

90409792

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
EAGLE'S NEST TOWNHOMES, A CONDOMINIUM
TO ADD PHASE II

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF EAGLE'S NEST TOWNHOMES, A CONDOMINIUM TO ADD PHASE II ("Amendment"), is made this 9th day of October, 1990, by BRICKETTO FLAMINI DEVELOPERS, INC., a Florida corporation ("Developer") as owner of the "Phase II Land" (as hereafter defined).

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976, as amended, ("Act"), Developer has established Eagle's Nest Townhomes, A Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 17245, Page 138, of the Public Records of Broward County, ("County"), Florida; and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership as the initial phase "Phase I"; and also provides for submission to condominium ownership of Phases II and III; and

WHEREAS, Developer desires to add Phase II as part of the Condominium;

NOW, THEREFORE Developer, as the owner in fee simple of the Phase II Land, hereby states and declares:

1. The real property more particularly described in Exhibit A hereto and also described on Exhibit B-2 to the Declaration ("Phase II Land") and the improvements located thereon and all easements and rights appurtenant thereto intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Article 3.8 of the Declaration. The Phase II Land, together with improvements now or hereafter located thereon and all appurtenances thereto intended for use in connection with the Condominium, all as set forth on the Survey, Plot Plan and Graphic Description of Improvements for Phase II (attached hereto as Exhibit "B-2") shall constitute Phase II.

2. This Amendment shall become effective upon recording amongst the Public Records of the County. The effect of this Amendment shall be that Phase II, together with the prior phase(s), shall be, and the same shall constitute, the Condominium.



WILL CALL: ←

Chicago Title Insurance Agency, Inc.

3087 E. COMMERCIAL BOULEVARD • FORT LAUDERDALE, FL 33308
File No. 14153

90 OCT 11 AM 1:56

BK 7830 PG 0759

53.00
7.00
AE

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the date set forth below.

Witnesses:

Pamela S. Moore
Dale R. Bohan

BRICKETTO FLAMINI DEVELOPERS, INC.,
a Florida corporation

BY: Joseph C. Bricketto
JOSEPH C. BRICKETTO, President

Dated: October 9, 1990

(Corporate Seal)

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me, JOSEPH C. BRICKETTO, an officer duly authorized and acting, the President of BRICKETTO FLAMINI DEVELOPERS, INC., to me known to me to be the person who signed the foregoing instrument as such person, and acknowledged the execution thereof to be his free act and deed as such person for the uses and purposes therein mentioned, and he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 9 day of October, 1990.

