RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016160670 6 PG(S)
December 29, 2016 01:08:02 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

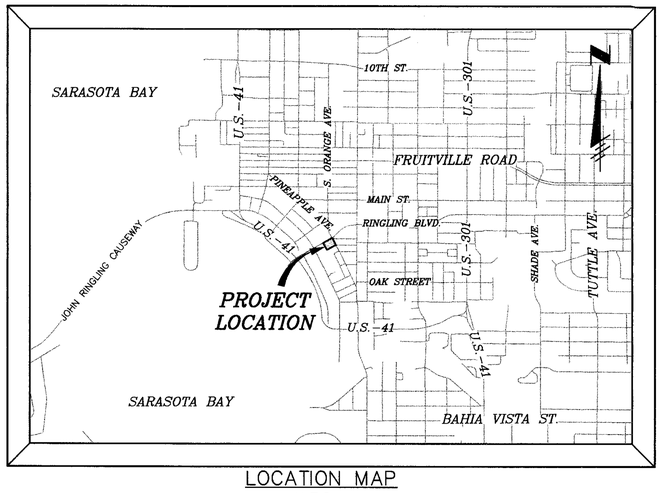
SANSARA

A CONDOMINIUM

LYING IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST

CITY OF SARASOTA – SARASOTA COUNTY, FLORIDA

EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R.I. 2016160669 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION PER OFFICIAL RECORDS INSTRUMENT #2005049205, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA:

COMMENCE AT THE NORTHWESTERLY COMMON CORNER OF LOTS 1 AND 2, BLOCK F, PLAT OF THE TOWN OF SARASOTA, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 257, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN NORTH 38°58'06" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 60.0 FEET; THENCE RUN SOUTH 50°32'46" EAST (DEED DESCRIPTION SOUTH 50°13'54" EAST) A DISTANCE OF 28 FEET TO THE PRESENT SOUTHEASTERLY RIGHT-OF-WAY OF RINGLING BOULEVARD (STRAWBERRY STREET) FOR THE POINT OF BEGINNING; THENCE RUN NORTH 38°58'06" EAST A DISTANCE OF 134.66 FEET (DEED DISTANCE 133.97 FEET) ALONG THE PRESENT SOUTHEASTERLY RIGHT-OF-WAY OF RINGLING BOULEVARD (STRAWBERRY STREET) TO A POINT; THENCE RUN NORTH 84°24'09" EAST 8.46 FEET (DEED DISTANCE 8.42 FEET) TO THE NORTHEASTERLY LINE OF LOT I AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PINEAPPLE AVENUE; THENCE RUN SOUTH 50°09'54" EAST ALONG THE NORTHEASTERLY LINE OF LOT 1 AND LOT 3 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PINEAPPLE AVENUE, A DISTANCE OF 106.18 FEET (DEED DISTANCE 106 FEET); THENCE RUN SOUTH 39°00'15" WEST (DEED DESCRIPTION SOUTH 38°58'06" WEST) A DISTANCE OF 139.84 FEET; THENCE RUN NORTH 50°32'46" WEST (DEED DESCRIPTION NORTH 50°13'54" WEST) A DISTANCE OF 112.17 FEET (DEED DISTANCE 112 FEET) TO THE POINT OF BEGINNING, BEING A PART OF LOTS I AND 3, BLOCK F OF SAID TOWN OF SARASOTA. ALSO DESCRIBED AS THE SAME PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 552, PAGE 194, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA LESS THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 552, PAGE 119, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND ALSO DESCRIBED AS THE SAME PROPERTY CONVEYED TO ROY L. TELLSTROM AND VIRGINIA R. TELLSTROM BY CHEVRON U.S.A., INC., BY DEED DATED APRIL 23, 1984.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF **TOWN OF SARASOTA**, THE EAST R/W OF **RINGLING BOULEVARD**, BEING **N. 38°58'06" W.**

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.

SUBJECT PROPERTY AREA = 15,742 SQUARE FEET±

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 SANSARA, A CONDOMINIUM, CONSISTING OF 6 SHEETS, IS A CORRECT REPRESENTATION OF THE SURVEY OF THE LAND DESCRIBED AND SHOWN HEREON, MADE UNDER MY DIRECTION ON DECEMBER 8, 2014 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.

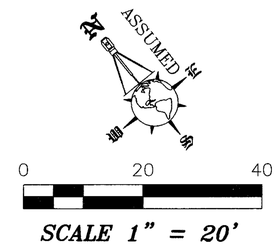
B. ALL KNOWN EASEMENTS ENCUMBERING THE LAND ARE SHOWN ON THIS PLAT.

