ROGER D. EATON, CHARLOTTE COUNTY CLERK OF CIRCUIT COURT, PAGE: 1 OF 13
INSTR #: 3178069 Doc Type: RES, Recorded: 11/29/2022 at 12:09 PM
RECORDING $112.00 ERECORDED

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 III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM

This Amendment to that certain Declaration of Condominium for Terrace III at Babcock National, a Phase Condominium, recorded as Instrument #3090284, 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 III at Babcock National, a Phase Condominium, recorded as Instrument #3090284, of the Public Records of Charlotte County, Florida (the "original Declaration"), creating Terrace III 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 6, 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 1/60th 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 III at Babcock National, a Phase condominium, to be executed by its duly authorized officer this 3rd day of November, 2022.

WITNESSES:

Witness
Print name: Jessica Martin

Witness
Print name: Tammy Kenner

LENNAR HOMES, LLC,
a Florida limited liability company

Print name: Dann McMurray
Title: VP

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was executed before me, by means of ☒ physical presence or ☐ online notarization, this 3rd day of November, 2022, by Dann McMurray as VP 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.

Notary Public Signature

LYNNE TILLMAN
Notary Public-State of Florida
Commission # GG 957186
My Commission Expires
February 11, 2024

(NOTARY SEAL)

Lynne Tillman

CERTIFICATE OF SURVEYOR
AS TO PHASE II OF TERRACE III 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 III 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 28th, day of November, 2022.

MY COMMISSION EXPIRES:

Notary Public

NATALIE FIGLEY
MY COMMISSION # HH 216097
EXPIRES: January 12, 2026

Natalie Figley
Printed Name

TERRACE III 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 29, 2022, 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.

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.

PHASE II CONTAINS: 0.81 ACRES, MORE OR LESS.

DATE OF LAST FIELD WORK: 11-25-2022.
(BUILDING 6, PHASE II, SUBSTANTIAL COMPLETION).

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.

SEE SHEET 2 OF 10 FOR PHASE II CONDOMINIUM SURVEY.
SEE SHEETS 3 OF 10 FOR PHASE II LEGAL DESCRIPTION.

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
L.B.	INDICATES LICENSED BUSINESS
P.O.B.	INDICATES POINT OF BEGINNING
D.E.	INDICATES DRAINAGE EASEMENT (P)
L.C.E.	INDICATES LIMITED COMMON ELEMENT
P.O.C.	INDICATES POINT OF COMMENCEMENT
L1	INDICATES LINE 1 OF THE LINE TABLE
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT (P)
521	INDICATES UNIT NUMBER 521 OF PHASE
A/C	INDICATES AIR CONDITIONER UNITS (L.C.E.)
C1	INDICATES CURVE 1 OF THE CURVE TABLE
U.E.	INDICATES UTILITY EASEMENT RECORDED IN O.R. 4628, PAGE 1228, P.R.C.C.
A.E.	INDICATES ACCESS EASEMENT RECORDED IN O.R. 4628, PAGE 1205, P.R.C.C.
P.E.	INDICATES PARKING EASEMENT RECORDED IN O.R. 4628, PAGE 1214, P.R.C.C.
●	INDICATES FOUND OR SET 5/8" IRON ROD "BANKS ENG LB 6690"
▲	INDICATES FOUND OR SET NAIL & DISK "BANKS ENG LB 6690"
L.M.E.	INDICATES LAKE MAINTENANCE EASEMENT (P)
T.C.U.E.	INDICATES TOWN AND COUNTRY UTILITY EASEMENT
P.R.C.C.	INDICATES PUBLIC RECORDS OF CHARLOTTE COUNTY
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
P511	INDICATES ASSIGNED COVERED PARKING SPACE FOR UNIT 511 (L.C.E.)
NE#1	INDICATES NORTHING & EASTING POINT 1 OF THE COORDINATE TABLE

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: 11-28-2022

- 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.

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
SURVEY LICENSE # LB 6690

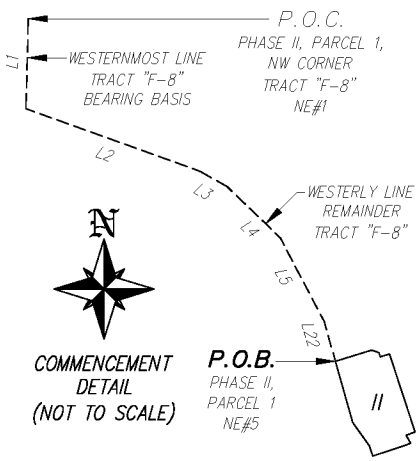
WWW.BANKSENG.COM

NOTES AND CERTIFICATION
TERRACE III 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	T3-BN-DWG		AMV	AMV	N/A	1	10	29-42-26

