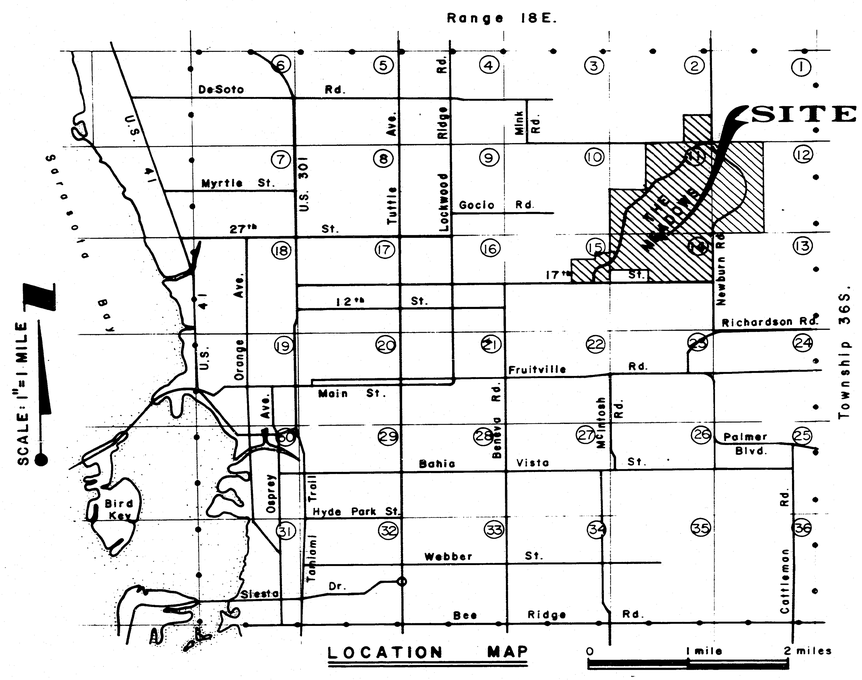
CONDOMINIUM BOOK 22 PAGE 48
SHEET 1 OF 4 SHEETS 413467

EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1705 AT PAGE 1209 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

WINSLOW BEACON
A CONDOMINIUM
IN SEC. 14, TWP. 36S., RGE. 18E.
SARASOTA COUNTY, FLORIDA

NOTES

1. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. BEARINGS ARE BASED ON THE PLAT OF THE MEADOWS, UNIT 2 SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGES 23 THROUGH 236 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, AND DO NOT REFER TO THE TRUE MERIDIAN.
3. THE UNIT BOUNDARIES ARE AS FOLLOWS:
   a. PERIMETRICAL BOUNDARIES:
   THE PLANE OF THE UNFINISHED INTERIOR SURFACE OF THE CONCRETE BLOCK WALLS AND THE PLANES EXTENDED VERTICALLY UPWARD FROM THE EXTERIOR EDGES OF THE LANAI SLAB.
   b. UPPER AND LOWER BOUNDARIES:
   LOWER GROUND FLOOR – THE PLANES OF THE UPPER SURFACE OF THE UNFINISHED CONCRETE SLABS SERVING AS THE UNIT FLOORS.
   UPPER: THE PLANE OF THE LOWER SURFACE OF THE UNFINISHED HORIZIONAL CEILING BEAMS.
   c. LANAIS ARE PART OF THE UNIT.
4. 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.
5. SUBSTANTIALLY COMPLETED UNITS: 1 - 8
6. UNITS NOT SUBSTANTIALLY COMPLETED: 9 - 60
7. AS OTHER IMPROVEMENTS BECOME SUBSTANTIALLY COMPLETE THE DECLARATION OF CONDOMINIUM SHALL BE AMENDED BY A SURVEYORS CERTIFICATE SETTING FORTH THE AS BUILT DIMENSIONS OF SUCH IMPROVEMENTS IN ACCORDANCE WITH F.S. 718.104 (4) (e).



