CASTEL DEL MARE CONDOMINIUM

642780

DESCRIPTION

LANDS DESCRIBED IN OFFICIAL RECORD BOOK 968, PAGE 1554 & 1555 AND BOOK 650, PAGES 39 AND 40; LESS ADDITIONAL RIGHT OF WAY FOR STICKNEY POINT ROAD, STATE ROUTE 72 (BEING GENERALLY 84 FEET WIDE), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CHISEL CUT IN THE SIDEWALK AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STICKNEY POINT ROAD, S.R. 72 (BEING 84 FEET WIDE) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF "D" AVENUE (BEING 60 FEET WIDE) FOR A POINT OF BEGINNING; THENCE S 62° 46' 00"E, ALONG THE SOUTHWESTERLY LINE OF "D" AVENUE, 403.49 FEET; THENCE S 27° 14' 00"W, 604.15 FEET, TO A CHISEL HOLE IN A CONCRETE SEAWALL; THENCE S 57° 14' 00"W, ALONG THE SOUTH LINE OF FORMERLY SUBMERGED LANDS, PURCHASED FROM THE BOARD OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, RECORDED IN O.R. BOOK 650, PAGE 39, FOR 200 FEET; THENCE S 80° 55' 29"W, ALONG SAID SOUTH LINE OF FORMERLY SUBMERGED LANDS, 340.50 FEET, TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE WEST COAST INLAND NAVIGATION DISTRICT RIGHT OF WAY; THENCE CONTINUING ALONG SAID SOUTH LINE OF FORMERLY SUBMERGED LANDS AND THE W.C.I.N.D. RIGHT OF WAY LINE, 111.31 FEET, TO AN ANGLE POINT IN THE NORTHEASTERLY LINE OF THE W.C.I.N.D. RIGHT OF WAY; THENCE N 35° 07' 31"W, ALONG THE NORTHEASTERLY LINE OF THE W.C.I.N.D. RIGHT OF WAY AND THE WEST LINE OF FORMERLY SUBMERGED LANDS, 57.03 FEET; THENCE N 48° 48' 00"E, ALONG THE SOUTHEAST LINE OF LANDS DESCRIBED IN O.R. BOOK 953, PAGE 1027, FOR 522.31 FEET; THENCE N 41° 12' 00"W, ALONG THE NORTHEAST LINE OF SAID LANDS, 267.18 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STICKNEY POINT ROAD, S.R. 72; THENCE N 44° 13' 34"E, ALONG SAID RIGHT OF WAY, 47.96 FEET; THENCE N 48° 48' 00"E, CONTINUING ALONG SAID RIGHT OF WAY, 89.50 FEET; THENCE N 84° 06' 18"E CONTINUING ALONG SAID RIGHT OF WAY, 29.22 FEET; THENCE S 64° 42' 00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, 61.72 FEET; THENCE N 25° 18' 00"E, CONTINUING ALONG SAID RIGHT OF WAY, 25.00 FEET; THENCE N 64° 42' 00"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, 25.00 FEET; THENCE N 25° 18' 00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, 25.00 FEET; THENCE N 21° 10' 20"W, CONTINUING ALONG SAID RIGHT OF WAY LINE, 32.59 FEET; THENCE N 48° 48' 00"E, CONTINUING ALONG SAID RIGHT OF WAY LINE, 232.80 FEET, TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 17 AND 20, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, CONTAINING 8.84 ACRES MORE OR LESS.

UNIT BOUNDARIES

THE UNITS CONTAINED IN AND ESTABLISHED AS PART OF CASTEL DEL MARE CONDOMINIUM ARE IDENTIFIED AND LOCATED IN THIS EXHIBIT. EACH UNIT IS DESCRIBED BY ASSIGNING A STREET ADDRESS AND APARTMENT NUMBER TO THE UNIT (SEE EXHIBIT C TO THE DECLARATION OF CONDOMINIUM). THE DIMENSIONS OF SAID UNITS ARE ALSO PROVIDED. AREAS NOT INCLUDED IN THE UNITS ARE COMMON ELEMENTS.

CASTEL DEL MARE CONDOMINIUM IS ESTABLISHED WITHIN THE PROPERTY DESCRIBED HEREON AND CONTAINS A TOTAL OF 187 UNITS, BUILDINGS 1, 2 AND 3 ARE FOUR STORIES IN HEIGHT; BUILDINGS 4, 5, 6, 7 AND 8 ARE TWO STORIES IN HEIGHT.

