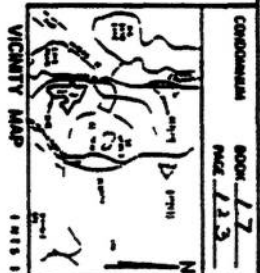


# Cypress Harbour

OR 4263 PG 0451

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87  
**EXHIBIT "A"**



CONDOMINIUM BOOK 17  
 PAGE 133

**INDEX**

1	INDEX AND SANCTIONS CONSTRUCTIONS
2	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
3	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
4	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
5	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
6	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
7	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
8	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
9	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
10	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
11	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
12	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
13	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
14	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
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16	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
17	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
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19	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
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26	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
27	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
28	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
29	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
30	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
31	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"
32	GENERAL PLAN FROM GENERAL NOTES SET SHEET "A"

**NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE FLORIDA BUILDING CODE (FBC).

2. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED SOIL OR ON PILES DRIVEN TO BEDROCK.

3. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU OR EQUIVALENT.

4. ALL ROOFS SHALL BE CONSTRUCTED WITH 2" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

5. ALL INTERIORS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

6. ALL CEILING SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

7. ALL FLOORS SHALL BE FINISHED WITH 1" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

8. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

9. ALL CEILING SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

10. ALL FLOORS SHALL BE FINISHED WITH 1" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

11. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

12. ALL CEILING SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

13. ALL FLOORS SHALL BE FINISHED WITH 1" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

14. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

15. ALL CEILING SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

16. ALL FLOORS SHALL BE FINISHED WITH 1" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

17. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

18. ALL CEILING SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

19. ALL FLOORS SHALL BE FINISHED WITH 1" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

20. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

21. ALL CEILING SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

22. ALL FLOORS SHALL BE FINISHED WITH 1" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

23. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

24. ALL CEILING SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

25. ALL FLOORS SHALL BE FINISHED WITH 1" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

26. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

27. ALL CEILING SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

28. ALL FLOORS SHALL BE FINISHED WITH 1" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

29. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

30. ALL CEILING SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

31. ALL FLOORS SHALL BE FINISHED WITH 1" POLYSTYRENE INSULATION AND 1" GYP BOARD FINISH.

32. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD AND 1/2" JACOBOARD FINISH.

DATE: **FEB. 13 1991**

BY: *[Signature]*



**FEB. 13 1991**

*[Signature]*

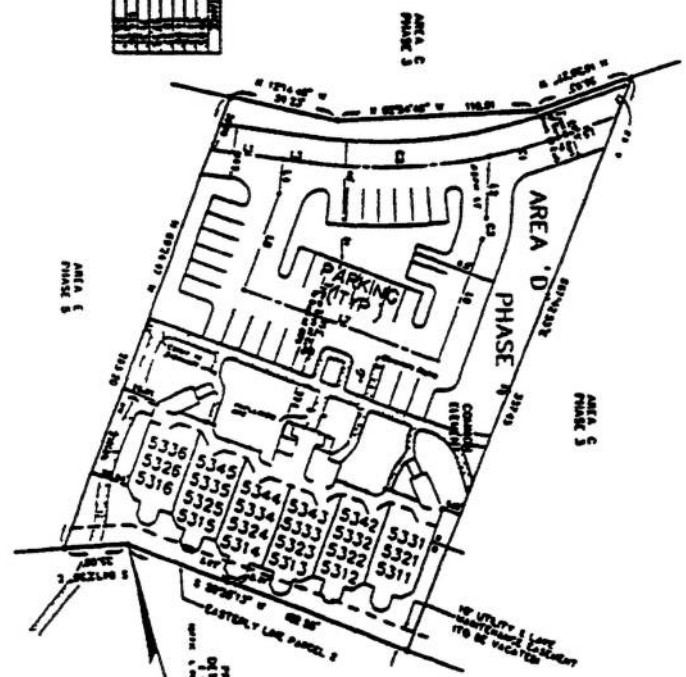
**DYER MIDDLE MILLS & PERICOURT INC.**  
 1100 S. W. 10th St.  
 Ft. Lauderdale, FL 33304  
 (305) 555-1234

SHEET 1 OF 32

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2, PLAT BOOK 12, PAGES 81 THROUGH 87

**EXHIBIT "A"**  
 AREA "D"  
 PHASE 4

PHASE 4  
 AREA "D"  
 PHASE 4  
 THIS PLAN IS A PART OF THE SUBDIVISION MAP FOR THE CYPRESS HARBOUR CONDOMINIUM, PHASE 4, AREA "D", PHASE 4, ORANGE COUNTY, FLORIDA, AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE SUBDIVISION MAP AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THEREON. THIS PLAN IS NOT TO BE CONSIDERED A PART OF THE SUBDIVISION MAP UNLESS IT IS FILED WITH THE COUNTY CLERK OF ORANGE COUNTY, FLORIDA, AND IS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THEREON.



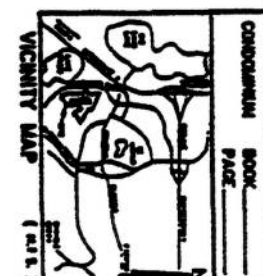
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NOTES:  
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 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PROPOSED  
 OF TRACT AREA 10  
 EASTERNLY CORNER  
 PARCEL 2

DRAWING NO. 91-01  
 P. B. 17 PAGES 81 - 87

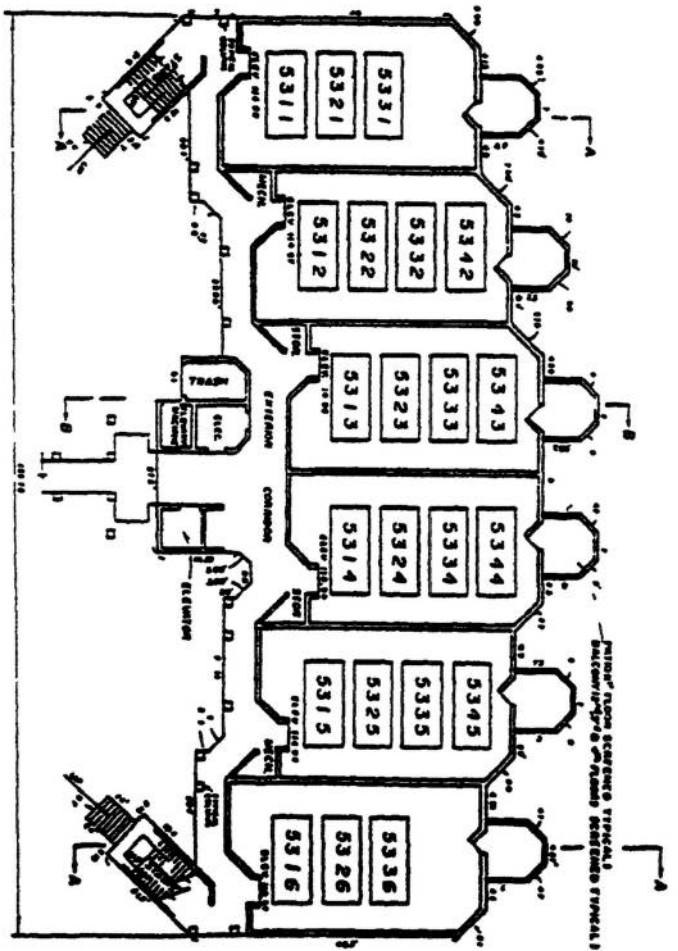
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SHEET 1 OF 2

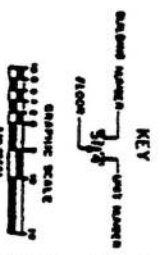
**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2, PLAT BOOK 12, PAGES 89 THROUGH 87  
 EXHIBIT "A"

CONDOMINIUM BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_

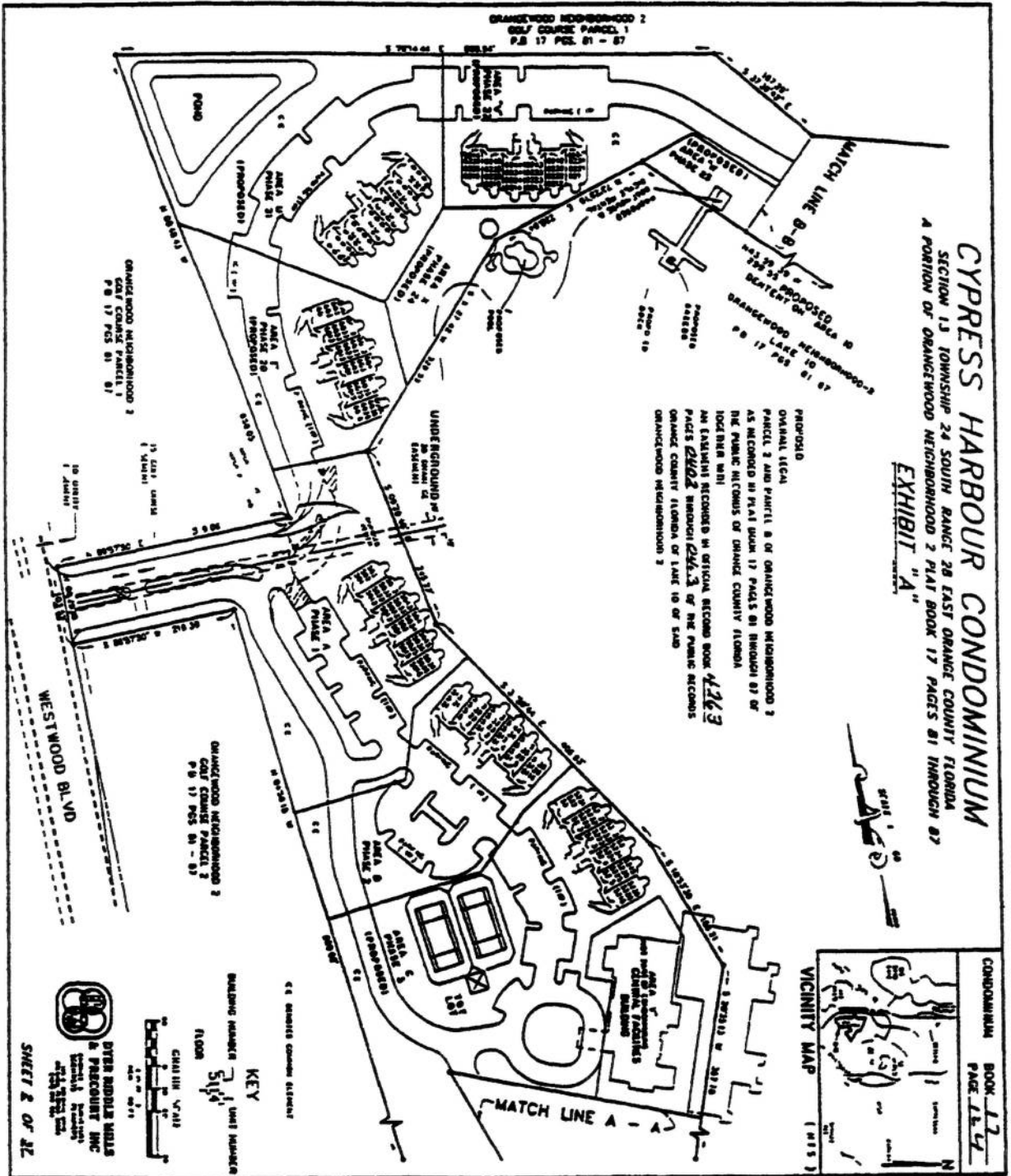


FOUNDATION SURVEY  
 BUILDING NUMBER 53

- NOTES:**
1. All sections investigated for the foundation identify shown herein are in place.
  2. All sections shown herein are based on the use of a 10-inch floor slab and are measured to the center of the slab. The center of the slab is shown. The center of the slab is shown. The center of the slab is shown.
  3. The floor slab is shown in cross-section in cross-section and in plan. The floor slab is shown in cross-section in cross-section and in plan. The floor slab is shown in cross-section in cross-section and in plan.

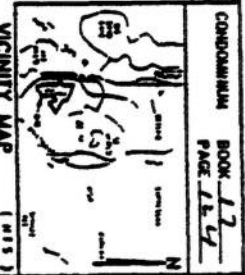


OR 4263 PG 0452



**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87  
**EXHIBIT "A"**

PROPOSED  
 ORIGINAL SITE PLAN  
 PARCEL 3 AND PARCELS 8 OF ORANGEWOOD NEIGHBORHOOD 2  
 AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF  
 THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA  
 TOGETHER WITH  
 AN EXHIBIT RECORDED IN ORIGINAL RECORD BOOK 4263  
 PAGES 812 THROUGH 814.3 OF THE PUBLIC RECORDS  
 ORANGE COUNTY FLORIDA OF DATE 10 OF SAID  
 ORANGEWOOD NEIGHBORHOOD 2

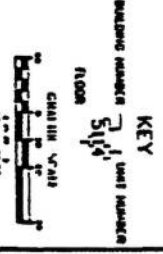


ORANGEWOOD NEIGHBORHOOD 2  
 GOLF COURSE PARCEL 3  
 P.B. 17 PAGES 81 - 83

ORANGEWOOD NEIGHBORHOOD 3  
 GOLF COURSE PARCEL 1  
 P.B. 17 PAGES 81 - 87



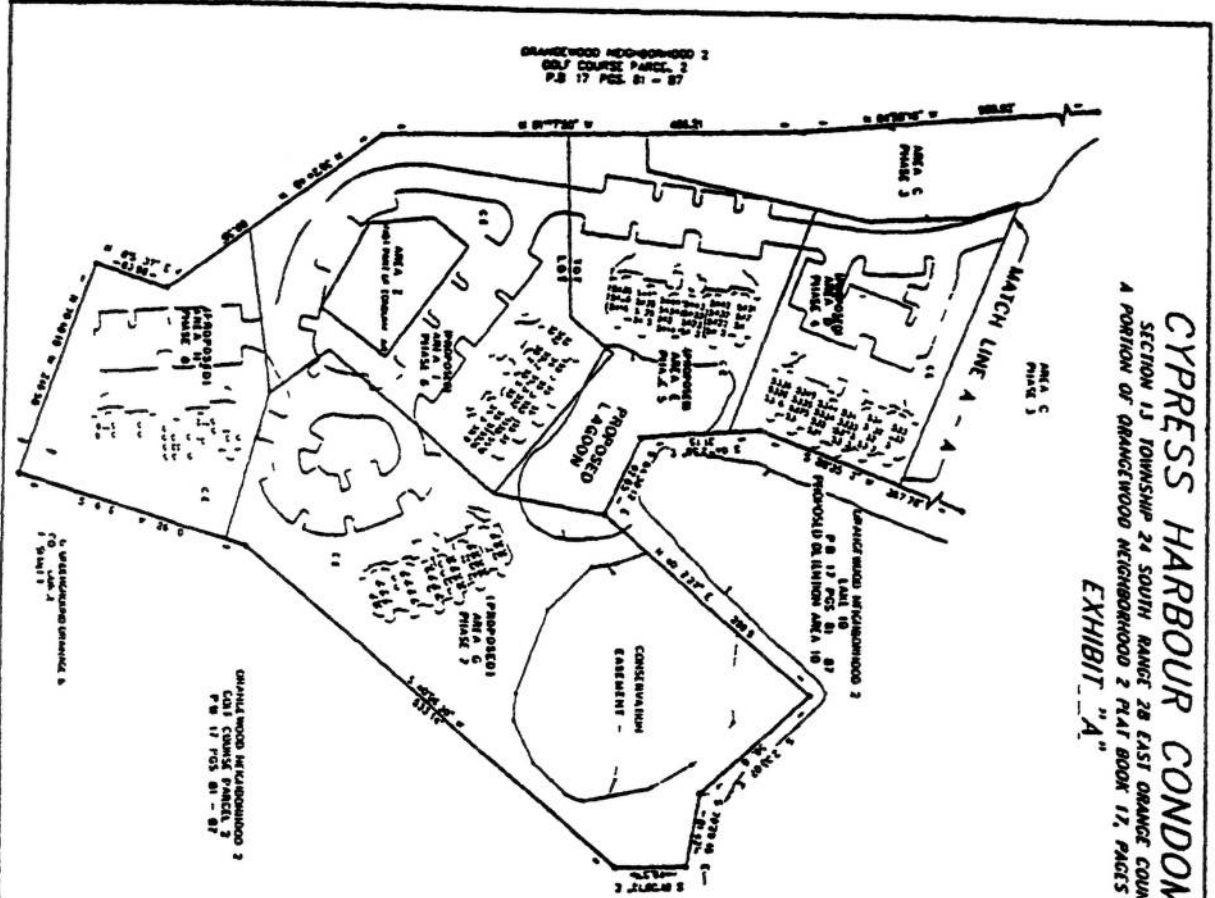
SHEET 2 OF 22



ORANGE COUNTY FLORIDA

04263PG0453

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87  
**EXHIBIT "A"**



CONDOMINIUM	BOOK 17
	PAGE 1E-5
VICINITY MAP (1:12,500)	

1. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
2. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
3. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
4. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
5. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
6. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
7. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
8. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
9. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
10. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
11. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
12. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
13. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
14. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.
15. The area of the subject land consists of the Condominium Tract, Part A, as shown on the plat of the subject land, and is bounded by the common boundaries of the subject land, and the common boundaries of the subject land, and the common boundaries of the subject land.

