

OFF
REG 1056 pg 1320

SURVEYOR'S PLAT, EXHIBIT "B" TO CONDOMINIUM DECLARATION OF

BREAKERS WEST

PARCEL IN GOVERNMENT LOT 2, SECTION 34, T.46 S., R. 22 E.
SANIBEL ISLAND, LEE COUNTY, FLORIDA

JOHNSON ENGINEERING INC.
CIVIL ENGINEERS & LAND SURVEYORS
FORT MYERS, FLORIDA
AUGUST, 1974

DESCRIPTION:

A tract or parcel of land being known as part of Lot 5 and 6 as shown on a plat entitled "E. L. Sawyers Subdivision" according to a plat recorded in Plat Book 3, at Page 55 of the public records of Lee County, Florida and lying in Section 34, Township 46 South, Range 22 East, Sanibel Island, Lee County, Florida which tract or parcel is described as follows:

Beginning at a point where the division line between Lot 4 and 5 of said Sawyers Subdivision intersects the southwesterly side of Gulf Drive (80 feet wide) which is marked with a concrete monument, run southeasterly along the southwesterly right-of-way line of Gulf Drive for 184.88 feet, thence deflect to the right 66°04' and run 15.00 feet; thence deflect to the left 90°00' and run 10.00 feet to a point that is 21.00 feet (as measured on a perpendicular) from the easterly lot line of Lot 6; thence deflect to the right 90°00' and run southerly on a line parallel to and 21.00 feet east of said easterly line 173.76 feet; thence deflect to the right 90°00' and run 80.00 feet; thence deflect to the left 90°00' and run 42.00 feet; thence deflect to the right 30°00' and run 99.00 feet to the west line of said Lot 5; thence deflect to the right 90°00' and run along the division line between Lot 4 and 5 305.76 feet to the point of beginning. Together with a non-exclusive Walkway Easement 5 feet wide lying 5 feet east of and adjacent to the west line of said Lot 5 and running from the southwesterly corner of the above described parcel to the Gulf of Mexico.

COMMON ELEMENTS

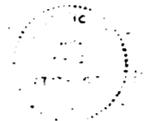
Common elements shall include the tangible or intangible personal property required for the maintenance and operation of the condominium together with all other elements as designated in the Florida Condominium Act, and all other elements necessary for the common maintenance, safety and welfare of the condominium owners.

CERTIFICATE

This Surveyor's Plat and exhibit together with the wording of the declaration are a correct representation of the improvements described and there can be determined therefrom the identification, dimensions and the size of the common elements and of each unit.

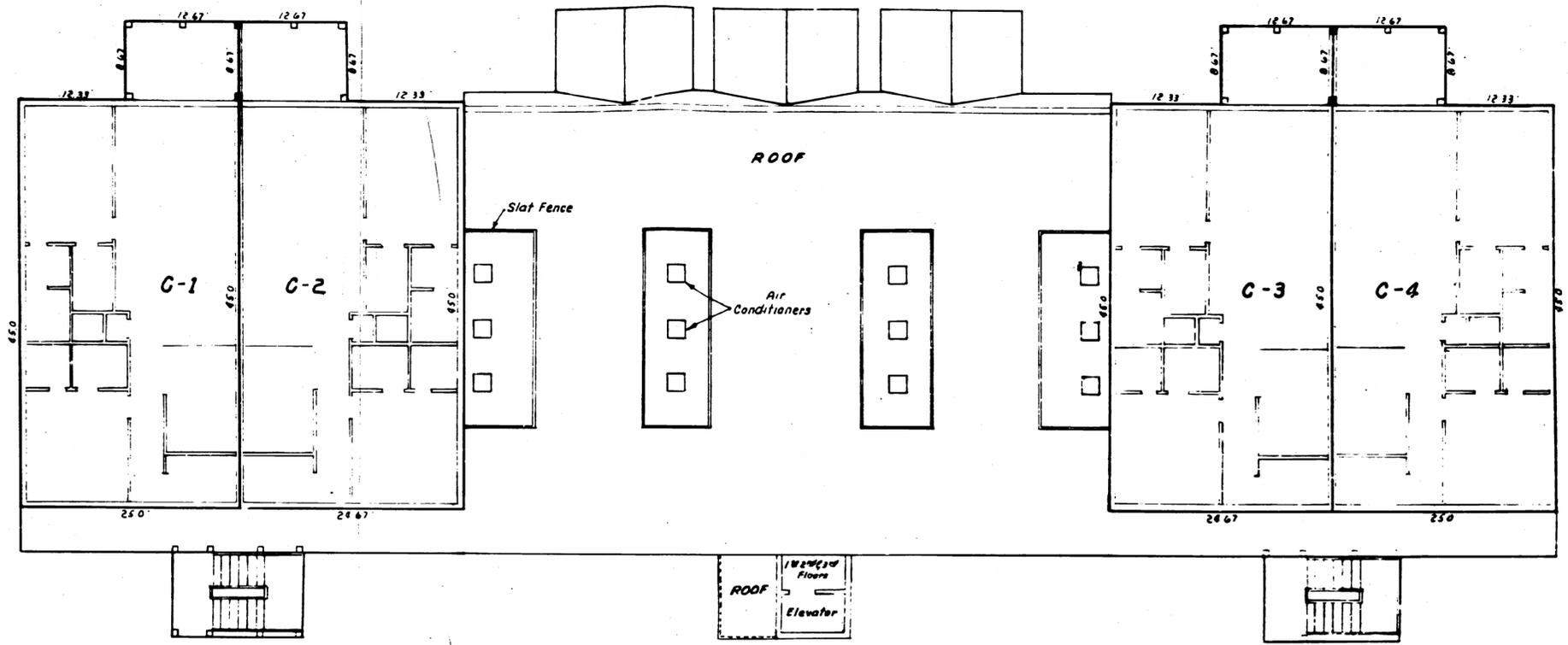
Certified to
Dated this 23rd day of Sept. 1974

