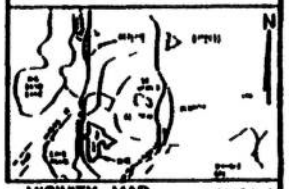
Cypress Harbour

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 123



VICINITY MAP

INDEX

SHEET NO	DESCRIPTION
1	INDEX AND SURVEYORS CERTIFICATIONS
2 4	OVERALL PLOT PLAN (FOR GENERAL NOTES SEE SHEET #31)
5 29	SITE PLANS PHASES 1 24 (AREAS A THROUGH Z)
29 30	DETENTION AREA 10
31A 34B	FOUNDATION PLANS
32	TYPICAL LEFT & RIGHT HAND UNIT PLANS & TYPICAL CROSS SECTIONS
33	TYPICAL FLOOR PLAN
34A 34B	GENERAL FACILITIES BUILDING FLOOR PLAN AND FOUNDATION PLANS
35 36	GENERAL FACILITIES BUILDING TYPICAL CROSS SECTIONS
37	AUXILIARY SERVICES BUILDING FLOOR PLAN & FRONT ELEVATION

SURVEYOR CERTIFICATION

FEB 13, 1991 — A.L. Precourt, PLS 100

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE ORIGINAL ORANGE [illegible] HAS BEEN PREPARED IN ACCORDANCE WITH THE ORANGE [illegible] ADMINISTRATIVE CODE RULE [illegible] AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED HEREIN TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM [illegible] IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CONTAINED WITHIN PHASES 1 & 2 OF SAID CONDOMINIUM CAN BE DETERMINED FROM THESE MATERIALS.

FEB. 13 1991 — A.L. Precourt, PLS 100

DOES NOT INCLUDE [illegible]

DYER RIDDLE MILLS & PRECOURT INC

SHEET 1 OF 37

CYPRESS HARBOUR CONDOMINIUM

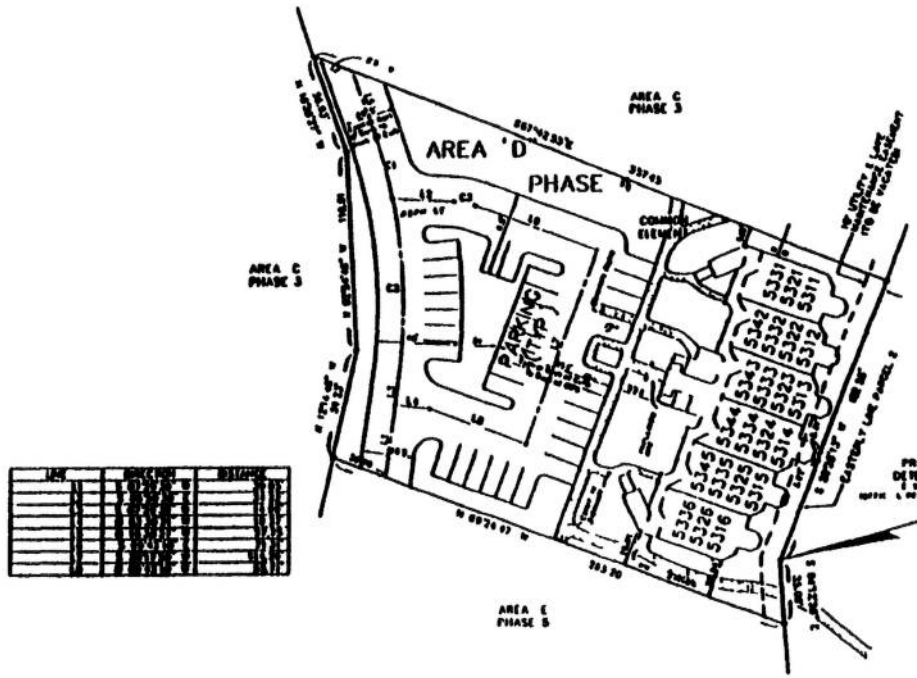
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2, PLAT BOOK 17, PAGES 81 THROUGH 87

EXHIBIT "A"

AREA "D"
PHASE 4

CONDOMINIUM BOOK_____
PAGE_____

VICINITY MAP



3/21/71

3/21/71

KEY
BUILDING NUMBER
UNIT NUMBER
FLOOR

GRAPHIC SCALE

DYER, RIDDLE MILLS & PRECOURT INC

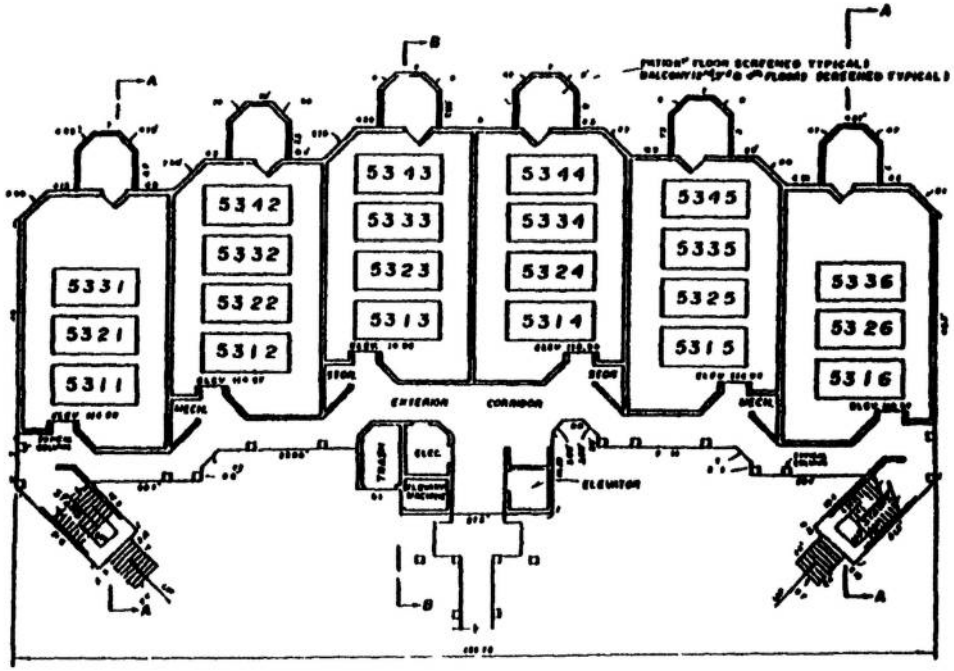
SHEET 1 OF 2

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 _____ PAGE _____



FOUNDATION SURVEY
BUILDING NUMBER 53

KEY

BUILDING NUMBER — UNIT NUMBER
FLOOR — 5314

GRAPHIC SCALE

DYER RIDDLE MILLS & PRECOURT INC
ENGINEERS SURVEYORS PLANNERS

NOTES:

1. ALL EXTERIOR DIMENSIONS FOR THE FOUNDATION SURVEY SHOWN HEREON ARE MEASURED
2. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY FLOOR DATUM. THE MEASURED OLD ASPHALT ROAD 1 ON OF THE 2 1/2 STORY 2 UNIT FLOOR DATUM ACCESS WALK OF THE UNITS AS SHOWN (SEE TYPICAL FLOOR PLANS AND SECTIONS FOR APPROXIMATE ELEVATION DETAILS)
3. SEE SHEET 1 OF 2 FOR TYPICAL SECTIONS AS RECORDED IN CONDOMINIUM BOOK 12 PAGES 192 THROUGH 198 PUBLIC RECORDS OF ORANGE COUNTY FLORIDA

SHEET 2 OF 2

CYPRESS HARBOUR CONDOMINIUM

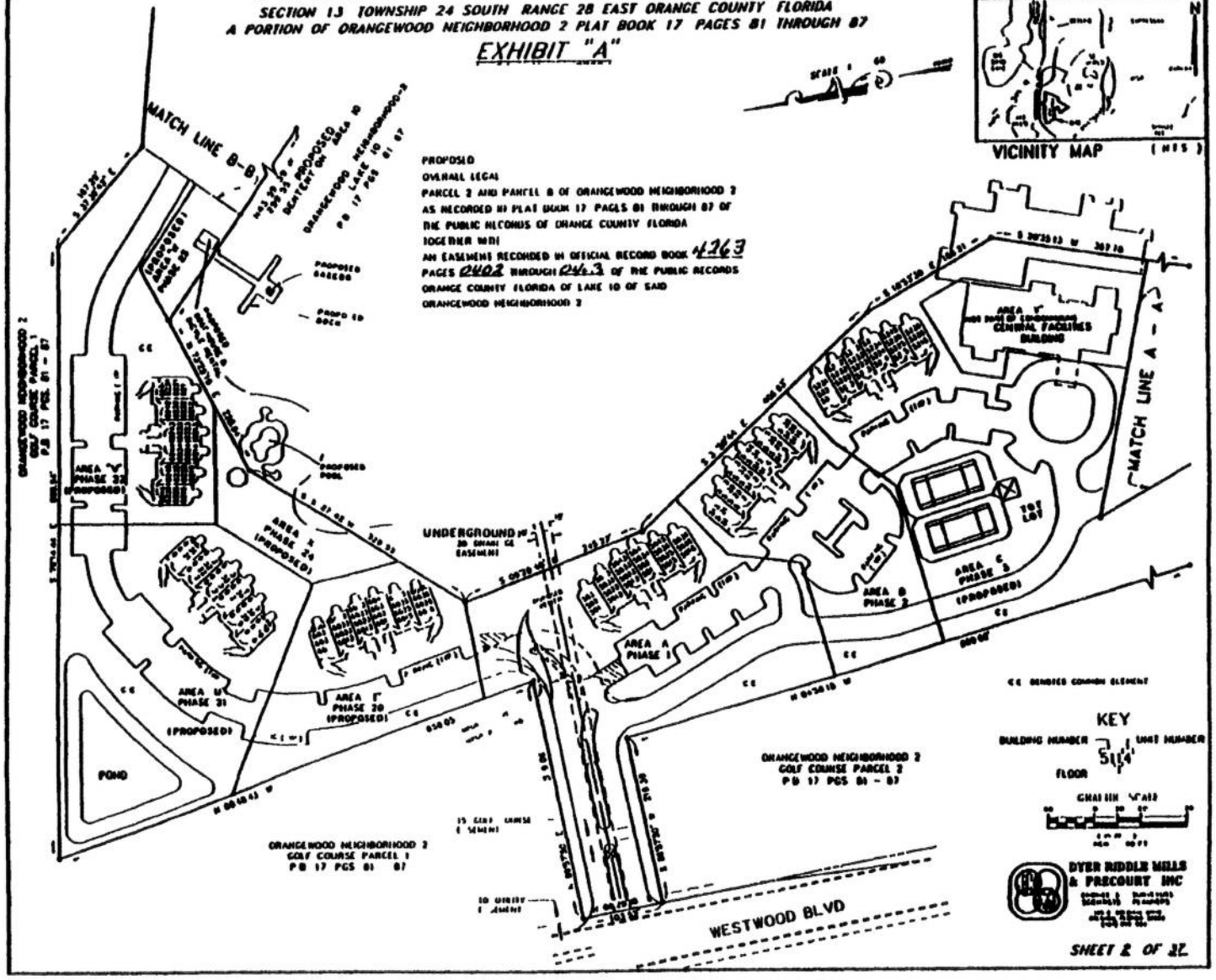
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

CONDOMINIUM BOOK 17 PAGE 164

VICINITY MAP (NTS)

PROPOSED
OVERALL LEGAL
PARCEL 2 AND PARCEL 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 EASEMENT RECORDED IN OFFICIAL RECORD BOOK 4263
PAGES 0402 THROUGH 0413 OF THE PUBLIC RECORDS
ORANGE COUNTY FLORIDA OF LAKE 10 OF SAID
ORANGEWOOD NEIGHBORHOOD 2

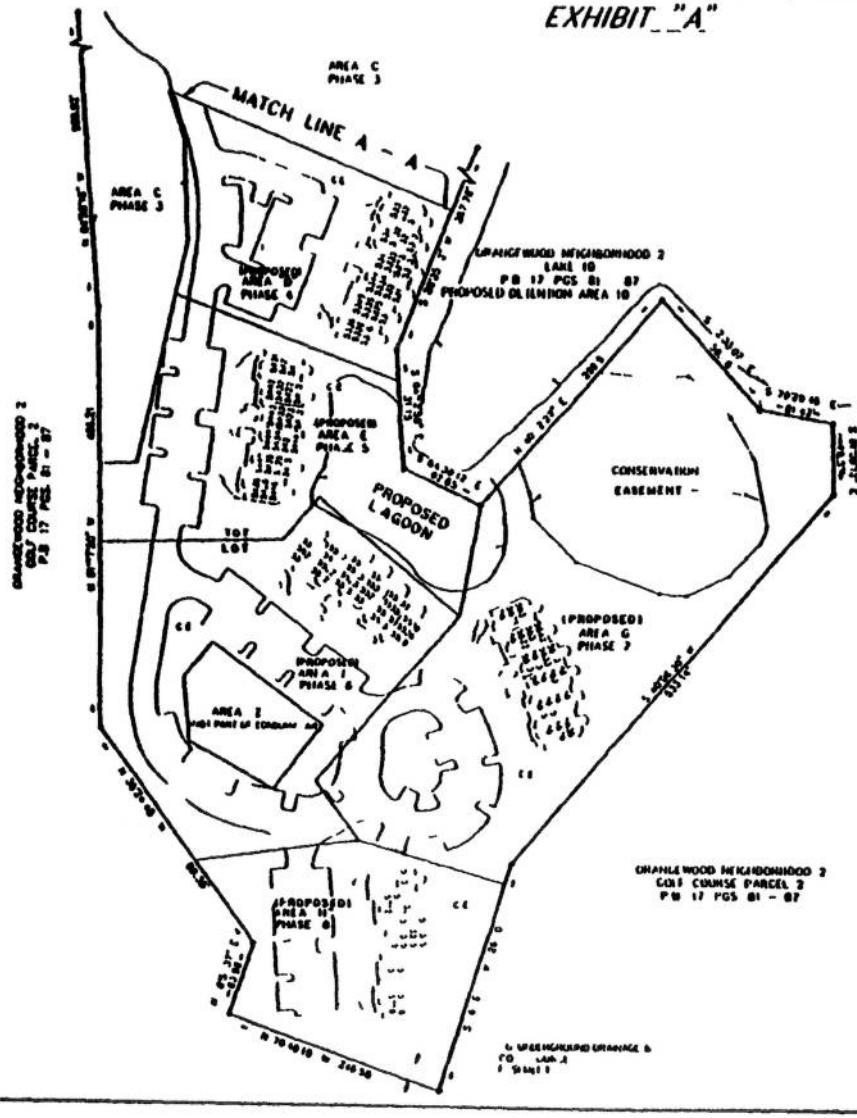


OR4263PG0453

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

VICINITY MAP

GENERAL NOTES

1 EACH OF THE RESIDENTIAL UNIT OWNERS OF THE CONDOMINIUM SHALL OWN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS STATED AS PERCENTAGES OF SUCH OWNERSHIP AS SET FORTH ON EXHIBIT B TO THE DECLARATION OF CONDOMINIUM FOR CYPRESS HARBOUR CONDOMINIUM

2 LCE DENOTES LIMITED COMMON ELEMENT (SEE ARTICLE II AND IV OF THE DECLARATION OF CONDOMINIUM FOR CYPRESS HARBOUR CONDOMINIUM FOR A DEFINITION OF LIMITED COMMON ELEMENTS) CE DENOTES COMMON ELEMENT

3 LOCATION OF ALL PROPOSED IMPROVEMENTS SHOWN ON THIS PLAT ARE APPROXIMATE

4 THE SITE OF DEVELOPMENT IS ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA

5 BEARINGS SHOWN ON THIS PLAT ARE BASED ON ORANGEWOOD NEIGHBORHOOD 2 SUBDIVISION AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA

6 THE CONDOMINIUM IS BEING DEVELOPED IN PHASES WITH EACH PHASE OF THE DEVELOPMENT ON AREA 11 (PHASE 1) AND THE CORRESPONDING PHASE NUMBER (PHASE 2) THE TOTAL PROPOSED NUMBER OF UNITS IS [illegible]

7 THE APPROXIMATE HEIGHT OF THE UNIT BUILDINGS SHOWN HEREON IS [illegible] THE BUILDINGS UNITS BUILDINGS ARE 3 AND 4 STORY ALL OTHER BUILDINGS PROJECTS SHOWN HEREON ARE ONE STORY

8 CYPRESS HARBOUR CONDOMINIUM IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS OF RECORD SPECIFICALLY THOSE SHOWN ON THE SUBDIVISION PLAT OF ORANGEWOOD NEIGHBORHOOD 2 AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA WHICH PROVIDES FOR ACCESS, UTILITIES DRAINAGE AND MAINTENANCE OF ALL PARCELS WITHIN

9 THE DEVELOPER RESERVES THE RIGHT TO MAKE NON MATERIAL CHANGES IN THE LEGAL DESCRIPTION OF EACH PHASE

10 AS PROVIDED IN THE DECLARATION OF CONDOMINIUM THE DEVELOPER RESERVES THE RIGHT TO INCREASE OR DECREASE THE SIZE OF BUILDINGS TO ACCOMMODATE ANY INCREASES OR DECREASES IN THE SIZE OF CONDOMINIUM UNITS AS A RESULT BECAUSE OF THESE CHANGES IN THE SIZE OF THE BUILDING, IF ANY THERE MAY BE CHANGES IN THE FOOT PRINT