UPPER AND LOWER BOUNDARY: THE UPPER BOUNDARY AND LOWER BOUNDARY OF EACH UNIT SHALL BE THE FOLLOWING, EXTENDED TO THE PERIMETER BOUNDARIES:

(a) UPPER BOUNDARY: UP TO AND INCLUDING THE HORIZONTAL PLANE OF THE BACK-SURFACE OF THE DRYWALL WHICH SERVES AS THE UNIT'S CEILING.

(b) LOWER BOUNDARY: DOWN TO AND INCLUDIND THE HORIZONTAL PLANE OF THE BACK-SURFACE OF THE STRUCTURAL SLAB WHICH SERVES AS SUCH UNIT'S FLOOR IF SUCH IS ON THE GROUND FLOOR. DOWN TO AND INCLUDING THE HORIZONTAL PLANE OF THE BACK-SURFACE OF THE CONCRETE TOPPING WHICH SERVES AS SUCH UNIT'S FLOOR IF SUCH UNIT IS ON AN UPPER LEVEL.

PERIMETER BOUNDARY: THE PERIMETER BOUNDARY OF EACH UNIT SHALL BE UP TO AND INCLUDING THE VERTICAL PLANE OF THE BACK-SURFACE OF THE DRYWALL SERVING AS A PERIMETER WALL WHICH PLANE SHALL BE EXTENDED TO EACH LEVEL'S UPPER AND LOWER BOUNDARY. WHERE A BALCONY OR PATIO IS ATTACHED TO THE UNIT BEING BOUNDED, THE OWNER OF SUCH UNIT SHALL OWN THE INTERIOR DECORATIVE SURFACE OF THE FLOOR AND SIDE OF SUCH BALCONY OR PATIO. WHERE A BALCONY OR PATIO SERVES TWO UNITS (E.G. UNIT 1644-201 AND UNIT 1644-202) THE UNIT SHALL INCLUDE THE INTERIOR DECORATIVE SURFACE OF THE FLOOR AND SIDE OF SAID BALCONY OR PATIO, EXCEPT THAT THE AREA DESCRIBED BY EXTENDING THE COMMON STAIRWAY SERVING SAID COMMON BALCONY OR PATIO TO THE STORAGE CLOSETS LOCATED ON SAID BALCONY OR PATIO SHALL BE COMMON ELEMENTS. THE STORAGE CLOSETS LOCATED ON THE EDGES OF BALCONIES OR PATIOS SHALL BE PART OF THE UNIT TO WHICH THE BALCONY OR PATIO BELONGS. THE UNITS SHALL ALSO INCLUDE ALL PERIMETER WINDOWS, SCREENS, AND DOORS. THE UNITS SHALL NOT INCLUDE ENTRANCE STAIRWAYS, ENTRANCE WALLS, ENTRANCE BALCONIES OR COMMON STORAGE FACILITIES IN FRONT OF OR AT THE END OF BUILDINGS.

SURVEYOR'S CERTIFICATE

I, DAVID D. KEALY, A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE WITHIN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IS SUFFICIENTLY COMPLETE SO THAT THIS EXHIBIT TOGETHER WITH THE WORDING OF THE DECLARATION, AS RECORDED IN O.R. BOOK 1088, PAGE 1305, IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED AND THAT THERE CAN BE DETERMINED THEREFROM THE IDENTIFICATION, LOCATION AND DIMENSIONS OF EACH UNIT. ALL OTHER THAN UNITS ARE COMMON ELEMENTS.

TRI-COUNTY ENGINEERING, INC.

6-17-75

BY David D Kealy

DAVID D. KEALY P.L.S.

