

This instrument prepared by:  
Record and Return to:  
CURTIS R. MOSLEY, ESQ.  
Mosley, Wallis & Whitehead, P.A.  
Post Office Box 1210  
Melbourne, Florida 32902-1210

*Red to: 1*

*PHUSEL - PUP-D*



CFN 96184415 3616 / 3861  
OR Book/Page:

10-29-96 03:15 pm

#Pgs: 30 #Names: 2 Serv: 0.00  
Trust: 15.50 Rec: 121.00 Excise: 0.00  
Deant: 0.00 nt Tax: 0.00  
Mtg: 0.00

**Sandy Crawford**  
Clerk Of Courts, Brevard County

**AMENDMENT TO DECLARATION OF  
CONDOMINIUM OF SHOREWOOD, A CONDOMINIUM**

**SHOREWOOD OF CAPE CANAVERAL, INC., a Florida corporation**, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing SHOREWOOD, A CONDOMINIUM, as recorded in Official Records Book 3612, Pages 3839 through 3920, of the Public Records of Brevard County, Florida and the Florida Condominium Act, hereby amends said Declaration above described as follows, to-wit:

Delete Exhibit "A" and Exhibit "B" to the Declaration of Condominium in their entirety and substitute attached Exhibit "A" and Exhibit "B" therefore.

The Declaration of Condominium shall remain in full force and effect and unchanged by this Amendment except for Exhibits "A" and "B" to the Declaration.

**IN WITNESS WHEREOF**, the above stated Developer has caused these presents to be signed and sealed this 25 day of October, 1996.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Curtis R. Mosley*  
*Curry Mosley*  
STATE OF FLORIDA )  
COUNTY OF BREVARD )

**SHOREWOOD OF CAPE CANAVERAL, INC., a  
Florida corporation**  
BY: *Charles E. Kelliher*  
CHARLES E. KELLIHER, Vice President

The foregoing instrument was acknowledged before me this 25 day of October, 1996 by **Charles E. Kelliher, Vice President, of Shorewood of Cape Canaveral, Inc., a Florida corporation**, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.



**"OFFICIAL SEAL"**  
Curtis R. Mosley  
My Commission Expires 12/27/98  
Commission #CC 429900

**NOTARY PUBLIC, STATE OF FLORIDA**  
My Commission Expires:

SURVEYOR'S CERTIFICATE

FOR

SHOREWOOD, A CONDOMINIUM, PHASE ONE

STATE OF FLORIDA  
COUNTY OF BREVARD



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OR Book/Page: 3616 / 3862

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED "ROBERT M. SALMON", BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS AN OATH AS FOLLOWS, TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING SHOREWOOD, A CONDOMINIUM, PHASE ONE, IS AN ACCURATE REPRESENTATION OF THE LOCATIONS AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 23RD DAY OF OCTOBER, 1996, A.D.

ALLEN ENGINEERING, INC.

BY:

ROBERT M. SALMON  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA, NO. 4262

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 23RD DAY OF OCTOBER, 1996  
BY ROBERT M. SALMON, WHO IS PERSONALLY  
KNOWN AND WHO DID TAKE AN OATH.

DEBORAH A. HASH  
NOTARY PUBLIC-STATE OF FLORIDA  
MY COMMISSION EXPIRES: MAY 30, 1998  
MY COMMISSION NO IS: CC 379625



DEBORAH A HASH  
My Commission CC379625  
Expires May 30, 1998  
Bonded by ANB  
800-852-5878

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA

OCTOBER 23, 1996

EXHIBIT "A-1"

SHEET 1 OF 1

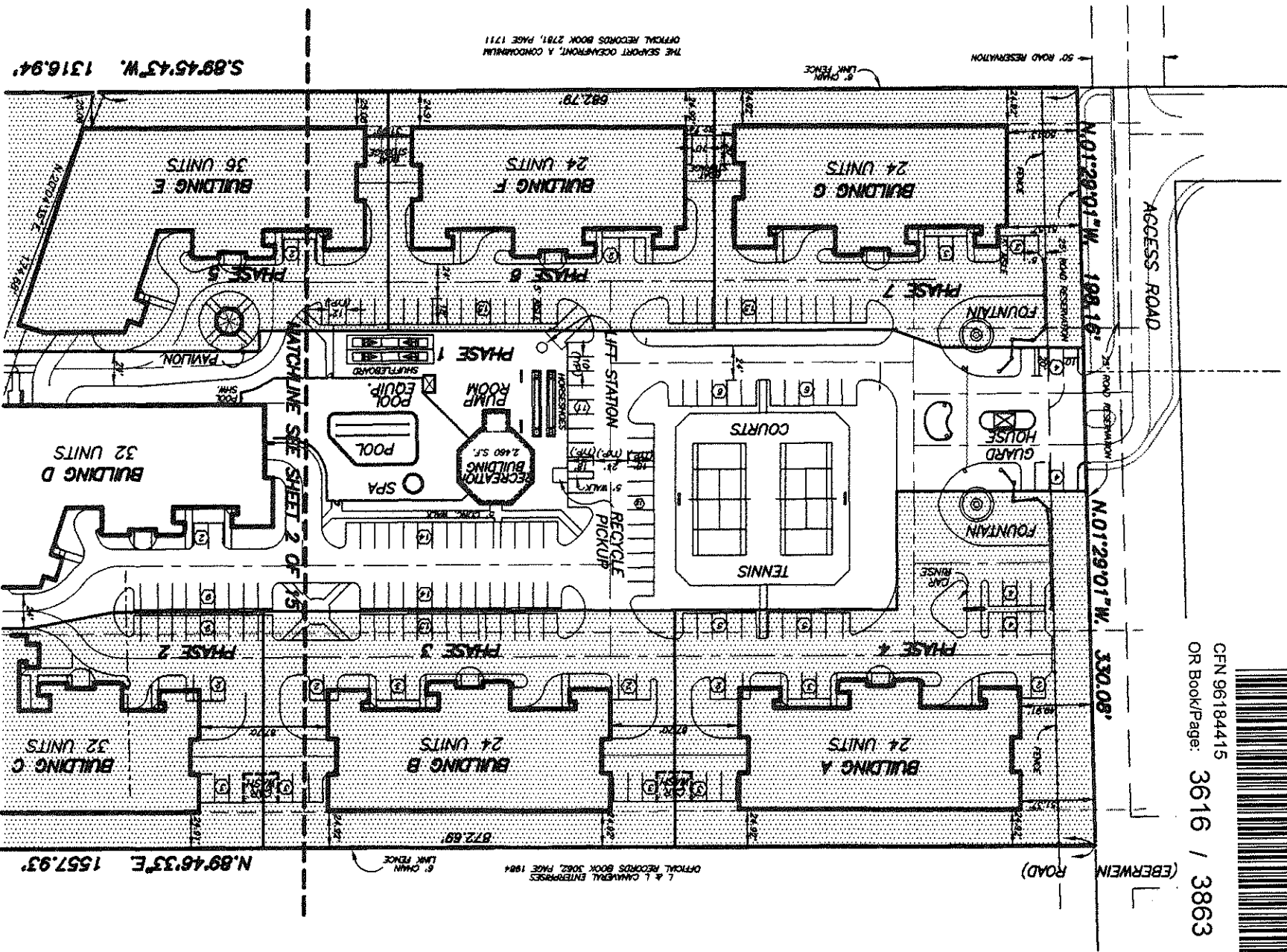
# SHOREWOOD, A CONDOMINIUM

## PHASE 1


### GRAPHIC PLOT PLAN

SCALE: 1"=100'

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OR Book/Page: 3616 / 3863



#### NOTES:

1. SEE SHEET 3 OF 16 FOR THE NOTES CONCERNING THE GRAPHIC PLOT PLAN.
2. REFER TO SHEET 4 OF 16 FOR THE SKETCH OF SURVEY.
3. SEE SHEET 4 OF 16 FOR THE LEGAL DESCRIPTIONS.
4.  = INDICATES NOT A PART OF PHASE ONE.