DESCRIPTION

Parcel F, The Meadows Unit 2 Subdivision recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida

AND

A tract of land lying in Section 14, Township 36 South, Range 18 East, Sarasota County, Florida described as follows:

BEGIN at an SWN concrete monument at the Southeast corner of Parcel F of The Meadows Unit 2, a Subdivision recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida (the following 3 calls are along the lines of said Meadows Unit 2); thence N–87–26'–24"–W a distance of 212.97 feet to an SWN concrete monument; thence N–87–02'–27' a distance of 482.75 feet to an SWN concrete monument at a point on a curve of which the radius point lies S–52–07'–36"–W a radial distance of 332.56 feet; thence Southeasterly along the arc through a central angle of 12–34'–30" a distance of 72.99 feet to a line which is 60.00 feet Southerly of and parallel with the aforementioned Southerly line of Parcel F (the following 2 calls are along said parallel line); thence S–87–02'–27"–E a distance of 441.66 feet; thence S–87–26'–24"–E a distance of 268.65 feet to the Southwesterly line of a Sarasota County drainage right–of–way recorded in Chancery Order Book 3, Page 233, Article 381 thru 384 of the aforementioned Public Records; thence N–40–11'–46"–W along said Southwesterly line a distance of 81.72 feet to the POINT OF BEGINNING. Containing 0.966 acres.

All the above containing 4.542 acres.

CERTIFICATE OF SURVEYOR

I, DAVID D. KEALY, A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS RECORD OF SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," CHAPTER 21HH–6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1,1981, AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS NOTED IN NOTE 5 IS 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. I FURTHER CERTIFY THAT THE CONSTRUCTION OF ALL PLANNED IMPROVEMENTS WITH RESPECT TO BUILDINGS NOTED IN NOTE 5 ARE SUBSTANTIALLY COMPLETE INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES, ACCESS TO THE UNITS IN SAID BUILDINGS, AND COMMON ELEMENTS FACILITIES SERVING SAID BUILDINGS.

SMALLY, WELLFORD & NALVEN, INC

BY: _____
DAVID D. KEALY, P.L.S.
FLORIDA CERTIFICATE NO. 2612

DATE: 8/7/84

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA
P.O.

1553-36 1/4

WINSLOW BEACON

PHASE 1

A tract of land in Parcel F, The Meadows Unit 2 Subdivision, recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida and in Section 14, Township 36 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Easternmost corner of said Parcel F; thence S-40-11'46"-E along the Southwesterly line of a Sarasota County Drainage right-of-way described in Chancery Order Book 3, Page 233, Articles 381 thru 384 of said Public Records and as shown on said Meadows Unit 2 Subdivision a distance of 81.72 feet (the following 3 calls are 60.00 feet Southerly of and parallel with the Southerly line of said Parcel F); thence N-87-26'-24"-W a distance of 268.65 feet; thence N-87-02'-27"-W a distance of 308.65 feet to the POINT OF BEGINNING; thence continue N-87-02'-27"-W a distance of 133.00 feet to a point on the Northeasterly right-of-way line of Glebe Farm Road as shown on said Meadows Unit 2 Subdivision, said point being a point on a curve of which the radius point lies S-64-42'-06"-W a radial distance of 332.56 feet (the following 4 calls are along the right-of-way line of said Glebe Farm Road and Pinebrook Hollow); thence Northwesterly along the arc through a central angle of 12-34'-30" a distance of 72.99 feet to the Southerly line of said Parcel F; thence continue along said curve through a central angle of 10-58'-45" a distance of 63.73 feet to the PRC of a curve to the right having a central angle of 81-09'-06" and a radius of 25.00 feet; thence Northwesterly and Northeasterly along the arc a distance of 35.41 feet; thence N-32-17'-57"-E a distance of 88.36 feet; thence S-55-07'-52"-E a distance of 243.47 feet thence S-18-26'-04"-W a distance of 87.34 feet to the POINT OF BEGINNING. Containing 0.722 acres.

PHASE 2

A tract of land in Parcel F, The Meadows Unit 2 Subdivision recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida described as follows:

Commence at the Easternmost corner of said Parcel F (the following 5 calls are along the lines of said Parcel F); thence N-40-11'-46"-W a distance of 374.85 feet thence N-86-42'-26"-W a distance of 319.44 feet to a point on a curve of which the radius point lies N-37-19'-38"-W a radial distance of 910.53 feet; thence Southwesterly along the arc through a central angle of 02-52'-25" a distance of 45.67 feet; thence S-55-32'-47"-W a distance of 39.90 feet to the POINT OF BEGINNING said point being the PC of a curve to the left having a central angle of 23-14'-48" and a radius of 233.49 feet; thence Southwesterly along the arc a distance of 94.74 feet; thence S-55-07'-52"-E a distance of 243.47 feet; thence N-18-26'-04"-E a distance of 153.81 feet; thence N-71-33'-56"-W a distance of 193.03 feet to the POINT OF BEGINNING. Containing 0.607 acres.