TERRACE III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE II

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



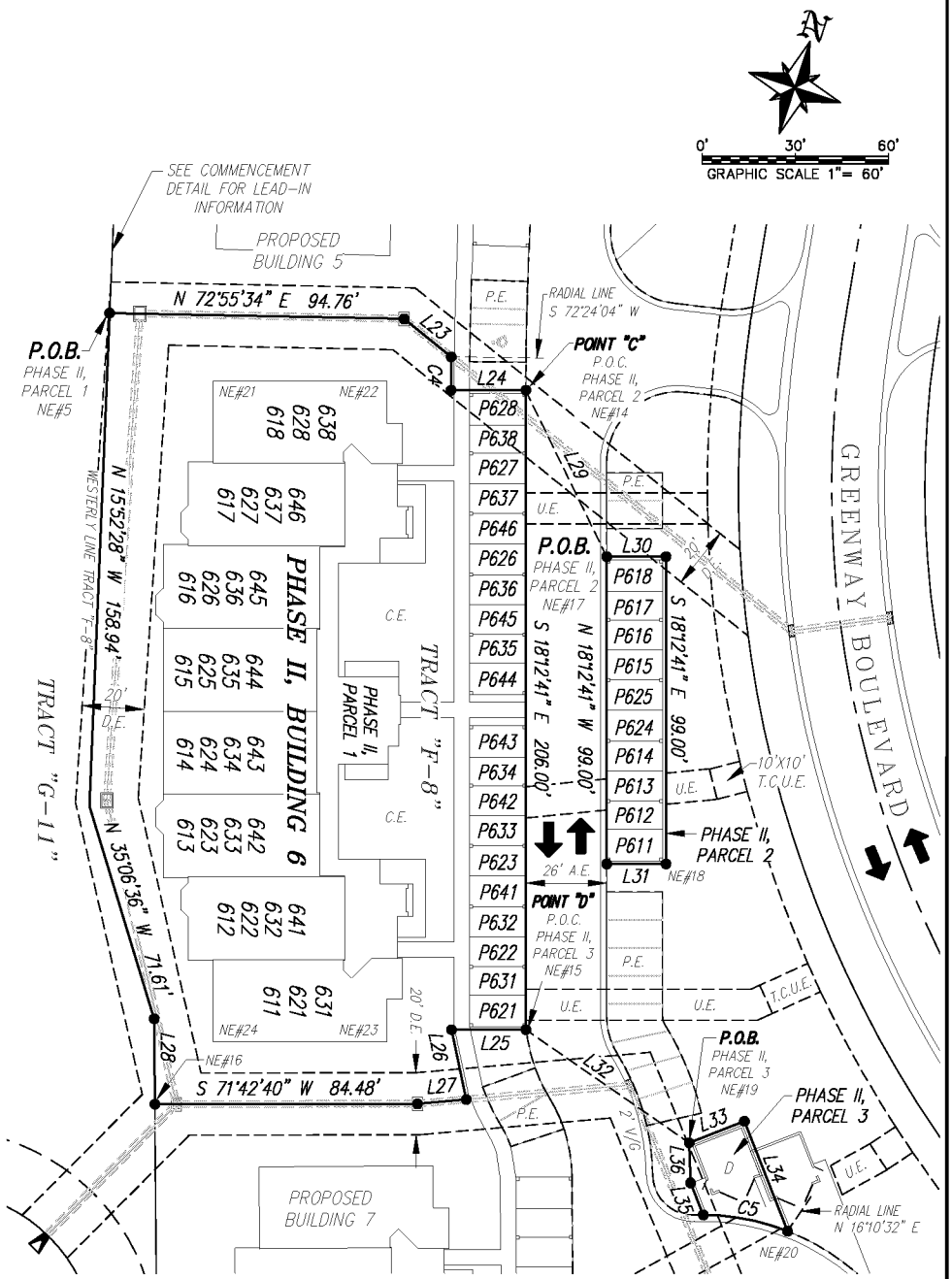
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°25'56" W	224.95'
L2	S 70°13'36" E	464.24'
L3	S 60°07'13" E	75.89'
L4	S 46°01'37" E	184.76'
L5	S 27°39'49" E	235.76'
L22	S 15°52'28" E	258.38'
L23	S 69°19'21" E	19.48'
L24	N 71°47'19" E	24.10'
L25	S 71°47'19" W	23.91'
L26	S 30°03'45" E	22.98'
L27	S 66°48'56" W	15.78'
L28	N 18°40'14" W	27.49'
L29	S 44°10'12" E	59.40'
L30	N 71°47'19" E	19.10'
L31	S 71°47'19" W	19.10'
L32	S 73°29'08" E	63.97'
L33	N 50°19'57" E	19.04'
L34	S 39°40'03" E	38.02'
L35	N 39°40'03" W	11.09'
L36	N 20°13'38" W	12.90'