11 A [illegible] BUILDING AND PARKING FACILITY TO BE CONSTRUCTED IN AREA [illegible] IS THE SEPARATE PERSONAL PROPERTY OF THE DEVELOPER THE DEVELOPER [illegible] EASEMENT DOES NOT INCLUDE THE DEVELOPER'S ACCESS EASEMENT AS RESERVED IN ARTICLE [illegible] TO SUPPORT THE LOCATION OF THIS PERSONAL PROPERTY UPON THE CONDOMINIUM PROPERTY UPON SUCH DATE AS THE DEVELOPER REMOVES THEM

12 COMMON ELEMENTS OR PORTIONS OF THE COMMON ELEMENTS OF THE CYPRESS HARBOUR CONDOMINIUM WHICH ARE LOCATED WITHIN LAKE 10 [illegible] THE DEVELOPER [illegible] CONSTRUCTION UPON THE GRANTED EASEMENTS THE DEVELOPER IS

13 THE RECREATION AREA 10 IS PROPOSED AREAS RELATING TO PHASE 1 AND PHASE 2 ARE COMPLETE

14 THE AREA OF EACH RESPECTIVE PROPOSED PHASE WHICH ARE NOT [illegible] A EITHER A UNIT OR PORTIONS OF THE CONDOMINIUM AND PROPOSED COMMON ELEMENTS SHALL BE DEEMED WITHIN THE RESPECTIVE PHASE IS ADDED TO THE CONDOMINIUM PLAN

15 THE DEVELOPER RESERVES THE RIGHT WITH RESPECT TO THE PROPOSED DEVELOPMENT IMPROVEMENTS WHICH ARE [illegible] A [illegible] PROPOSED [illegible] THE [illegible] SUCH DECLARATION [illegible] PHASE 10 [illegible] SUCH DECLARATION [illegible] CONTINGENCY [illegible] WITH ANY [illegible] SUCH DECLARATION [illegible] AS AT [illegible] (SEE ARTICLE [illegible] OF DECLARATION OF CONDOMINIUM)

16 AN [illegible] AND [illegible] CONDOMINIUM [illegible] AND [illegible] THE [illegible] A SUPPLEMENT AT A LATER TIME

KFY

BUILDING NUMBER | UNIT NUMBER
5114
FLOOR

DYER RIDDLE MILLS & PRECOURT INC

SHEET 3 OF 37

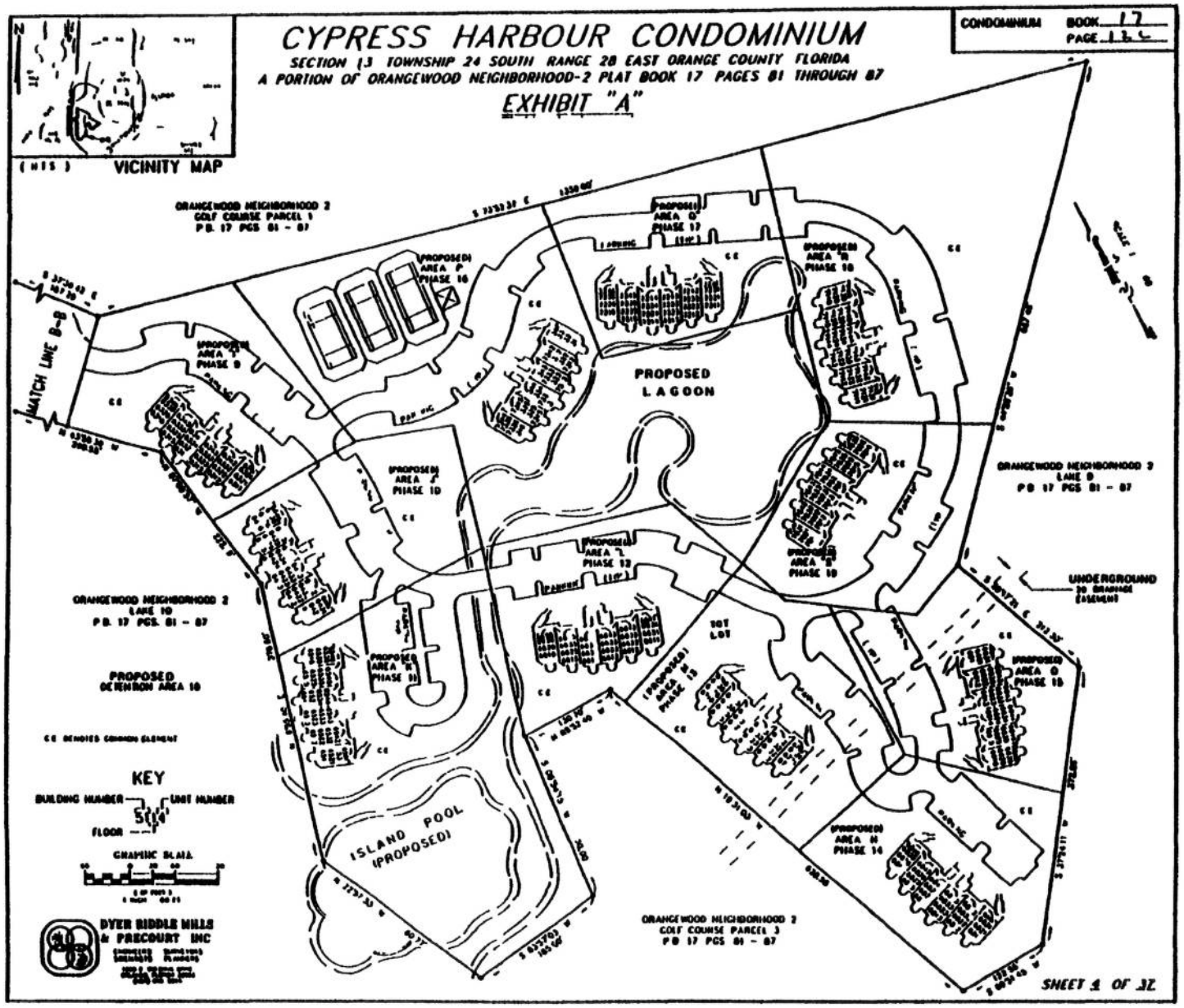
OR 4263 PG 0454

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 164



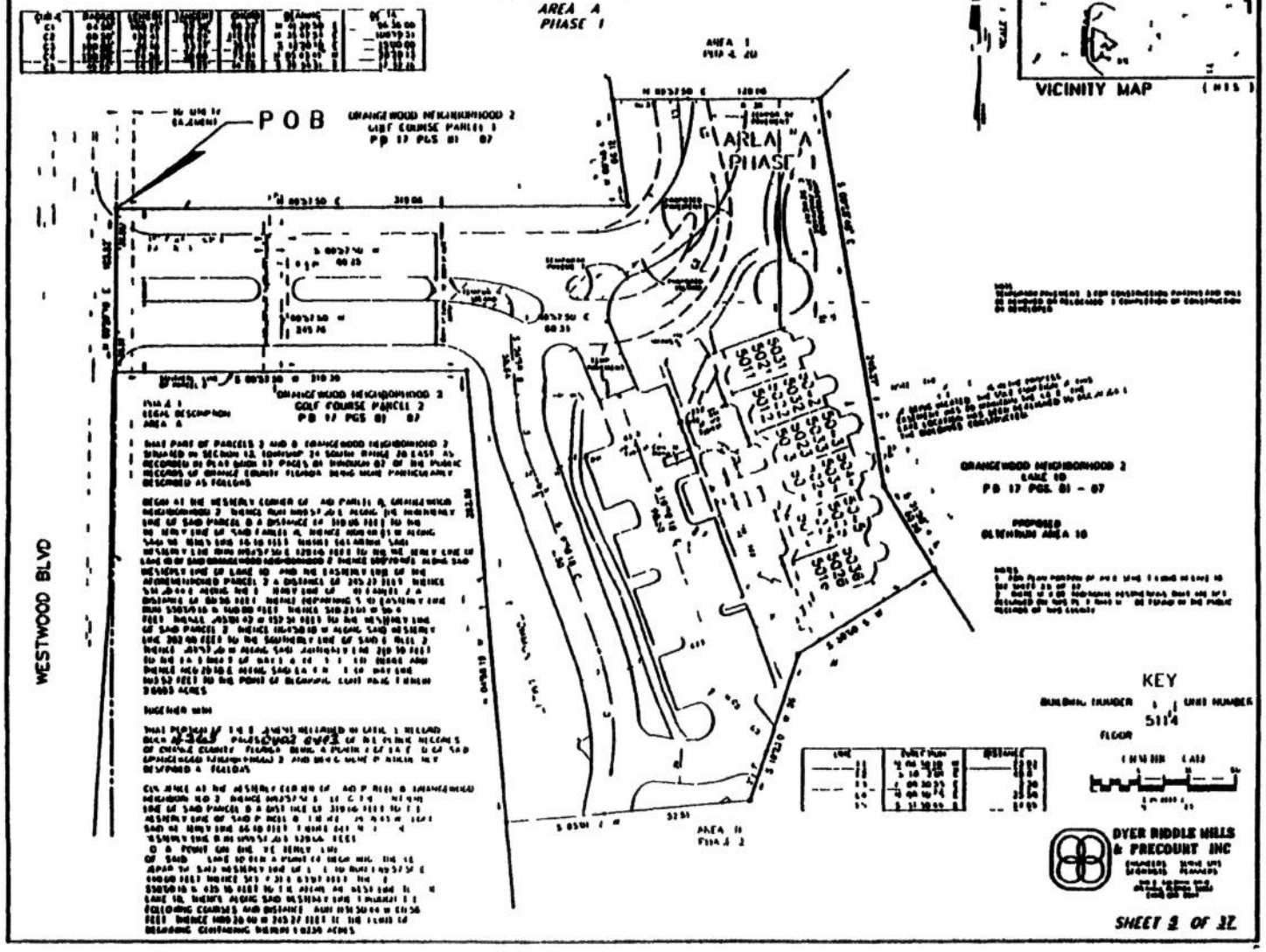
OR 4263 PG 0455

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 A
PHASE 1



OR 4263 PG 0456

CYPRESS HARBOUR CONDOMINIUM

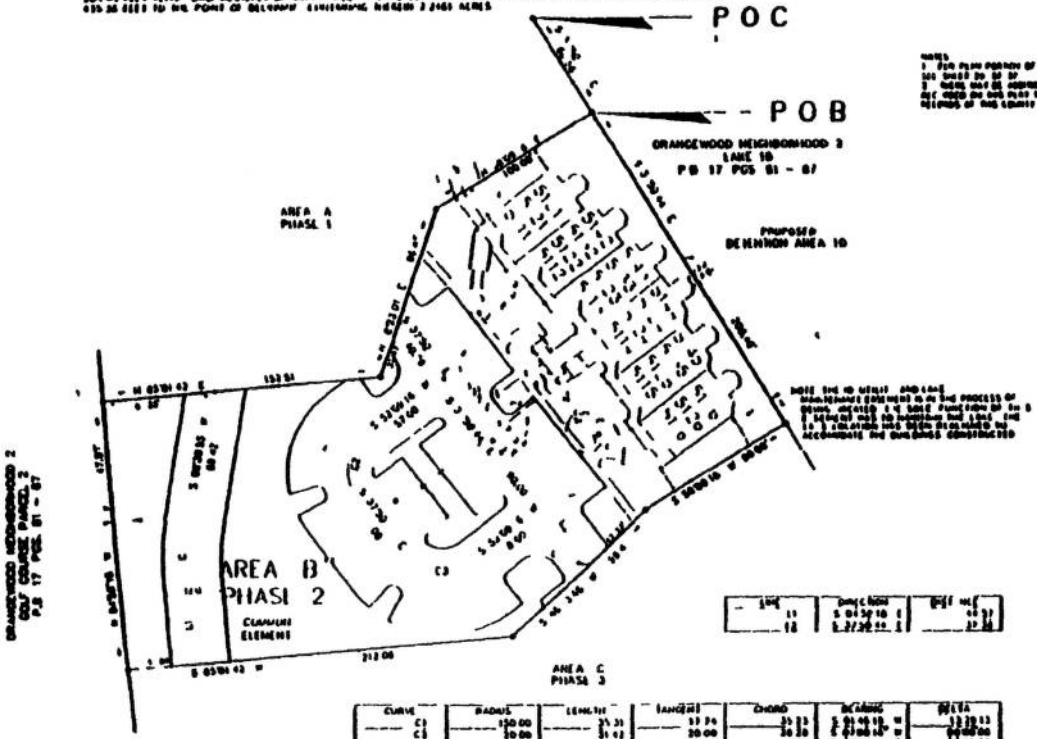
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA "B"
PHASE 2

CONDOMINIUM BOOK 17 PAGE 132

VICINITY MAP



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.00	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	30.00	[illegible]	30.00	[illegible]	[illegible]	[illegible]
C3	30.00	[illegible]	30.00	[illegible]	[illegible]	[illegible]
C4	32.00	0.00	0.00	0.00	[illegible]	[illegible]

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]

KL

5114

FLOOR

DYER RIDDLE MILLS & PRECOURT INC

SHEET 6 OF 32

OR4263PG0457

CYPRESS HARBOUR CONDOMINIUM

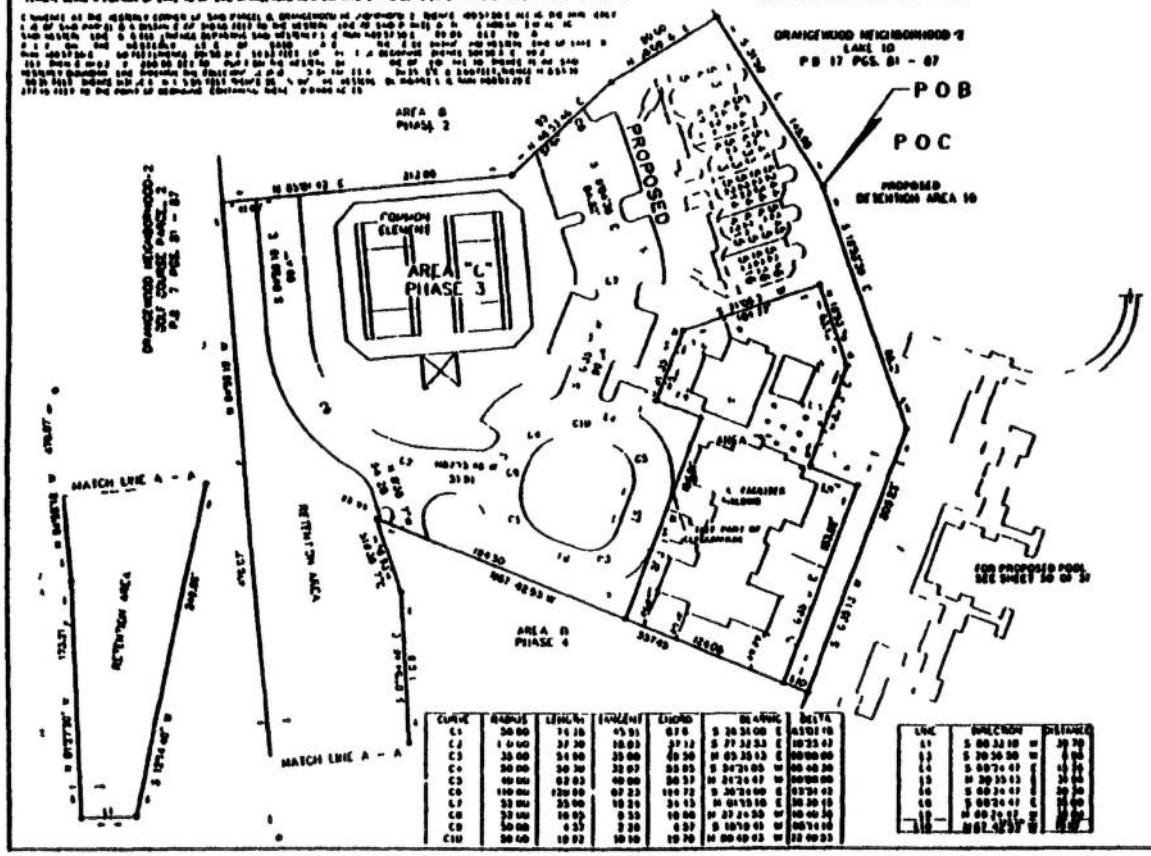
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87

EXHIBIT "A"

