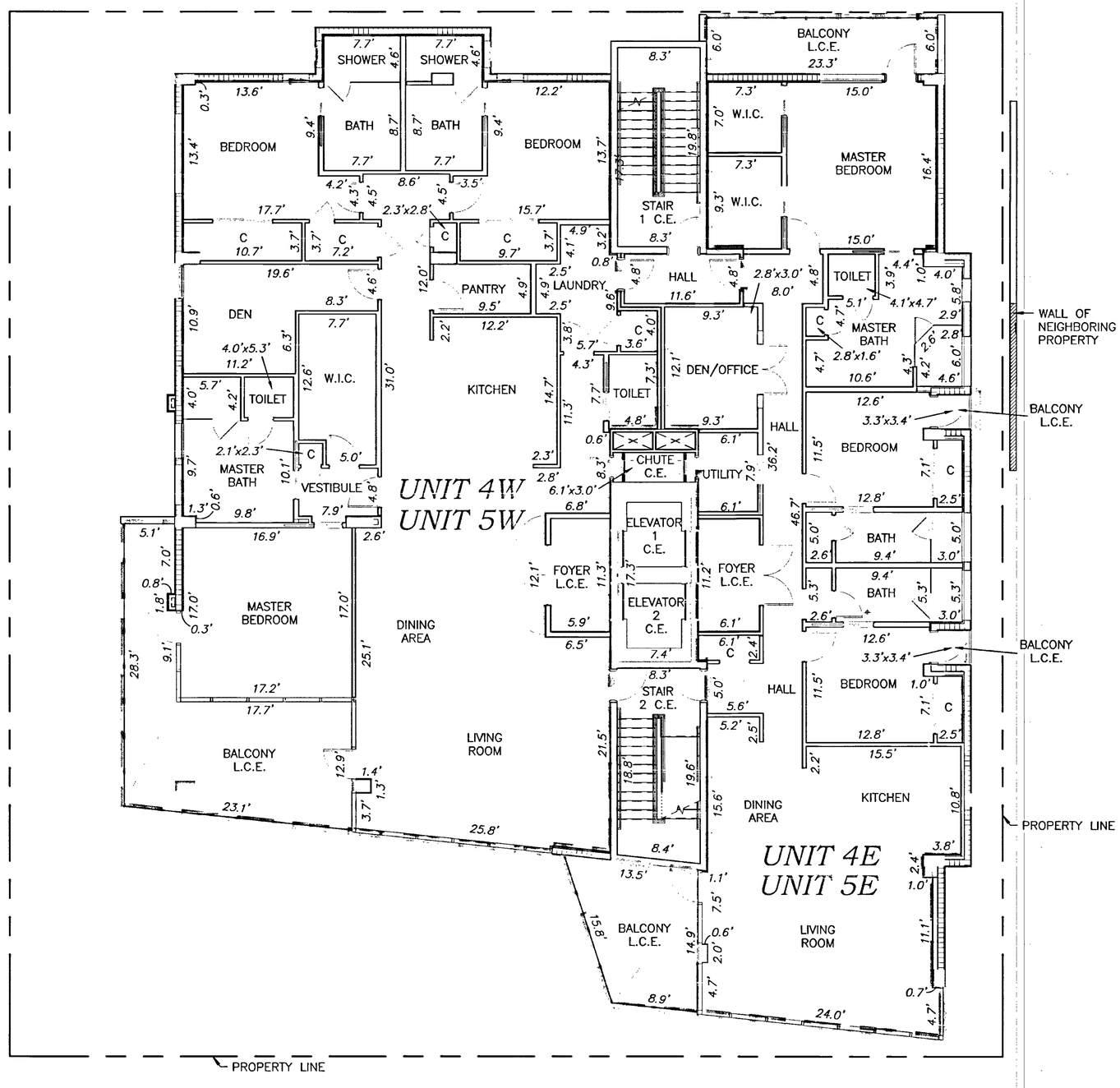

FOURTH & FIFTH LEVEL PLAN

0 10 20

SCALE 1" = 10'

LEGEND:

GEN. = GENERATOR
ELEC. = ELECTRICAL
DOM. = DOMESTIC
W.I.C. = WALK IN CLOSET
C = CLOSET
STR. = STORAGE
A/C = AIR CONDITIONING
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
= UNIT BOUNDARY LINE