UNSUITABLE  
FOR  
MICROFILM

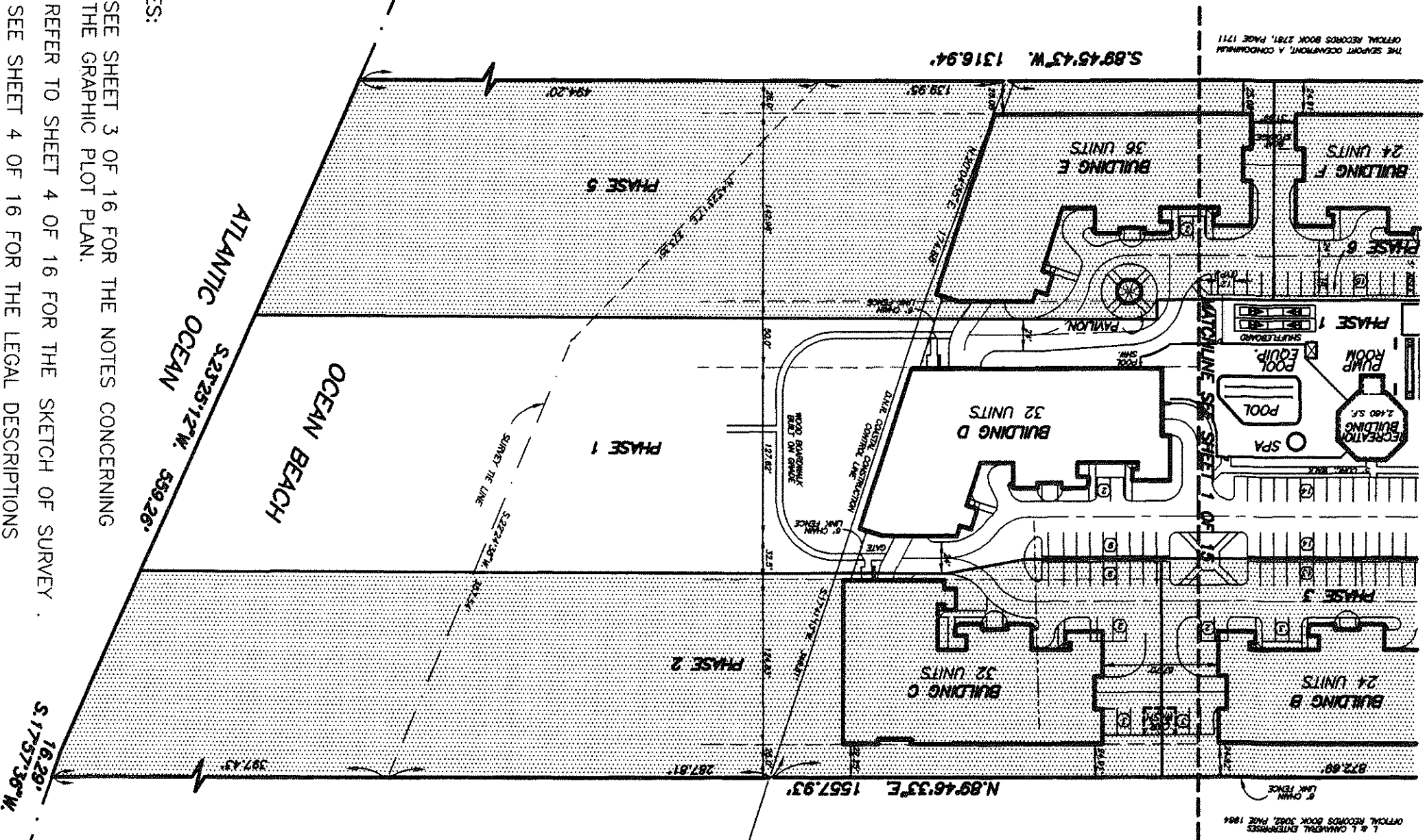
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COCOA BEACH, FLORIDA  
OCTOBER 17, 1996

EXHIBIT "A"

SHEET 1 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1 GRAPHIC PLOT PLAN

SCALE: 1"=100'



THE SURVEY OCCURRED, A CONDOMINIUM  
OFFICIAL RECORDS BOOK 2781, PAGE 1711

L & L CANNONAL ENTERPRISES  
OFFICIAL RECORDS BOOK 3082, PAGE 1884

**NOTES:**

1. SEE SHEET 3 OF 16 FOR THE NOTES CONCERNING THE GRAPHIC PLOT PLAN.
2. REFER TO SHEET 4 OF 16 FOR THE SKETCH OF SURVEY.
3. SEE SHEET 4 OF 16 FOR THE LEGAL DESCRIPTIONS.
4. = INDICATES NOT A PART OF PHASE ONE.

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 17, 1996

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EXHIBIT "A"

CFN 96184415  
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SHEET 2 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

## SURVEYOR'S NOTES CONCERNING THE GRAPHIC PLOT PLAN OF PHASE 1:

1. Shorewood, A Condominium, Phase 1, contains Building "D", a 5-story multi-family building having a total of 32 living units. Building "D" also contains 32 garage spaces located on the first floor of the building.
2. The balance of improvements constructed by the developer in Phase 1 consist of a recreation building, swimming pool, tennis courts, driveways, walkways, parking areas, open landscaped areas and other recreation and service facilities. The balance of improvements planned by the developer in Phase 1 consists of shuffleboard courts and horseshoe courts, which were not constructed at the time of this survey.
3. All areas and improvements exclusive of the units are common elements of the condominium, as set forth in the declaration of condominium. The garage spaces described in note 1 are common elements of the condominium limited to the use of certain units set forth in the declaration of Condominium.
4. The graphic plot plan of Phase 1 was prepared from an Engineering Site Plan, prepared by Allen Engineering, Inc.



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## SURVEYOR'S NOTE CONCERNING SKETCH OF SURVEY:

1. The bearings shown on the Sketches of Survey (sheets 4 & 5) are based on the line between Florida Department of Natural Resources Coastal Construction Control Line monuments 70-80-A1 and 70-80-A3 bearing S 15°43'07" W. This bearing was computed using the field location of said monuments and the published coordinates as shown on the map recorded in Survey Book 2A, page 29, of the Public Records of Brevard County Florida.
2. The Sketch of Survey of the Parent Parcel (sheet 5 of 16) is included to illustrate the existing improvements located on the site.

## ABBREVIATIONS:

W.I. CLOS. = walk in closet  
M. BATH = master bath  
BLDG. = building

## CERTIFICATION:

I hereby certify the Sketch of Survey shown on Sheet 4 of 16 is an accurate representation of a survey performed under my direction, in accordance with the "Minimum Technician Standards" for Land Surveying in the State of Florida, described in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes

ALLEN ENGINEERING, INC.

BY:   
ROBERT W. SKILTON  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA, NO. 4262

Not valid unless embossed  
with Surveyor's Seal

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OCTOBER 17, 1996

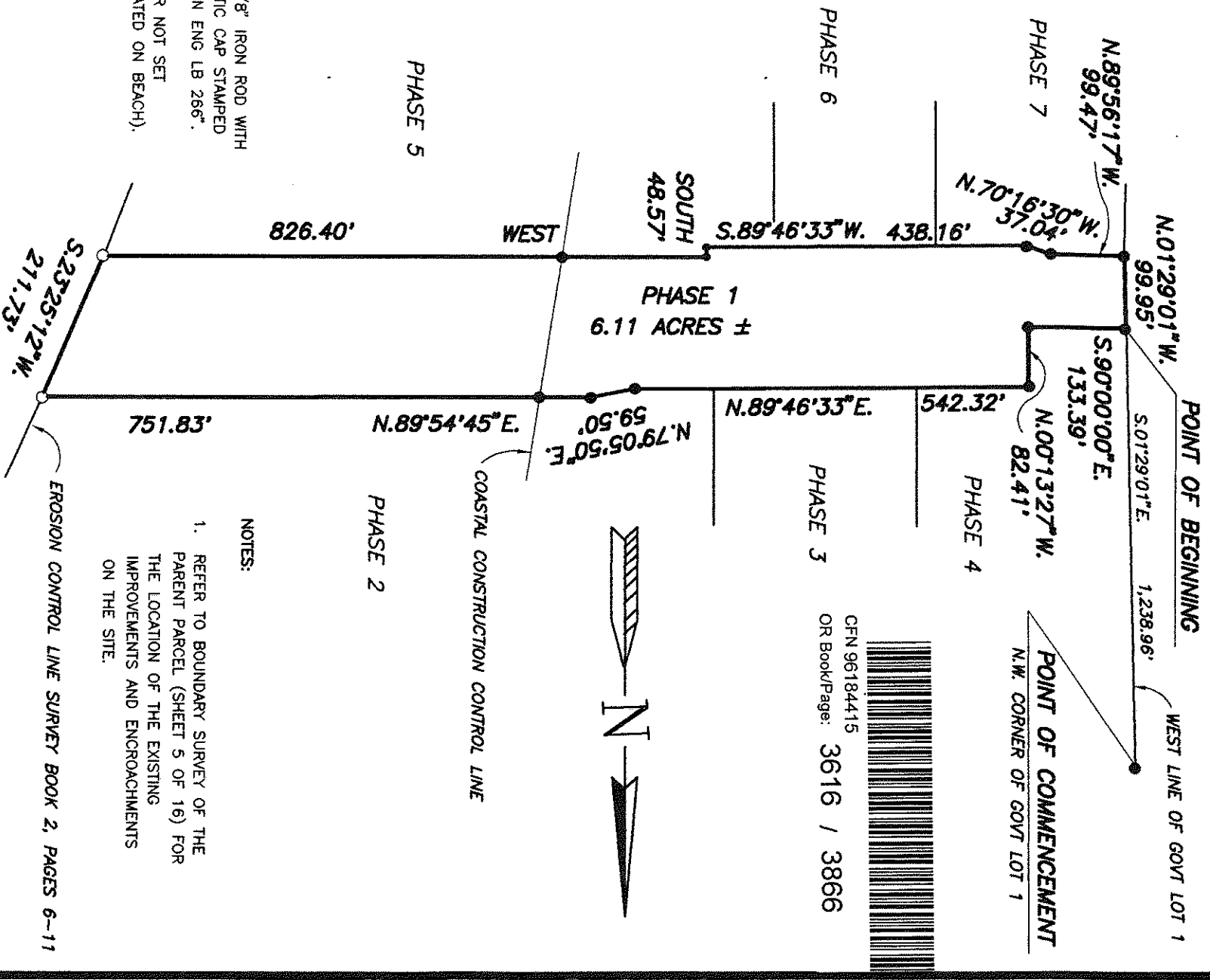
EXHIBIT "A"

