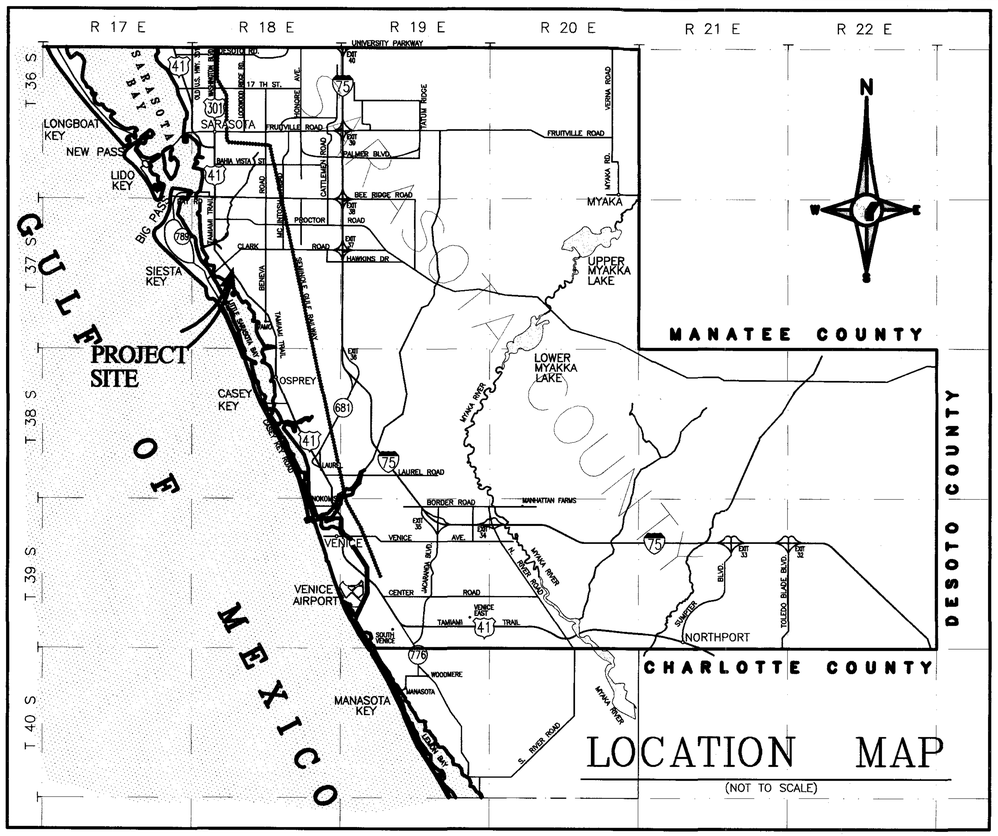
GGD CONDOMINIUM

SECTION 17, TWP 37 S., RGE. 18 E.
COUNTY OF SARASOTA STATE OF FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015099289 3 PG(S)
August 10, 2015 01:21:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



LOCATION MAP
(NOT TO SCALE)

SURVEYORS REPORT

1. THIS PLOT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES AFFECTING SUBJECT PROPERTY.
2. THE LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES AND UNDERGROUND FOUNDATIONS OR ANY OTHER PERTINENT ATTRIBUTES TO SUBJECT PROPERTY (IF ANY) NOT ABSTRACTED AS PART OF THIS SURVEY, EXCEPT AS SHOWN.
3. BEARINGS SHOWN HEREON ARE ASSUMED, A BEARING OF S 89°43'10" E WAS USED ALONG THE SOUTH RIGHT-OF-WAY LINE OF GULF GATE DRIVE .
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (NGVD29), SARASOTA COUNTY BENCH MARK No. 104-C WAS USED, HAVING A PUBLISHED ELEVATION OF 17.119'(NGVD29).
5. SUBJECT TO ALL RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.
6. ALL PORTIONS OF THE CONDOMINIUM PROPERTY NOT DESIGNATED ON THE PLAT OR DECLARATION OF CONDOMINIUM AS A UNIT OR LIMITED COMMON ELEMENTS ARE PART OF THE COMMON ELEMENTS.
7. SEE THE DECLARATION OF CONDOMINIUM FOR ADDITIONAL INFORMATION REGARDING COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
8. WELL DEFINED FEATURES IN THIS SURVEY HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL ACCURACY OF 0.10'.
9. THIS SURVEY REPRESENTS A FIELD SURVEY PERFORMED ON JULY 07, 2015 AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
10. L.C.E.-INDICATES LIMITED COMMON ELEMENTS.
11. C.E.-INDICATES COMMON ELEMENT.
12. B.L.P.-INDICATES BUILDING LOCATION POINT.
13. IMPROVEMENTS WITHIN THE L.C.E.'s ARE NOT SHOWN.
14. THE PROPERTY CONTAINS 7,200± SQUARE FEET, MORE OR LESS .

