ONE 88

A Condominium

in Section 24, Township 36 South, Range 17 East
Sarasota County, Florida

EXHIBIT "B"

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015144099 6 PG(S)
November 19, 2015 02:38:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Notes

1. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN. THE WEST RIGHT OF WAY LINE OF GOLDEN GATE POINT, BEING NORTH

2. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS REFERENCED TO NAVD 88 AND ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK SAR 11 FLDT, PUBLISHED ELEVATION IS 15.13' (NGVD 1929), CORPSCON CONVERTED ELEVATION IS 14.09' (NAVD 88).

3. UNIT BOUNDARIES:

   A) UPPER BOUNDARIES:

   THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE STRUCTURAL CEILING SLAB OF THE UNIT.

   B) LOWER BOUNDARIES:

   THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.

   C) PERIMETRICAL BOUNDARIES:

   THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE EXTERIOR WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

   D) PARTY-WALL BOUNDARIES:

   THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACE OF ALL PARTY-WALLS.

   E) THE UNIT SHALL NOT BE DEEMED TO OWN PIPES, WIRES, CONDUITS, AIR PASSAGEWAYS AND DUCTS OR OTHER PUBLIC UTILITY LINES RUNNING THROUGH OR ADJACENT TO SAID UNIT WHICH ARE UTILIZED FOR OR SERVE MORE THAN ONE UNIT OR THE COMMON ELEMENTS, WHICH ITEMS ARE HEREBY MADE A PART OF THE COMMON ELEMENTS.

   F) INTERIOR WALLS: NO PART OF THE NON-STRUCTURAL INTERIOR PARTITION WALLS WITHIN A UNIT SHALL BE CONSIDERED PART OF THE BOUNDARY OF THE UNIT.

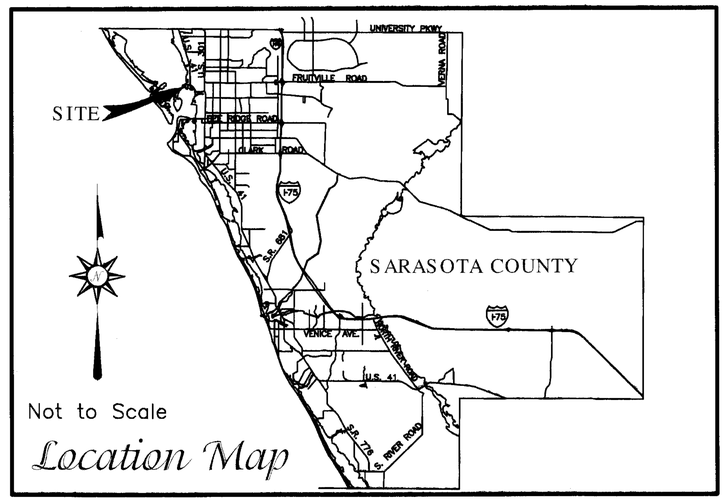
   G) APERTURES: WHERE THERE ARE OPENINGS IN ANY BOUNDARY, INCLUDING, WITHOUT LIMITATION, WINDOWS AND DOORS, SUCH BOUNDARIES SHALL BE EXTENDED TO THE INTERIOR UNFINISHED SURFACE OF SUCH APERTURES, INCLUDING ALL FRAMEWORK THEREOF. EXTERIOR SURFACES MADE OF GLASS OR OTHER TRANSPARENT MATERIAL, AND ALL FRAMEWORK, CASING AND HARDWARE THEREFORE, SHALL NOT BE INCLUDED IN THE BOUNDARIES OF THE UNIT."

4. COMMON ELEMENTS ARE ALL OF THE AREA WITHIN THE DESCRIBED BOUNDARIES NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS.

5. 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.

6. SUBSTANTIALLY COMPLETED UNITS: 102

7. THE DECLARATION OF CONDOMINIUM, OF WHICH THIS PLAT IS AN EXHIBIT THERETO, IS BEING SIMULTANEOULY RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2015144098, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



Location Map

Description

THE SOUTH 5 FEET OF LOT 10, ALL OF LOT 11, AND THE NORTH 35 FEET OF LOT 12, BLOCK A, GOLDEN GATE POINT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 135, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH ANY STRIP OF LAND THAT MAY LIE BETWEEN THE WESTERLY LINE OF SAID LOT 11 AND PORTIONS OF LOTS 10 AND 12, ABOVE DESCRIBED, AND THE WATERS OF SARASOTA BAY.

