

SURF CLUB II CONDOMINIUM

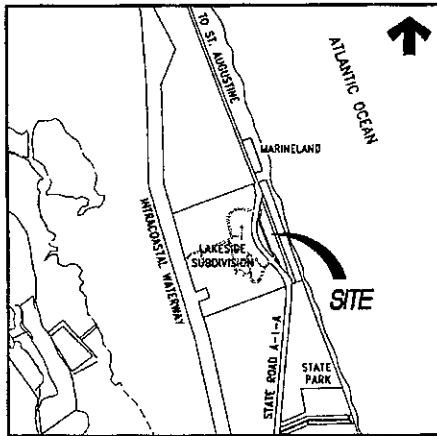
EXHIBIT 'B'

OFF REC 0983 PAGE 0162

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

SCHEDULE

SHEET NUMBER	CONTENTS	SHEET NUMBER	CONTENTS
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2.	SITE PLAN	85.	OVERALL FLOOR PLAN- 4th FLOOR (SOUTH WING)
3.	NOTES, LEGEND/ABBREVIATIONS	86. - 109.	RESIDENCES 401 - 424
4.	OVERALL FLOOR PLAN - GARAGE (NORTH WING)	110.	OVERALL FLOOR PLAN- 5th FLOOR (NORTH WING)
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6.	OVERALL FLOOR PLAN - 1st FLOOR (NORTH WING)	112. - 135.	RESIDENCES 501 - 524
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32.	OVERALL FLOOR PLAN- 2nd FLOOR (NORTH WING)	163.	OVERALL FLOOR PLAN- 7th FLOOR (SOUTH WING)
33.	OVERALL FLOOR PLAN- 2nd FLOOR (SOUTH WING)	164. - 187.	RESIDENCES 701 - 724
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58.	OVERALL FLOOR PLAN- 3rd FLOOR (NORTH WING)	189.	OVERALL FLOOR PLAN- 8th FLOOR (SOUTH WING)
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VICINITY MAP - NOT TO SCALE



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CERTIFICATE OF SURVEYOR

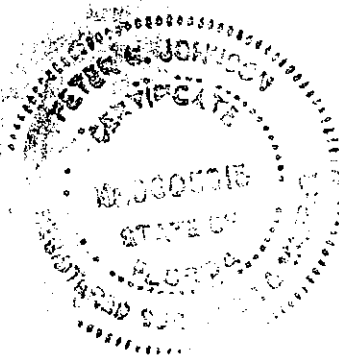
I HEREBY CERTIFY THAT THE ATTACHED SHEETS 1 THROUGH 213, INCLUSIVE, WHICH COMPRISE THIS EXHIBIT, IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED HEREIN INCLUDING THE COMMON ELEMENTS AND THE CONDOMINIUM UNITS 101-124, 201-224, 301-324, 401-424, 501-524, 601-624, 701-724, 801-824, AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR THE "SURF CLUB II CONDOMINIUM", 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 LIMITED COMMON ELEMENTS OF EACH UNIT WITHIN THE CONDOMINIUM CAN BE DETERMINED FROM THESE MATERIALS.

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE CONDOMINIUM AS-BUILT SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 718.104(6), FLORIDA STATUTES, AND FIND THAT THERE ARE NO EASEMENTS, ENCROACHMENTS, OR USES AFFECTING THIS PROPERTY, THAT I HAVE KNOWLEDGE OF OTHER THAN THOSE SHOWN AND DEPICTED THEREON.

TOMOKA ENGINEERING

PETER G. JOHNSON,
FLA. PROFESSIONAL SURVEYOR/MAPPER #5913

REVISED 9-11-03



F:\9008-003\912003\T30700.DOC SURF CLUB II\Certificate of Surveyor.doc

DATE ISSUED: 09/11/2003

JOB # T3070PCBW1

SHEET 1 OF 213 SHEETS



STATE ROAD A-1-A
(180' RIGHT-OF-WAY)

BR=N27°01'06"W
CH=587.64'
R=1183.24'

N89°38'32"E 433.52'

S85°21'28"E
108.70'

N89°38'32"E
58.53'

POND

POND

SURF VIEW DRIVE
(PRIVATE ROAD R/W)

SURF CLUB II
CONDOMINIUM

8 STORY RESIDENTIAL BUILDING
WITH PARKING GARAGE BELOW

8 STORY RESIDENTIAL BUILDING
WITH PARKING GARAGE BELOW

S.20°21'28"E 600.44'

S.69°38'32"W
55.08'

S.17°25'55"W
80.88'

FUTURE SITE

S.50°23'57"W

N.14°23'14"W
298.69'

0 100 200

SCALE 1" = 100'
SURF CLUB II
CONDOMINIUM

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

SITE PLAN

DATE ISSUED: 07/23/2003

ENTRANCE



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LO #2232

JOB # T3070PCBWI

SHEET 2 OF 213 SHEETS

\\surveys\2003\land projects\2003\T3070PCBWI\eng\CD\000 sh 2 Site Plan.dwg 09/11/2003 08:39:12 AM EDT

NOTES:

EXHIBIT 'B'

C.E. = INDICATES COMMON ELEMENT

L.C.E. INDICATES LIMITED COMMON ELEMENT

OFF REC 0983 PAGE 0164

UNIT BOUNDARIES - EACH UNIT WILL HAVE BOUNDARIES AS DEFINED BELOW. THE BOUNDARIES MAY EXIST NOW OR MAY BE CREATED BY CONSTRUCTION, SETTLEMENT, OR MOVEMENT OF THE BUILDINGS; OR BY PERMISSIBLE REPAIRS, RECONSTRUCTION, OR ALTERATIONS.

HORIZONTAL BOUNDARIES - THE UPPER AND LOWER BOUNDARIES OF THE UNITS WILL BE:

UPPER BOUNDARY - THE PLANES OF THE UNDERSIDE OF THE FINISHED AND UNDECORATED CEILINGS OF THE UNIT, EXTENDED TO MEET THE PERIMETER BOUNDARIES.

LOWER BOUNDARY - THE PLANES OF THE UPSIDE OF THE FINISHED AND UNDECORATED SURFACE OF THE FLOORS OF THE UNIT, EXTENDED TO MEET THE PERIMETER BOUNDARIES.

PERIMETER BOUNDARIES - THE PERIMETER BOUNDARIES WILL BE BOTH FINISHED AND UNDECORATED INTERIOR SURFACES OF THE PERIMETER WALLS OF THE UNIT AS SHOWN ON THE CONDOMINIUM PLOT PLAN, AND THE PLANES OF THE INTERIOR SURFACES OF THE UNIT'S WINDOWS, DOORS, AND OTHER OPENINGS THAT ABUT THE EXTERIOR OF THE BUILDING OR COMMON ELEMENTS, INCLUDING LIMITED COMMON ELEMENTS.

COMMON ELEMENTS - THE PORTIONS OF THE PROPERTY SUBMITTED TO CONDOMINIUM OWNERSHIP AND NOT INCLUDED IN THE UNITS INCLUDING: LAND,

ALL PARTS OF IMPROVEMENTS THAT ARE NOT INCLUDED WITHIN THE UNITS (NOTE: CHASES AND LOAD BEARING COLUMNS WITHIN UNITS ARE COMMON ELEMENTS)

EASEMENTS, INSTALLATIONS FOR THE FURNISHING OF SERVICES TO MORE THAN ONE UNIT OR TO THE COMMON ELEMENTS, SUCH AS CHILLED WATER AIR CONDITIONING, ELECTRICITY, WATER AND SEWER.

LIMITED COMMON ELEMENT




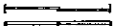
RESERVED FOR THE USE OF A CERTAIN UNIT OR COMMON ELEMENTS EXCLUSIVE OF OTHER UNITS, OR WHICH BY THEIR NATURE OR LOCATION ARE INTENDED TO SERVE EXCLUSIVELY A UNIT OR UNITS TO THE EXCLUSION OF OTHER UNITS.

USE IS RESIDENTIAL.

ALL AREAS NOT DESCRIBED AS UNITS OR LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.

ALL IMPROVEMENTS SHOWN ARE COMPLETED.

LEGEND AND ABBREVIATIONS:

-  STRUCTURAL COLUMN - C.E.
-  MASONRY WALL - C.E.
-  NON-STRUCTURAL WALL
-  DOOR & WINDOW AREAS
- T.R. TRASH ROOM - C.E.
- ELEC. ELECTRICAL AREA - C.E.
- A/C AIR CONDITIONING AREA

SURF CLUB II
CONDOMINIUM

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

NOTES, FLOOR ELEVATIONS, LEGEND/ABBREVIATIONS



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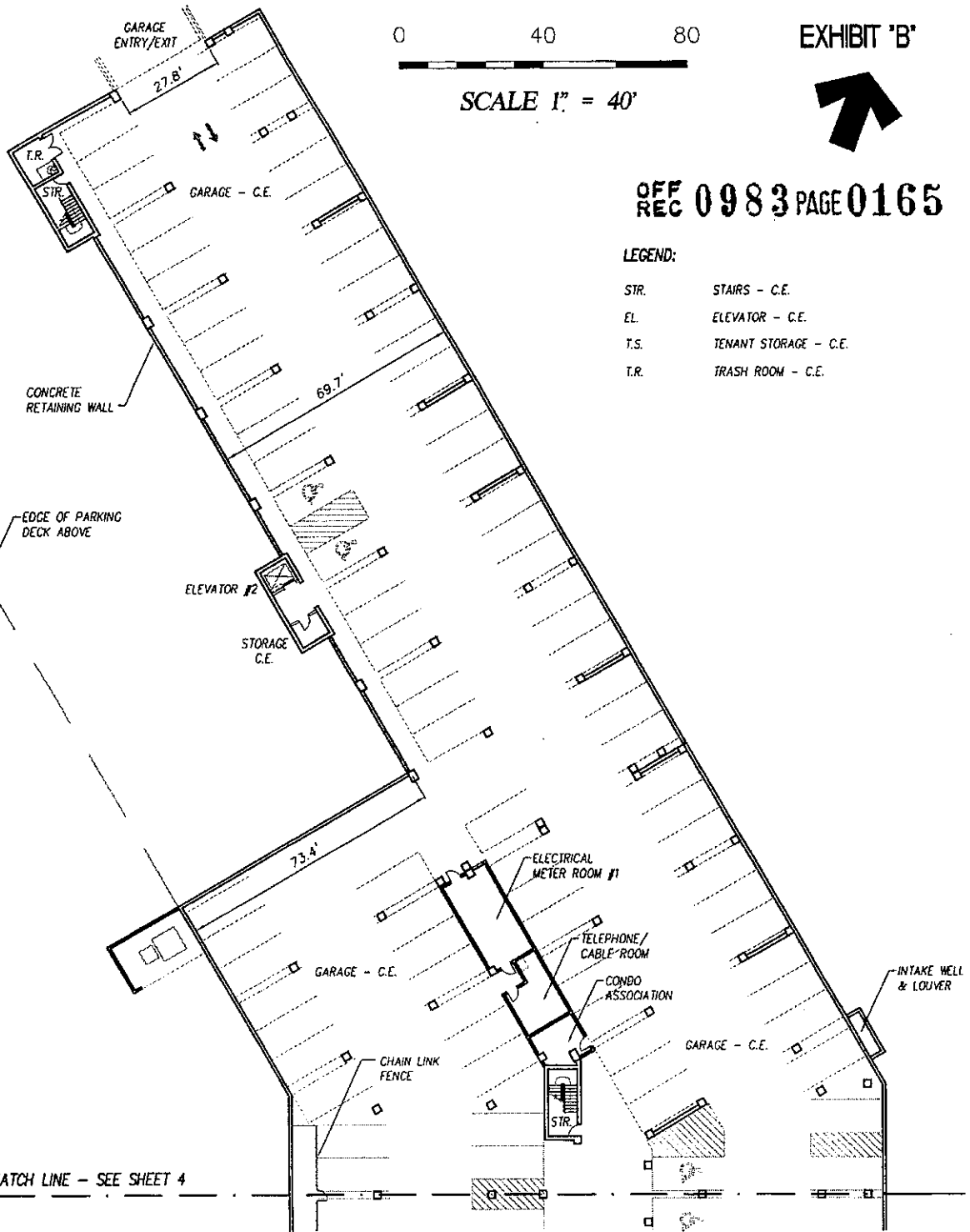
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SHEET 3 OF 213 SHEETS

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\\survey\2001\land projects\2003\T3070PCBW\dwg\CONDO-sh 4 & 5 Garage.dwg 09/11/2003 09:02:14 AM EDT



0 40 80

SCALE 1" = 40'

EXHIBIT 'B'



OFF REC 0983 PAGE 0165

LEGEND:

- STR. STAIRS - C.E.
- EL. ELEVATOR - C.E.
- T.S. TENANT STORAGE - C.E.
- T.R. TRASH ROOM - C.E.