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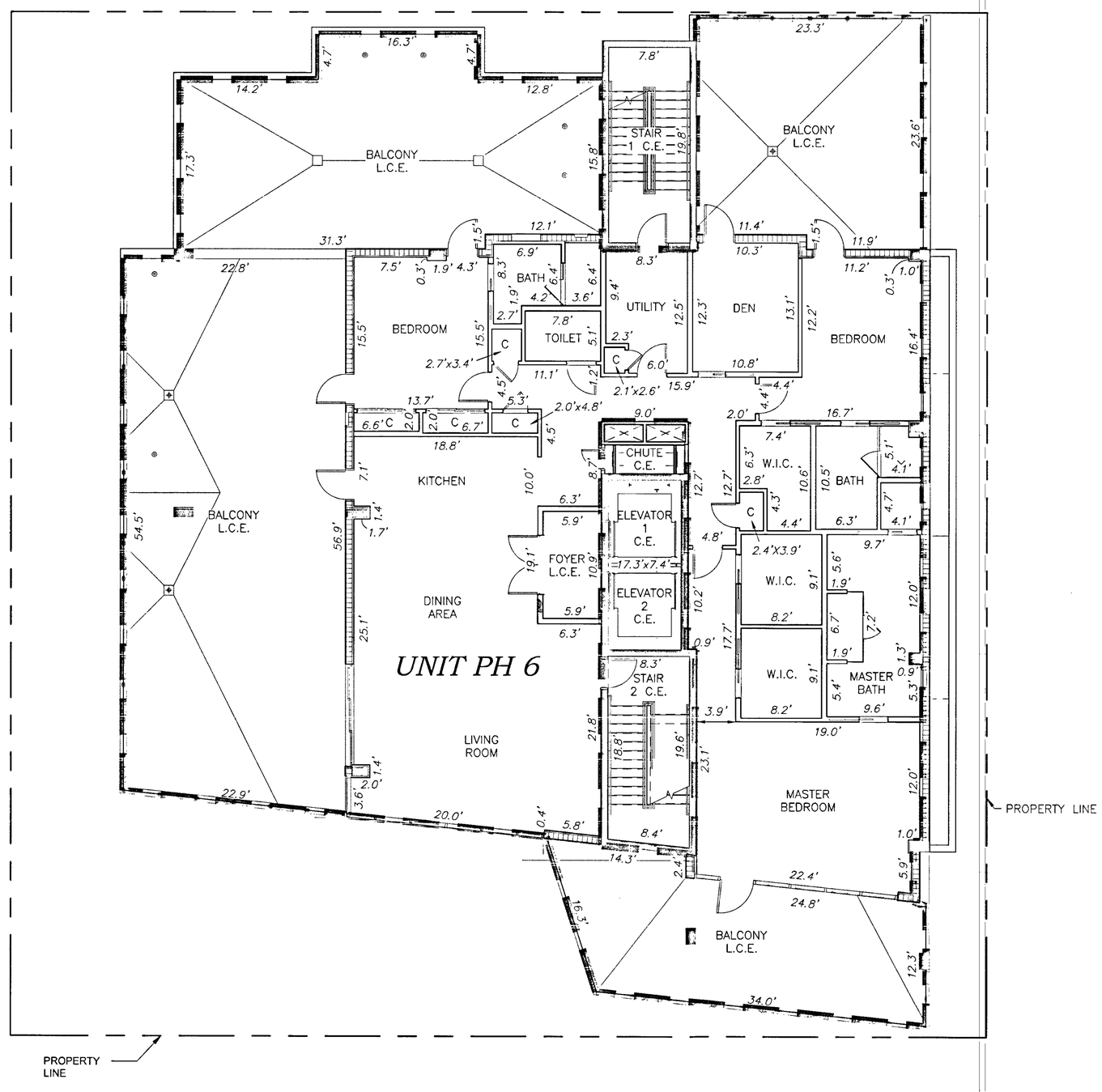

LEGEND:

GEN. = GENERATOR
ELEC. = ELECTRICAL
DOM. = DOMESTIC
W.I.C. = WALK IN CLOSET
C = CLOSET
STR. = STORAGE
A/C = AIR CONDITIONING
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
= UNIT BOUNDARY LINE

SIXTH LEVEL PLAN

0 10 20

SCALE 1" = 10'