**KEY**

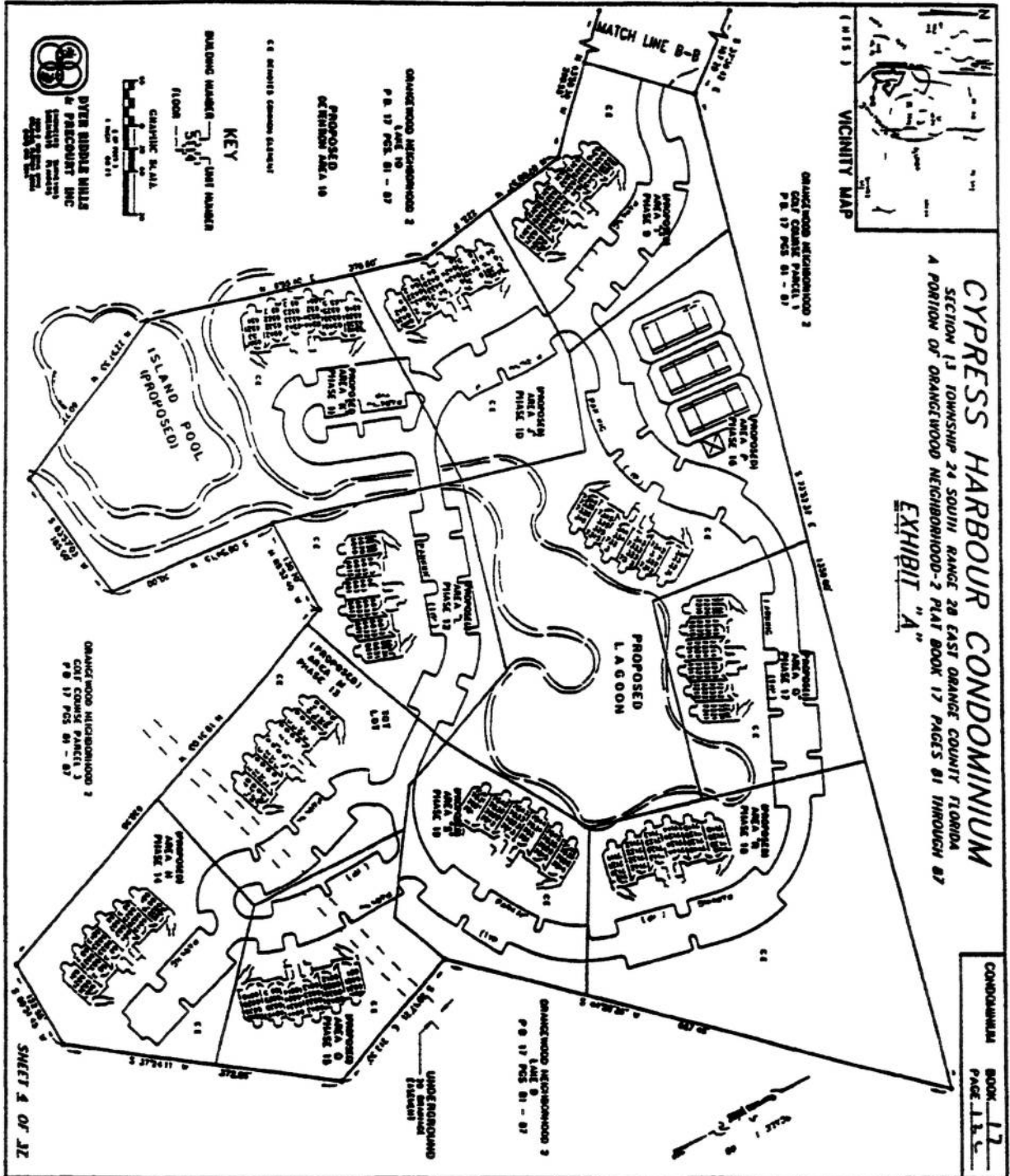
BOUNDARY NUMBER 1 UNIT NUMBER 6

FLOOR 5114

**DYER HIBBLE MILLS**  
**PRECOURT INC.**  
 1111 N. W. 11th St.  
 Ft. Lauderdale, FL 33304

**SHEET 2 OF 32**

OR 4263 PG 0454



**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGECREEK NEIGHBORHOOD-2 PLAT BOOK 17 PAGES 81 THROUGH 87  
**EXHIBIT "A"**

**KEY**

- PROPOSED LOT NUMBER
- EXISTING COMMON ELEMENT
- EXISTING BUILDING
- EXISTING FLOOR
- EXISTING WALL

**DYER BIDDLE HILLS**  
 ARCHITECTURAL & ENGINEERING INC.  
 1001 N.W. 117th Ave., Suite 200  
 Fort Lauderdale, FL 33322  
 (954) 346-1177

CONDOMINIUM BOOK 17  
 PAGE 15c

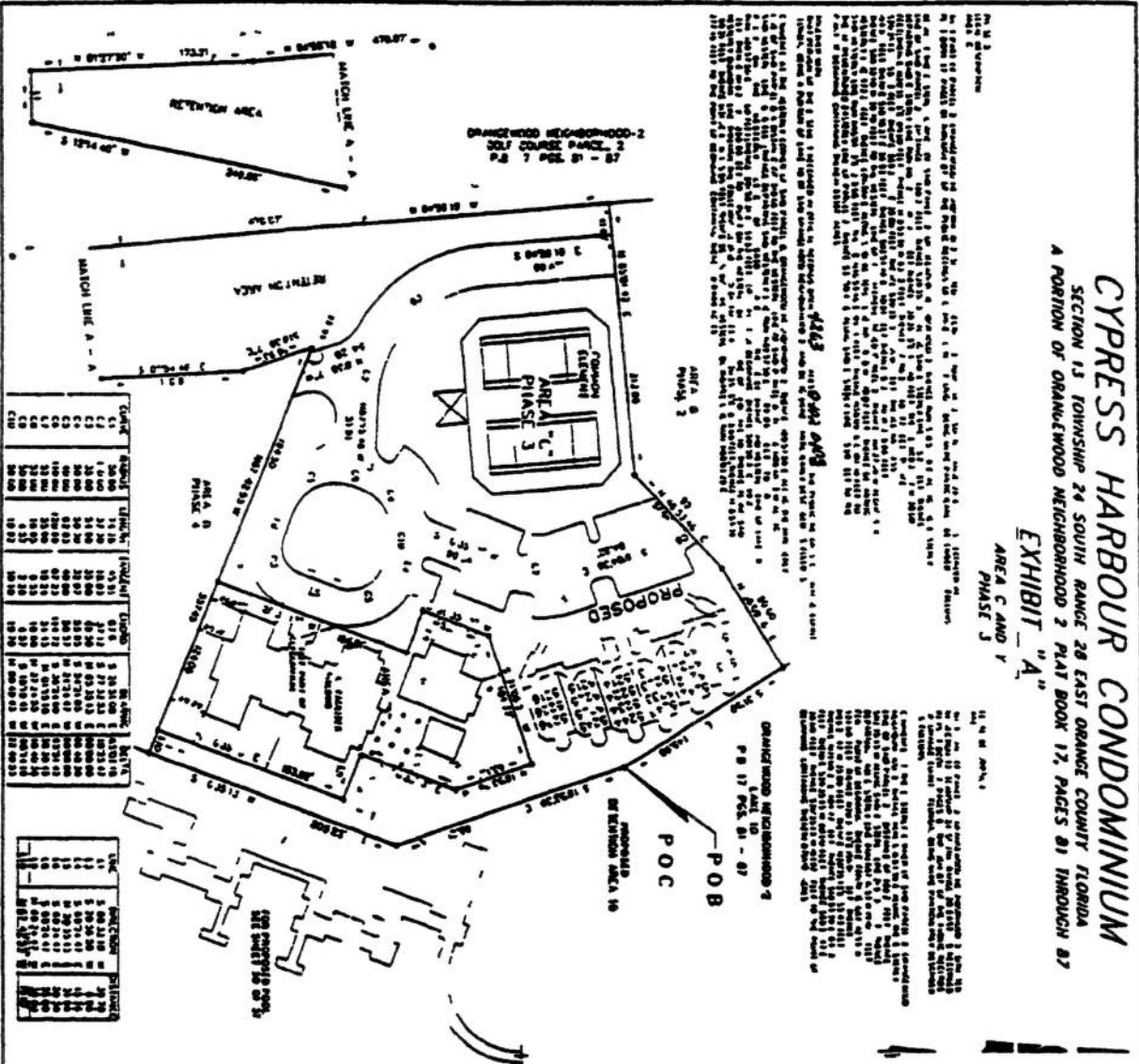






OR 4263 PG 0457

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANLEWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87  
**EXHIBIT "A"**  
 AREA C AND Y  
 PHASE 3



UNIT NO.	AREA	AREA C	AREA D	AREA B	AREA A
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**CONDOMINIUM BOOK 17 PAGE 129**

**VICINITY MAP (MS)**

**KEY**

**DIVER HARBOUR MILLS**  
 BY FINCHCOAST INC  
 1111 S. W. 11th St.  
 Ft. Lauderdale, FL 33304

**SHEET 2 OF 2**



OR4263PG0459

# CYPRESS HARBOUR CONDOMINIUM

SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
A PORTION OF ORANGEWOOD NEIGHBORHOOD-2 PLAT BOOK 17 PAGES B1 THROUGH B7

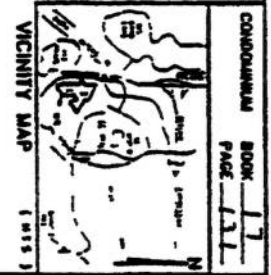
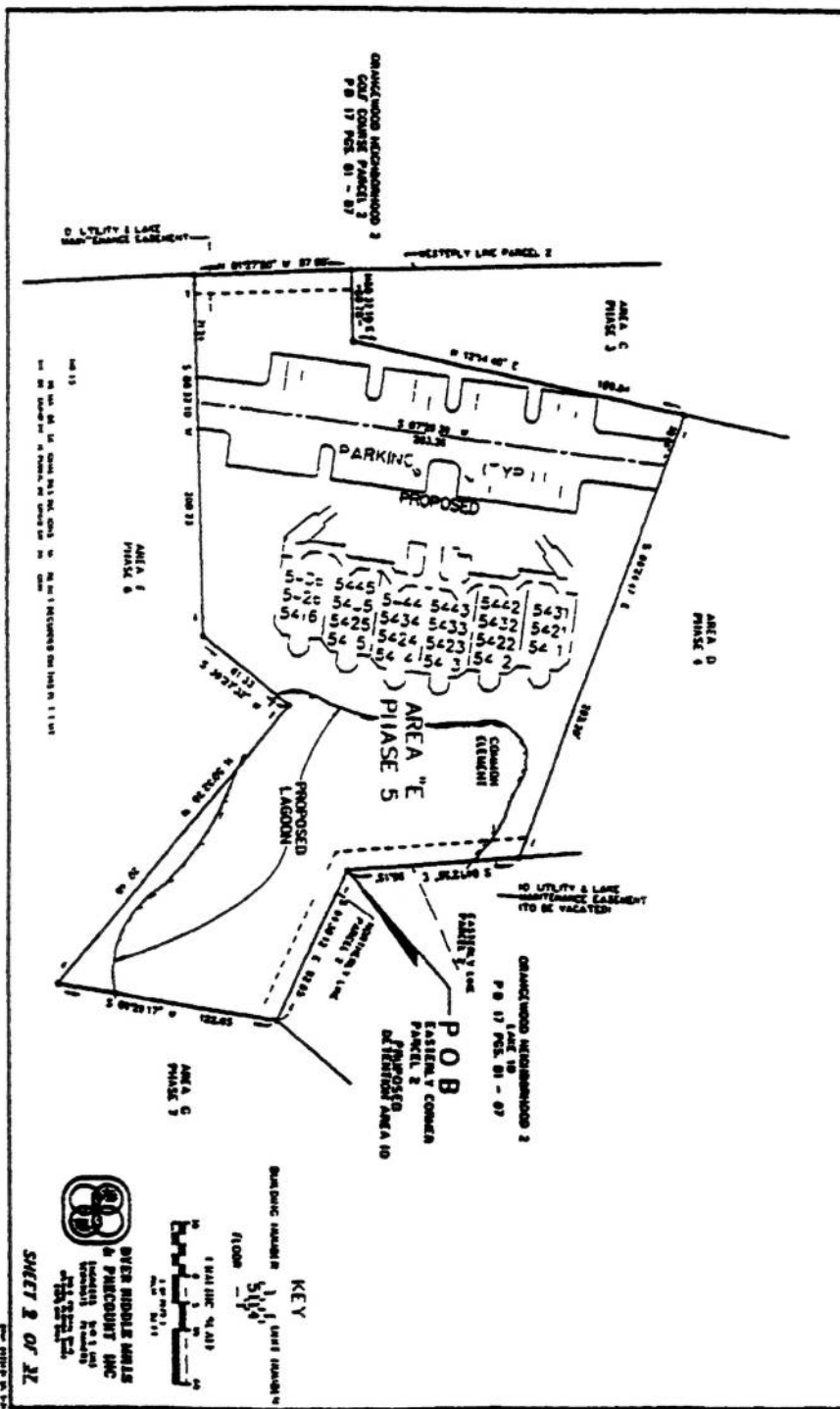
## EXHIBIT "A"

AREA "E"  
PHASE 5

PHASE 5  
SECTION 13  
TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
A PORTION OF ORANGEWOOD NEIGHBORHOOD-2 PLAT BOOK 17 PAGES B1 THROUGH B7

PHASE 5  
SECTION 13  
TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
A PORTION OF ORANGEWOOD NEIGHBORHOOD-2 PLAT BOOK 17 PAGES B1 THROUGH B7

PHASE 5  
SECTION 13  
TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
A PORTION OF ORANGEWOOD NEIGHBORHOOD-2 PLAT BOOK 17 PAGES B1 THROUGH B7



OR4263PG0460

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 61 THROUGH 87  
**EXHIBIT "A"**  
 AREA F AND Z  
 PHASE 6

1. I, the undersigned, a duly qualified and licensed Surveyor in and for the State of Florida, do hereby certify that the foregoing plat of the Cypress Harbour Condominium, Section 13, Township 24 South, Range 28 East, Orange County, Florida, is a true and correct representation of the actual conditions on the ground as shown to me by the owner thereof, and that the same conform to the provisions of the Florida Statutes, Chapter 71, relating to the recording of condominiums.

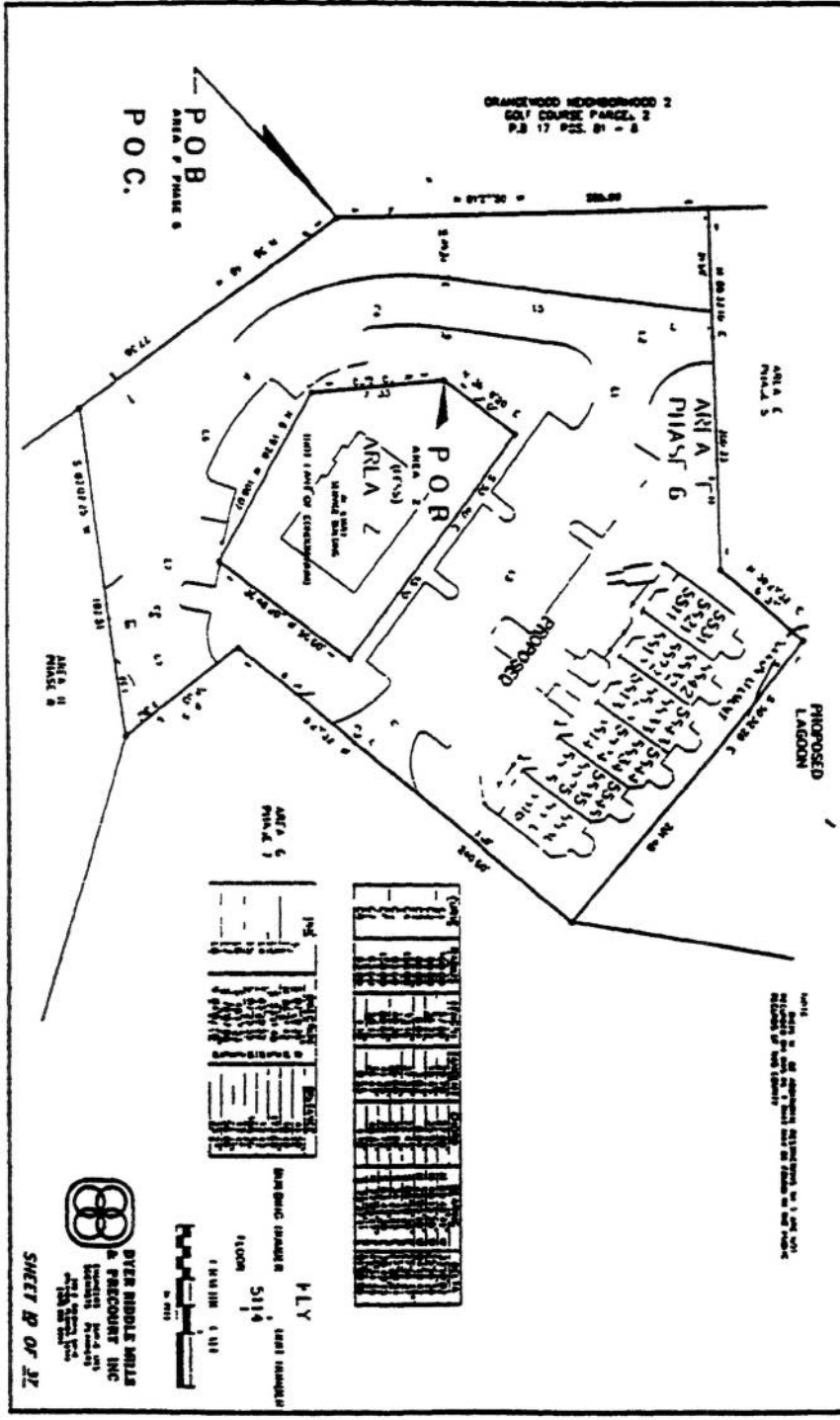
2. I further certify that the boundaries of the Cypress Harbour Condominium, Section 13, Township 24 South, Range 28 East, Orange County, Florida, as shown on the foregoing plat, are the same as those shown on the plat of the Orangewood Neighborhood 2, Section 13, Township 24 South, Range 28 East, Orange County, Florida, as shown on Plat Book 17, Pages 61 through 87, recorded in the Public Records of Orange County, Florida, on this 17th day of February, 1987.

3. I further certify that the boundaries of the Cypress Harbour Condominium, Section 13, Township 24 South, Range 28 East, Orange County, Florida, as shown on the foregoing plat, are the same as those shown on the plat of the Orangewood Neighborhood 2, Section 13, Township 24 South, Range 28 East, Orange County, Florida, as shown on Plat Book 17, Pages 61 through 87, recorded in the Public Records of Orange County, Florida, on this 17th day of February, 1987.

