ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT OR BOOK: 4660, PGS: 176 , PAGE: 1 OF 13
INSTR # 2871337 Doc Type: CND, Recorded: 11/10/2020 at 4:08 PM
Rec. Fee: RECORDING $112.00 ERECORDED Cashier By: SHERLYL

This Instrument Prepared By:
Charles Bryan Capps, Esq.
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901
(239) 336-6219

AMENDMENT TO DECLARATION OF CONDOMINIUM FOR TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM

This Amendment to that certain Declaration of Condominium for Terrace I at Babcock National, a Phase Condominium, recorded in Official Records Book 4628, Page 1235, et seq., of the Public Records of Charlotte County, Florida, is made by Lennar Homes, LLC, a Florida limited liability company ("Developer").

RECITALS

A. Developer recorded that certain Declaration of Condominium for Terrace I at Babcock National, a Phase Condominium, recorded in Official Records Book 4628, Page 1235, et seq., of the Public Records of Charlotte County, Florida (the "original Declaration"), creating Terrace I at Babcock National, a Phase condominium (the "Condominium").

The original Declaration and all amendments thereto are hereinafter collectively referred to as the "Declaration".

B. The Condominium is a phase condominium.

C. This Amendment is required in order to comply with the requirements of the Condominium Act and the Declaration.

D. Pursuant to Section 3 of the Declaration, Developer wishes to add Phase II to the Condominium at this time.

E. No Unit Owner nor any mortgagee need join in this Amendment adding Phase II.

NOW, THEREFORE, Developer hereby declares that every portion of Phase II of this Condominium is to be held, transferred, sold, conveyed, used and occupied subject to the covenants, conditions and restrictions hereinafter set forth.

1. Recitals. The foregoing Recitals are true and correct and are incorporated into and form a part of this Amendment.

2. Definitions. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

3. Addition of Phases. Attached hereto as Exhibit "A" is the legal description and sketch of the lands which comprises Phase II of the Condominium, graphic descriptions of the improvements in which Units are located in Phase II, which includes Building 2, and plot plans thereof. Exhibit "A" together with the Declaration are in sufficient detail to identify the Common Elements and each Unit and their relative locations and approximate dimensions in Phase II. The real property described in Exhibit A is hereby submitted to the condominium form of ownership and is annexed into the Condominium.

4. Percentage of Common Elements. With this Amendment, there are a total of sixty (60) Units in the Condominium, as there are thirty (30) Units in Phase II. Accordingly, pursuant to Section 5.1 of the Declaration, the undivided share in the Common Elements appurtenant to each Unit in the Condominium is $1/60^{th}$ and each Unit Owner will be responsible for a proportionate share of the Common Expenses and will own a proportionate share of the Common Surplus equal to such undivided share in the Common Elements.

5. Modification. Except as the Declaration is amended by this Amendment, all of the terms and provisions of the Declaration shall remain in full force and effect. In particular, and without limitation, nothing contained herein shall be deemed to affect or modify the rights and privileges of Developer as provided in the Declaration with respect to any phases or lands not heretofore or herein added to the Condominium.

IN WITNESS WHEREOF, the undersigned Developer has caused this Amendment to Declaration of Condominium for Terrace I at Babcock National, a Phase condominium, to be executed by its duly authorized officer this 22 day of October, 2020.

WITNESSES:

Carolyn Joan Patton
Witness
Print name: Carolyn Joan Patton

Karen Hughes
Witness
Print name: KAREN HUGHES

LENNAR HOMES, LLC,
a Florida limited liability company

Print name: Darin McMurray
Title: Vice President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was executed before me, by means of ☑ physical presence or ☐ online notarization, this 22 day of October, 2020, by Darin McMurray as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me, or did produce _____ as identification.

Amy Renee Hofschneider
Notary Public Signature

(NOTARY SEAL)

Notary Public State of Florida
Amy Renee Hofschneider
My Commission GG 280374
Expires 11/29/2022

CERTIFICATE OF SURVEYOR
AS TO PHASE II OF TERRACE I AT BABCOCK NATIONAL,
A PHASE CONDOMINIUM

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared Allen M. Vose III by me well known and known to me to be the person hereinafter described who, being by me first duly cautioned and sworn, deposes and says:

1. That he is a professional surveyor and mapper, licensed and authorized to practice under the laws of the State of Florida.

2. Affiant hereby certifies that the construction of all improvements constituting Phase II of Terrace I at Babcock National, A Phase Condominium, including but not limited to landscaping, utility services, and access to the units and common element facilities serving the buildings as set forth in the Declaration are substantially complete so that the material, i.e. this Certificate and any attachments, together with the provisions of the Declaration of Condominium describing the condominium Property is an accurate representation of the location and dimensions of the improvements constituting said Phase II of the Condominium, and that the identification, location and dimensions of the common elements and of each unit in Phase II of the Condominium can be determined from these materials.

Allen M. Vose III, P.S.M.
Professional Surveyor and Mapper
Florida Certification No. LS 7191
State of Florida

Sworn to and Subscribed before me this 10, day of November, 2020.

MY COMMISSION EXPIRES:

Notary Public

JENNIFER M. SHEPPARD
MY COMMISSION # GG 134321
EXPIRES: November 16, 2021
Bonded Thru Notary Public Underwriters

Jennifer M. Sheppard
Printed Name

TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II

LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A CONDOMINIUM SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION, OR OTHER ENTITY, UNLESS NOTED OTHERWISE.

ALL IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE AS OF NOVEMBER 10, 2020, UNLESS NOTED OTHERWISE.