COORDINATE TABLE

POINT	NORTHING	EASTING
1	895861.77	740921.79
5	894856.42	741731.93
14	894874.47	741867.00
15	894678.99	741931.31
16	894618.91	741825.39
17	894831.87	741908.39
18	894743.80	741957.47
19	894660.81	741992.64
20	894643.70	742031.57
21	894846.01	741770.36
22	894863.51	741823.56
23	894661.50	741890.02
24	894644.00	741836.83

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



NOTE:

SEE SHEET 1 OF 10 FOR LEGEND.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C4	1024.10'	00°36'03"	10.74'	10.74'	S 17°53'57" E
C5	76.00'	20°55'58"	27.77'	27.61'	S 82°39'24" W

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
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

PHASE II CONDOMINIUM SURVEY
TERRACE III 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	T3-BN-DWG		AMV	AMV	1" = 60'	2	10	29-42-26

TERRACE III 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 III 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, RECORDED IN 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:

AND
PHASE II, PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "F-8"; THENCE S 01°25'56" W ALONG THE WESTERNMOST LINE OF SAID TRACT FOR FOR 224.95 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT; THENCE CONTINUE ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE S 70°13'36" E FOR 464.24 FEET; (2) THENCE S 60°07'13" E FOR 75.89 FEET; (3) THENCE S 46°01'37" E FOR 184.76 FEET; (4) THENCE S 27°39'49" E FOR 235.76 FEET; (5) THENCE S 15°52'28" E FOR 258.38 FEET TO THE **POINT OF BEGINNING**; THENCE N 72°55'34" E FOR 94.76 FEET; THENCE S 69°19'21" E FOR 19.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,024.10 FEET, TO WHICH POINT A RADIAL LINE BEARS S 72°24'04" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°36'03" FOR 10.74 FEET; THENCE N 71°47'19" E FOR 24.10 FEET TO **POINT "C"**; THENCE S 18°12'41" E FOR 206.00 FEET TO **POINT "D"**; THENCE S 71°47'19" W FOR 23.91 FEET; THENCE S 30°03'45" E FOR 22.98 FEET; THENCE S 66°48'56" W FOR 15.78 FEET; THENCE S 71°42'40" W FOR 84.48 FEET TO AN INTERSECTION WITH SAID WESTERLY LINE; THENCE N 18°40'14" W ALONG SAID WESTERLY LINE FOR 27.49 FEET; THENCE N 35°06'36" W ALONG SAID WESTERLY LINE FOR 71.61 FEET; THENCE N 15°52'28" W ALONG SAID WESTERLY LINE FOR 158.94 FEET TO THE **POINT OF BEGINNING.**

AND
PHASE II, PARCEL 2:

COMMENCING AT THE AFORESAID POINT "C"; THENCE S 44°10'12" E FOR 59.40 FEET TO THE **POINT OF BEGINNING**; THENCE N 71°47'19" E FOR 19.10 FEET; THENCE S 18°12'41" E FOR 99.00 FEET; THENCE S 71°47'19" W FOR 19.10 FEET; THENCE N 18°12'41" W FOR 99.00 FEET TO THE **POINT OF BEGINNING.**

AND
PHASE II, PARCEL 3:

COMMENCING AT THE AFORESAID POINT "D"; THENCE S 73°29'08" E FOR 63.97 FEET TO THE **POINT OF BEGINNING**; THENCE N 50°19'57" E FOR 19.04 FEET; THENCE S 39°40'03" E FOR 38.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 76.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 03°07'23" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°55'58" FOR 27.77 FEET; THENCE N 39°40'03" W FOR 11.09 FEET; THENCE N 20°13'38" W FOR 12.90 FEET TO THE **POINT OF BEGINNING.**

COMBINED PARCELS CONTAIN: 0.81 ACRES OR 35,198 SQUARE FEET, MORE OR LESS.

SEE SHEET 1 OF 10 FOR SURVEYORS CERTIFICATION AND NOTES.
SEE SHEET 2 OF 10 FOR PAHSE II CONDOMINIUM SURVEY.