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3. I further certify that the boundaries of the Cypress Harbour Condominium, Section 13, Township 24 South, Range 28 East, Orange County, Florida, as shown on the foregoing plat, are the same as those shown on the plat of the Orangewood Neighborhood 2, Section 13, Township 24 South, Range 28 East, Orange County, Florida, as shown on Plat Book 17, Pages 61 through 87, recorded in the Public Records of Orange County, Florida, on this 17th day of February, 1987.

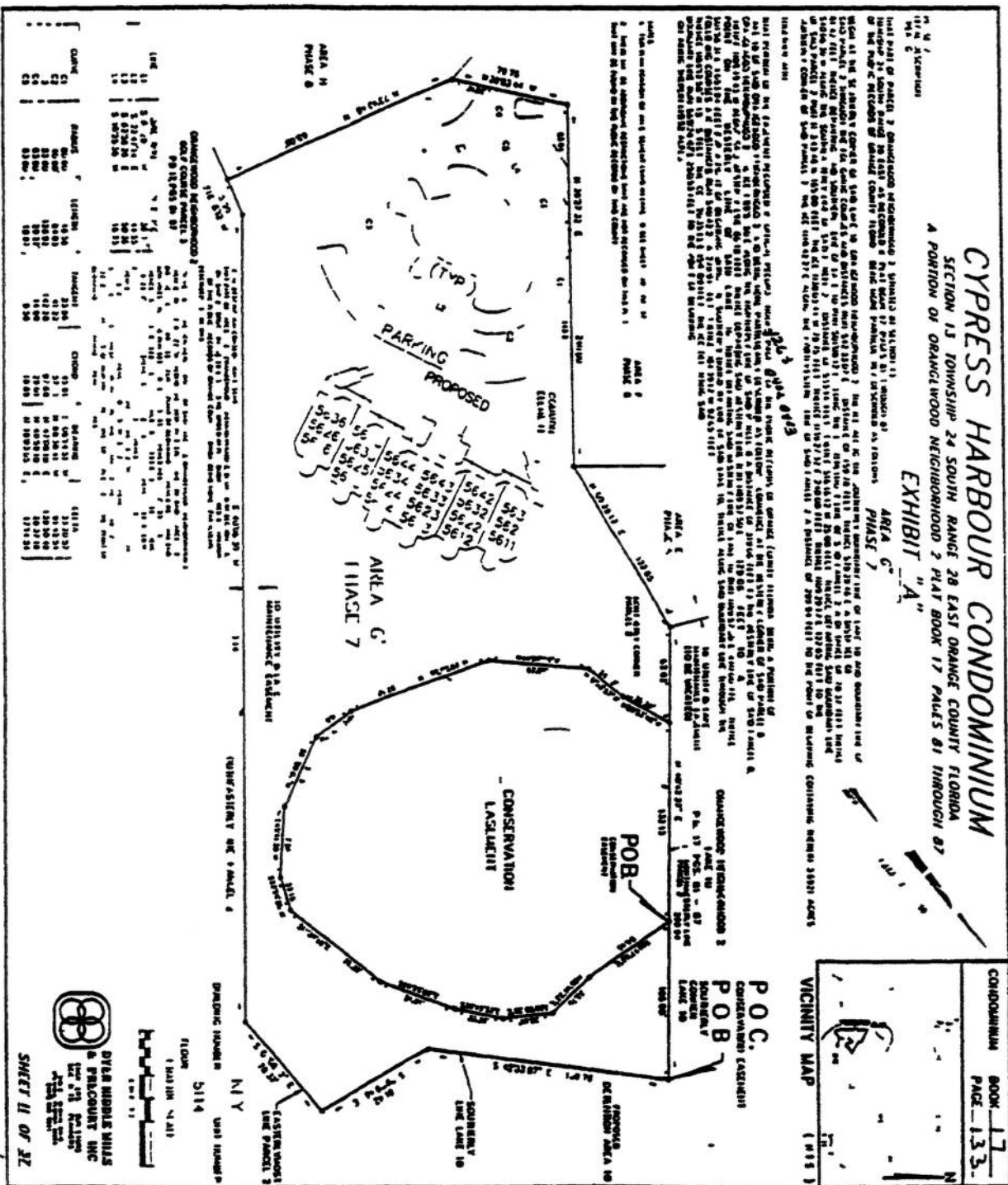


NO.	DESCRIPTION	QUANTITY	UNIT	TOTAL
1	CONCRETE	100	YD	100
2	STEEL	50	TON	50
3	BRICK	200	1000	200
4	CEMENT	150	TON	150
5	SAND	300	YD	300
6	GRAVEL	200	YD	200
7	ASPHALT	100	YD	100
8	PAINT	50	TON	50
9	GLASS	100	TON	100
10	ROOFING	50	TON	50
11	MECHANICAL	100	TON	100
12	ELECTRICAL	50	TON	50
13	PLUMBING	50	TON	50
14	LANDSCAPING	100	YD	100
15	UTILITIES	50	YD	50
16	FOUNDATION	100	YD	100
17	FOUNDATION	50	YD	50
18	FOUNDATION	50	YD	50
19	FOUNDATION	50	YD	50
20	FOUNDATION	50	YD	50
21	FOUNDATION	50	YD	50
22	FOUNDATION	50	YD	50
23	FOUNDATION	50	YD	50
24	FOUNDATION	50	YD	50
25	FOUNDATION	50	YD	50
26	FOUNDATION	50	YD	50
27	FOUNDATION	50	YD	50
28	FOUNDATION	50	YD	50
29	FOUNDATION	50	YD	50
30	FOUNDATION	50	YD	50

**DYER BIDDLE SMITH & PARSONS INC.**  
 1000 N. W. 10th St.  
 Ft. Lauderdale, FL 33304  
 (305) 555-1111

SHEET 12 OF 27

OR4263P60461



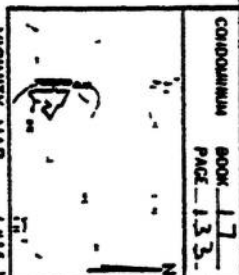
# CYPRESS HARBOUR CONDOMINIUM

SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
A PORTION OF ORANGE WOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

THIS PLAN IS A PRELIMINARY PLANNING AND DESIGN PLAN FOR THE PROPOSED CYPRESS HARBOUR CONDOMINIUM. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS AND THE DEPARTMENT OF COUNTY PLANNING AND ZONING. THE PLAN IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE PLAN IS TO BE USED AS A GUIDE ONLY AND DOES NOT REPRESENT A CONTRACT. THE PLAN IS TO BE USED IN CONJUNCTION WITH THE DEED AND THE CONDOMINIUM COVENANTS, BYLAWS, AND RULES. THE PLAN IS TO BE USED TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR THE DEVELOPMENT OF THE PROJECT. THE PLAN IS TO BE USED TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FOR THE DEVELOPMENT OF THE PROJECT.

LINE	DESCRIPTION	AMOUNT	STATION	CHORD	BEARING	AREA
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...
11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...
21	...	...	...	...	...	...
22	...	...	...	...	...	...
23	...	...	...	...	...	...
24	...	...	...	...	...	...
25	...	...	...	...	...	...
26	...	...	...	...	...	...
27	...	...	...	...	...	...
28	...	...	...	...	...	...
29	...	...	...	...	...	...
30	...	...	...	...	...	...




**DYER MIDDLE HILLS & PALCOQUIT INC.**  
 1000 N.W. 13th Street  
 Ft. Lauderdale, FL 33304  
 (954) 561-1111

SHEET II OF 21

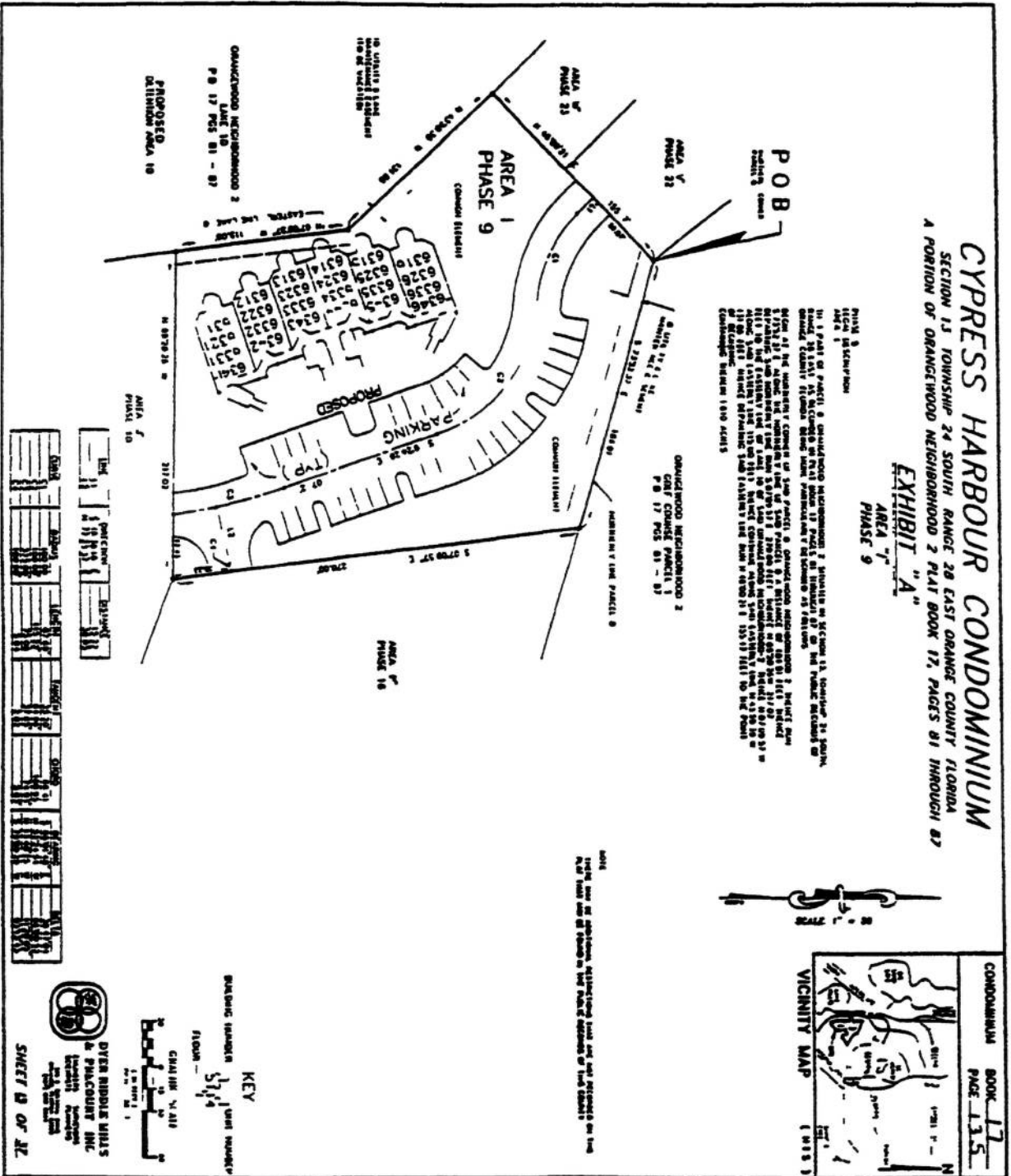


OR4263PG0463

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGECREEK NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87

**EXHIBIT "A"**  
 AREA "J"  
 PHASE 9

**PHASE 9 DESCRIPTION**  
 AREA "J"  
 11.1 PART OF PARCELS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA
1	1	2	1	3	1	4	1	5	1
6	1	7	1	8	1	9	1	10	1
11	1	12	1	13	1	14	1	15	1
16	1	17	1	18	1	19	1	20	1
21	1	22	1	23	1	24	1	25	1
26	1	27	1	28	1	29	1	30	1
31	1	32	1	33	1	34	1	35	1
36	1	37	1	38	1	39	1	40	1
41	1	42	1	43	1	44	1	45	1
46	1	47	1	48	1	49	1	50	1
51	1	52	1	53	1	54	1	55	1
56	1	57	1	58	1	59	1	60	1
61	1	62	1	63	1	64	1	65	1
66	1	67	1	68	1	69	1	70	1
71	1	72	1	73	1	74	1	75	1
76	1	77	1	78	1	79	1	80	1
81	1	82	1	83	1	84	1	85	1
86	1	87	1	88	1	89	1	90	1
91	1	92	1	93	1	94	1	95	1
96	1	97	1	98	1	99	1	100	1

**KEY**  
 BOUNDARY MARKERS  
 FLOOR SLAB  
 CHAIR HOLE  
 1/4" DIA.  
 1/4" DIA.  
 1/4" DIA.

**DYER RIDDLE HILLS & PHALCOURT INC.**  
 1000 W. WINDY HILL  
 SUITE 100  
 ORANGE, FL 32801  
 (407) 881-1111  
**SHEET 13 OF 17**



DR 4263 PG 0464

# CYPRESS HARBOUR CONDOMINIUM

SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
A PORTION OF ORANCIWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87

## EXHIBIT "A"

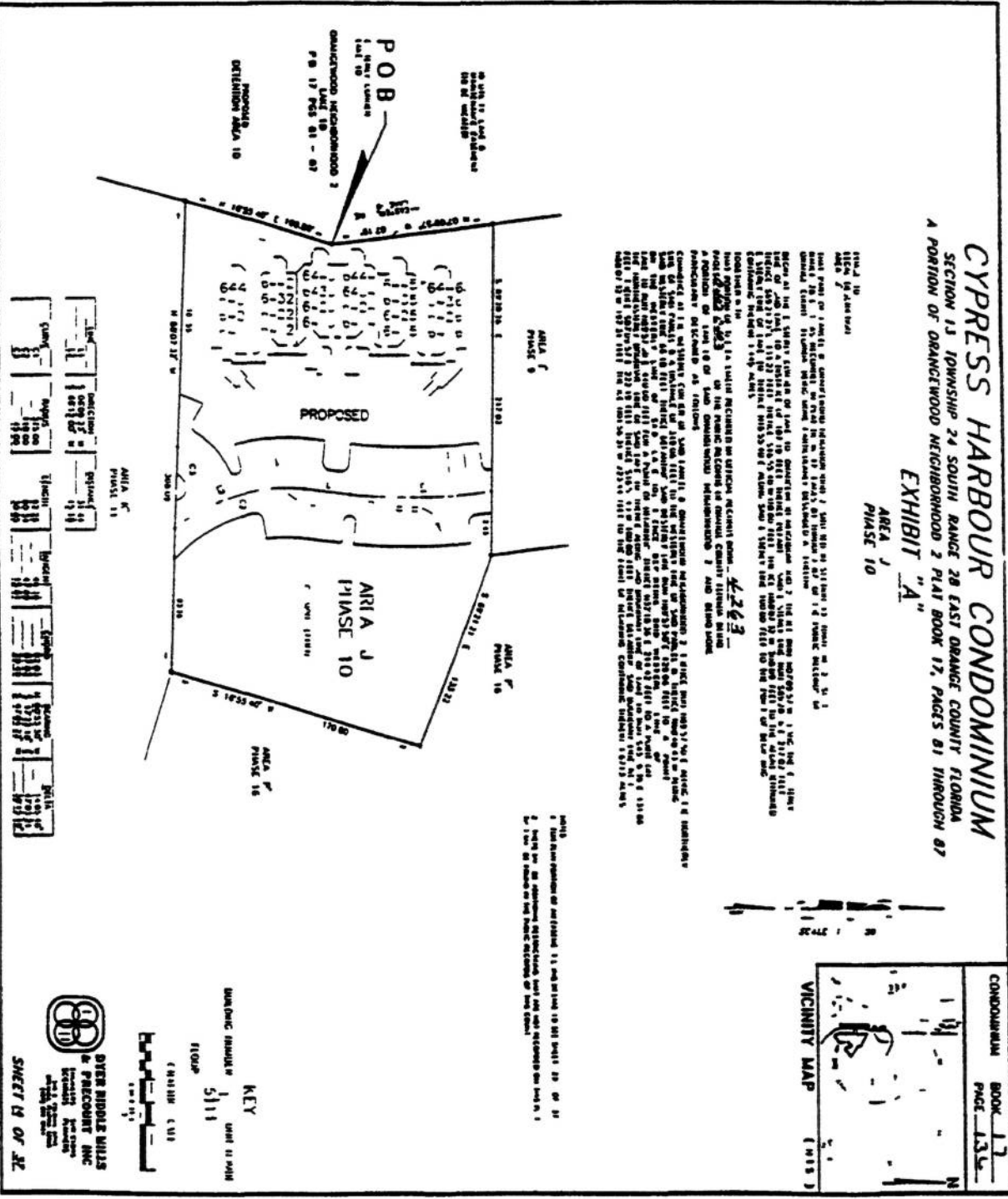
AREA J  
PHASE 10

AREA J  
PHASE 10

THIS PLAN IS A PART OF THE CONDOMINIUM DEVELOPMENT PLAN FOR THE CYPRESS HARBOUR CONDOMINIUM, SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AS SHOWN ON PLAT BOOK 17, PAGES 81 THROUGH 87, AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN.

THIS PLAN IS A PART OF THE CONDOMINIUM DEVELOPMENT PLAN FOR THE CYPRESS HARBOUR CONDOMINIUM, SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AS SHOWN ON PLAT BOOK 17, PAGES 81 THROUGH 87, AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN.

THIS PLAN IS A PART OF THE CONDOMINIUM DEVELOPMENT PLAN FOR THE CYPRESS HARBOUR CONDOMINIUM, SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AS SHOWN ON PLAT BOOK 17, PAGES 81 THROUGH 87, AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN.