C. THE CONSTRUCTION OF THE BUILDING IS SUBSTANTIALLY COMPLETE.

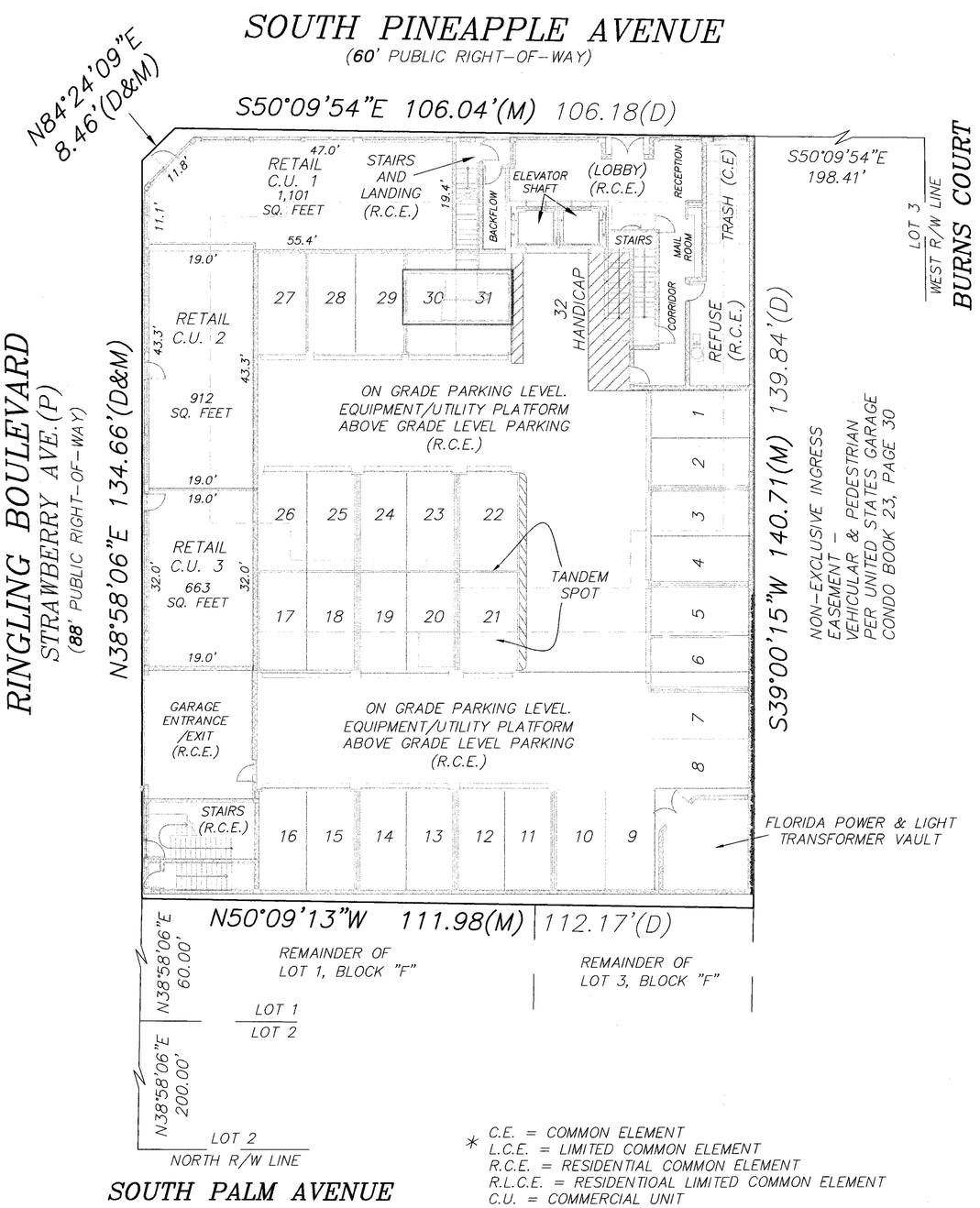
D. THIS PLAT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR SANSARA, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE UNITS AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS OF EACH UNIT CAN BE DETERMINED FROM THE PLAT AND THE PROVISIONS OF SAID DECLARATION. ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, UTILITY SERVICES (ON SITE), ACCESS TO SAID UNITS, AND COMMON ELEMENTS LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED AT THIS TIME.

STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO, 6639

B G Rieth 12/29/16
B. GREGORY RIETH
FLA SURVEYOR'S CERT. NO. 5228



SCALE 1" = 20'



* C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT
R.C.E. = RESIDENTIAL COMMON ELEMENT
R.L.C.E. = RESIDENTIOAL LIMITED COMMON ELEMENT
C.U. = COMMERCIAL UNIT

UNIT DESCRIPTION AND NOTES

1. Units

1.01 The identification of each Unit by letter, name or number, or combination thereof, so that no Unit bears the same designation as any other Unit is set forth on the Plat.

1.02 The boundaries of each Unit are graphically depicted on Sheets 2 through 4 of the Plat, and are described as follows:

(a) Upper Boundary: The undecorated, unfinished lower surface of the ceiling slab which constitutes the ceiling of the Unit, extending to intersections with the perimetrical boundaries.

(b) Lower Boundary: The undecorated unfinished upper surface of the floor slab, extended to intersections with the perimetrical boundaries.