FLA. CERT. NO. 2612

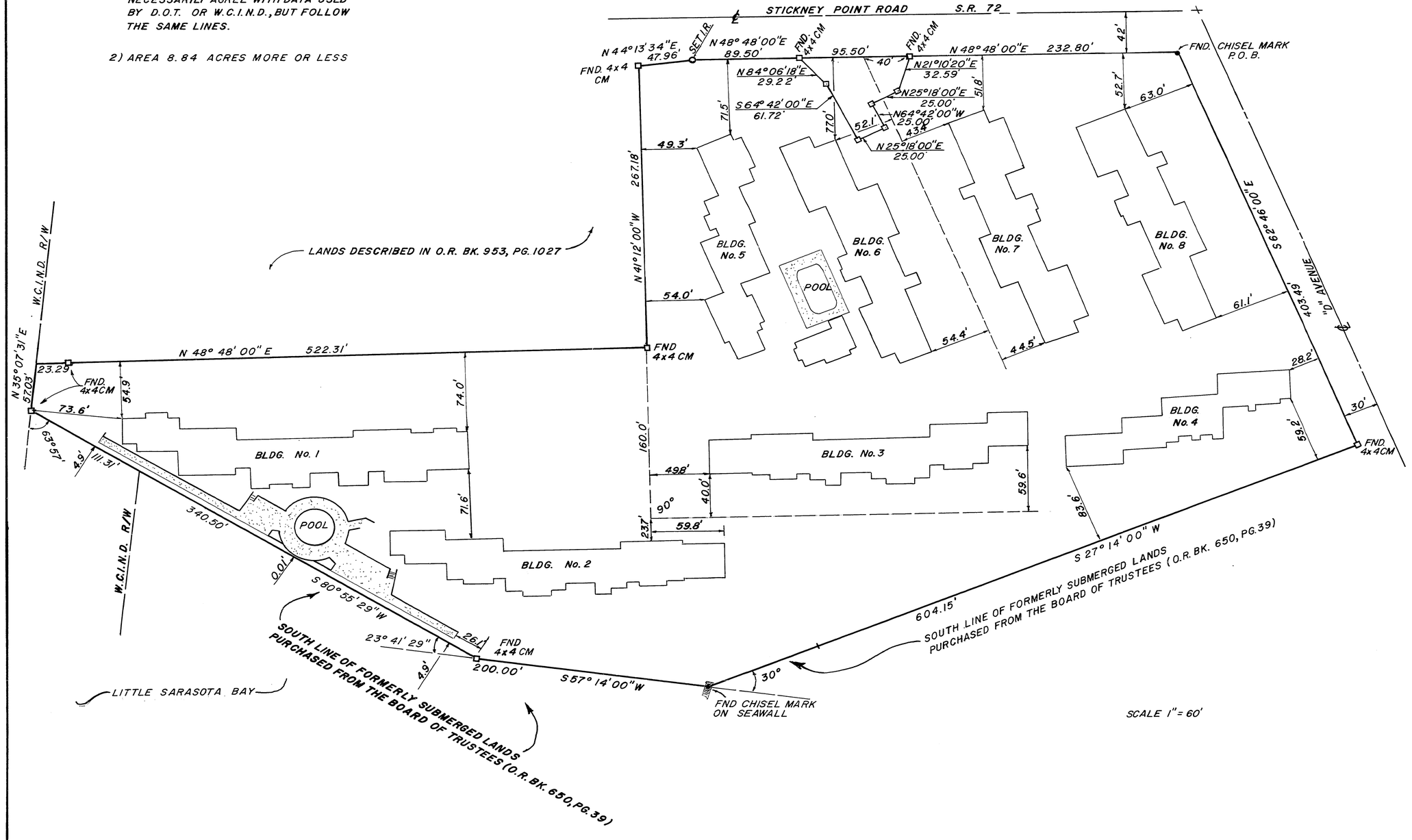
4-1017A

CASTEL DEL MARE CONDOMINIUM

NOTES

1) BEARINGS RELATE TO DESCRIPTION IN O.R. BK. 968, PAGE 1554 AND DO NOT NECESSARILY AGREE WITH DATA USED BY D.O.T. OR W.C.I.N.D., BUT FOLLOW THE SAME LINES.

2) AREA 8.84 ACRES MORE OR LESS



SCALE 1" = 60'