CONDOMINIUM BOOK 17  
PAGE 132

VICINITY MAP (N 13 S)

KEY

ORANGE COUNTY UNIT 11 2008

GROUP 5111

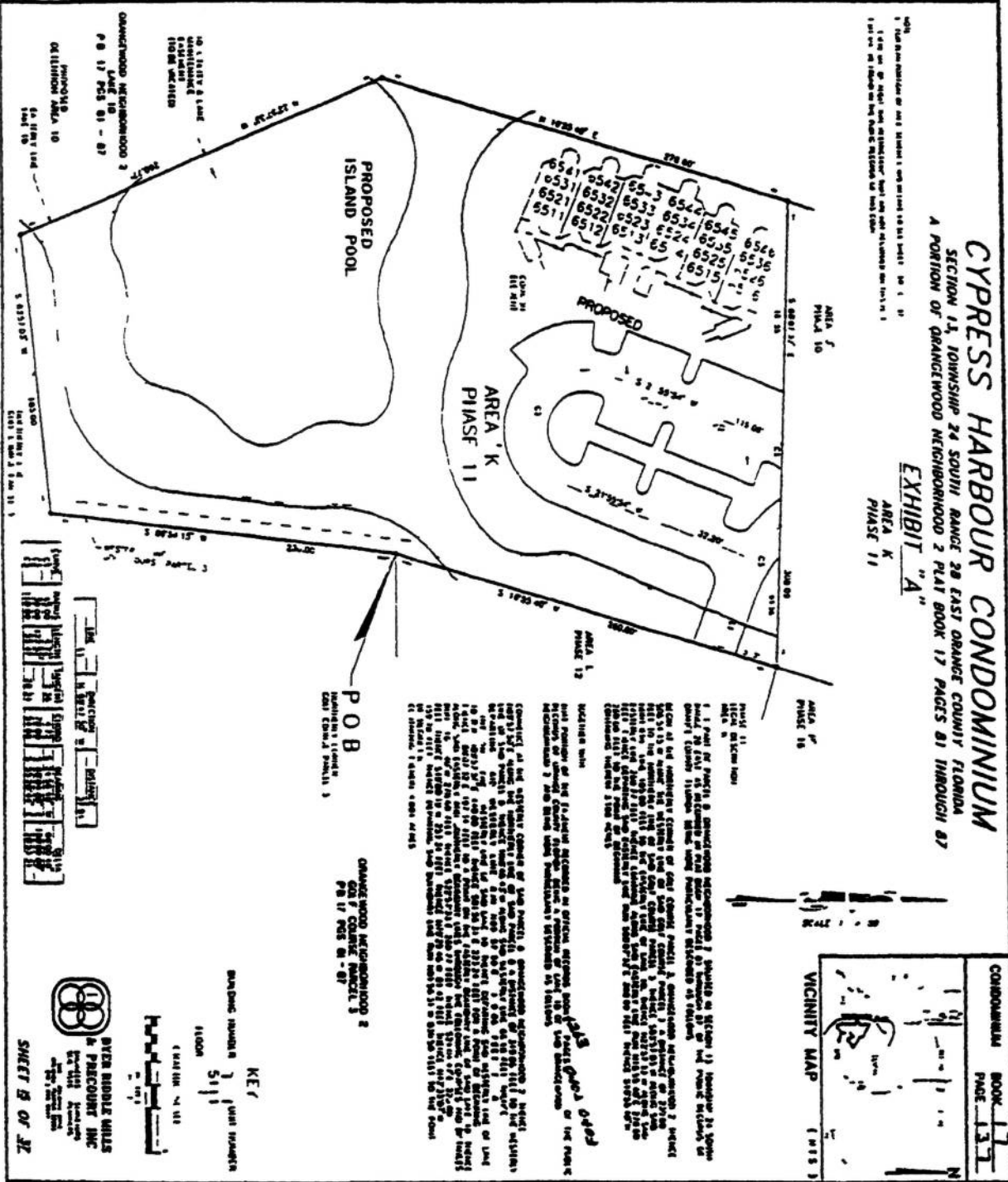
OWNER: OVER RIDGEL WILKS & PRESCOTT INC.

DATE: 11/11/11

SHEET 14 OF 22

OR 4263 PG 0465

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 11, TOWNSHIP 34 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA  
 A PORTION OF GRANDWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87  
**EXHIBIT "A"**  
 AREA K  
 PHASE 11



NO. 1. LISTED & LAND  
 DEVELOPMENT  
 FROM SECTION  
 GRANDWOOD NEIGHBORHOOD 2  
 PLAT 17 PAGES 81 - 87  
 DELINEATION AREA 10  
 PLAT 10

AREA K  
 PHASE 11

AREA L  
 PHASE 12

CONDOMINIUM BOOK 17  
 PAGE 137

VICINITY MAP (N 1/2 S)

**POB**  
 Point of Beginning  
 GRANDWOOD NEIGHBORHOOD 2  
 PLAT 17 PAGES 81 - 87

**KEY**  
 SHADING INDICATES UNIT BOUNDARIES  
 1:0000  
 (SCALE IN FEET)

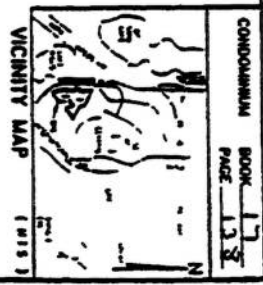
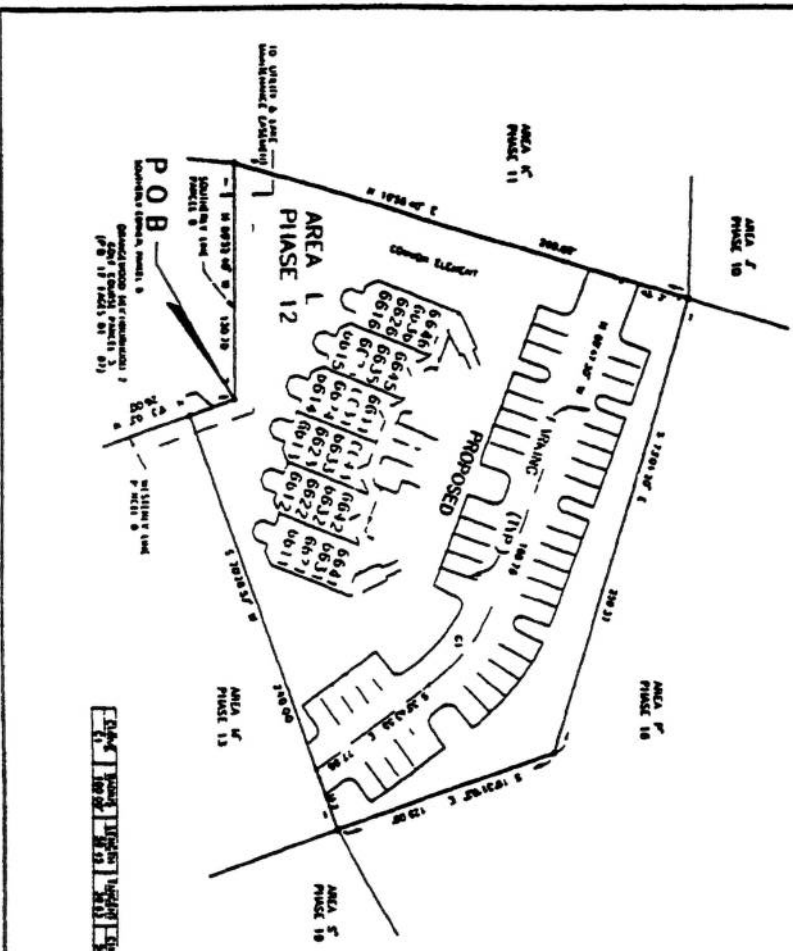
**SYEN BIDDLE WILLS & PARSONS, INC.**  
 1000 N. W. 10th Street  
 Fort Lauderdale, Florida 33304  
 SHEET 9 OF 27

OR4263PG0466

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

**EXHIBIT "A"**  
 AREA 1  
 PHASE 12

PHASE 12  
 AREA 1  
 PHASE 12  
 THIS PART OF PHASE 12, SUBDIVISION (ORANGEWOOD NEIGHBORHOOD 2), TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA, IS BEING OFFERED FOR SALE AS SHOWN ON THE PLAN HEREIN. THE PLAN HEREIN IS A PART OF THE ORIGINAL PLAT OF PHASE 12, SUBDIVISION (ORANGEWOOD NEIGHBORHOOD 2), TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ORIGINAL PLAT OF PHASE 12, SUBDIVISION (ORANGEWOOD NEIGHBORHOOD 2), TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA, AND TO THE TERMS AND CONDITIONS OF THE ORIGINAL PLAT OF PHASE 12, SUBDIVISION (ORANGEWOOD NEIGHBORHOOD 2), TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA, AND TO THE TERMS AND CONDITIONS OF THE ORIGINAL PLAT OF PHASE 12, SUBDIVISION (ORANGEWOOD NEIGHBORHOOD 2), TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA.



**OVERBROOK MILLS**  
 & PARSONS INC.  
 ARCHITECTS & ENGINEERS  
 1000 N. W. 10th St.  
 Ft. Lauderdale, FL 33304  
 (305) 555-1111

**BLINDING HANSEN**  
 FLOOR PLAN  
 1/4" = 1'-0"

**POB**  
 POINT OF BEGINNING  
 1/4" = 1'-0"

**SCALE**  
 1/4" = 1'-0"

**SHEET 18 OF 22**

NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

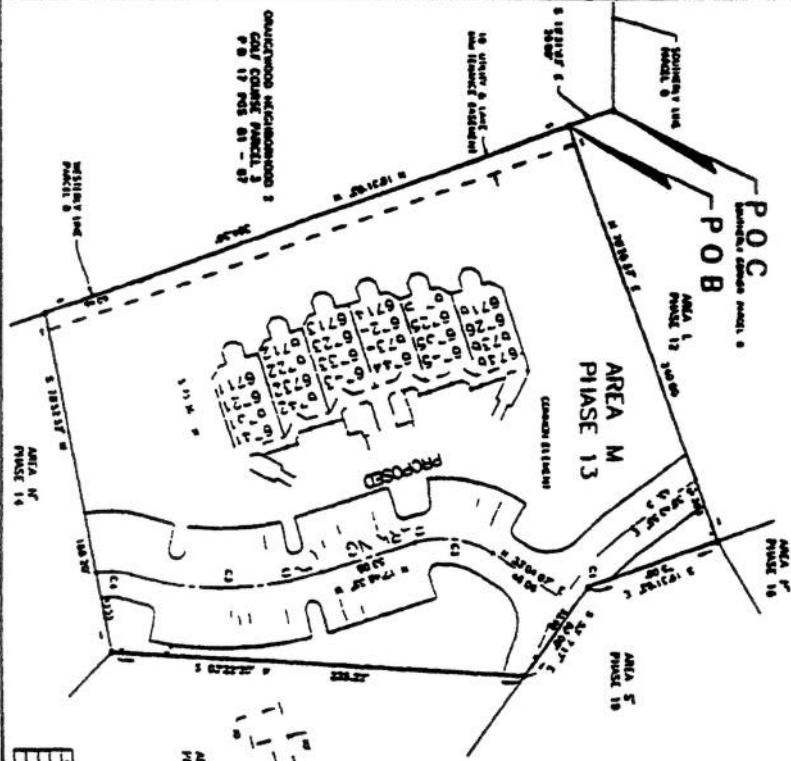
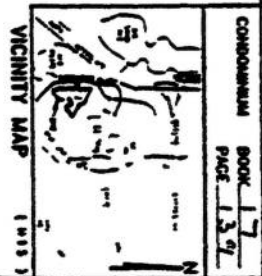
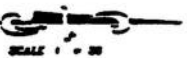
OR4263PG0467

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD-2 PLAT BOOK 17 PAGES 81 THROUGH 87

**EXHIBIT "A"**  
 AREA M  
 PHASE 13

Part 13  
 Area M  
 Part of Parcel 8, Condominium Neighborhood 2, Unit 13, Section 13, Township 24 South, Range 28 East, Orange County, Florida, as shown on the Plat Book 17, Pages 81 through 87, recorded in Public Records of Orange County, Florida, at Book 17, Page 81, and the Condominium Declaration, recorded in Public Records of Orange County, Florida, at Book 17, Page 81, is hereby amended to show the following:

Consistent with the Condominium Declaration for Unit 13, a Condominium Neighborhood 2, Unit 13, Area M, Phase 13, is hereby created. The boundaries of Area M, Phase 13, shall be as shown on the attached plat. The area of Area M, Phase 13, shall be 1.11 acres. The area of Area M, Phase 13, shall be 1.11 acres. The area of Area M, Phase 13, shall be 1.11 acres.



Notes:  
 1. All dimensions are horizontal and vertical dimensions are true and exact.  
 2. The area of the property is 1.11 acres.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

**KEY**

Symbol: [Symbol] 1 Unit (Area M)  
 Symbol: [Symbol] 1 Unit (Area N)

**DIVERS BIRDS VILLES**  
 a PARKCOUNTY INC.  
 10000 W. US HWY 90  
 ORLANDO, FL 32837  
 (407) 261-1111

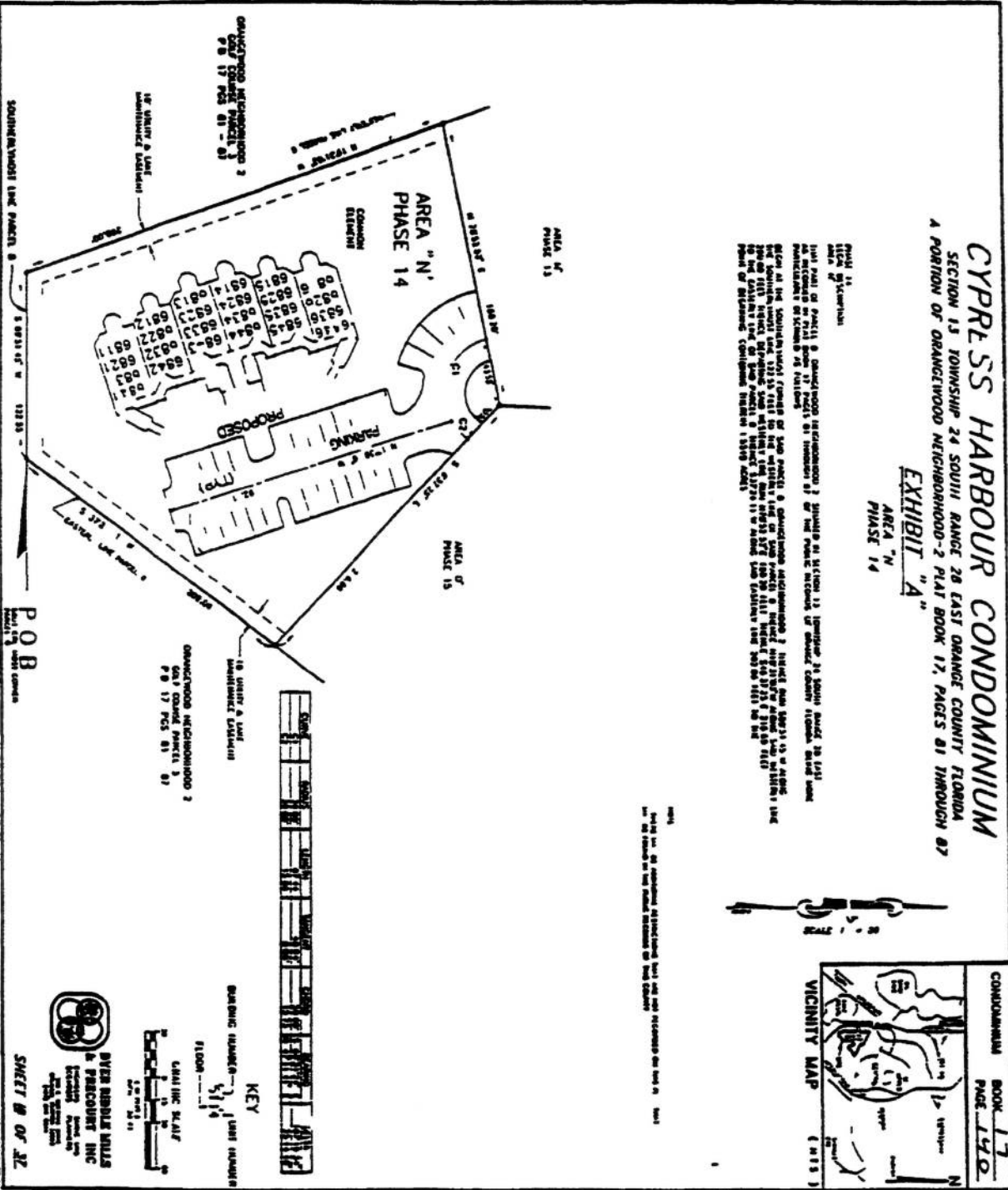
**SHEET 12 OF 22**

OR 4263 PG 0468

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 34 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGETOWN NEIGHBORHOOD-2 PLAT BOOK 17, PAGES 81 THROUGH 87

**EXHIBIT "A"**  
 AREA "N"  
 PHASE 14

PHASE 14  
 AREA "N"  
 PHASE 14  
 THIS PLAN OF PHASE 14, ORANGETOWN NEIGHBORHOOD-2, TOWNSHIP 34 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA, SHOWS THE LAYOUT OF THE CONDOMINIUM UNITS, COMMON AREAS, AND THE PROPOSED PARKING AREAS. THE CONDOMINIUM UNITS ARE IDENTIFIED BY NUMBER AND THE COMMON AREAS ARE IDENTIFIED BY LETTERS. THE PROPOSED PARKING AREAS ARE IDENTIFIED BY THE LETTERS C1, C2, AND C3. THE CONDOMINIUM UNITS ARE IDENTIFIED BY NUMBER AND THE COMMON AREAS ARE IDENTIFIED BY LETTERS. THE PROPOSED PARKING AREAS ARE IDENTIFIED BY THE LETTERS C1, C2, AND C3.