PHASE 3

A tract of land in Parcel F, The Meadows Unit 2 Subdivision recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida described as follows:

Commence at the Easternmost corner of said Parcel F (the following 5 calls are along the lines of said Parcel F; thence N-40-11'-46"-W a distance of 374.85 feet thence N-86-42'-26"-W a distance of 172.00 feet to the POINT OF BEGINNING; thence continue N-86-42'-26"-W a distance of 147.44 feet to a point on a curve of which the radius point lies N-37-19'-38"-W a radial distance of 910.53 feet; thence Southwesterly along the arc through a central angle of 02-52'-25" a distance of 45.67 feet; thence S-55-32'-47"-W a distance of 39.90 feet; thence S-71-33'-56"-E a distance of 193.03 feet; thence N-18-26'-04"-E a distance of 107.43 feet to the POINT OF BEGINNING. Containing 0.328 acres.

PHASE 4

A tract of land in Parcel F, The Megdows Unit 2 Subdivision, recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida and in Section 14, Township 36 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Easternmost corner of said Parcel F; thence S-40-11'46"-E along the Southwesterly line of a Sarasota County Drainage right-of-way described in Chancery Order Book 3, Page 233, Articles 381 thru 384 of said Public Records and as shown on said Meadows Unit 2 Subdivision a distance of 81.72 feet (the following 2 calls are 60.00 feet Southerly of and parallel with the Southerly line of said Parcel F); thence N-87-26'-24"-W a distance of 268.65 feet; thence N-87-02'-27"-W a distance of 35.65 feet to the POINT OF BEGINNING; thence N-02-57'-33"-E a distance of 217.62 feet; thence N-87-02'-27"-W a distance of 84.68 feet; thence N-03-17'-34"-E a distance of 65.26 feet; thence N-86-42'-26"-W a distance of 110.21 feet; thence S-18-26'-04"-W a distance of 294.19 feet to a point 60.00 feet Southerly of the aforementioned Southerly line of Parcel F; thence S-87-02'-27"-E parallel with said Southerly line a distance of 273.00 feet to the POINT OF BEGINNING. Containing 1.393 acres.

PHASE 5

A tract of land in Parcel F, The Meadows Unit 2 Subdivision recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida described as follows:

Commence at the Easternmost corner of said Parcel F (the following 3 calls are along the lines of said Parcel F; thence N-40-11'-46"-W a distance of 313.35 feet to the POINT OF BEGINNING; thence continue N-40-11'-46"-W a distance of 61.50 feet; thence N-86-42'-26"-W a distance of 76.00 feet; thence S-03-17'-34"-W a distance of 117.76 feet; thence S-87-02'-27"-E a distance of 84.68 feet; thence N-02-57'-33"-E a distance of 40.51 feet; thence N-49-48'-14"-E a distance of 46.70 feet to the POINT OF BEGINNING. Containing 0.253 acres.

PHASE 6

A tract of land in Parcel F, The Meadows Unit 2 Subdivision recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida described as follows:

Commence at the Easternmost corner of said Parcel F (the following 2 calls are along the Northeasterly line of said Parcel F; thence N-40-11'-46"-W a distance of 178.35 feet to the POINT OF BEGINNING; thence continue N-40-11'-46"-W a distance of 135.00 feet; thence S-49-48'-14"-W a distance of 46.70 feet; thence S-02-57'-33"-W a distance of 185.06 feet; thence N-49-48'-14"-E a distance of 173.28 feet to the POINT OF BEGINNING. Containing 0.341 acres.