SHEET 3 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

## SKETCH OF SURVEY

SCALE: 1"=200'



**DESCRIPTION: (PHASE 1)**

A portion of Government Lots 1 and 3, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 1; thence S.01°29'01"E, along the West line of said Government Lot 1, a distance of 1,238.96 feet, to the POINT OF BEGINNING of the herein described parcel; thence East, a distance of 133.39 feet; thence N.00°13'27"W, a distance of 82.41 feet; thence N.89°46'33"E, a distance of 542.32 feet; thence N.79°05'50"E, a distance of 59.50 feet; thence N.89°54'45"E, a distance of 751.83 feet, to a point on the Erosion Control Line as recorded in Survey Book 2, Pages 6 through 11 of the Public Records of Brevard County, Florida; thence S.23°25'12"W, along said Erosion Control Line, a distance of 211.73 feet; thence WEST, a distance of 826.40 feet; thence SOUTH, a distance of 13.46 feet; thence S.89°46'33"W, a distance of 438.16 feet; thence N.70°16'30"W, a distance of 37.04 feet; thence N.89°56'17"W, a distance of 99.47 feet, to a point on the Southerly extension of the West line of said Government Lot 1; thence N.01°29'01"W, along said Southerly extension and along the West line of said Government Lot 1, a distance of 99.95 feet, to the POINT OF BEGINNING; Containing 6.11 acres, more or less.

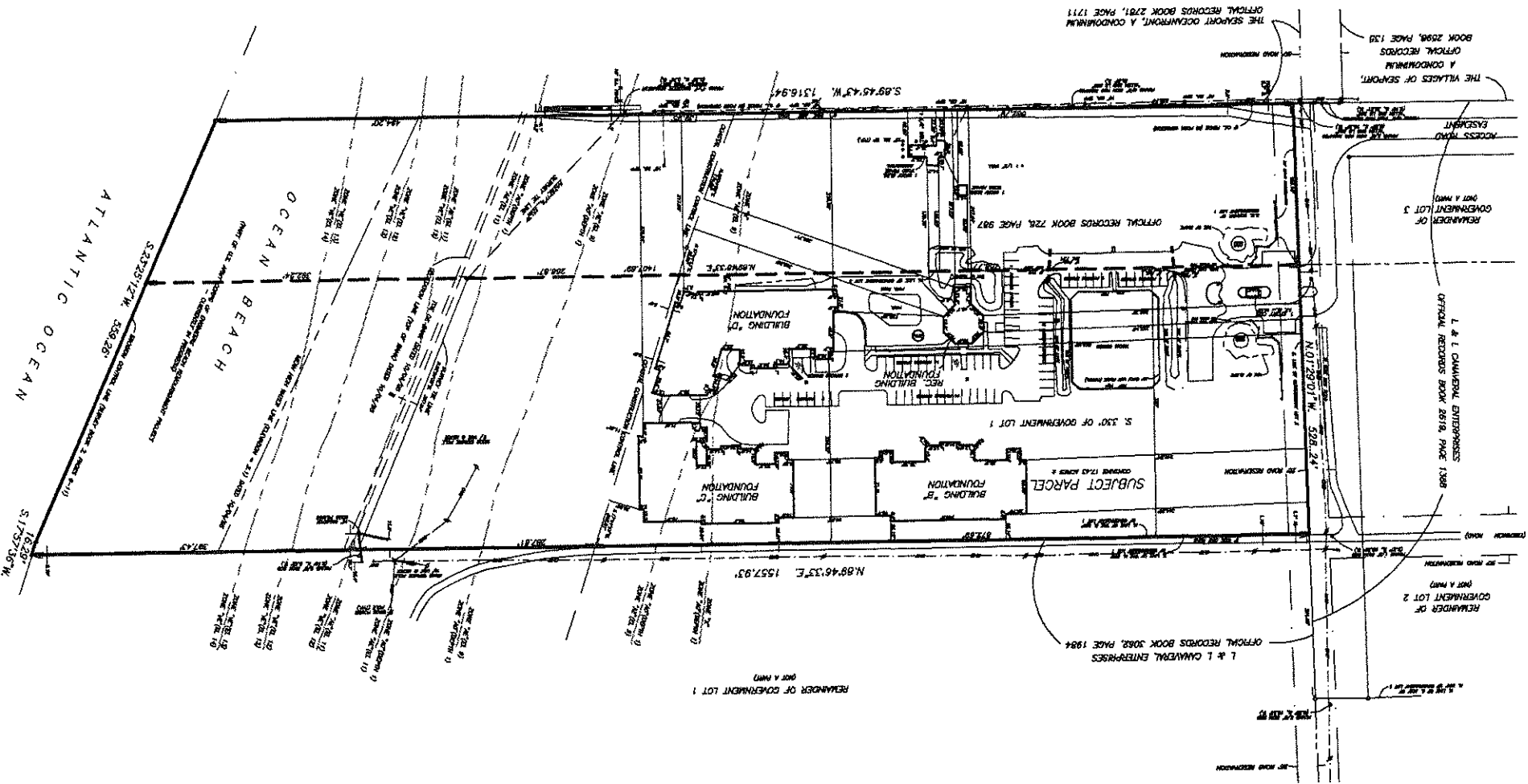
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OCTOBER 17, 1996

EXHIBIT "A"

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SHEET 4 OF 16

# SHOREWOOD, A CONDOMINIUM BOUNDARY SURVEY - PARENT PARCEL

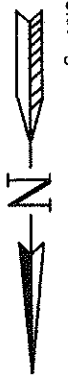


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- NOTE:**
1. REFER TO SHEET 3 OF 16 FOR SURVEYOR'S NOTES.
  2. THIS SKETCH IS INCLUDED TO ILLUSTRATE THE IMPROVEMENTS AND ENCROACHMENTS EXISTING ON THE SITE.

- LEGEND:**
1. ● = Set 5/8" Iron Rod with Plastic Cap stamped "ALLEN ENG LB 266"
  2. ○ = Corner not set (located on beach).

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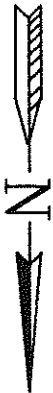
NOT TO SCALE

EXHIBIT "A"

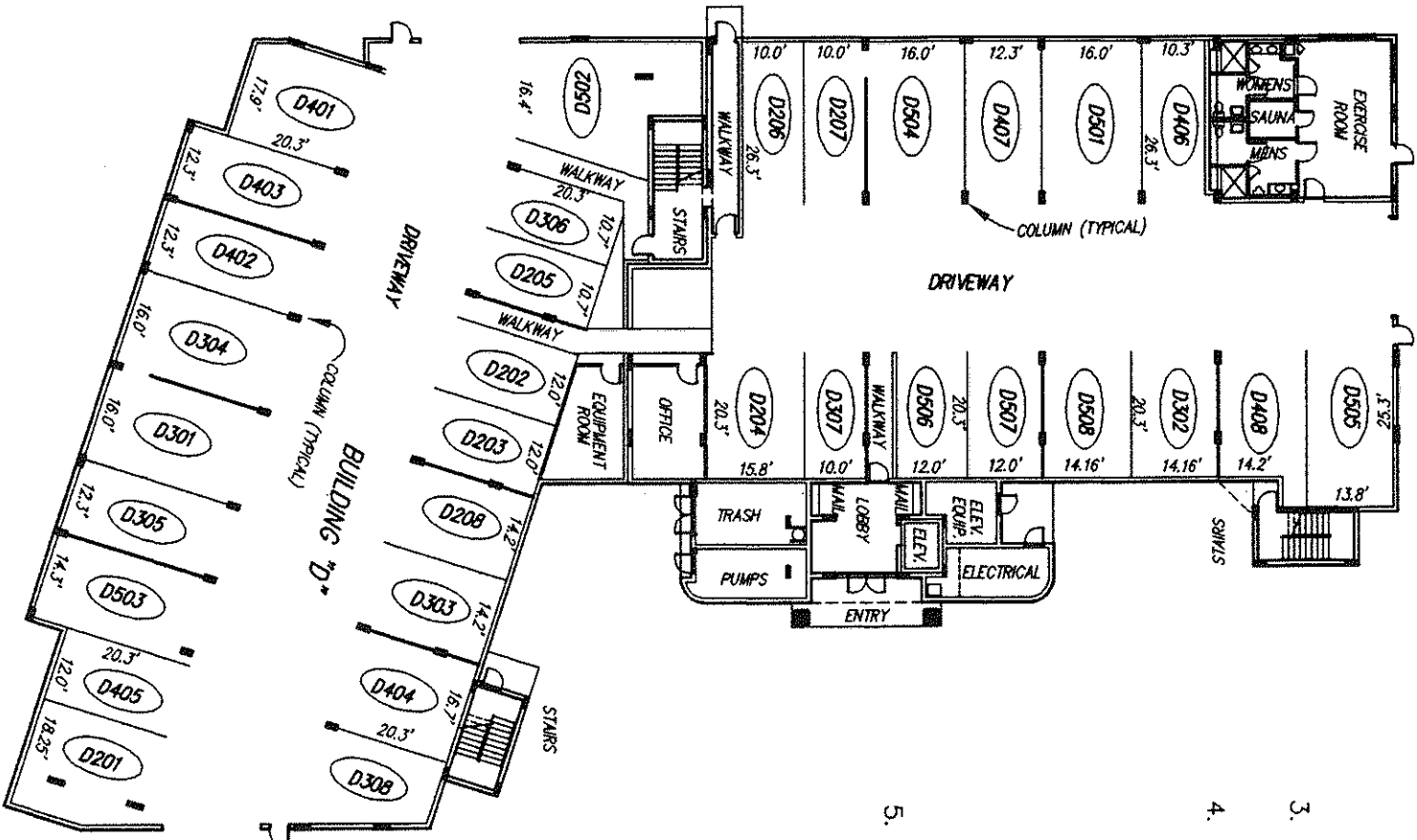
SHEET 5 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

