

EXHIBIT "B" TO THE DECLARATION, PAGE 2 OF 3

NEWCRAFT BUSINESS PARK, UNIT "3", A CONDOMINIUM

CONDOMINIUM BOOK 40 PAGE 146
SHEET 1 OF 3 SHEETS
2016 41043792

LYING WITHIN UNIT 3, NEWCRAFT BUSINESS PARK, A LAND CONDOMINIUM AS AMENDED AND RECORDED IN CONDOMINIUM BOOK 40, PAGE 140, AND BEING IN THE NE1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

LEGAL DESCRIPTION

UNIT 3, NEWCRAFT BUSINESS PARK, A LAND CONDOMINIUM, AS AMENDED AND RECORDED IN CONDOMINIUM BOOK 40, PAGE 140, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SUBJECT TO THE DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2880, PAGE 2926, AND AMENDED IN O.R. BOOK 2827/2942 AND 2827/2948 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

UNIT BOUNDARIES

EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT WHICH IS WITHIN THE BOUNDARIES OF THE UNIT, WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANNER:

UPPER BOUNDARIES: THE UNDECORATED UNFINISHED LOWER SURFACE OF THE METAL BEAMS OF EACH UNIT, EXTENDED TO THEIR PLAMA INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.

LOWER BOUNDARIES: THE UNDECORATED UNFINISHED UPPER SURFACE OF THE CONCRETE SLAB OF EACH UNIT POURED ON GRADE, EXTENDED TO THEIR PLAMA INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.

PERIMETRICAL BOUNDARIES: THE UNDECORATED UNFINISHED INTERIOR VERTICAL SURFACE OF THE CONCRETE BLOCK OF THE BACK OF THE METAL BEAMS OF EACH UNIT, EXTENDED TO THEIR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES AND THE PARTY-WALL BOUNDARIES.

PARTY-WALL BOUNDARIES: THE UNDECORATED UNFINISHED FACE OF THE CONCRETE BLOCK OR METAL FRAMING OF THE PARTY-WALLS FOR EACH UNIT, EXTENDED TO THEIR INTERSECTIONS WITH THE UPPER AND LOWER BOUNDARIES AND THE PERIMETRICAL BOUNDARIES.

EXCEPTIONS AND CONFLICTS:

THE OWNER OF A UNIT SHALL NOT BE DEEMED TO OWN PRESS, WIRES, CONDUITS, OR OTHER UTILITY LINES AND/OR APPURTENANCES RUNNING THROUGH THE OWNERS' UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT, A LIMITED COMMON ELEMENT OR THE COMMON ELEMENTS, WHICH IMPROVEMENTS ARE HEREBY MADE A PART OF THE COMMON ELEMENTS.

IN THE CASE OF ANY CONFLICT BETWEEN THE BOUNDARIES OF A UNIT AS DESCRIBED ABOVE WITH THE DIMENSIONS OF THE UNIT AS SHOWN ON THIS SURVEY, THE ABOVE PROVISIONS DESCRIBING THE BOUNDARY OF A UNIT SHALL CONTROL. IT BEING THE INTENTION OF THE DECLARATION THAT THE ACTUAL BOUNDARIES OF THE UNIT AS DESCRIBED ABOVE SHALL CONTROL OVER ERRONEOUS DIMENSIONS, IF ANY, CONTAINED ON THIS PLAT, AND IN THE EVENT IT SHALL APPEAR THAT ANY DIMENSION SHOWN ON THIS PLAT IS ERRONEOUS, THE DEVELOPER OR THE PRESIDENT OF THE ASSOCIATION SHALL HAVE THE RIGHT TO UNILATERALLY AMEND THE DECLARATION TO CORRECT THIS SURVEY AND PLAT, AND ANY SUCH AMENDMENT SHALL NOT REQUIRE THE CONSENT OF ANY UNIT OWNER OR INSTITUTIONAL FIRST MORTGAGEE SO LONG AS IT DESCRIBES THE AMENDMENT IS MERELY TO CORRECT AN ERROR AND CORRECTS ADEQUATELY THE BOUNDARIES OF A UNIT IN THE CASE SURVEY AND PLAT OF THE UNITS SHALL BE DESCRIBED AS FOLLOWS: THE BOUNDARIES OF A UNIT IN THE CASE OF ANY CONFLICT BETWEEN THE LANGUAGE OF THE DECLARATION DESCRIBING THE BOUNDARIES OF ANY UNIT, WITHIN THE LANGUAGE CONTAINED IN THIS SURVEY AND PLAT DESCRIBING THE BOUNDARIES OF A UNIT, THE LANGUAGE OF THE DECLARATION SHALL CONTROL AND GOVERN.