AREA C AND Y
PHASE 3

CONDOMINIUM BOOK 17 PAGE 139

VICINITY MAP



KEY

BUILDING NUMBER — UNIT NUMBER

5114

FLOOR

GRAPHIC SCALE

DYER RIDDLE MILLS & PRECOURT INC

SHEET 2 OF 32

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

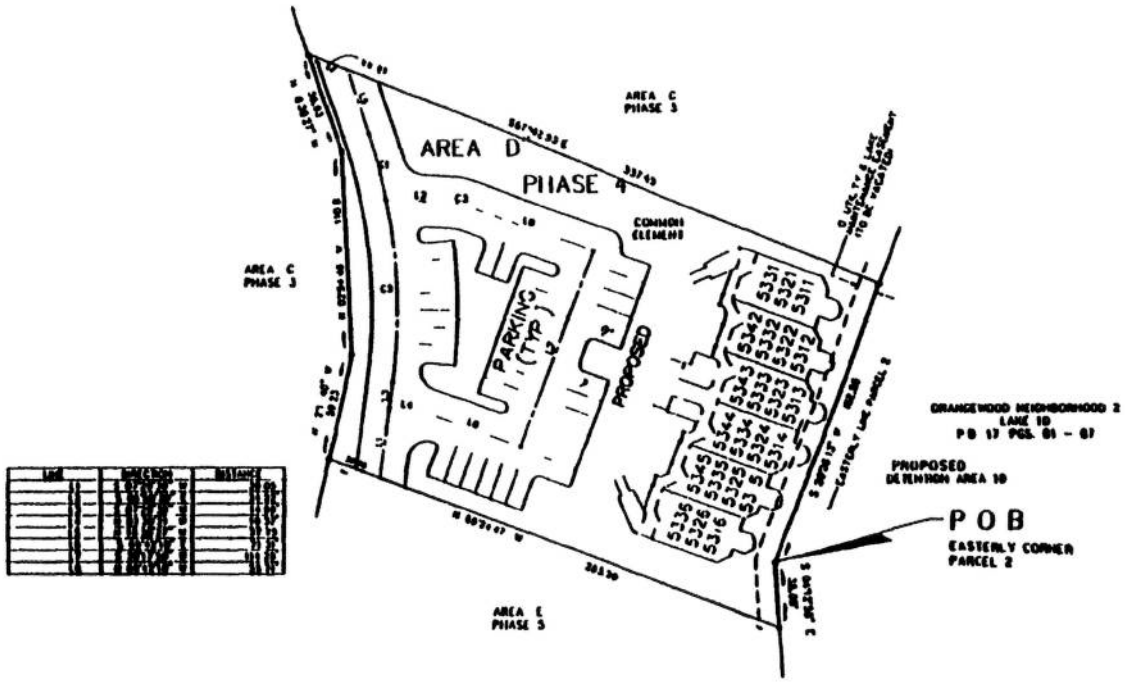
EXHIBIT "A"

AREA "D"
PHASE 4

PHASE 4
LEGAL DESCRIPTION
AREA D

THAT PART OF PARCEL 2 ORANGEWOOD NEIGHBORHOOD 2 SITUATED IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE EASTERLY CORNER OF SAID PARCEL 2 ORANGEWOOD NEIGHBORHOOD 2 THENCE S89°52'30"E ALONG THE EASTERLY LINE OF SAID PARCEL 2 A DISTANCE OF 33.00 FEET THENCE DEPARTING SAID EASTERLY LINE RUN N00°28'43"W 263.20 FEET THENCE N42°30'00"E 50.23 FEET THENCE N03°54'46"W 110.01 FEET THENCE N88°30'21"W 36.03 FEET THENCE S89°07'55"E 33.49 FEET TO THE ORANGEWOOD NEIGHBORHOOD 2 EASTERLY LINE OF PARCEL 2 THENCE S20°35'13"W ALONG SAID EASTERLY LINE 452.30 FEET TO THE POINT OF BEGINNING CONTAINING 1.0204 ACRES

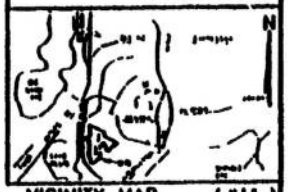


LINE	BEARING	DISTANCE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA

NOTE
THERE ARE NO ARCHITECTURAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

CONDOMINIUM BOOK 17 PAGE 130



VICINITY MAP (NTS)

KEY
BUILDING NUMBER — UNIT NUMBER
5314
FLOOR —

DYER RIDDLE MILLS & PRECOURT INC

SHEET 2 OF 32

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 "E"
PHASE 5

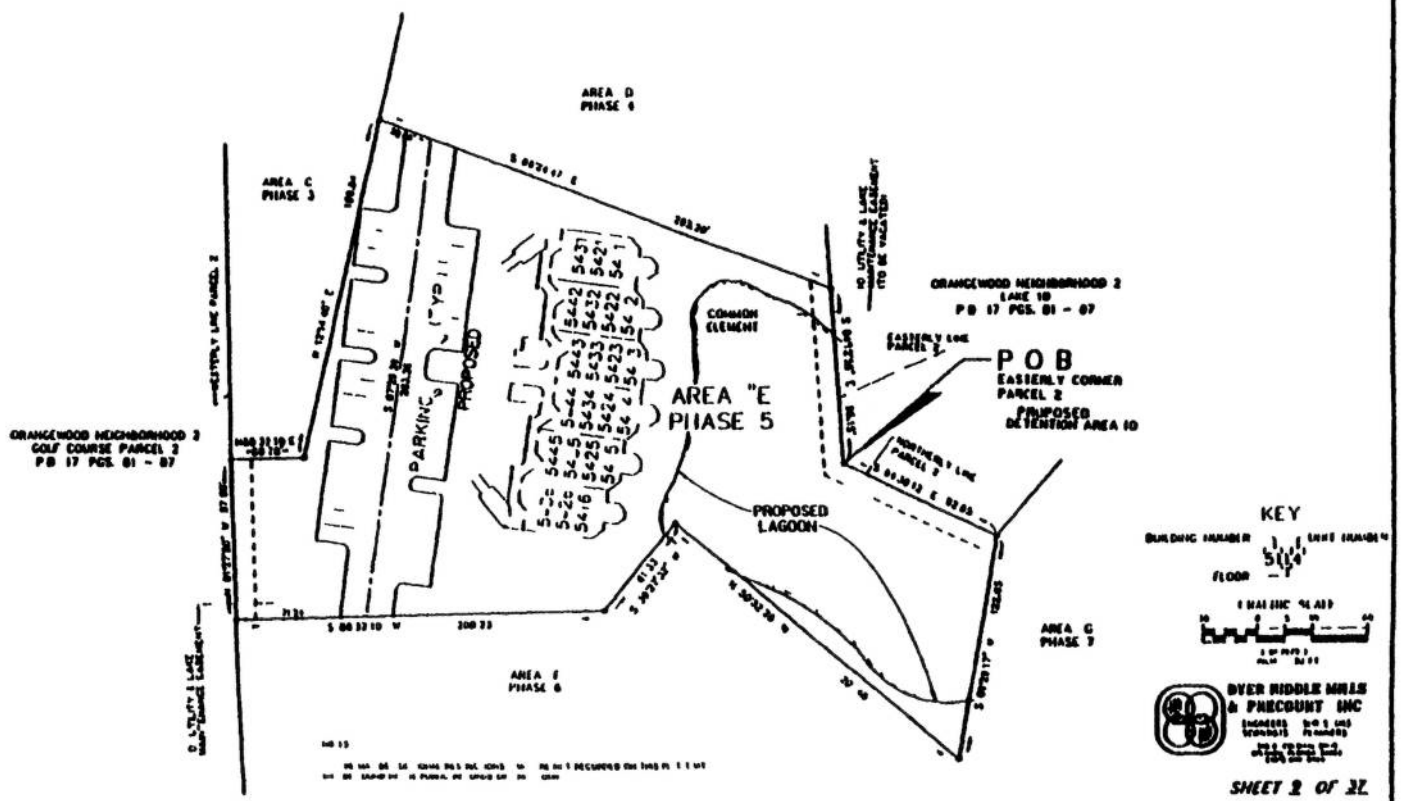
CONDOMINIUM BOOK 17 PAGE 131

VICINITY MAP

PHASE 5
LEGAL DESCRIPTION
AREA E

IN A PART OF PARCEL 2 ORANGEWOOD NEIGHBORHOOD 2 SITUATED IN SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE EASTERLY CORNER OF SAID PARCEL 2 ORANGEWOOD NEIGHBORHOOD 2 THENCE RUN S04°30'12"E ALONG THE NORTHERLY LINE OF SAID PARCEL 2 A DISTANCE OF 92.65 FEET THENCE DEPARTING SAID NORTHERLY LINE RUN S00°30'12"W 122.65 FEET THENCE N50°32'10"W 204.10 FEET THENCE S39°27'50"W 85.33 FEET THENCE S00°32'10"W 200.33 FEET TO THE WESTERLY LINE OF SAID PARCEL 2 THENCE N00°27'50"W ALONG SAID WESTERLY LINE 87.00 FEET THENCE DEPARTING SAID WESTERLY LINE RUN N00°32'10"E 30.10 FEET THENCE N12°24'40"E 180.84 FEET THENCE S80°24'07"E 263.20 FEET TO THE EASTERLY LINE OF SAID PARCEL 2 THENCE S04°12'50"E ALONG SAID EASTERLY LINE 94.19 FEET TO THE POINT OF BEGINNING CONTAINING HEREIN 1.6070 ACRES



OR 4263 PG 0460

CYPRESS HARBOUR CONDOMINIUM

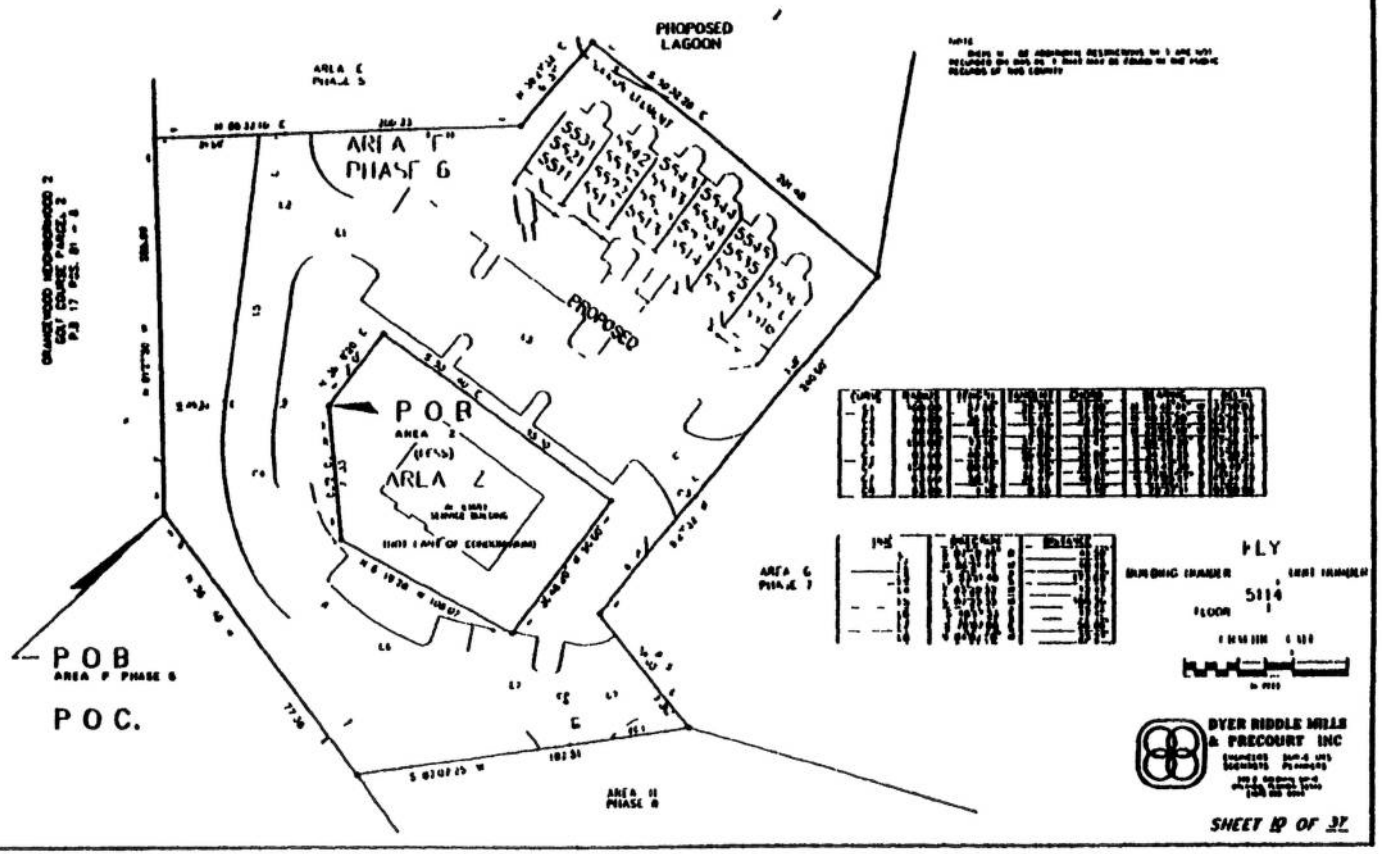
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA F AND Z
PHASE 6

CONDOMINIUM BOOK 17 PAGE 132

VICINITY MAP



DYER RIDDLE MILLS & PRECOURT INC

SHEET 10 OF 37

OR 4263 PG 0461

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 G'
PHASE 7

CONDOMINIUM BOOK 17 PAGE 133

VICINITY MAP

POC.
CONSERVATION EASEMENT

POB
SOUTHERLY CORNER LAKE 10

POB
CONSERVATION EASEMENT

CONSERVATION EASEMENT

PROPOSED PARKING

AREA G'
PHASE 7

AREA H
PHASE 8

AREA E
PHASE 5

AREA F
PHASE 6

SOUTHERLY LINE LAKE 10

EASTERLY MOST LINE PARCEL 3

BUILDING NUMBER 5114

DYER NIDDLE MILLS & PRECOURT INC

SHEET 11 OF 32

OR 4263 PG 0462

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 H'
PHASE 8

CONDOMINIUM BOOK 17 PAGE 134

VICINITY MAP (NTS)

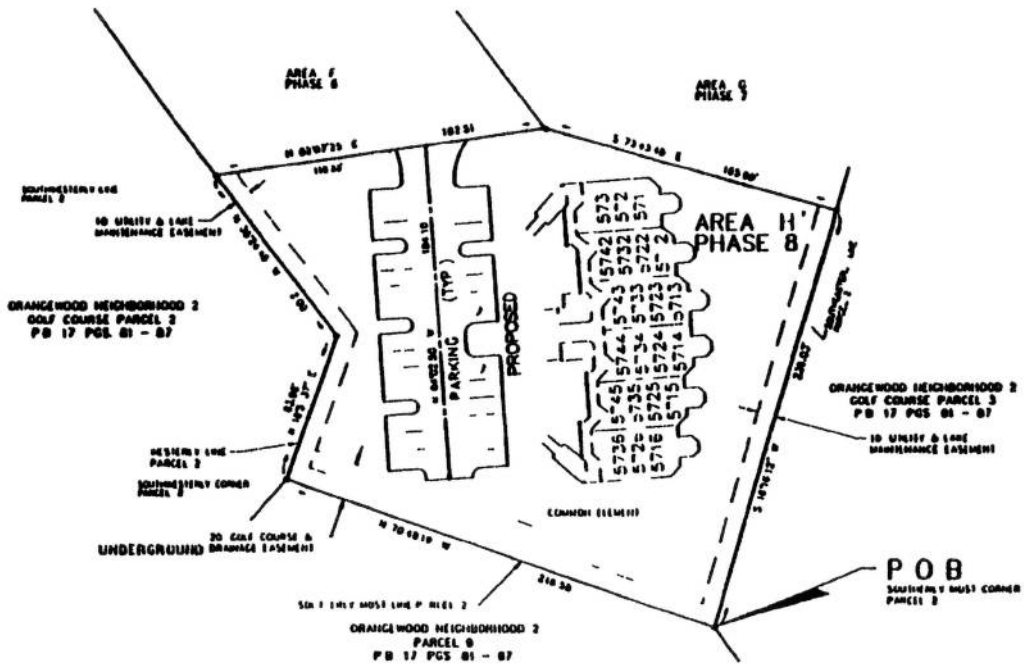
PHASE 8
LEGAL DESCRIPTION
AREA H

THAT PART OF PARCEL 2 ORANGEWOOD NEIGHBORHOOD 2 SITUATED IN SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHERMOST CORNER OF SAID PARCEL 2 ORANGEWOOD NEIGHBORHOOD 2 THENCE RUN N70°40'10"W ALONG THE SOUTHERMOST LINE OF SAID PARCEL 2 A DISTANCE OF 246.50 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 THENCE N18°31'21"E ALONG THE WESTERLY LINE OF SAID PARCEL 2 A DISTANCE OF 83.90 FEET THENCE N36°20'48"W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2 A DISTANCE OF 102.00 FEET THENCE DEPARTING SAID SOUTHWESTERLY LINE RUN N07°07'25"E 102.51 FEET THENCE S73°43'40"E 105.00 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 2 THENCE S46°10'32"W ALONG SAID SOUTHEASTERLY LINE 230.03 FEET TO THE POINT OF BEGINNING CONTAINING WITHIN 1.3991 ACRES

NOTE

WHERE MAY BE ADJOINING BEARINGS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



KEY
BUILDING NUMBER - 1 (UNIT 1 UNDER)
514
FLOOR - - 1

GRAPHIC SCALE

DYER RIDDLE MILLS & PRECOURT INC

SHEET 12 OF 32

OR4263PG0463

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

CONDOMINIUM BOOK 17 PAGE 135

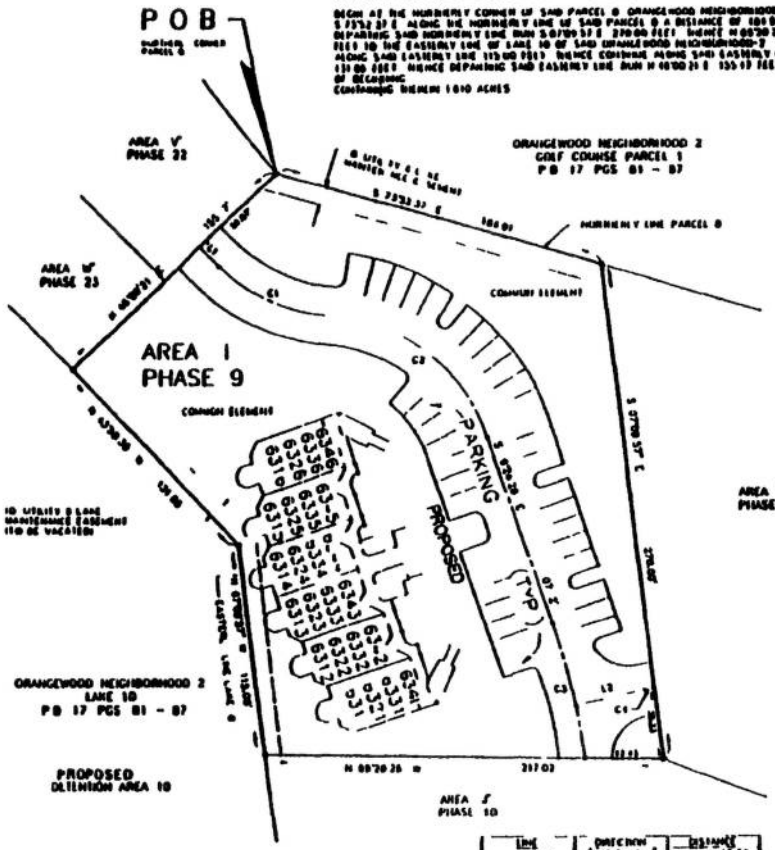
EXHIBIT "A"