## SECOND FLOOR PLAN BUILDING D



SCALE: 1" = 30'



### SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 11.00 FEET.
2. THE FINISHED FLOOR FINISHED CEILING ELEVATION IS 19.00 FEET.
3. **D201** INDICATES THE UNIT NUMBER DESIGNATION.
4. ALL AREAS AND IMPROVEMENTS ON THE FIRST FLOOR ARE COMMON ELEMENTS OF THE CONDOMINIUM. THE PARKING SPACES SHOWN ARE COMMON ELEMENTS OF THE CONDOMINIUM WHOSE USE IS LIMITED TO CERTAIN UNITS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.
5. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.

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OCTOBER 17, 1996

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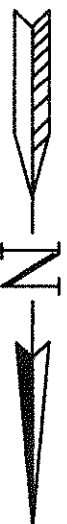
SHEET 6 OF 16



# SHOREWOOD, A CONDOMINIUM PHASE 1

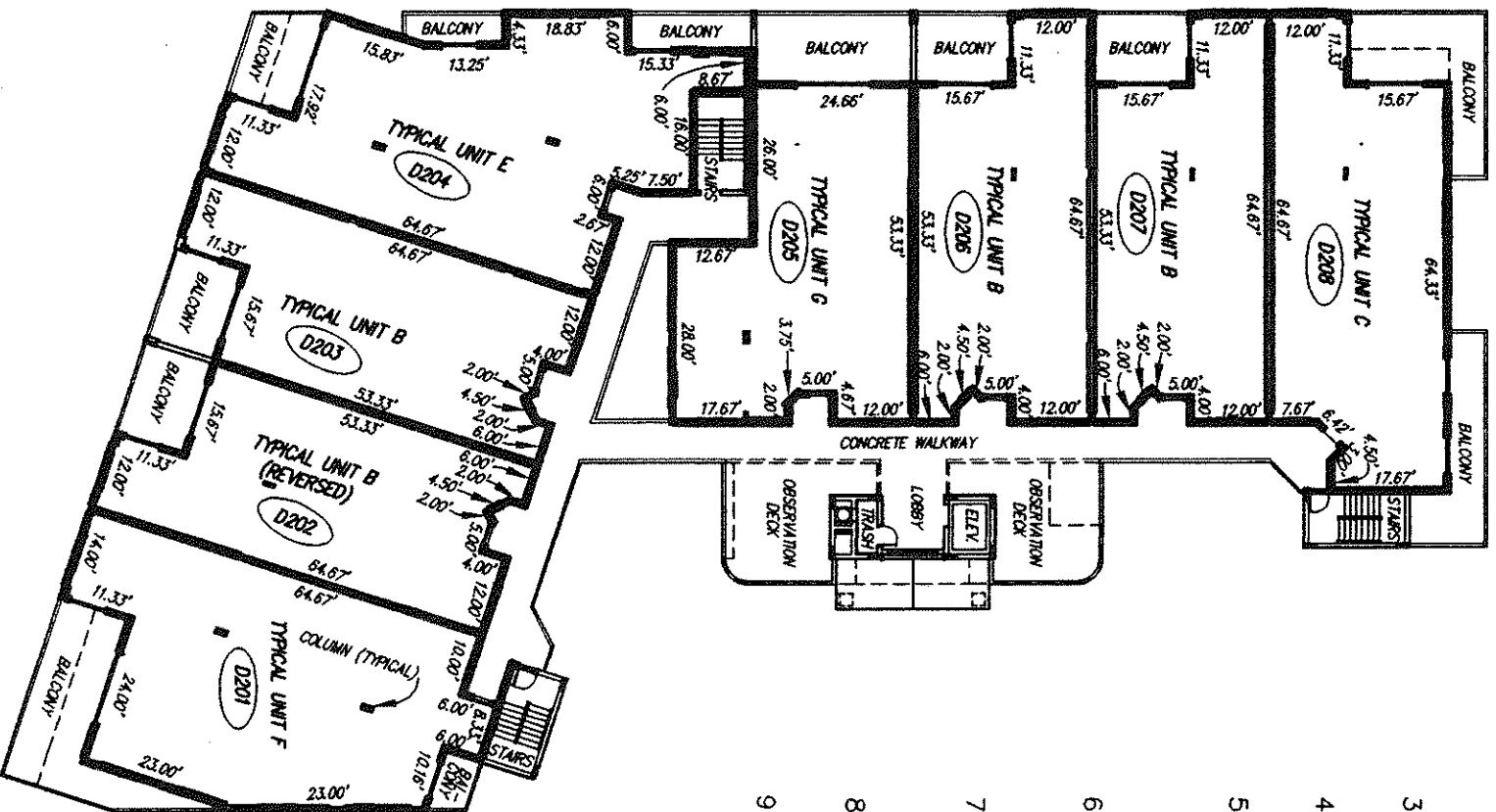
## SECOND FLOOR PLAN BUILDING D

SCALE: 1" = 30'



### SURVEYOR'S NOTES:

1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 20.52 FEET.
2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 28.52 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (D201) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
8. SEE SHEETS 11 THROUGH 15 FOR TYPICAL UNIT PLANS.
9. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.



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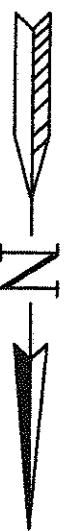
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OR Book/Page: 3616 / 3869