Pamela S. Moore (Seal)
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



"OFFICIAL NOTARY SEAL"
PAMELA S. MOORE
MY COMM. EXP. 10/19/93

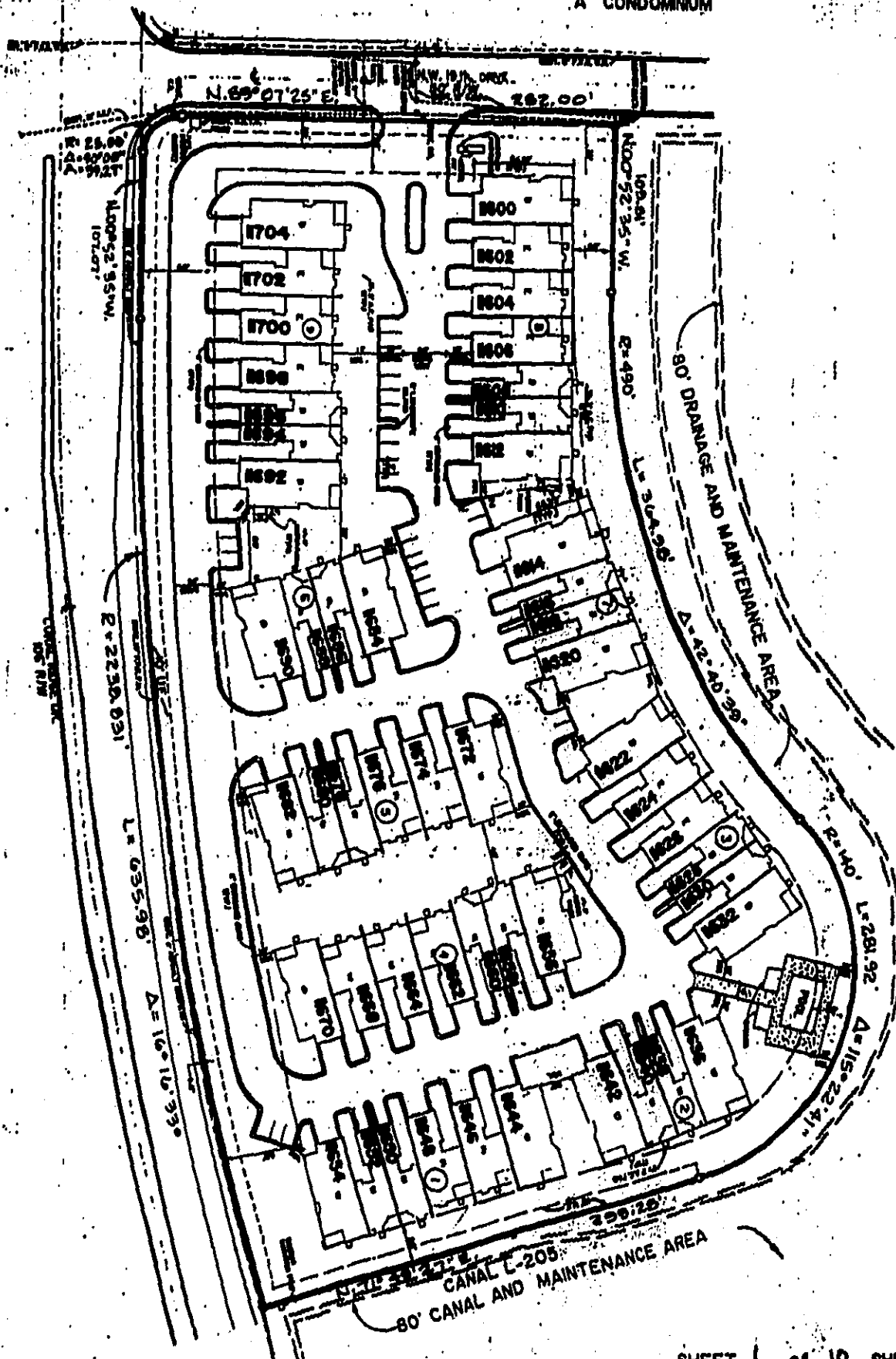
BK 7830PG0760

EXHIBIT A
LEGAL DESCRIPTION
OF
PHASE II LAND

The legal description of the Phase II Land being submitted to condominium ownership by this Amendment is set forth on the Survey, Plot Plan and Graphic Description of Improvements for Phase II which is Exhibit "B-2" to this Amendment.

BK 7830 PG 0761

SITE PLAN EXHIBIT B-2 TO THE DECLARATION OF CONDOMINIUM OF EAGLE'S NEST TOWNHOMES A CONDOMINIUM



BK 17830PG0762

SHEET 1 of 10 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

THE UNDERSIGNED AND BREWER & THIELE CONSULTING ENGINEERS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.



BREWER & THIELE
CONSULTING ENGINEERS, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
(305) 753-8210

SCALE: N.T.S.

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY: /

JOB NO.: 88-12-74

REVISIONS

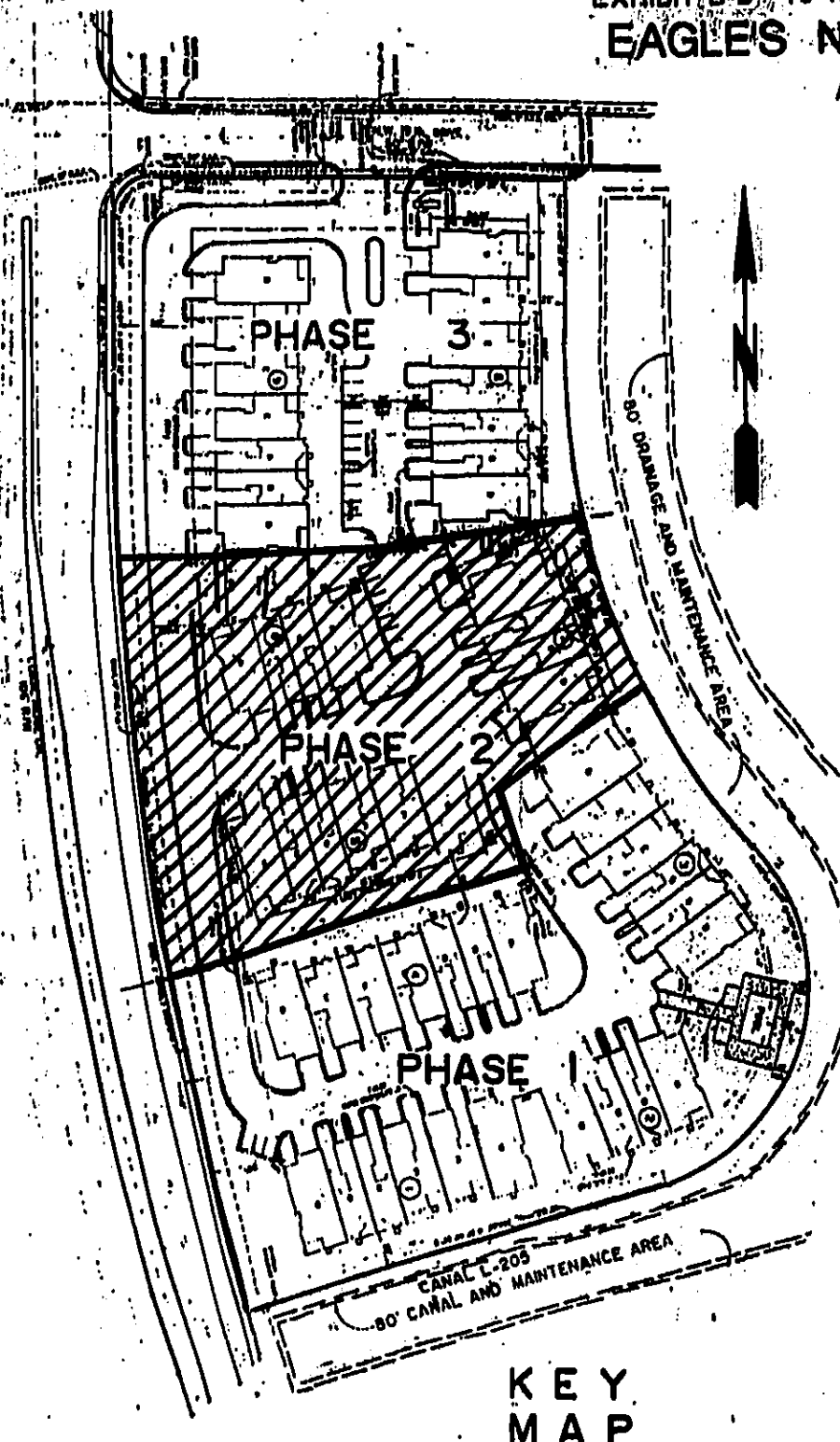
NO.	DATE	BY	CK'D.	F.B./PG.
1	1/15/90	OCO	/	N/A
2	6/15/89	TQ	/	FILE

REVISED EXHIBIT

ADD ADDRESS AND ADDRESS OF CLIENT

BRUNING 40-5000 74426-01

A CONDOMINIUM



BK17830PG0763

SHEET 2 of 12 SHEETS.