(c) Perimetrical Boundaries: The perimetrical boundaries of Units shall be the following boundaries extended as vertical planes when necessary to intersect with the upper and lower boundaries described above.

(i) Exterior Building Walls: The perimetrical boundaries shall be the inner most unfinished surface of the exterior wall of the building containing such Unit.

(ii) The Interior Building Walls: The perimetrical boundaries shall be the inner most unfinished surface of the interior walls separating units.

(d) Boundaries Further Defined: The boundaries of the unit shall not include all of those spaces and improvements lying within the undecorated and/or unfinished inner surfaces of the perimeter walls and those surfaces above the undecorated finished ceilings of each Unit, and those surfaces below the undecorated finished floor of each unit, and further should not include those spaces and improvements lying within the undecorated and/or unfinished inner surfaces of all interior bearing walls and/or bearing partitions, columns and any portion of the building which contributes to its support.

(i) Apertures: Where 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 their frameworks thereof. Therefore, windows, doors, screens and all framings, casings and hardware are excluded from the Unit.

1.03 As used herein, the term "Party Wall " shall mean a wall which lies between and separates two Units.

1.04 All floor coverings (specifically including carpet, wood flooring, and tile), wall coverings, ceiling textures, and moulding located within the boundaries of a Unit shall be part of the Unit for all purposes.

1.05 The Unit shall also include the following components, even if some or all of said components are located outside the boundaries of the Unit:

(a) Air-conditioning compressors, thermostats, ducts, condensers, fans, air handlers, pipes, wires, junction boxes, switches, and other equipment and installations which provide air-conditioning, heating, and ventilation to the Unit.

(b) All interior electrical outlets, wall switches, and lighting fixtures shall be part of the Unit served for all purposes.

(c) All plumbing fixtures which serve the Unit including, without limitation, bathtubs, inside showers (including shower pans), sinks, toilets, faucets, and water heating systems.

(d) The entire security system (if any) serving a Unit including, without limitation, all wiring, sensors, switches, panels, audible and inaudible alarms, and lights.

1.06 Notwithstanding the provisions of Paragraph 1.02 above, the Unit shall not include:

(a) The pipes, wires, conduits, air passageways, ducts, and other Utility installations within the Unit boundaries which are utilized for or serve another Unit or the Common Elements.

(b) Columns, partitions, bearing walls, and any other structural components which contribute to the support of the building in which the Unit is located.

(c) The Balconies adjacent to the Units. The Balconies are designated Limited Common Elements reserved to the Unit served, as set forth below.

2. Limited Common Elements

2.01 The Limited Common Elements reserved for the use of one Unit to the exclusion of all other Units shall consist of the following:

(a) Each Party Wall shall be a Limited Common Element reserved to the Units which are separated by said Party Wall.

(b) All exterior doors, exterior door frames, windows, window frames, window screens, and exterior doors and frames shall be Limited Common Elements reserved to the Unit which they serve.

(c) All pipes, wires, conduits, air passageways, ducts, and other Utility installations which provide Utilities to a single Unit shall be Limited Common Elements reserved to the Unit served by such installation.

(d) Each Balcony accessed through a Unit, including the handrails located thereon, are Limited Common Elements reserved to such Unit.

(continued)

EST. 1987
STRAYER
SURVEYING & MAPPING, INC.
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(941) 496-9488
Fax (941) 497-6186
www.strayersurveying.com