MATCH LINE - SEE SHEET 4

**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

GARAGE - OVERALL LAYOUT (North Wing)



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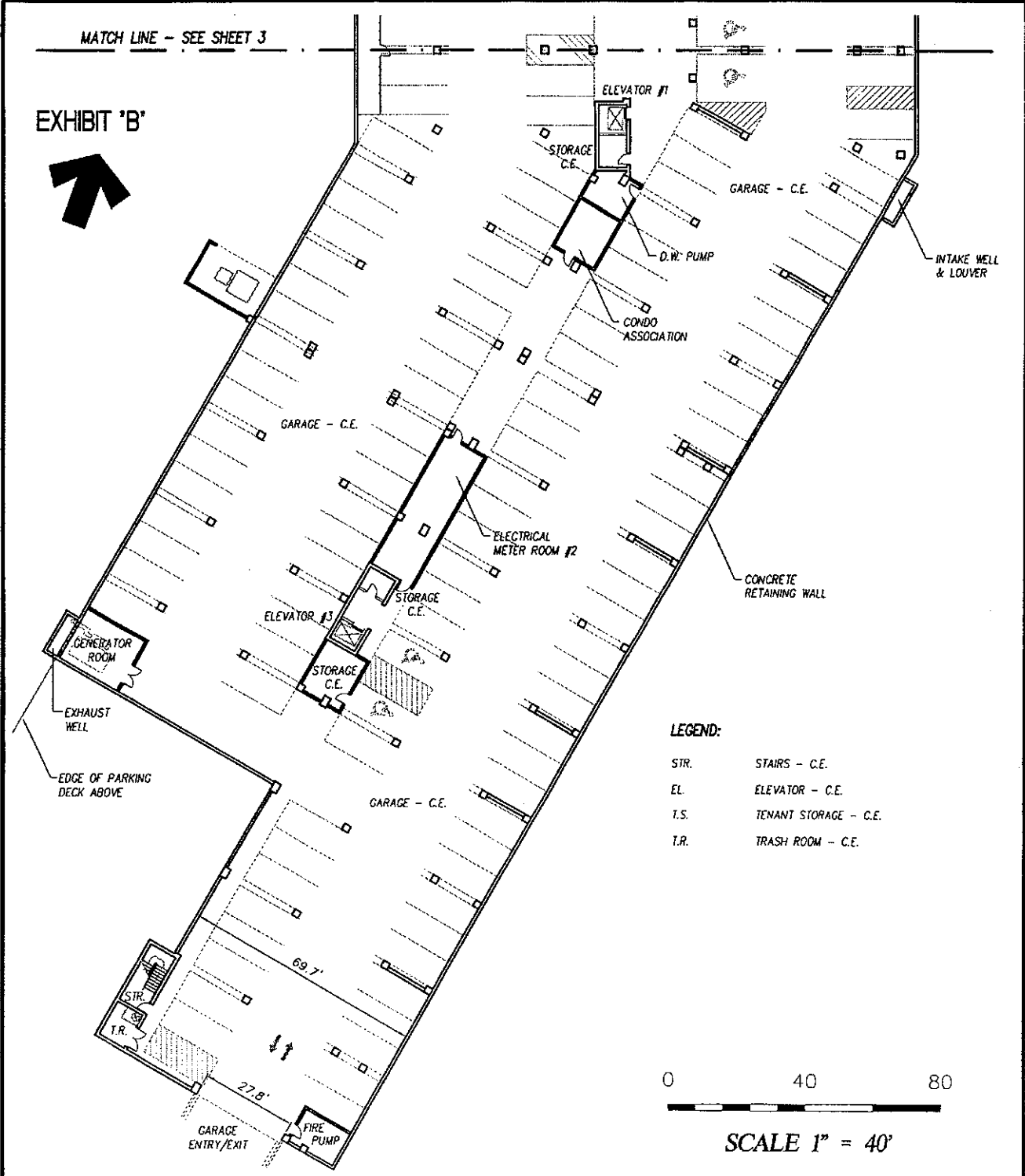
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JOB # T3070PCBW1

SHEET 4 OF 213 SHEETS

MATCH LINE - SEE SHEET 3

EXHIBIT 'B'



LEGEND:

- STR. STAIRS - C.E.
- EL. ELEVATOR - C.E.
- T.S. TENANT STORAGE - C.E.
- T.R. TRASH ROOM - C.E.

0 40 80

SCALE 1" = 40'

**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

GARAGE - OVERALL LAYOUT (South Wing)



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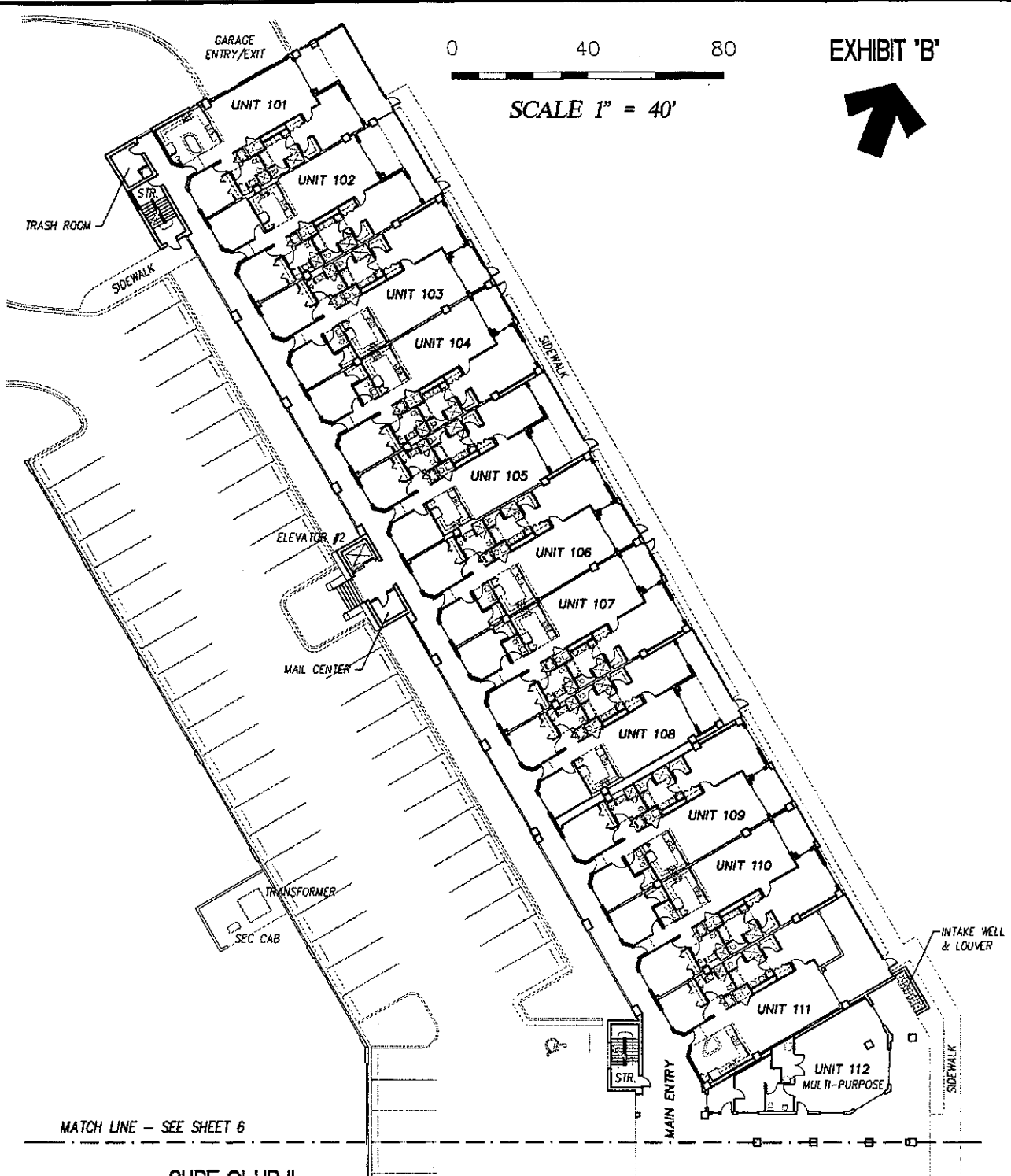
SHEET 5 OF 213 SHEETS

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EXHIBIT 'B'

0 40 80

SCALE 1" = 40'



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - OVERALL LAYOUT (North Wing)



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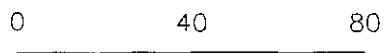
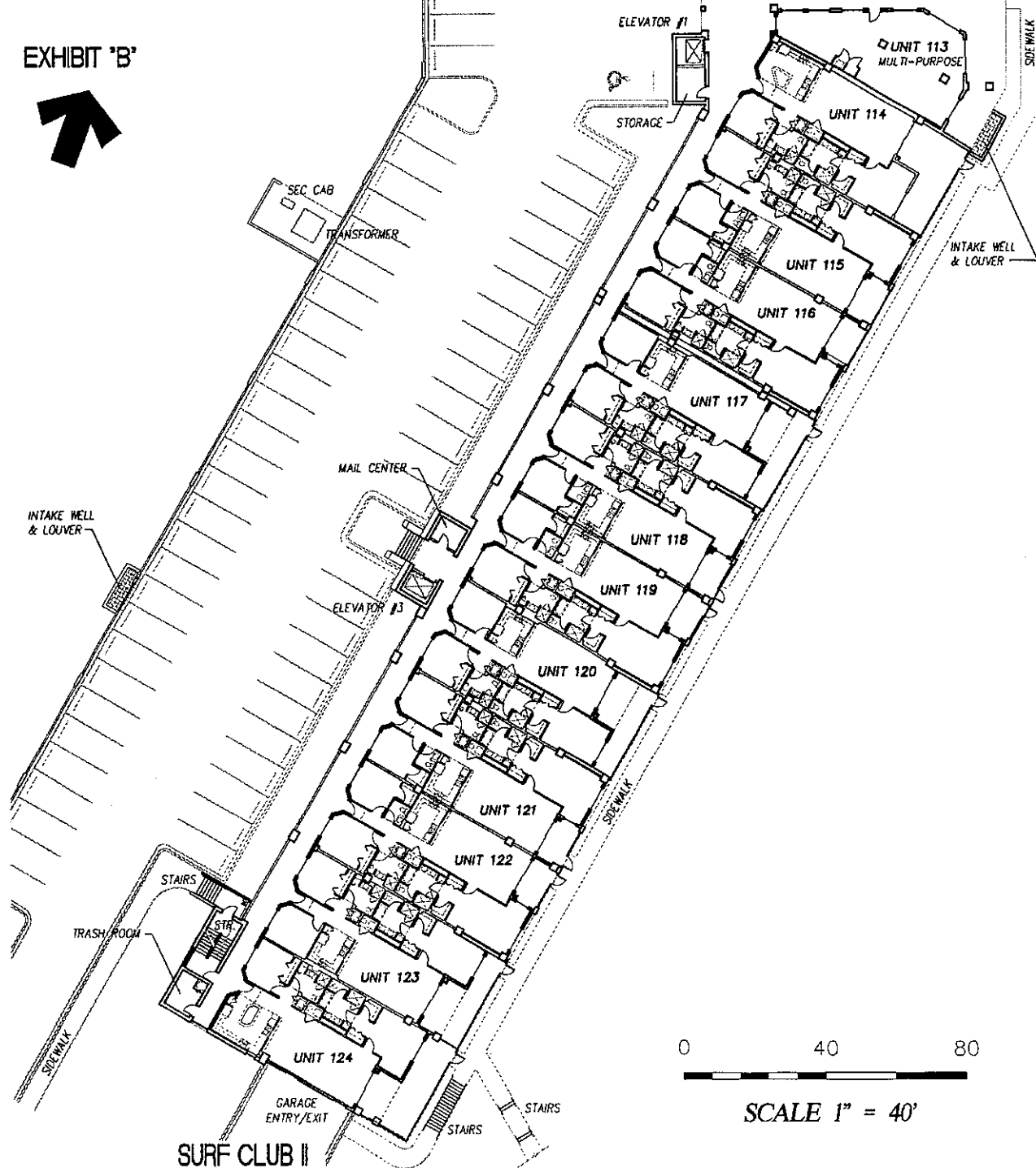
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SHEET 6 OF 213 SHEETS

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MATCH LINE - SEE SHEET 5

EXHIBIT 'B'



SCALE 1" = 40'