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
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

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

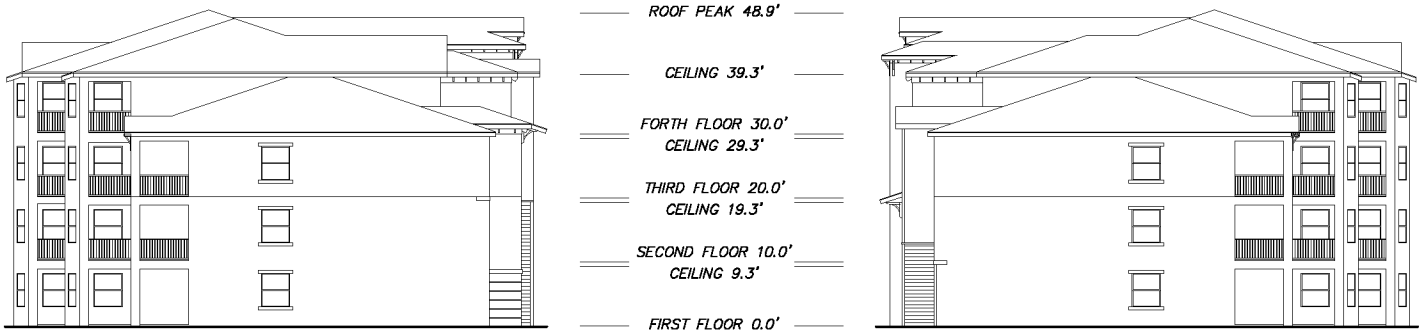
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
01-15-19	8298	T3-BN-DWG		AMV	AMV	N/A	3	10	29-42-26

TERRACE III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE II

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



FRONT ELEVATION

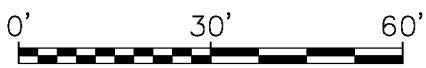


LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION



BUILDING 6

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 6489
SURVEY LICENSE # LB 6690

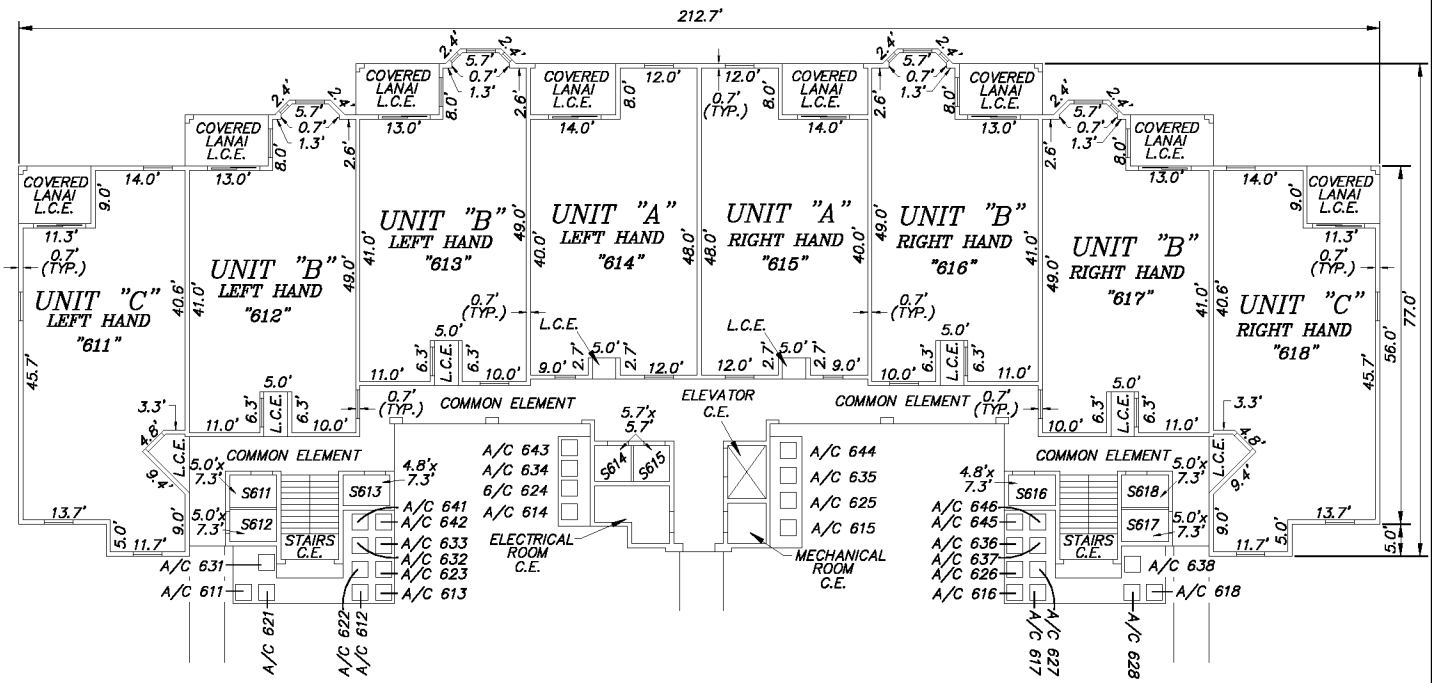
WWW.BANKSENG.COM

ELEVATION PLAN
TERRACE III 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	T3-BN-DWG		AMV	AMV	1"=30'	4	10	29-42-26

TERRACE III 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
A/C = AIR-CONDITION UNIT
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.