Certificate of Surveyor

I, MARTIN S. BRITT, A PROFESSIONAL SURVEYOR AND MAPPER, 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 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS NOTED IN NOTE 6 ARE 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.

MSB SURVEYING, INC.

BY: Martin S. Britt
MARTIN S. BRITT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5538

DATE: 11/19/15

MSB SURVEYING, INC.
GEOMATICS
L.B. 7044
960 LENA LANE
SARASOTA, FLORIDA 34240
PHONE: (941) 341-9935

POL

ONE88

A Condominium

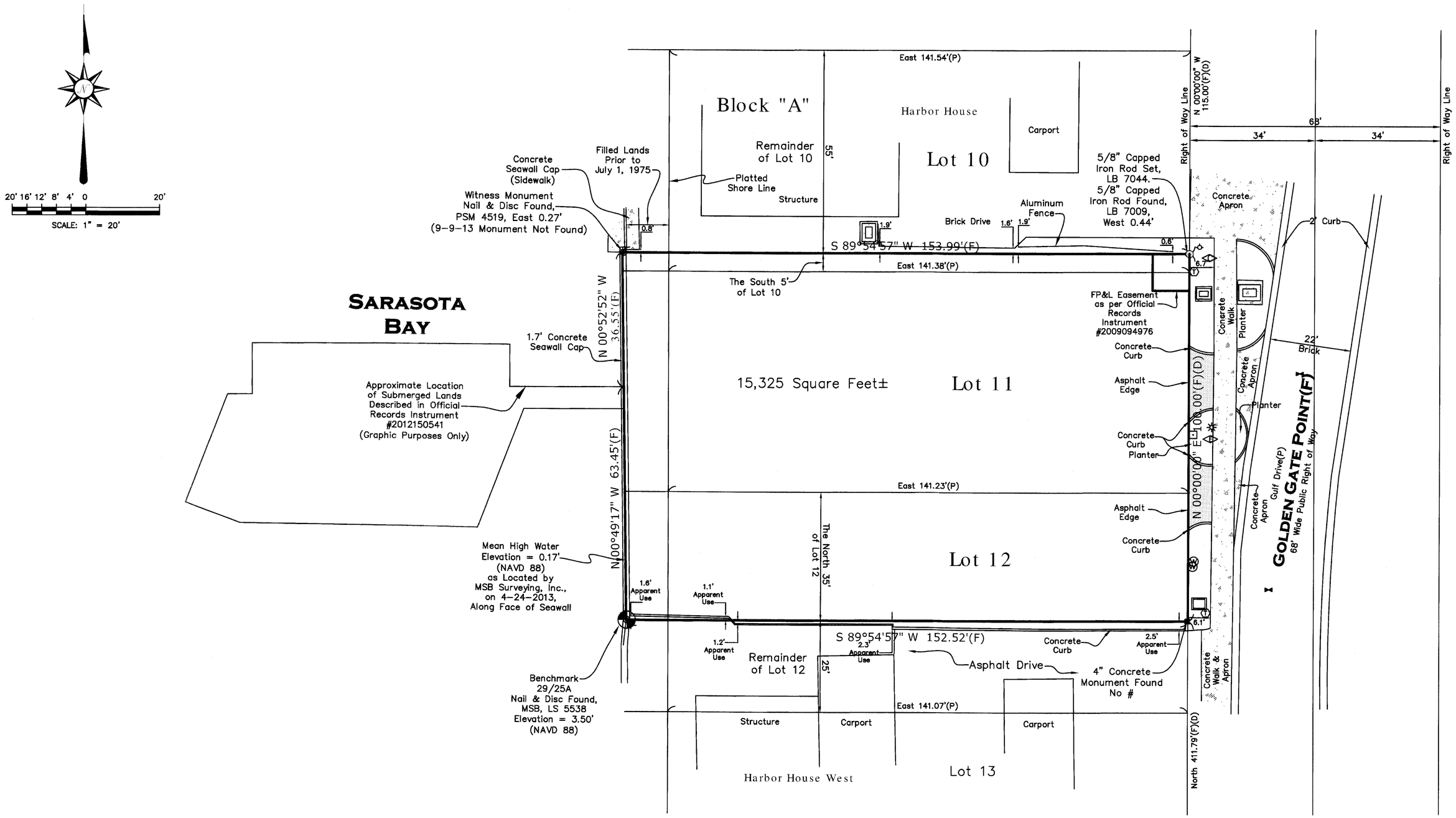
in Section 24, Township 36 South, Range 17 East
Sarasota County, Florida