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

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(305) 753-8210

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F. B. / PG. : FILE

DRAWN BY: T.Q.

CK'D. BY:

JOB NO.: 88-12-74

REVISIONS

DATE _____

BY

K'D.

FBI/PG

REVISED EXHIBIT

3/15/90

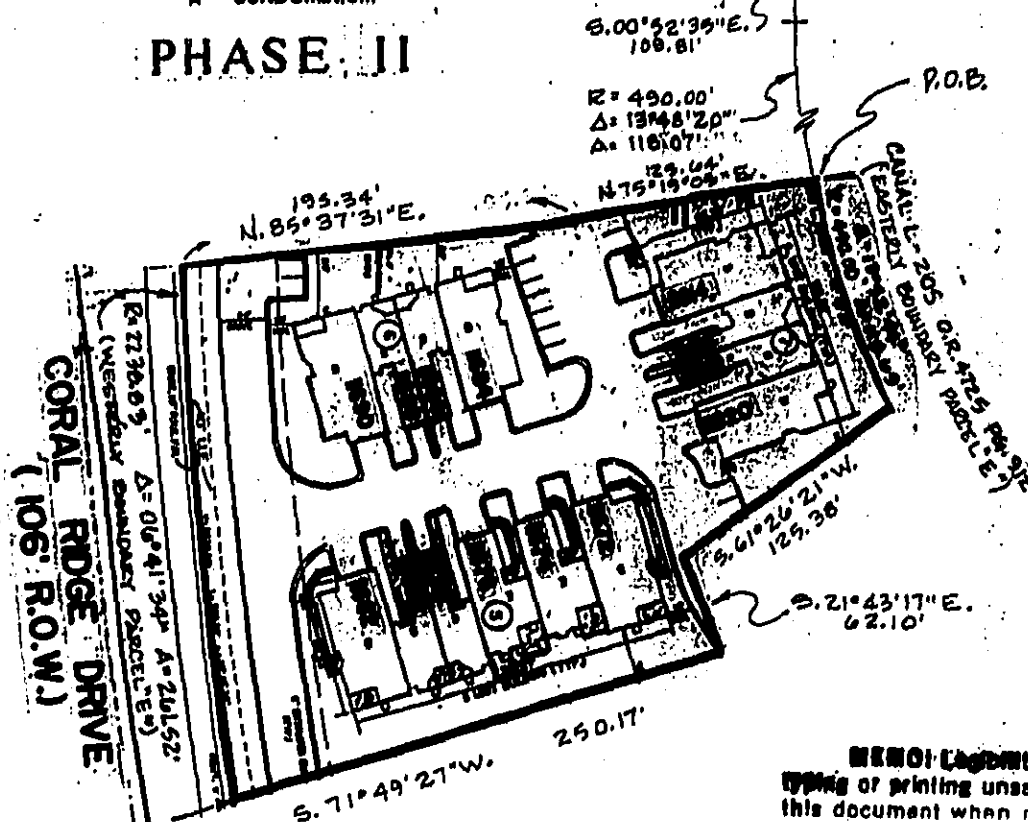
Dec



NA

EXHIBIT B-2" TO THE DECLARATION OF CONDOMINIUM OF EAGLE'S NEST TOWNHOMES

A CONDOMINIUM PHASE II



MEMO: Legibility of writing;
typing or printing unsatisfactory in
this document when microfilmed

DESCRIPTION: PHASE II

A PORTION OF PARCEL E, CYPRESS RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE S. 00° 52' 35" E., A DISTANCE OF 109.81 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 13° 48' 20", AND AN ARC LENGTH OF 118.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, WHOSE RADIUS POINT BEARS N. 75° 19' 05" E.; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 13° 52' 44" AND AN ARC LENGTH OF 118.49 FEET, THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID PARCEL "E" AND THE WESTERLY RIGHT-OF-WAY OF CANAL L-205, AS RECORDED IN OFFICIAL RECORDS BOOK 4725, PAGE 912 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE S. 61° 26' 21" W., A DISTANCE OF 125.38 FEET; THENCE S. 21° 43' 17" E., A DISTANCE OF 62.10 FEET; THENCE S. 71° 49' 27" W., A DISTANCE OF 250.17 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N. 78° 56' 01" E.; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2238.83 FEET, A CENTRAL ANGLE OF 06° 41' 34" AND AN ARC LENGTH OF 261.52 FEET, THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID PARCEL "E", AND THE EASTERLY RIGHT-OF-WAY OF CORAL RIDGE DRIVE; THENCE N. 85° 37' 35" E., A DISTANCE OF 195.34 FEET; THENCE N. 75° 19' 05" E., A DISTANCE OF 125.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

CONTAINING 1.580 ACRES, MORE OR LESS.

CERTIFICATE:

I hereby certify that the attached sketch and description of the above-described property is true and correct to the best of my knowledge and belief, and conforms to the Minimum Technical Standards as adopted by the Board of Land Surveyors (CHS) LH-6.06, Florida Administrative Code), as prepared under my direction in

NOT RECORDED WITH
AN EASEMENT SURVEYOR

Dated: APRIL 4, 1989

Paul E. Brewer
Registered Land Surveyor No. 3240
State of Florida

SHEET 3 of 10 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM
FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

THE UNDERSIGNED AND BREWER & THIELE CONSULTING ENGINEERS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.



CONSULTING ENGINEERS, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
(306) 753-5210

SCALE: N.T.S.

P.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY:

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

P.B./PG.