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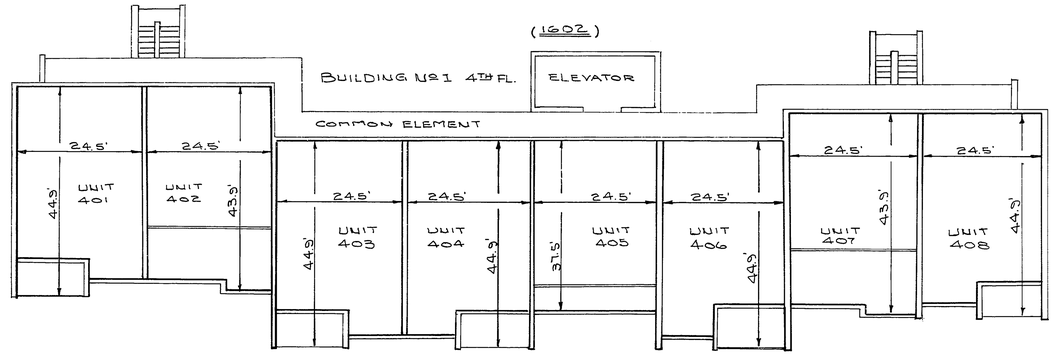
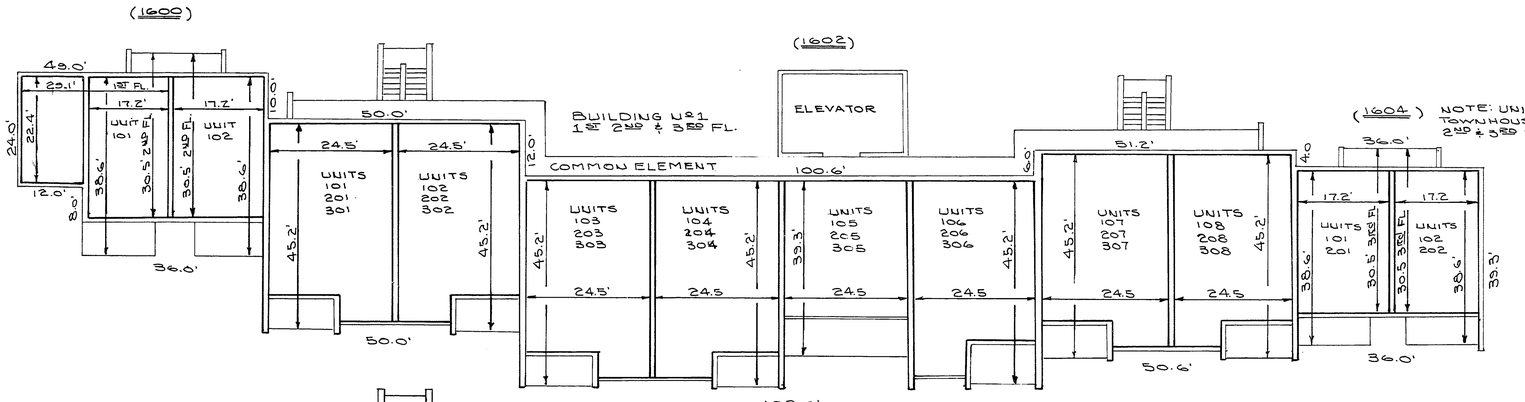
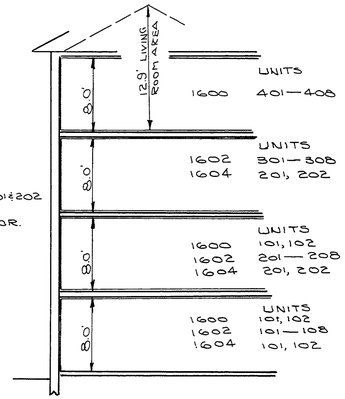
CASTEL DEL MARE CONDOMINIUM