BUILDING 6

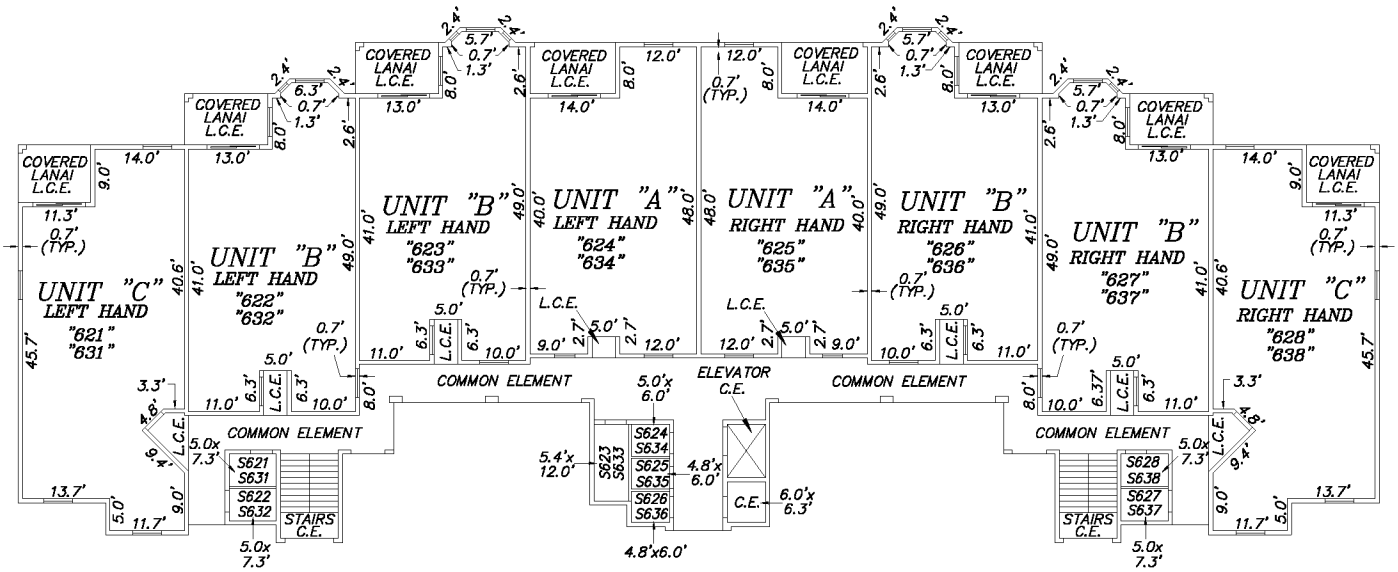
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

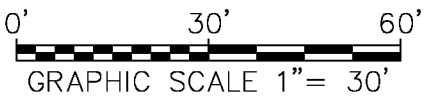
FIRST FLOOR UNIT BOUNDARIES
TERRACE III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE II
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
01-15-19	8298	T3-BN-DWG		AMV	AMV	1"=30'	5	10	29-42-26

TERRACE III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE II

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





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.

BUILDING 6

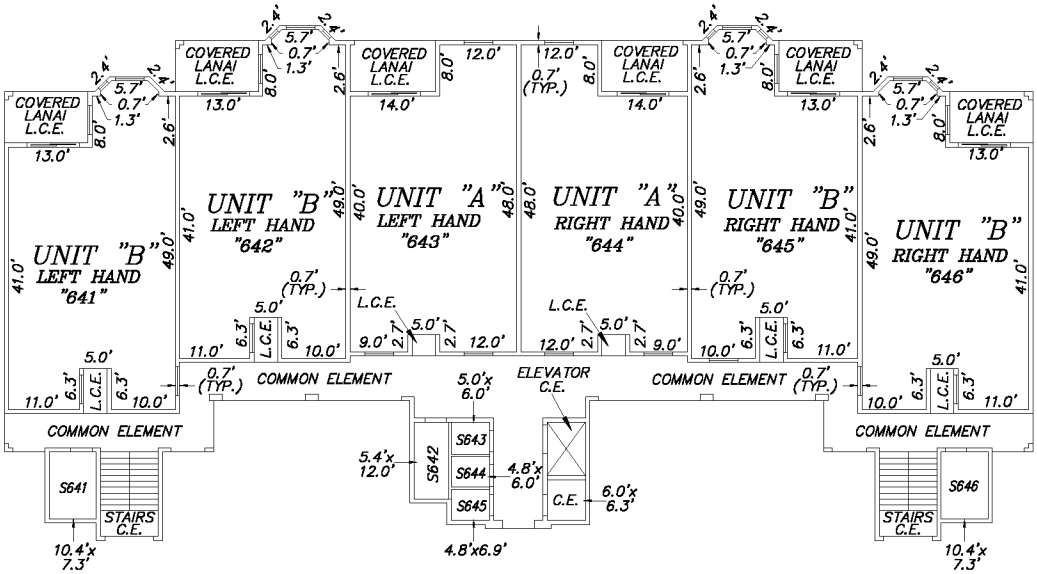
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523
ENGINEERING LICENSE # EB 6489
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