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SANSARA

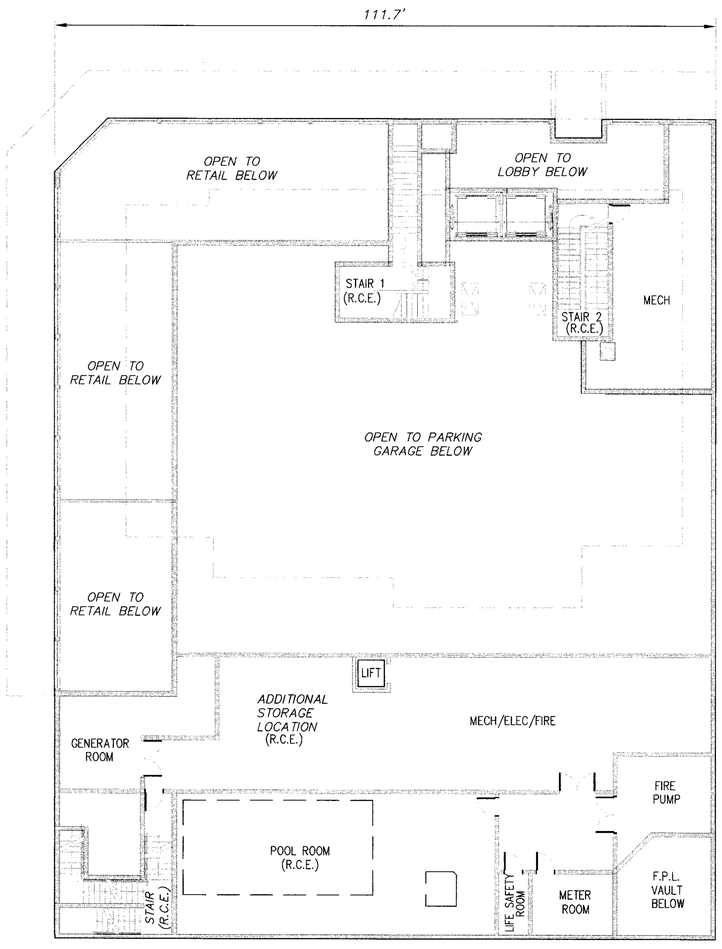
A CONDOMINIUM

LYING IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST

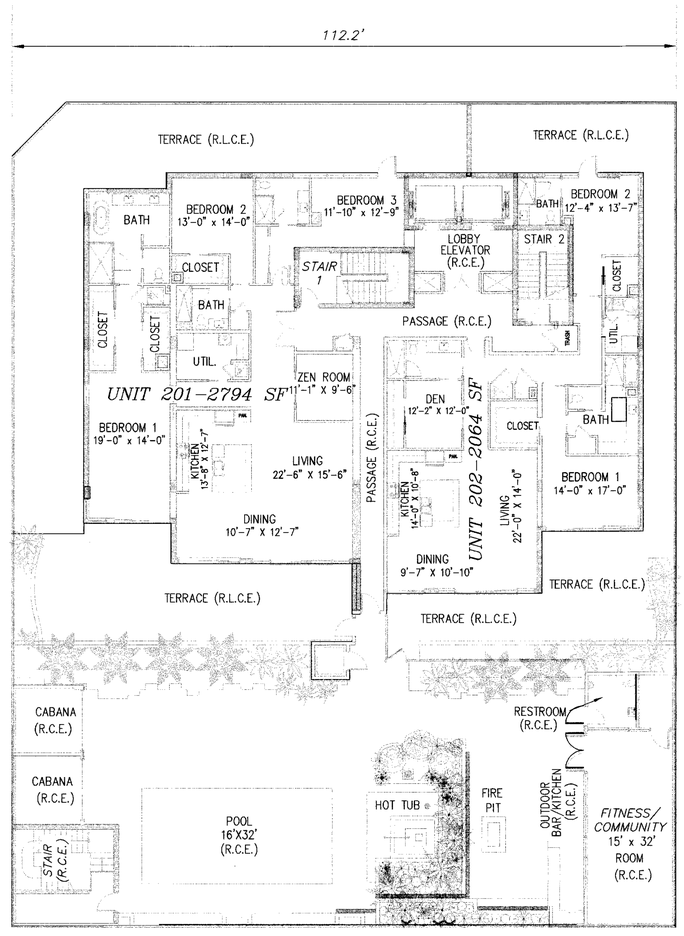
CITY OF SARASOTA – SARASOTA COUNTY, FLORIDA

0 20 40

SCALE 1" = 20'



EQUIPMENT/UTILITY PLATFORM



LEVEL-2 SECOND FLOOR PLAN (TYPICAL UNITS)

UNIT DESCRIPTION AND NOTES

(continued)

2.02 Each Unit will be assigned the exclusive use of one (1) Storage Area and one (1) parking space in the Garage. The Storage Areas and parking spaces will be assigned by the Developer to the first owner of each Unit. Each assigned parking space and Storage Area will be a Limited Common Element appurtenant to the Unit to which it is assigned. Parking spaces and Storage Areas may be exchanged by Unit Owners provided such exchange is evidenced by all of the Unit Owners involved in the exchange, and further provided that each Unit shall always have one (1) assigned Storage Area and one (1) assigned parking space.

2.03 Each Limited Common Element is for the exclusive use and enjoyment of the Owners of the Unit to which it is reserved, their guests, invitees, lessees, successors and assigns.

3. Common Elements.

3.01 Common Elements includes within its meaning the following:

(a) All Condominium Property which is not within the boundaries of a Unit or made a part of the Unit including:

(i) The land on which the improvements are located, as described in Exhibit A, and all easements appurtenant thereto, together with any other interest in land, whether or not contiguous;

(ii) Alterations, additions, and improvements to the Common Elements unless otherwise provided in this Declaration;

(iii) All exterior faucets and hose bibs;

(iv) All exterior electrical outlets and lighting fixtures;

(v) All pipes, wires, conduits, valves, switches, and other components of the Utility systems which serve more than one Unit or the Common Elements;

(vi) The surface water management system constructed on the Condominium Property:

(vii) All parking areas located on the Condominium Property;

(viii) The Garage;

(ix) The Storage Areas;

(x) The stairs, stair landings, and stair wells, which provide access to Units;

(xi) The Balconies;

(xii) The elevator which provides access to the Units, including all installations and equipment for the elevator;

(xiii) Windows, window frames, and window screens;

(xiv) Exterior doors and frames, including entrance doors and doors which provide access to the Balconies;

(xv) Entrance gates to the Garage; and

(xvi) The landscape irrigation system.