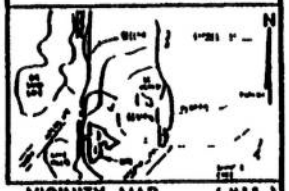
AREA "I"
PHASE 9

PHASE 9
LEGAL DESCRIPTION
AREA I

IN A PART OF PARCEL 8 ORANGEWOOD NEIGHBORHOOD 2 SITUATED IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHERLY CORNER OF SAID PARCEL 8 ORANGEWOOD NEIGHBORHOOD 2 THENCE RUN S 73°53'33" E ALONG THE NORTHERLY LINE OF SAID PARCEL 8 A DISTANCE OF 100.01 FEET THENCE DEPARTING SAID NORTHERLY LINE RUN S 07°00'57" E 270.00 FEET THENCE N 89°20'26" W 217.03 FEET TO THE EASTERLY LINE OF SAID 10 OF SAID ORANGEWOOD NEIGHBORHOOD 2 THENCE N 07°00'57" W ALONG SAID EASTERLY LINE 115.00 FEET THENCE CONTINUE ALONG SAID EASTERLY LINE N 43°50'30" W 139.00 FEET THENCE DEPARTING SAID EASTERLY LINE RUN N 40°00'31" E 135.13 FEET TO THE POINT OF BEGINNING
CONTAINING WITHIN 1.010 ACRES





VICINITY MAP

NOTE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

KEY
BUILDING NUMBER — UNIT NUMBER
FLOOR —

GRAPHIC SCALE

DYER RIDDLE MILLS & PHILCOURT INC

SHEET 13 OF 32

OR 4263 PG 0464

CYPRESS HARBOUR CONDOMINIUM

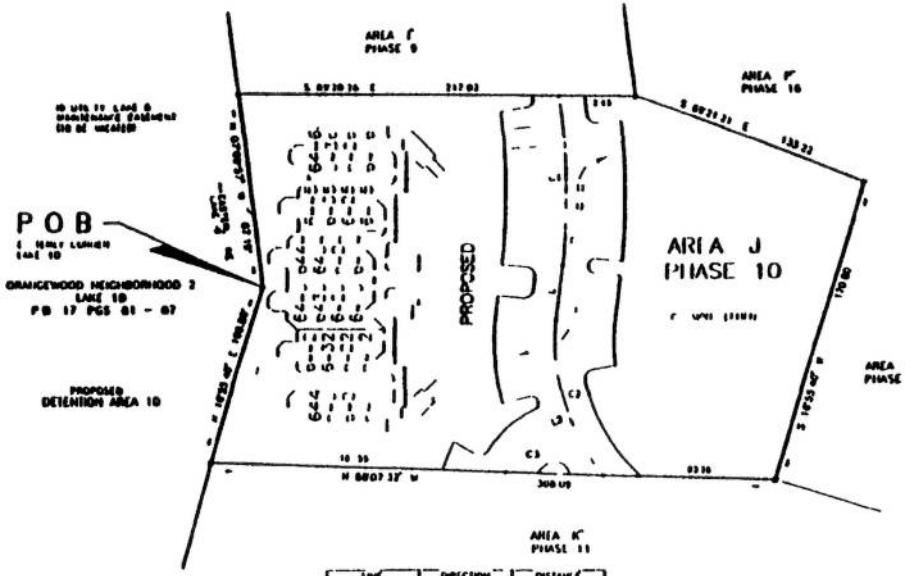
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87

EXHIBIT "A"

AREA J
PHASE 10

CONDOMINIUM BOOK 17 PAGE 134

VICINITY MAP (NTS)



KEY

BUILDING NUMBER
UNIT NUMBER
FLOOR

DYER RIDDLE MILLS & PRECOURT INC

SHEET 19 OF 32

OR4263PG0465

CYPRESS HARBOUR CONDOMINIUM

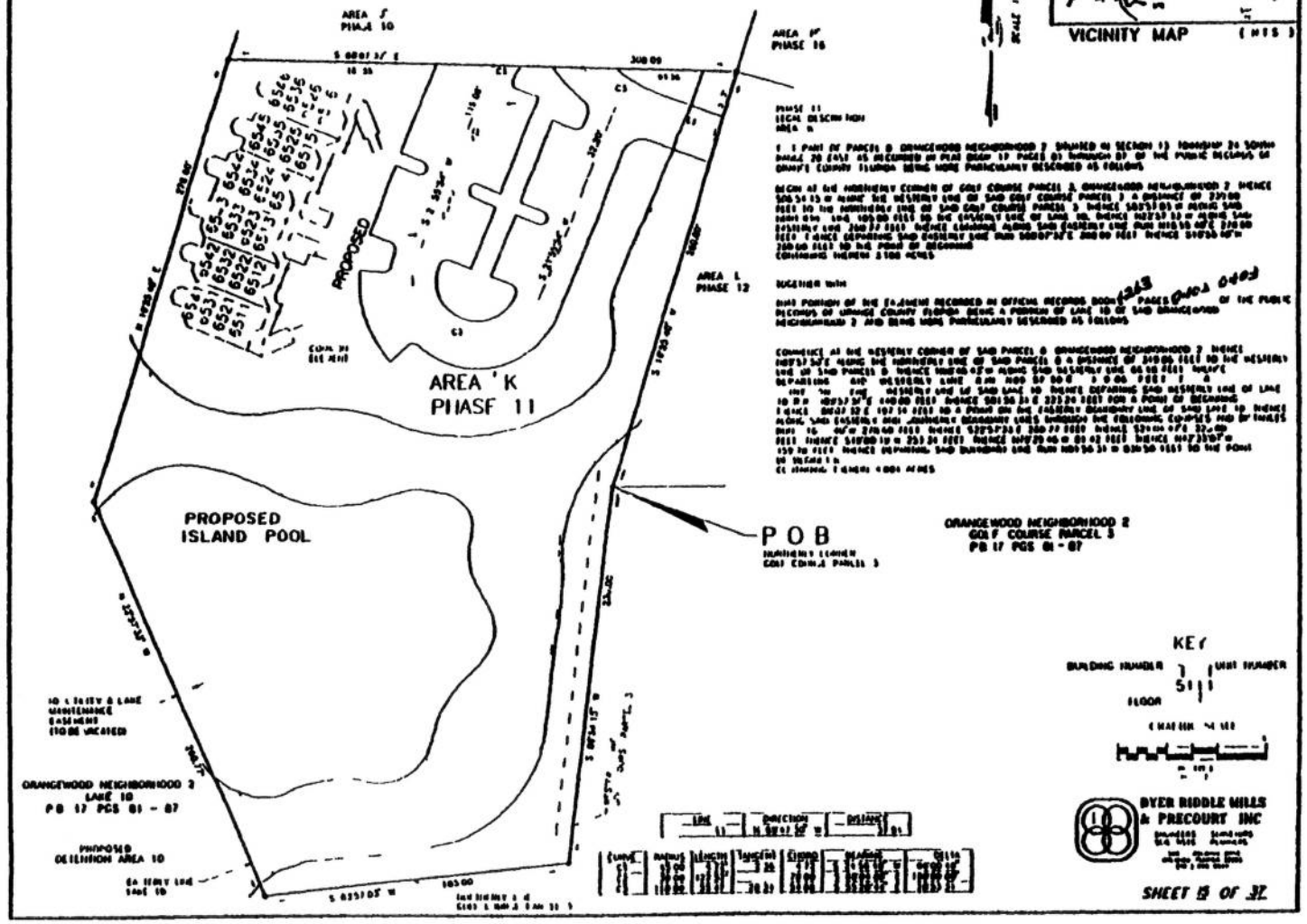
SECTION 13, TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA K
PHASE 11

CONDOMINIUM BOOK 17 PAGE 137

VICINITY MAP



OR 4263 PG 0466

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 L
PHASE 12

CONDOMINIUM BOOK 17 PAGE 138

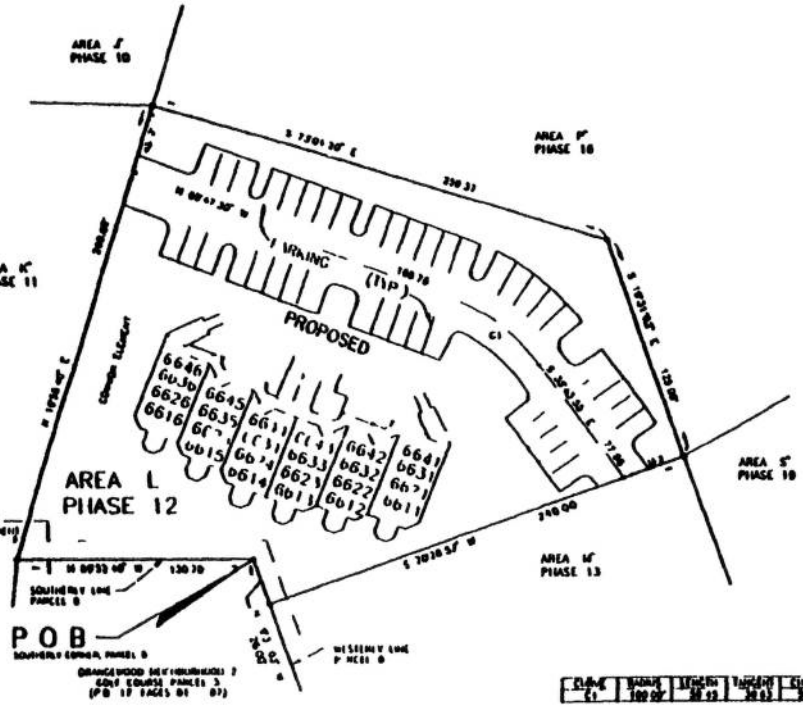
VICINITY MAP (NTS)

PHASE 12
LEGAL DESCRIPTION
AREA L

THAT PART OF PARCEL B ORANGEWOOD NEIGHBORHOOD 2 SITUATED IN SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 E AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHERLY CORNER OF SAID PARCEL B ORANGEWOOD NEIGHBORHOOD 2 THENCE RUN N 00°53'00" W ALONG THE SOUTHERLY LINE OF SAID PARCEL B A DISTANCE OF 130.70 FEET THENCE DEPARTING S AD SOUTHERLY LINE RUN N16°55'40"E 360.00 FEET THENCE S73°04'20"E 250.37 FEET THENCE S18°55'40"E 125.00 FEET THENCE S70°30'57"W 240.00 FEET TO THE WESTERLY LINE OF T G NEIGHBORHOOD PARCEL B THENCE N19°29'03"W ALONG SAID WESTERLY LINE 26.00 FEET TO THE POINT OF BEGINNING
CONTAINING THEREIN 1.4509 ACRES

NOTE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	30.13	30.13	30.13	N 07°01'17" W	17°27'32"

KEY
BUILDING NUMBER 1 UNIT NUMBER 5
FLOOR 4
GRAPHIC SCALE
(IN FEET) 1 inch = 30 ft.

DYER RIDDLE MILLS & PRECOURT INC
ENGINEERS SURVEYORS PLANNERS

SHEET 18 OF 32

CYPRESS HARBOUR CONDOMINIUM

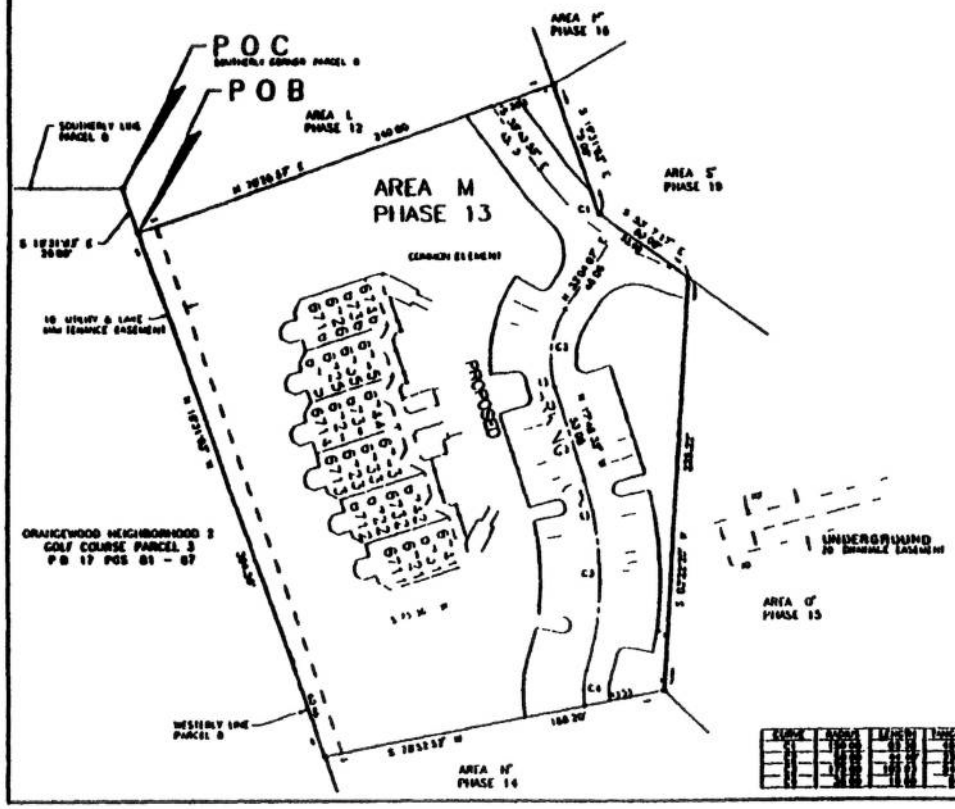
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD-2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA M
PHASE 13

CONDOMINIUM BOOK 17
PAGE 139

VICINITY MAP



KEY

BUILDING NUMBER 1 UNIT NUMBER 5114

FLOOR 1

DYER RIDDLE MILLS & PRECOURT INC

SHEET 12 OF 37

OR 4263 PG 0468

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 "N
PHASE 14

CONDOMINIUM BOOK 17 PAGE 140

VICINITY MAP (NTS)

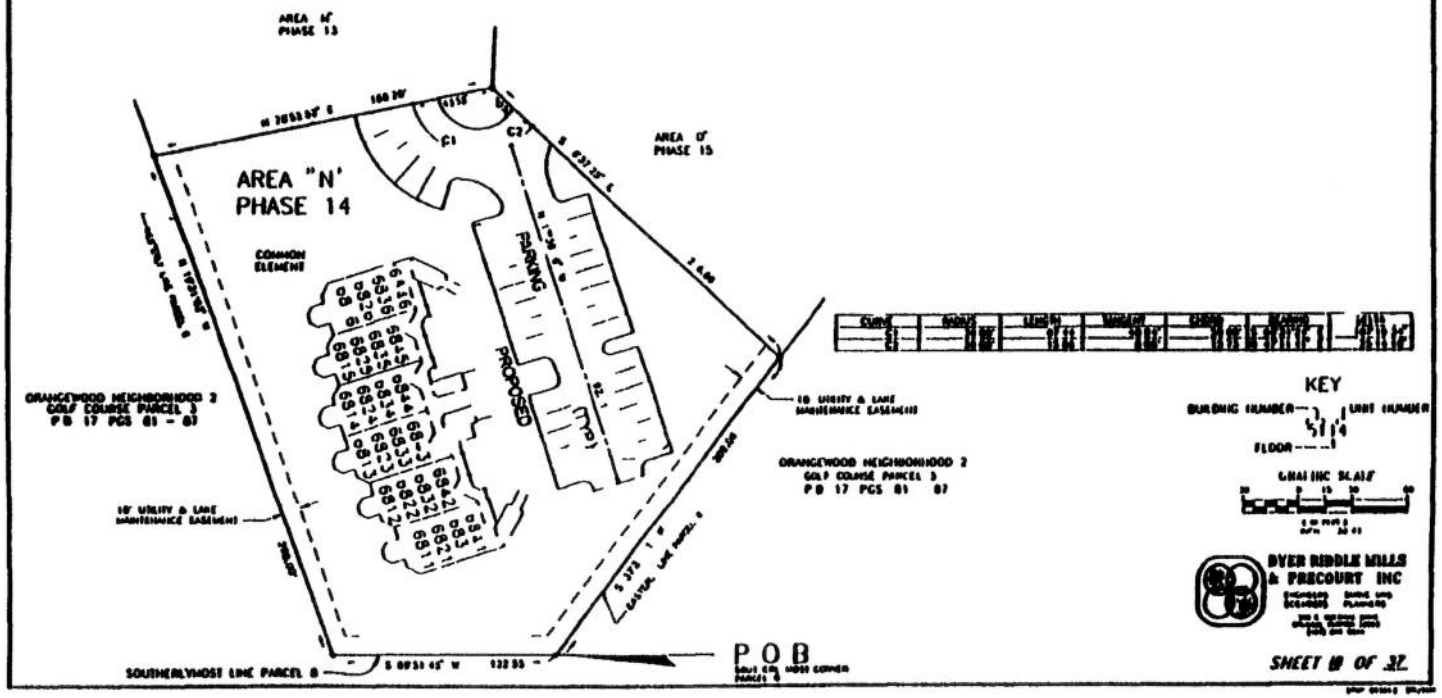
PHASE 14
LEGAL DESCRIPTION
AREA N

THE PART OF PARCEL B ORANGEWOOD NEIGHBORHOOD 2 SITUATED IN SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHEASTMOST CORNER OF SAID PARCEL B ORANGEWOOD NEIGHBORHOOD 2 THENCE RUN S 00°31'45" W ALONG THE SOUTHEASTMOST LINE 122.55 FEET TO THE WESTERLY LINE OF SAID PARCEL B THENCE N 00°31'30" W ALONG SAID WESTERLY LINE 300.00 FEET THENCE DEPARTING SAID WESTERLY LINE RUN N 70°53'32" E 100.30 FEET THENCE S 40°37'35" E 310.00 FEET TO THE EASTERLY LINE OF SAID PARCEL B THENCE S 37°20'11" W ALONG SAID EASTERLY LINE 303.00 FEET TO THE POINT OF BEGINNING CONTAINING THEREIN 1.5549 ACRES