CONDOMINIUM BOOK 43 PAGE 4A

SHEET 2 OF 6

LEGEND:

- (D) –Denotes Deed Information
- (F) –Denotes Field Information
- (P) –Denotes Plat Data
- –Denotes Electric Transformer Pad
- –Denotes Telephone Vault
- –Denotes Telephone Riser
- –Denotes Electric Hand Hole
- –Denotes Light Post
- –Denotes Cable Television Hand Hole
- –Denotes Water Meter
- –Denotes Water Gate Valve
- –Denotes Fire Hydrant
- –Denotes Sanitary Sewer Cleanout
- 4.5 –Denotes Spot Elevation (NGVD 1929 Datum)



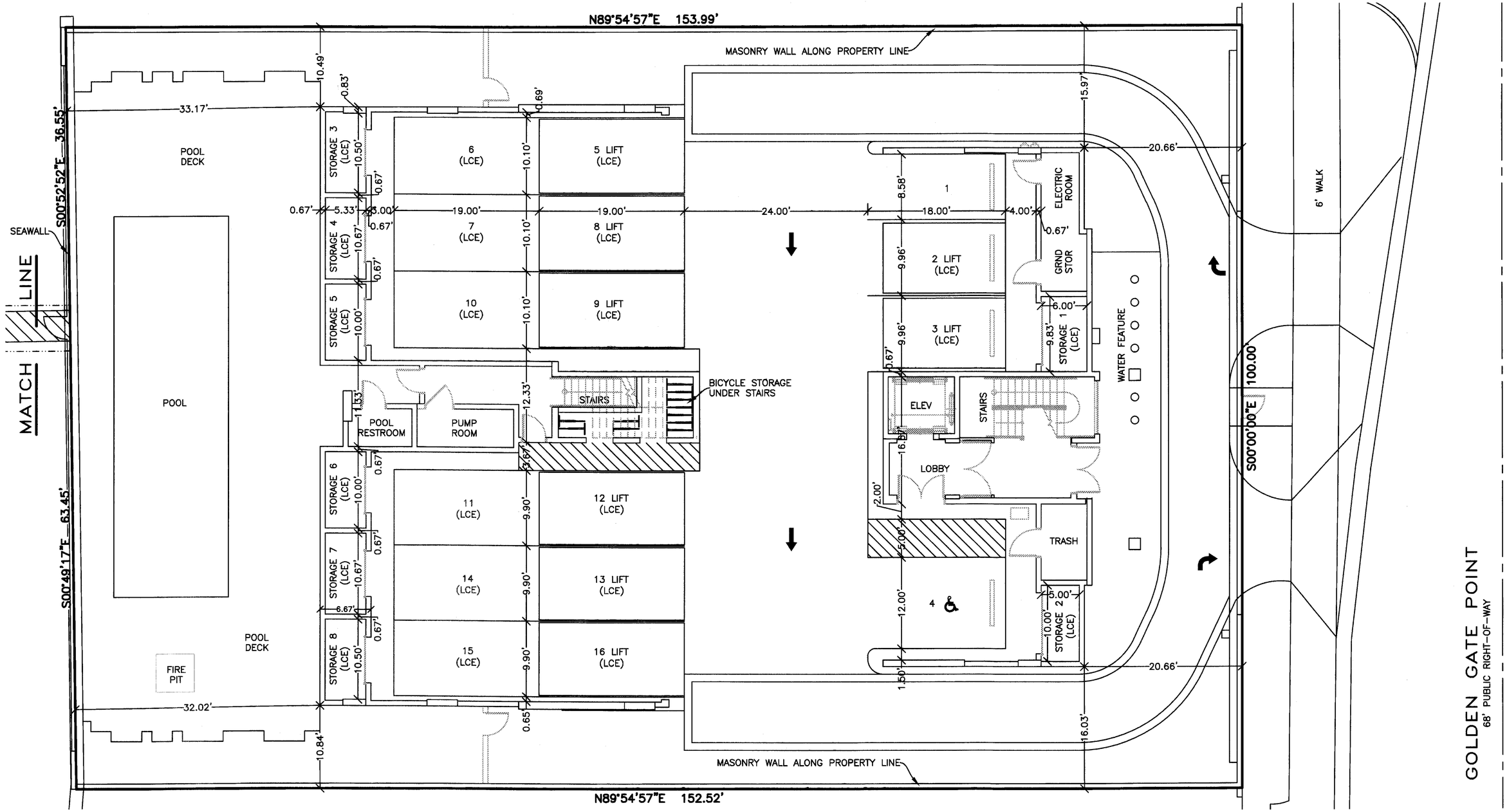
SURVEY

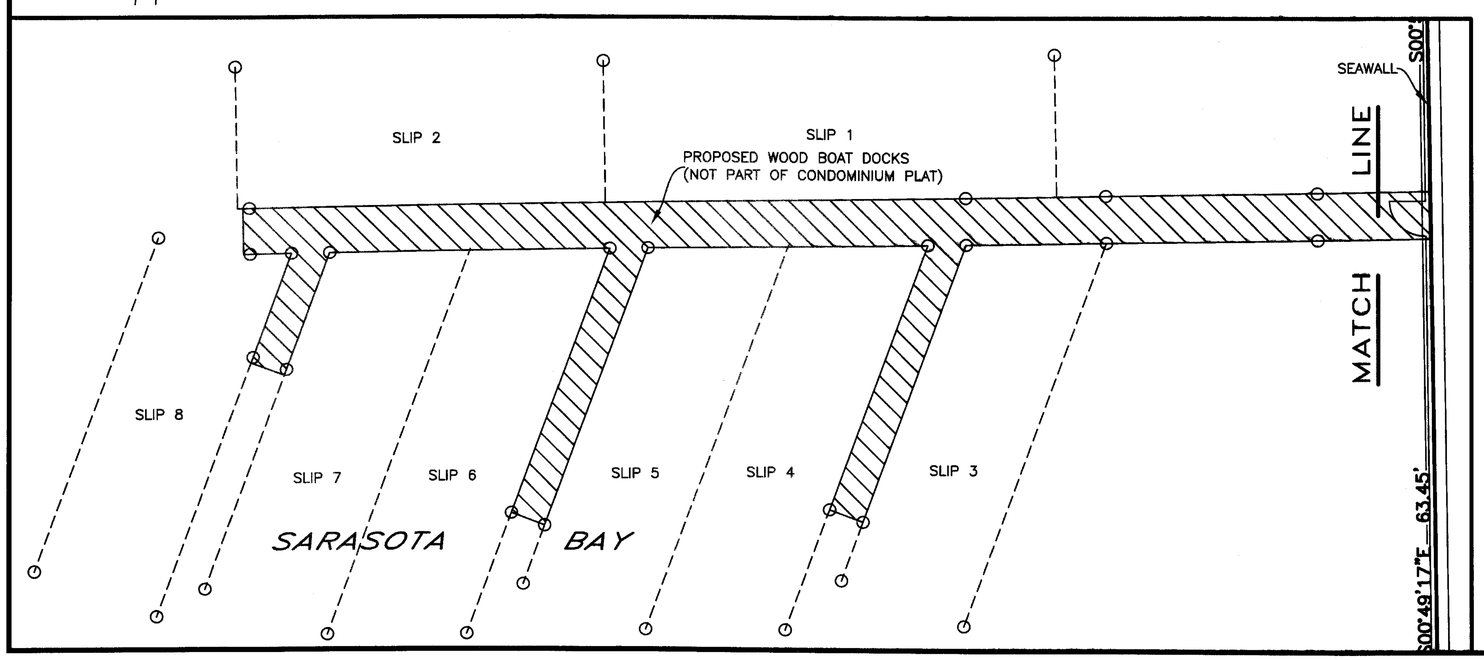
NOTES:
1. Bearings shown hereon refer to an assumed meridian. The West Right of Way line of Golden Gate Point, being North.
2. There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.
3. Description shown hereon was furnished by the client.
4. Subject to easements and rights of way of record, if any.
5. This map has been prepared with the benefit of a Commitment for Title Insurance or a Title Policy by Old Republic National Title Insurance Company, FILE NO.: 13019338 MA, Revised Date: April 12, 2013 at 8:00am.
6. Elevations shown hereon are in feet and decimals referenced to NAVD 88 and are based on National Geodetic Survey Benchmark Sar 11 FLDT, published elevation is 15.13' (NGVD 1929), CORPSCON converted elevation is 14.09' (NAVD 88).
7. Tidal Data: Mean High Water Elevation = 0.17' (NAVD 1988) extended to site.
8. The Mean High Water Survey depicted hereon complies with Chapter 177, Part II, Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File #5279.