ALL PORTIONS OF THE CONDOMINIUM NOT INCLUDED WITHIN THE LIMITS OF THE UNITS ARE COMMON ELEMENTS (C.E.), UNLESS NOTED OTHERWISE.

THIS SURVEY IS BASED ON THE RECORD PLAT OF BABCOCK NATIONAL, RECORDED IN PLAT BOOK 23, PAGES 14A THROUGH 14Z-16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE WESTERNMOST LINE OF TRACT F-8, BABCOCK NATIONAL, RECORDED IN PLAT BOOK 23, PAGES 14A - 14Z-16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AS BEARING S 01°25'56" W.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN ZONE X PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S LETTER OF MAP REVISION BASED ON FILL (LOMR-F), CASE NUMBER 18-04-3990P, DATED DECEMBER 31, 2019.

ABOVEGROUND AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

THIS IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL THEREOF.

COORDINATES SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.

COMBINED PARCELS CONTAIN 0.86 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 11-09-2020. (BUILDING 2, PHASE II, SUBSTANTIALLY COMPLETE)

NOTE: ALL TRACTS AND EASEMENTS SHOWN HEREON ARE PART OF THE RECORD PLAT OF BABCOCK NATIONAL, RECORDED IN PLAT BOOK 23, PAGES 14A THROUGH 14Z-16, PUBLIC RECORDS OF CHARLOTTE COUNTY, UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER: 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ALLEN M. VOSE III, P.S.M.
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED: 11-10-2020

- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SEE SHEET 2 OF 10 FOR THE PHASE-II CONDOMINIUM SURVEY AND PLOT PLAN.
SEE SHEET 3 OF 10 FOR THE PHASE-II CONDOMINIUM LEGAL DESCRIPTION.

NOTES AND CERTIFICATION

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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NOTES AND CERTIFICATION
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II
CHARLOTTE COUNTY, FLORIDA

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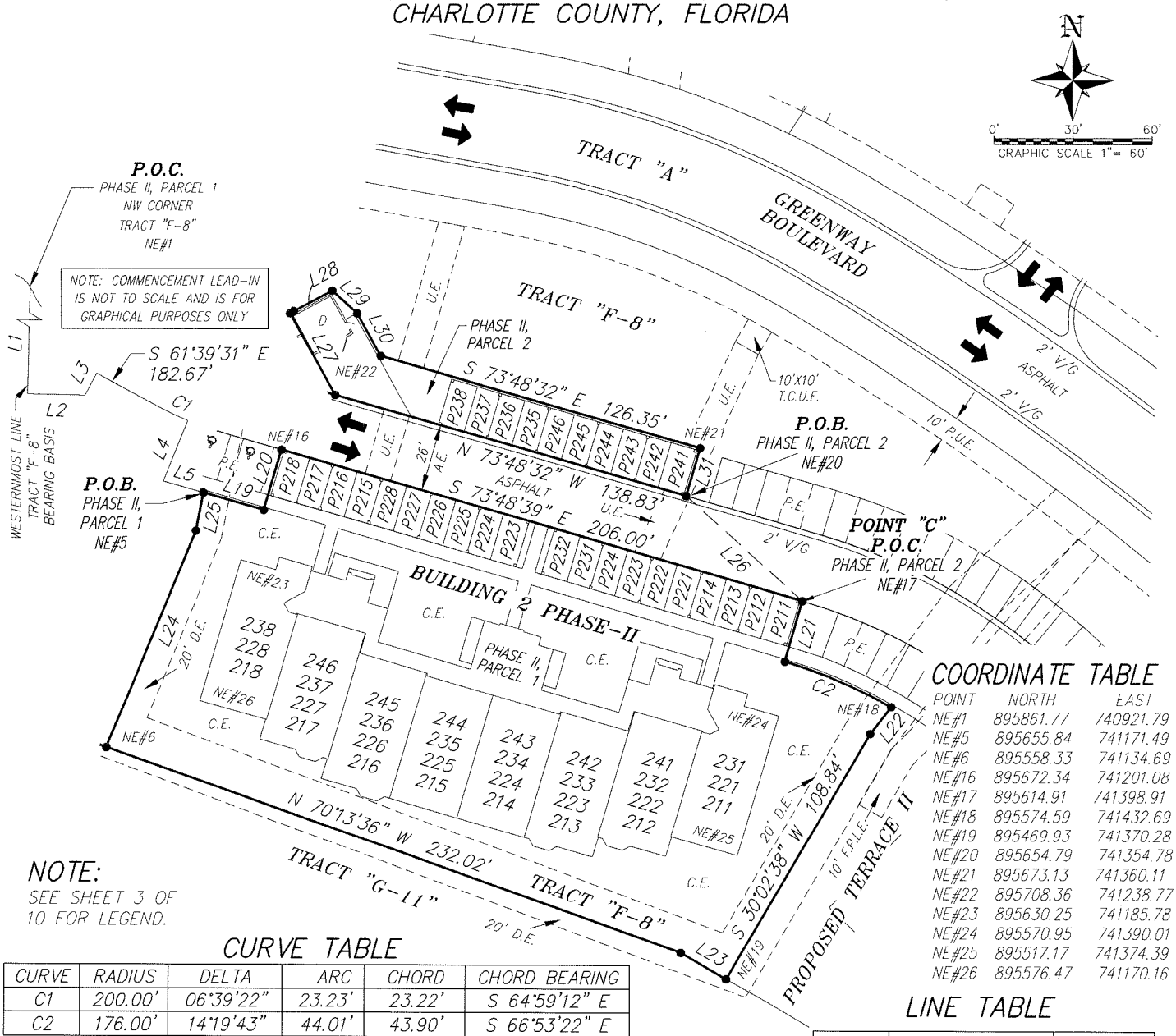
01-15-19	8298	8298-T1-BN	B2-P2	AMV	AMV	N/A	1	10	29-42-26

TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II

LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



NOTE:

SEE SHEET 3 OF 10 FOR LEGEND.