**KEY**

- CONDOMINIUM UNIT
- COMMON ELEMENTS
- PARKING
- LAKE
- 16 UNIT & LAKE MANAGEMENT BUILDING

**DEVELOPER:**  
 BRYAN RIBBLE HILLS & PARCOURT INC.  
 10000 W. WINDY HILLS BLVD.  
 SUITE 100  
 WINDY HILLS, FL 32091  
 (407) 938-1111

**ARCHITECT:**  
 JAMES H. HARRIS ARCHITECTS  
 10000 W. WINDY HILLS BLVD.  
 SUITE 100  
 WINDY HILLS, FL 32091  
 (407) 938-1111

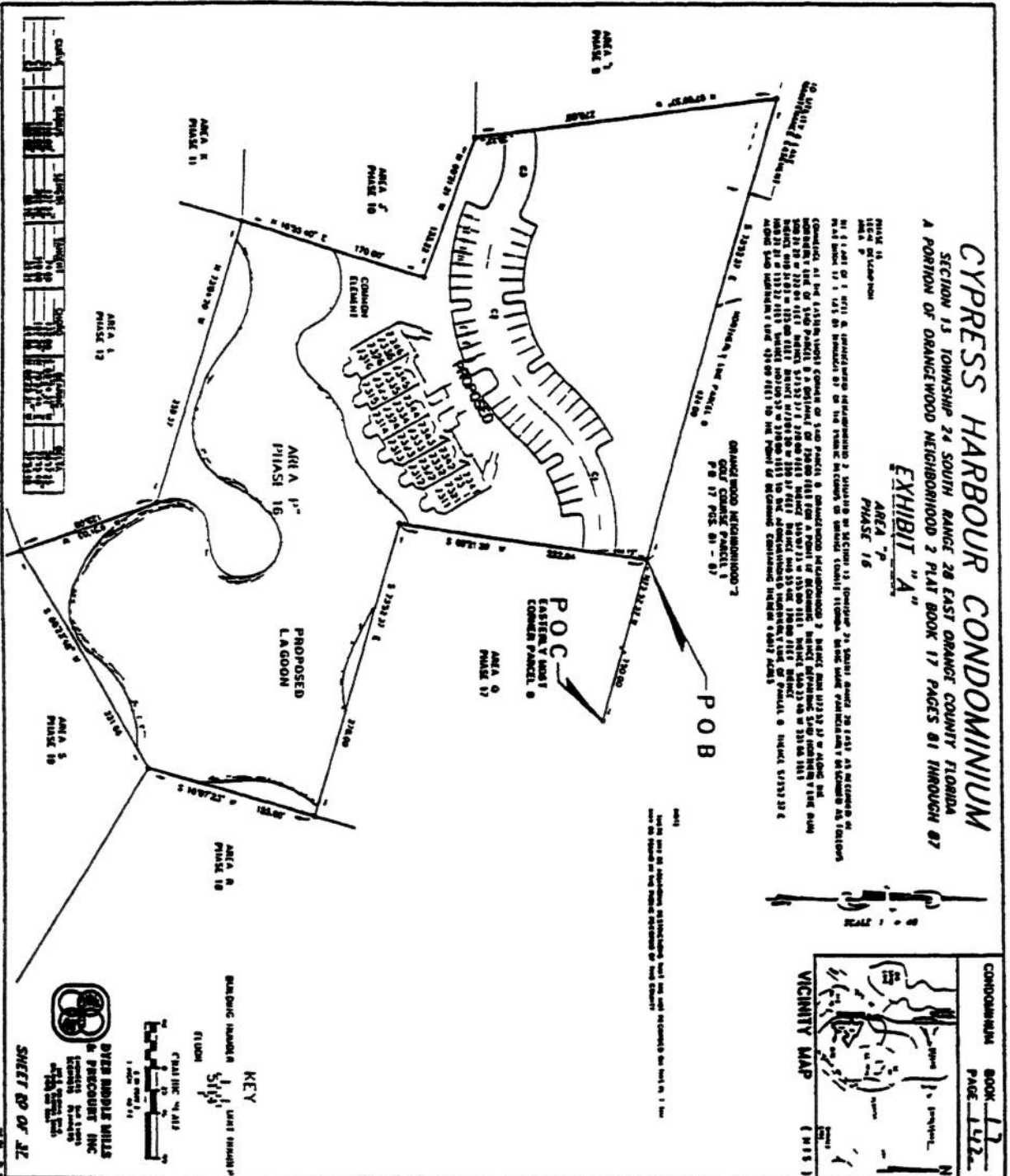
**ENGINEER:**  
 JAMES H. HARRIS ARCHITECTS  
 10000 W. WINDY HILLS BLVD.  
 SUITE 100  
 WINDY HILLS, FL 32091  
 (407) 938-1111

**SHEET # OF 32**

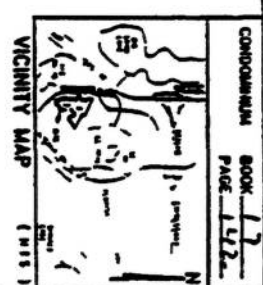


OR 4263 PG 0470

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87  
**EXHIBIT "A"**



PHASE 16  
 AREA 16  
 PHASE 15  
 AREA 15  
 PHASE 14  
 AREA 14  
 PHASE 13  
 AREA 13  
 PHASE 12  
 AREA 12  
 PHASE 11  
 AREA 11  
 PHASE 10  
 AREA 10  
 PHASE 9  
 AREA 9  
 PHASE 8  
 AREA 8  
 PHASE 7  
 AREA 7  
 PHASE 6  
 AREA 6  
 PHASE 5  
 AREA 5  
 PHASE 4  
 AREA 4  
 PHASE 3  
 AREA 3  
 PHASE 2  
 AREA 2  
 PHASE 1  
 AREA 1



**KEY**

Unit Boundary  
 Common Element  
 Proposed Lagoon  
 Point of Connection  
 Boundary Line  
 Lot Line  
 Easement  
 Right-of-Way  
 Water Body  
 Road  
 Building Footprint  
 Parking Space  
 Utility Line  
 Fencing  
 Other Structure

**DYER RIDDLE HILLS**  
 A PRECURSOR INC.  
 10000 W. BOYD AVE.  
 BOYD AVE. STA.  
 BOYD AVE. STA.

**SHEET 09 OF 22**



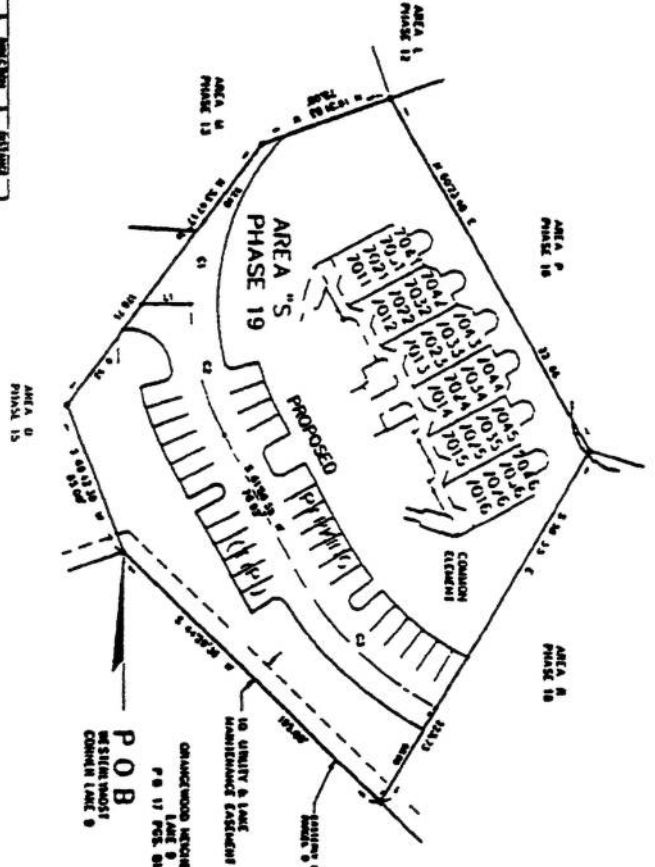
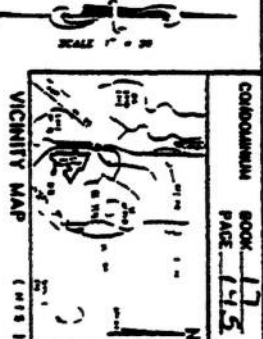




OR 4263 PG 0473

**CYPRESS HARBOUR CONDOMINIUM**  
**SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA**  
**A PORTION OF ORANGEWOOD NEIGHBORHOOD-2 PLAT BOOK 17 PAGES 81 THROUGH 87**  
**EXHIBIT "A"**  
**AREA 5<sup>c</sup>**  
**PHASE 19**

**FILE 18**  
**RECORD 14**  
 IN PART OF PLAT 8 OF THE ORANGEWOOD NEIGHBORHOOD-2 SHOWING IN SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST AS SET FORTH IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS IN ORANGE COUNTY FLORIDA GRANT MADE PURSUANT TO THE PROVISIONS OF THE CONDOMINIUM ACT AND THE SUBDIVISION ACT OF THE STATE OF FLORIDA AS AMENDED AND AS APPLICABLE TO THE SUBDIVISION OF THE WHOLE OR PART OF THE LAND DESCRIBED IN THE CONVEYANCE INSTRUMENT RECORDED IN PUBLIC RECORDS IN ORANGE COUNTY FLORIDA IN PLAT BOOK 17 PAGES 81 THROUGH 87.



**P O B**  
 ORANGEWOOD NEIGHBORHOOD-2  
 PLAT 8  
 REC. 17 FEB. 81 - 87

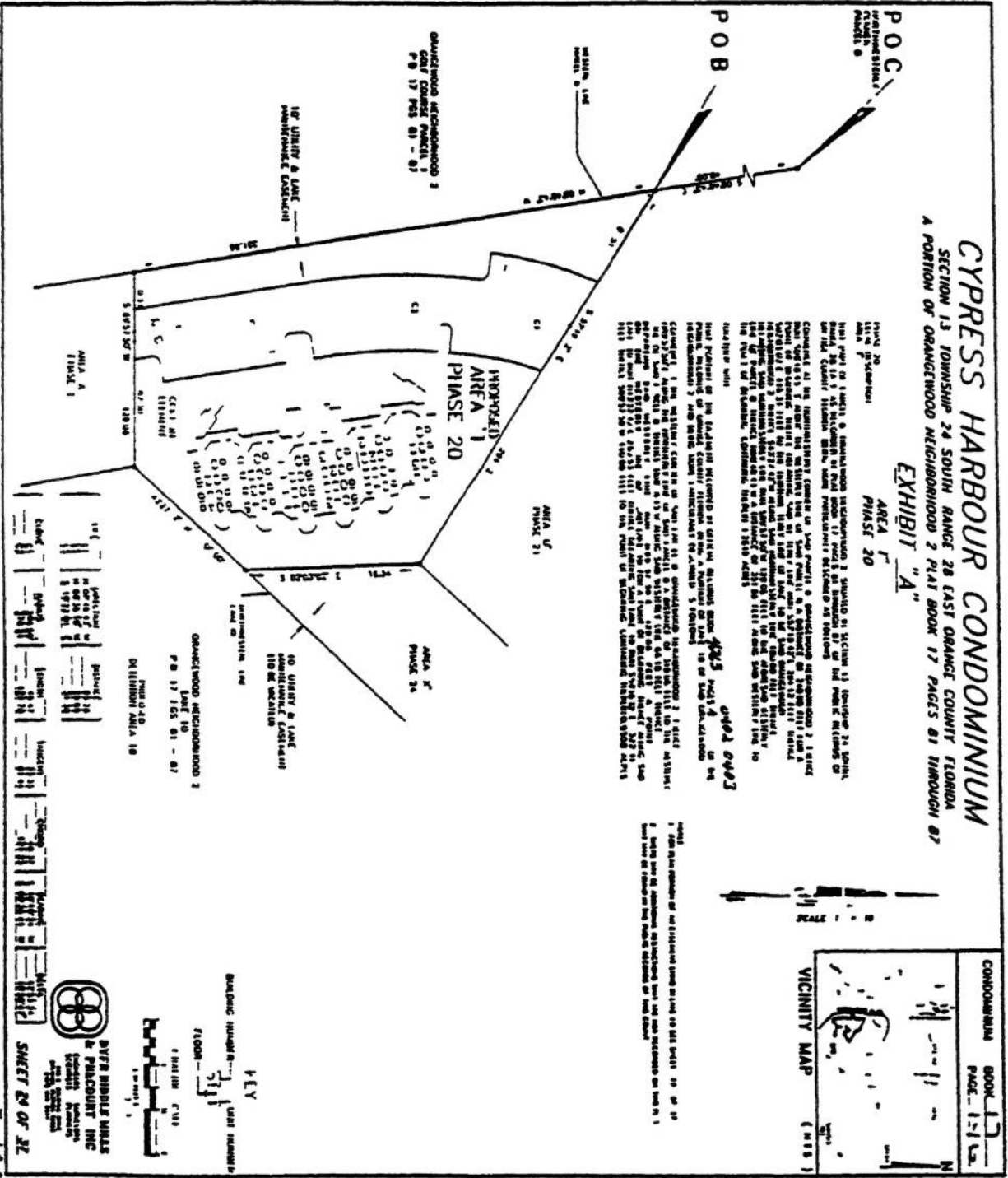
Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8
100	100	100	100	100	100	100	100

**KEY**  
 UNIT NUMBER  
 COMMON ELEMENTS  
 1 1/2 IN. HIG. "V" A.I.L.  
 1 IN. HIG. "V" A.I.L.  
**DYER BRIDLE HILLS  
 & PERCOURT INC.**  
 2225 W. 13TH ST.  
 TAMPA, FLORIDA 33606

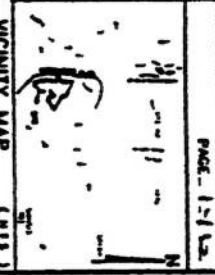
**SHEET 22 OF 24**

OR 4263 PG 0474

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGECREEK NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87  
**EXHIBIT "A"**



CONDOMINIUM BOOK 17 PAGE 17



**POB** (Post Office Box) and **POC** (Post Office Call) locations are indicated. The plan also shows 'ORANGECREEK NEIGHBORHOOD 2' and 'ORANGECREEK NEIGHBORHOOD 3'.

**DYER BISHLE WALKER & PARSONS INC.**  
 ARCHITECTS  
 1000 N. GULF BLVD., SUITE 100  
 TAMPA, FL 33602  
 SHEET 29 OF 32



1. All dimensions are in feet and inches unless otherwise noted.  
 2. All dimensions are to the centerline of walls unless otherwise noted.  
 3. All dimensions are to the centerline of doors unless otherwise noted.  
 4. All dimensions are to the centerline of windows unless otherwise noted.  
 5. All dimensions are to the centerline of stairs unless otherwise noted.  
 6. All dimensions are to the centerline of balconies unless otherwise noted.  
 7. All dimensions are to the centerline of terraces unless otherwise noted.  
 8. All dimensions are to the centerline of patios unless otherwise noted.  
 9. All dimensions are to the centerline of decks unless otherwise noted.  
 10. All dimensions are to the centerline of porches unless otherwise noted.

OR 4263 PG 0475

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY, FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87  
**EXHIBIT "A"**  
 AREA "U"  
 PHASE 21

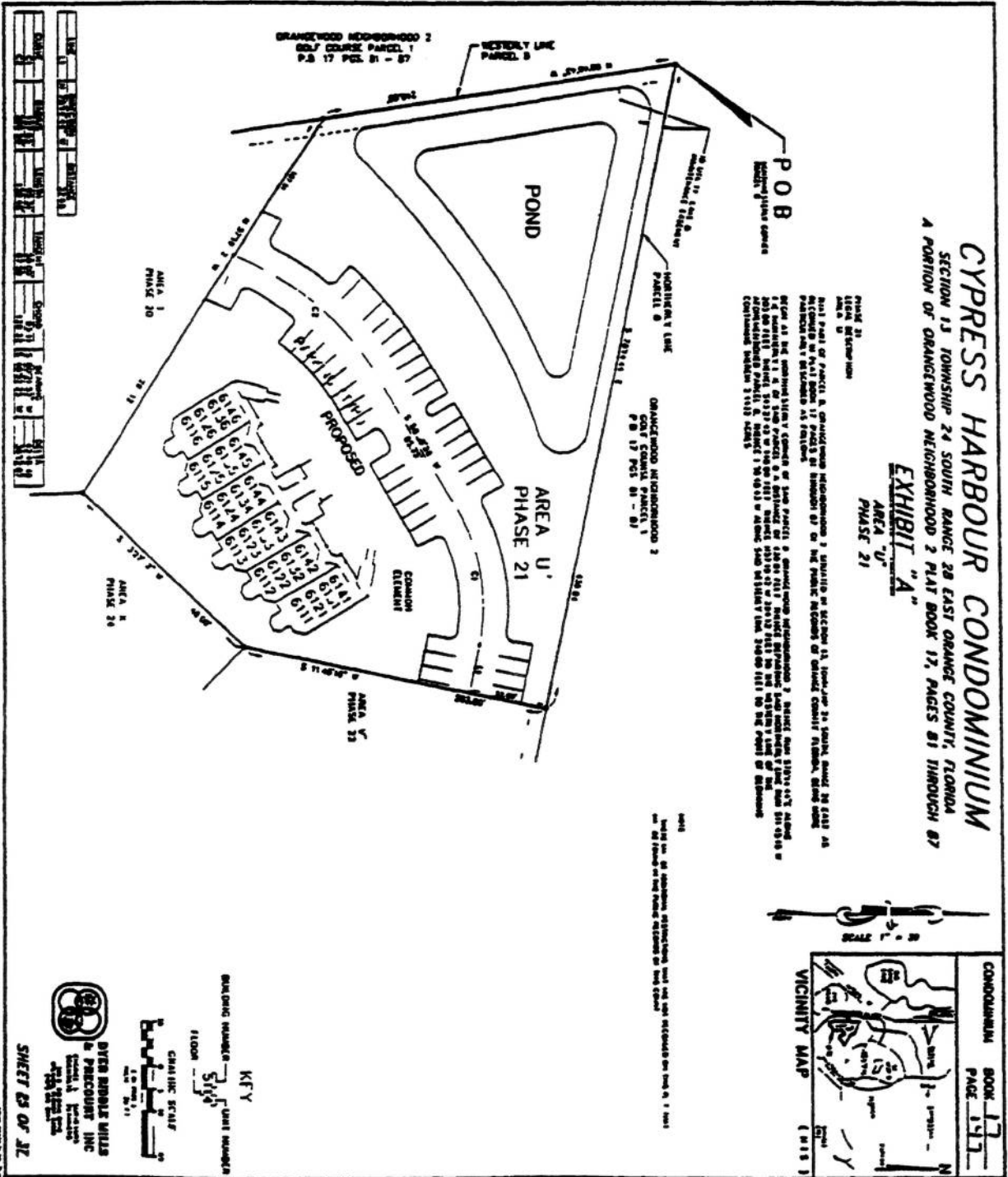
PHASE 21  
 AREA "U"  
 PHASE 21

PHASE 21  
 AREA "U"  
 PHASE 21

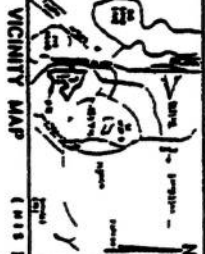
PHASE 21  
 AREA "U"  
 PHASE 21

PHASE 21  
 AREA "U"  
 PHASE 21

PHASE 21  
 AREA "U"  
 PHASE 21



CONDOMINIUM BOOK 17  
 PAGE 177



NOTES  
 1. All dimensions shown on this plan are based on the as-built conditions of the land shown on the plat of Orange Wood Neighborhood 2, Plat Book 17, Pages 81 through 87, recorded in Public Record Volume 15, Page 111.