NOTE

THESE LINES DO MEANDERS REFERENCING THAT ARE NOT RECORDED ON THIS PLAT THAT ARE TO BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



OR 4263 PG 0469

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 "O"
PHASE 15

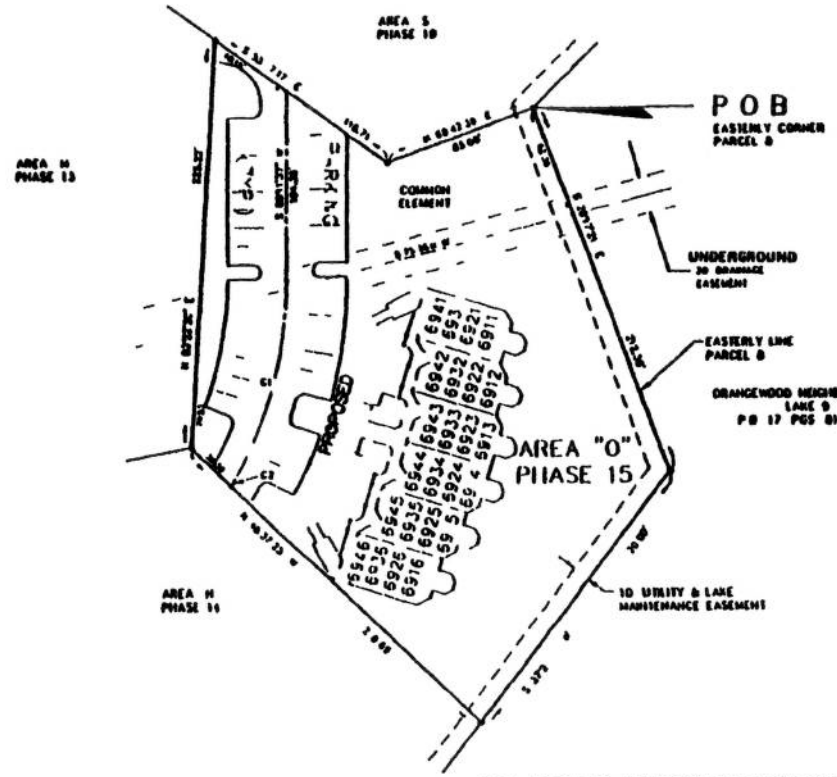
CONDOMINIUM BOOK 17 PAGE 141

VICINITY MAP (NTS)

PHASE 15
LEGAL DESCRIPTION
AREA O

THAT PART OF PARCEL B, ORANGEWOOD NEIGHBORHOOD 2 SITUATED IN SECTION 13 TOWNSHIP 24 SOUTH, RANGE 28 EAST AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE EASTERLY CORNER OF SAID PARCEL B ORANGEWOOD NEIGHBORHOOD 2 THENCE RUN S30°37'31"E ALONG THE EASTERLY LINE OF SAID PARCEL B A DISTANCE OF 212.30 FEET THENCE CONTINUE ALONG SAID EASTERLY LINE S33°20'31"W 120.00 FEET THENCE DEPARTING SAID E SOUTHERLY LINE RUN N56°32'30"E 225.32 FEET THENCE S33°27'30"E 110.31 FEET THENCE N60°42'30"E 65.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.9040 ACRES



KEY
BUILDING NUMBER
UNIT NUMBER
FLOOR

DYER RIDDLE MILLS & PRECOURT INC

SHEET 12 OF 32

OR 4263 PG 0470

CYPRESS HARBOUR CONDOMINIUM

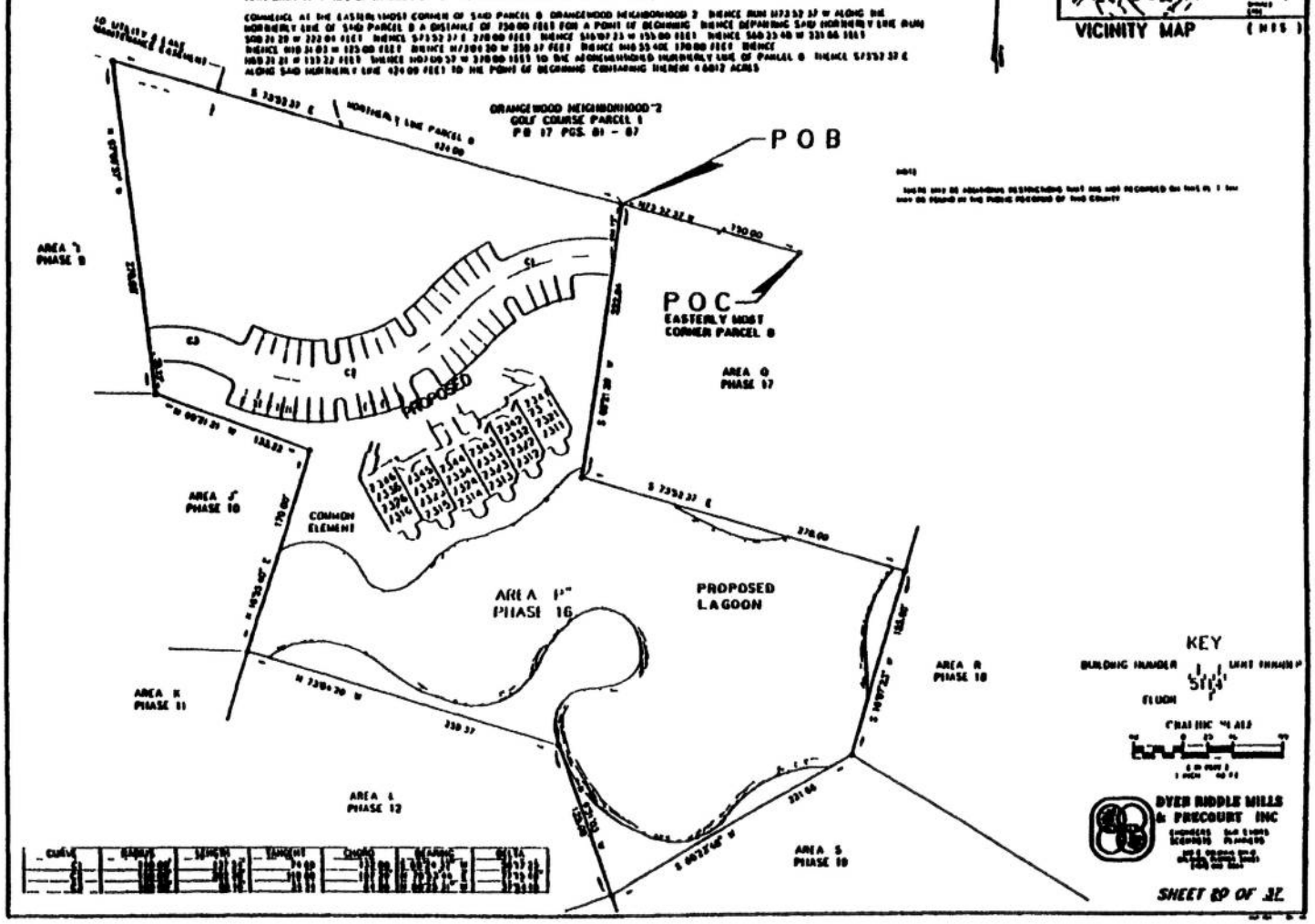
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA "P"
PHASE 16

CONDOMINIUM BOOK 17 PAGE 142

VICINITY MAP



OR4263PG0471

CYPRESS HARBOUR CONDOMINIUM

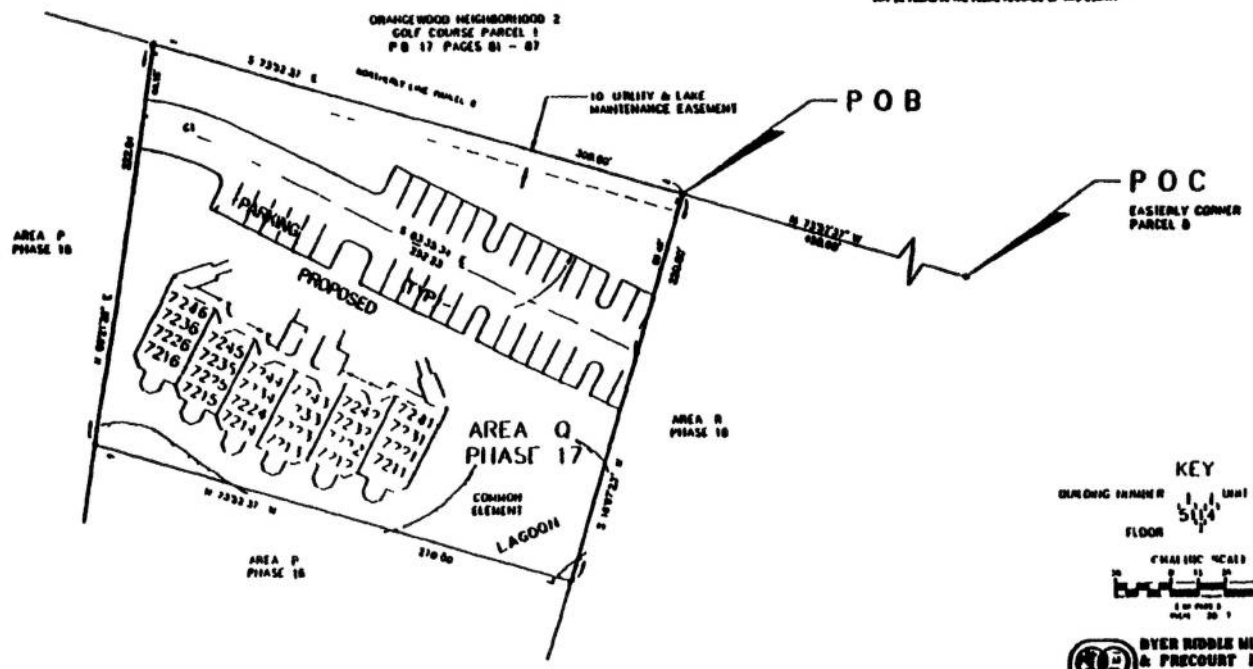
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA "Q"
PHASE 17

CONDOMINIUM BOOK 17 PAGE 143

VICINITY MAP



KEY

BUILDING NUMBER — UNIT NUMBER
FLOOR

BYER RIDDLE MILLS & PRECOURT INC

SHEET 21 OF 32

OR 4263 PG 0472

CYPRESS HARBOUR CONDOMINIUM

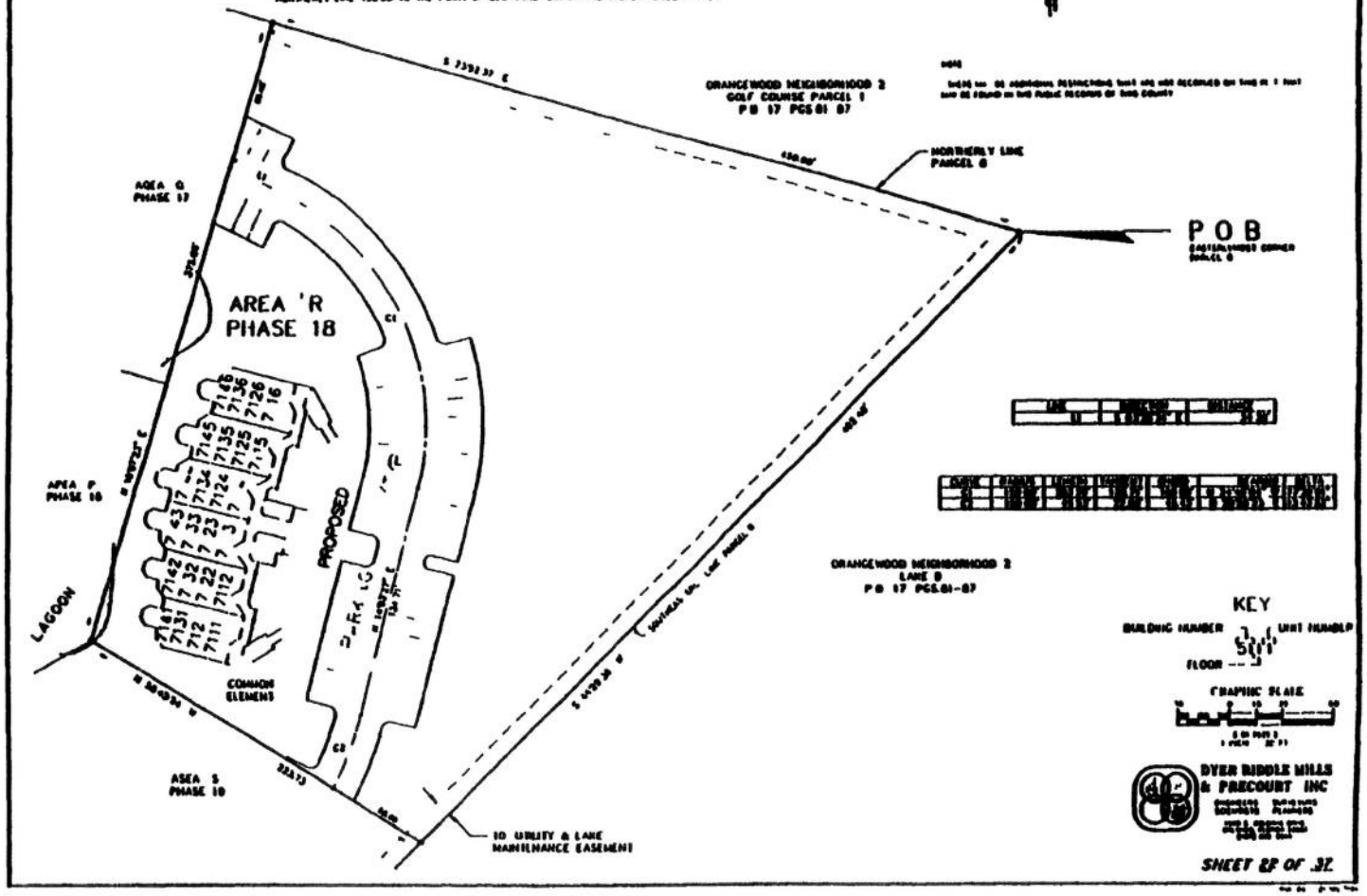
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA "R"
PHASE 18

CONDOMINIUM BOOK 17 PAGE 144

VICINITY MAP (NTS)



OR4263PG0473

CYPRESS HARBOUR CONDOMINIUM

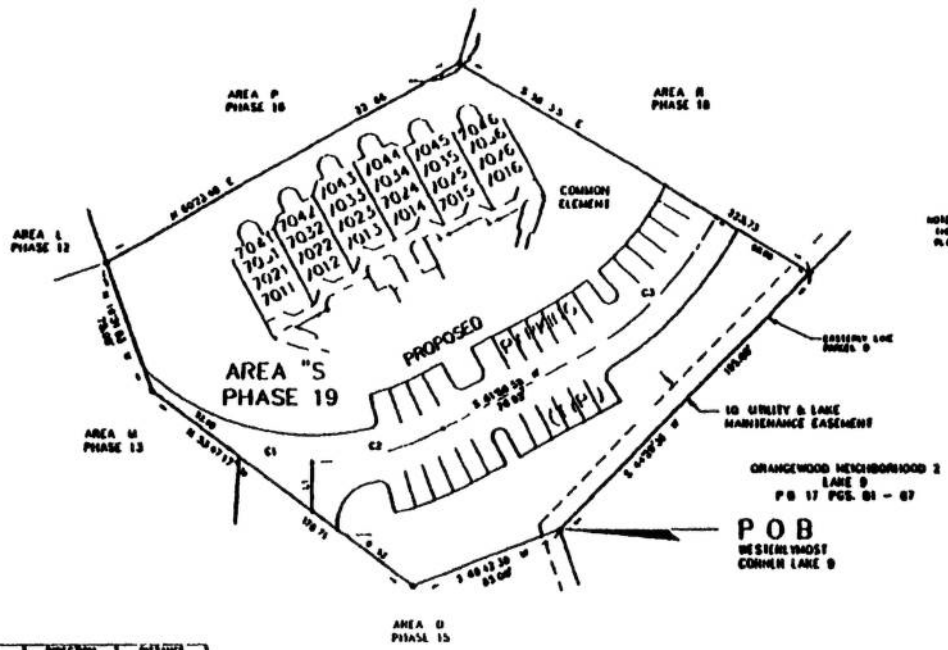
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD-2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA "S"
PHASE 19