**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - OVERALL LAYOUT (South Wing)



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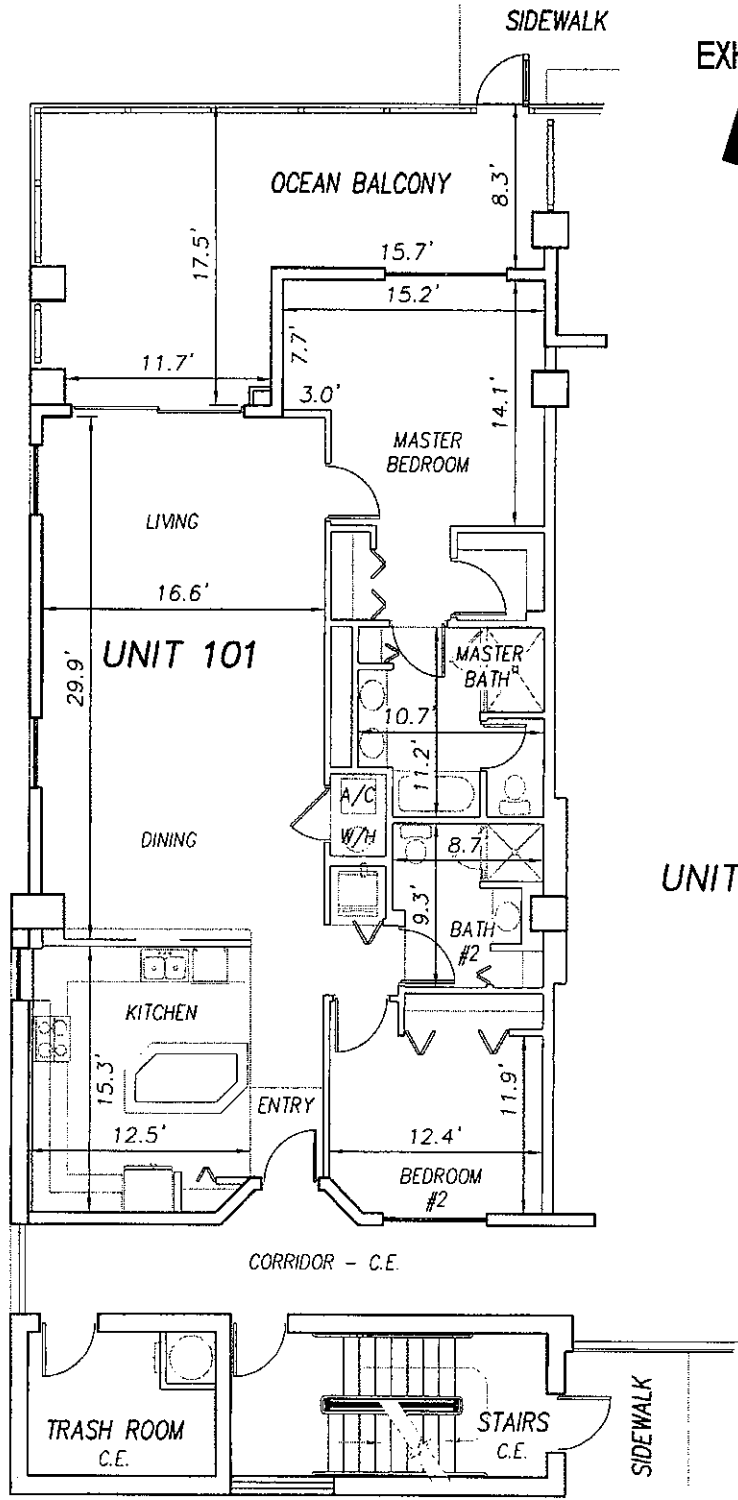
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SCALE 1" = 10'

EXHIBIT 'B'



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**SURF CLUB II
CONDOMINIUM**
SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA
FIRST FLOOR - UNIT 101 (North Wing)



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SHEET 8 OF 213 SHEETS

0 10 20

SCALE 1" = 10'

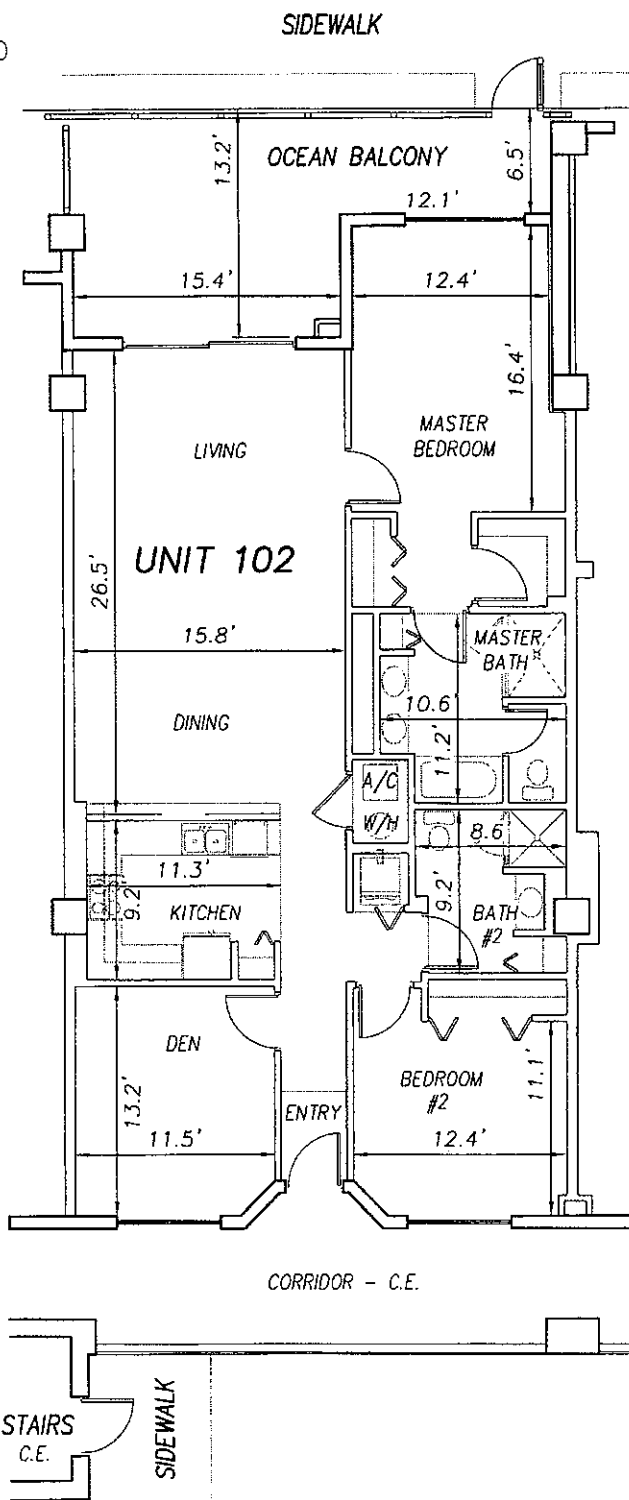
EXHIBIT 'B'



UNIT 101

UNIT 102

UNIT 103



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**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 102 (North Wing)



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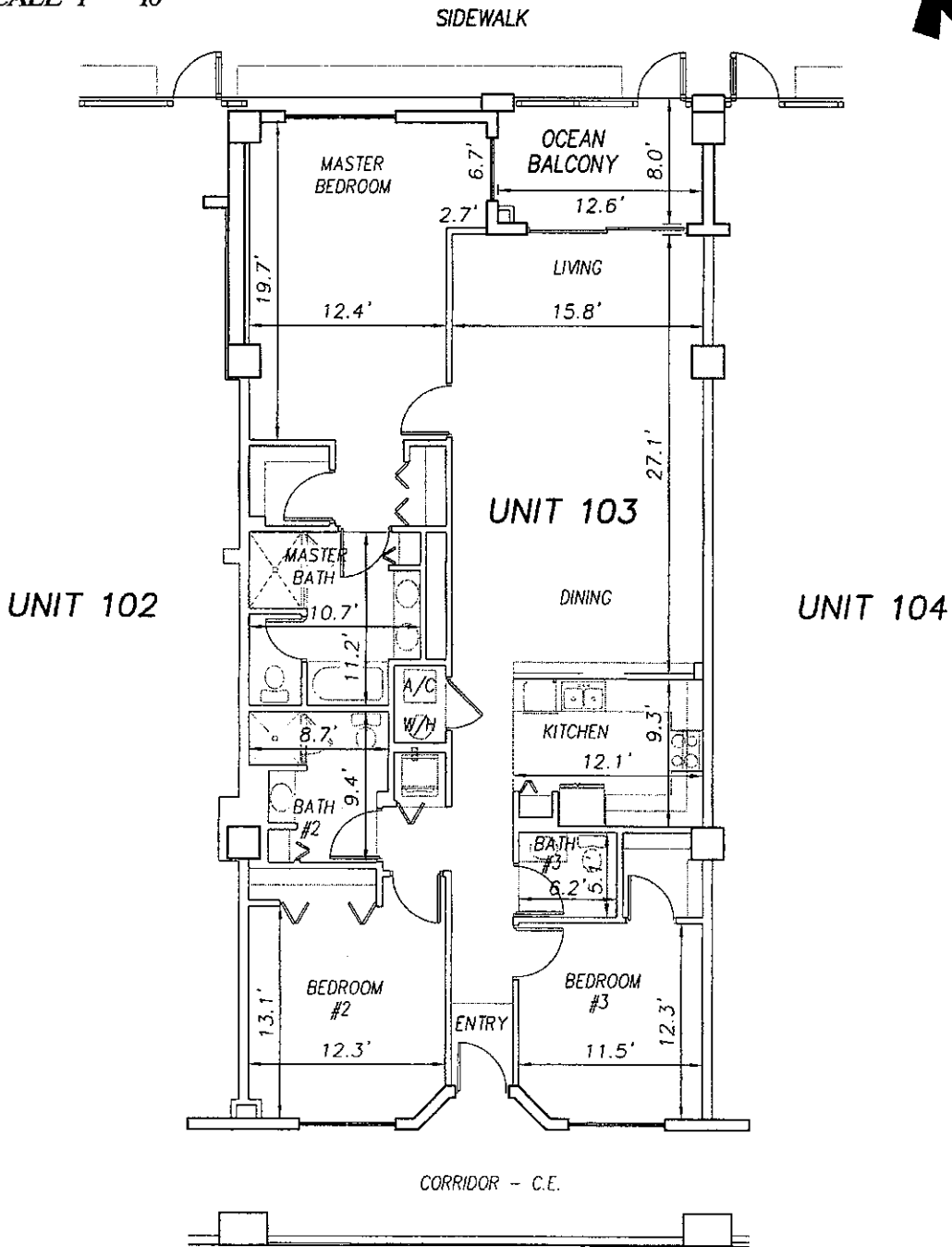
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SHEET 9 OF 213 SHEETS

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SCALE 1" = 10'

EXHIBIT 'B'



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**SURF CLUB II
CONDOMINIUM**
SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA
FIRST FLOOR - UNIT 103 (North Wing)



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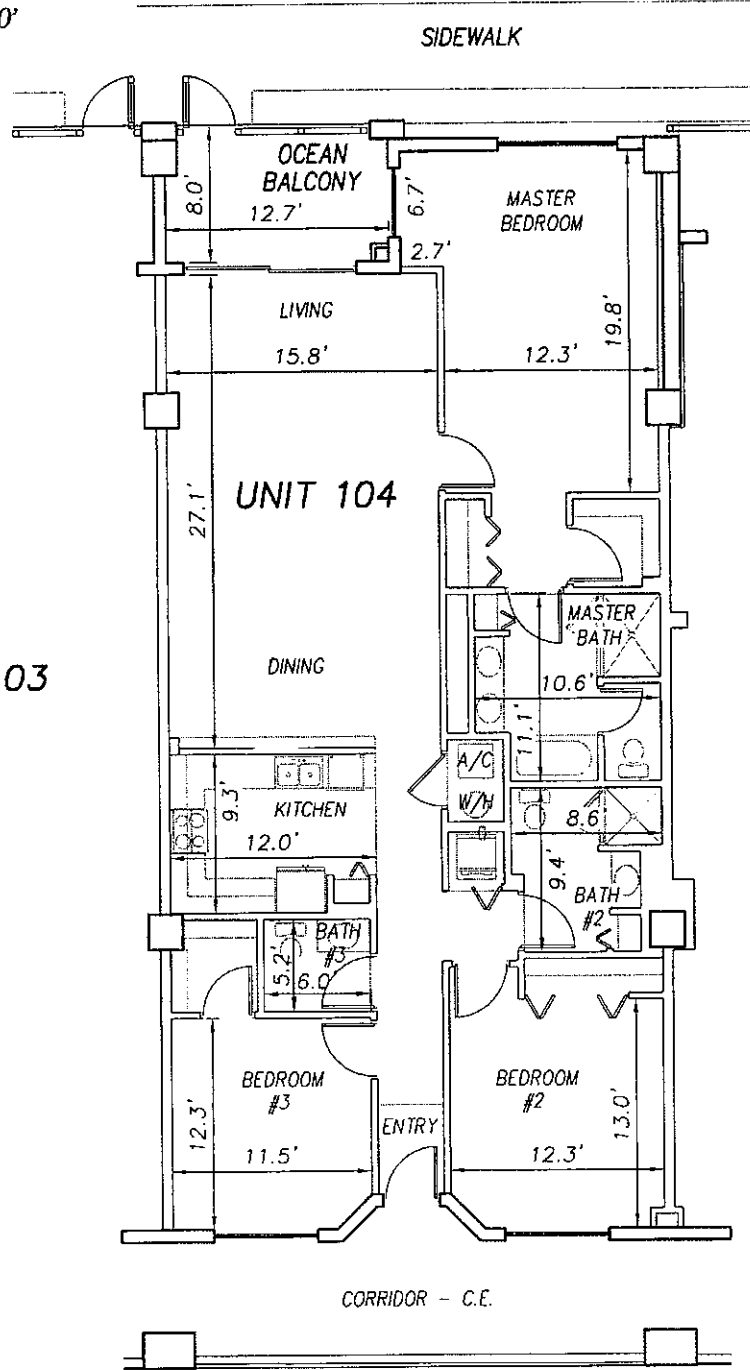
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SHEET 10 OF 213 SHEETS