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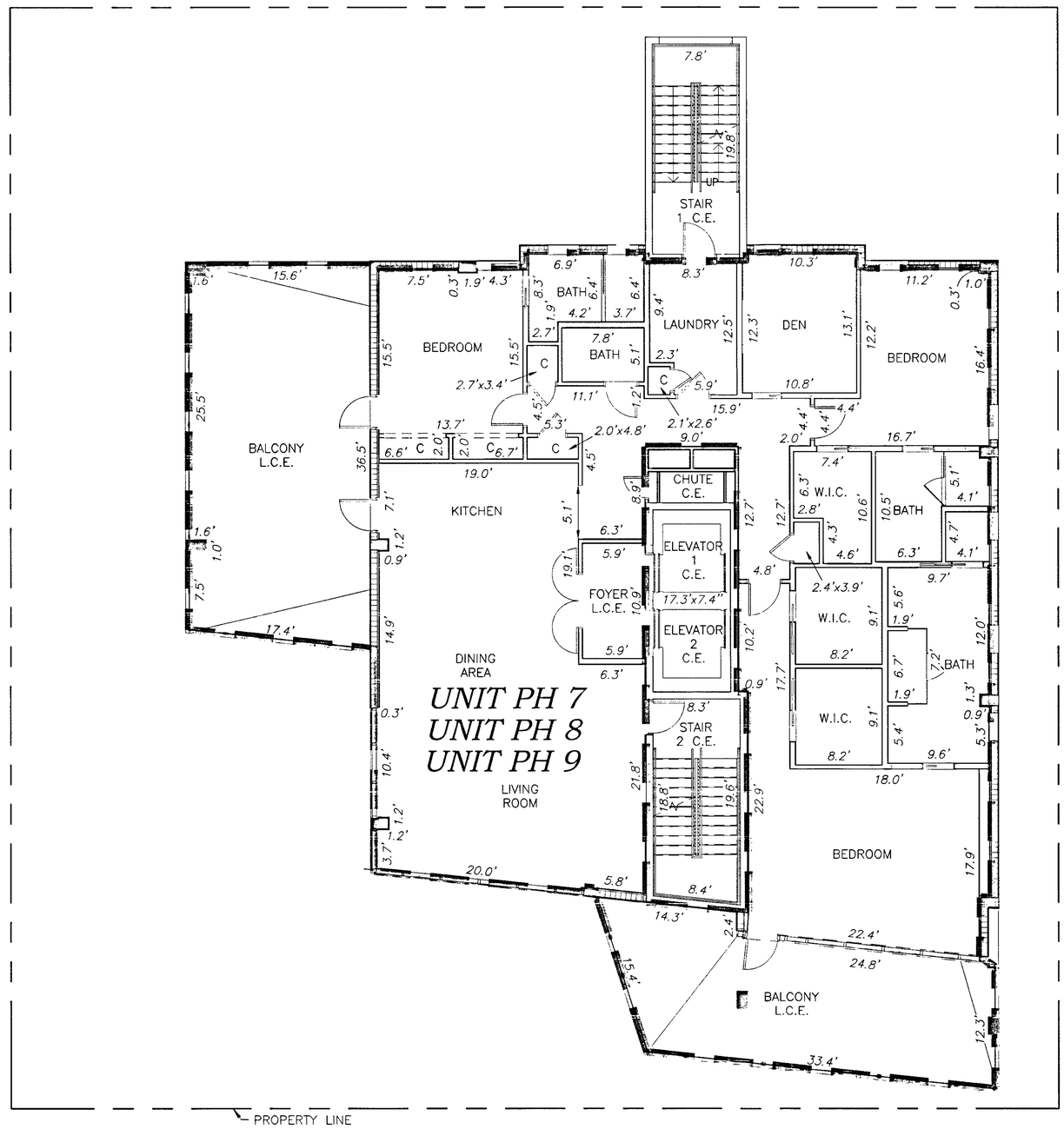

SEVENTH LEVEL THROUGH NINTH LEVEL PLAN

0 10 20
SCALE 1" = 10'

LEGEND:

GEN. = GENERATOR
ELEC. = ELECTRICAL
DOM. = DOMESTIC
W.I.C. = WALK IN CLOSET
C = CLOSET
STR. = STORAGE
A/C = AIR CONDITIONING
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
= UNIT BOUNDARY LINE

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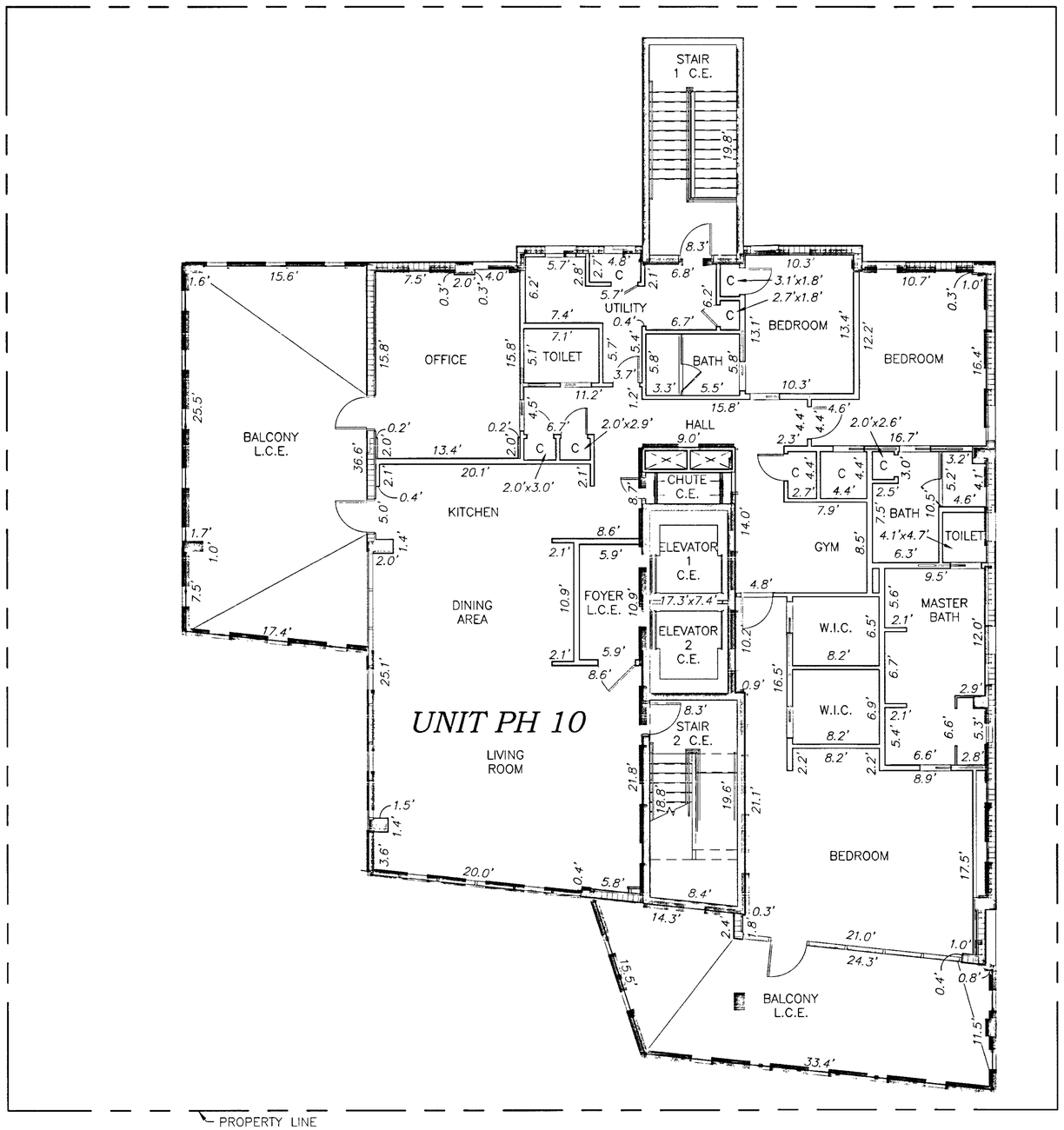