KEY  
 BUILDING NUMBER  
 UNIT NUMBER



DIEN BUILDING MILLS  
 & PRECURSER INC.  
 ARCHITECTS  
 11111 N. W. 27th Ave.  
 Doral, FL 33126  
 (305) 851-1111

SHEET 63 OF 72

DR4263PG0476

### CYPRESS HARBOUR CONDOMINIUM

SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA

A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87

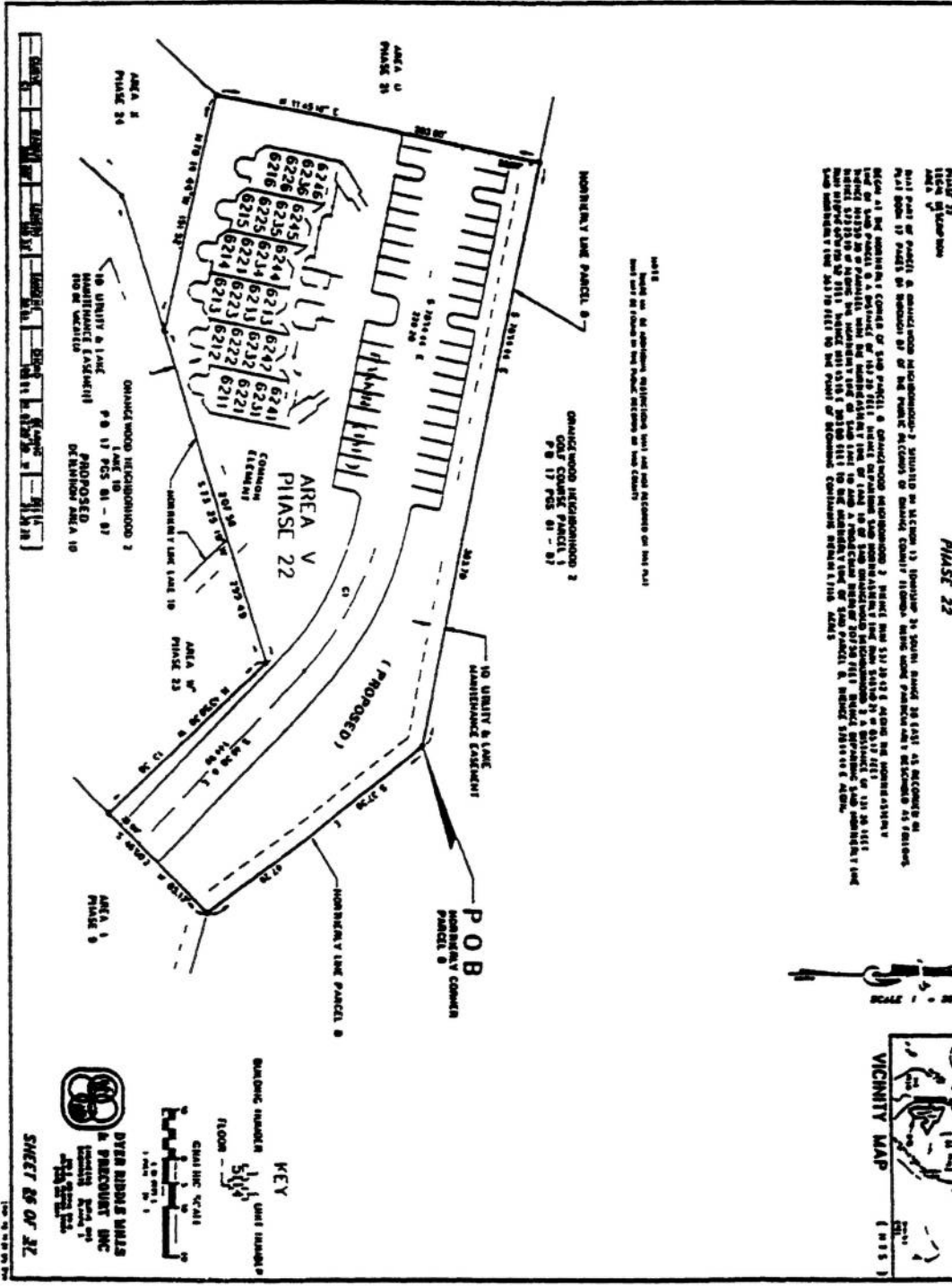
**EXHIBIT "A"**

AREA "V"

PHASE 22

PHASE 22  
 AREA "V"  
 PHASE 22

PHASE 22 consists of parcels of ORANGEWOOD NEIGHBORHOOD 2, SUBDIVISION 24, SOUTH RANGE 28 EAST, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THESE PARCELS WERE PREVIOUSLY 1/4 ACRES IN AREA "V" OF THE NEIGHBORHOOD 2, SUBDIVISION 24, SOUTH RANGE 28 EAST, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THIS EXHIBIT IS A PORTION OF SAID NEIGHBORHOOD 2, SUBDIVISION 24, SOUTH RANGE 28 EAST, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THE PARCELS SHOWN ON THIS EXHIBIT WERE SEPARATED FROM SAID NEIGHBORHOOD 2, SUBDIVISION 24, SOUTH RANGE 28 EAST, AS RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BY THE DEED RECITED IN THE ENDORSEMENT TO THIS EXHIBIT.



CONDOMINIUM	BOOK 17
	PAGE 118

VICINITY MAP

KEY

CHALLENGE SCALE

FLOOR - UNIT HEIGHT

BUILDING NUMBER

1" = 10' - 0"

DEVEN RIBBS UNITS

ORANGEWOOD NEIGHBORHOOD 2

PHASE 22

AREA "V"

PHASE 22

OR4263PG0477

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2, PLAT BOOK 17 PAGES 81 THROUGH 87

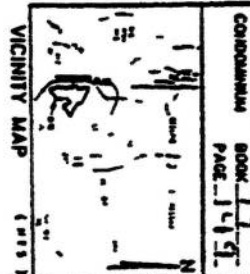
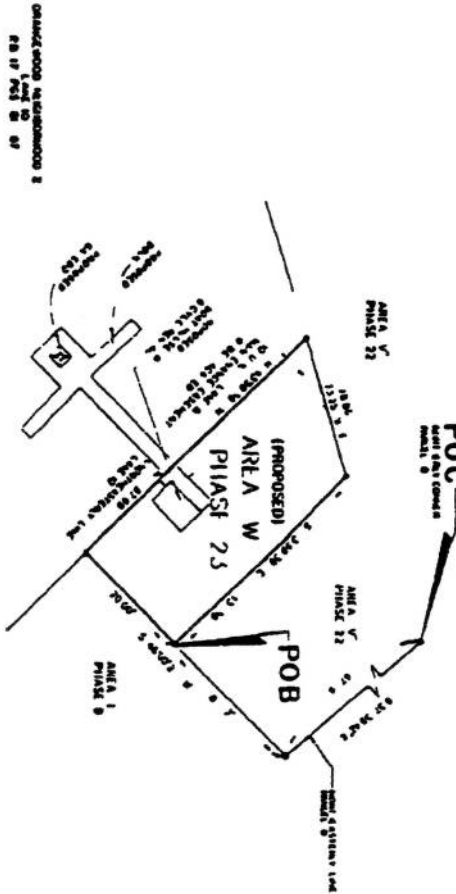
**EXHIBIT "A"**  
 AREA "W"  
 PHASE 23

PHASE 23  
 AREA "W"  
 PHASE 23

PHASE 23  
 AREA "W"  
 PHASE 23

PHASE 23  
 AREA "W"  
 PHASE 23

PHASE 23  
 AREA "W"  
 PHASE 23



BYER BROS. REAL ESTATE  
 6 PRECOURT INC.  
 401 W. WINDY HILL  
 SUITE 100  
 ORANGE, FLORIDA 32067



NOTES:  
 1. THIS PLAN SHOWS THE PROPOSED LAYOUT OF THE PHASE 23 OF THE  
 2. THIS PLAN IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES  
 3. THIS PLAN IS SUBJECT TO THE DECISIONS OF THE BOARD OF APPLICANTS

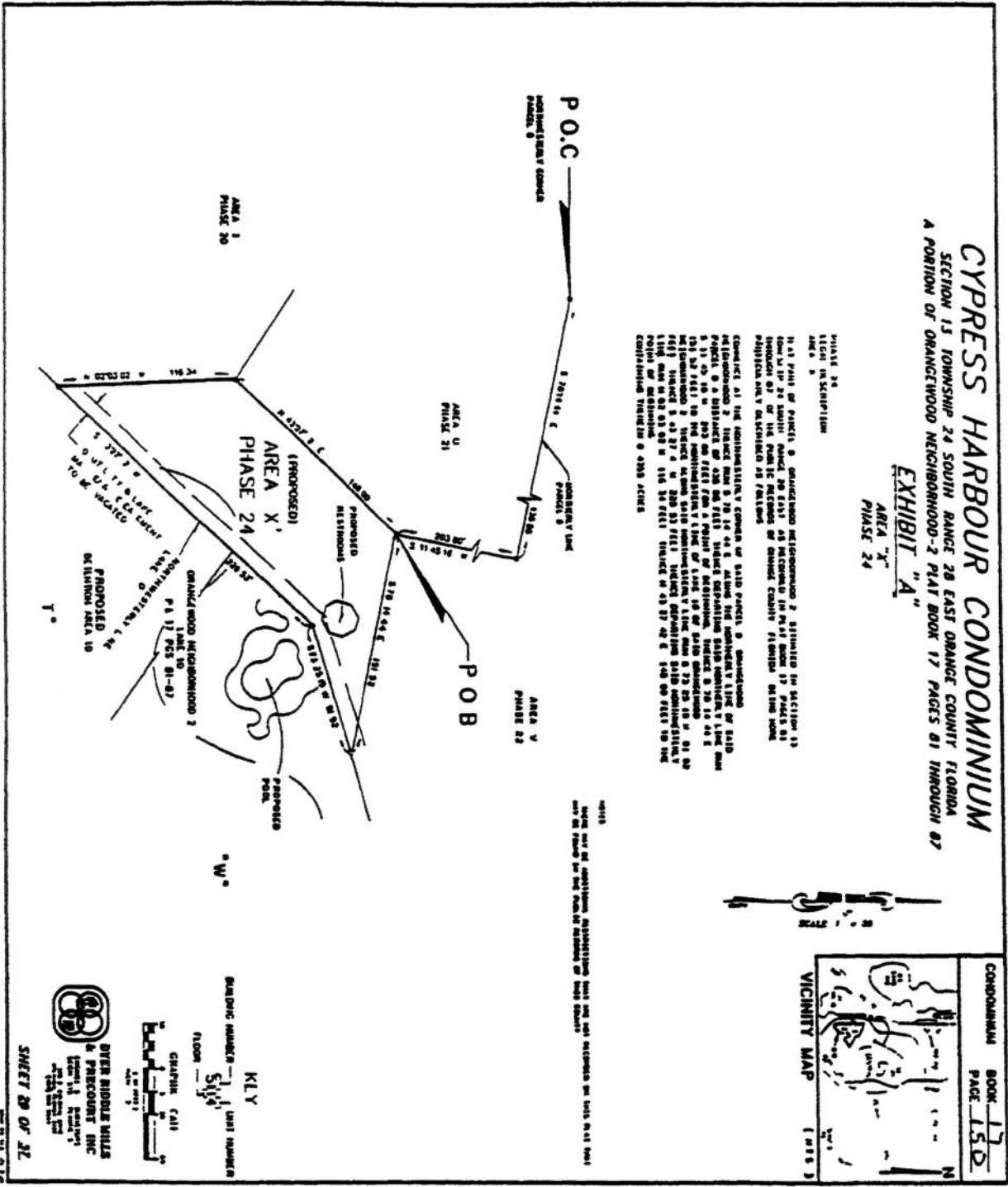
SHEET 27 OF 32

04263PG0478

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGECREEK NEIGHBORHOOD-2 PLAT BOOK 17 PAGES 81 THROUGH 87

**EXHIBIT "A"**  
 AREA "X"  
 PHASE 24

PHASE 24  
 EICM DESCRIPTION  
 AREA "X"  
 1.14 PART OF PARCEL 9, ORANGECREEK NEIGHBORHOOD-2, SITUATED IN SECTION 13  
 TOWNSHIP 24 SOUTH RANGE 28 EAST AS INCORPORATED IN PLAT BOOK 17 PAGES 81  
 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE  
 PHYSICALLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 9, COMMENCING  
 POINT OF PARCEL 9, BEING THE POINT OF INTERSECTION OF THE LINE OF SAID  
 PARCEL 9 & A DISTANCE OF 428.00 FEET, BEING DEFINITIVE SAID CORNER, & 1.00  
 5.11 TO 10.00 FEET FROM A POINT OF MEASUREMENT, BEING 5.20 TO 10.00  
 5.11 TO 10.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 9, BEING THE  
 MEASUREMENT & BEING 5.11 TO 10.00 FEET TO THE NORTHWEST CORNER OF SAID  
 PARCEL 9, BEING THE POINT OF INTERSECTION OF THE LINE OF SAID PARCEL 9  
 1.14 PART OF PARCEL 9, BEING THE POINT OF INTERSECTION OF THE LINE OF SAID  
 PARCEL 9 & A DISTANCE OF 428.00 FEET, BEING DEFINITIVE SAID CORNER, & 1.00  
 5.11 TO 10.00 FEET FROM A POINT OF MEASUREMENT, BEING 5.20 TO 10.00  
 5.11 TO 10.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 9, BEING THE  
 MEASUREMENT & BEING 5.11 TO 10.00 FEET TO THE NORTHWEST CORNER OF SAID  
 PARCEL 9, BEING THE POINT OF INTERSECTION OF THE LINE OF SAID PARCEL 9  
 1.14 PART OF PARCEL 9, BEING THE POINT OF INTERSECTION OF THE LINE OF SAID  
 PARCEL 9 & A DISTANCE OF 428.00 FEET, BEING DEFINITIVE SAID CORNER, & 1.00  
 5.11 TO 10.00 FEET FROM A POINT OF MEASUREMENT, BEING 5.20 TO 10.00  
 5.11 TO 10.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 9, BEING THE  
 MEASUREMENT & BEING 5.11 TO 10.00 FEET TO THE NORTHWEST CORNER OF SAID  
 PARCEL 9, BEING THE POINT OF INTERSECTION OF THE LINE OF SAID PARCEL 9



NOTES  
 1. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO BE USED AS A BASIS FOR CONSTRUCTION.  
 2. THE PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PHYSICALLY DESCRIBED AS FOLLOWS:

CONDOMINIUM BOOK 17  
 PAGE 150

VICINITY MAP (SEE 3)