COORDINATE TABLE

POINT	NORTH	EAST
NE#1	895861.77	740921.79
NE#5	895655.84	741171.49
NE#6	895558.33	741134.69
NE#16	895672.34	741201.08
NE#17	895614.91	741398.91
NE#18	895574.59	741432.69
NE#19	895469.93	741370.28
NE#20	895654.79	741354.78
NE#21	895673.13	741360.11
NE#22	895708.36	741238.77
NE#23	895630.25	741185.78
NE#24	895570.95	741390.01
NE#25	895517.17	741374.39
NE#26	895576.47	741170.16

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	200.00'	06°39'22"	23.23'	23.22'	S 64°59'12" E
C2	176.00'	14°19'43"	44.01'	43.90'	S 66°53'22" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°25'56" W	100.64'
L2	S 88°34'04" E	53.48'
L3	N 28°20'29" E	23.10'
L4	S 21°41'07" W	25.13'
L5	S 73°48'32" E	15.89'

LINE TABLE

LINE	BEARING	DISTANCE
L19	S 73°48'32" E	23.81'
L20	N 16°11'28" E	24.10'
L21	S 15°56'47" W	24.01'
L22	S 37°11'10" W	13.11'
L23	N 60°07'13" W	19.88'

LINE TABLE

LINE	BEARING	DISTANCE
L24	N 22°16'49" E	89.58'
L25	N 10°59'01" E	14.89'
L26	N 47°53'45" W	59.48'
L27	N 28°48'32" W	35.53'
L28	N 61°11'28" E	18.33'
L29	S 46°46'41" E	12.97'
L30	S 28°48'32" E	18.51'
L31	S 16°11'28" W	19.10'

SEE SHEET 1 OF 10 FOR SURVEYORS CERTIFICATION AND NOTES.
SEE SHEET 3 OF 10 FOR THE PHASE II LEGAL DESCRIPTION.

CONDOMINIUM SURVEY & PLOT PLAN

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CONDOMINIUM SURVEY & PLOT PLAN
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II
CHARLOTTE COUNTY, FLORIDA

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TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II

LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

DESCRIPTION
OF
A PARCEL OF LAND LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

**TERRACE I AT BABCOCK NATIONAL,
A PHASE CONDOMINIUM, PHASE II**

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, BEING A PORTION OF TRACT "F-8", BABCOCK NATIONAL, PLAT BOOK 23, PAGES 14A THROUGH 14Z-16, PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

PHASE II, PARCEL-1:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "F-8"; THENCE S 01°25'56" W FOR 100.64 FEET; THENCE S 88°34'04" E FOR 53.48 FEET; THENCE N 28°20'29" E FOR 23.10 FEET; THENCE S 61°39'31" E FOR 182.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°39'22" FOR 23.23 FEET; THENCE S 21°41'07" W FOR 25.13 FEET; THENCE S 73°48'32" E FOR 15.89 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 73°48'32" E FOR 23.81 FEET; THENCE N 16°11'28" E FOR 24.10 FEET; THENCE S 73°48'39" E FOR 206.00 FEET TO **POINT "C"**; THENCE S 15°56'47" W FOR 24.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 176.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 15°56'47" E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°19'43" FOR 44.01 FEET; THENCE S 37°11'10" W FOR 13.11 FEET; THENCE S 30°02'38" W FOR 108.84 FEET; THENCE N 60°07'13" W FOR 19.88 FEET; THENCE N 70°13'36" W FOR 232.02 FEET; THENCE N 22°16'49" E FOR 89.58 FEET; THENCE N 10°59'01" E FOR 14.89 FEET TO THE **POINT OF BEGINNING.**

AND

PHASE II, PARCEL-2:
COMMENCING AT AFORESAID POINT "C"; THENCE N 47°53'45" W FOR 59.48 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE N 73°48'32" W FOR 138.83 FEET; THENCE N 28°48'32" W FOR 35.53 FEET; THENCE N 61°11'28" E FOR 18.33 FEET; THENCE S 46°46'41" E FOR 12.97 FEET; THENCE S 28°48'32" E FOR 18.51 FEET; THENCE S 73°48'32" E FOR 126.35 FEET; THENCE S 16°11'28" W FOR 19.10 FEET TO THE **POINT OF BEGINNING.**

COMBINED PARCELS CONTAIN 0.86 ACRES MORE OR LESS.

LEGEND:

PGS.	INDICATES PAGES
D	INDICATES DUMPSTER
R.L.	INDICATES RADIAL LINE
ENG	INDICATES ENGINEERING
R/W	INDICATES RIGHT-OF-WAY
V/G	INDICATES VALLEY GUTTER
(P)	INDICATES PER RECORD PLAT
O.R.	INDICATES OFFICIAL RECORDS
C.E.	INDICATES COMMON ELEMENT
LB	INDICATES LICENSED BUSINESS
P.O.B.	INDICATES POINT OF BEGINNING
R.L.E.	INDICATES RADIAL LINE EXTENDED
D.E.	INDICATES DRAINAGE EASEMENT (P)
O.R.	INDICATES OFFICIAL RECORDS BOOK
I.E.	INDICATES IRRIGATION EASEMENT (P)
L.C.E.	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
L1	INDICATES LINE 1 OF THE LINE TABLE
L.M.E.	INDICATES LAKE MAINTENANCE EASEMENT
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT (P)
321	INDICATES UNIT NUMBER 321 OF PHASE
A/C	INDICATES AIR CONDITIONER UNITS (L.C.E.)
C1	INDICATES CURVE 1 OF THE CURVE TABLE