LEGAL DESCRIPTION

THE WESTERLY 40' OF LOT 14, UNIT No. 1, GULF GATE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECOREDED IN PLAT BOOK 13, PAGE 24, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Unit Boundaries. Each Unit shall include that part of the building that lies within the following boundaries:

A. Upper and Lower Boundaries. The upper and lower boundaries of the Unit shall be the following boundaries extended to their planar intersections with the perimetrical boundaries.

(1). Upper Boundaries. The upper boundary shall be the unfinished lower surface of the ceiling.

(2). Lower Boundaries. The horizontal plane of the unfinished upper surface of the concrete floor of the Unit.

B. Perimetrical Boundaries. The perimetrical boundaries of the Unit shall be the vertical planes of the unfinished exterior surface of the plasterboard walls bounding the Unit, extended to their planar intersections with each other and with the upper and lower boundaries.

C. Apertures. Where there are apertures in any boundary, including but not limited to, windows and doors, the Unit boundaries shall extend to the interior unfinished surfaces of such apertures, including all frameworks thereof.

D . Additional Items Included with Units. All of the following items are included with each Unit (some of which items may not necessarily be provided to Unit Owners by the Developer) if such items are wholly or partially located within a Unit and designed and installed to serve only such Unit:

(1) All non-load bearing walls and partitions, doors, door frames, door hardware, and window panes;

(2) All kitchen equipment and fixtures, including without limitation, ovens, refrigerators, freezers, sinks, ranges, cabinets, dishwashers, exhaust fans and waste disposal units;

(3) All bathroom, lavatory and plumbing fixtures and equipment, including, without limitation, sinks, tubs, showers, toilets, vanities, exhaust fans, and medicine cabinets;

(4) All electrical and lighting fixtures, including, without limitation, outlets, switches, lamps, bulbs, outlet boxes, switch boxes, telephone outlets, circuit breakers, and circuit breaker panels;

(5). All clothes washers, clothes dryers, water heaters, heating equipment, and air conditioning equipment, which serve each Unit;

(6). All floor and wall covering, including, without limitation, carpeting, tiling, wallpaper and paint; and

(7). All piping, ducts, wiring, cables and conduits of any kind or type serving only the particular Unit.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LAND SHOWN HEREON AND THAT THIS PLAT, DESIGNATED AS EXHIBIT "B" IN AND TO THE DECLARATION OF CONDOMINIUM OF "GGD CONDOMINIUM", CONTAINING 3 SHEETS, IS A CORRECT REPRESENTATION OF IMPROVEMENTS DESCRIBED AND THAT THE CONSTRUCTION OF ALL PLANNED IMPROVEMENTS WITH RESPECT TO "GGD CONDOMINIUM", IS SUBSTANTIALLY COMPLETE, INCLUDING, BUT NOT LIMITED TO LANDSCAPING, UTILITY SERVICES, AND ACCESS TO THE UNITS IN THE CONDOMINIUM, AND COMMON ELEMENT FACILITIES SERVING THE CONDOMINIUM, AND THAT THIS PLAT 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 THEREFROM. THE SURVEY MEETS THE FLORIDA STANDARDS OF PRACTICE FOR SURVEYS PER CHAPTER 5J-17 F.A.C.

DATE OF PLAT : 7/07/15

BY: F. Peter Lutz Jr.

GEORGE F. YOUNG, INC.
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BRADENTON, FLORIDA 34211

F. PETER LUTZ, JR.
PROFESSIONAL SURVEYOR & MAPPER #5506
STATE OF FLORIDA

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Since 1919

CONDOMINIUM BOOK 42 PAGE 50A

SHEET 2 OF 3

GGD CONDOMINIUM

SECTION 17, TWP 37 S., RGE. 18 E.
COUNTY OF SARASOTA STATE OF FLORIDA

NOTES:

1. SEE SHEET 1 FOR ADDITIONAL INFORMATION.
2. SEE THE DECLARATION OF CONDOMINIUM FOR THE LIMITED COMMON ELEMENTS AND COMMON ELEMENTS.