CONDOMINIUM PLAT BOOK 8 PAGE 44-B

BUILDING Nº 1

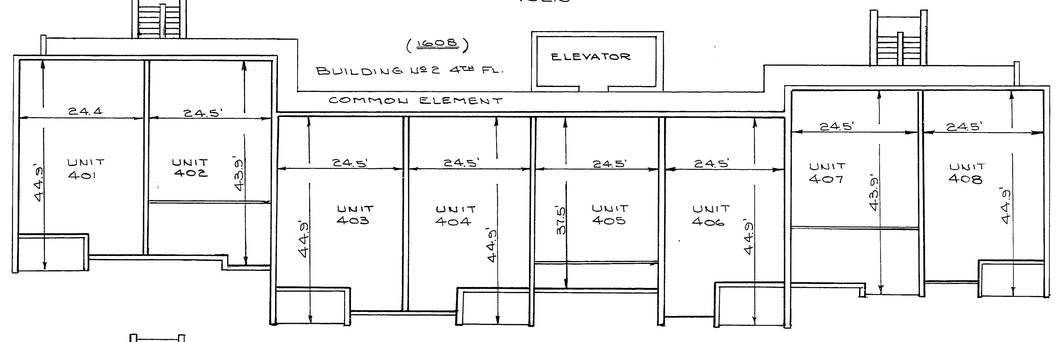


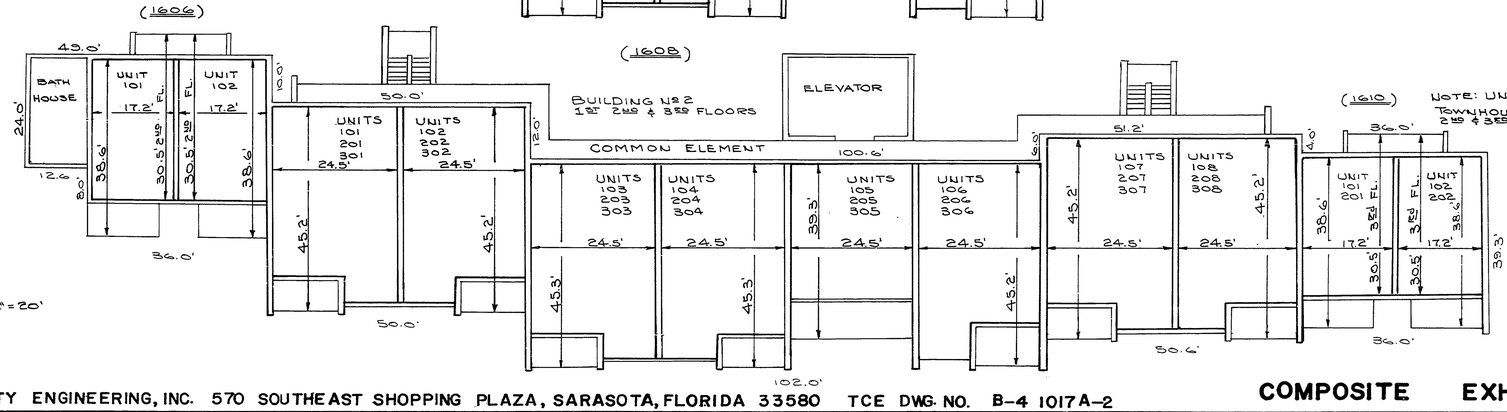


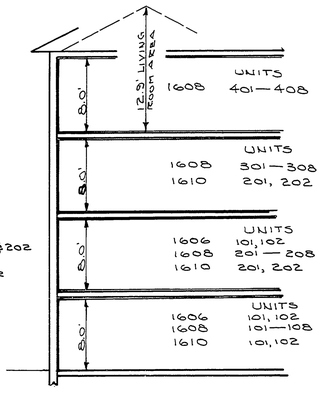


LONGITUDINAL SECTION
BUILDING Nº 1
SCALE 1" = 10' ±

BUILDING Nº 2







LONGITUDINAL SECTION
BUILDING Nº 2
SCALE 1" = 10' ±

UNIT PLAN 1" = 20'

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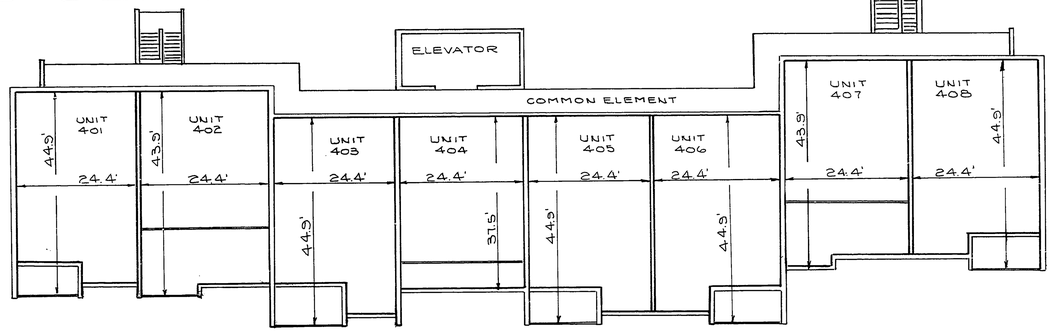
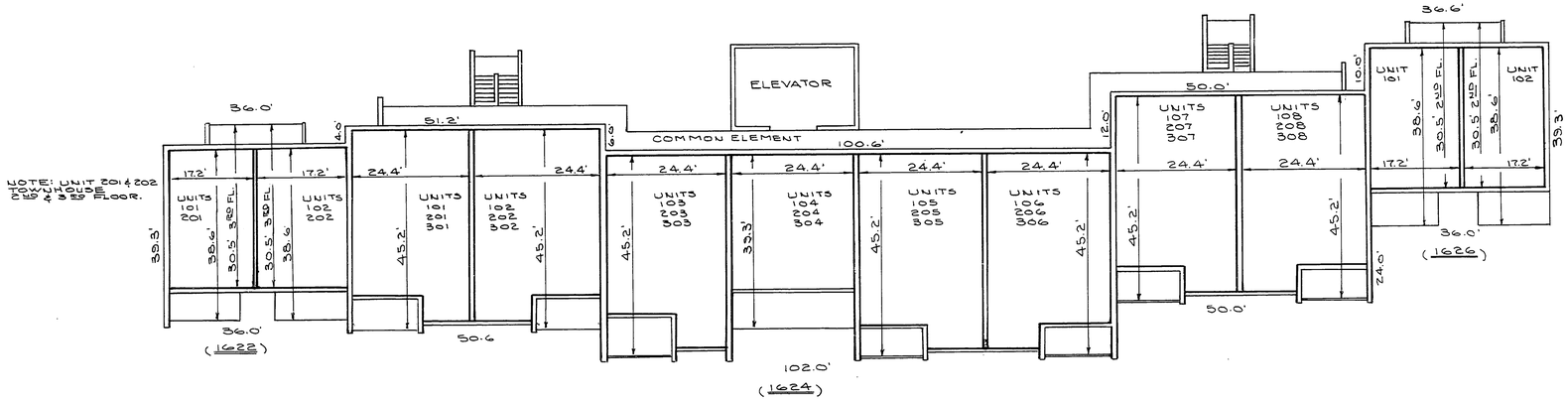
COMPOSITE EXHIBIT B SHEET 3 OF 5