0 10 20

SCALE 1" = 10'

EXHIBIT 'B'



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CONDOMINIUM**
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JOB # T3070PCBWI

SHEET 11 OF 213 SHEETS

0 10 20

SCALE 1" = 10'

SIDEWALK

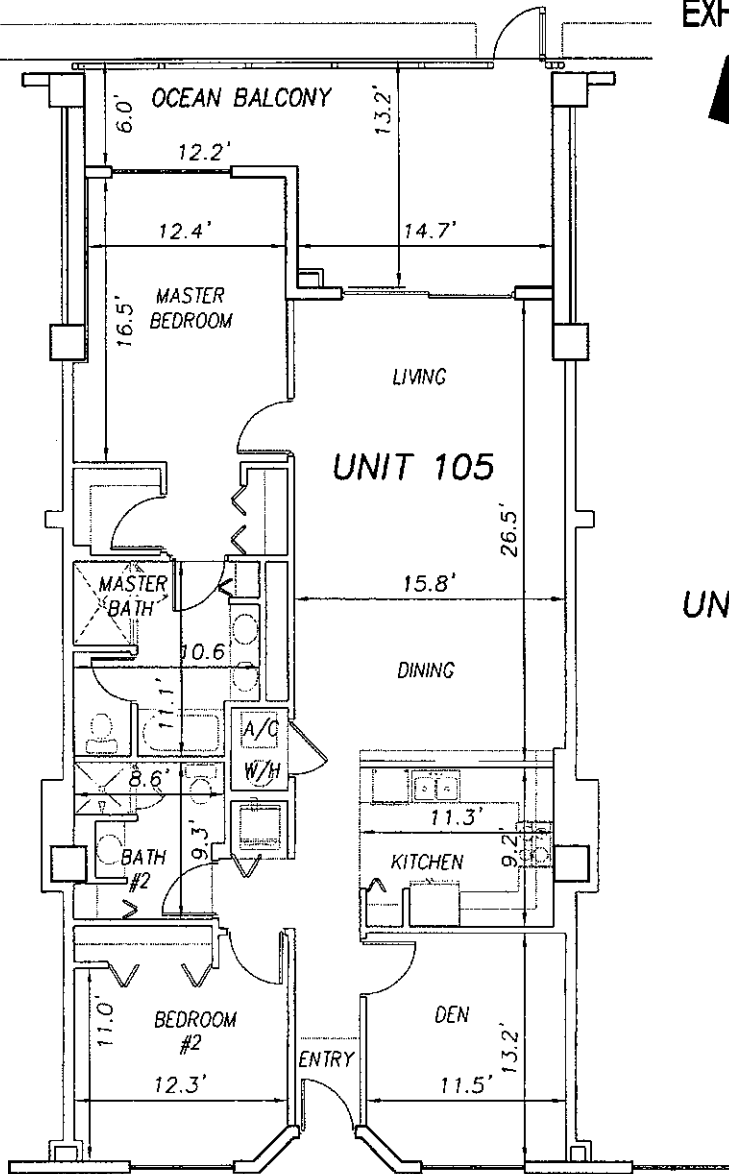
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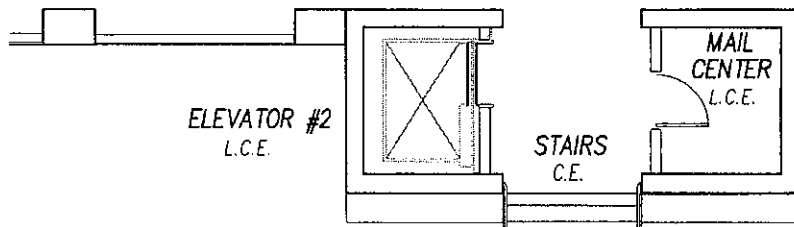
UNIT 104

UNIT 105

UNIT 106



CORRIDOR - C.E.



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 105 (North Wing)



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SHEET 12 OF 213 SHEETS

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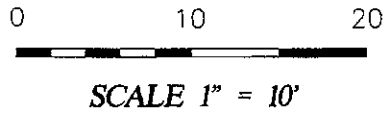
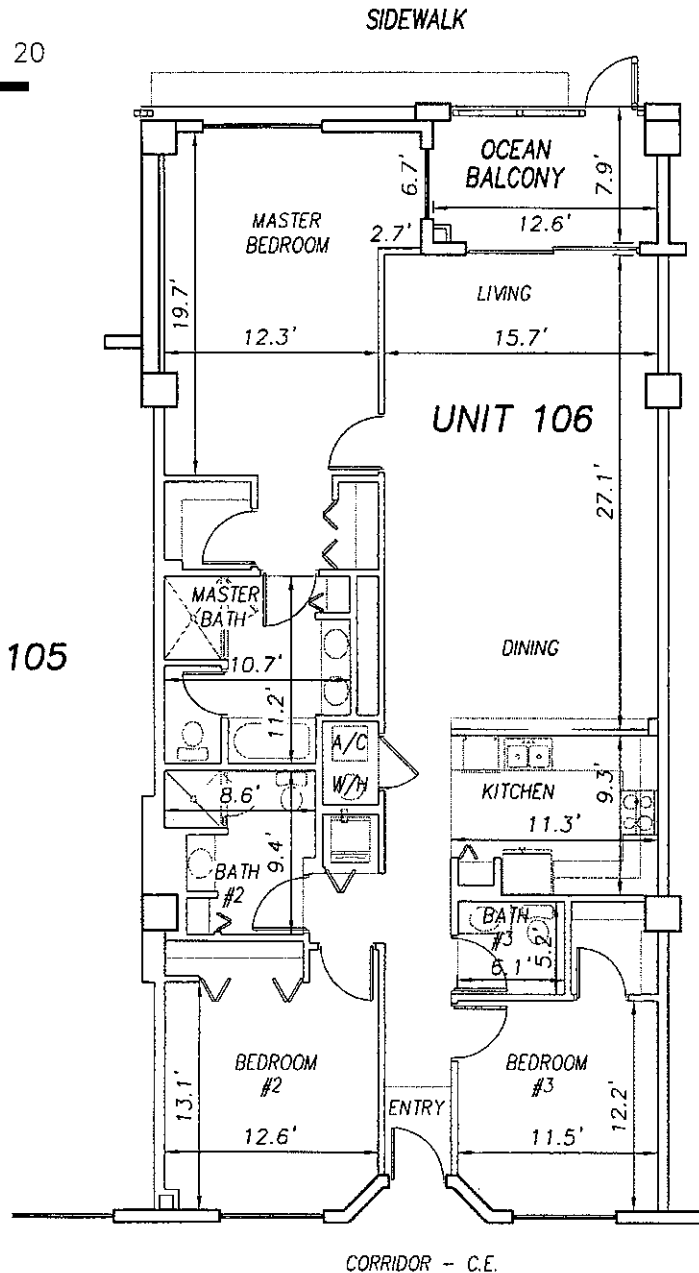
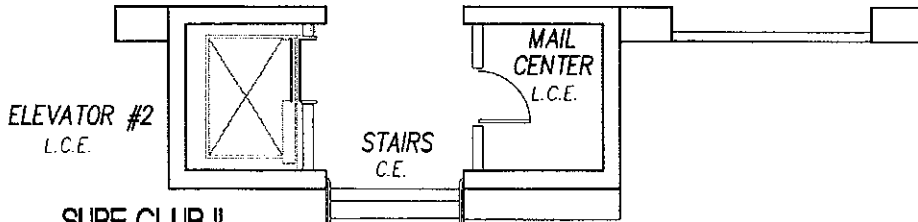


EXHIBIT 'B'

UNIT 105



UNIT 107



**SURF CLUB II
 CONDOMINIUM**
 SITUATED IN MATANZAS SHORES
 FLAGLER COUNTY, FLORIDA
FIRST FLOOR - UNIT 106 (North Wing)



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SHEET 13 OF 213 SHEETS

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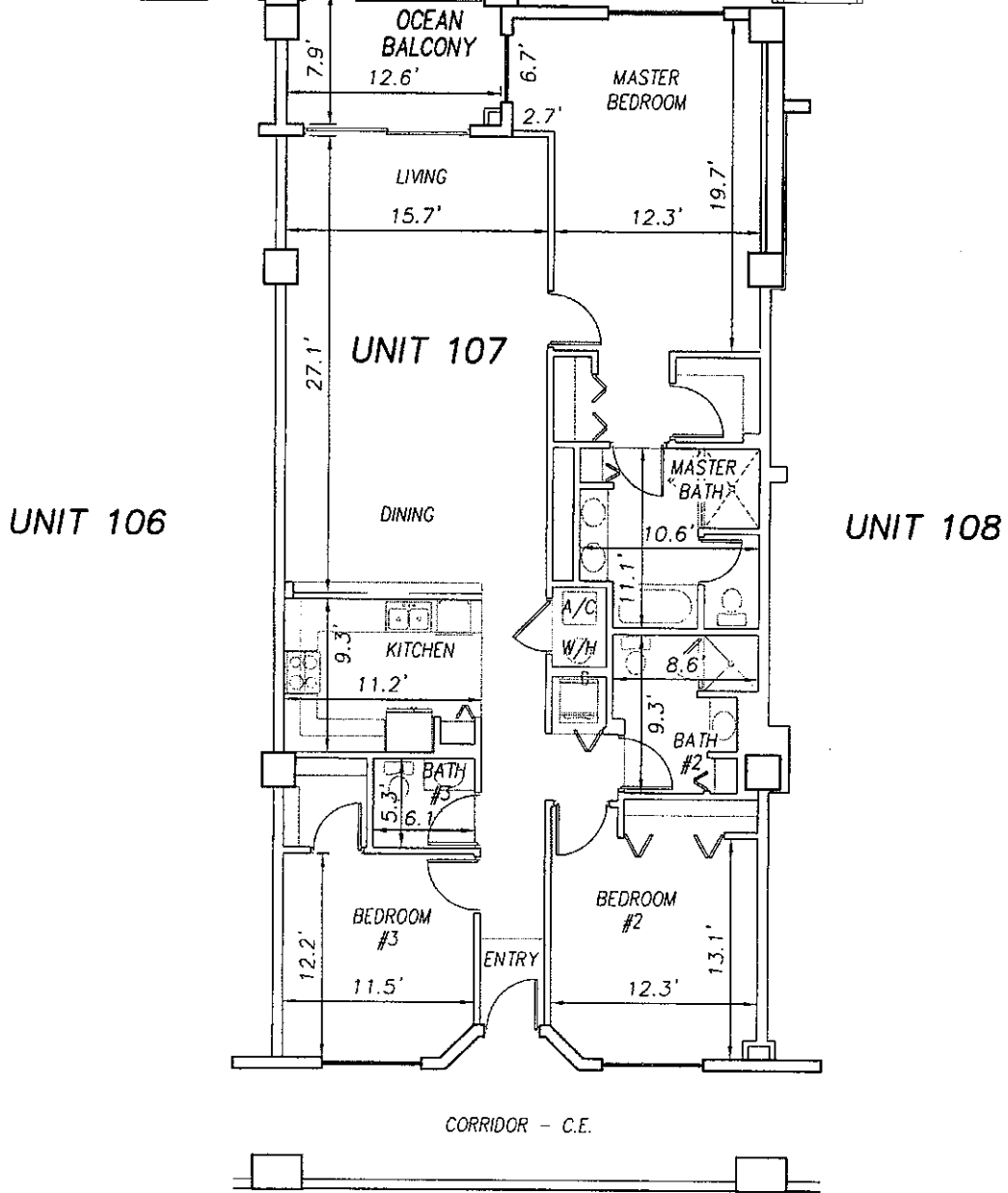
0 10 20

SCALE 1" = 10'

EXHIBIT 'B'



SIDEWALK



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 107 (North Wing)