SECOND AND THIRD FLOOR UNIT BOUNDARIES
TERRACE III 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	T3-BN-DWG		AMV	AMV	1"=30'	6	10	29-42-26

TERRACE III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE II

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





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.

BUILDING 6

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 6489
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

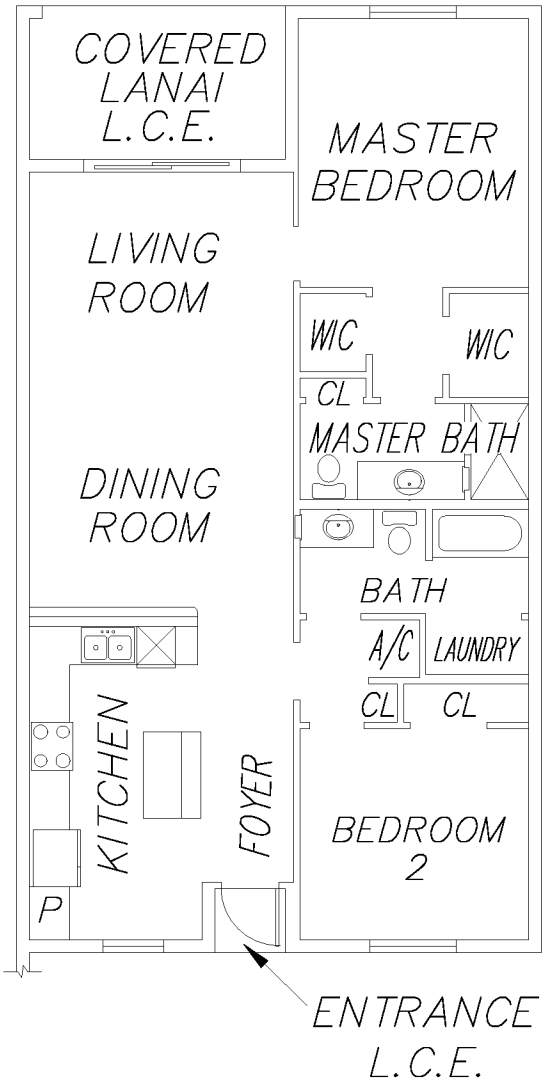
FORTH FLOOR UNIT BOUNDARIES
TERRACE III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE II
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
01-15-19	8298	T3-BN-DWG		AMV	AMV	1"=30'	7	10	29-42-26