Robert S. O'Brien
Robert S. O'Brien
Professional Land Surveyor
Florida Certificate No. 2235

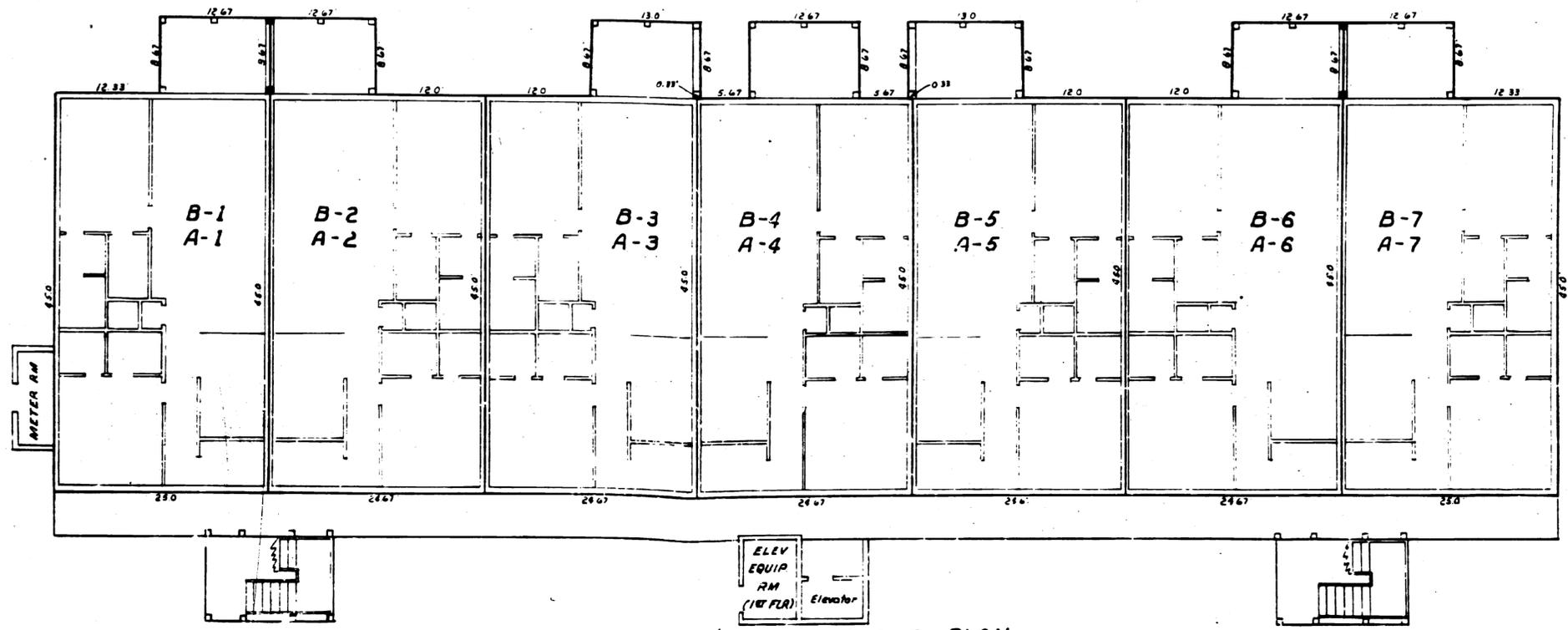


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BREAKERS WEST



THIRD FLOOR PLAN
3/32" = 1'-0"



FIRST & SECOND FLOOR PLAN
3/32" = 1'-0"