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SHEET 14 OF 213 SHEETS

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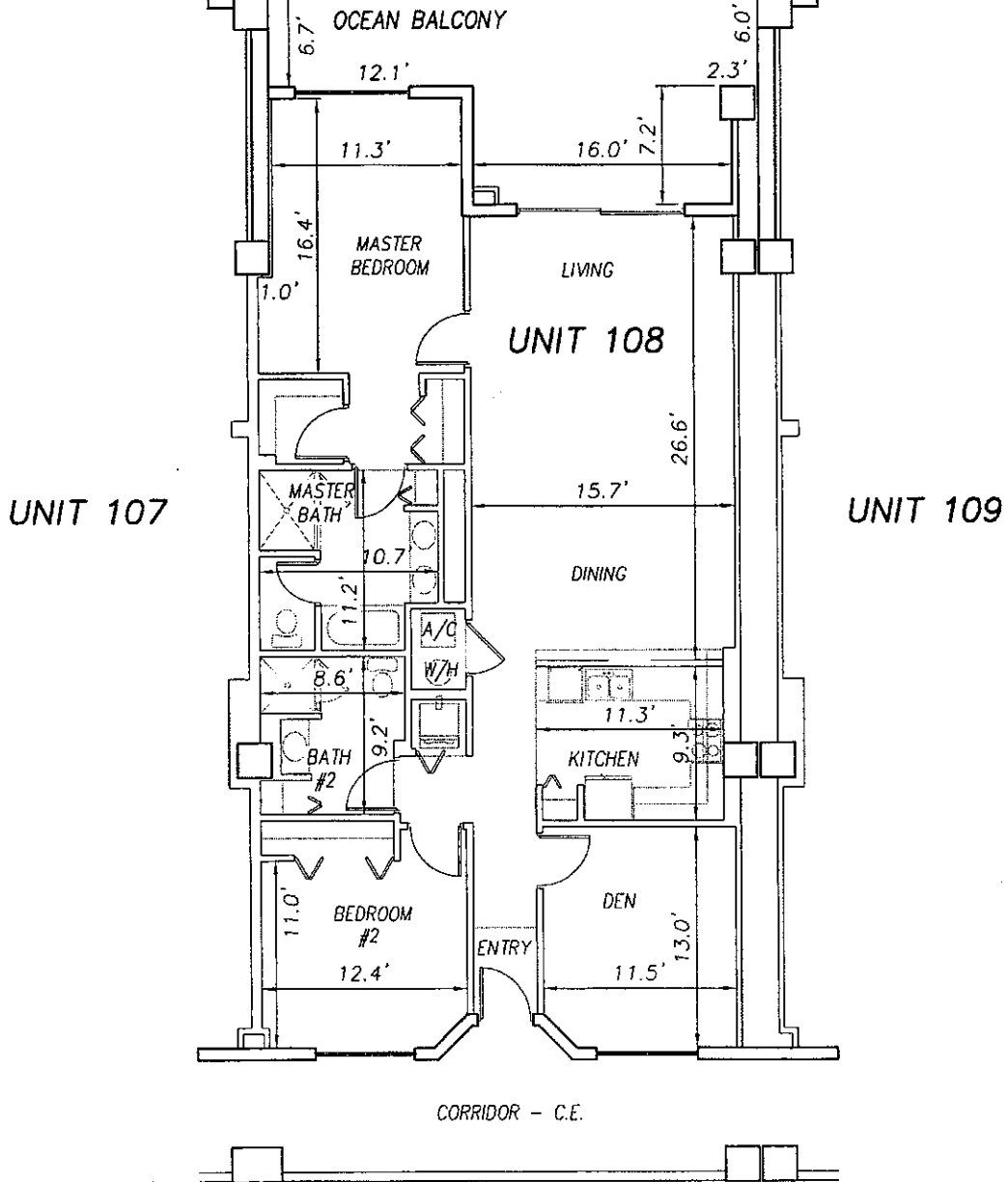
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SCALE 1" = 10'

EXHIBIT 'B'



SIDEWALK



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SURF CLUB II
CONDOMINIUM
 SITUATED IN MATANZAS SHORES
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FIRST FLOOR - UNIT 108 (North Wing)



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0 10 20

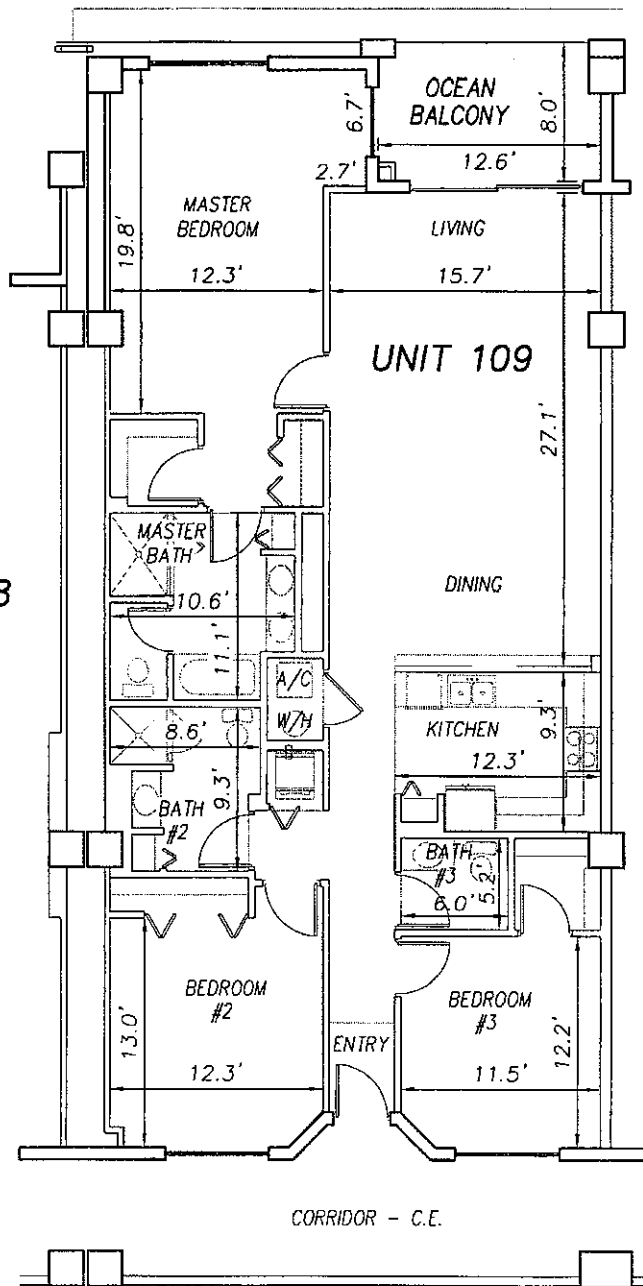
OFF REC 0983 PAGE 0177 EXHIBIT 'B'

SCALE 1" = 10'

SIDEWALK



UNIT 108



UNIT 110

**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 109 (North Wing)



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JOB # T3070PCBWI

SHEET 16 OF 213 SHEETS

P:\land projects T2003\T3070PCBWI\dwg\CONDO-sh 6 - 31 1st Fl.dwg 09/11/2003 09:14:59 AM EDT

0 10 20

OFF REC 0983 PAGE 0178 EXHIBIT 'B'

SCALE 1" = 10'

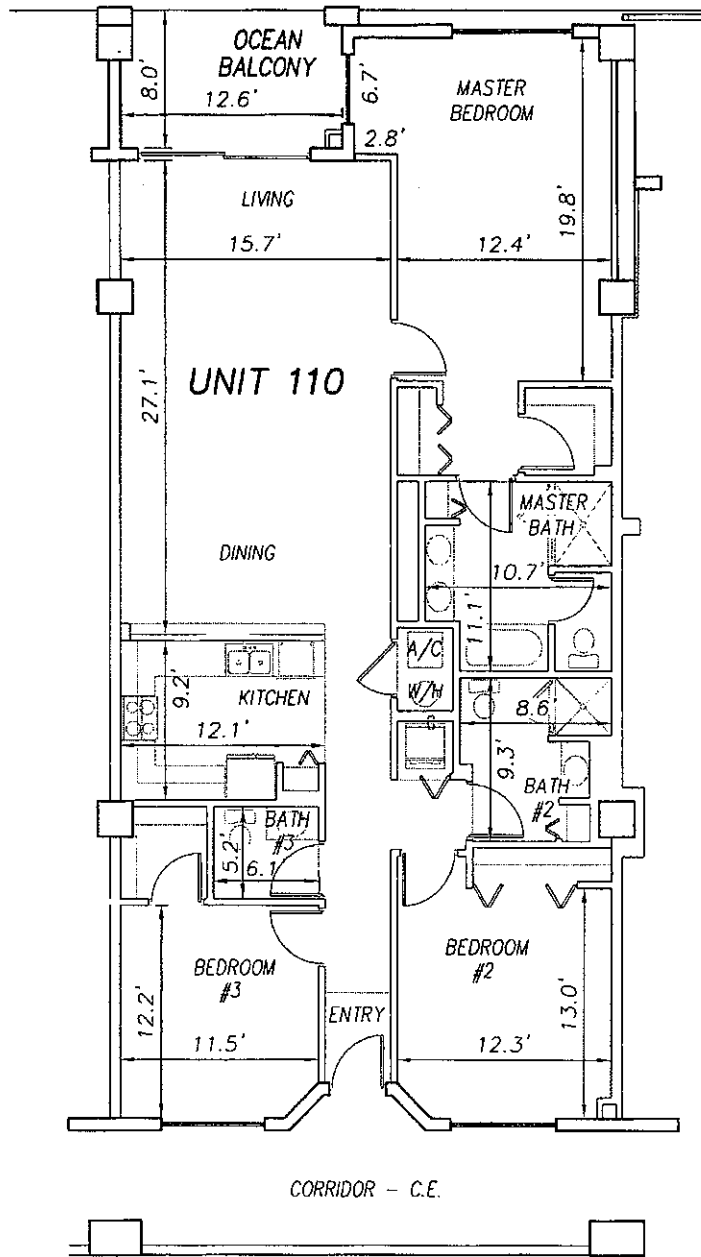
SIDEWALK



UNIT 109

UNIT 110

UNIT 111



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 110 (North Wing)



TOMOKA ENGINEERING

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DAYTONA BEACH FLAGLER/PALM COAST

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SHEET 17 OF 213 SHEETS

P:\land projects T2003\T3070PCBWI\dwg\CONDO-sh 6 - 31 1st Fl.dwg 09/11/2003 09:14:59 AM EDT

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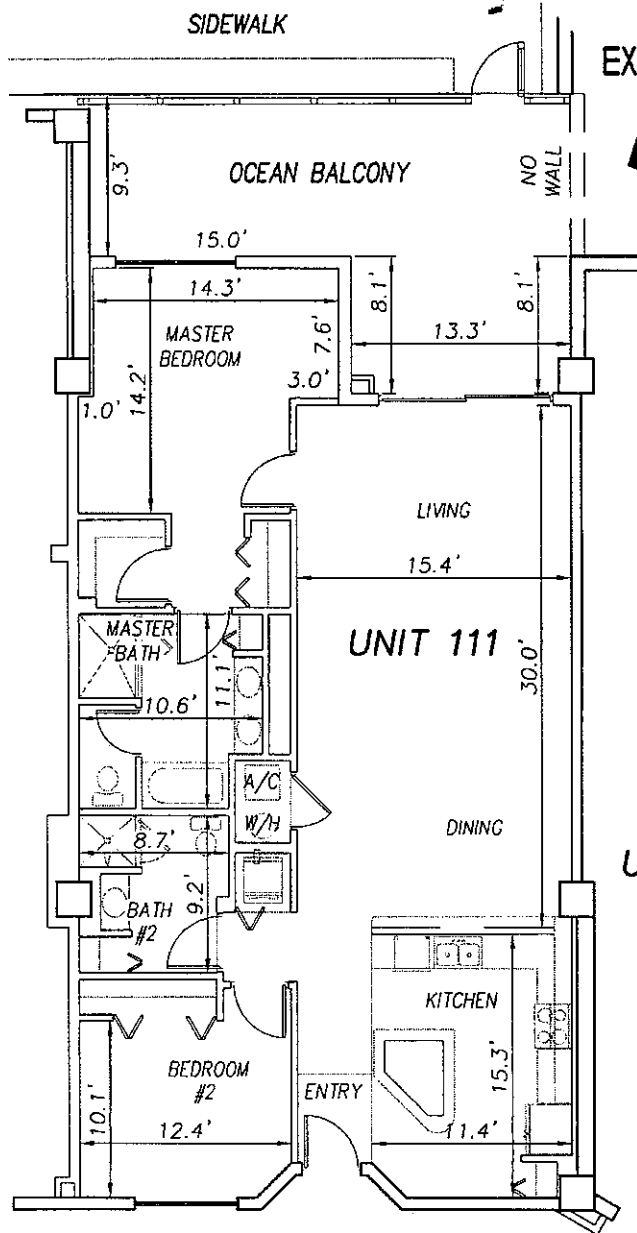
SCALE 1" = 10'

EXHIBIT 'B'



UNIT 110

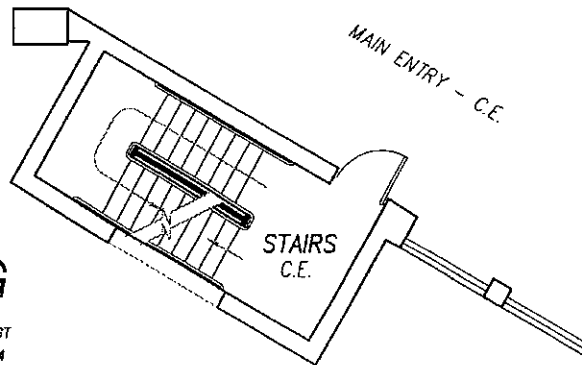
UNIT 112



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 111 (North Wing)



TOMOKA ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING SINCE 1976
DAYTONA BEACH FLAGLER/PALM COAST
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SHEET 18 OF 213 SHEETS

P:\land projects T2003\T3070PCBW1.dwg\CONDO-sh 6 - 31 1st Fl.dwg 09/11/2003 09:14:59 AM EDT

0 10 20

OFF REC 0983 PAGE 0180

EXHIBIT 'B'

SCALE 1" = 10'



SIDEWALK

SIDEWALK

NO WALL

14.5'

12.5'

16.3'

15.7'

UNIT 112

MULTI-PURPOSE

UNIT 111

COVERED MAIN ENTRY C.E.