PHASE 7

A tract of land in Parcel F, The Meadows Unit 2 Subdivision, recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida and in Section 14, Township 36 South, Range 18 East, Sarasota County, Florida described as follows:

BEGIN at the Easternmost corner of said Parcel F; thence S-40-11'46"-E along the Southwesterly line of a Sarasota County Drainage right-of-way described in Chancery Order Book 3, Page 233, Articles 381 thru 384 of said Public Records and as shown on said Meadows Unit 2 Subdivision a distance of 81.72 feet (the following 2 calls are 60.00 feet Southerly of and parallel with the Southerly line of said Parcel F); thence N-87-26'-24"-W a distance of 268.65 feet; thence N-87-02'-27"-W a distance of 35.65 feet thence N-02-57'-33"-E a distance of 73.07 feet; thence N-49-48'-14"-E a distance of 173.28 feet to the Northeasterly line of said Parcel F; thence S-40-11'-46"-E along said Northeasterly line a distance of 178.35 feet to the POINT OF BEGINNING. Containing 0.772 acres.

PHASE 8

A tract of land in Parcel F, The Meadows Unit 2 Subdivision recorded in Plat Book 24, Pages 23 thru 23G of the Public Records of Sarasota County, Florida described as follows:

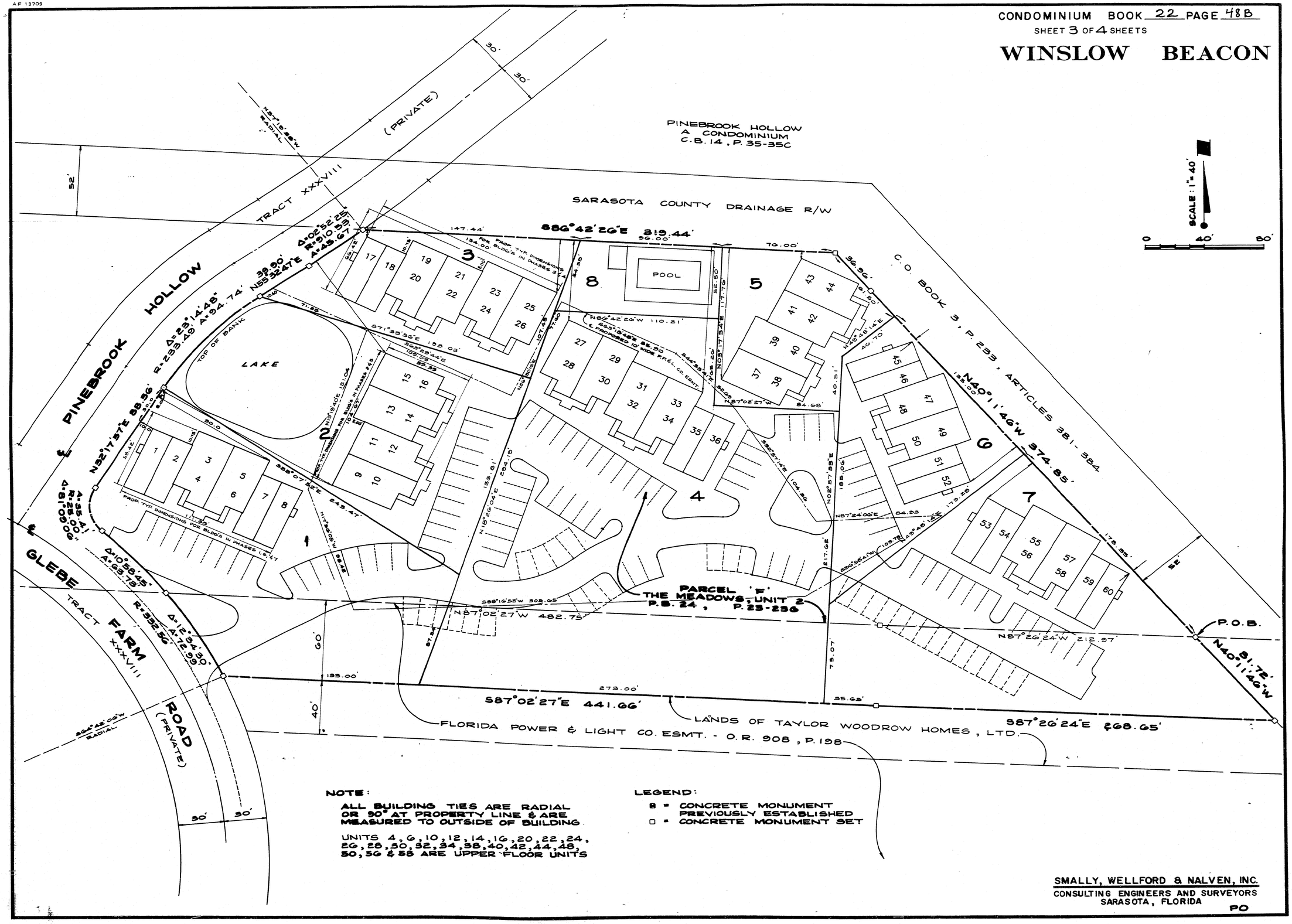
Commence at the Easternmost corner of said Parcel F (the following 3 calls are along the lines of said Parcel F; thence N-40-11'-46"-W a distance of 374.85 feet thence N-86-42'-26"-W a distance of 76.00 feet to the POINT OF BEGINNING; thence continue N-86-42'-26"-W a distance of 96.00 feet; thence S-18-26'-04"-W a distance of 54.39 feet; thence S-86-42'-26"-E a distance of 110.21 feet; thence N-03-17'-34"-E a distance of 52.50 feet to the POINT OF BEGINNING. Containing 0.124 acres.

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

AF 13709

CONDOMINIUM BOOK 22 PAGE 48B
SHEET 3 OF 4 SHEETS

WINSLOW BEACON



NOTE:

ALL BUILDING TIES ARE RADIAL OR 90° AT PROPERTY LINE & ARE MEASURED TO OUTSIDE OF BUILDING.

UNITS 4, 6, 10, 12, 14, 16, 20, 22, 24, 26, 28, 30, 32, 34, 38, 40, 42, 44, 48, 50, 56 & 58 ARE UPPER FLOOR UNITS

LEGEND:

■ = CONCRETE MONUMENT PREVIOUSLY ESTABLISHED
□ = CONCRETE MONUMENT SET

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA
PO

1553-36 3/4

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CONDOMINIUM BOOK 22 PAGE 48C

SHEET 4 OF 4 SHEETS

WINSLOW BEACON

UNIT / REV.	PERIMETRICAL A	B	C	D	E	F	UPPER & LOWER G	H	I	J
1	11.01	3.04	46.50	14.04	41.13	5.97	30.08	8.08	13.21	21.24
2	11.00	3.08	46.46	14.03	41.13	5.96	30.07	8.08	13.17	21.21
7	11.00	3.04	46.46	14.03	41.09	5.95	30.12	8.09	13.19	21.22
8	11.00	3.08	46.47	14.06	41.12	6.00	30.11	8.08	13.19	21.24
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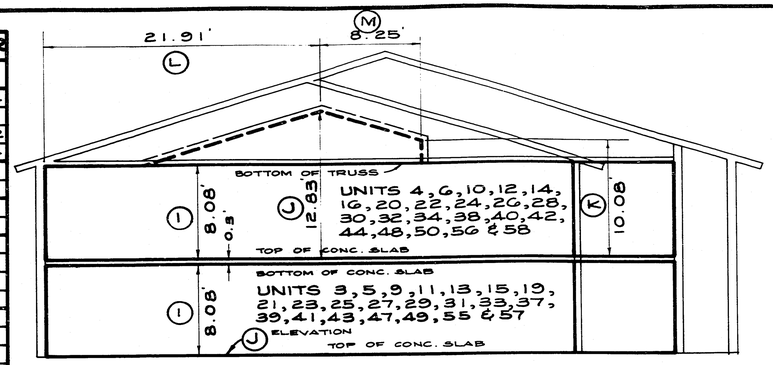