MSB SURVEYING, INC.
GEOMATICS
L.B. 7044
960 LENA LANE
SARASOTA, FLORIDA 34240
PHONE: (941) 341-9935

POL

SITE PLAN/GROUND FLOOR





ONE88

A Condominium

in Section 24, Township 36 South, Range 17 East
Sarasota County, Florida

NOTES:

THE INTERIOR WALLS/ROOMS WERE TAKEN FROM ARCHITECTURAL PLANS AND HAVE NOT BEEN FIELD VERIFIED.

COMMON ELEMENTS ARE ALL OF THE AREA WITHIN THE DESCRIBED BOUNDARIES NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS.

LCE = LIMITED COMMON ELEMENT

10' 5' 0 10'
SCALE: 1" = 10'

MSB SURVEYING, INC.
GEOMATICS
L.B. 7044
960 LENA LANE
SARASOTA, FLORIDA 34240
PHONE: (941) 341-9935

POL

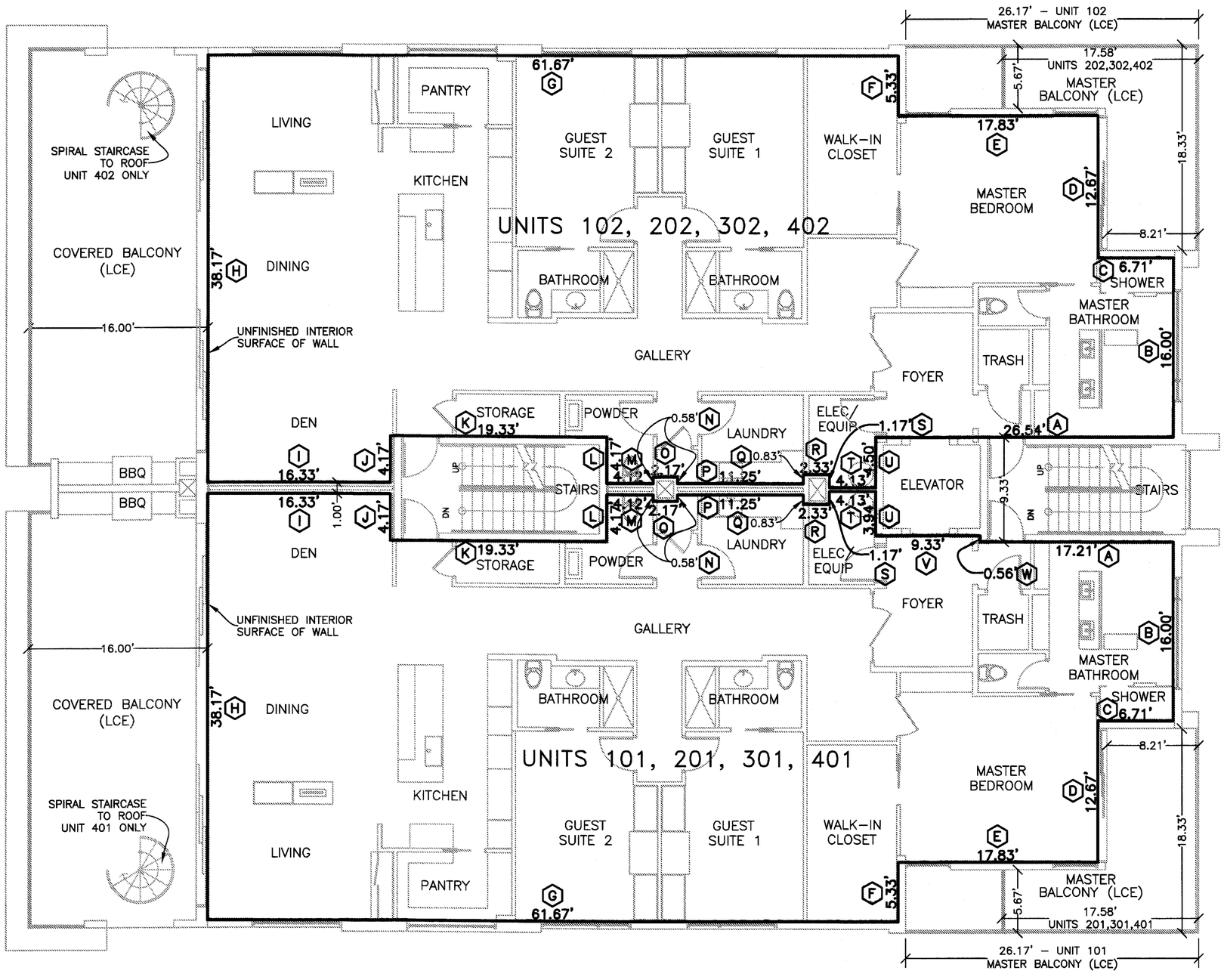
ONE88

A Condominium

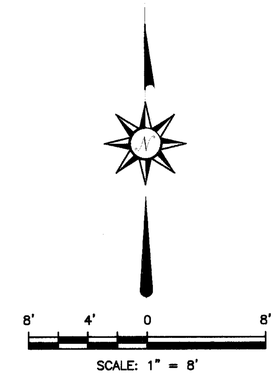
in Section 24, Township 36 South, Range 17 East
Sarasota County, Florida

CONDOMINIUM BOOK 45 PAGE 46

SHEET 4 OF 6



UNIT PERIMETRICAL BOUNDARIES

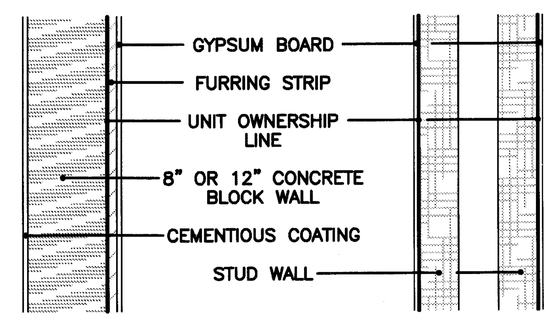


NOTES:

THE INTERIOR WALLS/ROOMS WERE TAKEN FROM ARCHITECTURAL PLANS AND HAVE NOT BEEN FIELD VERIFIED.