SHEET 7 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

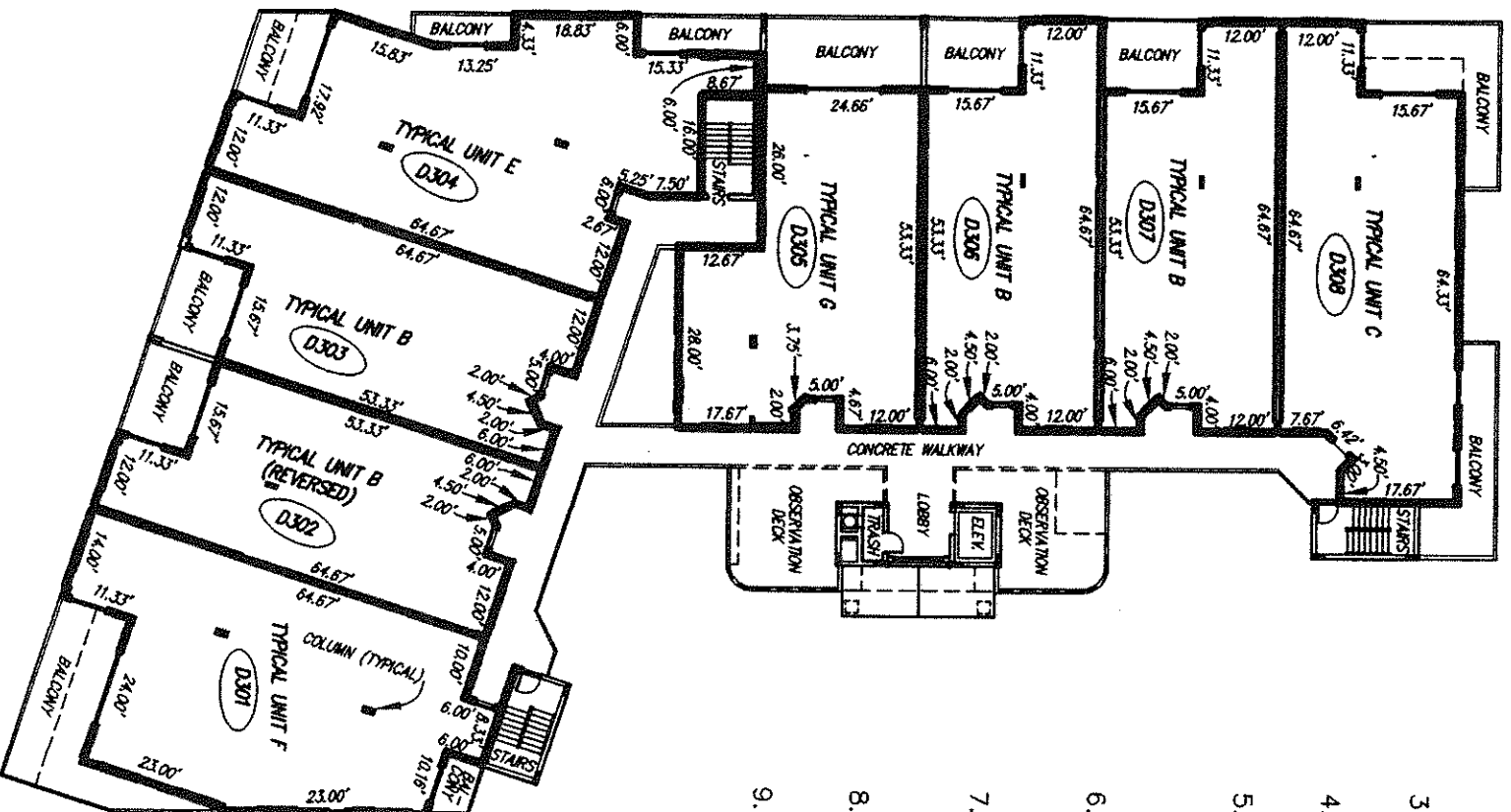
## THIRD FLOOR PLAN BUILDING D

SCALE: 1" = 30'



### SURVEYOR'S NOTES:

1. THE THIRD FLOOR FINISHED FLOOR ELEVATION IS 29.13 FEET.
2. THE THIRD FLOOR FINISHED CEILING ELEVATION IS 37.13 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (D301) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
8. SEE SHEETS 11 THROUGH 15 FOR TYPICAL UNIT PLANS.
9. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.



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OCTOBER 17, 1996

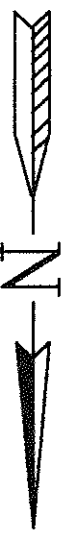
EXHIBIT "A"

SHEET 8 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

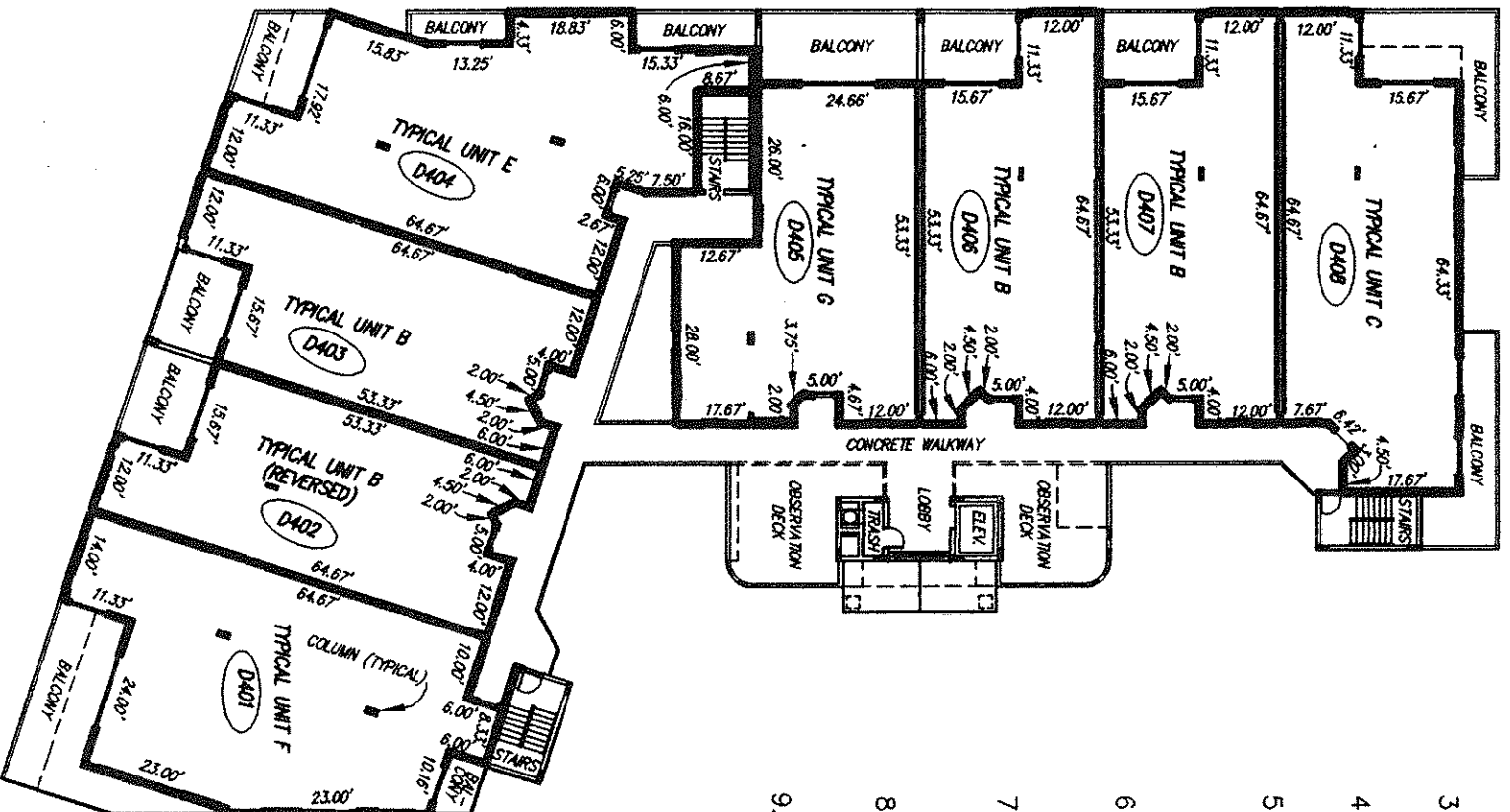
## FOURTH FLOOR PLAN BUILDING D

SCALE: 1" = 30'



### SURVEYOR'S NOTES:

1. THE FOURTH FLOOR FINISHED FLOOR ELEVATION IS 37.86 FEET.
2. THE FOURTH FLOOR FINISHED CEILING ELEVATION IS 45.86 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (D401) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
8. SEE SHEETS 11 THROUGH 15 FOR TYPICAL UNIT PLANS.
9. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.



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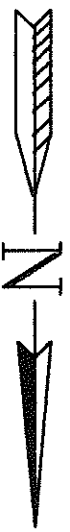