(60' PUBLIC PUBLIC R/W) GATEWAY AVE.

SUPERIOR AVE. (60' PUBLIC PUBLIC R/W)

SCALE: 1" = 20'

LEGEND :
(P)–PLAT
(M)–MEASURED
(C)–CALCULATED
(D)–DEED or DESCRIPTION
LB–LICENSED BUSINESS
(O.A.)–OVERALL
(O.R.)–OFFICIAL RECORDS BOOK
O.R.I.–OFFICIAL RECORD INSTRUMENT
#–NUMBER
OHL–OVERHEAD UTILITY LINES

SYMBOL LEGEND	
⊗	"X" CUT IN CURB FOUND
●	IRON PIPE FOUND
◒	CAPPED IRON ROD FOUND
⊗	IRON ROD FOUND
Ⓢ	SANITARY SEWER MANHOLE
	WOOD UTILITY POLE
	SIGN
	WIRE PULL BOX
	BACKFLOW PREVENTER
	CABLE TV BOX
	ELECTRIC SERVICE
	WATER METER
	TELEPHONE RISER

N

W E

S

100.0'

(TO U.S. 41)

GULF GATE DR.
(100' PUBLIC PUBLIC R/W)

EXISTING ASPHALT PAVEMENT(APPROXIMATE)

EXISTING ASPHALT PAVEMENT

1.5' CONCRETE CURB

0.5' CONCRETE CURB

GRASS MEDIAN

"X"-CUT FOUND IN CURB (0.46' W)

"X"-CUT FOUND IN CURB

"X"-CUT FOUND IN CURB

"X"-CUT FOUND IN CURB

"X"-CUT FOUND IN CURB

"X"-CUT FOUND IN CURB

(BEARING BASIS)
S89°43'10"E 172.25'(P)

S89°43'10"E 100'(P)
S89°44'43"E 99.50'(M)

EXISTING ASPHALT PAVEMENT

MONITOR WELL

S89°43'10"E
40'(D)
S89°37'24"E
40.46'(C)

S89°09'26"W
9.93'(C)

(REFERENCE CORNER "X" CUT IN CONCRETE CURB)

S89°38'05"E
50.00'(M)

S89°50'35"E 59.93'(C)(O.A.)
S89°43'10"E 60'(D)

EXISTING ASPHALT PAVEMENT

S89°43'03"E 129.51'(M)

RIVOT & DISK FOUND LB #6610

ACCESS TO GULF GATE DRIVE

58.0'

EXISTING ASPHALT DRIVEWAY AND PARKING

57.8'

40.0'

52.0'
52' PARKING EASEMENT (P)

CORNER NOT FOUND

ACCESS TO GULF GATE DRIVE

EXISTING ASPHALT PAVEMENT

0.2' CONCRETE SIDEWALK

6' SIDEWALK EASEMENT (P)

L.C.E. CONCRETE L.C.E. 0.1'

APPEARS TO BE TWO EXTERIOR CONCRETE BLOCK WALLS JOINING THE ADJACENT BUILDING

UNIT ACCESS

UNIT ACCESS

APPEARS TO BE TWO EXTERIOR CONCRETE BLOCK WALLS JOINING THE ADJACENT BUILDING

ONE STORY CONCRETE BLOCK STRUCTURE (TWO UNITS)

UNIT 2 **UNIT 1**

80.2'

N00°05'55"E 180.13'(M)
N00°16'50"E 180'(P)

N00°16'48"E 180.10'(C)
N00°16'50"E 180'(P)(D)

S00°09'02"W 180.04'(M)
S00°16'50"W 180'(P)

S00°16'50"W 180'(P)

GULF GATE APTS.
(BLOCK 24) GULF GATE UNIT No. 3
(PLAT BOOK 16, PAGE 12)

LOT 13
PID #0104-08-0013

PID #0104-08-0009

LOT 14

LOT 15

25' ACCESS EASEMENT (P)

WEST 40' OF LOT 14(D)

REMAINDER LOT 14(D)
60.0'

UNIT ACCESS

UNIT ACCESS

L.C.E. 0.1' PARKING

L.C.E. PARKING

0.1' CONCRETE

CONCRETE

EXISTING ASPHALT PAVEMENT

40.0'

OHL

41.9'

42.0'

S89°41'02"E
20.42'(M)

18' DRAINAGE, UTILITY AND ACCESS EASEMENT (P)

S.W. CORNER OF LOT 10

EXISTING ASPHALT PAVEMENT

EXISTING ASPHALT PAVEMENT

OHL

100'(P)

N89°43'10"W 400.00'(P)
N89°42'04"W 400.26'(M)

N89°43'10"W 1732.15'(P)(O.A.)