KEY  
 UNIT NUMBER  
 FLOOR  
 GRAPHIC CALL  
 1.00 UNIT  
 1.00 UNIT

OVER BIDDING WILLS  
 & PRECONTRACT INC.  
 1111 N. UNIVERSITY BLVD.  
 SUITE 100  
 ORANGE, FL 32813  
 (407) 261-1111

SHEET 20 OF 22





OR 4263 PG 0480

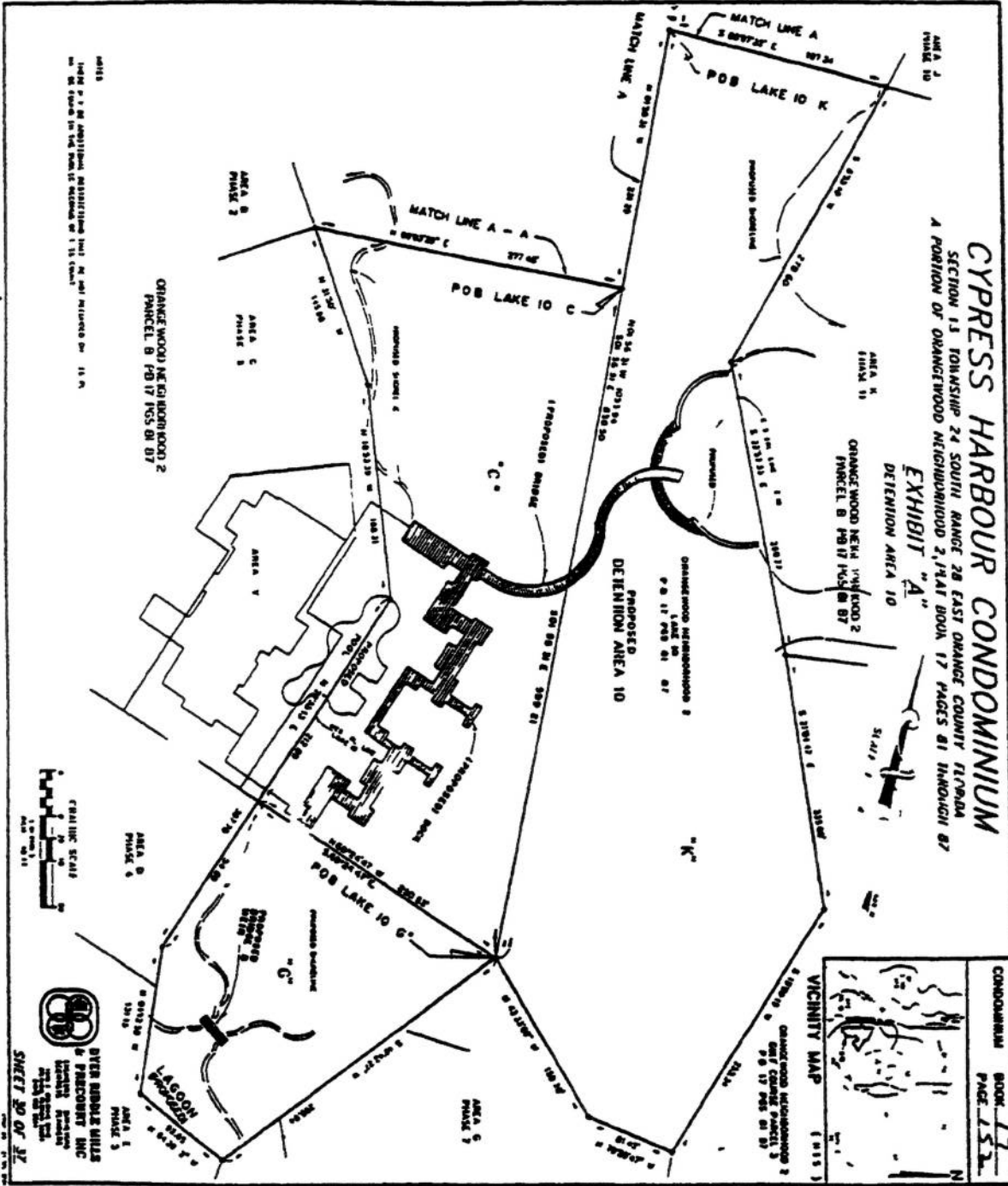

# CYPRESS HARBOUR CONDOMINIUM

SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2, PLAT BOOK 17 PAGES 81 THROUGH 87

## EXHIBIT "A"

DEFINITION AREA 10

CONDOMINIUM BOOK: 17  
PAGE: 132  
VICINITY MAP (1:15,000)



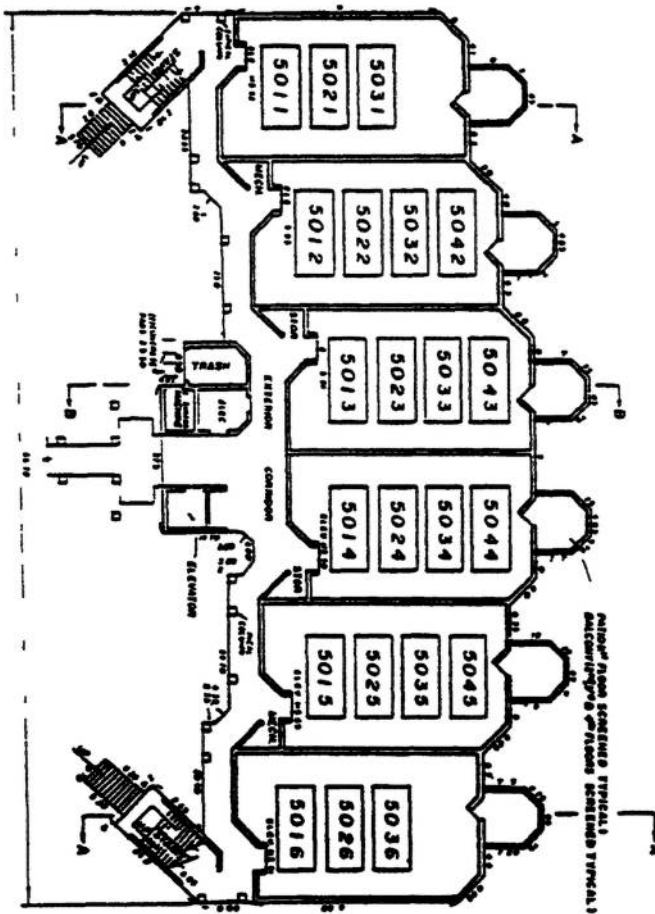
NOTES:  
1. THE 1/8" SHOWN ARE APPROXIMATE MEASUREMENTS ONLY. MEASUREMENTS SHALL BE MADE BY THE SURVEYOR.  
2. THE 1/8" SHOWN ARE APPROXIMATE MEASUREMENTS ONLY. MEASUREMENTS SHALL BE MADE BY THE SURVEYOR.

BYER REALTY, INC.  
LAKELAND, FLORIDA  
SHEET NO. OF 27

OR4263 PG0481

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA  
 A PORTION OF ORANGE WOOD NEIGHBORHOOD 2, PLAT BOOK 12, PAGES 81 THROUGH 87  
 EXHIBIT "A"

CONDOMINIUM BOOK 17  
 PAGE 153



**FOUNDATION SURVEY**  
**BUILDING NUMBER 50**

**NOTES:**  
 1. FOUNDATION SURVEY FOR BUILDING NUMBER 50, SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.  
 2. THIS SURVEY WAS MADE BY THE SURVEYOR ON THE DATE INDICATED ON THE PLAT BOOK 12, PAGES 81 THROUGH 87.  
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 469, F.S.

**KEY**  
 UNIT NUMBER: [Symbol] UNIT NUMBER  
 FLOOR: [Symbol] FLOOR

**GRAPHIC SCALE**  
 1" = 10'-0"

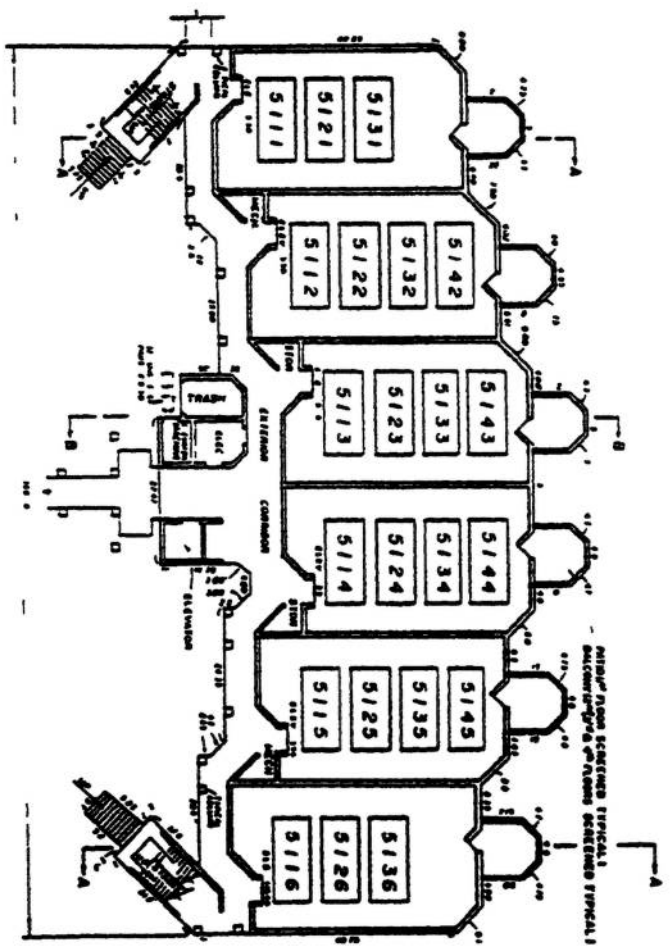
**DIYER SURVEYING & MAPPING, INC.**  
 1100 N. W. 11th St.  
 Ft. Lauderdale, FL 33304  
 (305) 555-1234

**SHEET 1A OF 2A**

OR4263PG0482

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGE WOOD NEIGHBORHOOD 2 PLAT BOOK 12 PAGES 81 THROUGH 87  
 EXHIBIT "A"

CONDOMINIUM BOOK **134**  
 PAGE **134**



**FOUNDATION SURVEY**  
**BUILDING NUMBER 51**

- NOTES**
- 1 ALL EXISTING PROJECTIONS FOR THE FOUNDATION PERMITS TO BE REMOVED.
  - 2 EXISTING FOUNDATION WALLS ARE TO BE REMOVED AND NEW FOUNDATION WALLS TO BE CONSTRUCTED AS SHOWN ON THIS PLAN. ALL FOUNDATION WALLS TO BE CONSTRUCTED WITH 12" CONCRETE WALLS WITH 4" REINFORCING BARS AT 18" ON CENTER. ALL FOUNDATION WALLS TO BE CONSTRUCTED WITH 12" CONCRETE WALLS WITH 4" REINFORCING BARS AT 18" ON CENTER.
  - 3 ALL WALLS TO BE 12" PER SPECIFICATIONS.

**KEY**

FOUNDATION NUMBER - UNIT NUMBER

**GRAPHIC SCALE**

1" = 10'-0"

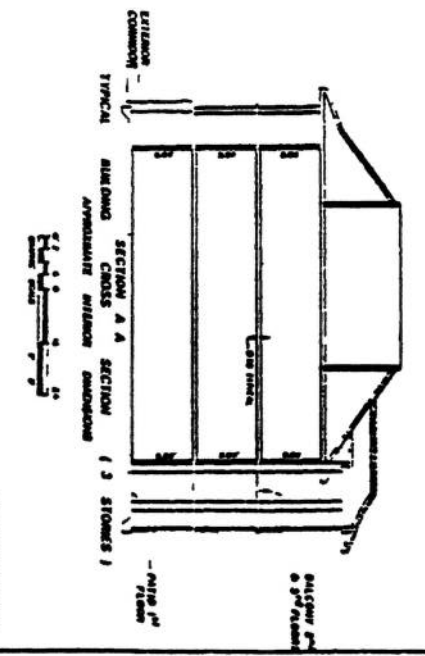
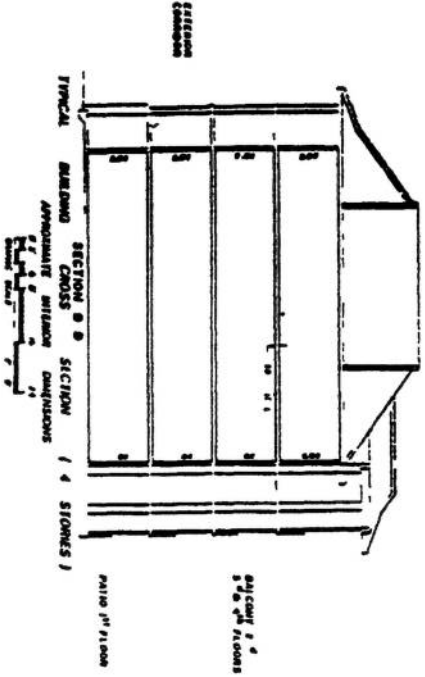
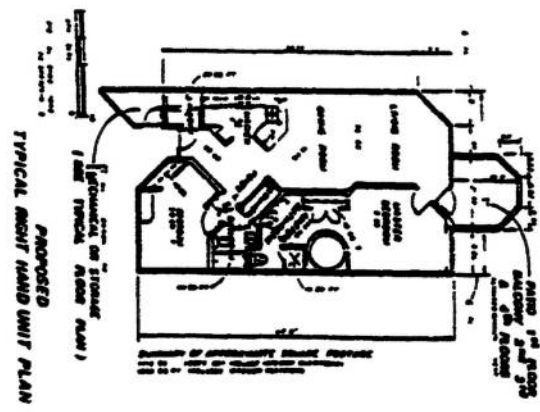
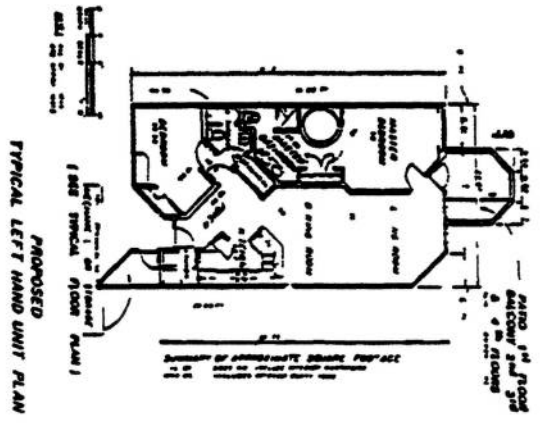
**PIPER BROS. & SONS, INC.**  
 ARCHITECTS  
 1000 N. W. 10th St.  
 Ft. Lauderdale, Fla. 33304

**SHEET 101 OF 101**

OR 4263 PG 0483

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY, FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87  
**EXHIBIT "A"**

CONDOMINIUM BOOK 17  
 PAGE 135



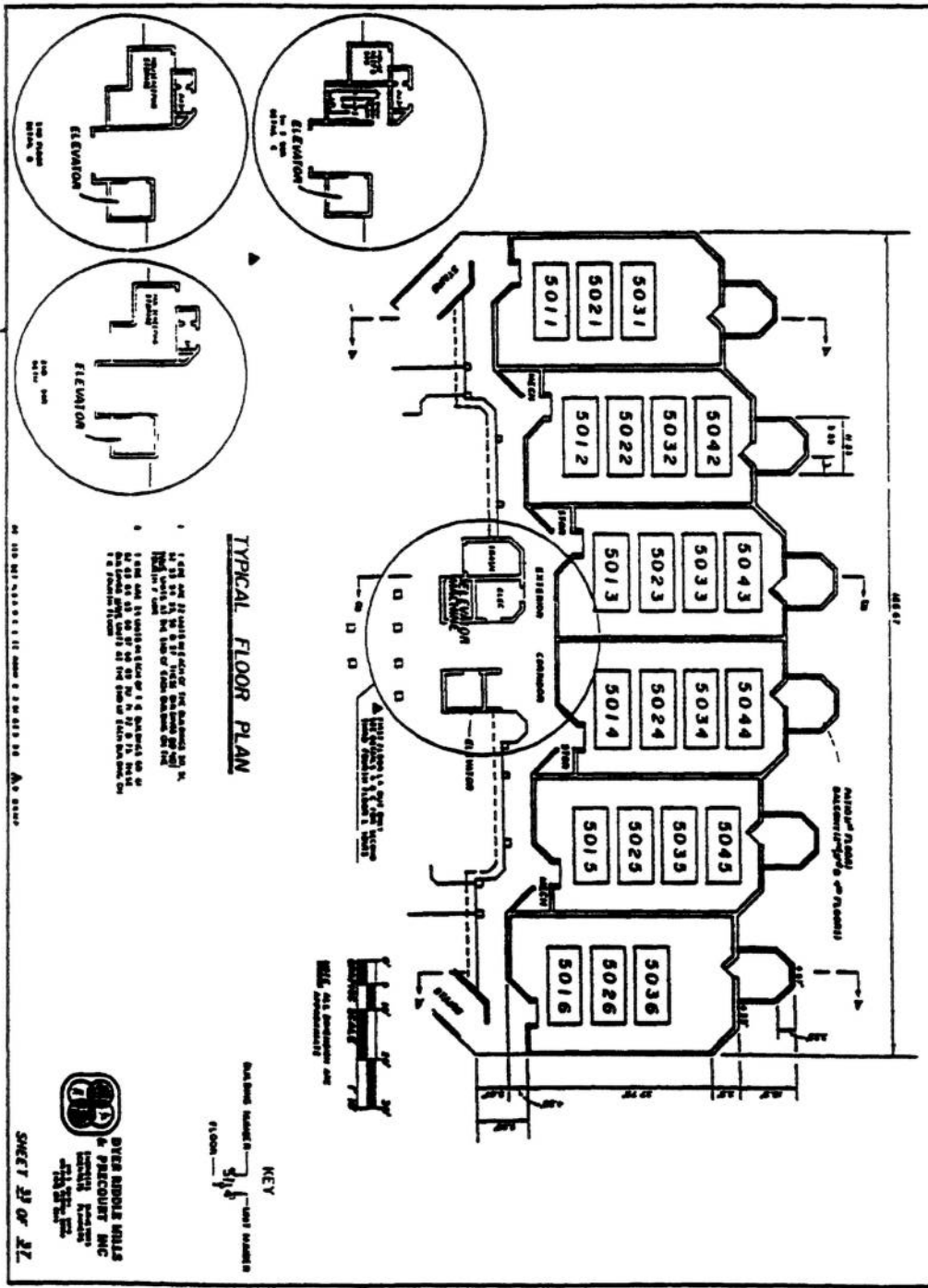
McManis Hurley Charvat Peacock  
 ARCHITECTS, P.A.  
 1000 N. GULF BLVD., SUITE 100  
 TAMPA, FL 33602  
 TEL: 813-288-1100  
 FAX: 813-288-1101

SHEET NO. OF 2

GR4263PG0484

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13, TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87  
 EXHIBIT "A"

CONDOMINIUM BOOK **17**  
 PAGE **156**



**TYPICAL FLOOR PLAN**

1. 1, 2 AND 3 SHOW THE LOCATION OF THE BUILDING ON THE PLAT BOOK 17, PAGES 81 THROUGH 87. THE BUILDING IS SHOWN IN THE CENTER OF EACH SECTION OF THE PLAT BOOK.

2. 1, 2 AND 3 SHOW THE LOCATION OF THE BUILDING ON THE PLAT BOOK 17, PAGES 81 THROUGH 87. THE BUILDING IS SHOWN IN THE CENTER OF EACH SECTION OF THE PLAT BOOK.