A/C

STORAGE

W/B

21.1'

BATH

3.9'

2.7'

4.1'

11.5'

OFFICE

8.4'

10.6'

11.0'

WAITING

6.7'

7.5'

8.3'

8.0'

8.0'

15.6'

13.7'

SURF CLUB II
CONDOMINIUM

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 112 (North Wing)



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LB 2722

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SHEET 19 OF 213 SHEETS

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0 10 20

SCALE 1" = 10'

OFF REC 0983 PAGE 0181 EXHIBIT 'B'



SIDEWALK

SIDEWALK

NO WALL

UNIT 113

MULTI-PURPOSE

UNIT 114

COVERED
MAIN ENTRY
C.E.

STORAGE

A/C

MAIN ENTRY - C.E.

SURF CLUB II
CONDOMINIUM

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 113 (South Wing)



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JOB # T3070PCBW1

SHEET 20 OF 213 SHEETS

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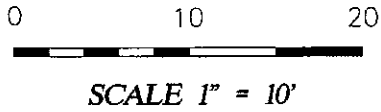
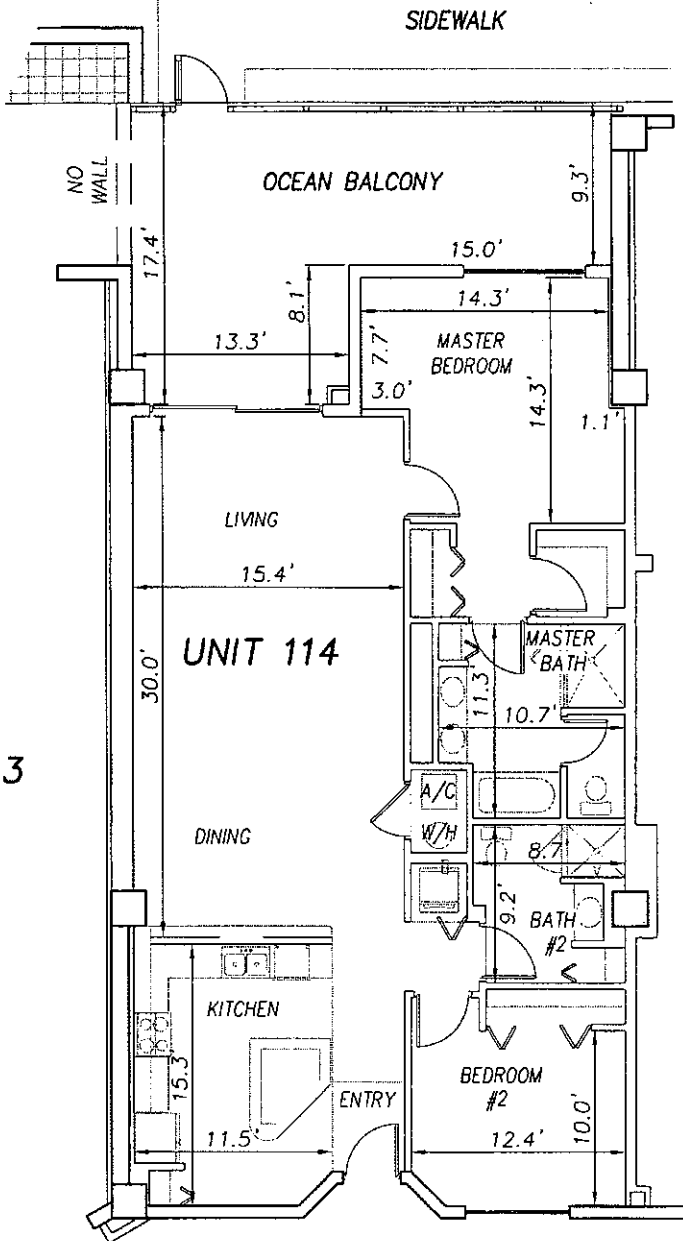


EXHIBIT 'B'



UNIT 113

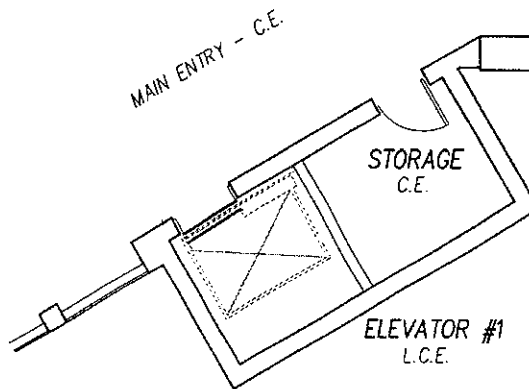
UNIT 115



**SURF CLUB II
CONDOMINIUM**
SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA
FIRST FLOOR - UNIT 114 (South Wing)



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JOB # T3070PCBW1

SHEET 21 OF 213 SHEETS

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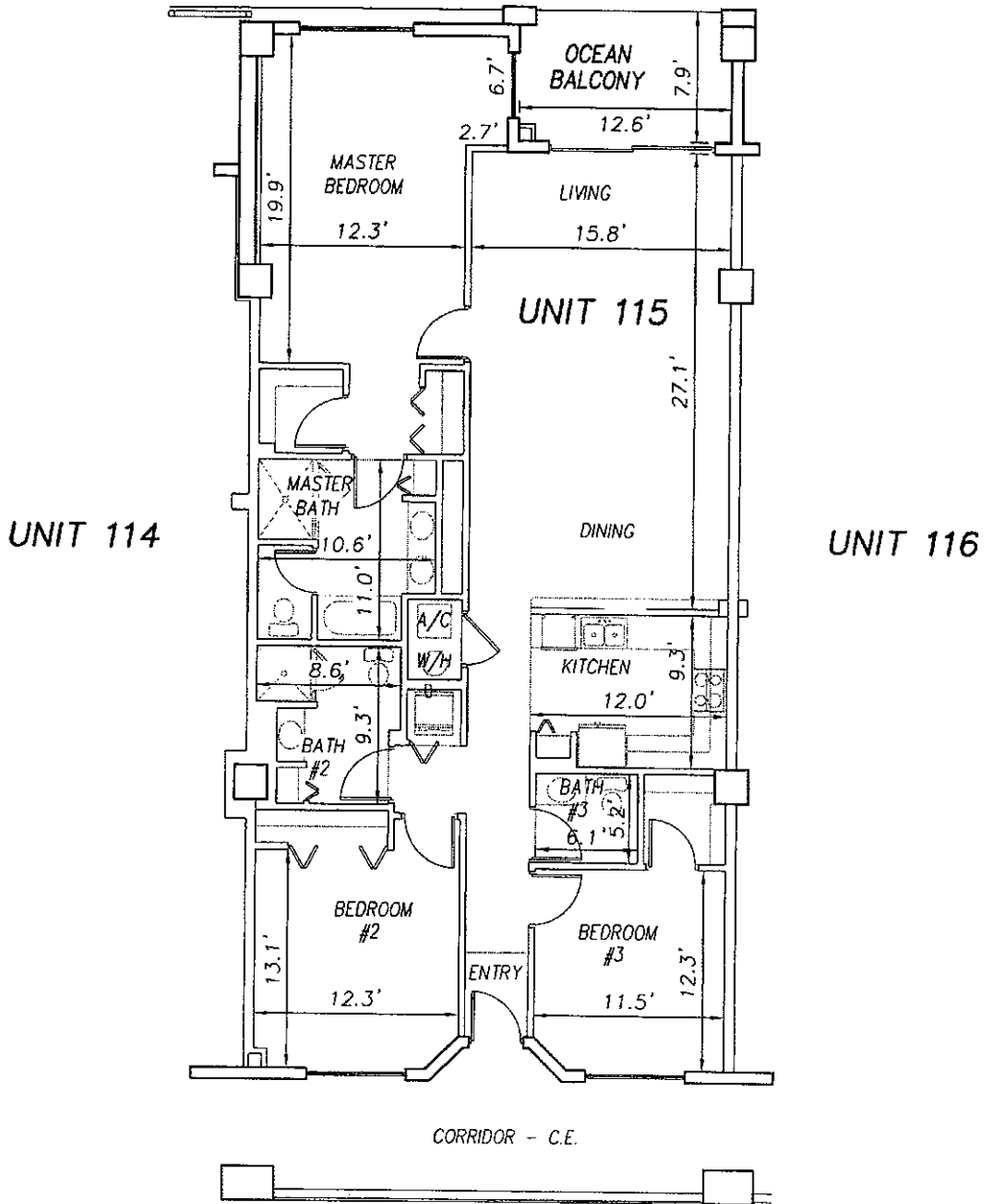
0 10 20

OFF REC 0983 PAGE 0183 EXHIBIT 'B'

SCALE 1" = 10'



SIDEWALK



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 115 (South Wing)



TOMOKA ENGINEERING

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DAYTONA BEACH FLAGLER/PALM COAST
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JOB # T3070PCBWI

SHEET 22 OF 213 SHEETS

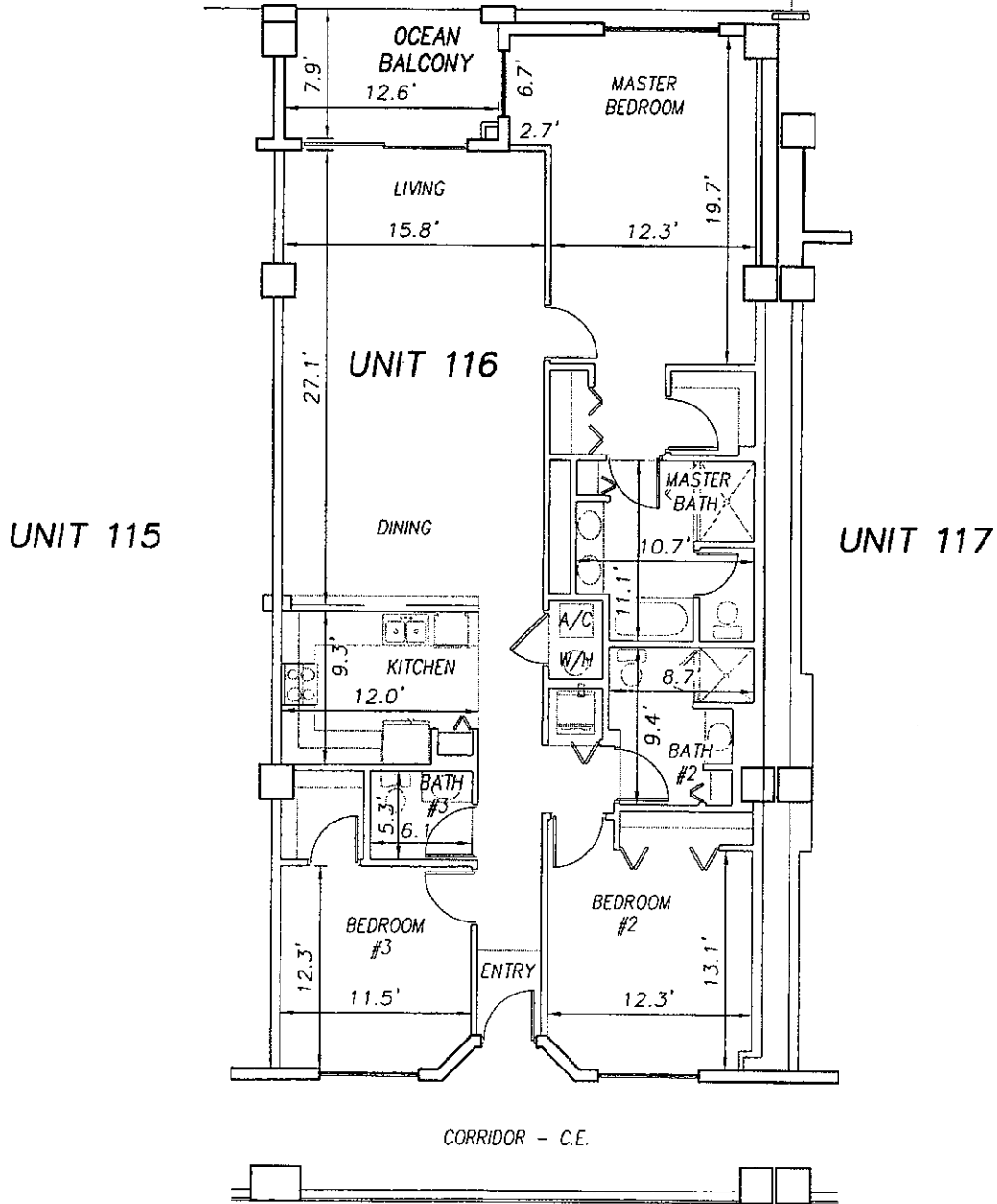
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0 10 20