FINAL AS-BUILT BLDG. #5

9/13/90

360

FILE

REVISED EXHIBIT

8/15/90

DCO

FILE

ADD ADDRESS NOS

6/19/89

TQ

FILE

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

DESCRIPTION:

PARCEL E, CYPRESS RUN, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 83, PAGE 16 OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

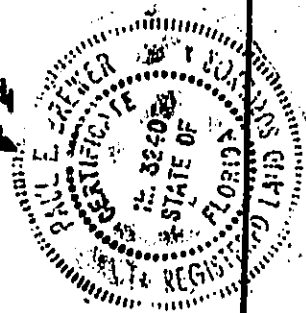
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF
CORAL SPRINGS, BROWARD COUNTY, FLORIDA, CONTAINING
5.850 ACRES, MORE OR LESS.

CERTIFICATION: BUILDINGS

THIS CERTIFICATION, MADE THIS 18TH DAY OF SEPTEMBER, 1990
BY THE UNDERSIGNED SURVEYING FIRM, IS MADE PURSUANT TO
THE PROVISIONS OF SECTION 718.104 (4) (c) OF THE FLORIDA
STATUTES, AS AMENDED, AND IS A CERTIFICATION THAT THE
ATTACHED EXHIBIT "B 2", SHEETS 1 THROUGH 8 IS AN ACC-
URATE REPRESENTATION OF THE IMPROVEMENTS DESCRIBED THERE-
ON, AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS AS
AS-BUILT ARE SO THAT SUCH MATERIALS, TOGETHER WITH
THE WORDING IN THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES, A CONDOMINIUM, RELATING TO
MATTERS OF SURVEYING IS AN ACCURATE REPRESENTATION OF
THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS
DESCRIBED, AND THAT SAID IDENTIFICATION, LOCATION AND
DIMENSIONS OF COMMON ELEMENTS, LIMITED COMMON ELEMENTS,
AND EACH APARTMENT CAN BE DETERMINED FROM THESE MATERIALS.

NOT VALID UNLESS SEALED WITH
AN EMBOSSED SURVEYOR'S SEAL

PAUL R. BREWER
REGISTERED LAND SURVEYOR
NO. 3240
STATE OF FLORIDA



SHEET 4 of 10 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE:

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INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE
INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS,
RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER
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CONSULTING ENGINEERS, INC.
12321 N.W. 35th Street
Coral Springs, FL 33005
(305) 753-5210

SCALE: N/A

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY: *[Signature]*

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

F.B./PG.

FINAL AS-BUILT, CIVIL, P.E.

9/13/90

BGP

[Signature]

FILE

REVISED DIMENSITY DESCRIPTION

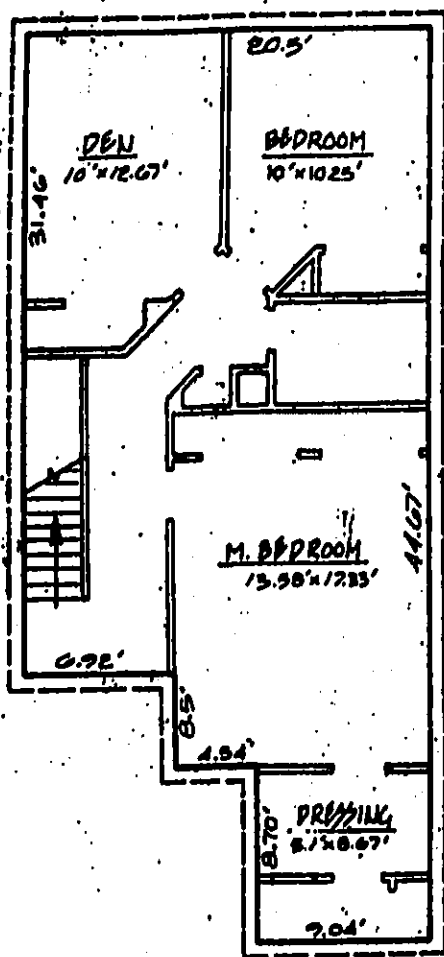
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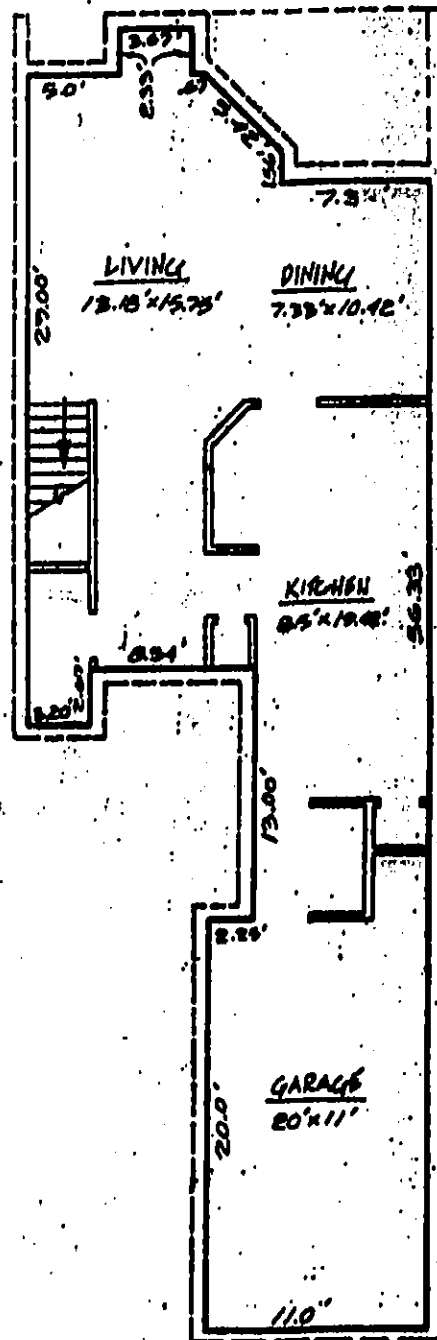
[Signature]

N/A

EXHIBIT B122 TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
 A CONDOMINIUM



SECOND FLOOR



FIRST FLOOR

UNIT B

SCALE: 1" = 10'

NOTE: DIMENSIONS SHOWN WERE TAKEN FROM ARCHITECTURAL PLANS
 PREPARED BY THE DESIGN NETWORK, 7848 WILES RD. CORAL SPRINGS, FL.

