GOLFVISTA CONDOMINIUMS

CONDO. PLAT BOOK 28 PAGE 35
SHEET 1 OF 3

90035183

DESCRIPTION

A PART OF BLOCK O AS SHOWN ON PLAT OF CAPRI ISLES, UNIT NO. 3, RECORDED IN PLAT BOOK 22, PAGES 8A THRU 8D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT THAT IS 1958.36 FEET NORTH AND 1094.05 FEET EAST OF THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE EAST 3/4 OF SECTION 4, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE EASTERLY R/W LINE OF CAPRI ISLES BOULEVARD; THENCE N67°40'12"E, 316.05' FOR THE POINT OF BEGINNING; THENCE CONTINUE N67°40'12"E, 416.11'; THENCE S02°42'28"E, 137.07'; THENCE S05°40'42"W, 267.94 FEET; THENCE S74°03'40"W, 548.38' TO THE EASTERLY R/W LINE OF CAPRI ISLES BOULEVARD, SAID POINT BEING ON A CURVE TO THE NORTHWEST, HAVING A RADIUS OF 786.41 FEET, A CENTRAL ANGLE OF 08°16'57" AND A CHORD BEARING OF N20°04'06"W, THENCE ALONG THE ARC OF SAID CURVE, 113.68' TO A POINT OF SAID CURVE; THENCE N65°46'46"E, 141.86'; THENCE N76°54'10"E, 146.00'; THENCE N16°05'50"W, 95.00'; THENCE N22°16'26"W, 115.23' TO THE POINT OF BEGINNING.

CONTAINING 3.64 ACRES, MORE OR LESS.

(ALSO KNOWN AS CROWN COLONY SOUTH CONDOMINIUMS, PHASES III TO VIII, AS RECORDED IN CONDO BOOK 19, PAGE 3, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.)

NOTES:

1. BOUNDARY BEARINGS ARE BASED ON THE ORIGINAL DEED DESCRIPTION, CAPRI ISLES, UNIT 3, P.B. 22, P.8.
2. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.000.
3. IMPROVEMENTS WITHIN THE COMMON ELEMENTS SUCH AS BUT NOT LIMITED TO WATER METERS, WATER LINES, STORMDRAINS, SEWERS AND TREES HAVE NOT BEEN LOCATED.
4. ALL LANDS AND IMPROVEMENTS NOT LOCATED WITHIN UNIT ARE COMMON ELEMENTS.
5. BUILDINGS AND IMPROVEMENTS AS SHOWN IN THIS EXHIBIT ARE PROPOSED. DIMENSIONS ARE FROM ARCHITECTURAL PLANS AND DO NO REPRESENT CONSTRUCTED IMPROVEMENTS.
6. INTERIOR PARTITION DIMENSIONS ARE INFORMATIONAL ONLY, UNIT BOUNDARY DIMENSIONS ONLY ARE CERTIFIED.
7. ALL UNIT ANGLES ARE RIGHT ANGLES UNLESS INDICATED OTHERWISE.
8. UNIT BOUNDARIES —— THE UPPER BOUNDARY AND LOWER BOUNDARY OF EACH UNIT SHALL BE THE FOLLOWING, EXTENDED TO THE PERIMETER BOUNDARIES:
   A. UPPER BOUNDARY: BOTTOM CHORD OF ROOF TRUSS AND THE TOP SIDE OF THE CEILING DRY WALL FOR SECOND FLOOR, BOTTOM OF FLOOR JOISTS AND TOP SIDE OF THE CEILING DRY WALL FOR FIRST FLOOR.
   B. LOWER BOUNDARY: THE BARE SURFACE OF THE CONCRETE SLAB WHICH SERVES AS THE FLOOR OF THE UNIT.
   C. PERIMETER BOUNDARY: THE INTERIOR SURFACE OF THE CONCRETE BLOCK OR BACK SIDE OF THE DRY WALL SERVING AS THE PERIMETER WALL WHICH PLANE SHALL ALSO INCLUDE ALL PERIMETER WINDOWS AND DOORS AND PORCH CONTIGUOUS TO THE UNIT.
9. LIMITED COMMON ELEMENTS: NONE.
10. THE SURVEY MEETS MINIMUM TECHINAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, 21 HH-6, F.A.C.
11. BUILDINGS AND STREETS SHOWN ON THIS PLOT PLAN ARE NOT COMPLETE AS OF THIS DATE.