CASTEL DEL MARE CONDOMINIUM

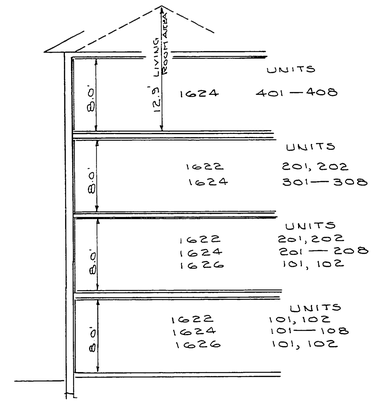
CONDOMINIUM PLAT BOOK 8 PAGE 44-C



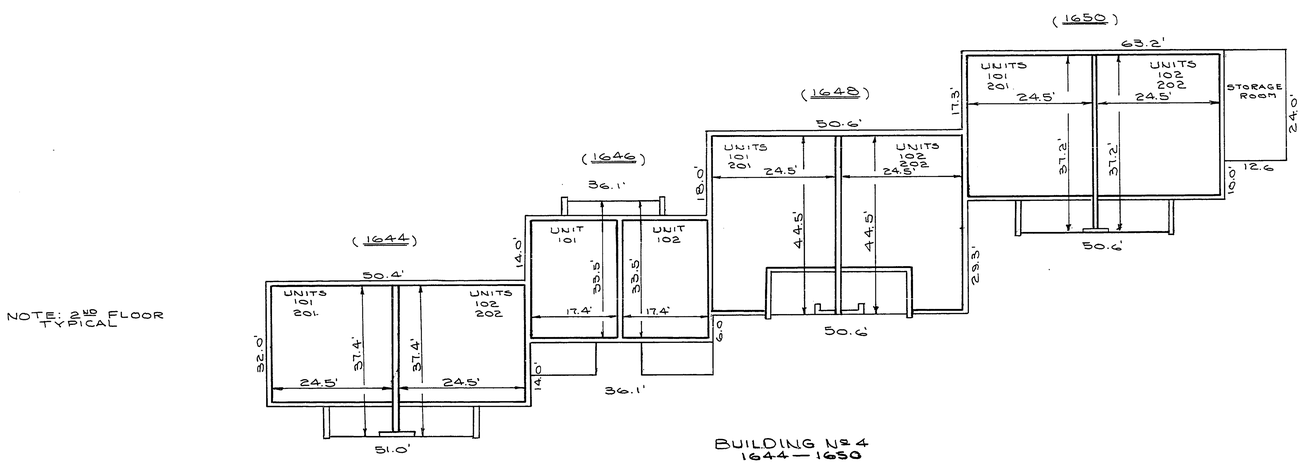
BUILDING NO 3
4TH FLOOR
1624



BUILDING NOS 3
1ST 2ND & 3RD FLOORS
1622 — 1626

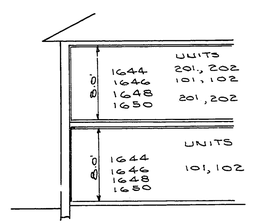


LONGITUDINAL SECTION
BUILDING NO 3
SCALE 1" = 10'±



NOTE: 2ND FLOOR TYPICAL

BUILDING NO 4
1644 — 1650



LONGITUDINAL SECTION
BUILDING NO 4
SCALE 1" = 10'±

UNIT PLAN 1" = 20'