SHEET 5 of 10 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM
 FOR

JOSEPH BRICKETTO, INC. of FLORIDA

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CONSULTING ENGINEERS, INC.
 12321 N.W. 35th Street
 Coral Springs, FL 33065
 (305) 753-5210

SCALE: 1" = 10'

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY: *[Signature]*

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

F.B./PG.

REVISED EXHIBIT

3/5/90

110

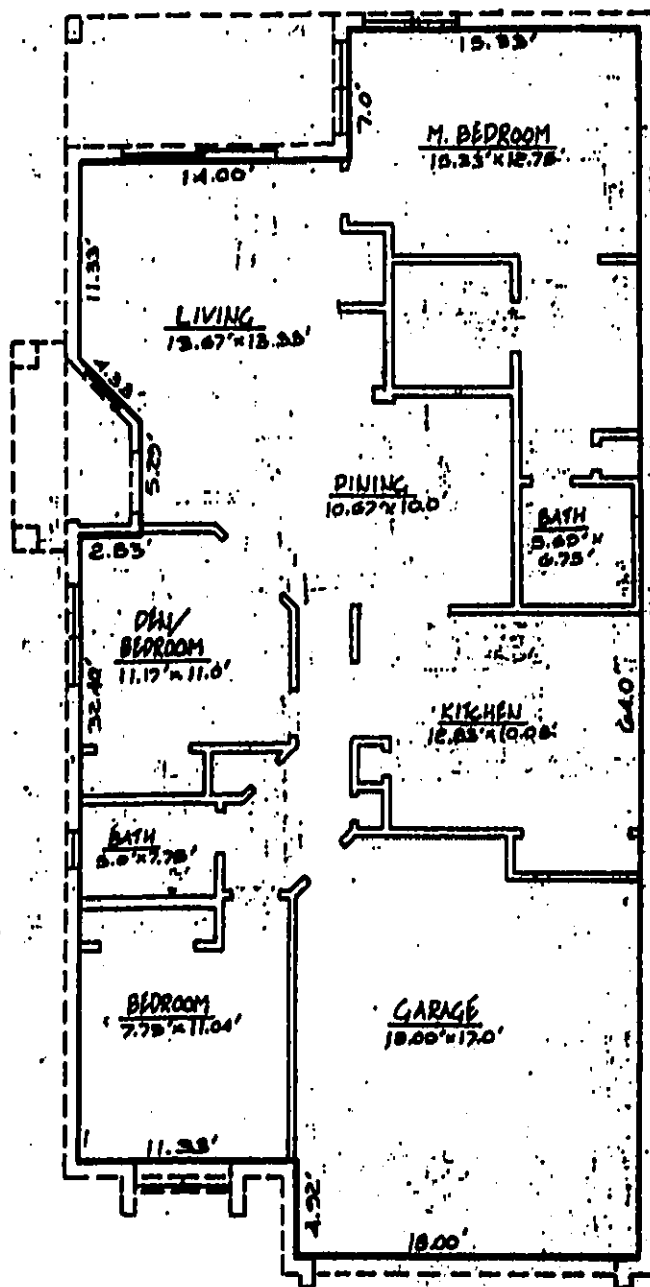
PP

N/A

BRUNING 48-5000 74426-01

BK 17830 PG 0766

EXHIBIT B-27 TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
 A CONDOMINIUM



SCALE: 1" = 10'

UNIT D

NOTE: DIMENSIONS SHOWN WERE TAKEN FROM ARCHITECTURAL PLANS
 PREPARED BY THE DESIGN NETWORK, 7848 WILES RD. CORAL SPRINGS, FL.

SHEET 12 of 10 SHEETS

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM
 FOR

JOSEPH BRICKETTO, INC. of FLORIDA

NOTE

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CONSULTING ENGINEERS, INC.
 12321 N.W. 35th Street
 Coral Springs, FL 33065
 (305) 753-9210

SCALE: 1" = 10'