(b) Easements through Units for pipes, wires, conduits, air passageways, ducts, and other Utility installations which serve another Unit or the Common Elements;

(c) An easement of support in every portion of a Unit which contributes to the support of any other Unit;

(d) The property and installations required for the furnishing of Utilities and other services to more than one Unit or to the Common Elements;

(e) A nonexclusive easement for ingress and egress over streets, walks, and other rights-of-way serving the Units, as necessary to provide reasonable access to the public ways; provided, however, certain portions of said Common Elements shall be designated as Limited Common Elements and shall be subject to rights and restrictions set forth herein.

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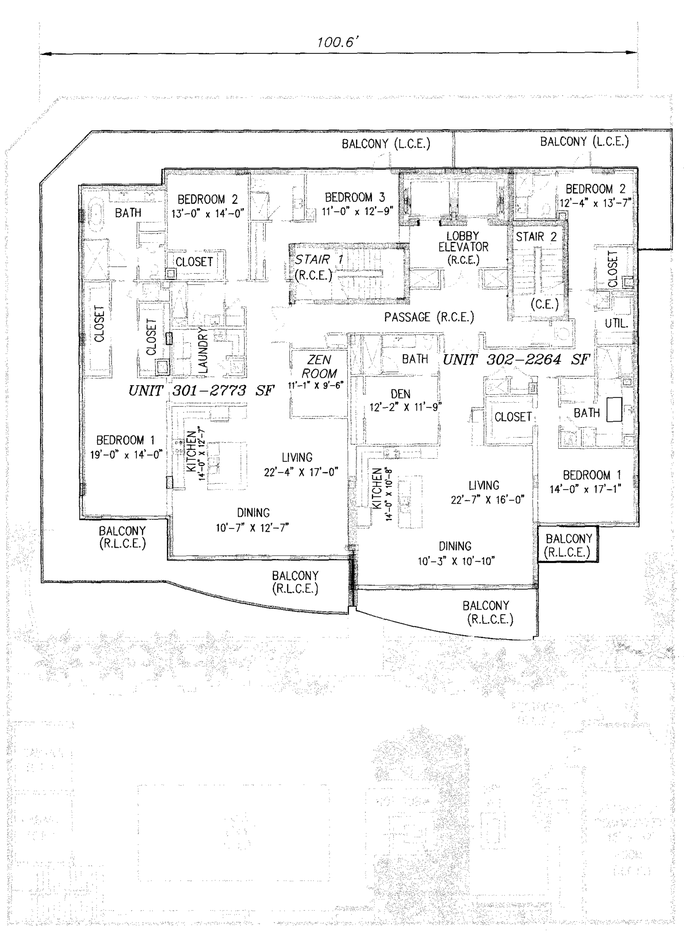
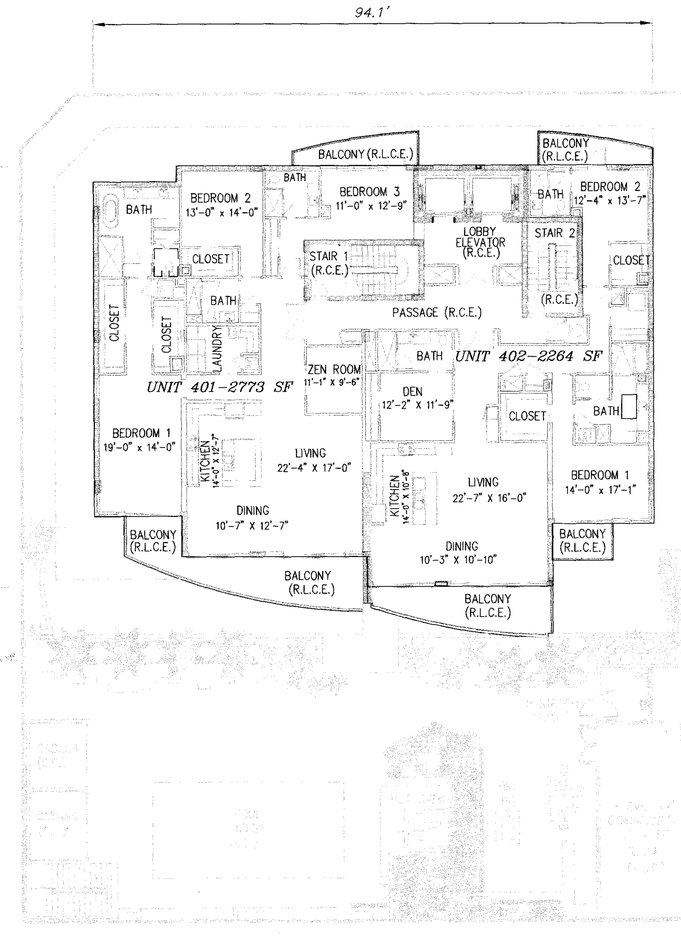


LEVEL–3 THIRD FLOOR PLAN (TYPICAL UNITS)



LEVELS–4 TO 9 FLOOR PLAN (TYPICAL UNITS)

AS TO UNITS 401, 402; 501, 502; 601, 602; 701, 702; 801, 802; AND 901, 902.