CONDOMINIUM BOOK 17 PAGE 145

VICINITY MAP



KEY

BUILDING NUMBER — UNIT NUMBER
FLOOR

DYER RIDDLE MILLS & PRECOURT INC

SHEET 23 OF 32

OR 4263 PG 0474

CYPRESS HARBOUR CONDOMINIUM

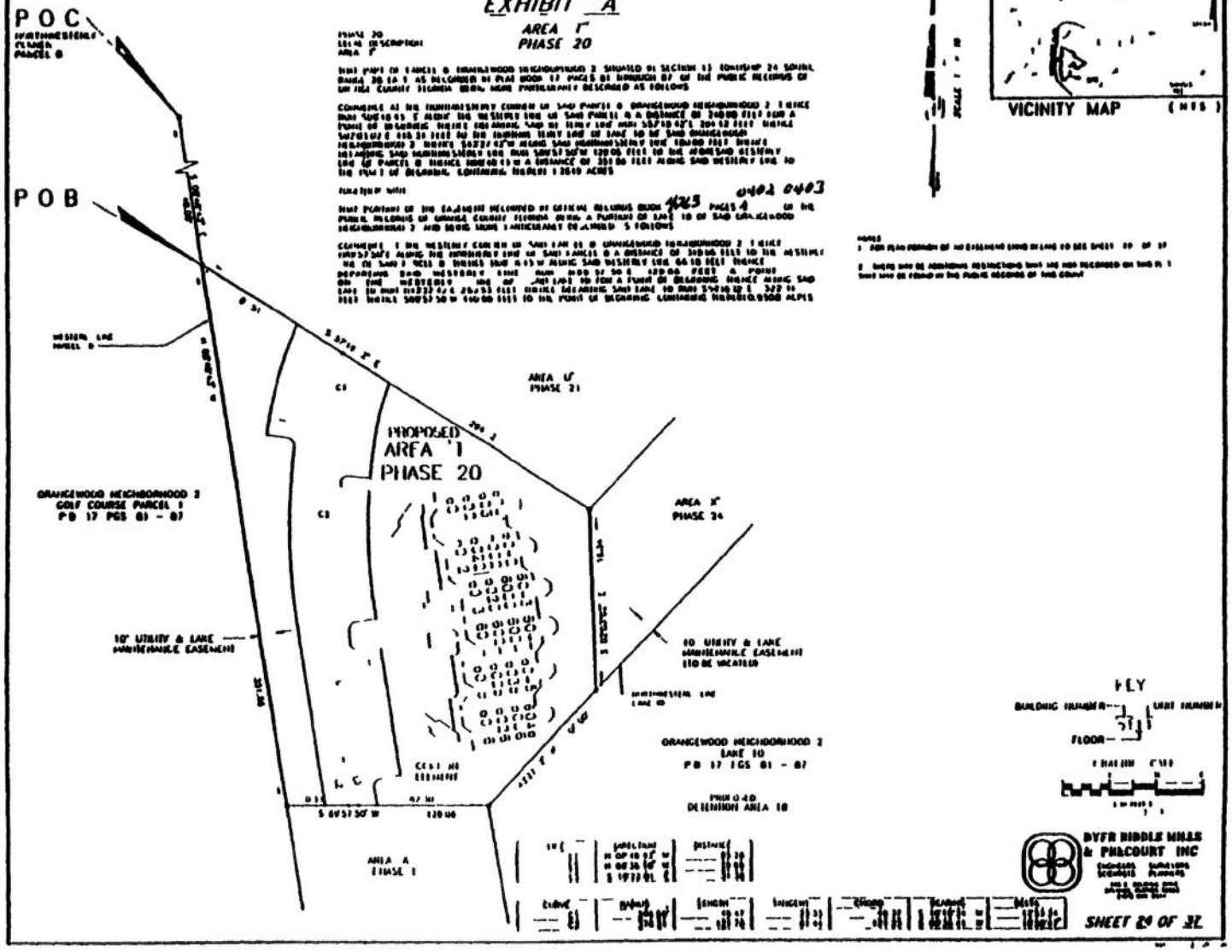
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA 'I'
PHASE 20

CONDOMINIUM BOOK 17 PAGE 1-14

VICINITY MAP



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

CONDOMINIUM BOOK 17 PAGE 147

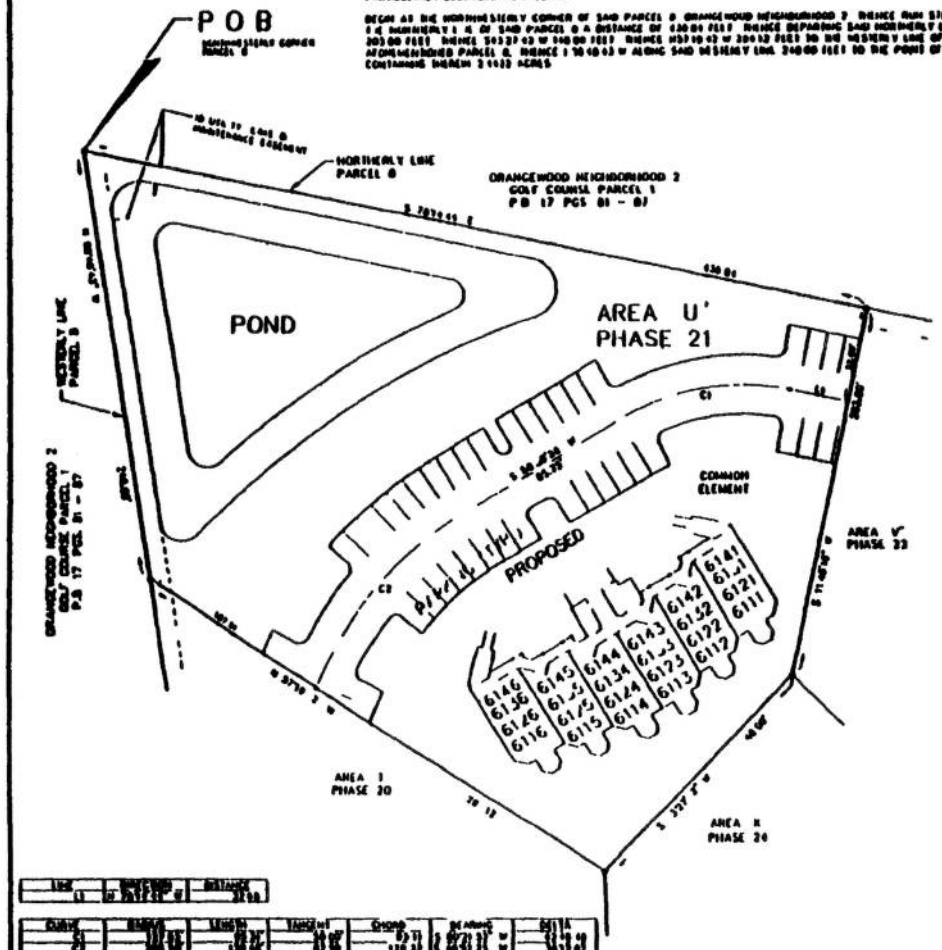
VICINITY MAP (NTS)

PHASE 21
LEGAL DESCRIPTION
AREA U

THAT PART OF PARCEL B, ORANGEWOOD NEIGHBORHOOD 2 SITUATED IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHWESTERLY CORNER OF SAID PARCEL B ORANGEWOOD NEIGHBORHOOD 2 THENCE RUN S70°34'44"E ALONG THE NORTHERLY LINE OF SAID PARCEL B A DISTANCE OF 130.04 FEET THENCE DEPARTING SAID NORTHERLY LINE RUN S11°45'16"W 203.00 FEET THENCE S63°37'43"W 140.00 FEET THENCE N57°10'43"W 204.12 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED PARCEL B, THENCE N18°49'43"W ALONG SAID WESTERLY LINE 240.00 FEET TO THE POINT OF BEGINNING CONTAINING WITHIN 2.1133 ACRES

NOTE
THERE ARE OF ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



KEY
BUILDING NUMBER — UNIT NUMBER
FLOOR

GRAPHIC SCALE

DYER RIDDLE MILLS & PRECOURT INC

SHEET 23 OF 32

OR 4263 PG 0476

CYPRESS HARBOUR CONDOMINIUM

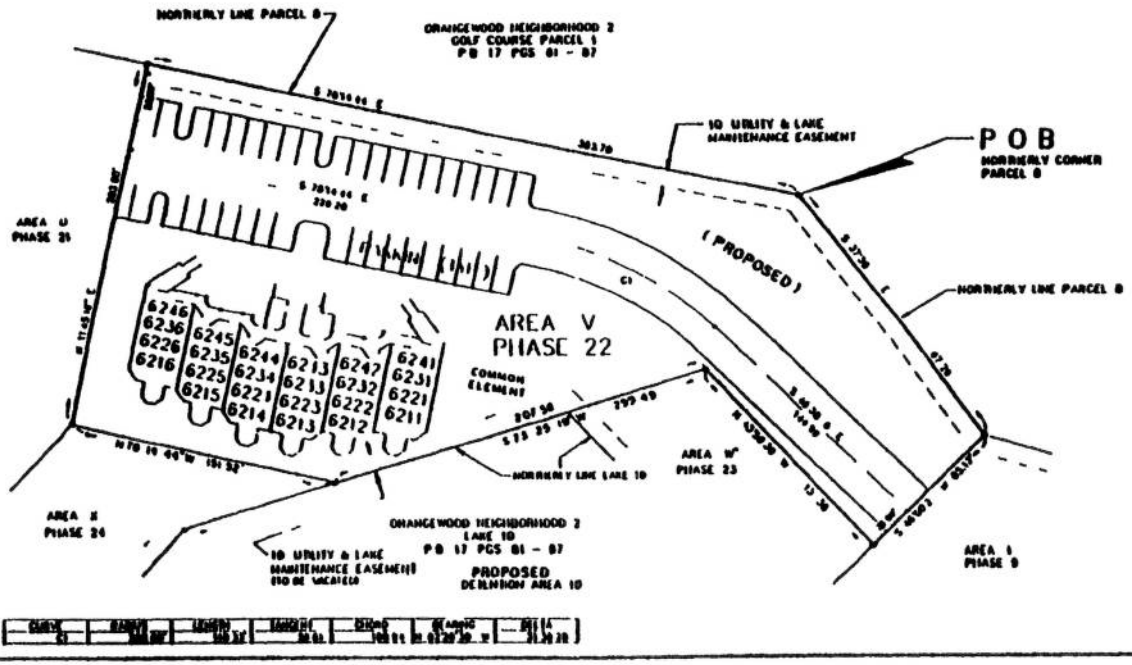
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87

EXHIBIT "A"

AREA "V"
PHASE 22

CONDOMINIUM BOOK 17 PAGE 148

VICINITY MAP



KEY

BUILDING NUMBER — UNIT NUMBER
FLOOR

GRAPHIC SCALE

DYER RIDDLE MILLS & PRECOURT INC

SHEET 26 OF 32

OR 4263 PG 0477

CYPRESS HARBOUR CONDOMINIUM

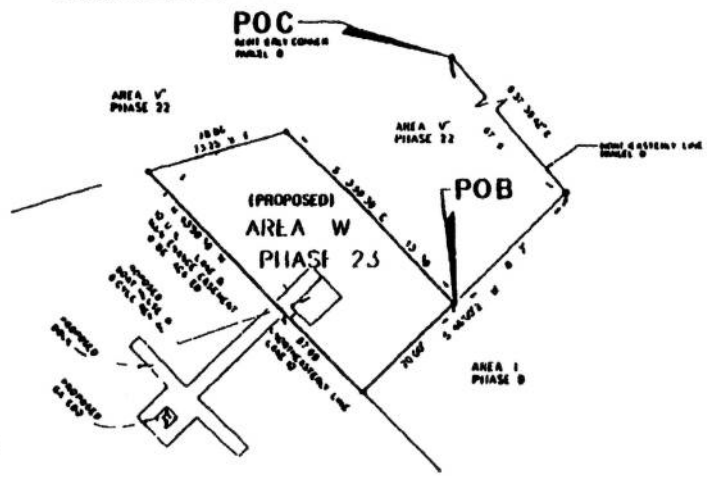
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2, PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

AREA "W"
PHASE 23

CONDOMINIUM BOOK 17 PAGE 149

VICINITY MAP



KEY

BUILDING NUMBER — UNIT NUMBER

FLOOR

DYER RIDDLE MILLS & PRECOURT INC

SHEET 27 OF 32

08 4263 PG 0478

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 "X"
PHASE 24

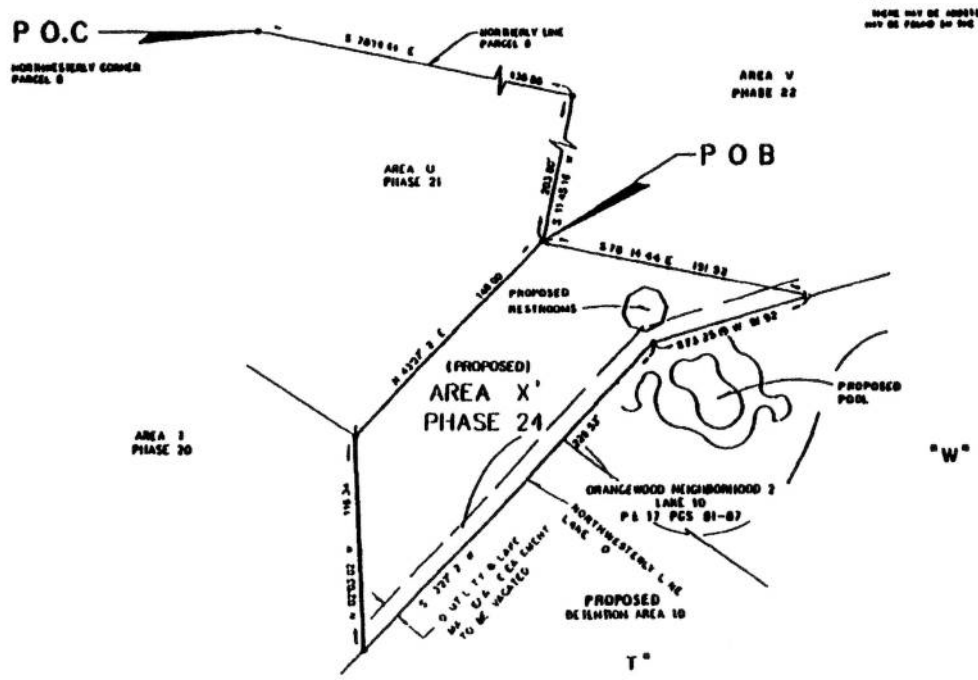
PHASE 24
LEGAL DESCRIPTION
AREA X

THAT PART OF PARCEL D ORANGEWOOD NEIGHBORHOOD 2 SITUATED IN SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST AS RECORDED IN PLAT BOOK 17 PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

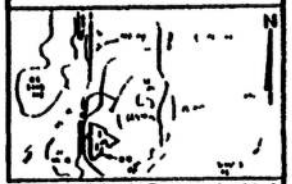
COMMENCE AT THE NORTHWESTERLY CORNER OF SAID PARCEL D ORANGEWOOD NEIGHBORHOOD 2 THENCE RUN S 78 14 44 E ALONG THE NORTHERLY LINE OF SAID PARCEL D A DISTANCE OF 438 06 FEET THENCE DEPARTING SAID NORTHERLY LINE RUN S 11 45 16 W 203 00 FEET FOR A POINT OF BEGINNING THENCE S 78 14 44 E 191 93 FEET TO THE NORTHWESTERLY LINE OF LAKE 10 OF SAID ORANGEWOOD NEIGHBORHOOD 2 THENCE ALONG SAID NORTHWESTERLY LINE RUN S 73 25 50 W 91 92 FEET THENCE S 43 27 4 W 220 53 FEET THENCE DEPARTING SAID NORTHWESTERLY LINE RUN N 02 03 02 W 116 34 FEET THENCE N 43 27 42 E 148 00 FEET TO THE POINT OF BEGINNING
CONTAINING THEREIN 0 4359 ACRES