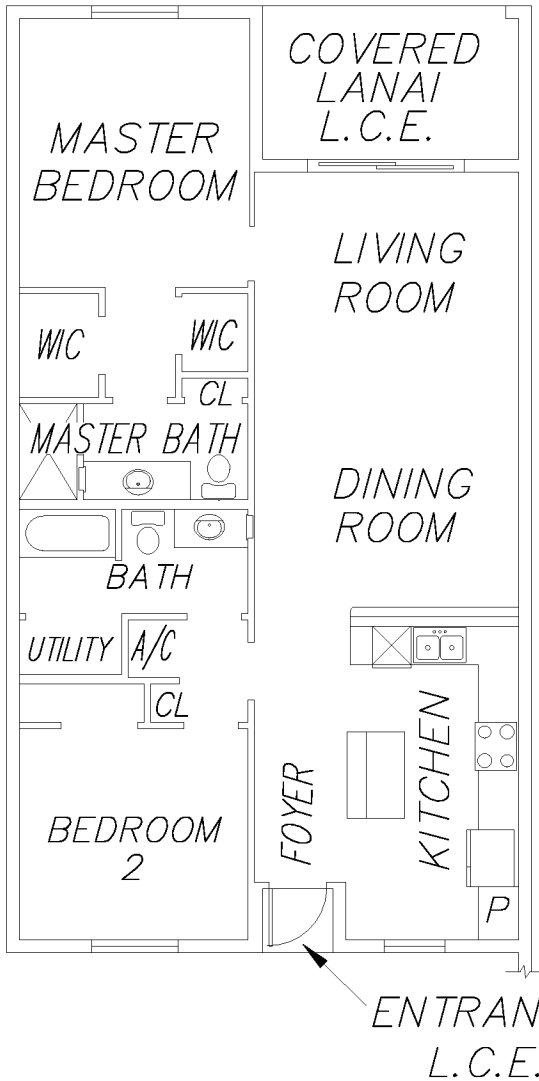
TERRACE III AT BABCOCK NATIONAL, A PHASE CONDOMINIUM, PHASE II

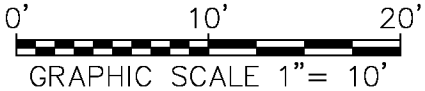
LYING IN
SECTION 29, TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

LEFT HAND



RIGHT HAND





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

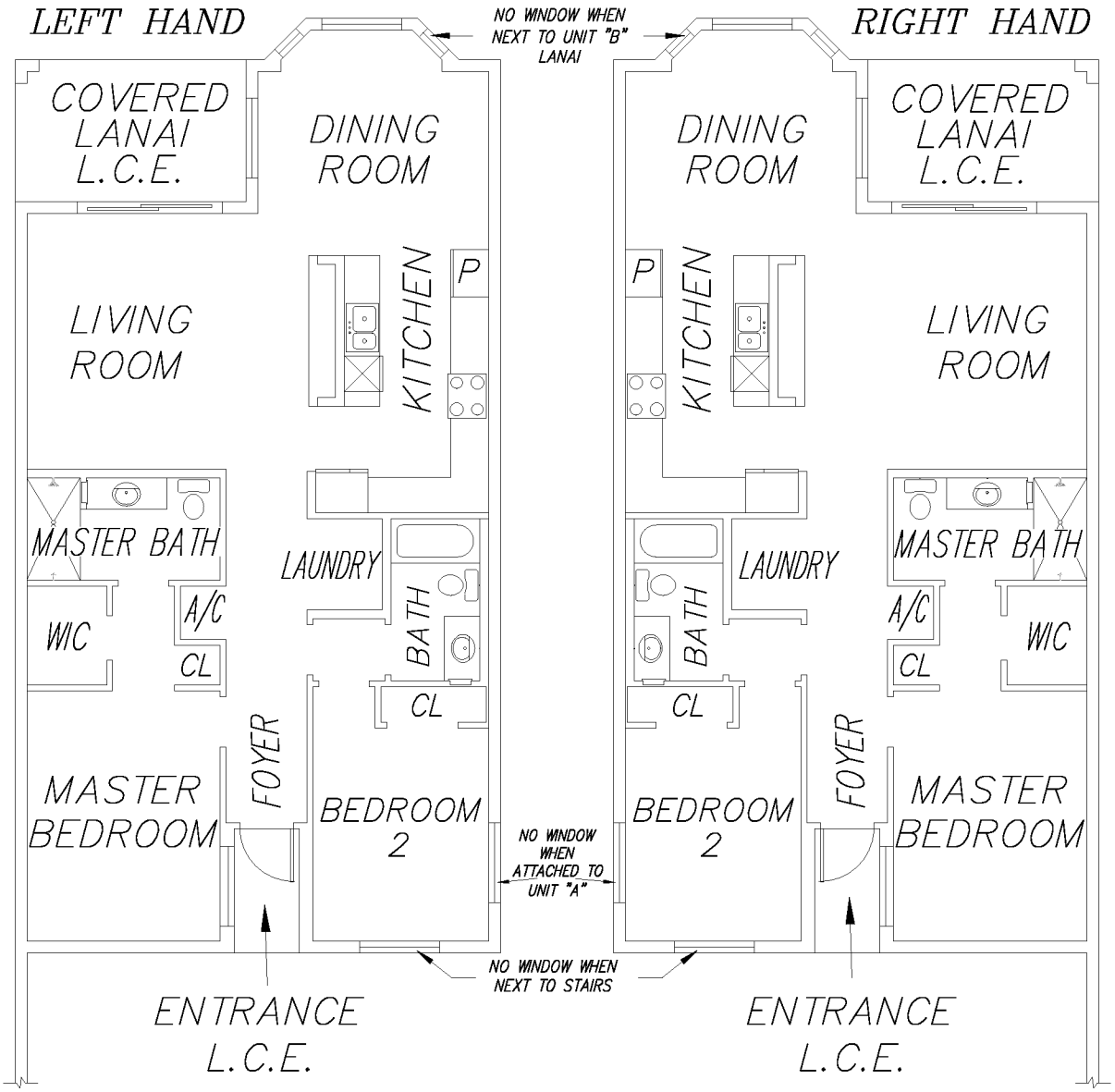
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523
ENGINEERING LICENSE # EB 6489
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