1" IRON PIPE FOUND

1" IRON PIPE FOUND

N89°45'25"W
39.82'(M)
N89°43'10"W
40'(D)

6' PLASTIC FENCE SOUTH OF PROPERTY

1" IRON PIPE FOUND

N89°43'10"W 60'(D)
N89°54'21"W 60.33'(M)

1" IRON PIPE FOUND

S89°43'10"E 172.25'(P) 171.92'(C)

SOUTH LINE OF THE NORTH 1/2 OF THE S.E. 1/4 OF SECTION 17.–37 S–18 E

6' BUFFER STRIP, DRAINAGE AND UTILITY EASEMENT(P)

CORNER NOT FOUND

MOBILE ESTATES
MOBIL HOME PARK

PID #0104-09-1023

PID #0104-09-1024

PID #0104-09-1025

PLOT PLAN

(DATE OF PLOT PLAN: 07/07/15)

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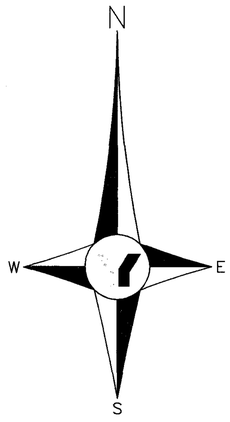
EXHIBIT "B"