SHEET 9 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

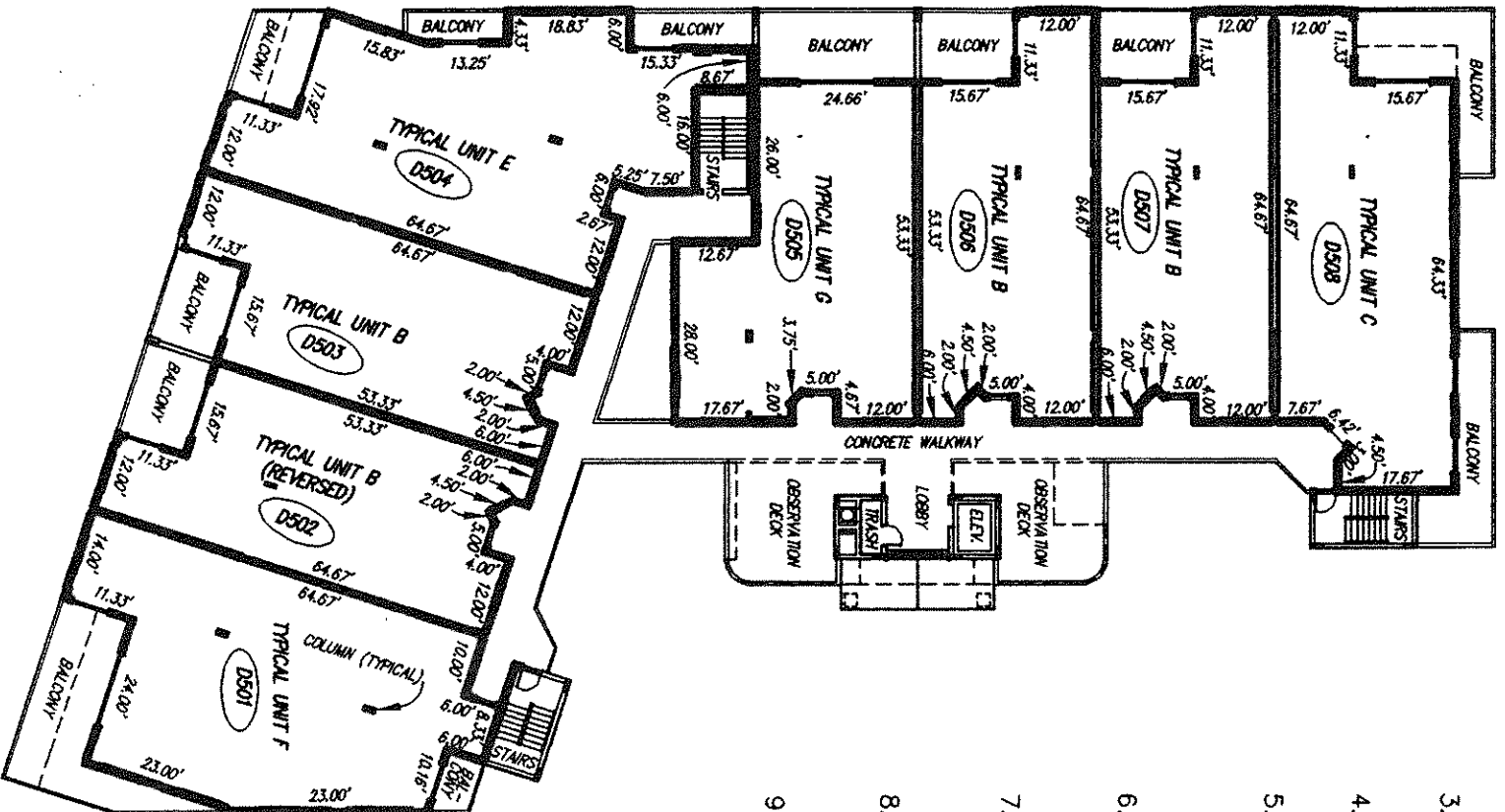
## FIFTH FLOOR PLAN BUILDING D

SCALE: 1" = 30'



### SURVEYOR'S NOTES:

1. THE FIFTH FLOOR FINISHED FLOOR ELEVATION IS 46.48 FEET.
2. THE FIFTH FLOOR FINISHED CEILING ELEVATION IS 55.13 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (D501) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.
7. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
8. SEE SHEETS 11 THROUGH 15 FOR TYPICAL UNIT PLANS.
9. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.



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OCTOBER 17, 1996

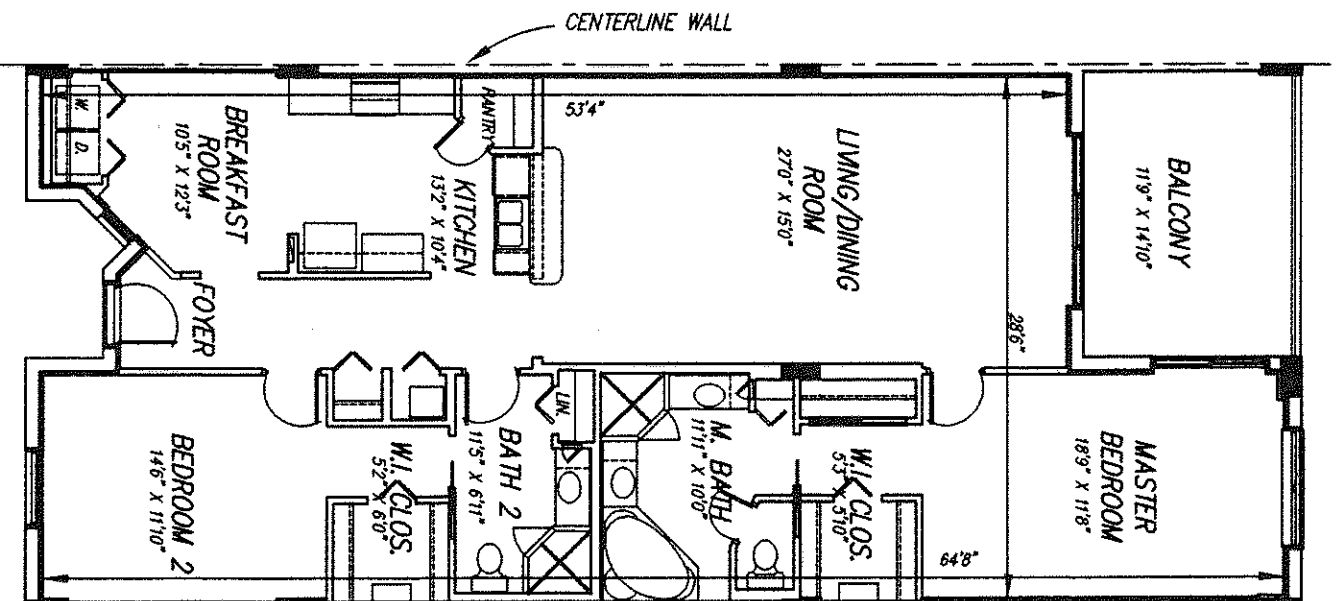
EXHIBIT "A"

SHEET 10 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

## TYPICAL UNIT B

SCALE: 1"=10'



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### SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLANS ON SHEETS 7 THROUGH 10 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.

ALLEN ENGINEERING, INC.  
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OCTOBER 17, 1996



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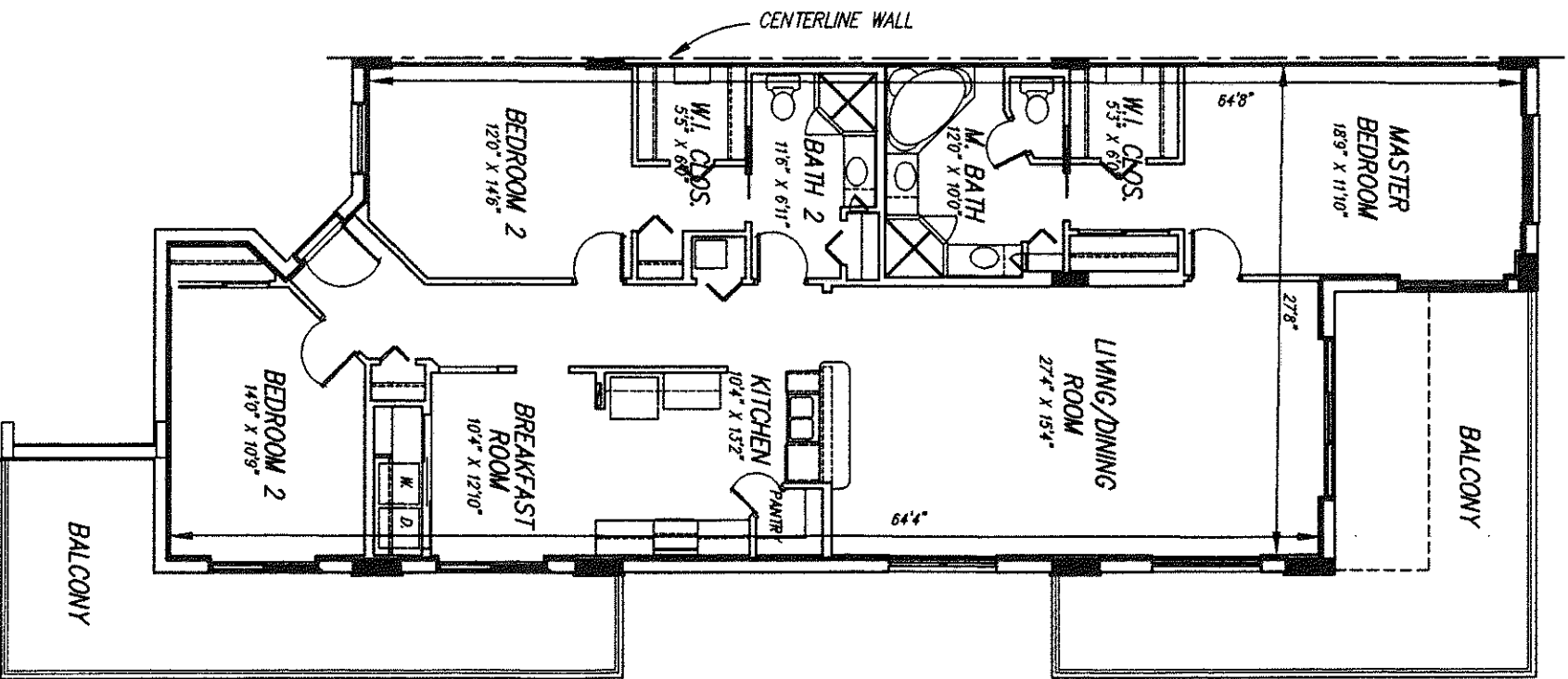
EXHIBIT "A"

SHEET 11 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

## TYPICAL UNIT C

SCALE: 1"=10'



### SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. REFER TO THE FLOOR PLANS ON SHEETS 7 THROUGH 10 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
6. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.