COMMON ELEMENTS ARE ALL OF THE AREA WITHIN THE DESCRIBED BOUNDARIES NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS.

LCE = LIMITED COMMON ELEMENT



WALL DETAILS

ASBUILT MEASUREMENTS

UNITS	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
101	17.20	15.95	6.40	12.55	17.90	5.33	61.40	37.98	16.10	4.20	19.10	4.36	4.03	0.72	4.27	9.10	0.60	2.30
102	26.50	16.00	6.70	12.50	17.75	5.33	61.50	37.82	16.10	4.20	19.20	3.57	4.30	1.40	4.29	9.10	0.60	2.45
201	17.21	16.00	6.71	12.67	17.83	5.33	61.67	38.17	16.33	4.17	19.33	4.17	4.12	0.58	2.17	11.25	0.83	2.33
202	26.54	16.00	6.71	12.67	17.83	5.33	61.67	38.17	16.33	4.17	19.33	4.17	4.12	0.58	2.17	11.25	0.83	2.33
301	17.21	16.00	6.71	12.67	17.83	5.33	61.67	38.17	16.33	4.17	19.33	4.17	4.12	0.58	2.17	11.25	0.83	2.33
302	26.54	16.00	6.71	12.67	17.83	5.33	61.67	38.17	16.33	4.17	19.33	4.17	4.12	0.58	2.17	11.25	0.83	2.33
401	17.21	16.00	6.71	12.67	17.83	5.33	61.67	38.17	16.33	4.17	19.33	4.17	4.12	0.58	2.17	11.25	0.83	2.33
402	26.54	16.00	6.71	12.67	17.83	5.33	61.67	38.17	16.33	4.17	19.33	4.17	4.12	0.58	2.17	11.25	0.83	2.33