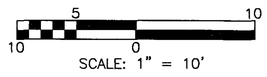
GGD CONDOMINIUM

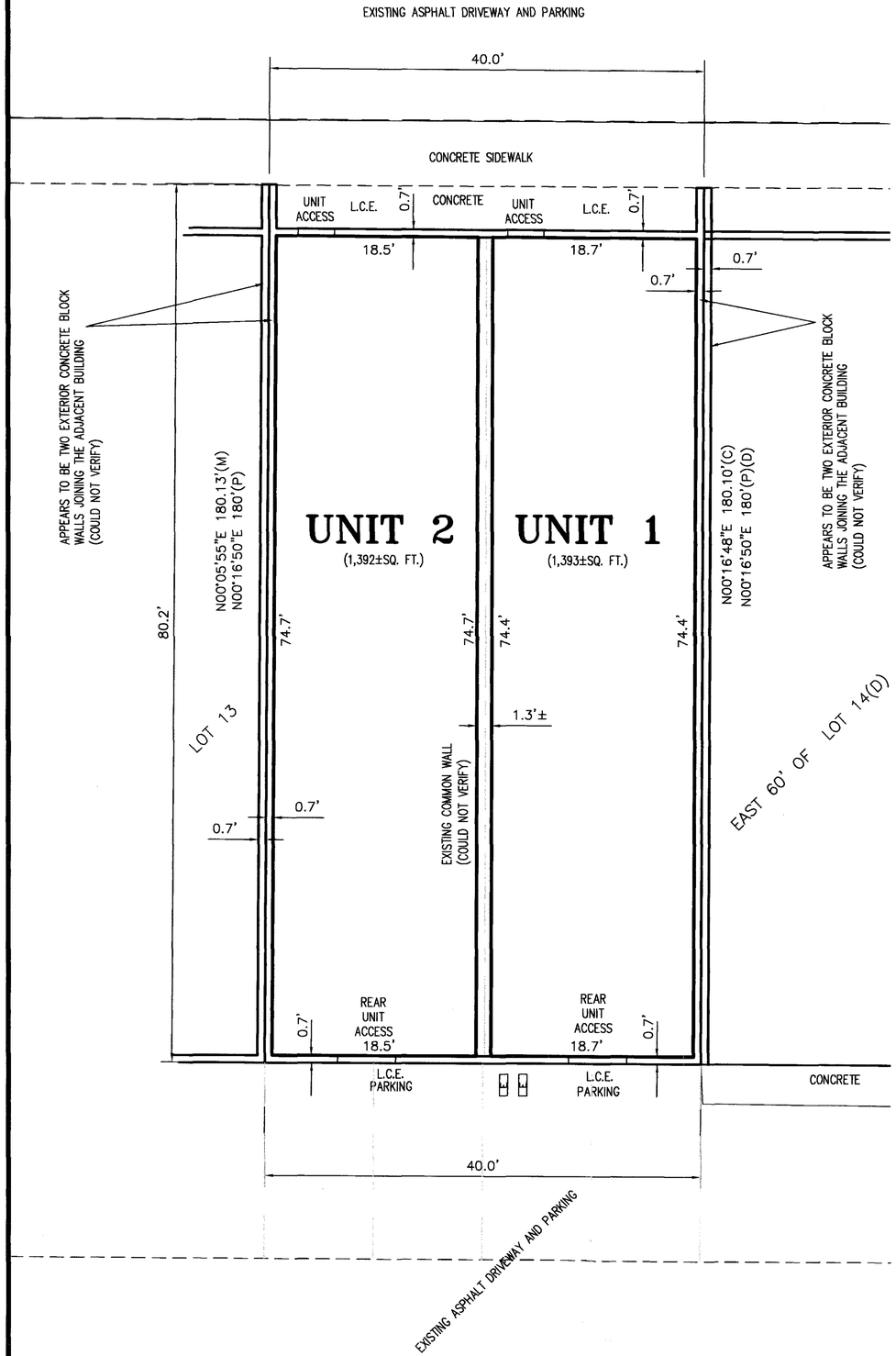
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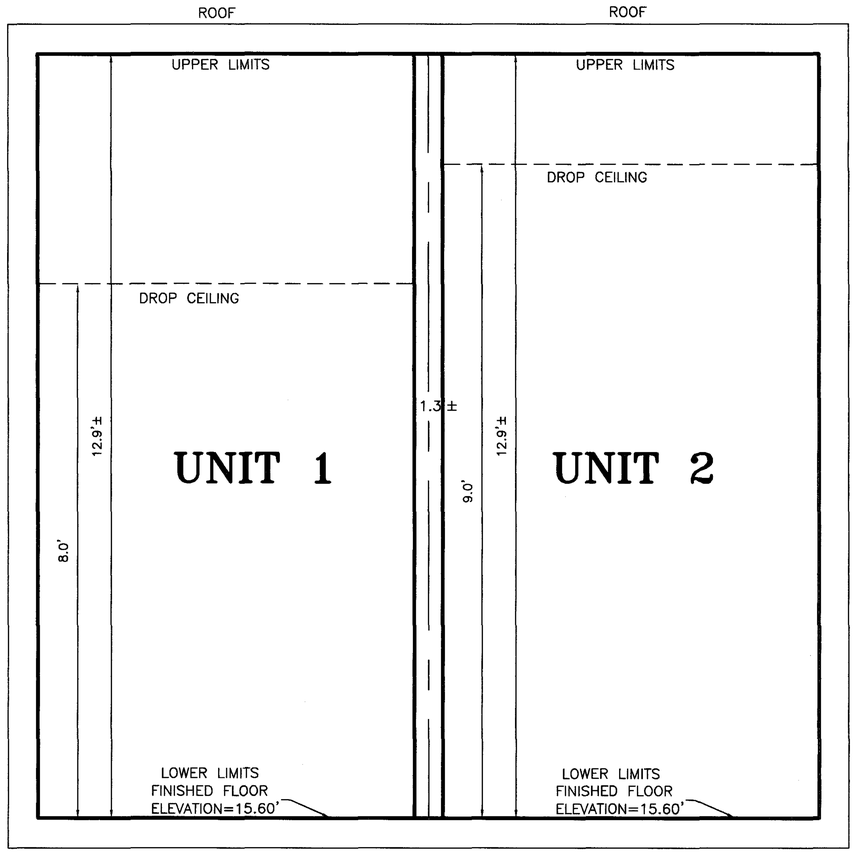
1. SEE SHEET 1 FOR ADDITIONAL INFORMATION.
2. SEE THE DECLARATION OF CONDOMINIUM FOR THE LIMITED COMMON ELEMENTS AND COMMON ELEMENTS.
3. SEE SHEET 2 FOR ORIENTATION OF BUILDING.







GRAPHIC UNIT DESCRIPTION



UNIT ELEVATIONS

(NOT TO SCALE)

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