LOCATION MAP
(NOT TO SCALE)

SURVEYORS REPORT

(DATE OF FIELD SURVEY: 02/18/2016)

I HEREBY CERTIFY THAT:

I AM A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 4521 AND THAT I AM A LICENSED MEMBER OF THE BURKHOLDER LAND SURVEYING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED LAND SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 7875.

THE BOUNDARY SURVEY SHOWN ON SHEET 2 REPRESENTS A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION OF THE LAND SHOWN AND DESCRIBED HEREON, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DERIVATION OF THE LANDS SHOWN AND DESCRIBED HEREIN AND WILL BE THE BASIS FOR ANY CLAIMS BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT THERE MAY BE ADDITIONAL INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE LOCATION OF TREES, UTILITIES, OR ANY OTHER PERTINENT ATTRIBUTES AFFECTING SUBJECT PROPERTY NOT ABSTRACTED AS PART OF THIS SURVEY EXCEPT AS SHOWN; BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, A BEARING OF N00°08'31"E, FOR THE EAST LINE OF SECTION 25-35-17, WAS USED; COORDINATES SHOWN HEREON ARE BASED ON AN ASSUMED DATUM;

UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY WERE FIELD MEASURED OR CALCULATED FROM OBSERVATIONS ELECTRONICALLY COLLECTED DURING THE FIELD SURVEY; DATA CONTAINED WITHIN PARENTHESES (IF ANY) REPRESENTS THE RECORD DEED OR PLAT INFORMATION AND IS SHOWN FOR COMPARISON BETWEEN THE TWO.

ALL LANDS AND IMPROVEMENTS WHICH ARE NOT UNITS OR LIMITED COMMON ELEMENTS (L.C.E.) ARE COMMON ELEMENTS (C.E.);

THE DECLARATION OF CONDOMINIUM TO WHICH THIS SURVEY AND SITE PLAN IS ATTACHED PREPARES, GRANTS AND RESERVES CERTAIN EASEMENTS AND RESTRICTIONS AND HEREBY INCORPORATED HEREWITH BY REFERENCE, REFER TO THE APPLICABLE PARAGRAPHS OF THE SAID DECLARATION OF CONDOMINIUM WITH REGARDS TO THE EASEMENTS CREATED, GRANTED AND RESERVED HEREWITH, WHEN CONFLICT EXISTS BETWEEN THIS PLAT AND THE DECLARATION OF CONDOMINIUM, THE DECLARATION SHALL GOVERN;

THESE MATERIALS COMPRISING EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OF NEWCRAFT BUSINESS PARK, UNIT "3", A CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, CORRECTLY DEPICT 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 IDENTIFIED HEREON CAN BE DETERMINED THEREFROM, UPON SUBSTANTIAL COMPLIANCE;