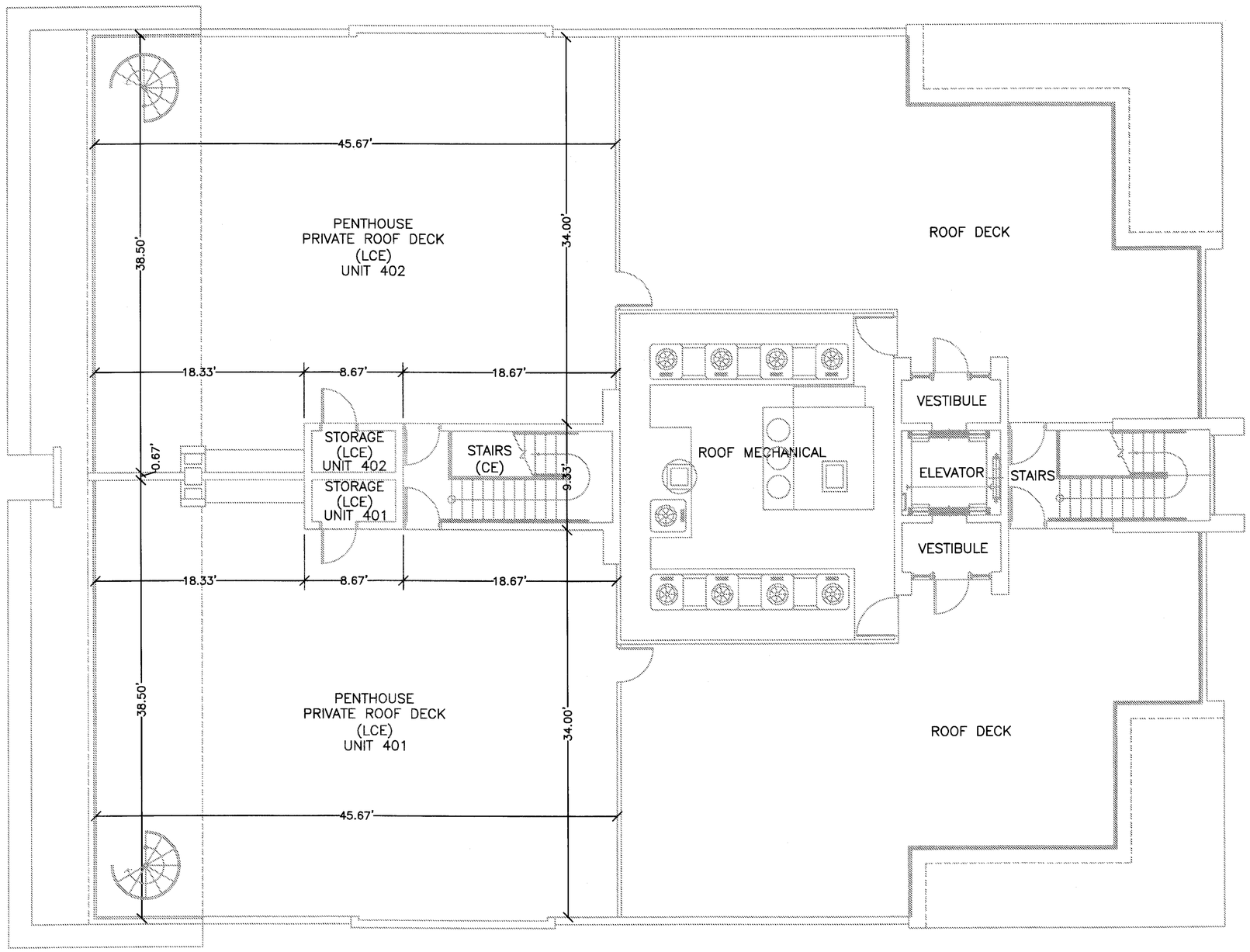
MSB SURVEYING, INC.
GEOMATICS
L.B. 7044
960 LENA LANE
SARASOTA, FLORIDA 34240
PHONE: (941) 341-9935

POL

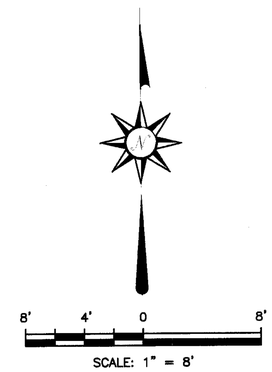
ONE88

A Condominium

in Section 24, Township 36 South, Range 17 East
Sarasota County, Florida



ROOF DECK – FIFTH FLOOR



NOTES:

THE INTERIOR WALLS/ROOMS WERE TAKEN FROM ARCHITECTURAL PLANS AND HAVE NOT BEEN FIELD VERIFIED.

COMMON ELEMENTS ARE ALL OF THE AREA WITHIN THE DESCRIBED BOUNDARIES NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS.