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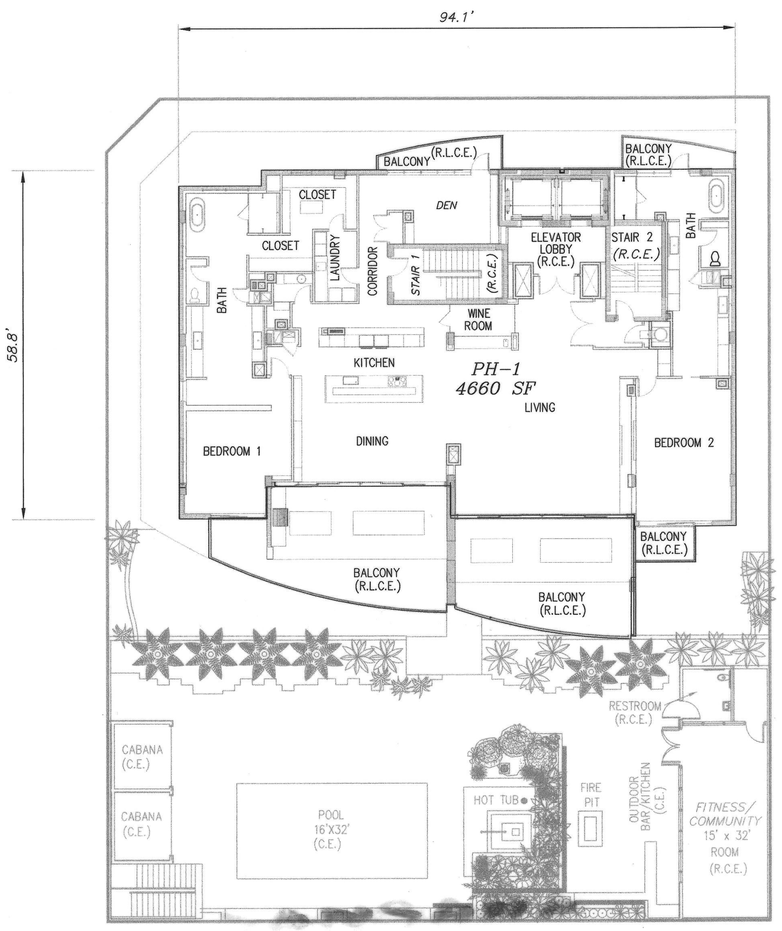