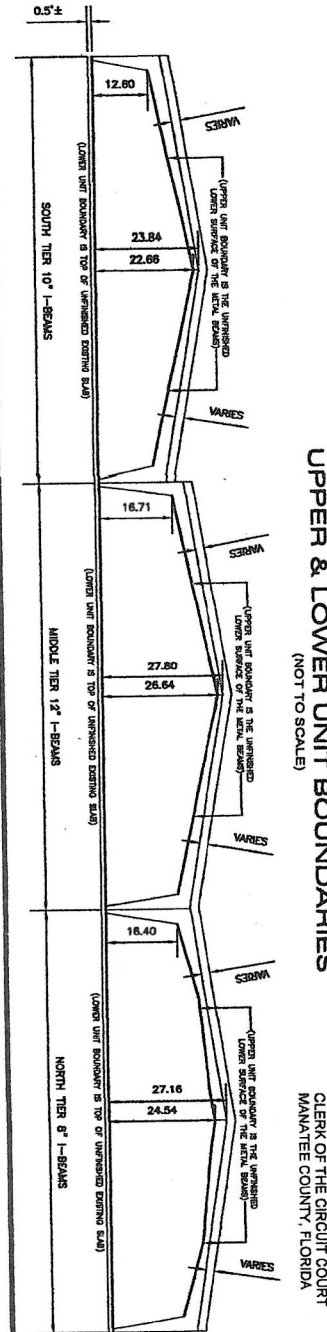
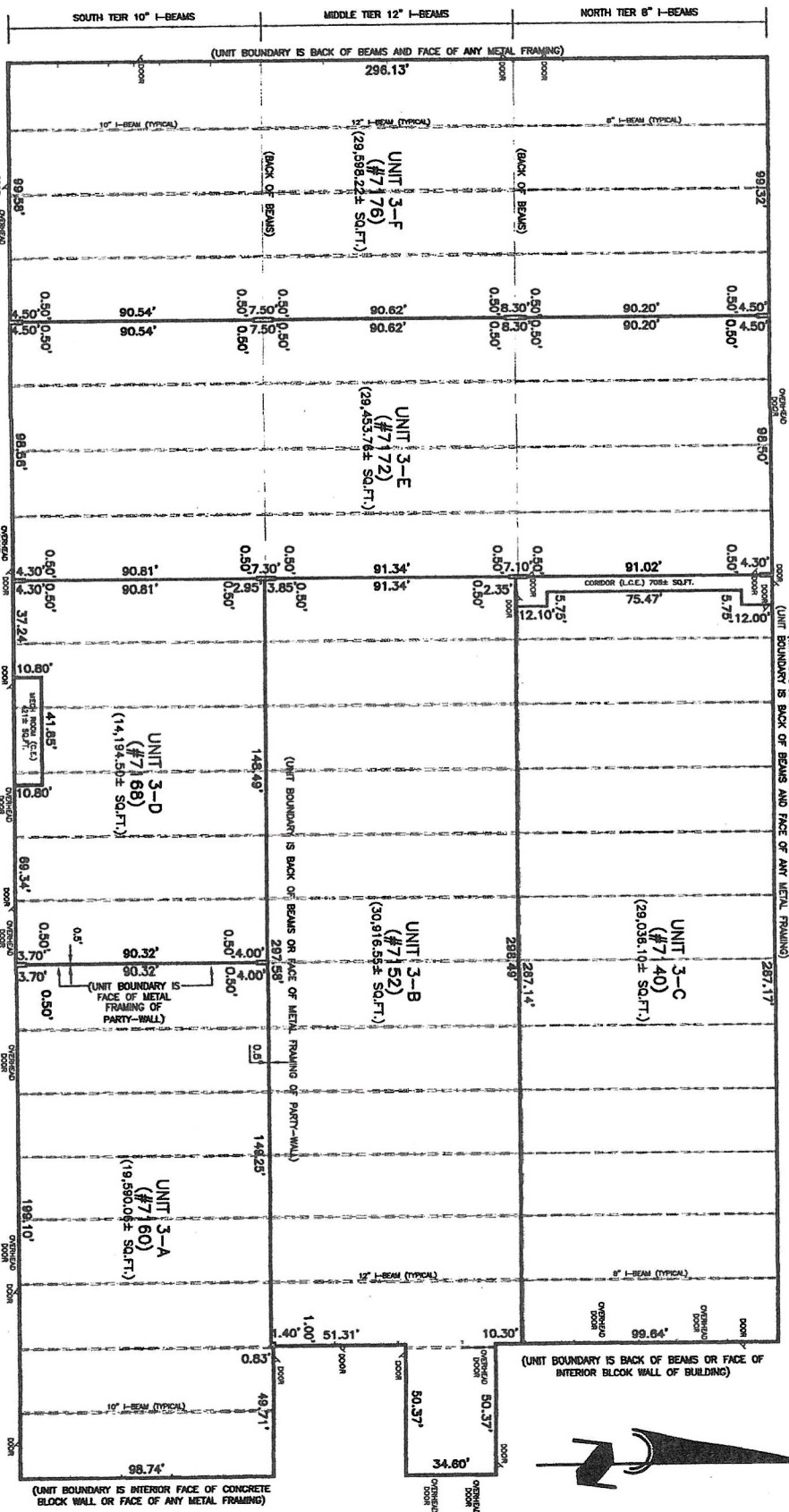
AT THIS TIME, ONLY UNIT 3-A OF THIS CONDOMINIUM IS SUBSTANTIALLY COMPLETE.