FLOOR PLAN
TERRACE III 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	T3-BN-DWG		AMV	AMV	1"=10'	8	10	29-42-26

TERRACE III 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'

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

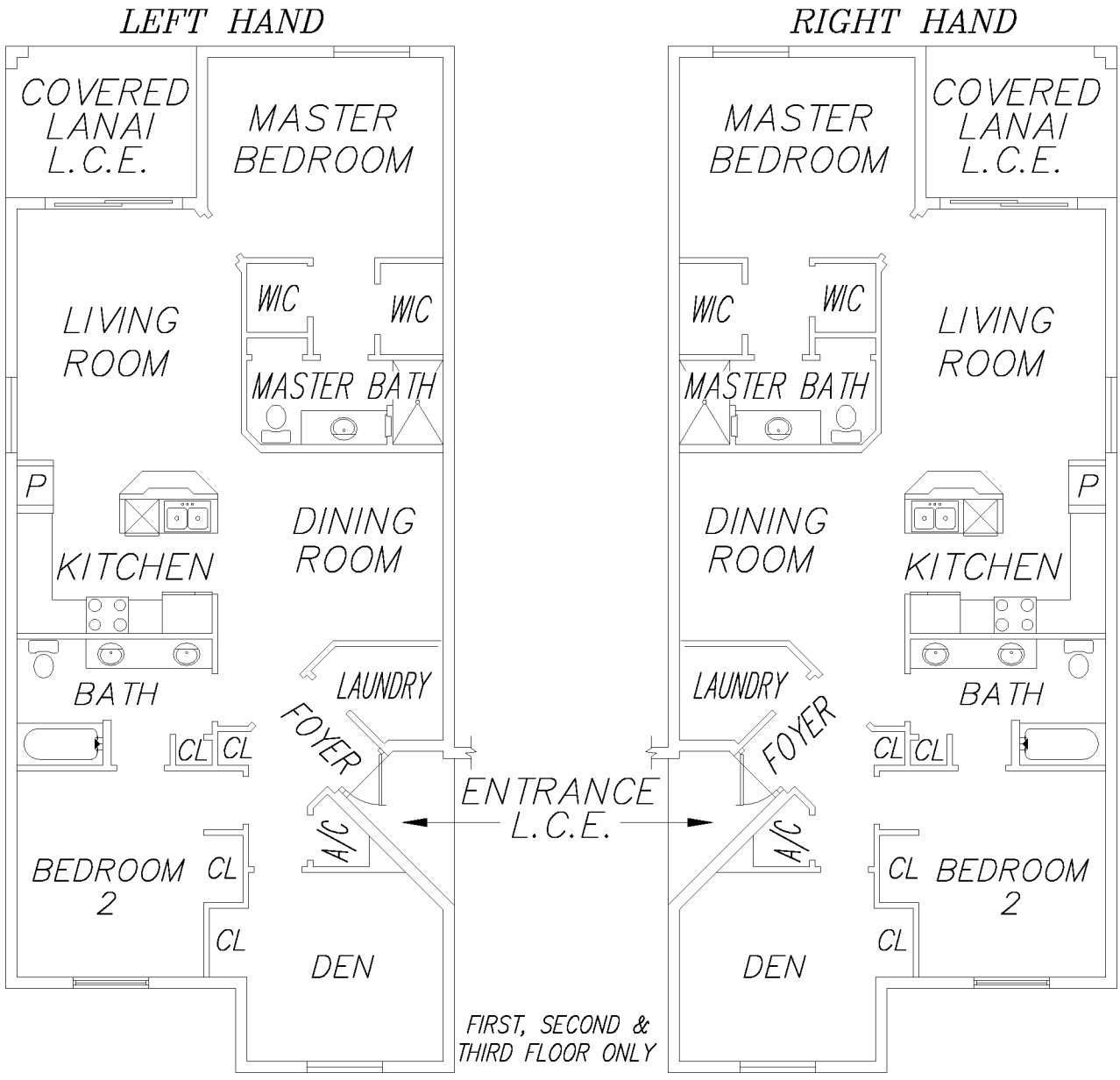
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523
ENGINEERING LICENSE # EB 6489
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

FLOOR PLAN
TERRACE III 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	T3-BN-DWG		AMV	AMV	1"=10'	9	10	29-42-26

TERRACE III 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'

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

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 6489
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

FLOOR PLAN
TERRACE III 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	T3-BN-DWG		AMV	AMV	1"=10'	10	10	29-42-26