LEGEND:

T.C.U.E.	INDICATES TOWN AND COUNTRY UTILITY EASEMENT
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
P311	INDICATES ASSIGNED COVERED PARKING SPACE FOR UNIT 311 (L.C.E.)
NE#1	INDICATES NORTHING & EASTING POINT 1 OF THE COORDINATE TABLE
F.P.L.E.	INDICATES FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R. 4577, PAGE 1586
U.E.	INDICATES PROPOSED UTILITY EASEMENT RECORDED IN O.R. 4628, PAGE 1228
A.E.	INDICATES PROPOSED ACCESS EASEMENT RECORDED IN O.R. 4628, PAGE 1205
P.E.	INDICATES PROPOSED PARKING EASEMENT RECORDED IN O.R. 4628, PAGE 1214
●	INDICATES FOUND OR SET 5/8" IRON ROD "BANKS ENG LB 6690"
▲	INDICATES FOUND OR SET NAIL & DISK "BANKS ENG LB 6690"
♿	INDICATES DISABLED PARKING SPACE

SEE SHEET 1 OF 10 FOR SURVEYORS CERTIFICATION AND NOTES.
SEE SHEET 2 OF 10 FOR PHASE I CONDOMINIUM SURVEY AND PLOT PLAN.

PHASE II LEGAL DESCRIPTION

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

PHASE II LEGAL DESCRIPTION
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II
CHARLOTTE COUNTY, FLORIDA

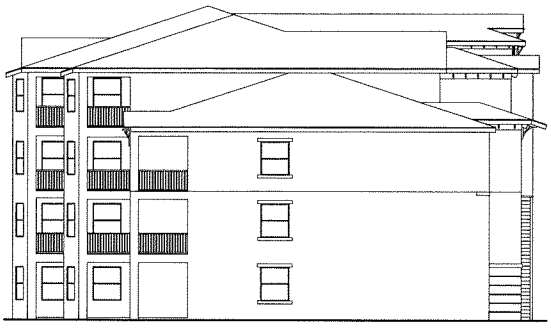
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
01-15-19	8298	8298-T1-BN	B2-P2	AMV	AMV	N/A	3	10	29-42-26

TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II

LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

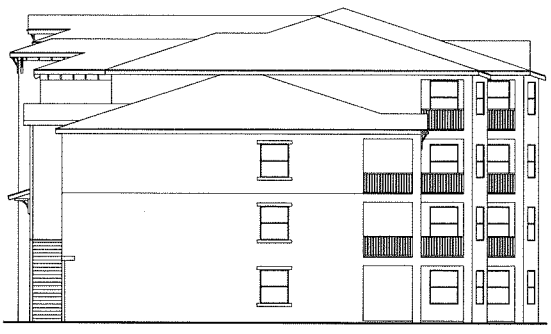


FRONT ELEVATION



LEFT ELEVATION

ROOF PEAK 48.9'
CEILING 39.3'
FORTH FLOOR 30.0'
CEILING 29.3'
THIRD FLOOR 20.0'
CEILING 19.3'
SECOND FLOOR 10.0'
CEILING 9.3'
FIRST FLOOR 0.0'



RIGHT ELEVATION



REAR ELEVATION

0' 30' 60'
GRAPHIC SCALE 1"= 30'

ELEVATION PLAN
BUILDING 2

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ELEVATION PLAN
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II
CHARLOTTE COUNTY, FLORIDA

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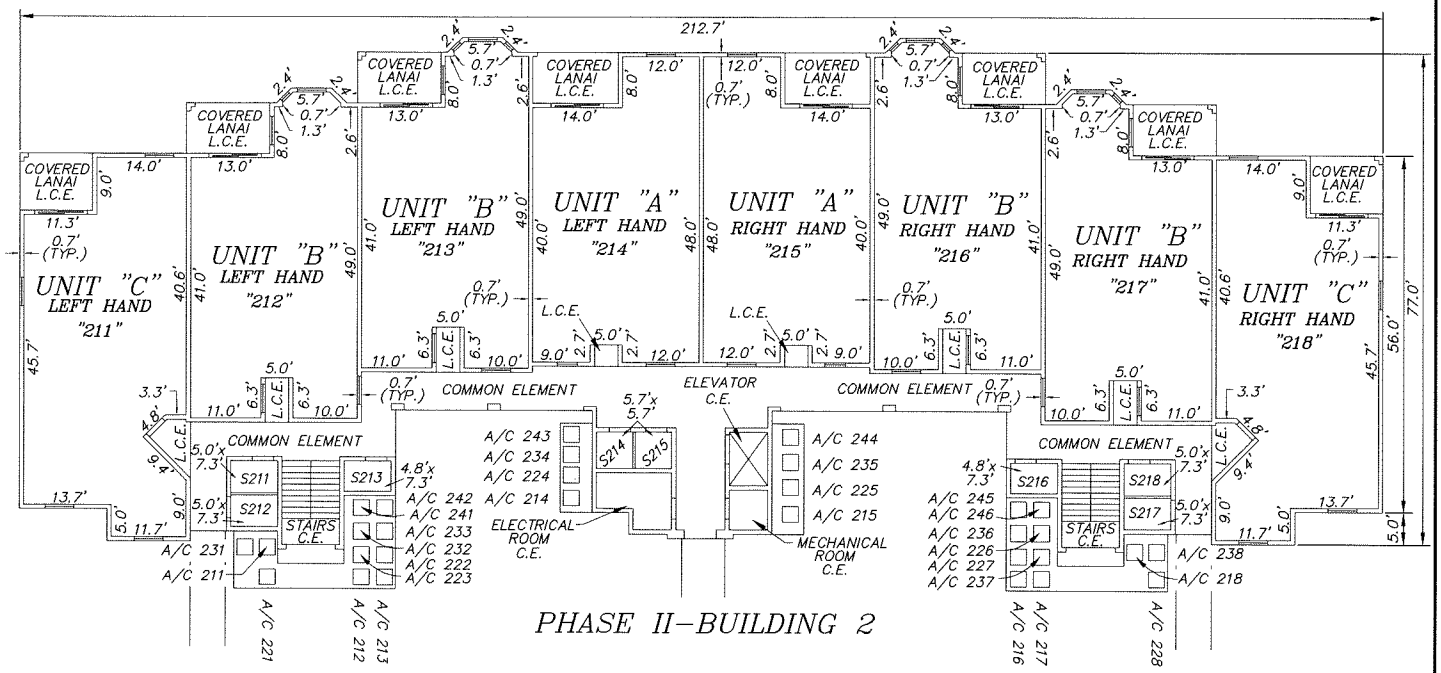
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II

LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



0' 30' 60'
GRAPHIC SCALE 1"= 30'

LEGEND
S = STORAGE ROOM
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

NOTE:
EACH UNIT SHALL BE ENTITLED TO THE EXCLUSIVE USE OF ONE STORAGE ROOM WHICH WILL BE ASSIGNED TO THE UNIT. THESE STORAGE UNITS ARE (L.C.E.) AND NUMBERED "S" WITH THE CORRESPONDING UNIT NUMBER TO WHICH THEY ARE ASSIGNED.

FIRST FLOOR UNIT BOUNDARIES BUILDING 2

BANKS ENGINEERING
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FIRST FLOOR UNIT BOUNDARIES
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II
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TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II

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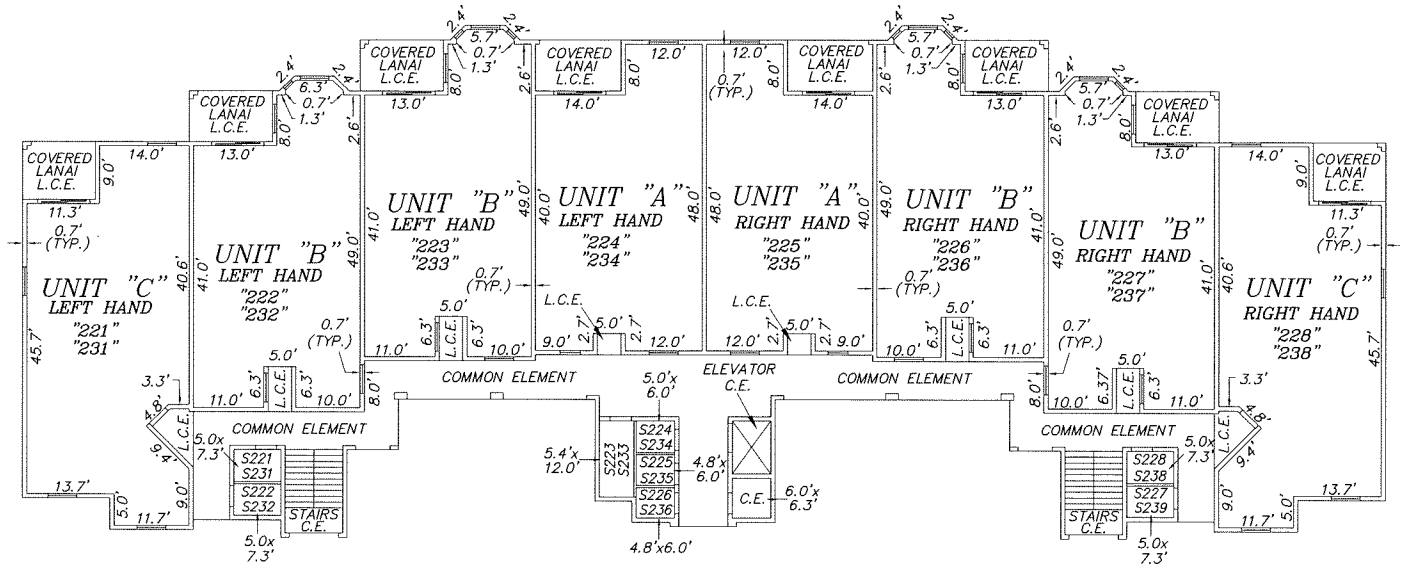
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



PHASE II-BUILDING 2

0' 30' 60'
GRAPHIC SCALE 1"= 30'

LEGEND
S = STORAGE ROOM
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

NOTE:
EACH UNIT SHALL BE ENTITLED TO THE EXCLUSIVE USE OF ONE STORAGE ROOM WHICH WILL BE ASSIGNED TO THE UNIT. THESE STORAGE UNITS ARE (L.C.E.) AND NUMBERED "S" WITH THE CORRESPONDING UNIT NUMBER TO WHICH THEY ARE ASSIGNED.