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY: ☒

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

REVISED

REVISED EXHIBIT

3/15/90

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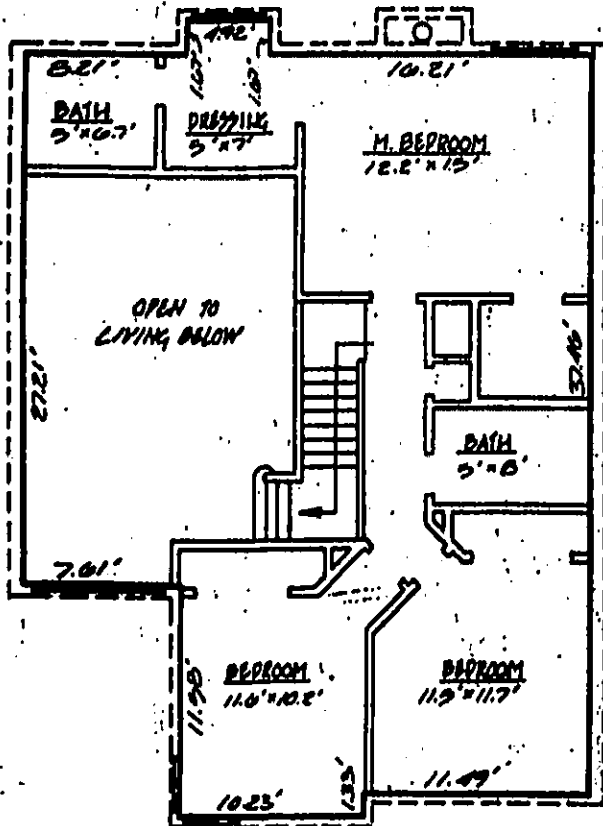
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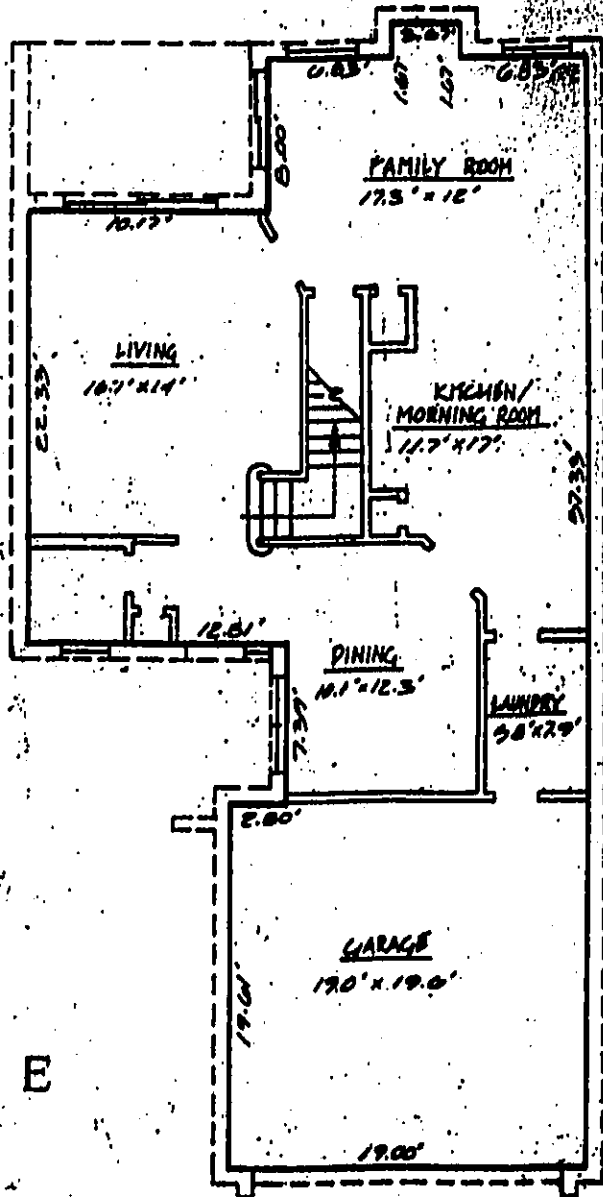
BRUNING 40-5000 74426-01

BRUNING 83070017

**"EXHIBIT B-2" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
A CONDOMINIUM**



SECOND FLOOR



FIRST FLOOR

UNIT E

SCALE: 1" = 10'

NOTE: DIMENSIONS SHOWN WERE TAKEN FROM ARCHITECTURAL PLANS PREPARED BY THE DESIGN NETWORK, 7848 WILES RD., CORAL SPRINGS, FL.

SHEET 7 of 10 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM
FOR
JOSEPH BRICKETTO, INC. of FLORIDA

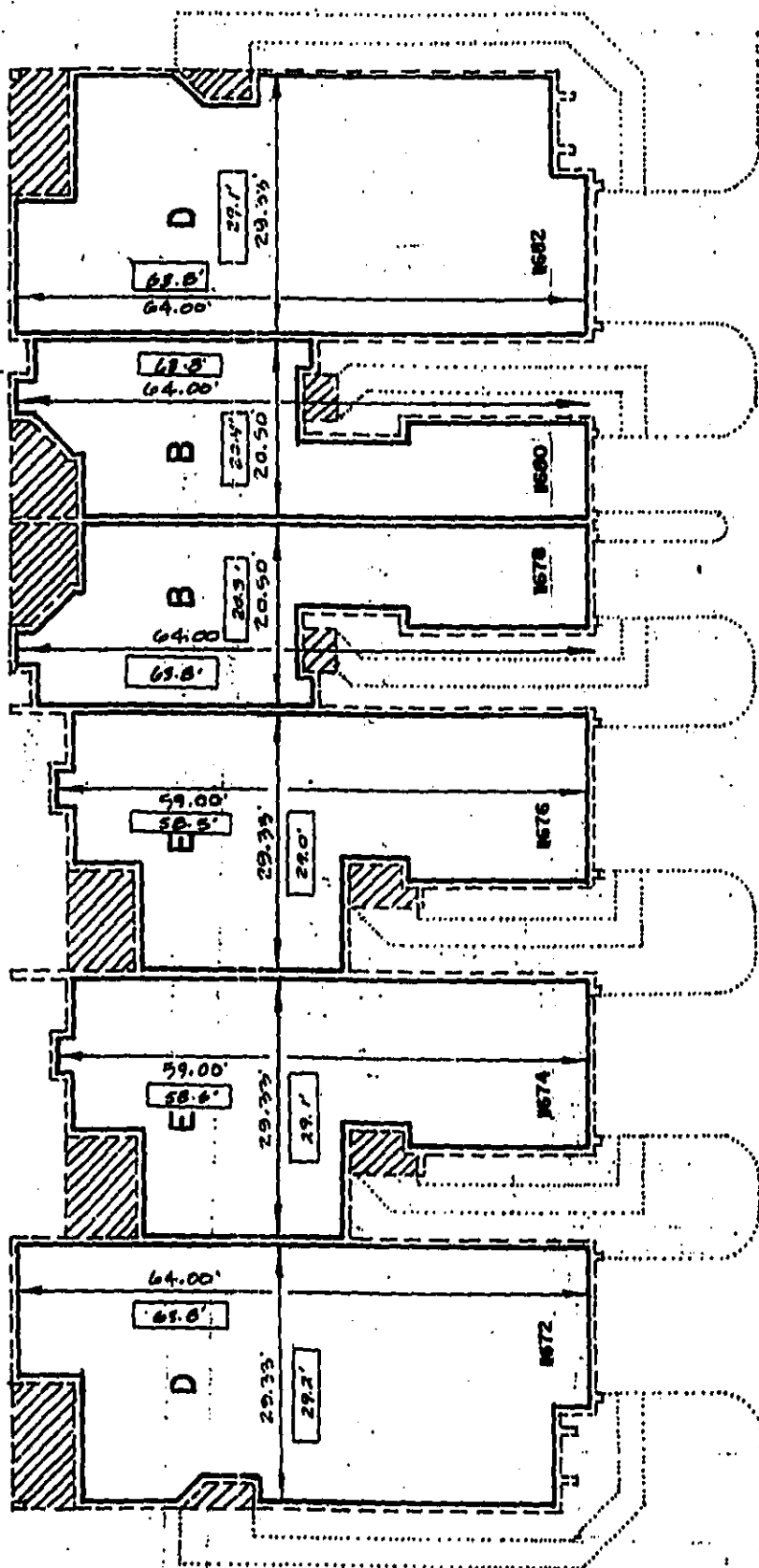
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12321 N.W. 35th Street
Coral Springs, FL 33065
(305) 753-5910