OFF REC 0983 PAGE 0184 EXHIBIT 'B'

SCALE 1" = 10'

SIDEWALK



SURF CLUB II
CONDOMINIUM
 SITUATED IN MATANZAS SHORES
 FLAGLER COUNTY, FLORIDA
FIRST FLOOR - UNIT 116 (South Wing)



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SHEET 23 OF 213 SHEETS

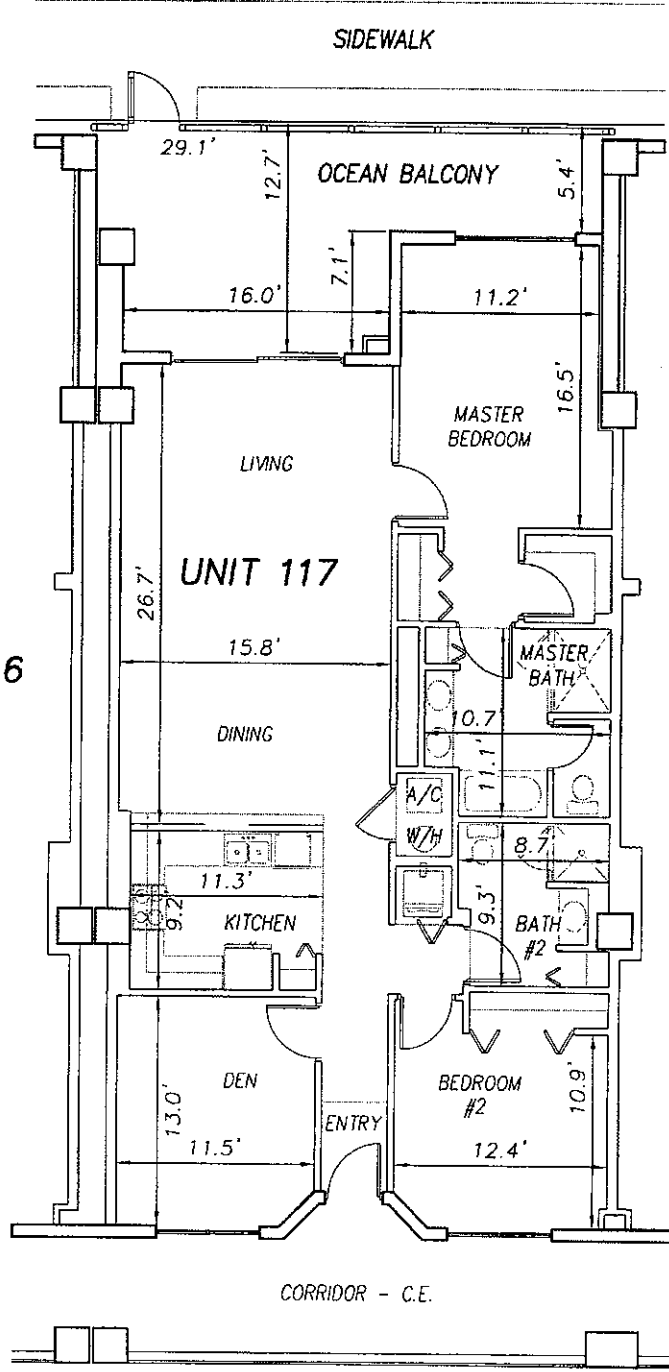
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OFF REC 0983 PAGE 0185

EXHIBIT 'B'

SCALE 1" = 10'



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**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 117 (South Wing)



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JOB # T3070PCBWI

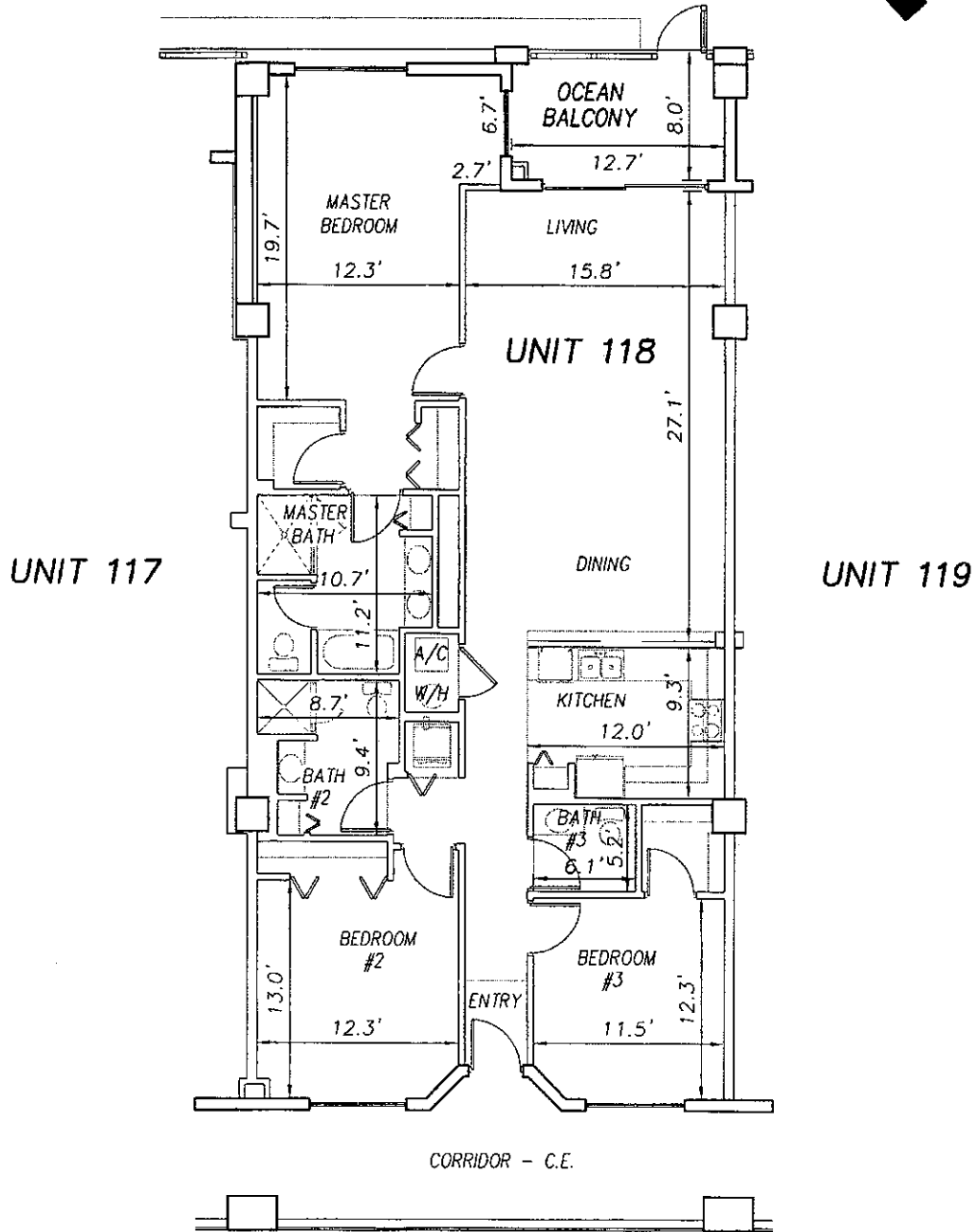
SHEET 24 OF 213 SHEETS

0 10 20

SCALE 1" = 10'



SIDEWALK



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 118 (South Wing)



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JOB # T3070PCBWI

SHEET 25 OF 213 SHEETS

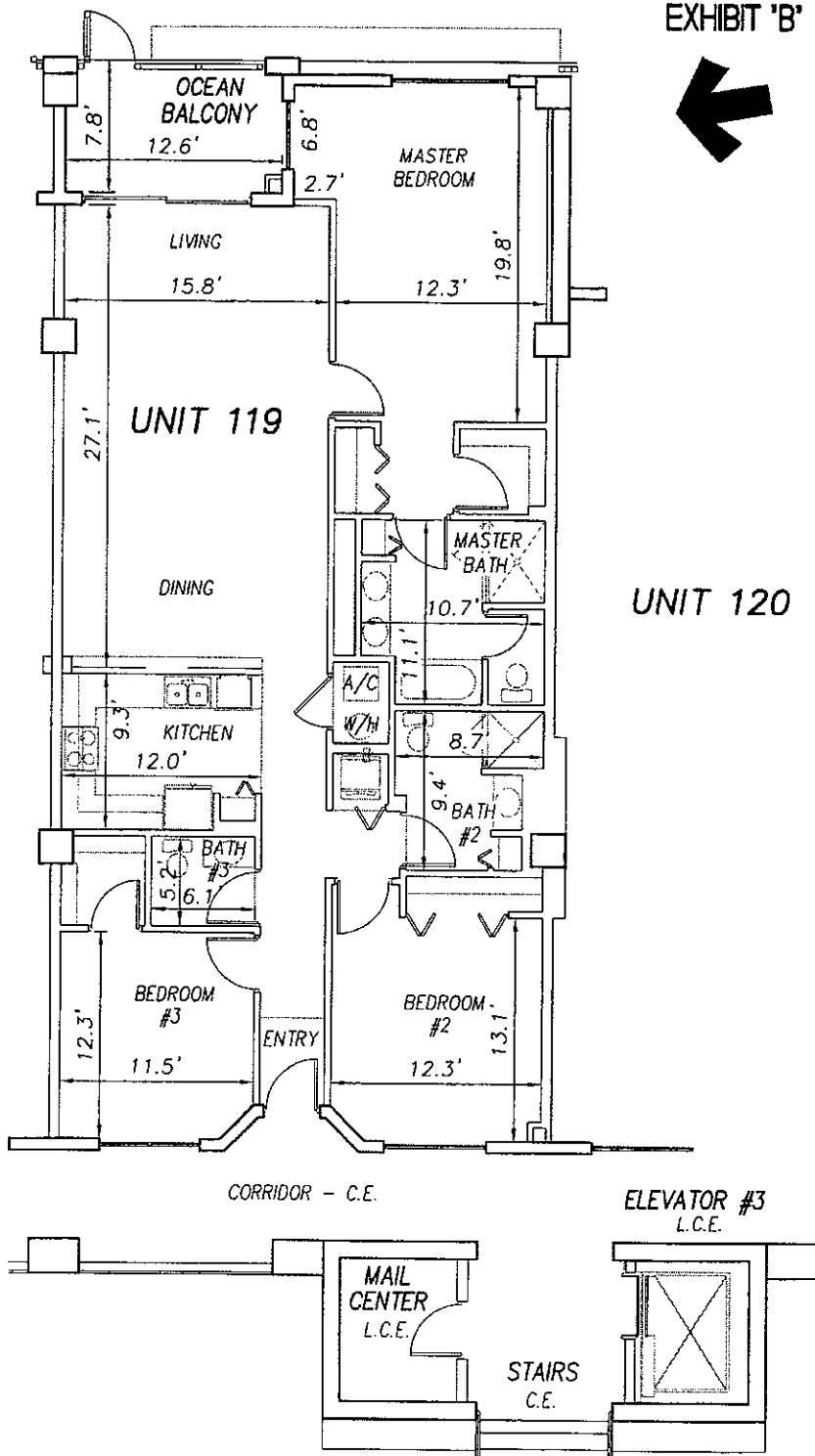
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0 10 20

SCALE 1" = 10'

SIDEWALK

EXHIBIT 'B'



UNIT 118

UNIT 119

UNIT 120

SURF CLUB II
CONDOMINIUM
 SITUATED IN MATANZAS SHORES
 FLAGLER COUNTY, FLORIDA
FIRST FLOOR - UNIT 119 (South Wing)



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SHEET 26 OF 213 SHEETS

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SCALE 1" = 10'