BURKHOLDER LAND SURVEYING, INC.
L.B. NO. 7875

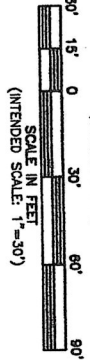
BY: *STEVEN E. BURKHOLDER*
STEVEN E. BURKHOLDER, P.L.S.,
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE LS 4521

(NOT VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL, AFFIXED HERETO)
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PERIMETRICAL UNIT BOUNDARIES
(UNIT BOUNDARY IS BACK OF BEAMS OR INTERIOR FACE OF BUILDING)
(UNIT 3 UNIT BOUNDARY IS 1' OUTSIDE CORNER OF EXISTING FACE OF BUILDING)
(SCALE: 1"=30')

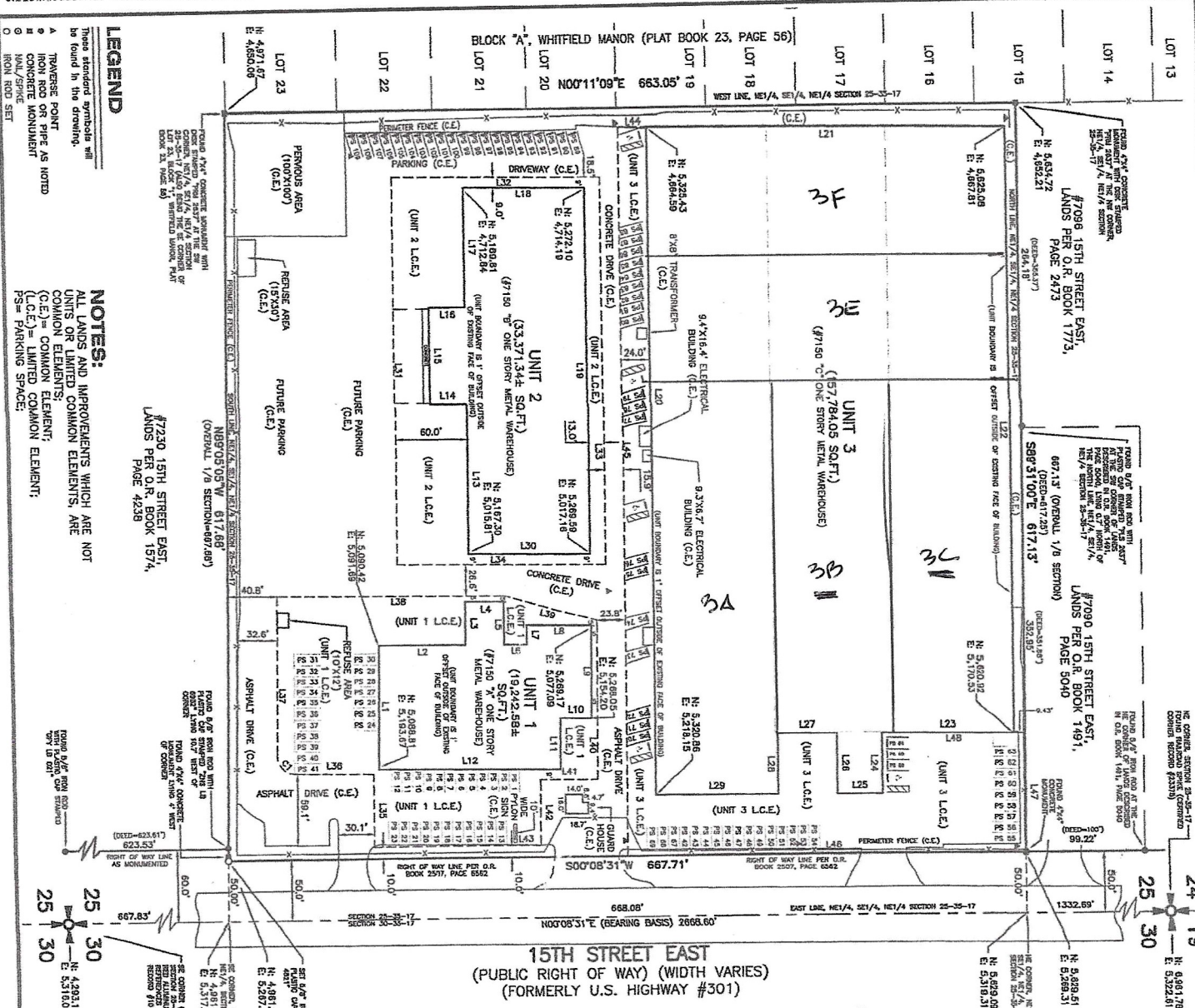


BURKHOLDER
LAND SURVEYING, INC.
6502 38th Avenue West, Bradenton, Florida 34209
PHONE: 941-209-9712 (L.B. NO. 7676)

UPPER & LOWER UNIT BOUNDARIES
(NOT TO SCALE)

FILED AND RECORDED
10/20/16 @ 11:34 AM
ANGELINA ANGELI, COLONNESO
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CONDOMINIUM BOOK 40 PAGE 148
SHEET 3 OF 3 SHEETS
NEWSPARK
BUSINESS PARK,
UNIT "3" A
CONDOMINIUM
LYING WITHIN UNIT 3, NEWSPARK
BUSINESS PARK, A LAND
CONDOMINIUM RECORDED IN
CONDOMINIUM BOOK 40, PAGE
140, AND BEING IN THE NE 1/4 OF
THE SE 1/4 OF THE NE 1/4 OF
SECTION 25, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE
COUNTY, FLORIDA.



BURKHOLDER
LAND SURVEYING, INC.
 6302 36th Avenue West, Bradenton, Florida 34209
 PHONE: 941-209-9712 (L.B. NO. 7575)

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF FLORIDA