SCALE: 1" = 10'	REVISIONS	DATE	BY	CK'D.	F.B./P.G.
F.B./P.G.: FILE					
DRAWN BY: T.Q.					
CK'D. BY: ☒					
JOB NO. 88-12-74	REVISED EXHIBIT	3/15/90	D10	BTH	N/A

**"EXHIBIT B-2" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
A CONDOMINIUM**



**TYPICAL SIX-UNIT BUILDING
(BUILDING NO. 5)**

UPPER LIMITS OF APARTMENT	25.52	34.08	34.06	34.11	25.71
LOWER LIMITS OF APARTMENT	17.52	12.52	12.52	12.52	12.52

- NOTE:**
- LIMITED COMMON ELEMENT.
 - INDICATES PROPOSED PERIMETRICAL BOUNDARY OF EACH UNIT.
 - INDICATES AS BUILT PERIMETRICAL BOUNDARY OF EACH UNIT.

SHEET 0 of 10 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM
FOR

JOSEPH BRICKETTO, INC. OF FLORIDA

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(305) 753-5210

SCALE: N.T.S.

F.B./P.G.: FILE

DRAWN BY: T.Q.

CK'D. BY: *[Signature]*

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

F.B./P.G.

FINAL AS-BUILT DATA #5

7/13/90

RD

[Signature]

FILE

REVISED EXHIBIT

3/15/90

240

[Signature]

N/A

ADD ADDRESS NOS.

6/19/89

TQ

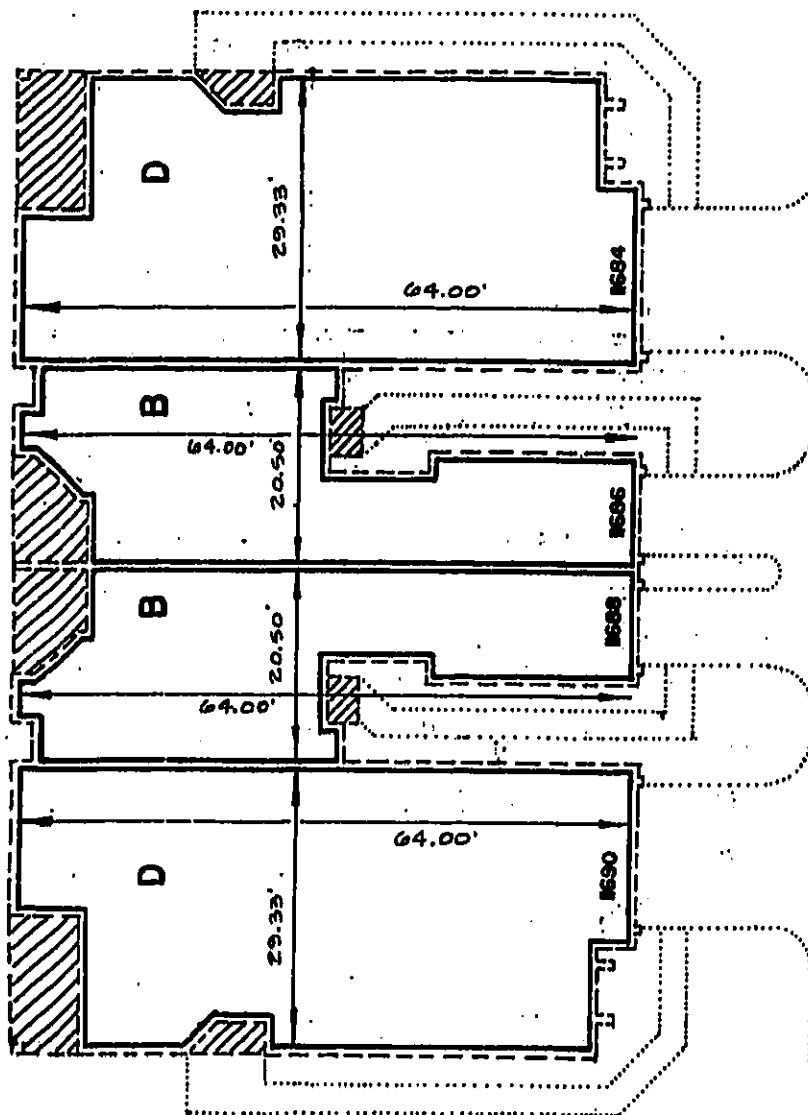
[Signature]

FILE

BRUNING 40-5000 74425-01

BK 17830PG0769

"EXHIBIT B-2" TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
 A CONDOMINIUM



TYPICAL FOUR-UNIT BUILDING
 (BUILDING NO. 6)

UPPER LIMITS OF APARTMENT

LOWER LIMITS OF APARTMENT

NOTE:

— LIMITED COMMON ELEMENT.