TENTH LEVEL PLAN

0 10 20

SCALE 1" = 10'

LEGEND:

GEN. = GENERATOR
ELEC. = ELECTRICAL
DOM. = DOMESTIC
W.I.C. = WALK IN CLOSET
C = CLOSET
STR. = STORAGE
A/C = AIR CONDITIONING
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
= UNIT BOUNDARY LINE

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#2022120025275 OF THE PUBLIC RECORDS OF
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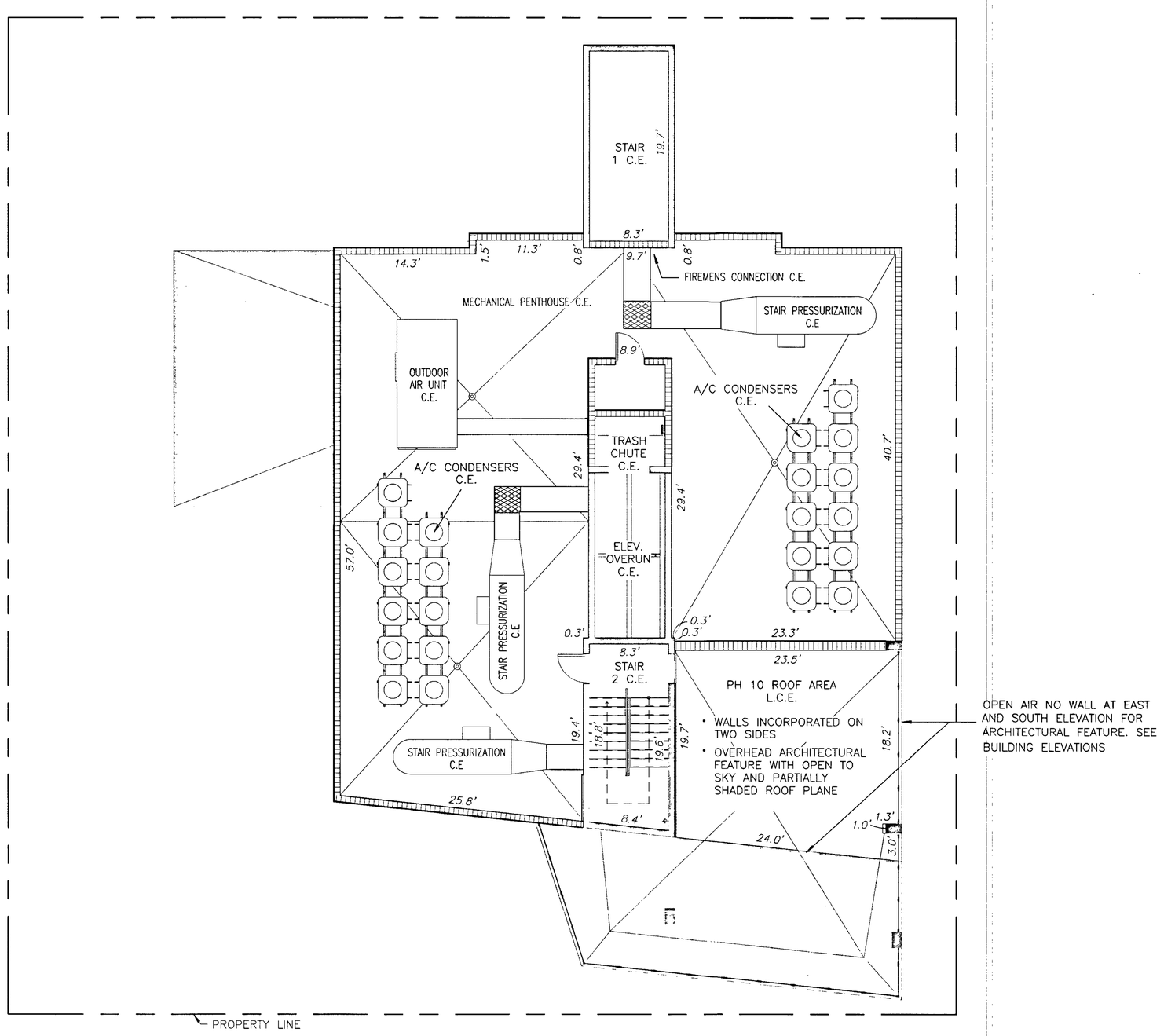