LCE = LIMITED COMMON ELEMENT

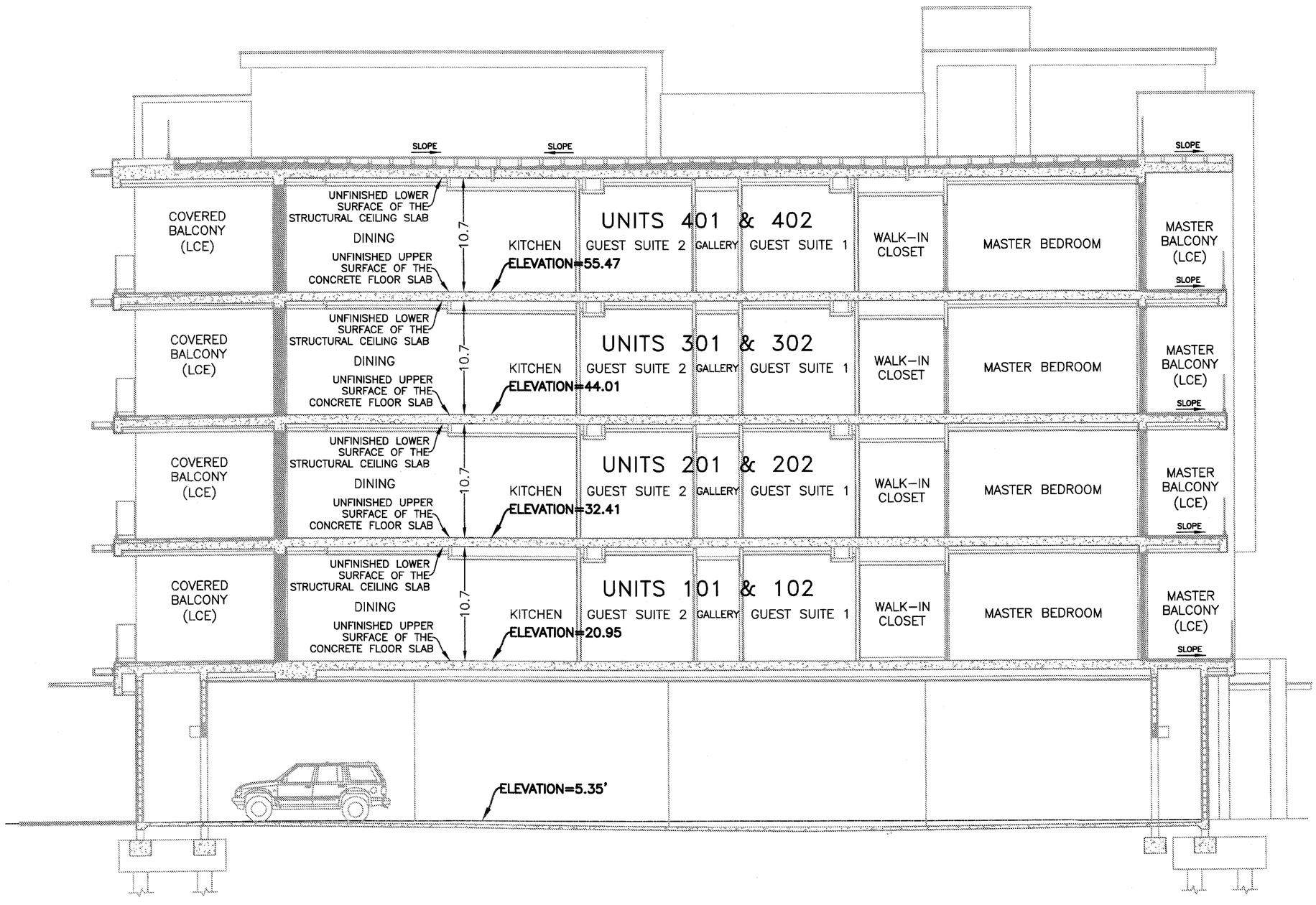
MSB
SURVEYING, INC.
GEOMATICS
L.B. 7044
960 LENA LANE
SARASOTA, FLORIDA 34240
PHONE: (941) 341-9935

POL

ONE88

A Condominium

in Section 24, Township 36 South, Range 17 East
Sarasota County, Florida



8' 4' 0 8'

SCALE: 1" = 8'

NOTES:

THE INTERIOR WALLS/ROOMS WERE TAKEN FROM ARCHITECTURAL PLANS AND HAVE NOT BEEN FIELD VERIFIED.

COMMON ELEMENTS ARE ALL OF THE AREA WITHIN THE DESCRIBED BOUNDARIES NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS.

LCE = LIMITED COMMON ELEMENT

AS-BUILT UPPER AND LOWER BOUNDARIES

MSB SURVEYING, INC.
GEOMATICS
L.B. 7044
960 LENA LANE
SARASOTA, FLORIDA 34240
PHONE: (941) 341-9935

POL