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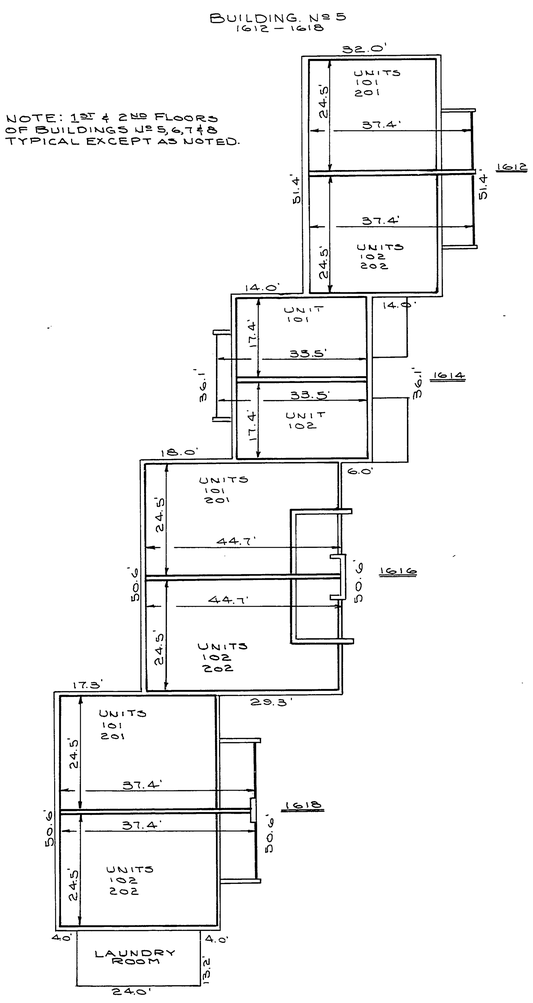
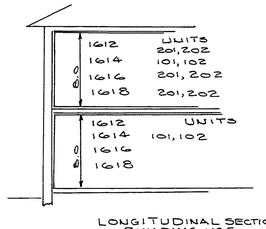
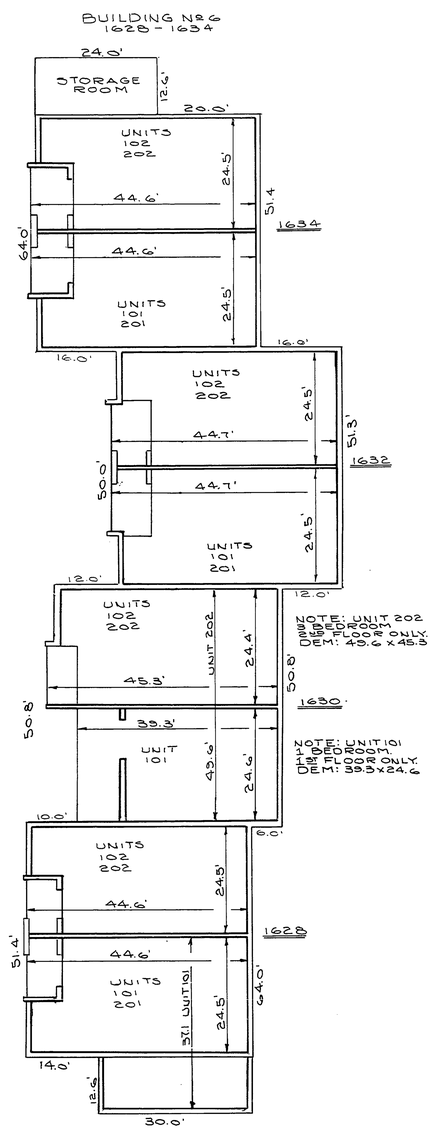
COMPOSITE EXHIBIT B SHEET 4 OF 5

