

O. R. 1702 PG 1356

"Proposed"
CENTER GATE ESTATES VILLAGE CONDOMINIUM,
SECTION III, SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION

Commence at the Northwest corner of Vacated Lot 5, Block 3, Sarasota-Venice Company's Subdivision, recorded in P.B. A., Page 12, Public Records of Sarasota County, Florida; thence S 89° 12' 23" E, along the centerline of vacated Wilkinson Road said Sarasota-Venice Company's Subdivision (Part of the North line of Center Gate Estates, Unit 1, Phase 1-A, recorded in P.B. 26, Pgs. 43, 43A & 43B, Public Records of Sarasota County, Florida) for a distance of 2372.67' for a P.O.B.; thence continue S 89° 12' 23" E, along said centerline of vacated Wilkinson Road, 640.00'; thence S 0° 47' 37" W, 473.00' to the P.C. of a curve concave to the west having a radius of 111.00'; thence Southwesterly along the arc of said curve through a central angle of 22° 25' 00", a distance of 43.43' to the P.T.; thence S 23° 12' 37" W, 242.84' to a point on the proposed Northerly R/W line for Wilkinson Road (80' R/W); thence N 66° 47' 23" W, along said proposed Northerly R/W line, 103.82', to the P.C. of a curve concave to the Southwest having a radius of 796.97'; thence continuing along said proposed Northerly R/W Westerly along the arc of said curve through a central angle of 22° 25' 00" a distance of 311.81'; thence continuing along said proposed Northerly R/W line in 23" W, 139.11'; thence departing said proposed Northerly R/W line N 0° 47' 37" E, 640.00' to the P.O.B.

All lying and being in Section 1, Twp. 37 S., Rge. 18E., Sarasota County, Florida.

Containing 9.664 acres, more or less.

Subject to a utility and drainage easements as recorded in O.R. Book 1355, Page 705 and O.R. Book 1348, Page 1299, Public Records of Sarasota County, Florida.

JUL 27 1984

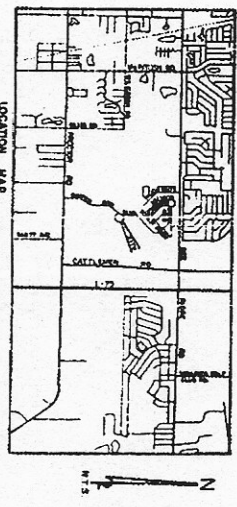
**CENTER GATE ESTATES VILLAGE CONDOMINIUM,
SECTION I, TWP. 37.5 S., RGE. 18 E.
SECTION III
SARASOTA COUNTY, FLORIDA**

CONDOMINIUM BOOK 22 PAGE 47
SHEET 1 OF 2 SHEETS

NOTE:

1. A four corner lot consisting of the land and improvements shown on the respective documents delineated hereon, the unimproved land and improvements shown on the respective documents and hereon, and the improvements shown on the respective documents.
2. CONDOMINIUM ESTATES, SUCH AS APARTMENT HOUSES, GOLF COURSES, JEWELRY STORES, GYMNASIUMS, RESTAURANTS, CLUBS, SWIMMING POOLS, TENNIS COURTS, ETC., SHALL BE CONSIDERED AS PART OF THE COMMON ELEMENTS, UNLESS OTHERWISE SPECIFICALLY INDICATED.
3. SUBJECT TO NON-EXCLUSIVE EASEMENTS OVER ALL COMMON LANDS AND IMPROVEMENTS ON THIS CONDOMINIUM ESTATES, SUCH AS APARTMENT HOUSES, GOLF COURSES, JEWELRY STORES, GYMNASIUMS, RESTAURANTS, CLUBS, SWIMMING POOLS, TENNIS COURTS, ETC., SHALL BE CONSIDERED AS PART OF THE COMMON ELEMENTS, UNLESS OTHERWISE SPECIFICALLY INDICATED.
4. THE UNIT IS CONVEYED TO THE UNIT OWNER AND THE UNIT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL IMPROVEMENTS AND STRUCTURES WITHIN THE UNIT, EXCEPT FOR THE MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL IMPROVEMENTS AND STRUCTURES COMMON TO THE LOT.
5. THE UNIT IS CONVEYED TO THE UNIT OWNER AND THE UNIT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL IMPROVEMENTS AND STRUCTURES WITHIN THE UNIT, EXCEPT FOR THE MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL IMPROVEMENTS AND STRUCTURES COMMON TO THE LOT.
6. THE UNIT IS CONVEYED TO THE UNIT OWNER AND THE UNIT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL IMPROVEMENTS AND STRUCTURES WITHIN THE UNIT, EXCEPT FOR THE MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL IMPROVEMENTS AND STRUCTURES COMMON TO THE LOT.
7. THE UNIT IS CONVEYED TO THE UNIT OWNER AND THE UNIT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL IMPROVEMENTS AND STRUCTURES WITHIN THE UNIT, EXCEPT FOR THE MAINTENANCE, REPAIRS, AND REPLACEMENT OF ALL IMPROVEMENTS AND STRUCTURES COMMON TO THE LOT.

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.



CONFORMANCE WITH THE NORTHWEST CORNER OF VYLAND LOT 5, BLOCK 5, SARASOTA VILLAGE CONDOMINIUM, SECTION I, TWP. 37.5 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA. THE SUBJECT PROPERTY IS A PORTION OF THE COMMON ELEMENTS OF THE CONDOMINIUM ESTATES, AS SHOWN ON THE PLAT OF THE CONDOMINIUM ESTATES, SECTION I, TWP. 37.5 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA, RECORDED IN O.R. BK. 1540, PAGE 5. THE SUBJECT PROPERTY IS A PORTION OF THE COMMON ELEMENTS OF THE CONDOMINIUM ESTATES, AS SHOWN ON THE PLAT OF THE CONDOMINIUM ESTATES, SECTION I, TWP. 37.5 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA, RECORDED IN O.R. BK. 1540, PAGE 5. THE SUBJECT PROPERTY IS A PORTION OF THE COMMON ELEMENTS OF THE CONDOMINIUM ESTATES, AS SHOWN ON THE PLAT OF THE CONDOMINIUM ESTATES, SECTION I, TWP. 37.5 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA, RECORDED IN O.R. BK. 1540, PAGE 5.

O.R. 1702 PG 1357

2-12-84
DATE OF ENTRY

[Signature]
RECORDED IN O.R. BK. 1540, PAGE 5

WOLF ENGINEERING ASSOCIATES, INC.
6801 SHERWOOD AVE., SARASOTA, FLORIDA

Exhibit "B"