ROOF PLAN

0 10 20

SCALE 1" = 20'

LEGEND:

ELEV. = ELEVATOR
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

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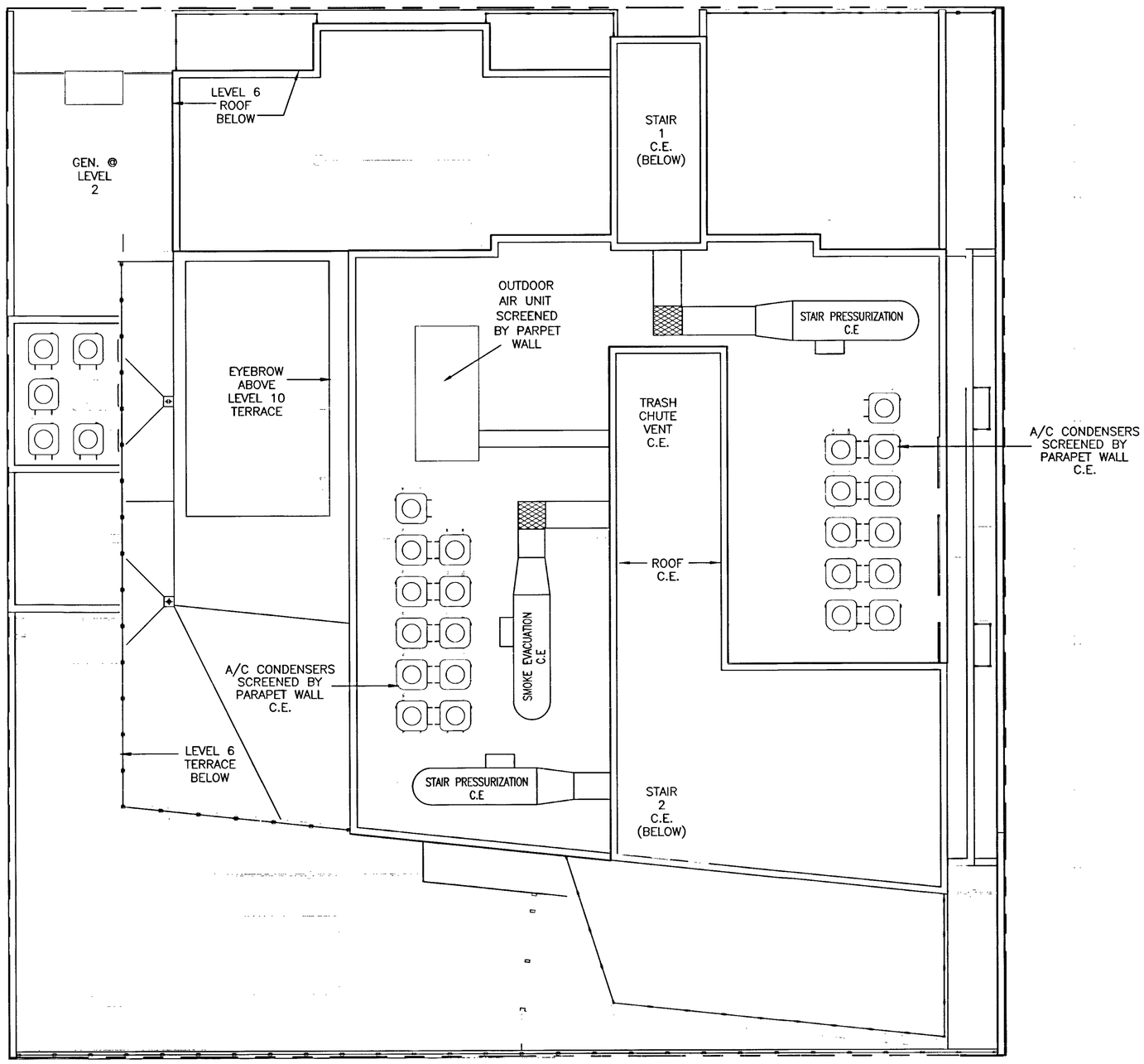

LEGEND:

GEN. = GENERATOR
ELEC. = ELECTRICAL
DOM. = DOMESTIC
W.I.C. = WALK IN CLOSET
A/C = AIR CONDITIONING
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

UPPER ROOF PLAN

0 10 20

SCALE 1" = 20'