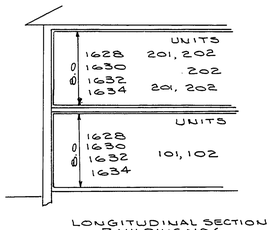
CASTEL DEL MARE CONDOMINIUM



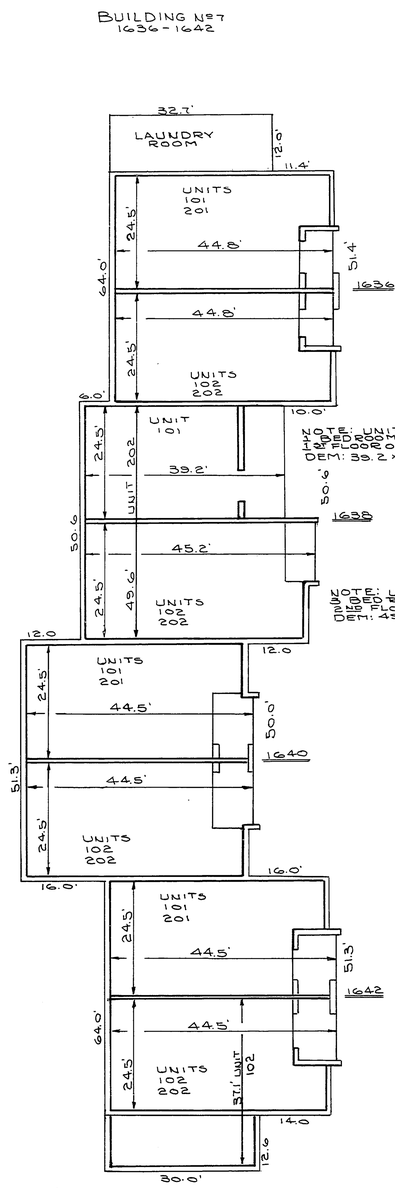


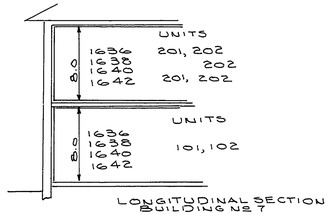
LONGITUDINAL SECTION BUILDING No 5





LONGITUDINAL SECTION BUILDING No 6





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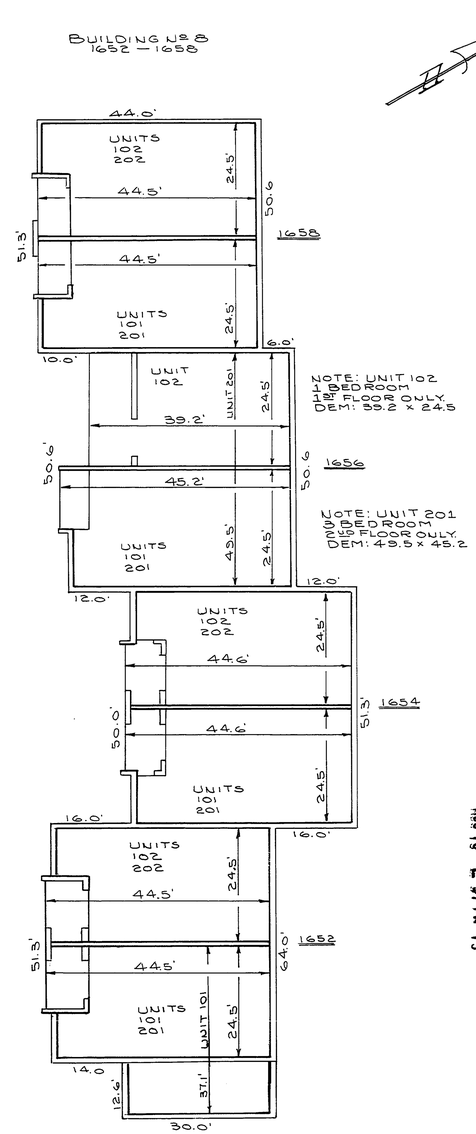

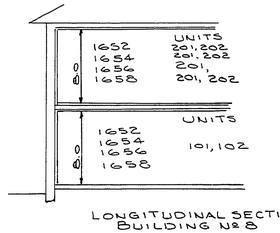

LONGITUDINAL SECTION BUILDING No 8

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R. H. TUCKER, JR. CLERK
Aug 15 2:37 PM '75

84270

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COMPOSITE EXHIBIT B SHEET 5 OF 5.