**KEY**

Building Material: CONCRETE

Finish: TILE

**DYER ROSSLE HILLS & PRECOURT INC.**  
 ARCHITECTS  
 1111 N. W. 11th St.  
 Ft. Lauderdale, FL 33304

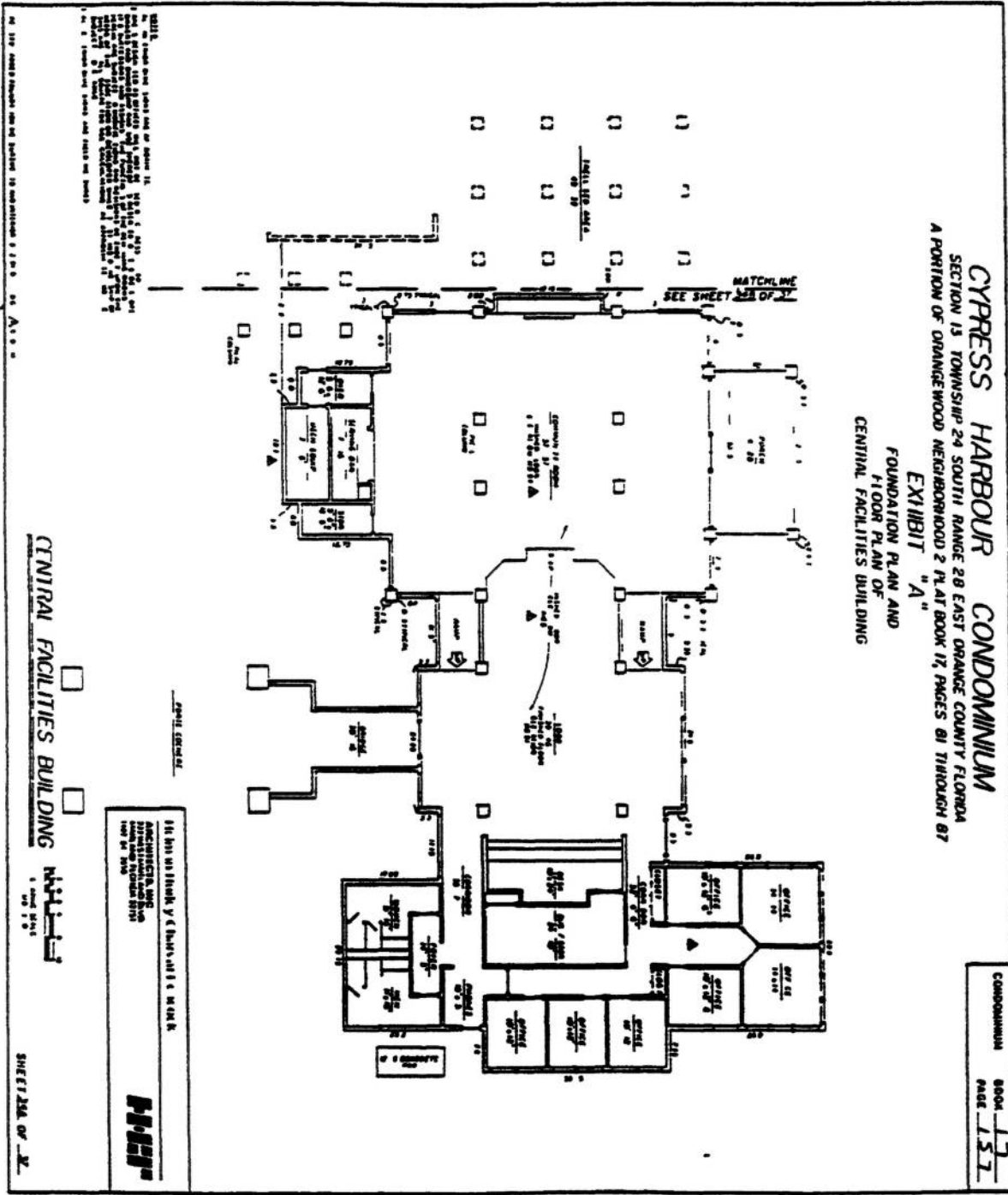
**SHEET 27 OF 27**

OR 4 263 PG 0485

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PL. AT BOOK 12, PAGES 61 THROUGH 67

**EXHIBIT "A"**  
 FOUNDATION PLAN AND  
 FLOOR PLAN OF  
 CENTRAL FACILITIES BUILDING

CONDOMINIUM  
 BOOK 12  
 PAGE 137



NOTES:  
 1. FOUNDATION PLAN AND FLOOR PLAN SHALL BE CONSIDERED AS ONE.  
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL WALLS SHALL BE 12\"/>

**CENTRAL FACILITIES BUILDING**

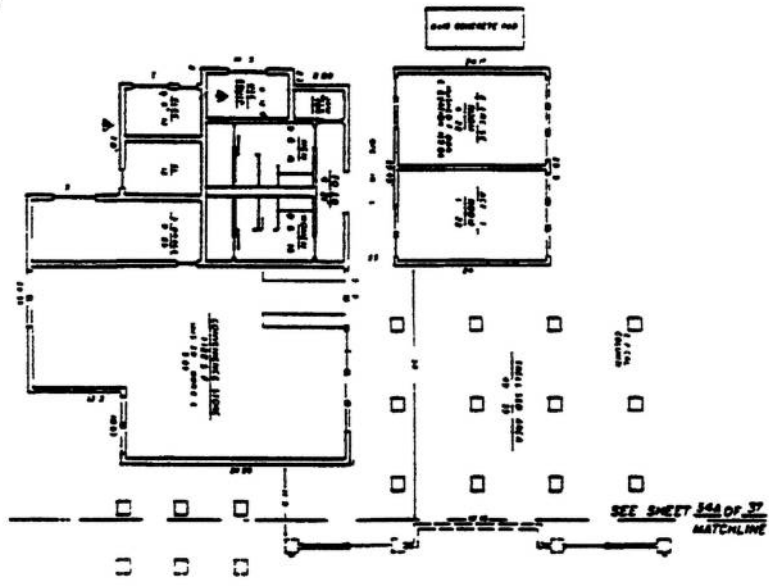


SHEET 13A OF 17

11010 11th Street, N.E. Charlotte, N.C. 28213  
 ARCHITECT AND ENGINEERS  
 1987 BC 2100

OR4263 PG 0486

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 12 PAGES 81 THROUGH 87  
**EXHIBIT "A"**  
 FOUNDATION PLAN AND  
 FLOOR PLAN OF  
**CENTRAL FACILITIES BUILDING**



1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
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 10. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.

**CENTRAL FACILITIES BUILDING**

DESIGNED BY  
**ARCHITECTURAL**  
 1234567890  
 1234567890  
 1234567890

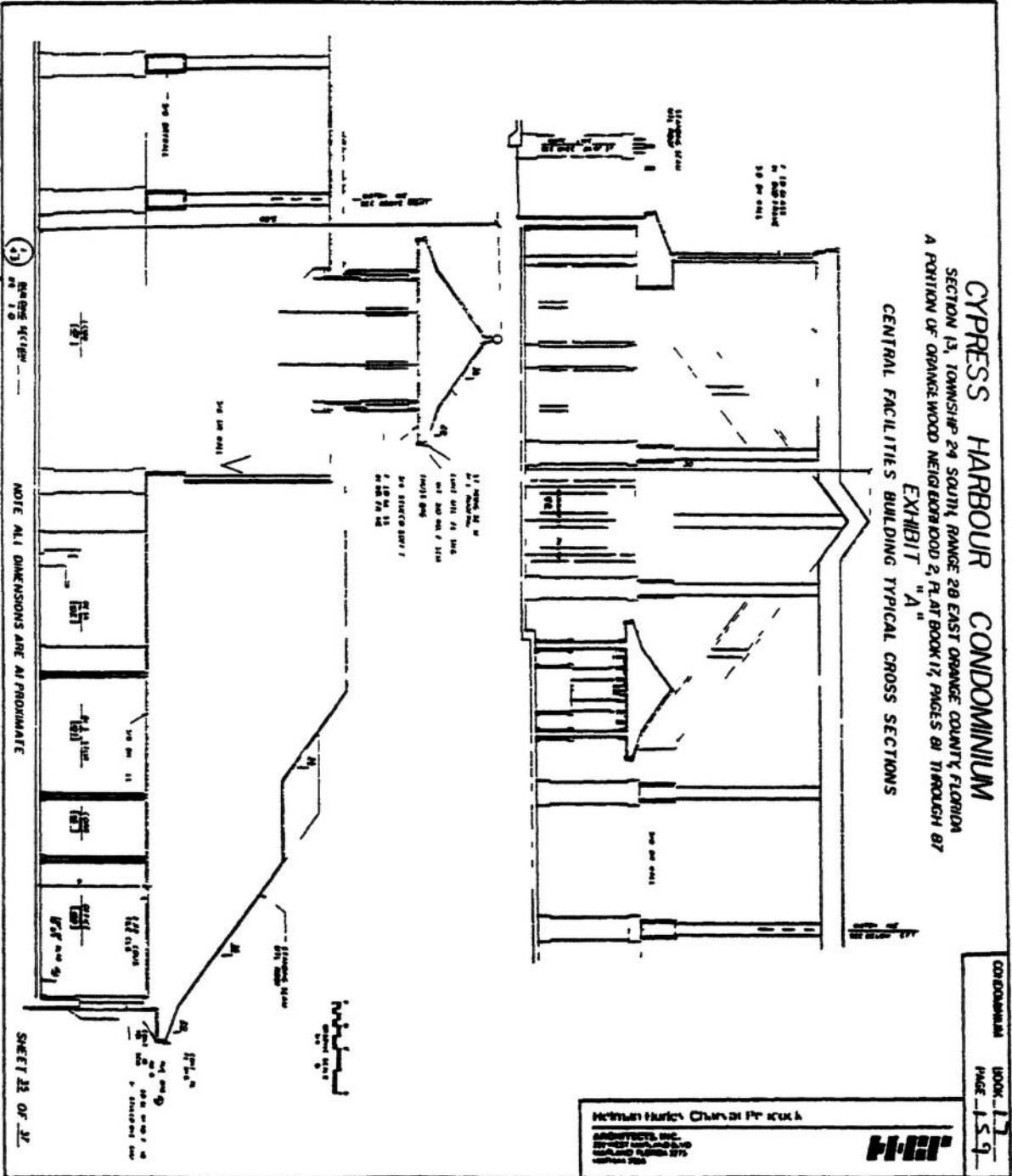
**ARCHITECT**  
 1234567890  
 1234567890

SHEET 208 OF 27

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 PAGE 158

OR4263 PG 0487

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13, TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY, FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2, PLAT BOOK 17, PAGES 81 THROUGH 87  
**EXHIBIT "A"**  
**CENTRAL FACILITIES BUILDING TYPICAL CROSS SECTIONS**



(1)

SEE ANOTHER SHEET

NOTE: ALL DIMENSIONS ARE APPROXIMATE

SHEET 23 OF 27

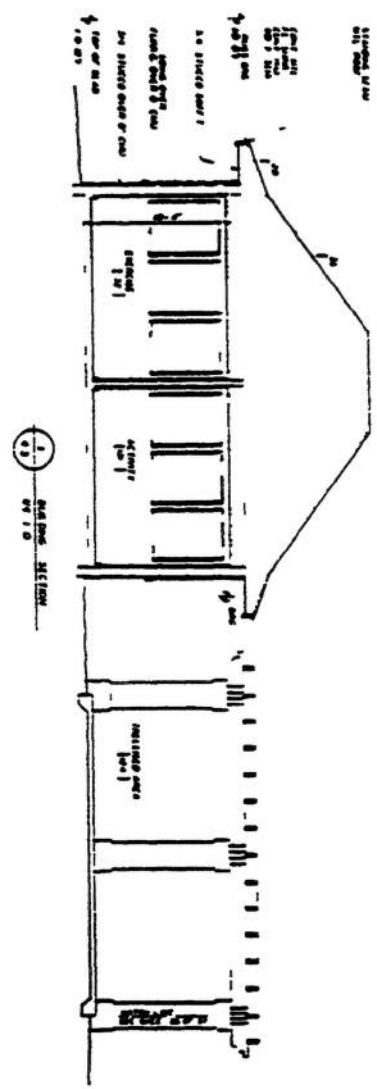
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**FLOR**  
 McMillan Martin, Charney & Pritchard  
 ARCHITECTS, INC.  
 1000 N. GULF BLVD., SUITE 100  
 TAMPA, FLORIDA 33602  
 (813) 288-1111



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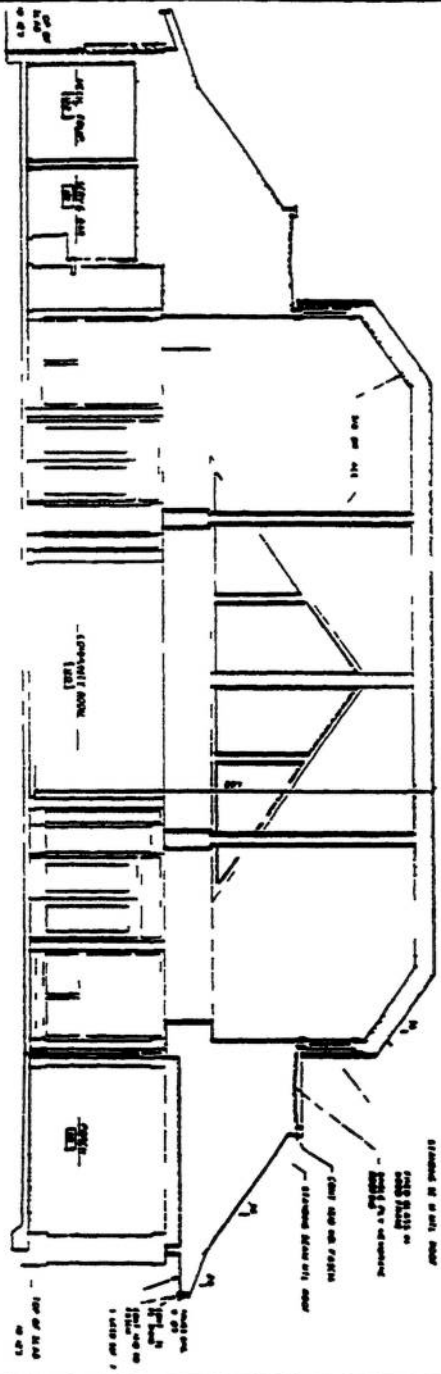
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 PAGE 122

**H.H.H.**

Herman Hurley Charval Peacock  
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NOTE ALL DIMENSIONS ARE APPROXIMATE

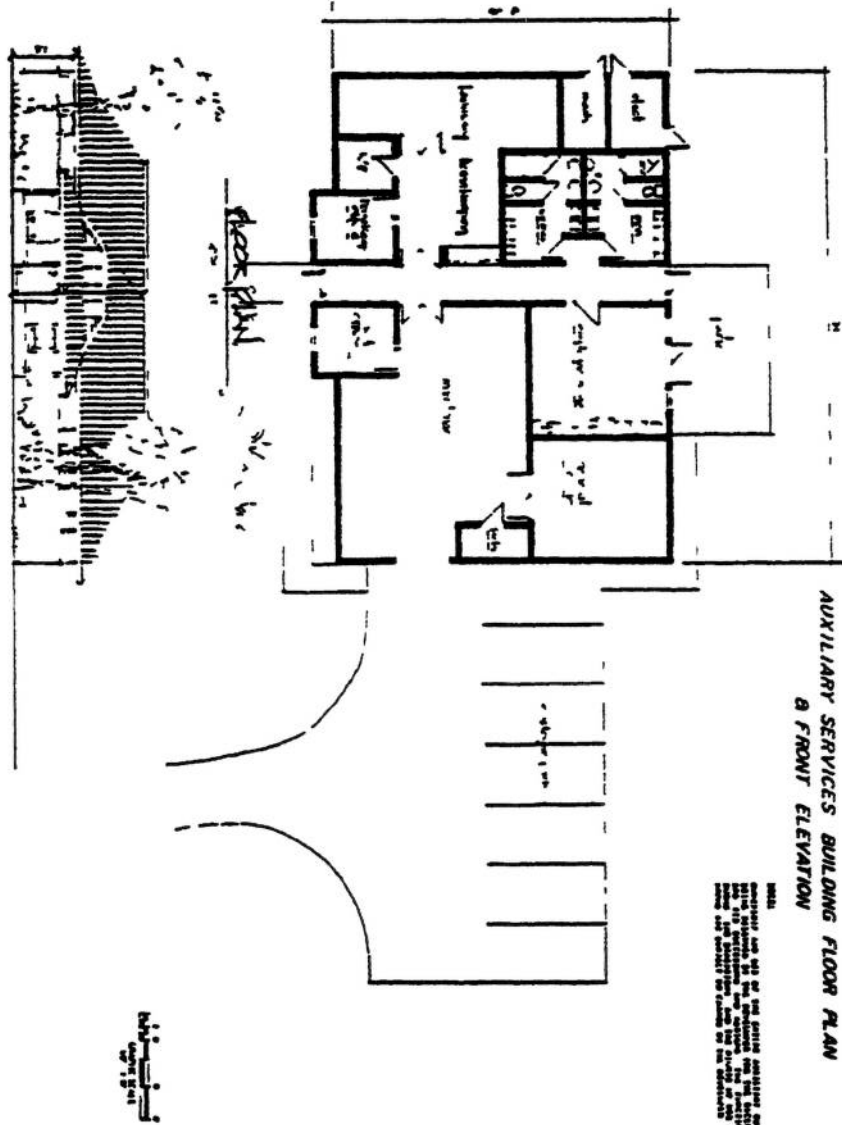
SHEET 25 OF 32

OR4263PG0489

**CYPRESS HARBOUR CONDOMINIUM**  
 SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA  
 A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87  
**EXHIBIT "A"**

CONDOMINIUM BOOK **17**  
 PAGE **144**

**AUXILIARY SERVICES BUILDING FLOOR PLAN  
 & FRONT ELEVATION**



**NOTE:**  
 THIS FLOOR PLAN AND FRONT ELEVATION ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

*Front Elevation*

NOTE: ALL DIMENSIONS ARE AS SHOWN

24 1/2' x 100' 0"  
**AUXILIARY SERVICES BUILDING**  
 PROJECT NUMBER: 111  
 DATE: 4/11/91

Architect: **W.H.P.**  
 W. H. P. ARCHITECTS, INC.  
 11111 S.W. 11th St.  
 Miami, FL 33155

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