SIDEWALK

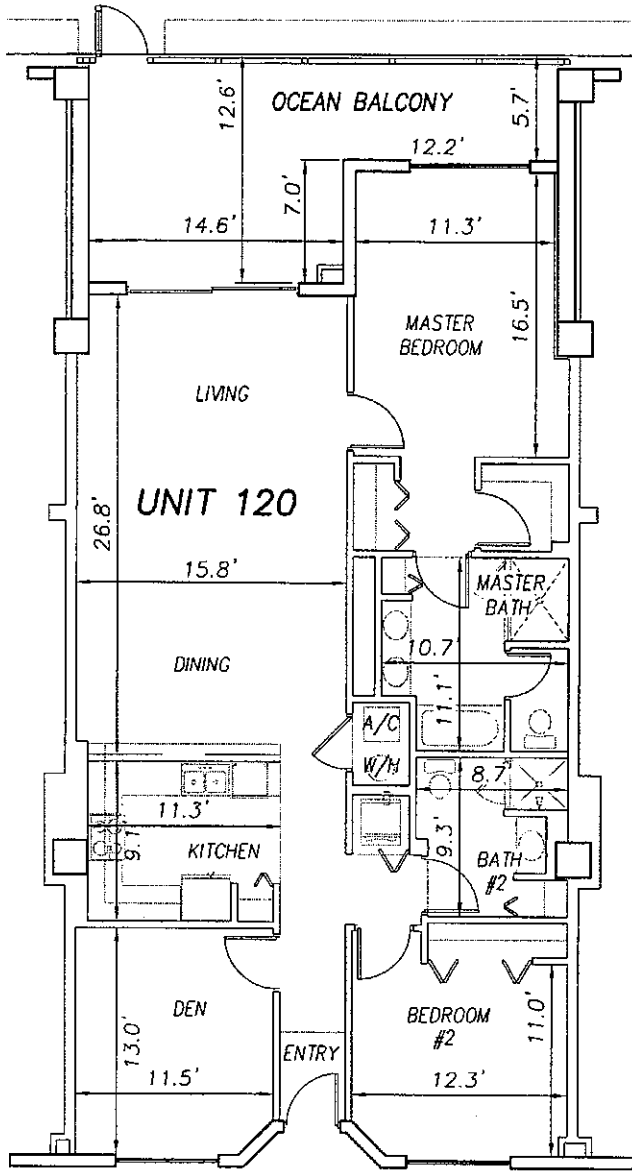
EXHIBIT 'B'



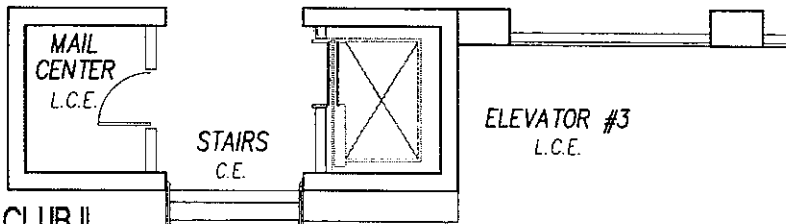
UNIT 119

UNIT 120

UNIT 121



CORRIDOR - C.E.



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 120 (South Wing)



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SHEET 27 OF 213 SHEETS

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OFF REC 0983 PAGE 0189

EXHIBIT 'B'

SCALE 1" = 10'

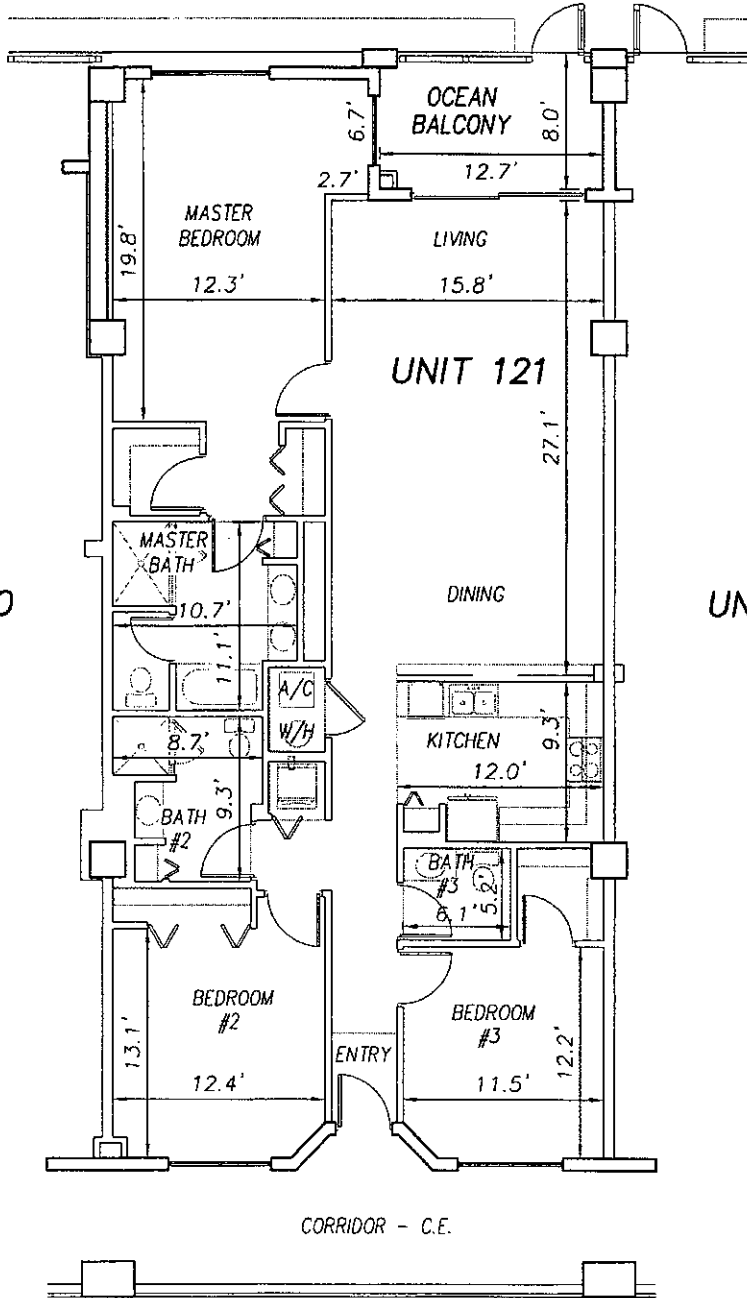
SIDEWALK



UNIT 120

UNIT 121

UNIT 122



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 121 (South Wing)



TOMOKA ENGINEERING

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JOB # T3070PCBWI

SHEET 28 OF 213 SHEETS

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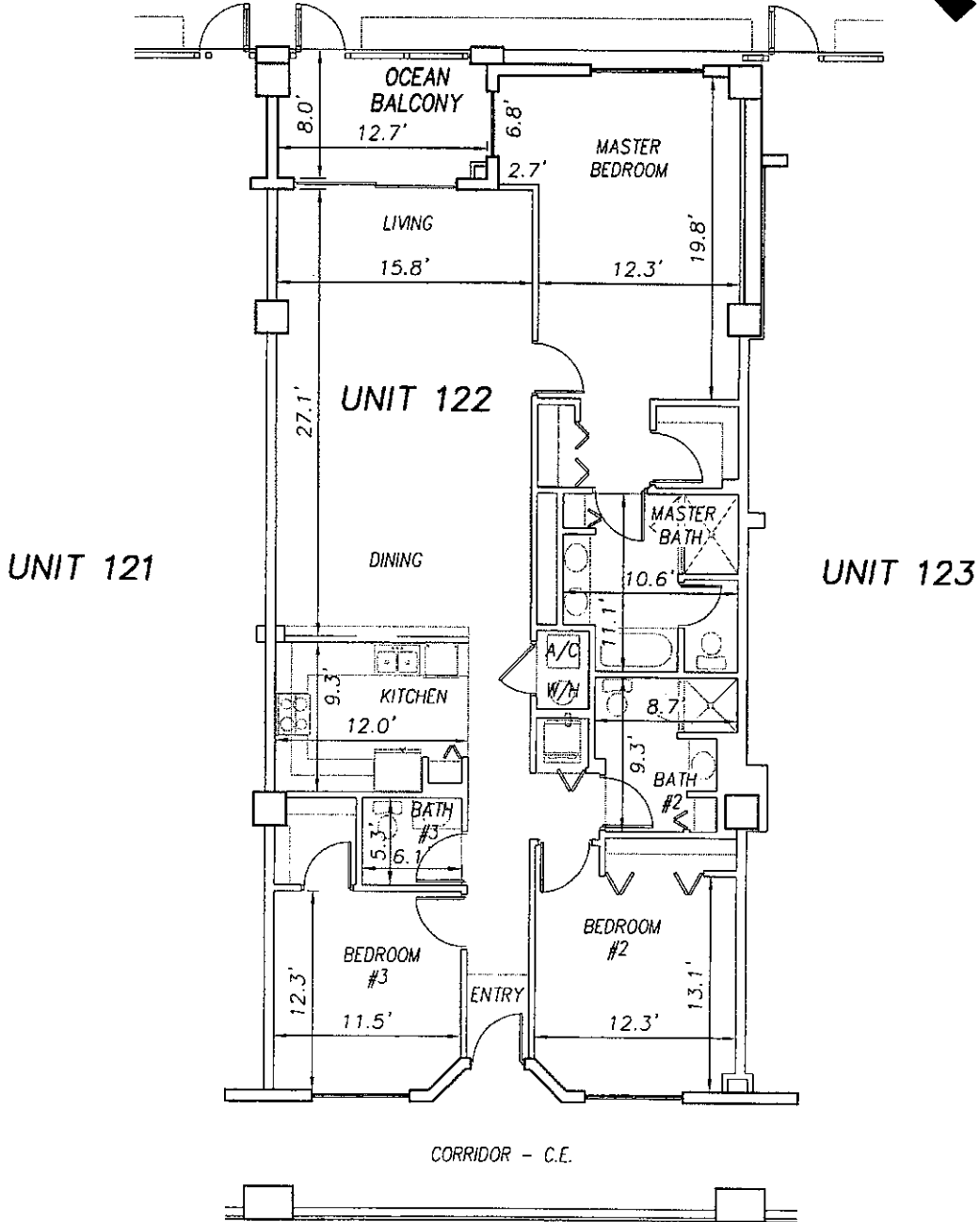
0 10 20

OFF REC 0983 PAGE 0190 EXHIBIT 'B'

SCALE 1" = 10'



SIDEWALK



UNIT 121

UNIT 122

UNIT 123

CORRIDOR - C.E.

**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 122 (South Wing)



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SHEET 29 OF 213 SHEETS

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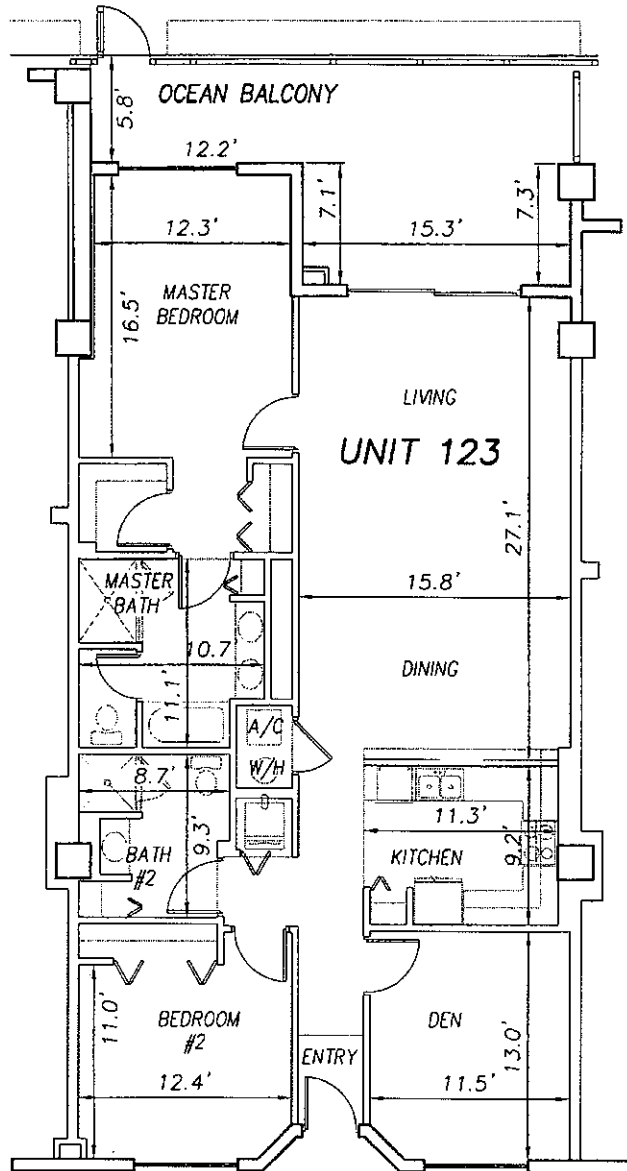
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EXHIBIT 'B'



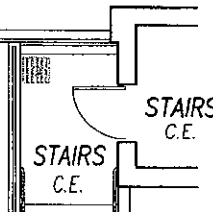
UNIT 122

SIDEWALK



UNIT 124

CORRIDOR - C.E.



**SURF CLUB II
CONDOMINIUM**

SITUATED IN MATANZAS SHORES
FLAGLER COUNTY, FLORIDA

FIRST FLOOR - UNIT 123 (South Wing)



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SHEET 30 OF 213 SHEETS

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