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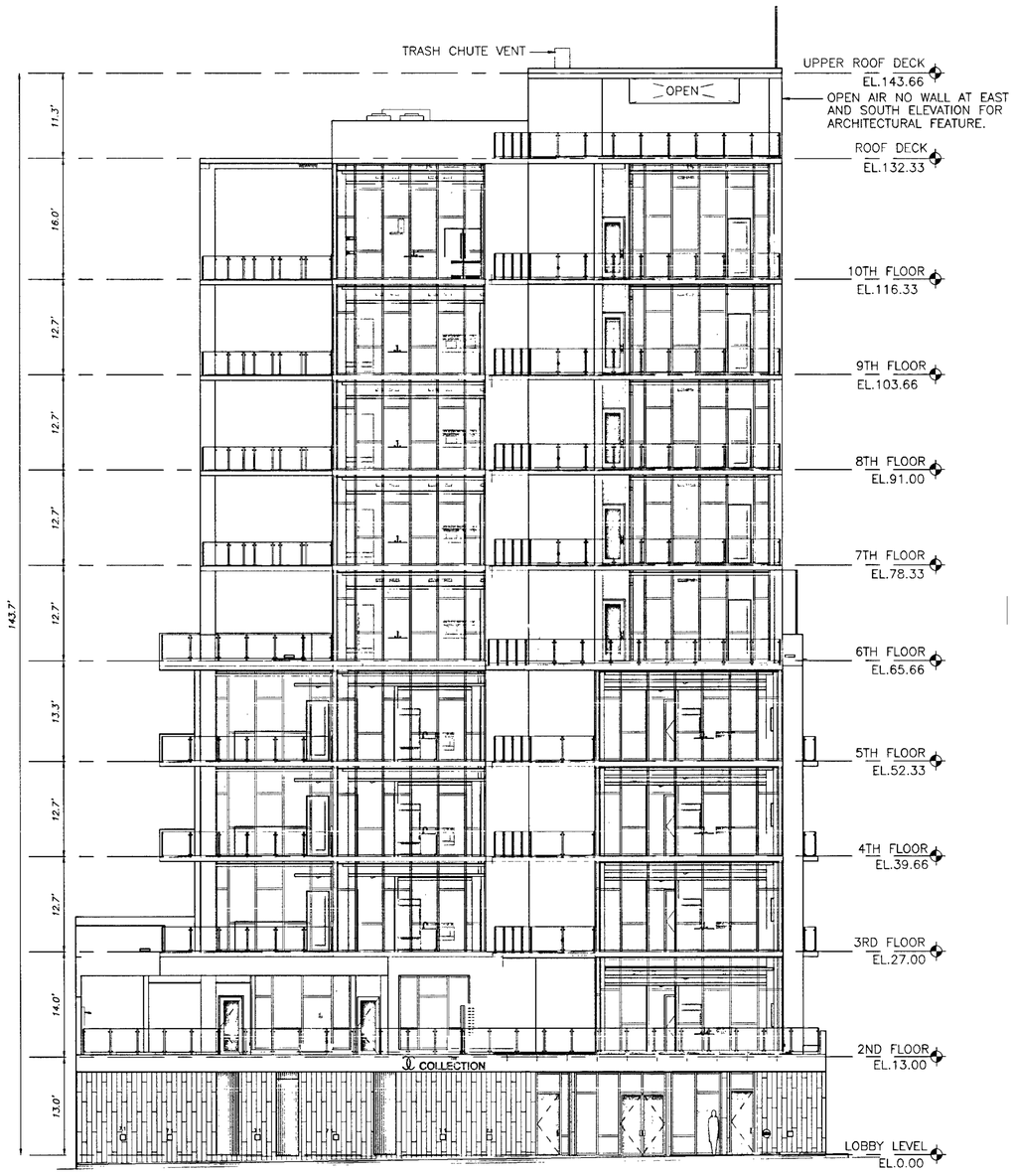
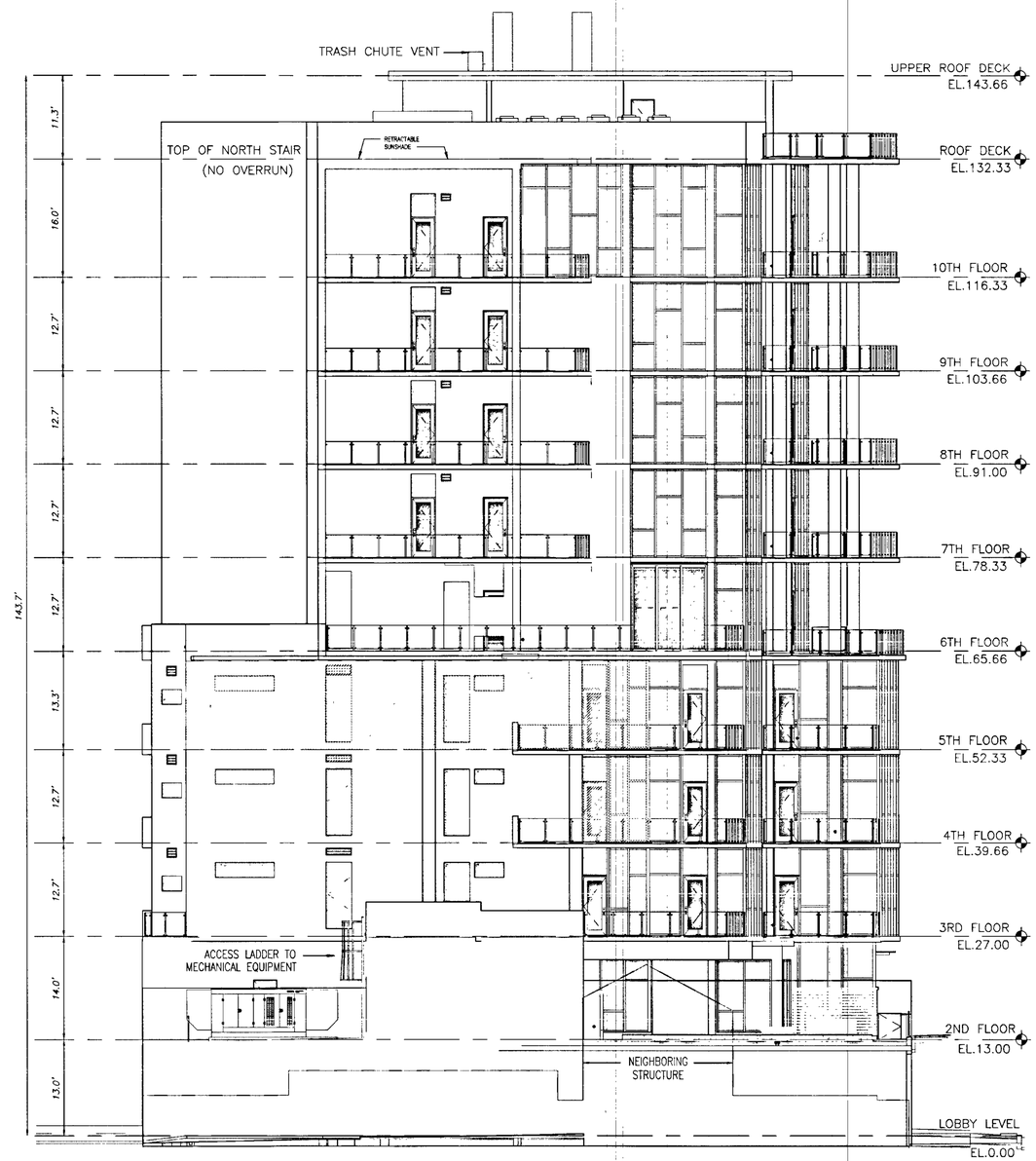