ALLEN ENGINEERING, INC.  
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OCTOBER 17, 1996



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EXHIBIT "A"

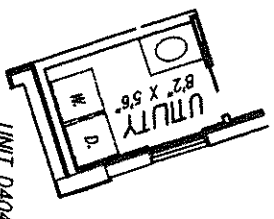
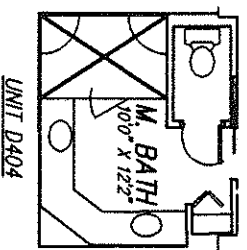
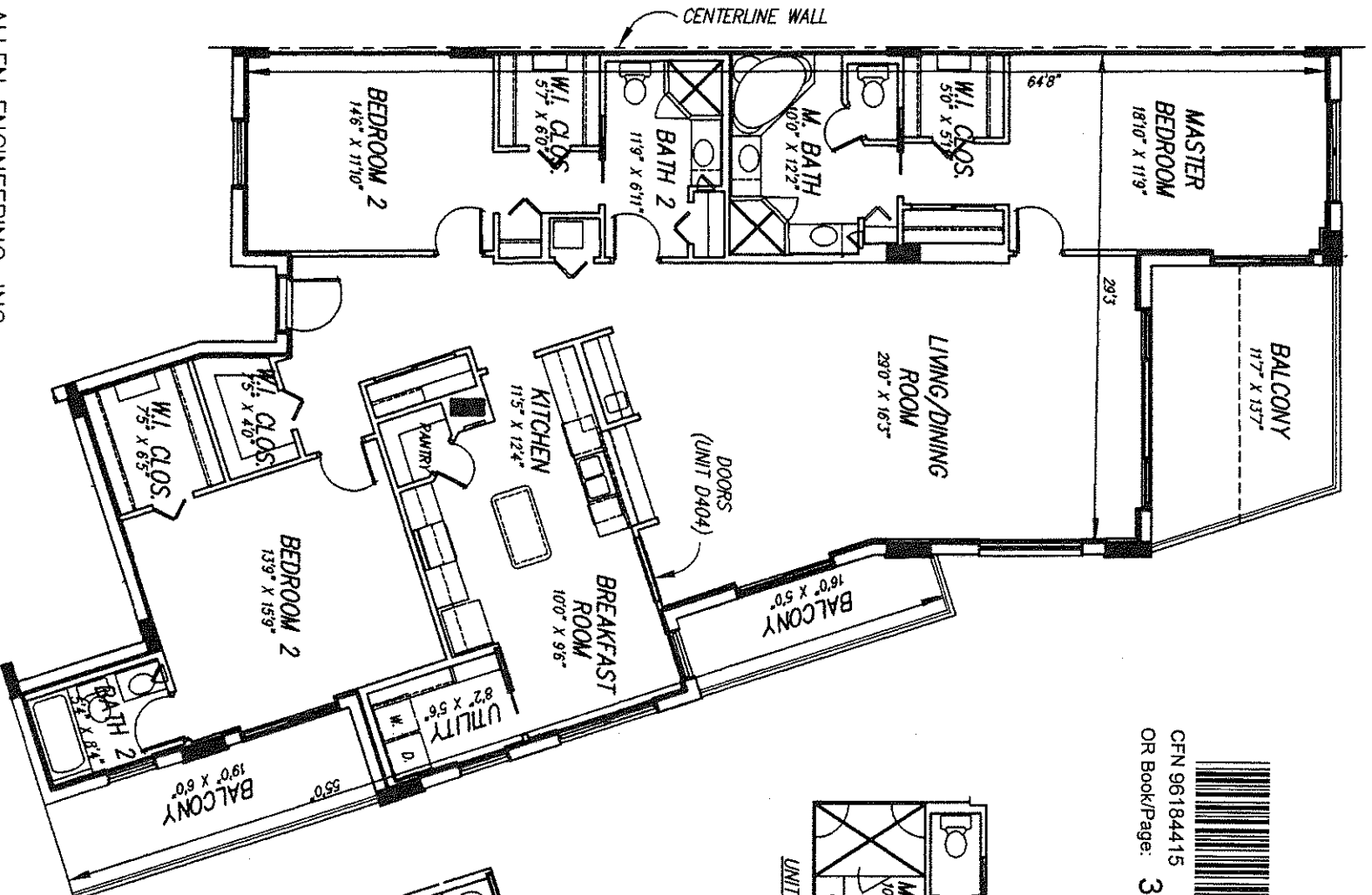
SHEET 12 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

## TYPICAL UNIT E

### SURVEYOR'S NOTES:

1. \_\_\_\_\_ INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. REFER TO THE FLOOR PLANS ON SHEETS 7 THROUGH 10 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
6. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.



CFN 96184415  
OR Book/Page: 3616 / 3875

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FOR  
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SCALE: 1"=10'

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 17, 1996

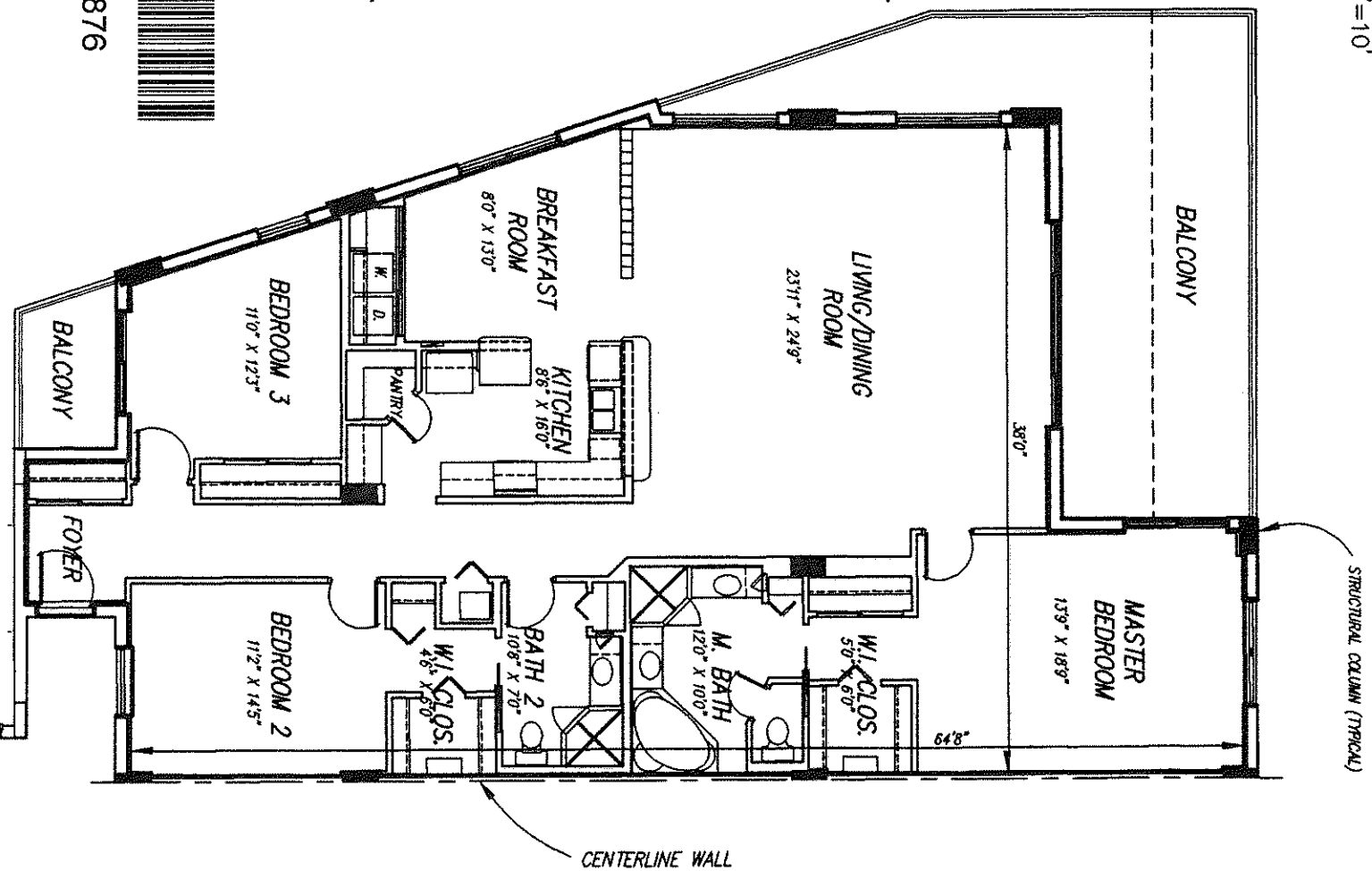
EXHIBIT "A"

SHEET 13 OF 16

# SHOREWOOD, A CONDOMINIUM PHASE 1

## TYPICAL UNIT F

SCALE: 1"=10'



CFN 96184415  
OR Book/Page: 3616 / 3876

### SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. REFER TO THE FLOOR PLANS ON SHEETS 7 THROUGH 10 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
5. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 17, 1996

UNSUITABLE  
FOR  
MICROFILM

EXHIBIT "A"