TENTH FLOOR PENTHOUSE PLAN

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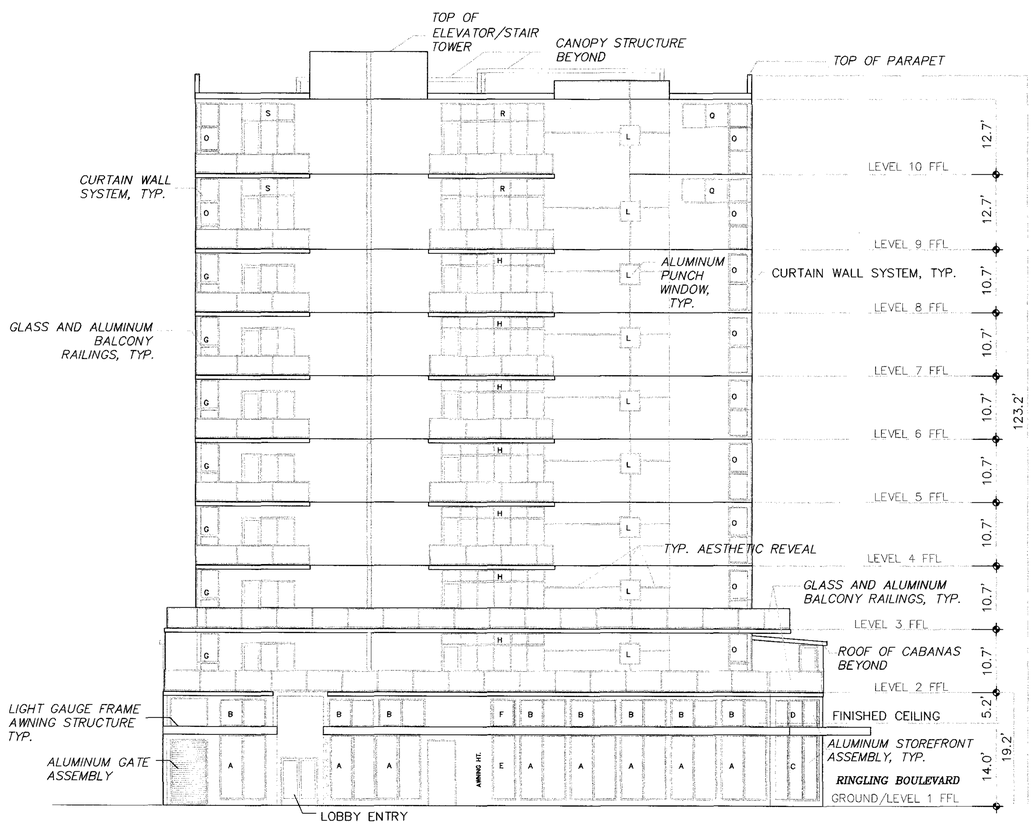
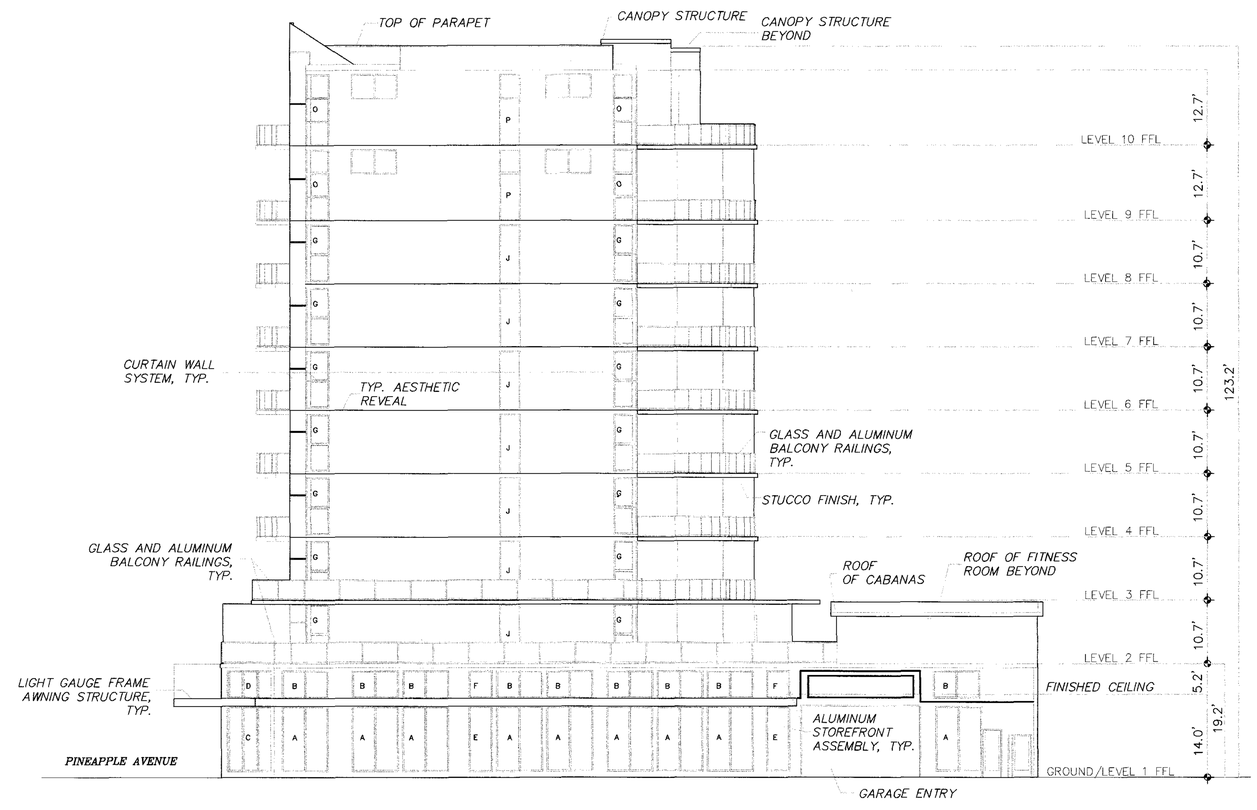


EAST ELEVATION



NORTH ELEVATION

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Book number amended to correct error 1-20-17