SECOND AND THIRD FLOOR UNIT BOUNDARIES
BUILDING 2

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SECOND AND THIRD FLOOR UNIT BOUNDARIES
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II
CHARLOTTE COUNTY, FLORIDA

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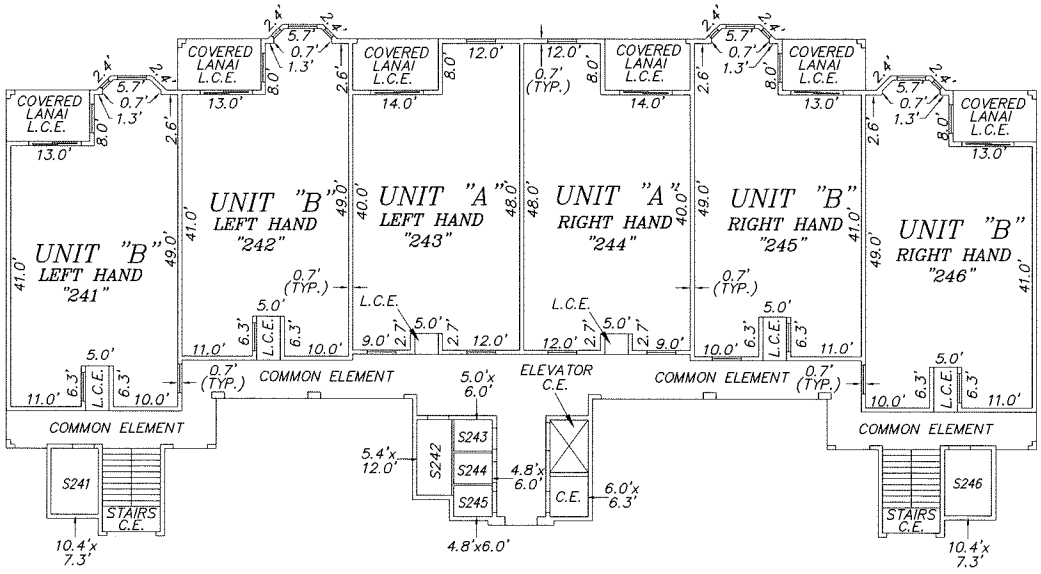
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II

LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



PHASE II-BUILDING 2



LEGEND
S = STORAGE ROOM
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

NOTE:
EACH UNIT SHALL BE ENTITLED TO THE EXCLUSIVE USE OF ONE STORAGE ROOM WHICH WILL BE ASSIGNED TO THE UNIT. THESE STORAGE UNITS ARE (L.C.E.) AND NUMBERED "S" WITH THE CORRESPONDING UNIT NUMBER TO WHICH THEY ARE ASSIGNED.

FOURTH FLOOR UNIT BOUNDARIES
BUILDING 2

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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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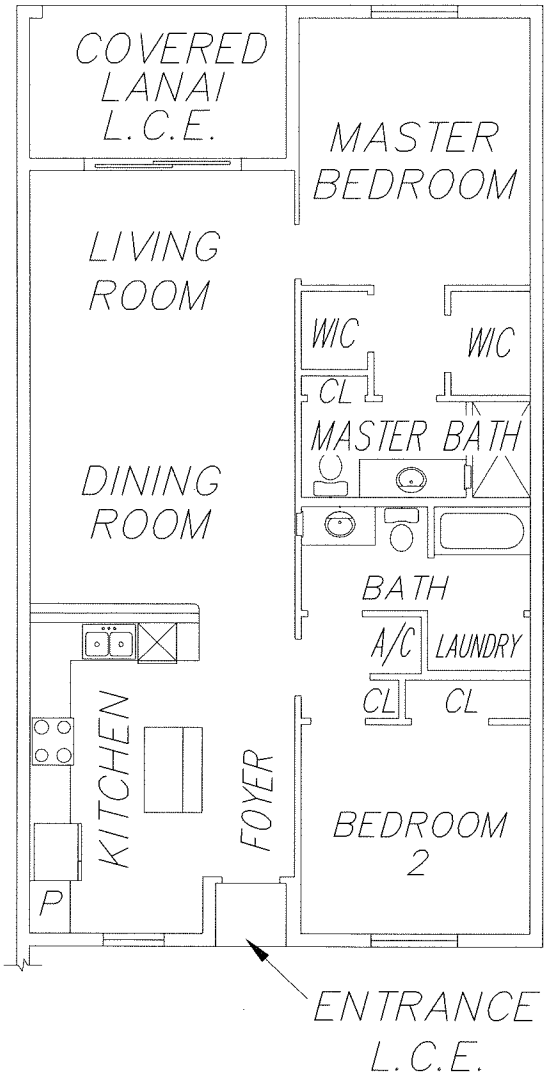
FORTH FLOOR UNIT BOUNDARIES
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
01-15-19	8298	8298-T1-BN	B2-P2	AMV	AMV	1" = 30'	7	10	29-42-26

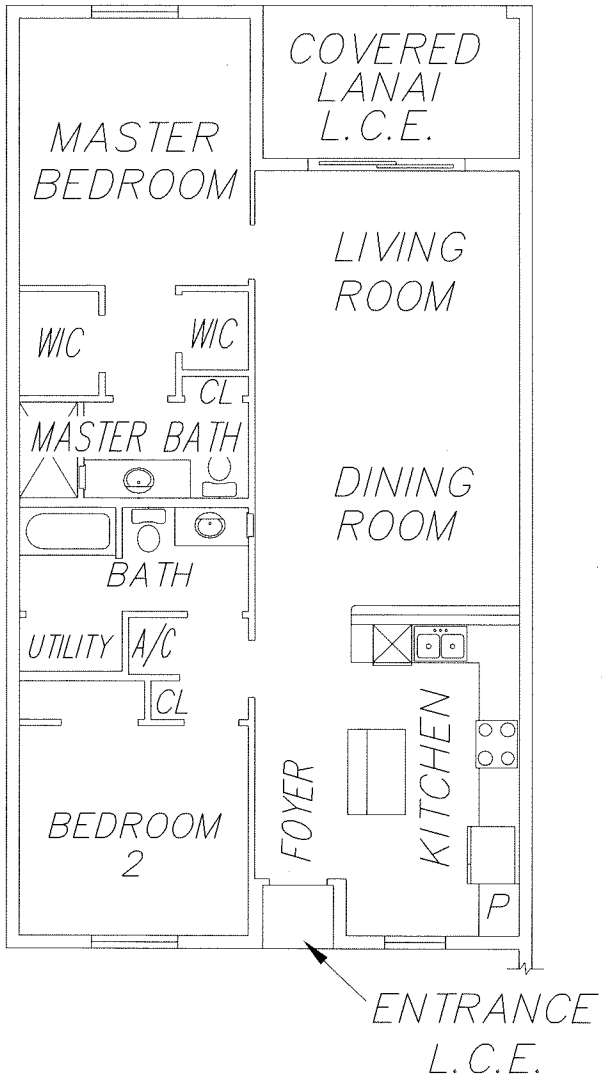
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II

LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

LEFT HAND



RIGHT HAND





ROOM SIZE UNIT "A"

ALL ROOM SIZES ARE APPROXIMATE

MASTER BEDROOM	12.0'X14.0'
LIVING ROOM	13.0'X14.0'
DINING ROOM	10.0'X14.0'
BEDROOM-2	11.0'X12.0'
LANAI	8.0'X13.0'

LEGEND:
A/C = AIR-CONDITIONING EQUIPMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
WIC = WALK IN CLOSET
CL = CLOSET
P = PANTRY

UNIT "A" FLOOR PLAN
FIRST THROUGH FOURTH FLOOR

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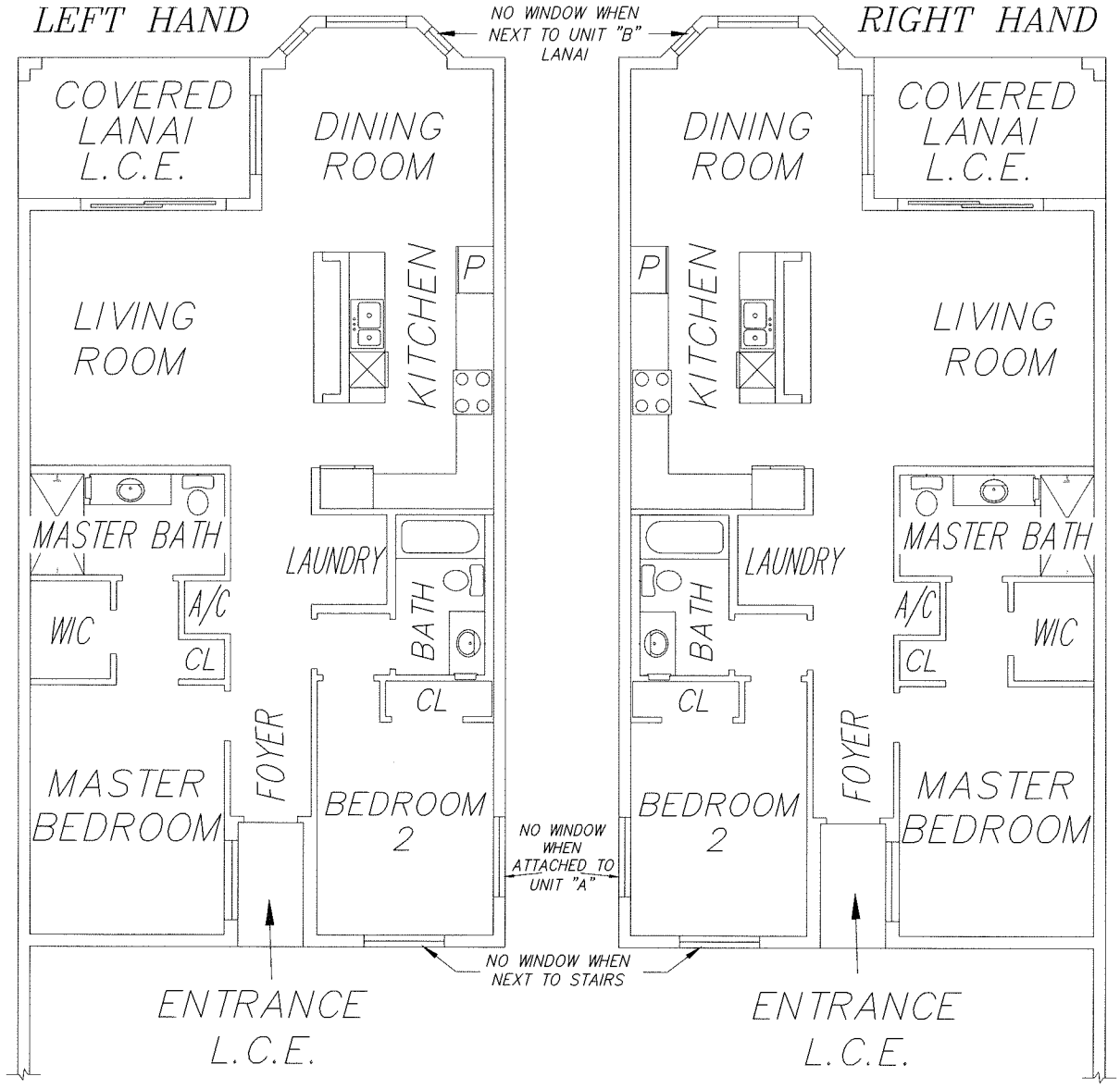
FLOOR PLAN
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
01-15-19	8298	8298-T1-BN	B2-P2	AMV	AMV	1" = 10'	8	10	29-42-26

TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II

LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



0' 10' 20'
GRAPHIC SCALE 1"= 10'

ROOM SIZE UNIT "B"

ALL ROOM SIZES ARE APPROXIMATE

MASTER BEDROOM	11.0'X14.0'
LIVING ROOM	14.0'X16.0'
DINING ROOM	12.0'X13.0'
BEDROOM-2	10.0'X12.0'
LANAI	8.0'X12.0'

LEGEND:
A/C = AIR-CONDITIONING EQUIPMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
WIC = WALK IN CLOSET
CL = CLOSET
P = PANTRY

UNIT "B" FLOOR PLAN
FIRST THROUGH FOURTH FLOOR

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FLOOR PLAN
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
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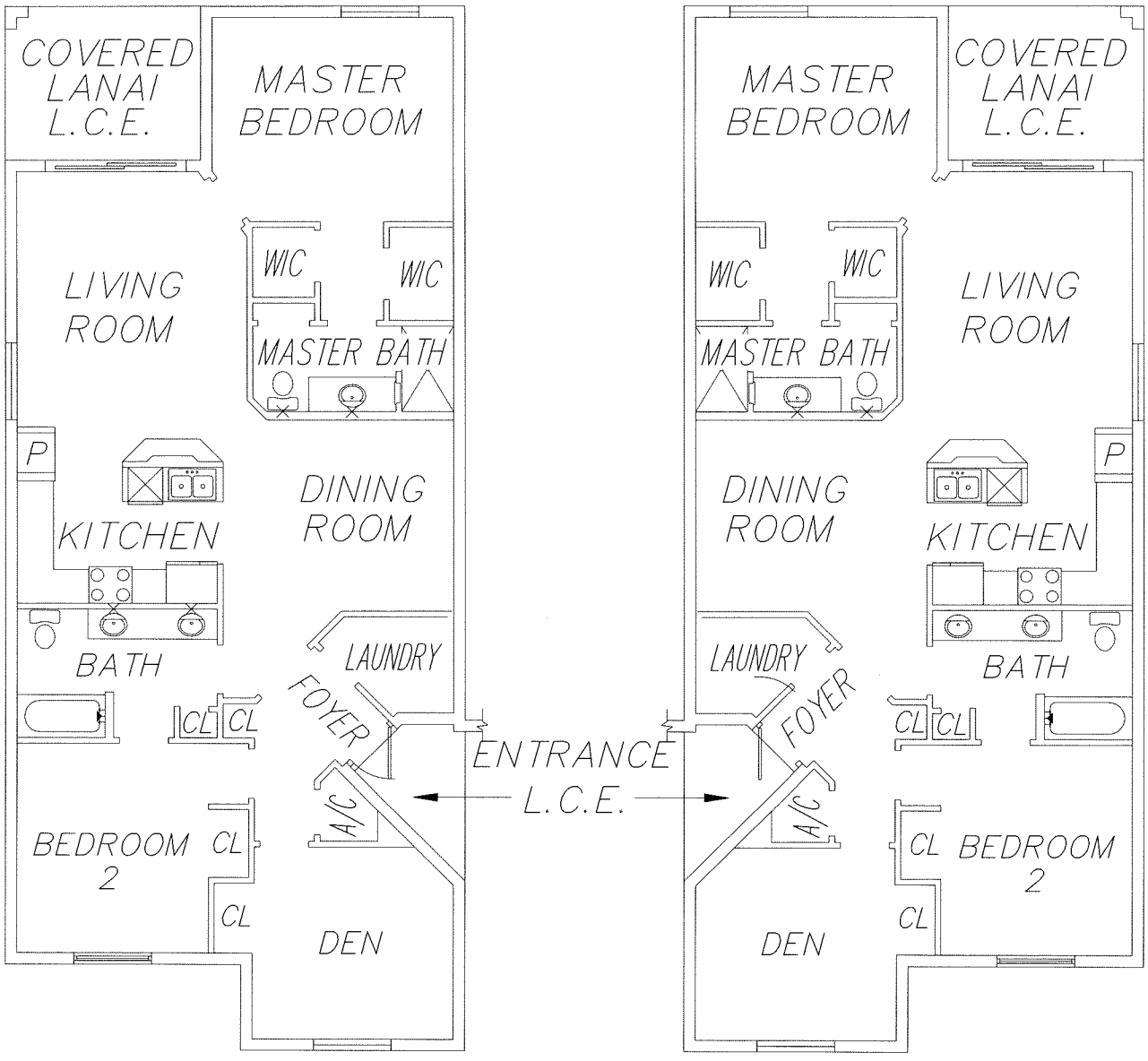
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II

LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



FIRST, SECOND & THIRD FLOOR ONLY

0' 10' 20'
GRAPHIC SCALE 1"= 10'

ROOM SIZE UNIT "C"

ALL ROOM SIZES ARE APPROXIMATE

MASTER BEDROOM	12.0'X14.0'
LIVING ROOM	13.0'X16.0'
DINING ROOM	11.0'X12.0'
BEDROOM-2	11.0'X12.0'
LANAI	9.0'X11.0'
DEN	11.0'X12.0'

LEGEND:
A/C = AIR-CONDITIONING EQUIPMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
WIC = WALK IN CLOSET
CL = CLOSET
P = PANTRY

UNIT "C" FLOOR PLAN
FIRST THROUGH THIRD FLOOR

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FLOOR PLAN
TERRACE I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE-II
CHARLOTTE COUNTY, FLORIDA

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