SURVEYOR'S CERTIFICATE

I, WEN Y. CHUNG, A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES, ACCESS TO UNITS AND COMMON ELEMENT FACILITIES, ARE SUBSTANTIALLY COMPLETE SO THAT TH'S MATERIAL, TOGETHER WITH THIS DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY AND THE AS-BUILT MEASUREMENTS CONTAINED HEREIN, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

DATE OF SURVEY 2-27-90
(CONSTRUCTION IS INCOMPLETE)

Wen Y. Chung

WEN Y. CHUNG

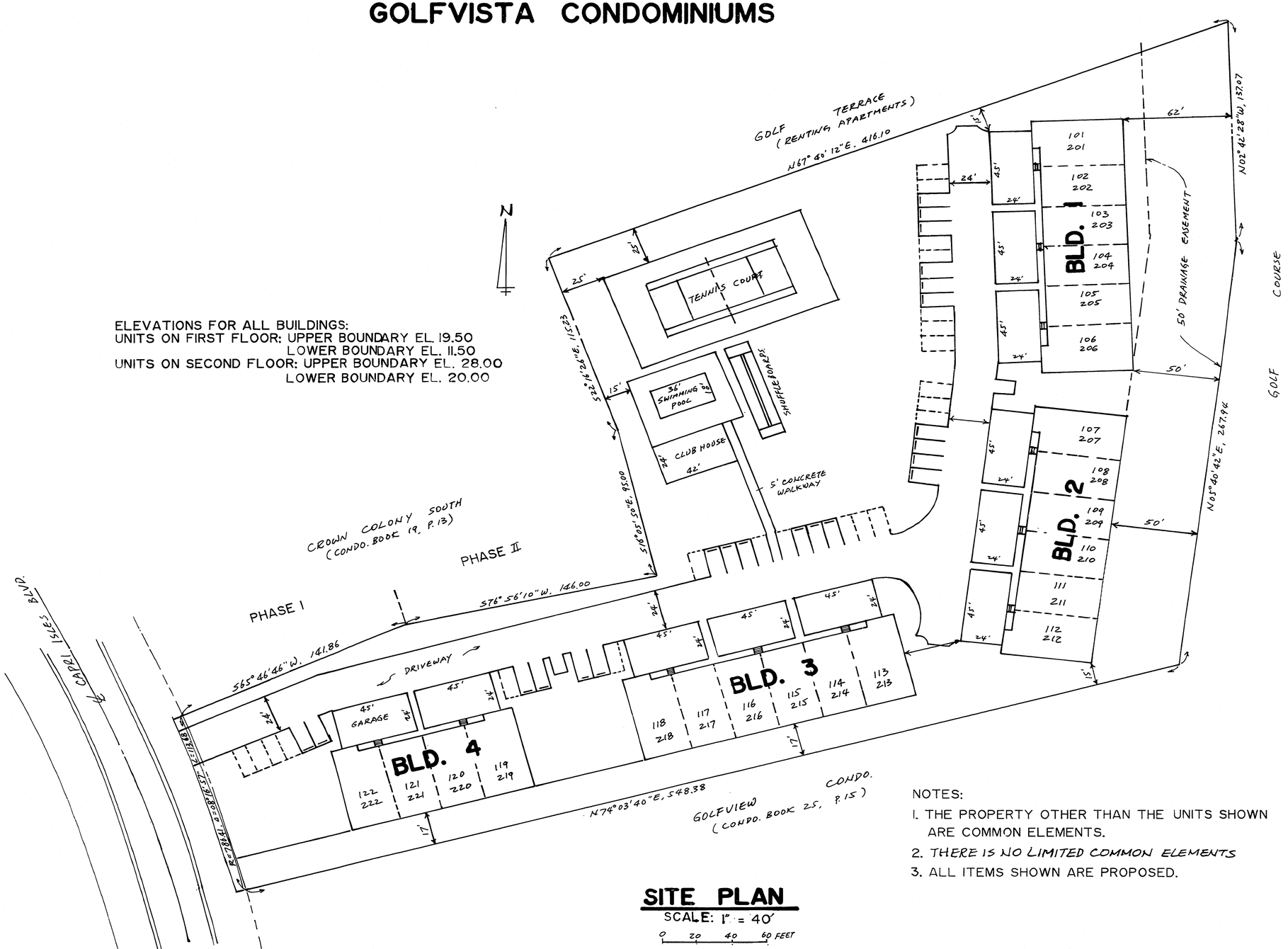
REGISTERED FLORIDA LAND SURVEYOR NO. 2637

CONDO. PLAT BOOK 28 PAGE 35-A

SHEET 2 OF 3

GOLFVISTA CONDOMINIUMS

ELEVATIONS FOR ALL BUILDINGS:
UNITS ON FIRST FLOOR: UPPER BOUNDARY EL. 19.50
LOWER BOUNDARY EL. 11.50
UNITS ON SECOND FLOOR: UPPER BOUNDARY EL. 28.00
LOWER BOUNDARY EL. 20.00



SITE PLAN

SCALE: 1" = 40'