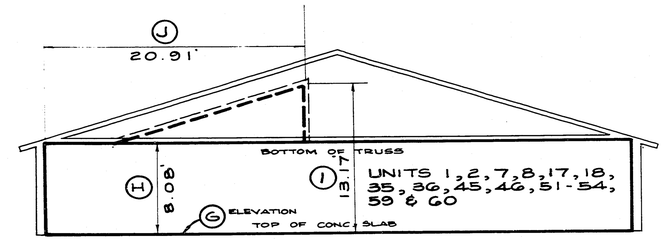

UPPER & LOWER BOUNDARIES

UNIT / REV.	PERIMETRICAL A	B	C	D	E	F	G	H	UPPER & LOWER I	J	K	L	M
3	13.61	12.40	50.08	12.08	7.70	13.35	35.06	8.00	8.12	30.08			
4	13.70	12.39	50.11	12.02	7.72	13.40	35.09	7.98	8.04	12.82	9.94	22.02	8.62
5	13.67	12.41	50.07	12.05	7.70	13.33	35.16	7.96	8.04	30.11			
6	13.68	12.39	50.14	12.00	7.70	13.39	35.17	7.93	8.07	12.87	9.92	22.10	8.59
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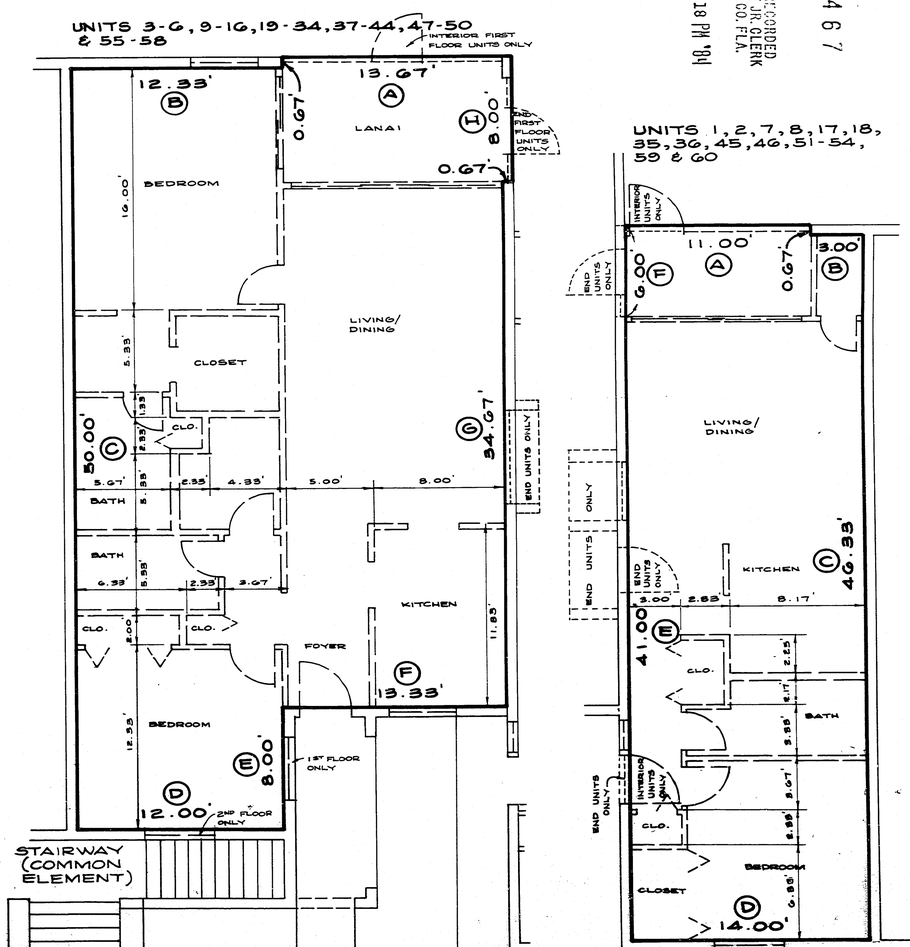
PERIMETRICAL BOUNDARIES

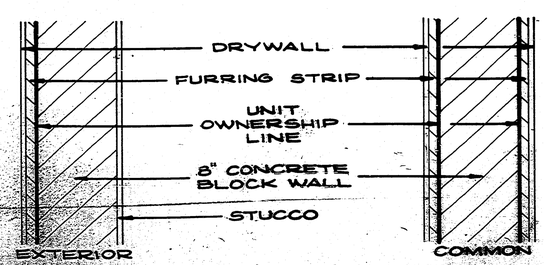


NOTES:

DARKENED SPACES IN THE REVERSE COLUMN (REV.) REPRESENT UNITS THAT ARE THE REVERSE OF THE FLOOR PLAN SHOWN

UNFINISHED INTERIOR ROOM DIMENSIONS TAKEN FROM ARCHITECTURAL PLANS ARE NOT FIELD VERIFIED

THE CHART REPRESENTS AS-BUILT MEASUREMENTS AFTER CONSTRUCTION OF THE IMPROVEMENTS



WALL DETAILS

FILED AND RECORDED
R.H. HACKNEY JR. CLERK
SARASOTA CO. FLA.
Aug 13 2 18 PM '84

413467

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

PO

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