NOTES

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY



CONDOMINIUM BOOK 17 PAGE 150



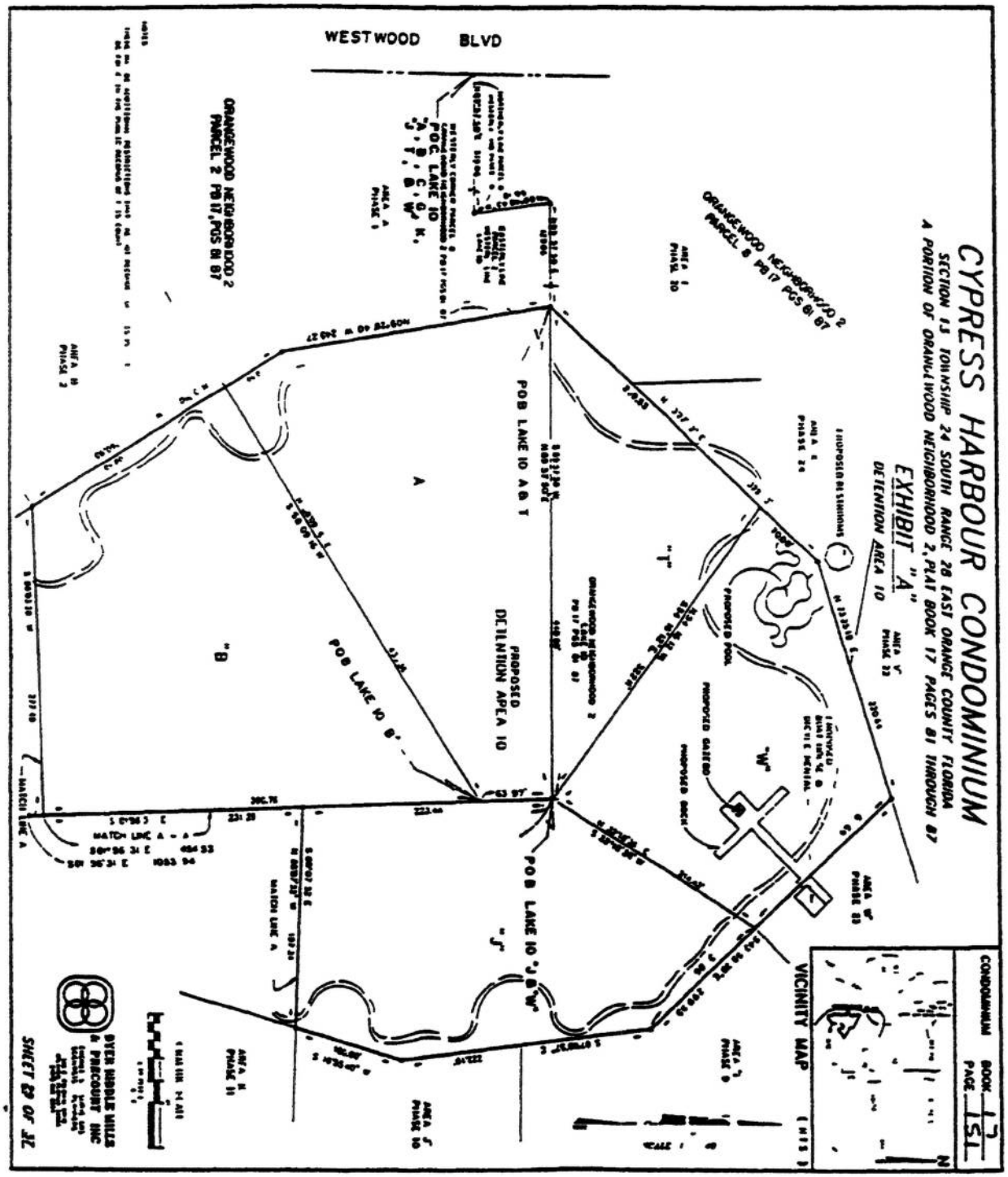
VICINITY MAP (NTS)

KLY
BUILDING NUMBER — 1 UNIT NUMBER 514
FLOOR — 5

GRAPHIC CALE

DYER RIDDLE MILLS & PRECOURT INC

SHEET 29 OF 32


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"
DETENTION AREA 10
WESTWOOD BLVD
ORANGEWOOD NEIGHBORHOOD 2
PARCEL 2 PB 17, PGS 81 87
POC LAKE 10
POB LAKE 10 A & T
POB LAKE 10 B'
POB LAKE 10 "J" & "W"
PROPOSED DETENTION AREA 10
PROPOSED POOL
PROPOSED GAZEBO
PROPOSED DECK
"A"
"B"
"T"
"J"
"W"
MATCH LINE A
VICINITY MAP
CONDOMINIUM BOOK 17 PAGE 151
SHEET 12 OF 12

OR 4263 PG 0480

CYPRESS HARBOUR CONDOMINIUM

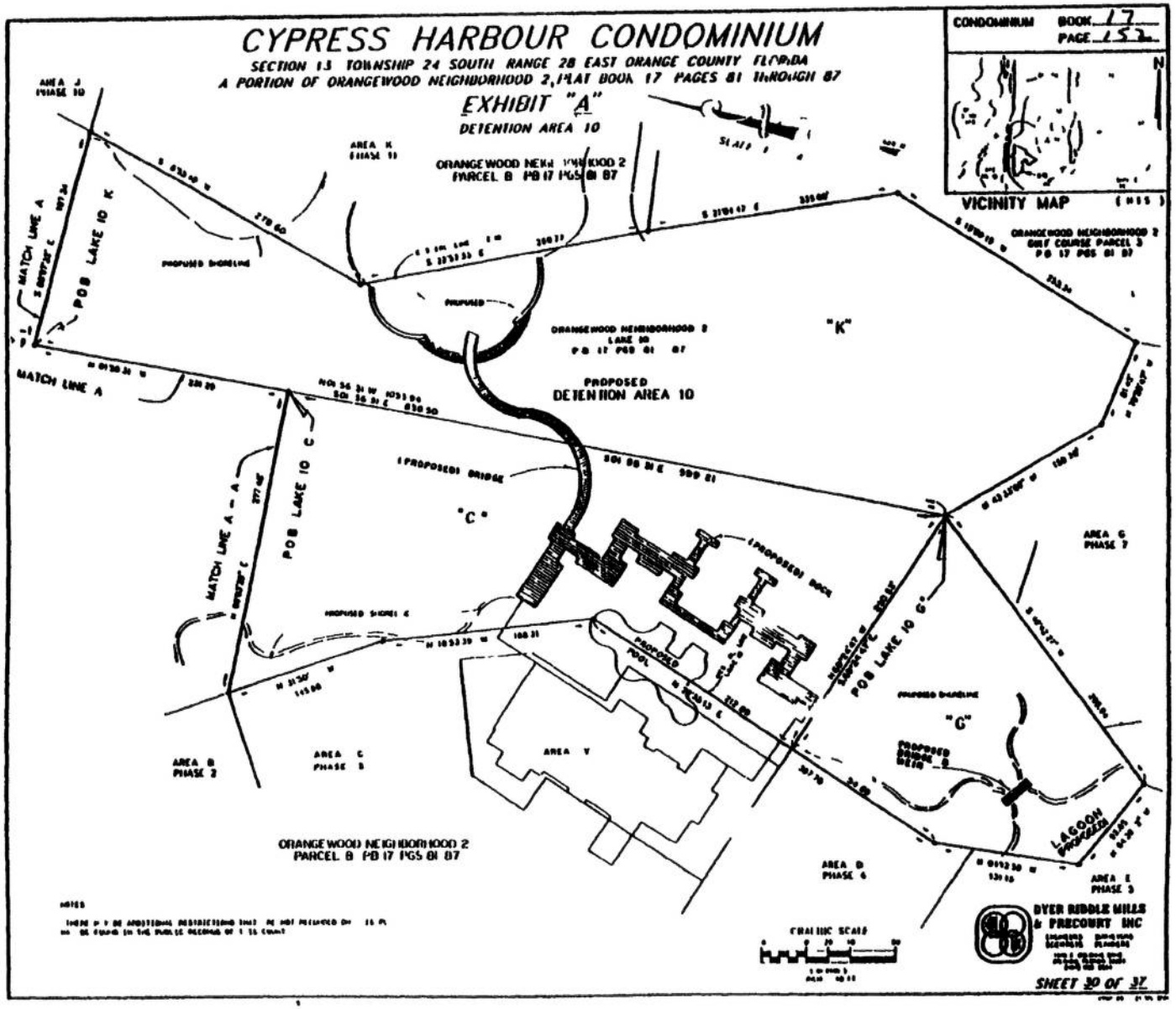
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2, PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"

DETENTION AREA 10

CONDOMINIUM BOOK 17 PAGE 152

VICINITY MAP



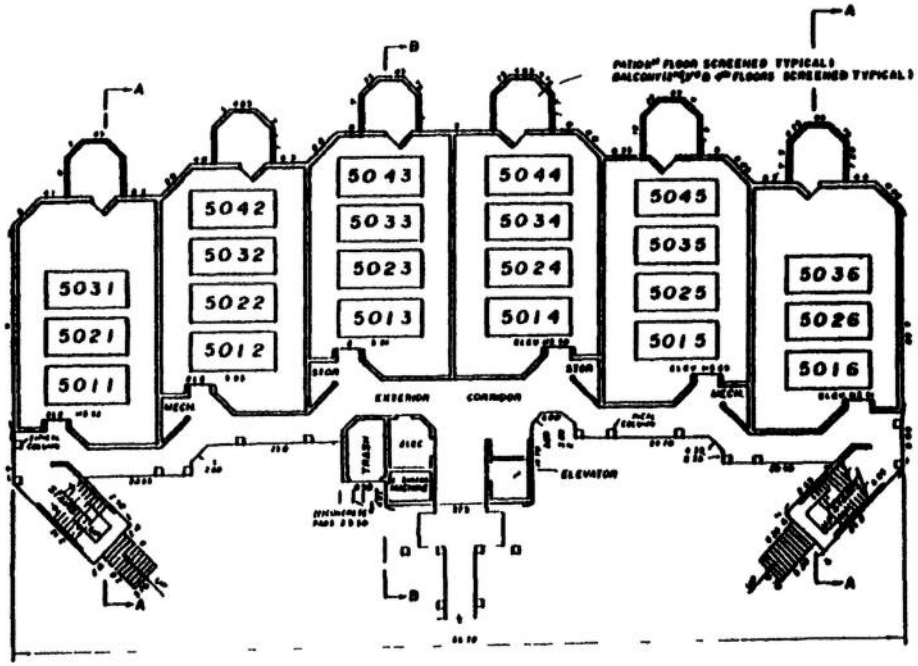
OR 4263 PG 0481

CONDOMINIUM BOOK 17 PAGE 153

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"



FOUNDATION SURVEY
BUILDING NUMBER 50

KEY
BUILDING NUMBER — UNIT NUMBER
FLOOR

GRAPHIC SCALE

DYER RIDDLE MILLS & PRECOURT INC

SHEET 31 OF 32

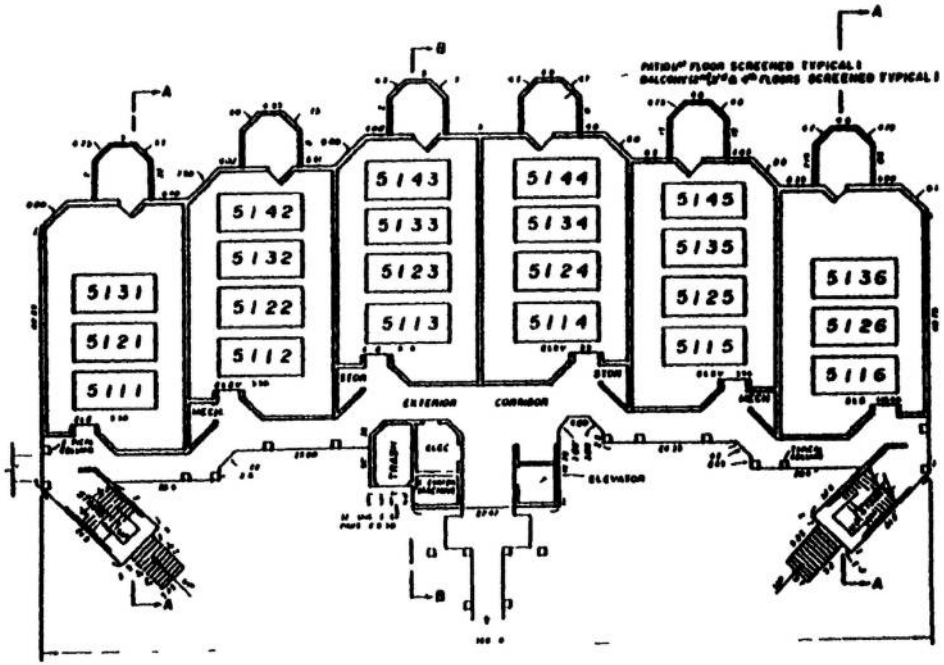
OR 4263 PG 0482

CONDOMINIUM BOOK 17 PAGE 154

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"



FOUNDATION SURVEY
BUILDING NUMBER 51

KEY
BUILDING NUMBER — UNIT NUMBER
FLOOR

GRAPHIC SCALE

DYER RIDDLE MILLS & PRECOURT INC

SHEET 31B OF 31

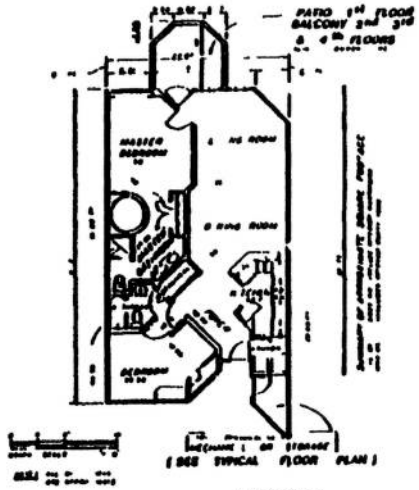
OR 4263 PG 0483

CYPRESS HARBOUR CONDOMINIUM

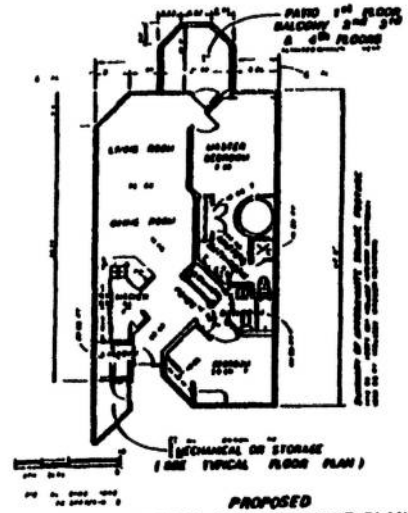
SECTION 13 TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY, FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17, PAGES 81 THROUGH 87

EXHIBIT "A"

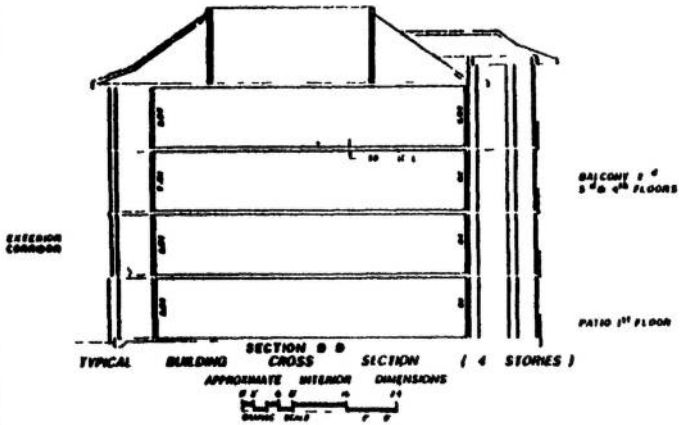
CONDOMINIUM BOOK 17
PAGE 155

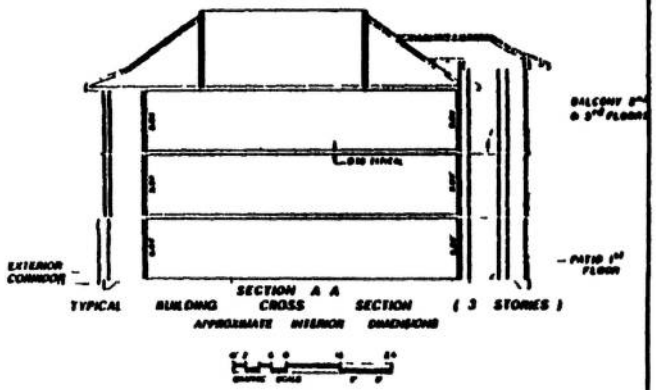


PROPOSED
TYPICAL LEFT HAND UNIT PLAN



PROPOSED
TYPICAL RIGHT HAND UNIT PLAN





Hallman Hurley Charvat Peacock
HHCP

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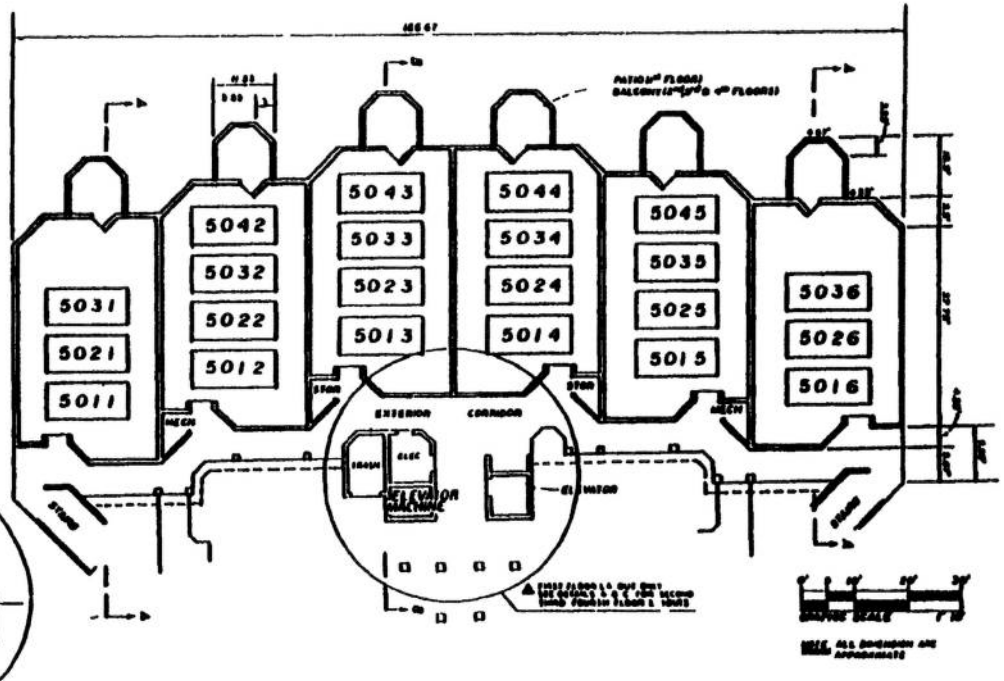
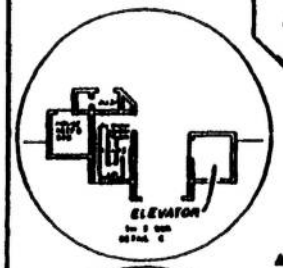
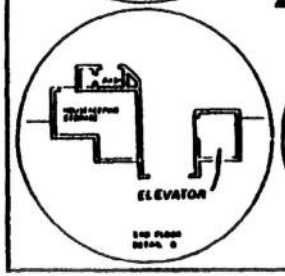
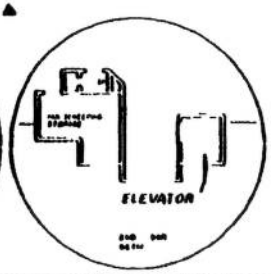
SECTION 13, TOWNSHIP 24 SOUTH RANGE 28 EAST ORANGE COUNTY FLORIDA
A PORTION OF ORANGEWOOD NEIGHBORHOOD 2 PLAT BOOK 17 PAGES 81 THROUGH 87