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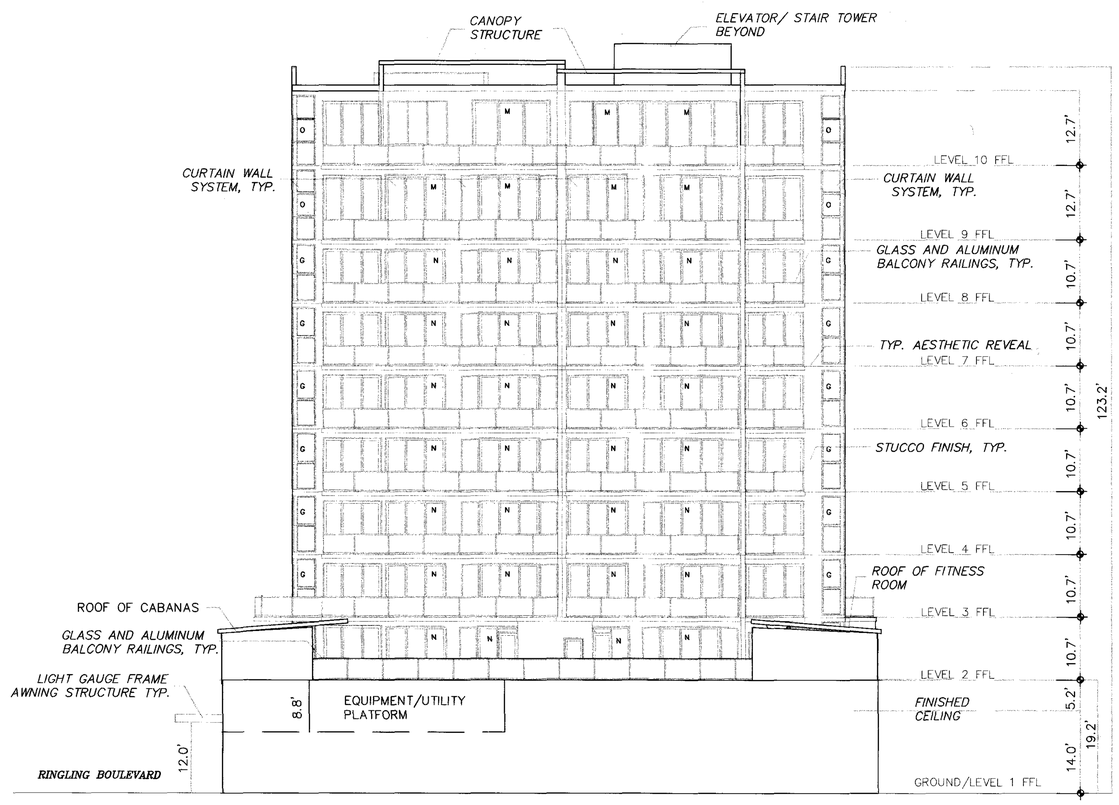
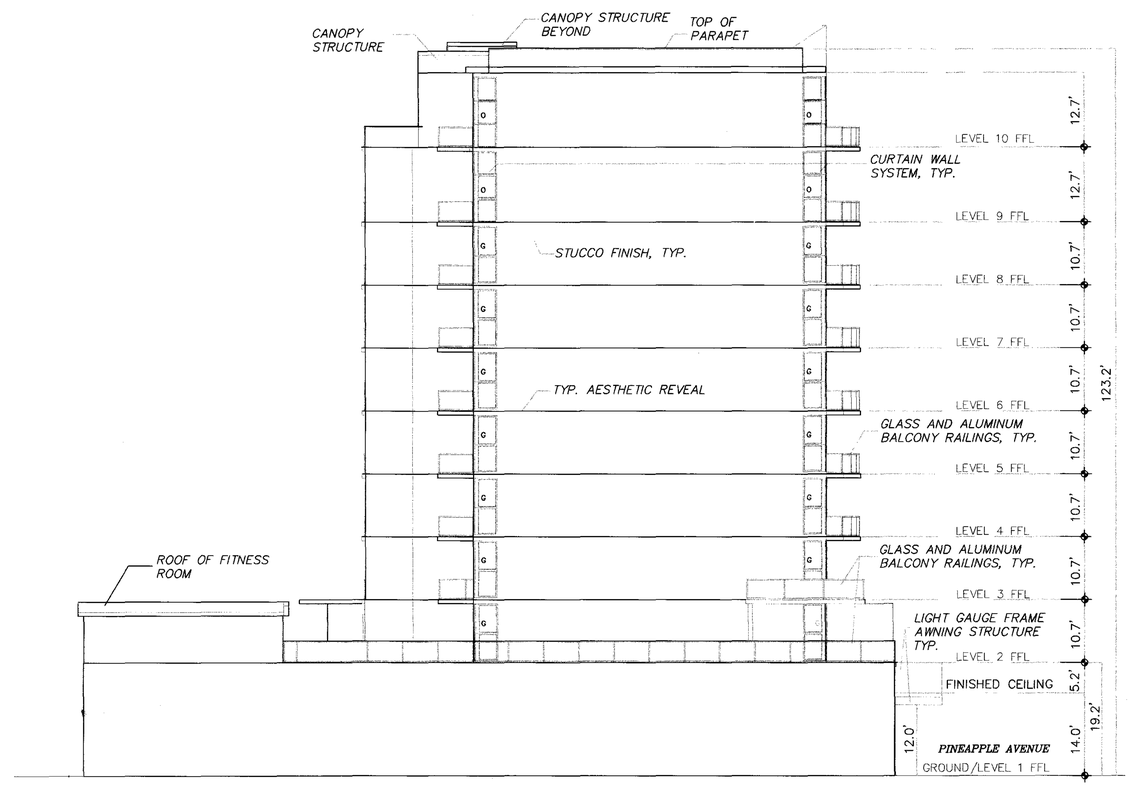


WEST ELEVATION



SOUTH ELEVATION

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