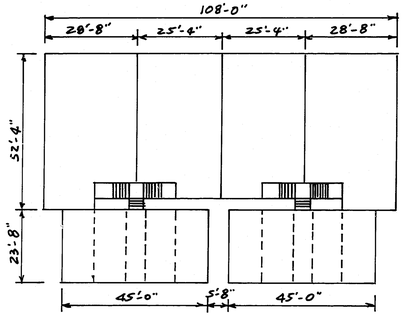
0 20 40 60 FEET

NOTES:

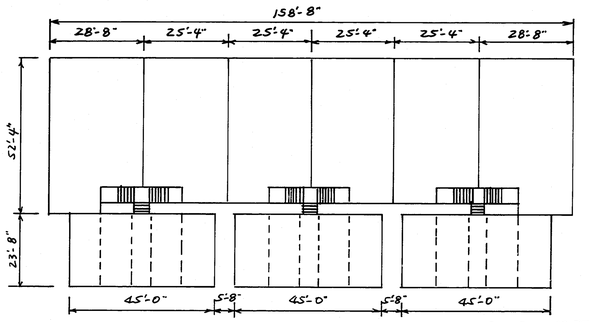
1. THE PROPERTY OTHER THAN THE UNITS SHOWN ARE COMMON ELEMENTS.
2. THERE IS NO LIMITED COMMON ELEMENTS
3. ALL ITEMS SHOWN ARE PROPOSED.

GOLFVISTA CONDOMINIUMS

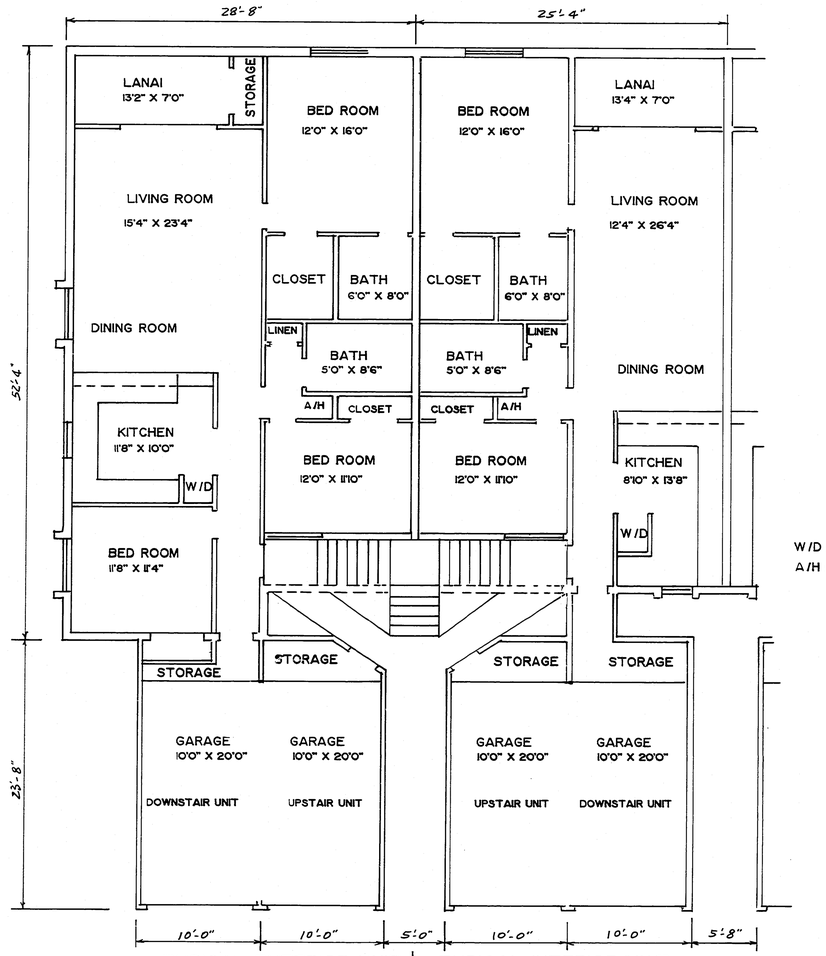
CONDO. PLAT BOOK 28 PAGE 35-B
SHEET 3 OF 3



BUILDING 4 0 10 20 30 40 FT.
4 UNITS EACH FLOOR
FIRST FLOOR & SECOND FLOOR IDENTICAL



BUILDING 1, 2 & 3 0 10 20 30 40 FT.
6 UNITS EACH FLOOR
FIRST FLOOR & SECOND FLOOR IDENTICAL



TYPICAL EXTERIOR UNIT ↔ TYPICAL INTERIOR UNIT

W/D : WASHER & DRYER
A/H : AIR HANDLER

TYPICAL FLOOR PLAN

0 4 8 12 16 FEET

RECORDED IN OFFICIAL RECORDS
APRIL 4 1990
AT 10:17 A M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA