ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT OR BOOK: 4709, PGS: 16 , PAGE: 1 OF 15
INSTR # 2904169 Doc Type: RES, Recorded: 2/12/2021 at 1:58 PM
Rec. Fee: RECORDING $129.00 ERECORDED Cashier By: NLANE

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 VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM

This Amendment to that certain Declaration of Condominium for Veranda I at Babcock National, a Phase Condominium, as recorded in Official Records Book 4588 at Page 1 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 Veranda I at Babcock National, a Phase Condominium, as recorded as in Official Records Book 4588 at Page 1 of the Public Records of Charlotte County, Florida (the "original Declaration"), creating Veranda 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 11, 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 twenty-four (24) Units in the Condominium, as there are twelve (12) 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 $1/24^{th}$ 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 Veranda I at Babcock National, a Phase condominium, to be executed by its duly authorized officer this 11th day of January, 2021.

WITNESSES:

Carolyn Joan Potts
Witness
Print name: Carolyn Joan Potts

Christine Snow
Witness
Print name: Christine Snow

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 11th day of January, 2021, 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

EXHIBIT A

CERTIFICATE OF SURVEYOR
AS TO PHASE II OF VERANDA 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 Veranda 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 22 day of January, 2021.

MY COMMISSION EXPIRES:

NATALIE FIGLEY
MY COMMISSION # GG 171890
EXPIRES: January 2, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Natalie Figley
Printed Name

VERANDA 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 ARE SUBSTANTIALLY COMPLETE AS OF JANUARY 22, 2021, 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 RECORDED PLAT OF BABCOCK NATIONAL, PLAT BOOK 23, PAGES 14A - 14Z-16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "F-9", BABCOCK NATIONAL, PLAT BOOK 23, PAGES 14A - 14Z-16, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, AS BEARING N 33°04'28" E.

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.

NORTHING AND EASTING COORDINATES AS SHOWN ARE BASED ON AN ASSUMED DATUM.

COMBINED PARCELS CONTAIN: 0.7 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 01-12-2021.
(BUILDING 11, PHASE II, SUBSTANTIALLY COMPLETE)

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

REVISED: ADDED PLAT RECORDING INFORMATION 05/28/20
REVISED: ADDED EASEMENTS PER RECORDING INFORMATION 09/09/20

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: 01-22-2021

- 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 12 FOR THE CONDOMINIUM SURVEY AND PLOT PLAN.
SEE SHEET 3 OF 12 FOR THE PHASE II CONDOMINIUM LEGAL DESCRIPTION.

NOTES AND CERTIFICATION

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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PHONE (239)939-5490 FAX (239)939-2523
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SURVEY LICENSE # LB 6690
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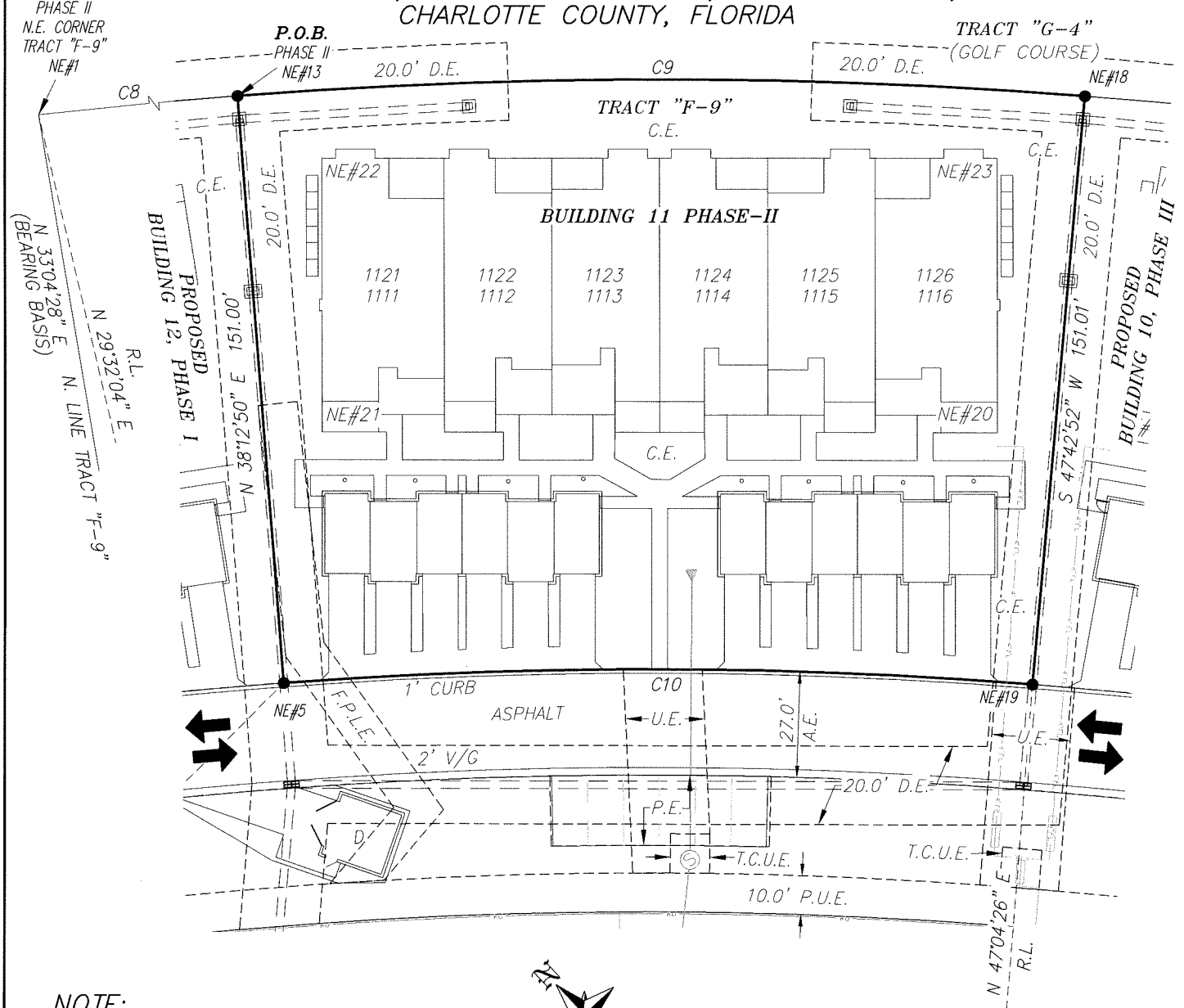
NOTES AND CERTIFICATION
VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
09-15-20	8298	P1-V1-BN	B11-P2	AMV	AMV	N/A	1	12	29-42-26

VERANDA 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 12 FOR LEGEND.

GRAPHIC SCALE 1"= 40'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C8	1381.00'	8°41'12"	209.37'	209.17'	S 56°07'46" E
C9	1381.00'	8°55'48"	215.24'	215.02'	S 47°19'16" E
C10	1230.00'	8°51'36"	190.20'	190.01'	N 47°21'22" W

COORDINATE TABLE

POINT	NORTH	EAST
NE#1	895973.09	741510.86
NE#5	895737.87	741591.13
NE#13	895856.51	741684.54
NE#18	895710.75	741842.61
NE#19	895609.15	741730.90
NE#20	895662.61	741767.99
NE#21	895778.72	741642.00
NE#22	895830.19	741689.44
NE#23	895714.08	741815.43

SEE SHEET 1 OF 12 FOR SURVEYORS CERTIFICATION AND NOTES.
SEE SHEET 3 OF 12 FOR THE PHASE II LEGAL DESCRIPTION.

CONDOMINIUM SURVEY & PLOT PLAN

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CONDOMINIUM SURVEY & PLOT PLAN
VERANDA 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)
02-22-19	8298	8298-V1-BN	B11-P2	AMV	AMV	1" = 40'	2	12	29-42-26

VERANDA 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

VERANDA 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-9", BABCOCK NATIONAL, PLAT BOOK 23, PAGES 14A - 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:
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "F-9", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,381.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 29°32'04" E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°41'12" FOR 209.37 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'48" FOR 215.24 FEET; THENCE S 47°42'52" W FOR 151.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,230.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 47°04'26" E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°51'36" FOR 190.20 FEET; THENCE N 38°12'50" E FOR 151.00 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINING 0.7 ACRES MORE OR LESS.

LEGEND:

PG.	INDICATES PAGE
(P)	INDICATES PER PLAT
D	INDICATES DUMPSTER
R.L.	INDICATES RADIAL LINE
ENG	INDICATES ENGINEERING
V/G	INDICATES VALLEY GUTTER
C.E.	INDICATES COMMON ELEMENT
A.E.	INDICATES ACCESS EASEMENT (P)
LB	INDICATES LICENSED BUSINESS
D.E.	INDICATES DRAINAGE EASEMENT (P)
P.O.B.	INDICATES POINT OF BEGINNING
I.N.	INDICATES INSTRUMENT NUMBER
I.E.	INDICATES IRRIGATION EASEMENT (P)
R.L.E.	INDICATES RADIAL LINE EXTENDED
●	INDICATES FOUND OR SET 5/8" IRON ROD (BANKS ENG LB-6690)
▲	INDICATES FOUND OR SET NAIL AND DISK (BANKS ENG LB-6690)

LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK
P.O.C.	INDICATES POINT OF COMMENCEMENT
L1	INDICATES LINE 1 OF THE LINE TABLE
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT (P)
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
C1	INDICATES CURVE 1 OF THE CURVE TABLE
F.P.L.E.	INDICATES FLORIDA POWER & LIGHT EASEMENT RECORDED IN O.R. 4577, PG. 1586)
U.E.	INDICATES PROPOSED UTILITY EASEMENT RECORDED IN O.R. 4587, PAGE 2117
A.E.	INDICATES PROPOSED ACCESS EASEMENT RECORDED IN O.R. 4587, PAGE 2107
P.E.	INDICATES PROPOSED PARKING EASEMENT RECORDED IN O.R. 4587, PAGE 2112
T.C.U.E.	INDICATES TOWN AND COUNTRY UTILITY EASEMENT (P)

SEE SHEET 1 OF 12 FOR SURVEYORS CERTIFICATION AND NOTES.
SEE SHEET 2 OF 12 FOR THE PHASE II CONDOMINIUM SURVEY & PLOT PLAN.

PHASE II LEGAL DESCRIPTION

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523
ENGINEERING LICENSE # EB 6469
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PHASE II LEGAL DESCRIPTION
VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II
CHARLOTTE COUNTY, FLORIDA

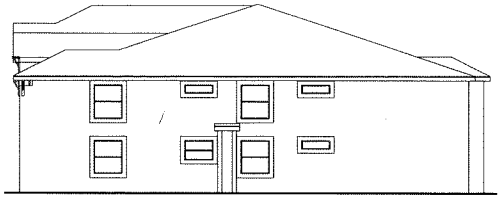
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
02-22-19	8298	8298-V1-BN		AMV	AMV		3	12	29-42-26

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

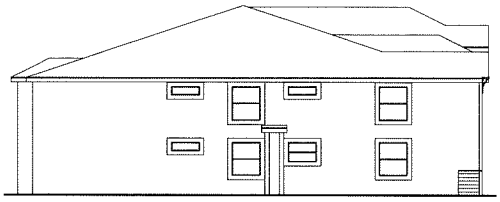
LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



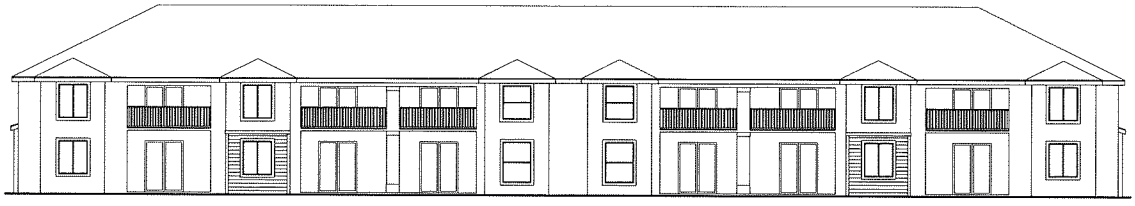
FRONT ELEVATION



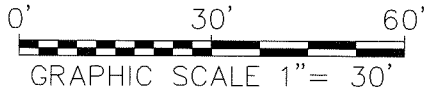
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



ELEVATION PLAN
BUILDING 11

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

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

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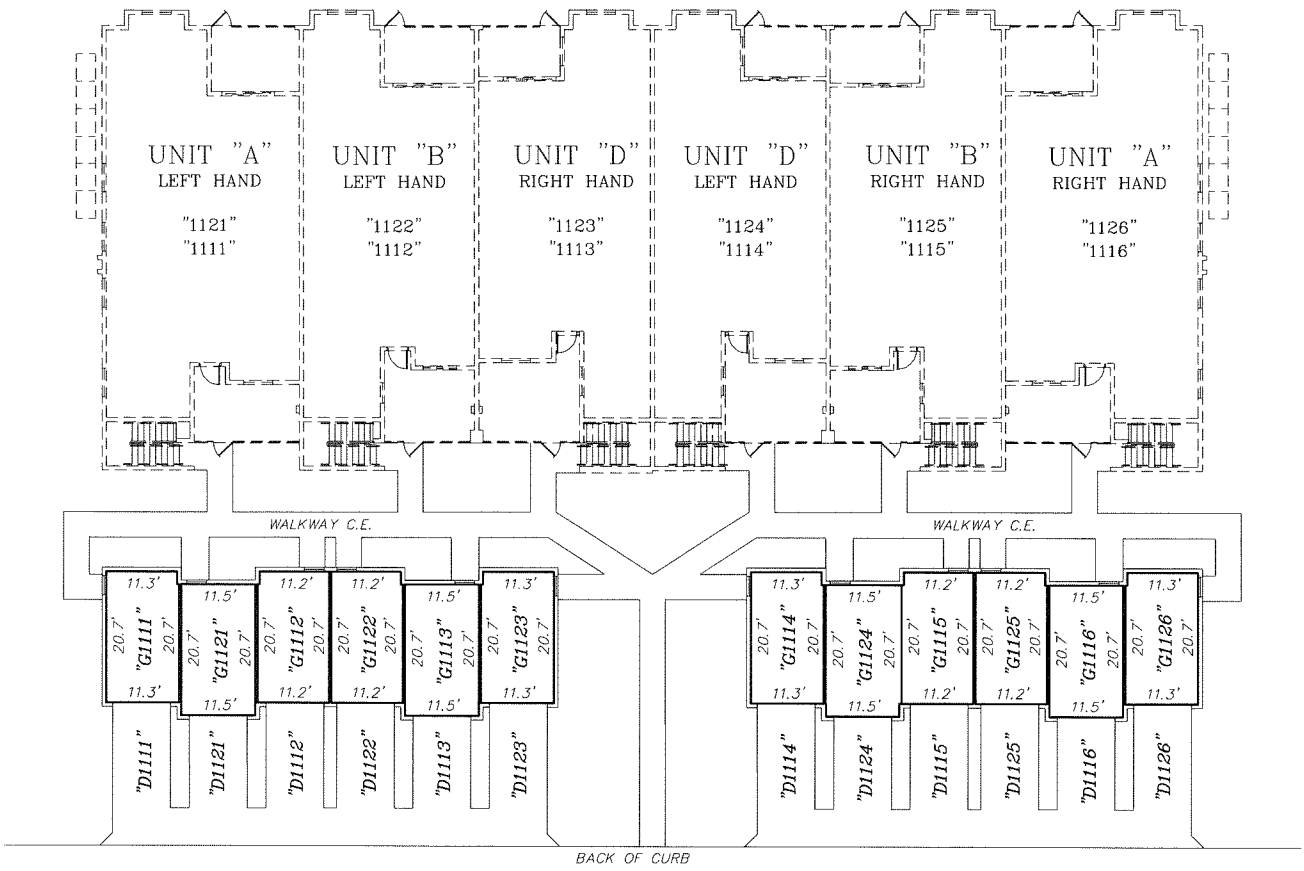
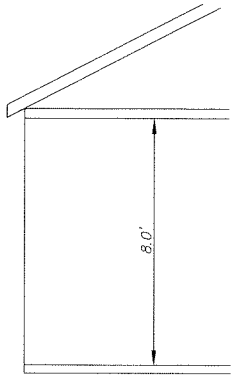
CHARLOTTE COUNTY, FLORIDA





TYPICAL GARAGE SECTION

NOT TO SCALE

NOTE

ALL GARAGES ARE LIMITED COMMON ELEMENTS TO DESIGNATED UNITS.
ALL DRIVEWAYS ARE LIMITED COMMON ELEMENTS TO DESIGNATED UNITS.

D – INDICATES DRIVEWAY
G – INDICATES GARAGE

0' 30' 60'

GRAPHIC SCALE 1"= 30'

GARAGE BOUNDARIES
BUILDING 11

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GARAGE BOUNDARIES
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VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II

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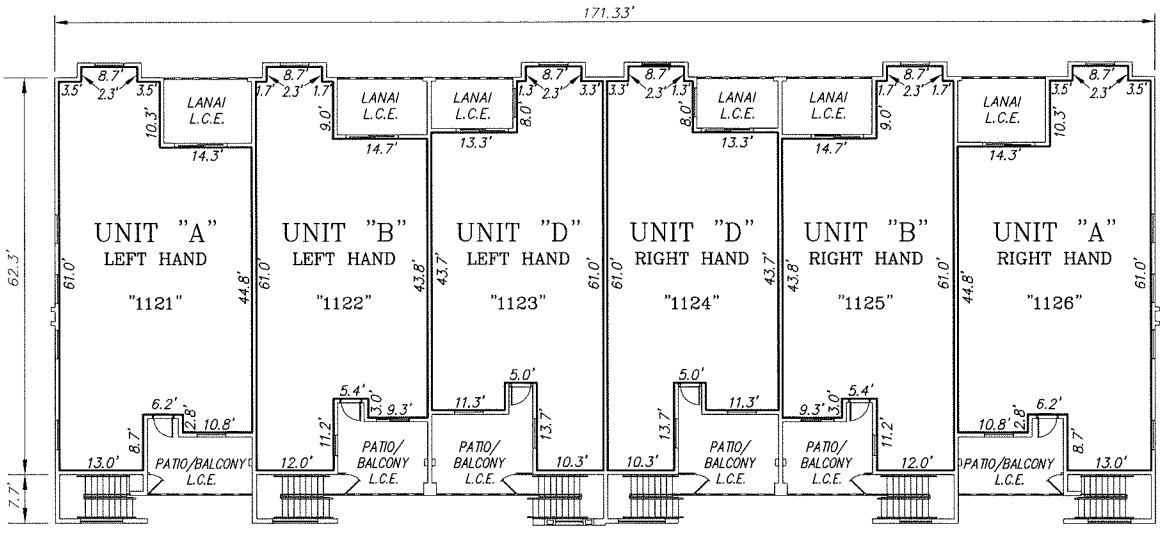
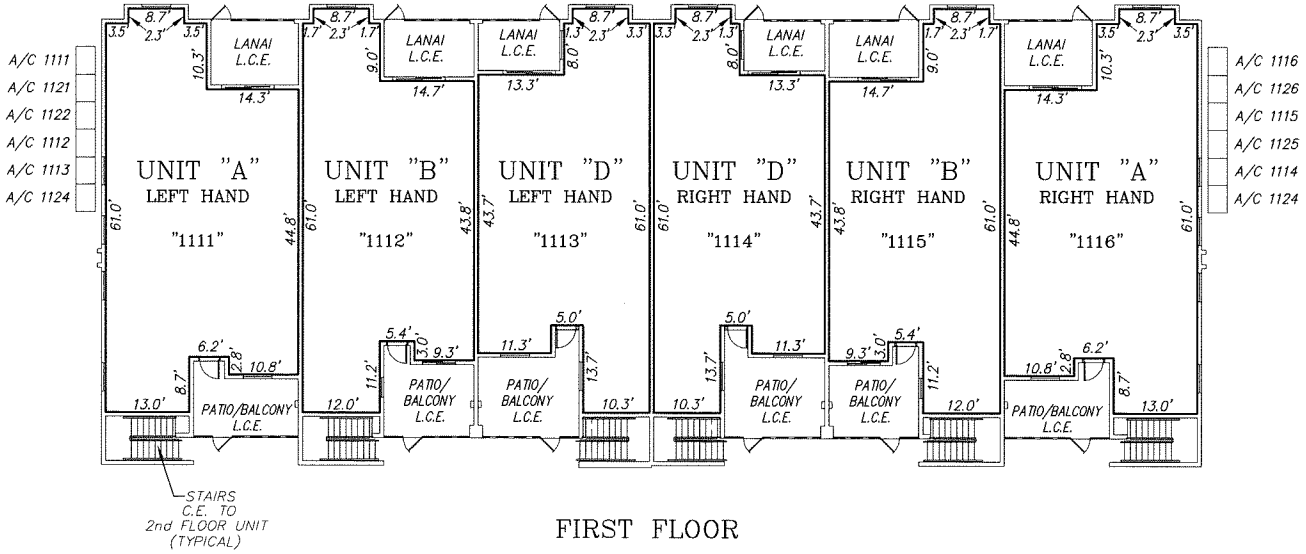
CHARLOTTE COUNTY, FLORIDA



SECOND FLOOR



FIRST FLOOR



LEGEND
C.E. = COMMON ELEMENT
A/C = NUMBERED AIR-CONDITIONER UNIT ON CONCRETE PAD (L.C.E.)
L.C.E. = LIMITED COMMON ELEMENT

FIRST & SECOND FLOOR UNIT BOUNDARIES BUILDING 11

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FIRST & SECOND FLOOR UNIT BOUNDARIES
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VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II

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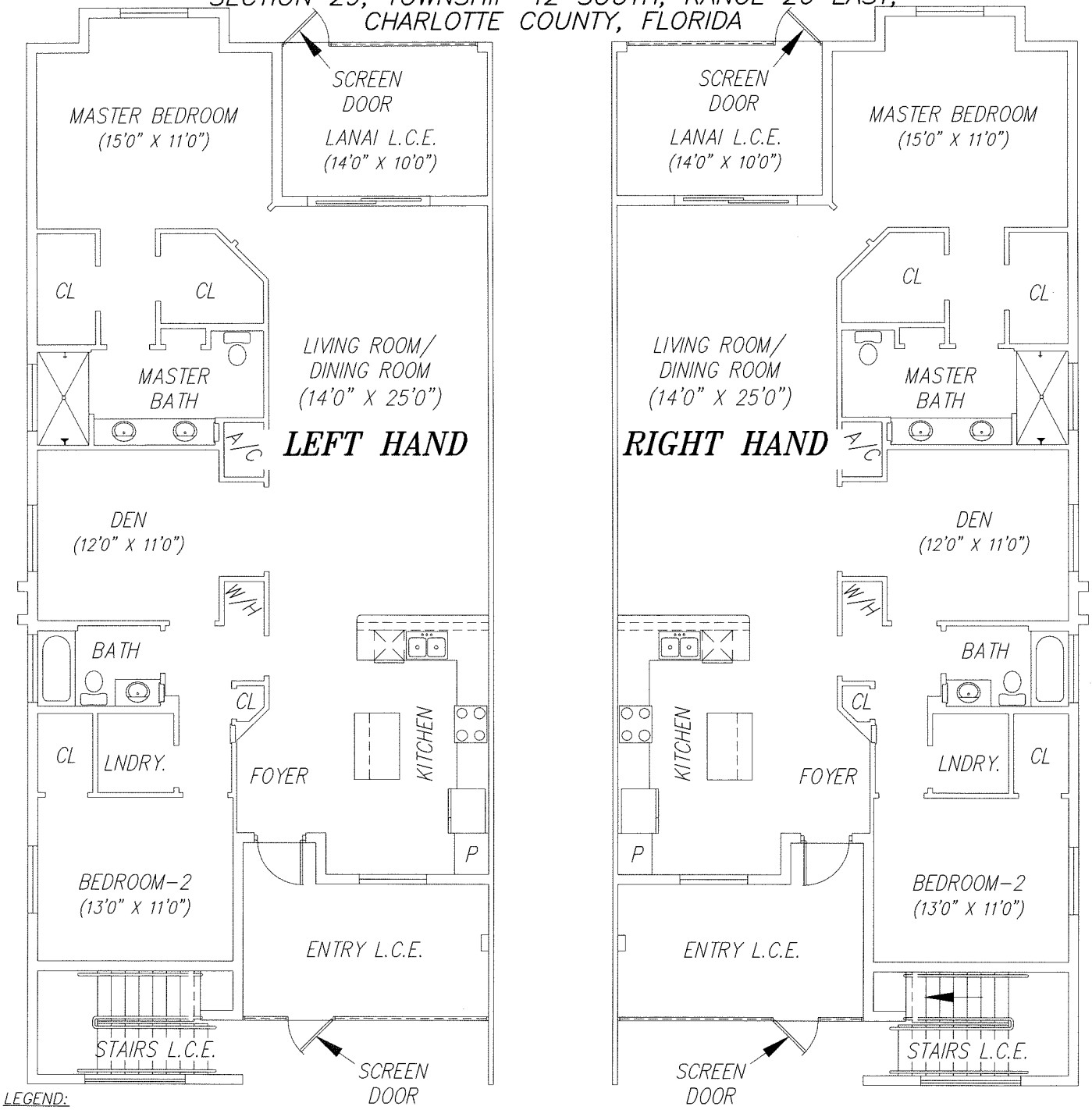
CHARLOTTE COUNTY, FLORIDA



LEGEND:
A/C = AIR-CONDITIONING EQUIPMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
W/H = WATER HEATER
LNDRY. = LAUNDRY
CL = CLOSET
P = PANTRY

NOTE
ROOM SIZES ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

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

REVISED ROOM SIZES 01-13-20.

UNIT "A" FLOOR PLAN
FIRST FLOOR
BUILDING 11

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UNIT "A" FLOOR PLAN
VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II
CHARLOTTE COUNTY, FLORIDA

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

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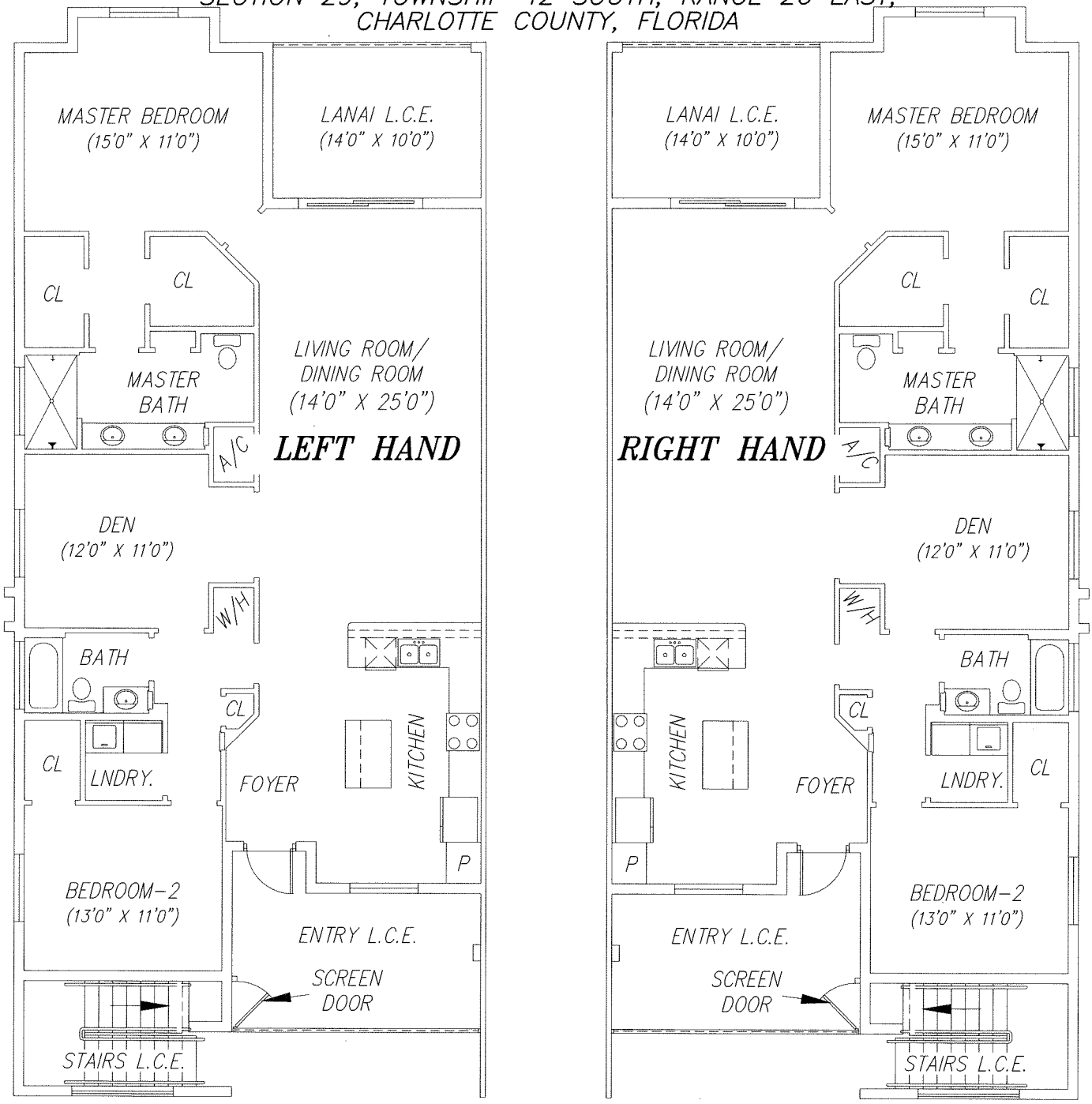
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



LEGEND:
A/C = AIR-CONDITIONING EQUIPMENT
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT
W/H = WATER HEATER
LNDRY. = LAUNDRY
CL = CLOSET
P = PANTRY

NOTE
ROOM SIZES ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION TOLERANCES

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

REVISED ROOM SIZES 01-13-20.

UNIT "A" FLOOR PLAN
SECOND FLOOR
BUILDING 11

BANKS ENGINEERING
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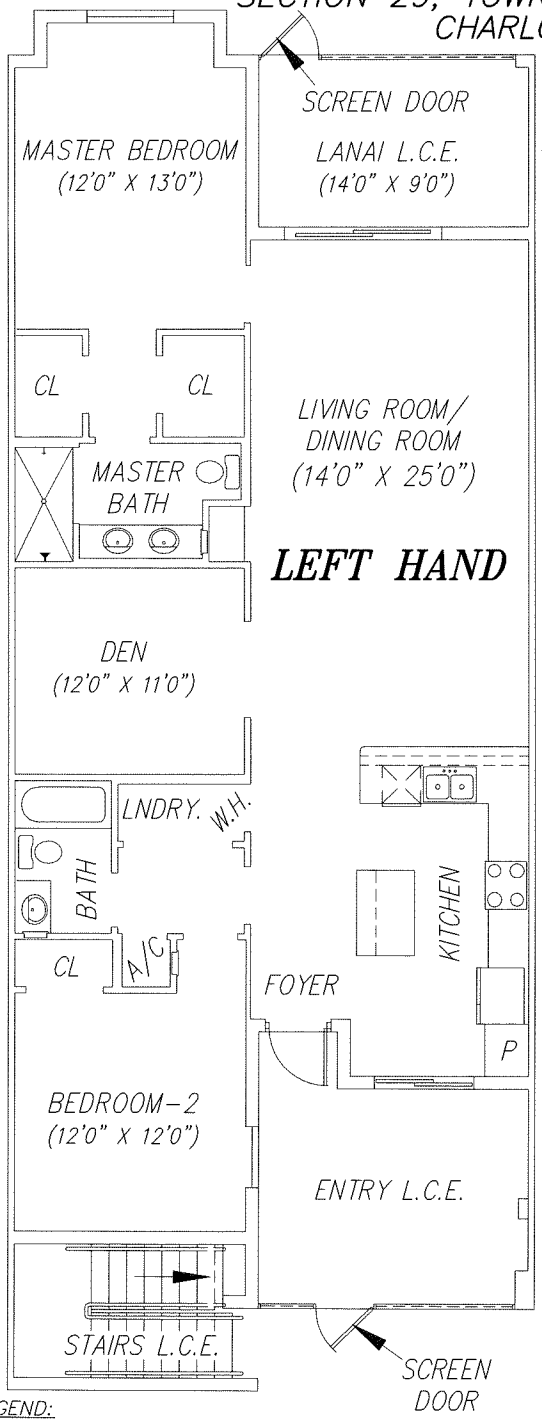
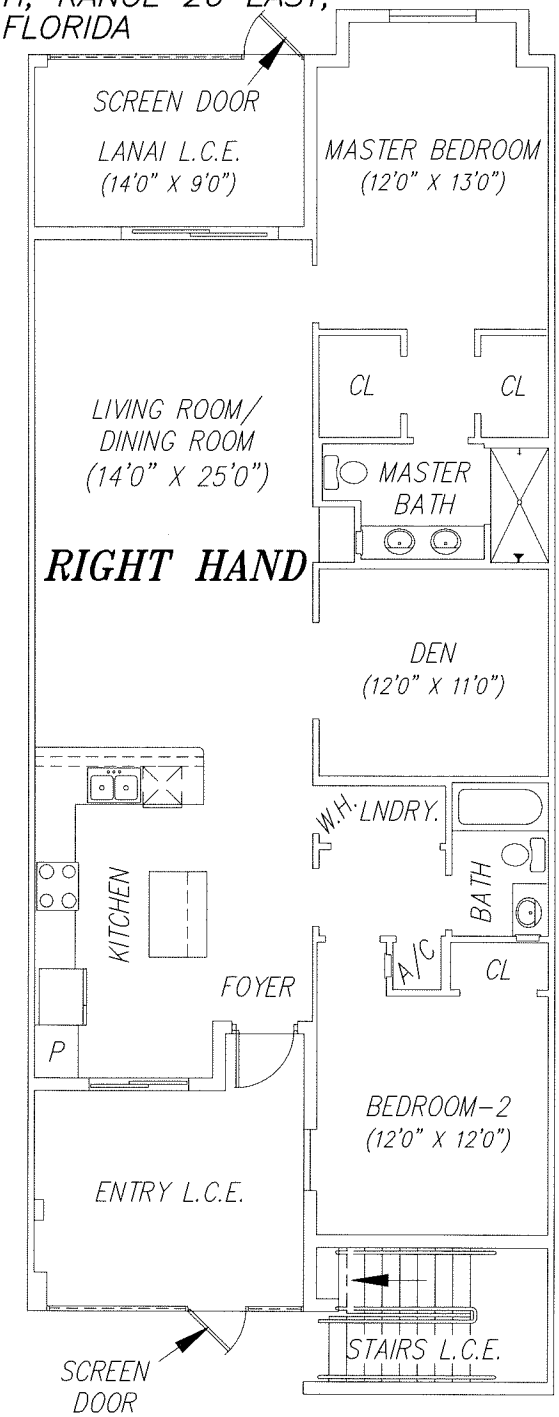
UNIT "A" FLOOR PLAN
VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
02-22-19	8298	8298-V1-BN	B11-P2	AMV	AMV	1" = 10'	8	12	29-42-26

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

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





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REVISED ROOM SIZES 01-13-20.

UNIT "B" FLOOR PLAN
FIRST FLOOR
BUILDING 11

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UNIT "B" FLOOR PLAN
VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II
CHARLOTTE COUNTY, FLORIDA

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

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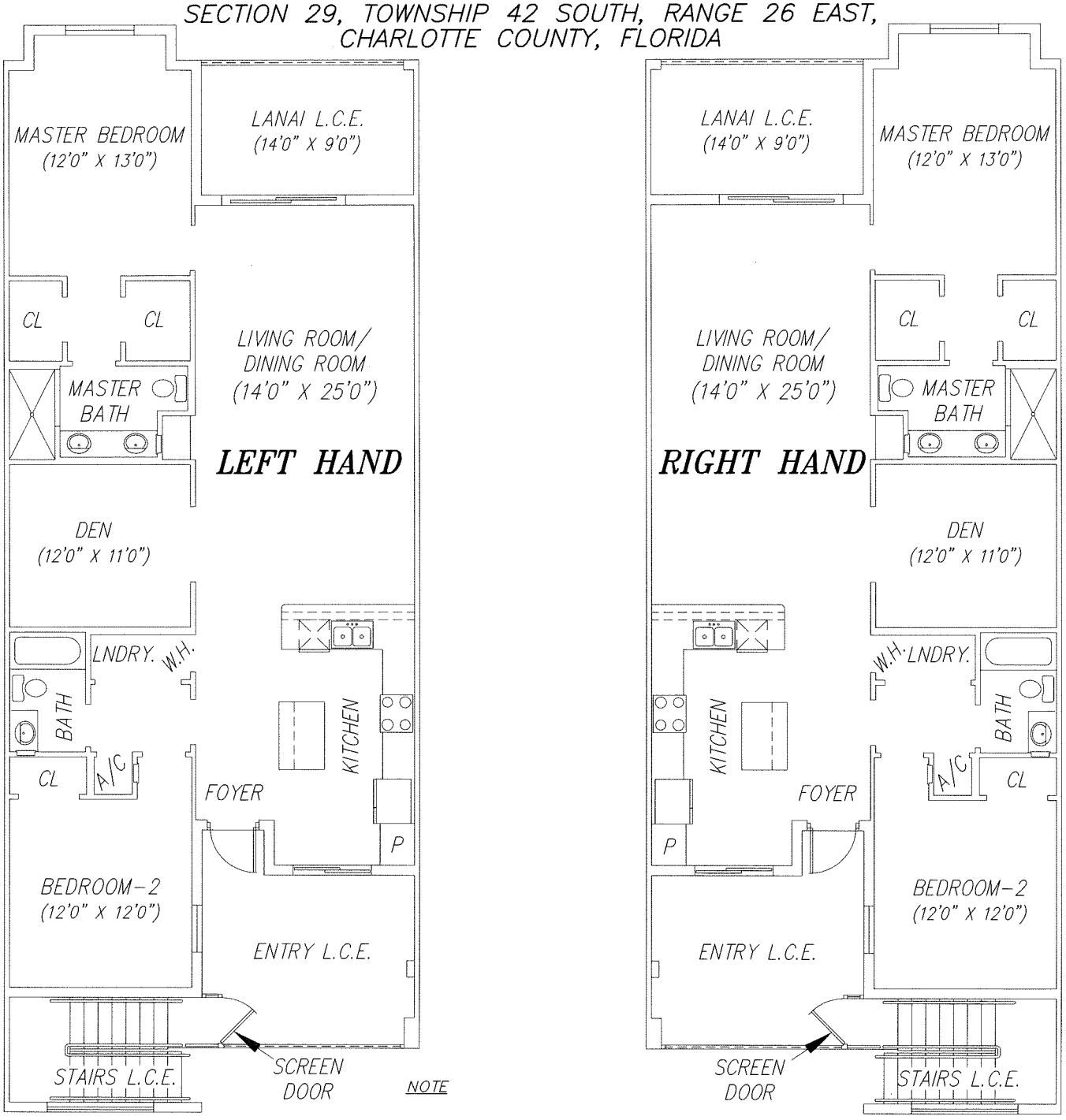

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REVISED ROOM SIZES 01-13-20.

UNIT "B" FLOOR PLAN SECOND FLOOR BUILDING 11

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UNIT "B" FLOOR PLAN
VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II
CHARLOTTE COUNTY, FLORIDA

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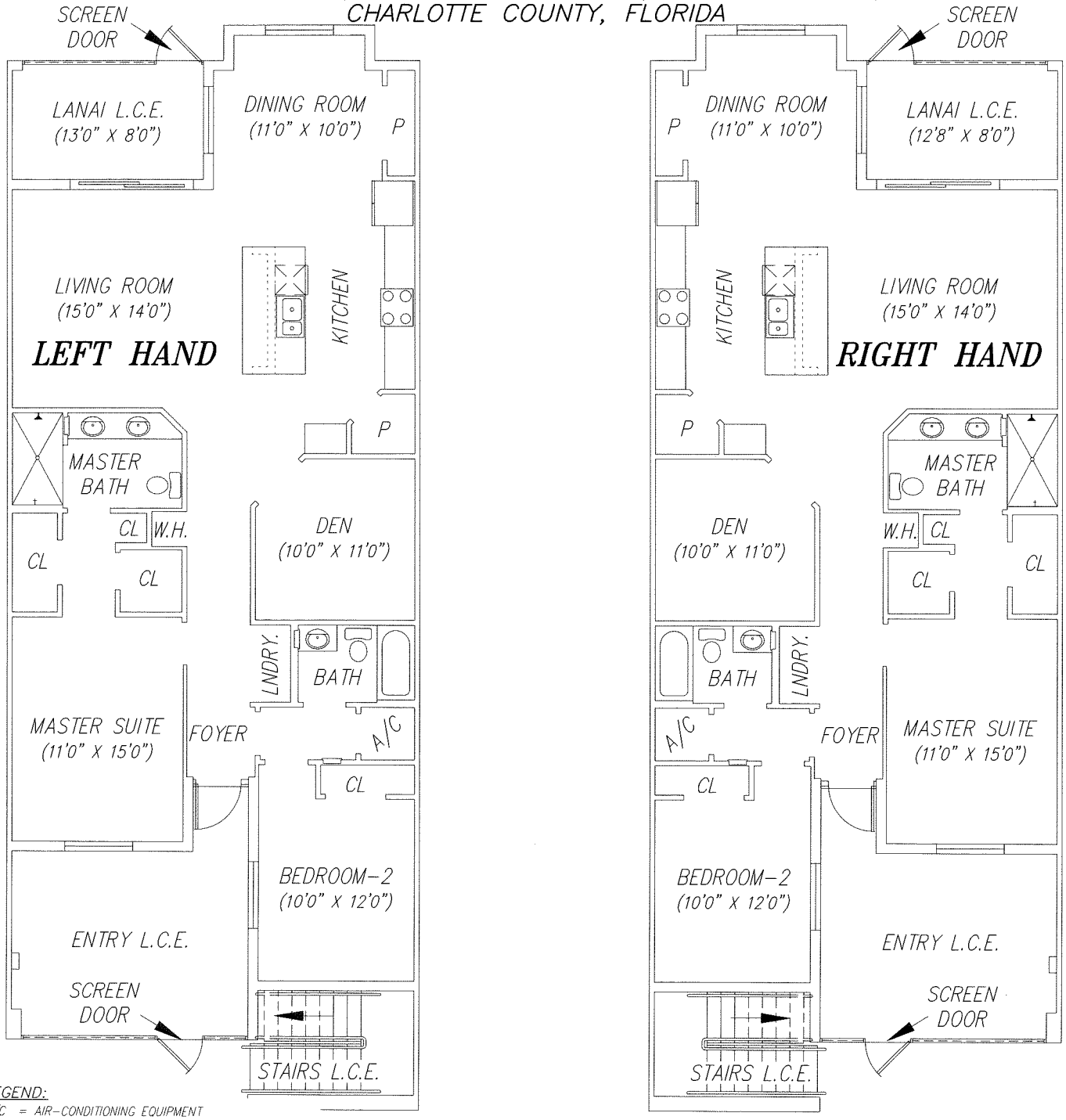

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UNIT "D" FLOOR PLAN
FIRST FLOOR
BUILDING 11

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VERANDA I AT BABCOCK NATIONAL, A PHASE CONDOMINIUM-PHASE II
CHARLOTTE COUNTY, FLORIDA

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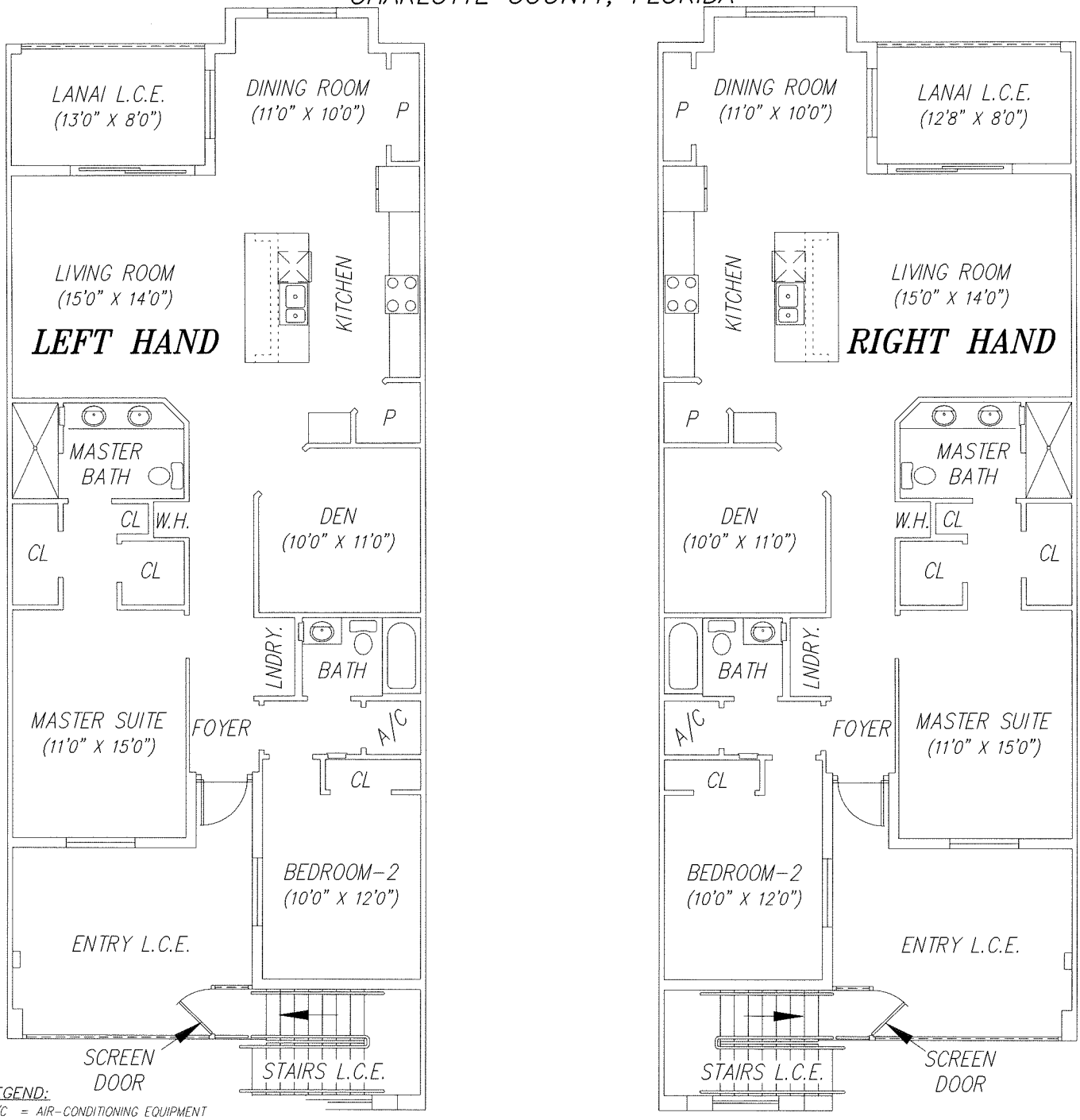

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