— INDICATES PROPOSED PERIMETRICAL BOUNDARY OF EACH UNIT.

— INDICATES AS-BUILT PERIMETRICAL BOUNDARY OF EACH UNIT.

SHEET 9 of 10 SHEETS.

EAGLE'S NEST TOWNHOMES

A CONDOMINIUM

FOR

JOSEPH BRICKETTO, INC. of FLORIDA

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CONSULTING ENGINEERS, INC.
 12321 N.W. 35th Street
 Coral Springs, FL 33086
 (305) 753-9210

SCALE: N.T.S.

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY:

JOB NO.: 88-12-74

REVISIONS

DATE

BY

CK'D.

F.B./PG.

REVISED EXHIBIT

ADD ADDRESS NO. 6.

3/15/90

6/19/89

DGO

TQ

FILE

FILE

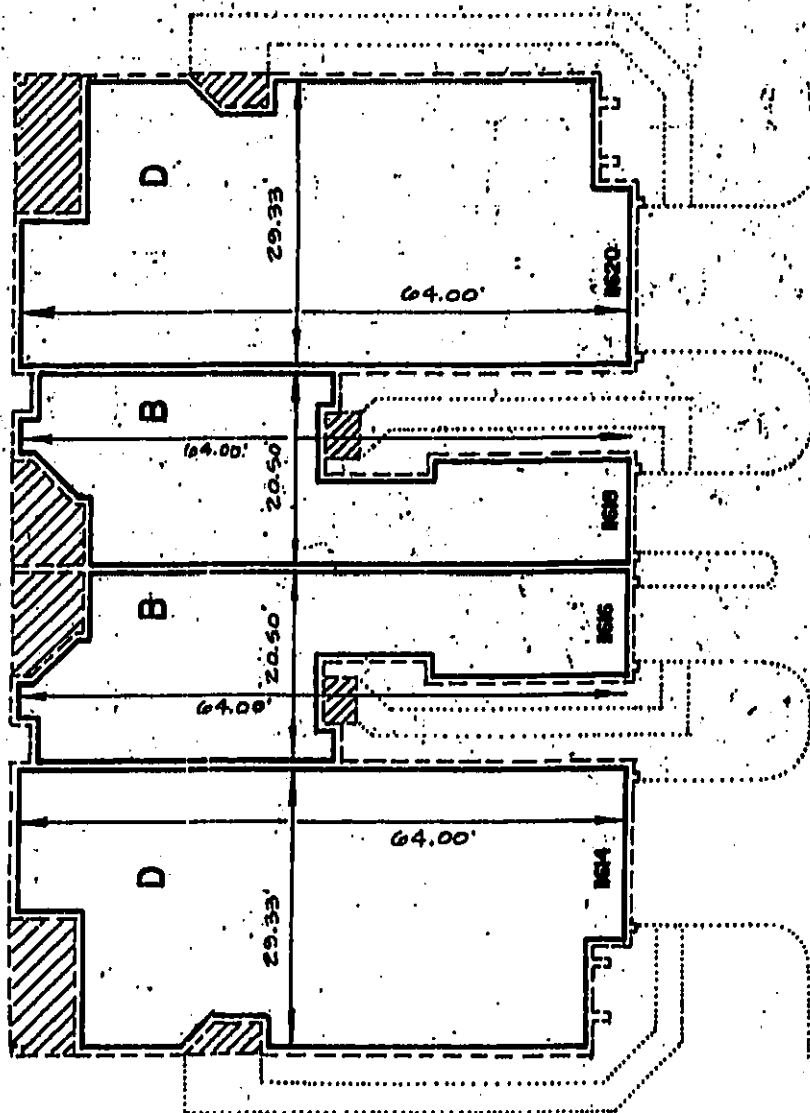
N/A

FILE

BRUNING 40-5000 74426-01

BK17830PG0770

EXHIBIT B-2 TO THE DECLARATION OF CONDOMINIUM OF
EAGLE'S NEST TOWNHOMES
 A CONDOMINIUM



TYPICAL FOUR-UNIT BUILDING
 (BUILDING NO. 7)

UPPER LIMITS OF APARTMENT

LOWER LIMITS OF APARTMENT

NOTE:

- LIMITED COMMON ELEMENT.

- INDICATES PROPOSED PERIMETRICAL BOUNDARY OF EACH UNIT.

- INDICATES AS-BUILT PERIMETRICAL BOUNDARY OF EACH UNIT.

RECORDED IN THE OFFICIAL RECORDS BOOK
 OF BROWARD COUNTY, FLORIDA
L. A. HESTER
 COUNTY ADMINISTRATOR

SHEET 10 of 10 SHEETS.

EAGLE'S NEST TOWNHOMES
 A CONDOMINIUM
 FOR
 JOSEPH BRICCKETTO, INC. of FLORIDA

NOTE:

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CONSULTING ENGINEERS, INC.
 12321 N.W. 35th Street
 Coral Springs, FL 33065
 (305) 763-8210

SCALE: N.T.S.

F.B./PG.: FILE

DRAWN BY: T.Q.

CK'D. BY:

JOB NO.: BB-12-74

REVISIONS

DATE

BY

CK'D.

F.B./P.S.

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 T.Q.

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