SOUTH ELEVATION

0 16 32

SCALE 1" = 16'



WEST ELEVATION

0 16 32

SCALE 1" = 16'

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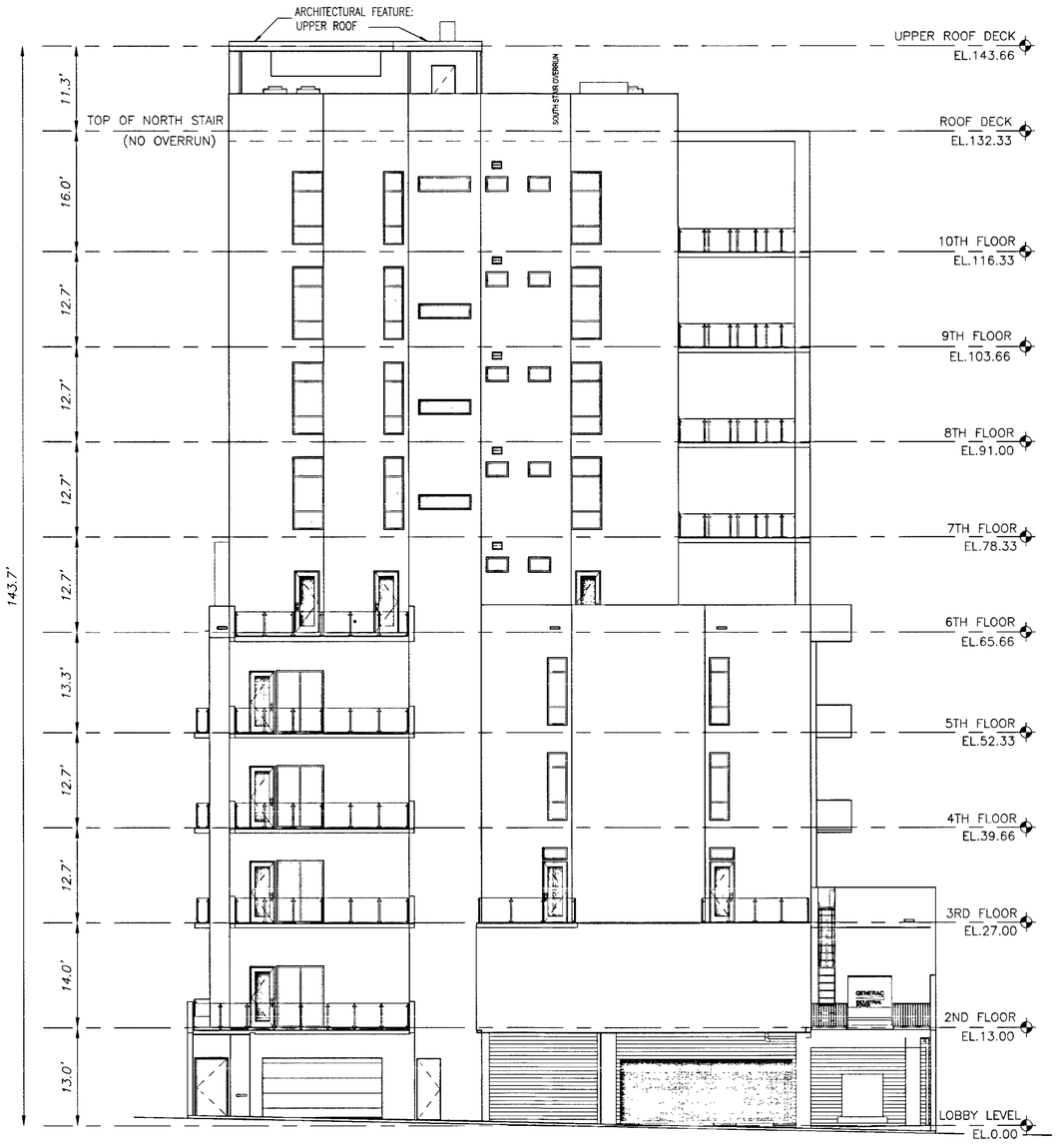
TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