EXHIBIT "A"









TYPICAL FLOOR PLAN

KEY

BUILDING NUMBER — UNIT NUMBER
FLOOR

DYER RIDDLE MILLS & PRECOURT INC

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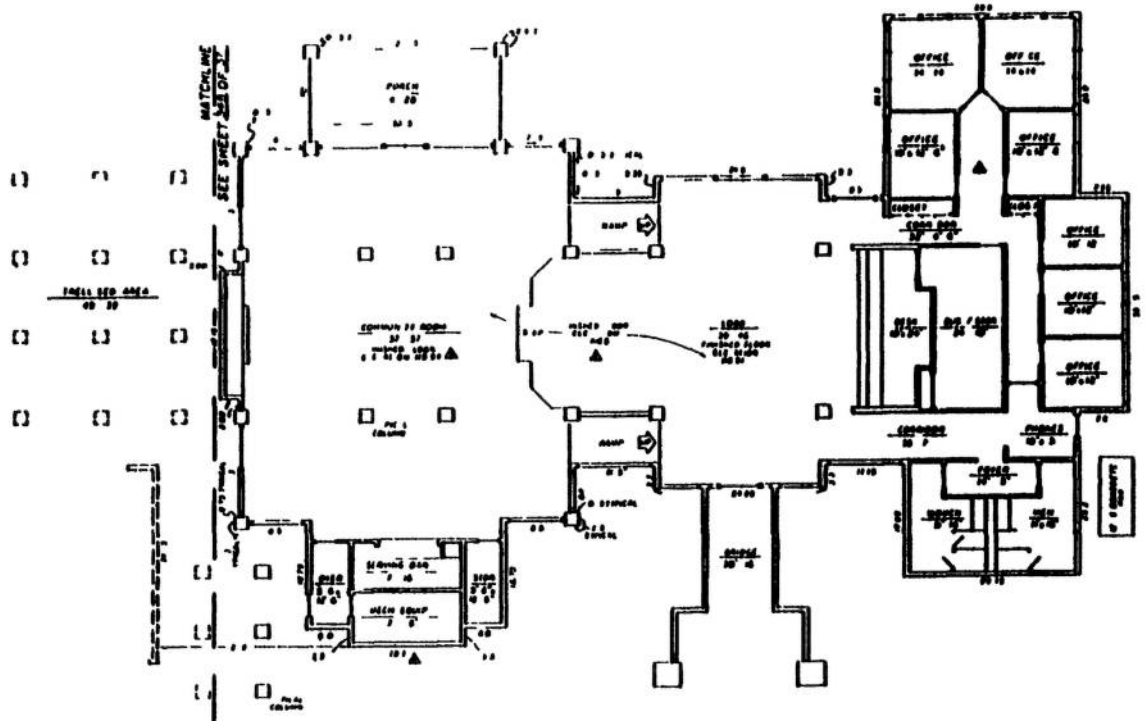
EXHIBIT "A"

FOUNDATION PLAN AND
FLOOR PLAN OF
CENTRAL FACILITIES BUILDING



ARCHITECTS, INC

CENTRAL FACILITIES BUILDING

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EXHIBIT "A"

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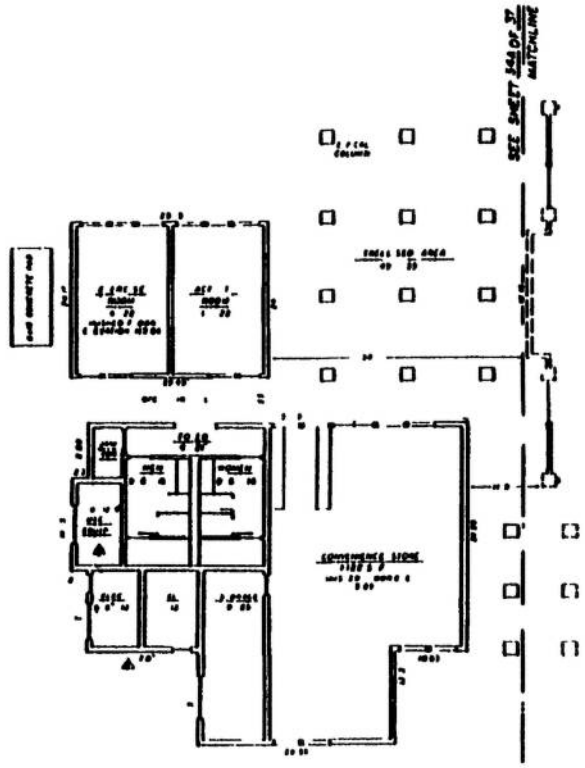

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CENTRAL FACILITIES BUILDING

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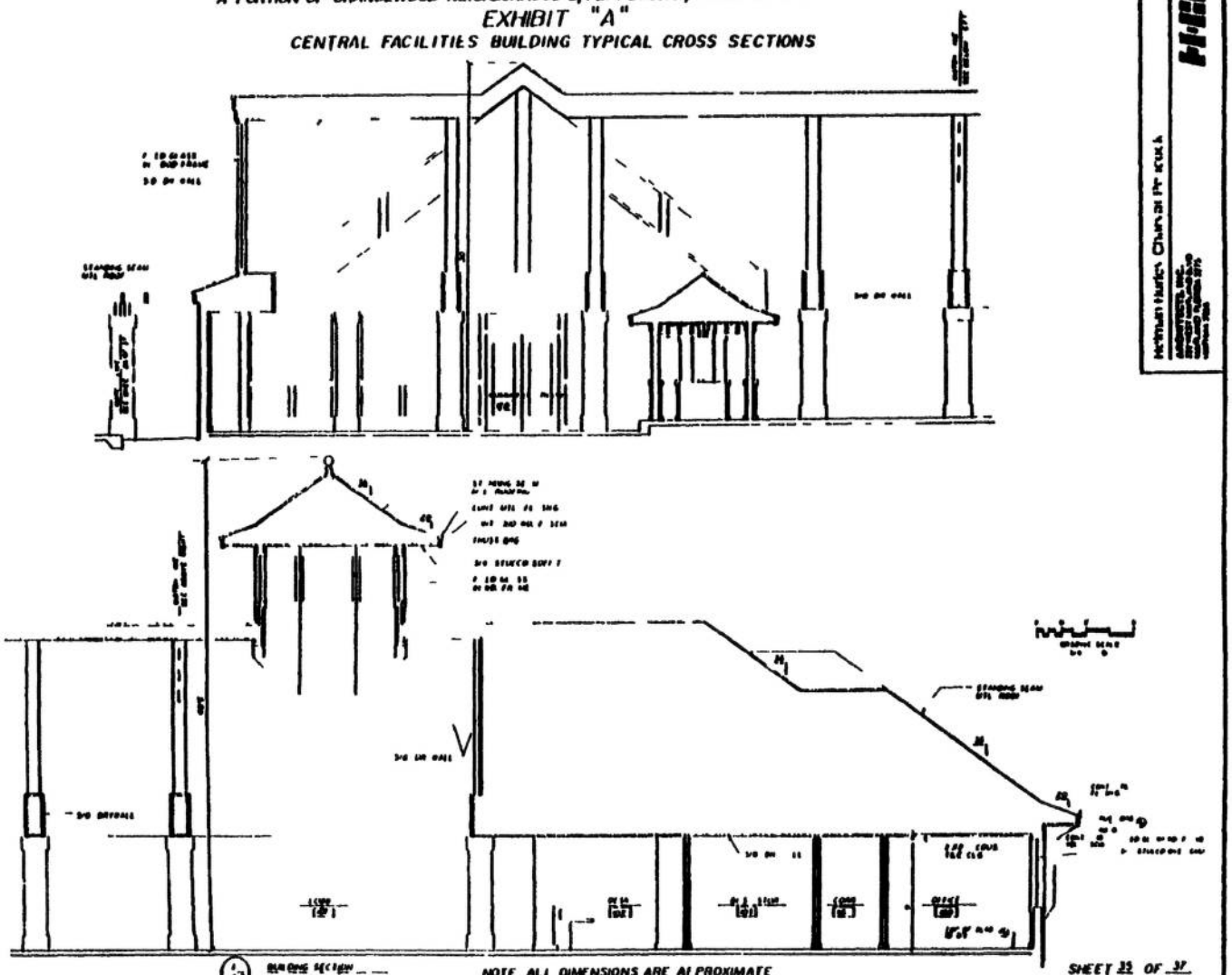
EXHIBIT "A"

CENTRAL FACILITIES BUILDING TYPICAL CROSS SECTIONS



NOTE ALL DIMENSIONS ARE APPROXIMATE

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SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA

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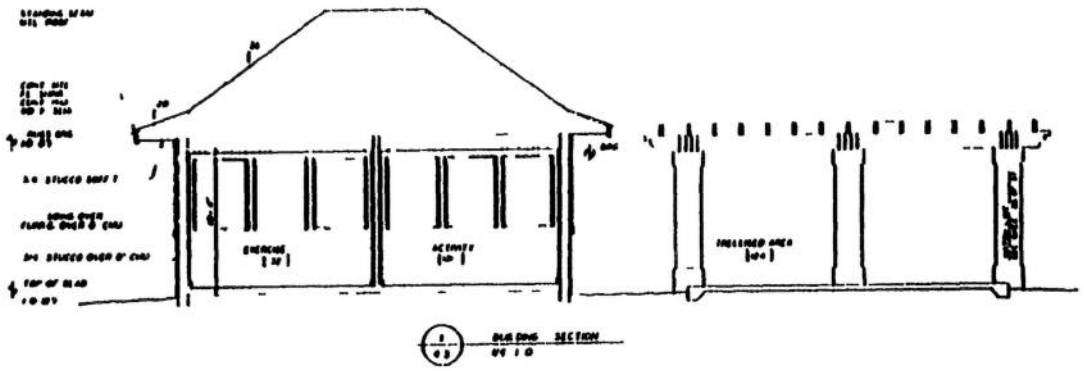
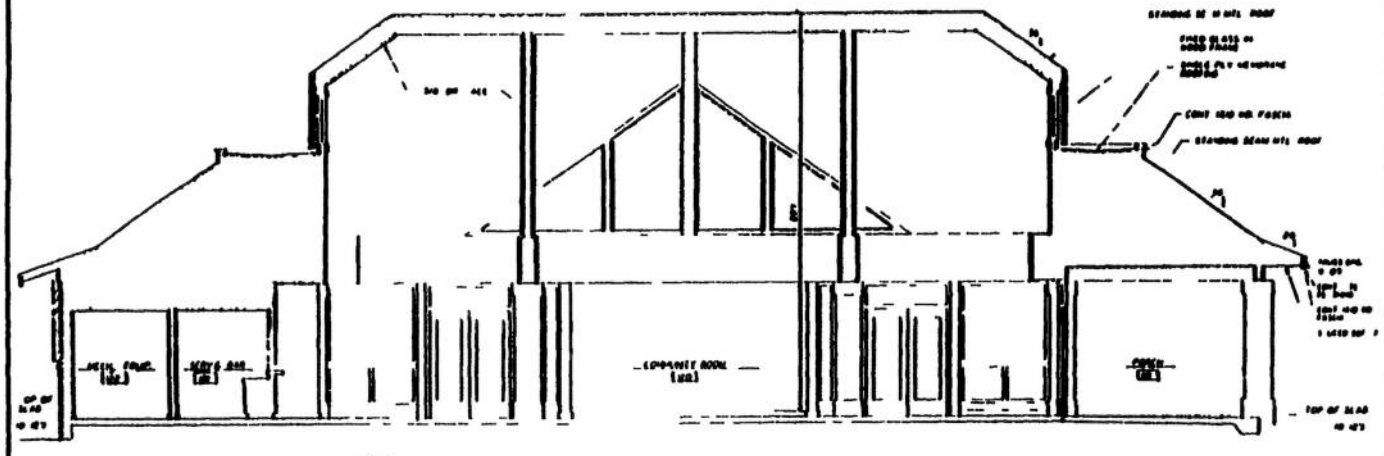
EXHIBIT "A"

CENTRAL FACILITIES BUILDING TYPICAL CROSS SECTIONS



BUILDING SECTION



BUILDING SECTION

NOTE ALL DIMENSIONS ARE APPROXIMATE

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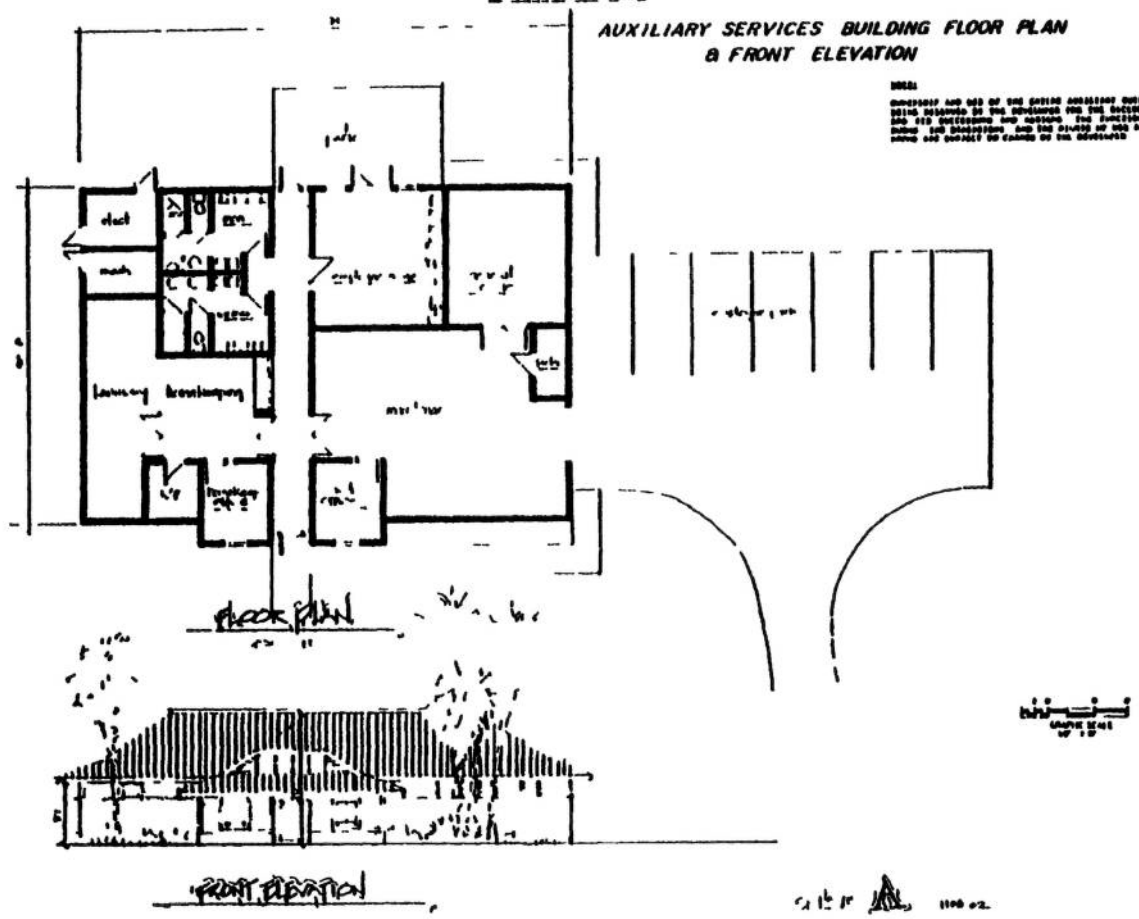
EXHIBIT "A"

AUXILIARY SERVICES BUILDING FLOOR PLAN
& FRONT ELEVATION



NOTE: ALL DIMENSIONS ARE APPROXIMATE

AUXILIARY SERVICES BUILDING

Johnson Hurley Charvat Peacock
ARCHITECTS, INC.

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