 NO. 4521
 STEVEN E. BURKHOLDER
 DER. 11/12/12

CONDOMINIUM BOOK 40 PAGE 111
 SHEET 2 OF 2 SHEETS
FIRST AMENDMENT TO NEWCRAFT BUSINESS PARK, A LAND CONDOMINIUM
 LYING AND BEING IN THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

BOUNDARY SURVEY & SITE PLAN
 (THIS SURVEY IS NOT COMPLETE UNLESS ACCOMPANIED BY THE SURVEYORS REPORT ON SHEET 1 OF 2)

FILED AND RECORDED
 6/30/16 @ 2:57 PM
 ANGELINA COLONNESO
 CLERK OF CIRCUIT COURT
 MANATEE COUNTY, FLA

SCALE IN FEET
 (INTENDED SCALE: 1"=80')

LINE	BEARING	DISTANCE
1	N 89°05'48" W	102.00'
2	N 89°05'48" W	102.00'
3	N 89°05'48" W	102.00'
4	N 89°05'48" W	102.00'
5	N 89°05'48" W	102.00'
6	N 89°05'48" W	102.00'
7	N 89°05'48" W	102.00'
8	N 89°05'48" W	102.00'
9	N 89°05'48" W	102.00'
10	N 89°05'48" W	102.00'
11	N 89°05'48" W	102.00'
12	N 89°05'48" W	102.00'
13	N 89°05'48" W	102.00'
14	N 89°05'48" W	102.00'
15	N 89°05'48" W	102.00'
16	N 89°05'48" W	102.00'
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36	N 89°05'48" W	102.00'
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38	N 89°05'48" W	102.00'
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41	N 89°05'48" W	102.00'
42	N 89°05'48" W	102.00'
43	N 89°05'48" W	102.00'
44	N 89°05'48" W	102.00'
45	N 89°05'48" W	102.00'
46	N 89°05'48" W	102.00'
47	N 89°05'48" W	102.00'
48	N 89°05'48" W	102.00'