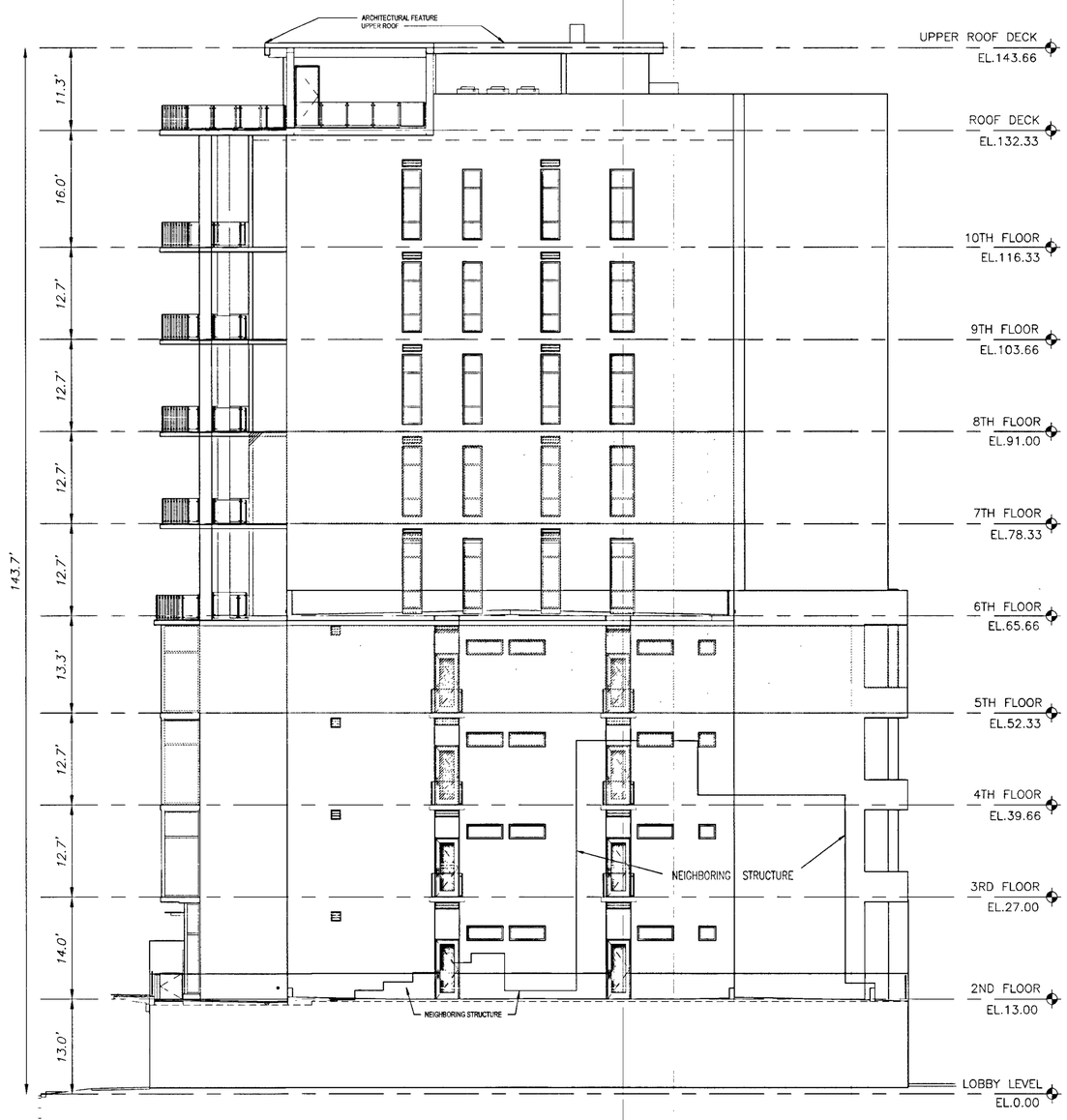
EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022200252 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA



NORTH ELEVATION

0 16 32

SCALE 1" = 16'



EAST ELEVATION

0 16 32

SCALE 1" = 16'

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