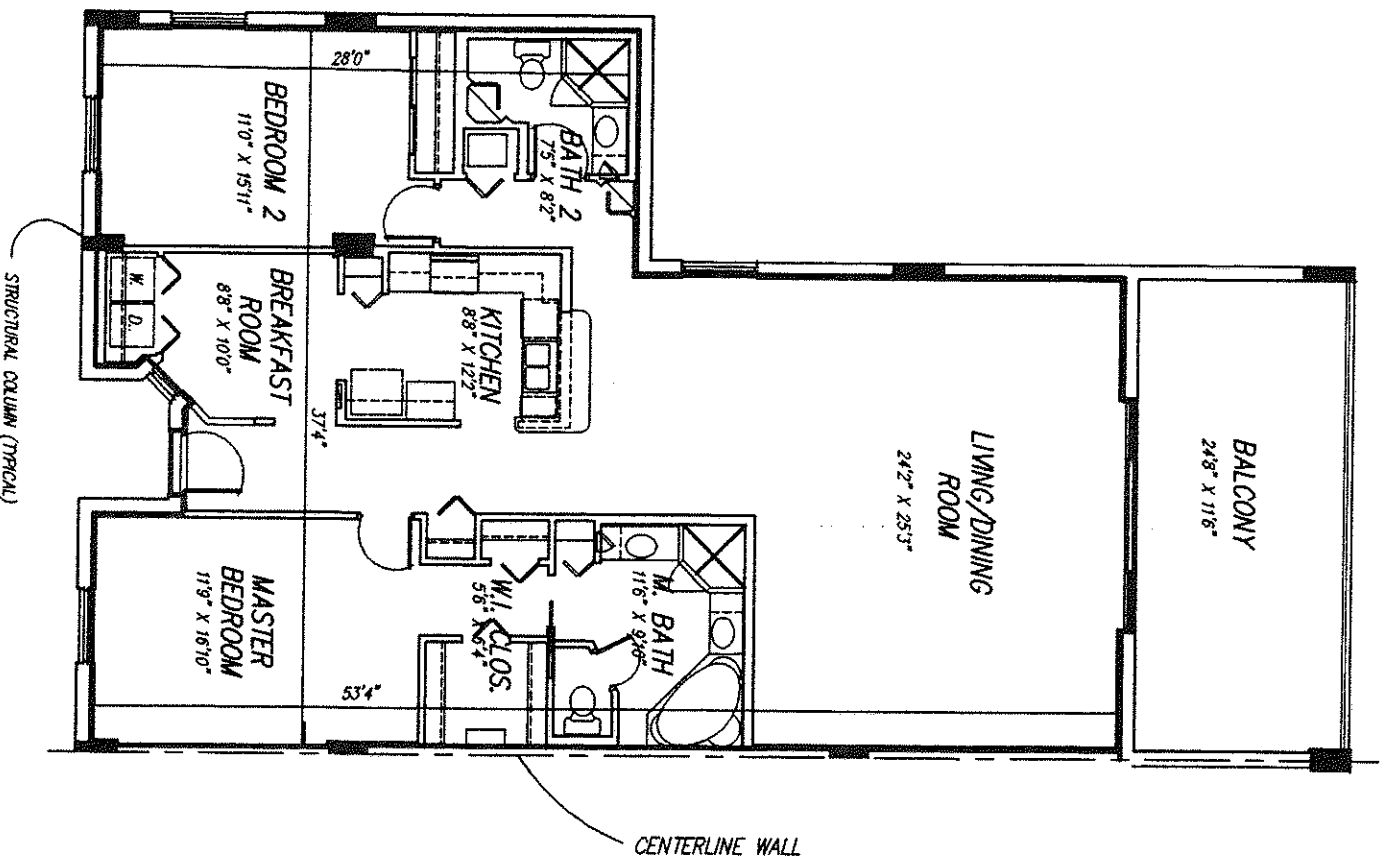
SHEET 14 OF 16



# SHOREWOOD, A CONDOMINIUM PHASE 1

## TYPICAL UNIT G

SCALE: 1"=10'



UNSUITABLE  
FOR  
MICROFILM

### SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONIES ARE COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. REFER TO THE FLOOR PLANS ON SHEETS 7 THROUGH 10 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
5. ANY UTILITY OR STRUCTURAL AREAS WHICH ARE LOCATED WITHIN THE LIMITS OF THE UNITS SHOWN BUT ARE SERVING OTHER UNITS WITHIN THE BUILDING, ARE COMMON ELEMENTS OF THE CONDOMINIUM.

ALLEN ENGINEERING, INC.  
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COCOA BEACH, FLORIDA  
OCTOBER 17, 1996



CFN 96184415  
OR Book/Page: 3616 / 3877

EXHIBIT "A"

SHEET 15 OF 16

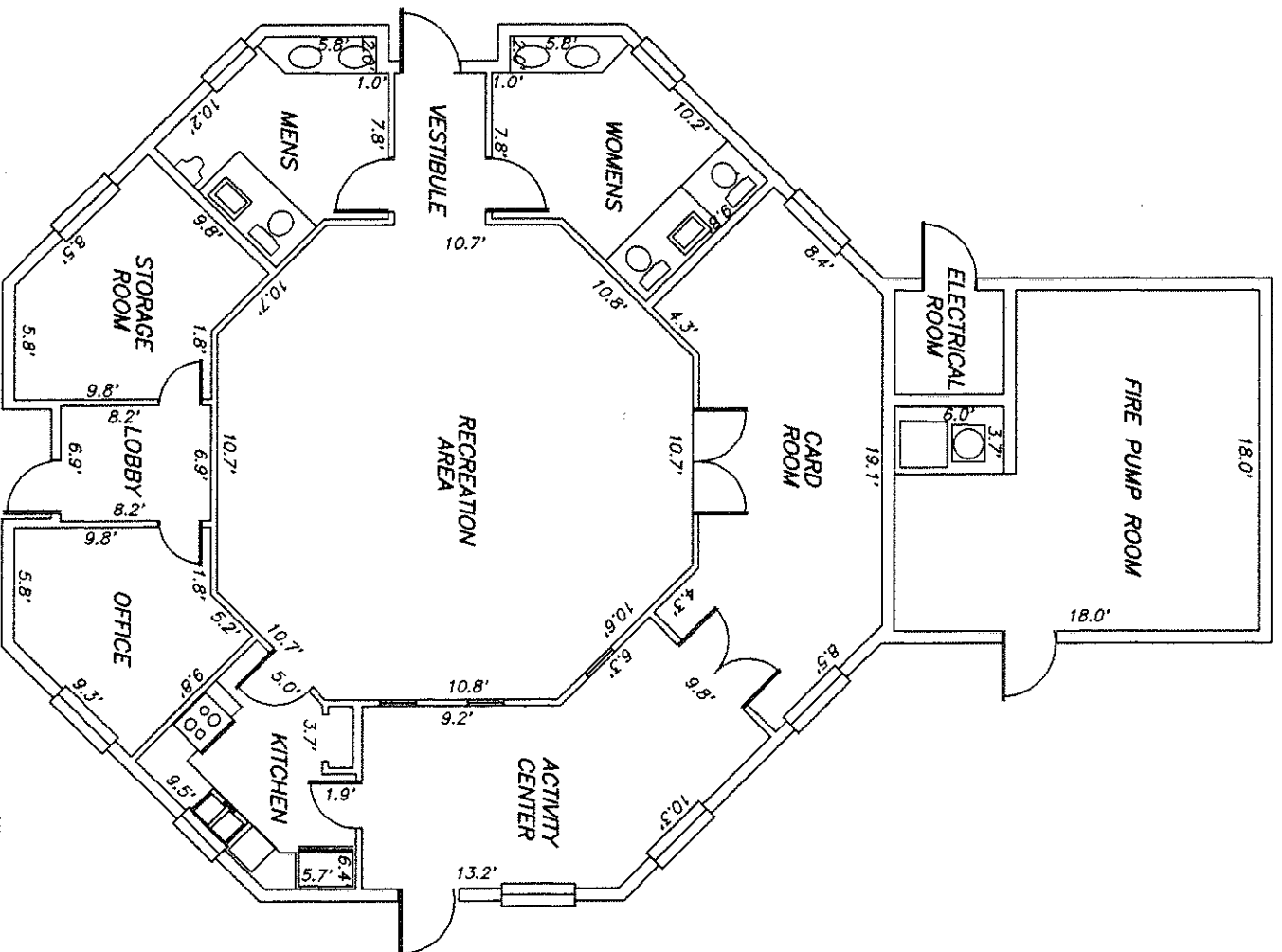
# SHOREWOOD, A CONDOMINIUM PHASE 1

## RECREATION BUILDING

### SURVEYOR'S NOTES:

1. THE FINISHED FLOOR ELEVATION IS 10.55 FEET.
2. THE RECREATION ROOM IS A COMMON AREA OF THE CONDOMINIUM.
3. THE ELEVATIONS SHOWN ARE BASED ON N.G.V. DATUM OF 1929.

SCALE: 1"=10'



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OR Book/Page: 3616 / 3878

ALLEN ENGINEERING, INC.  
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COCOA BEACH, FLORIDA  
OCTOBER 17, 1996

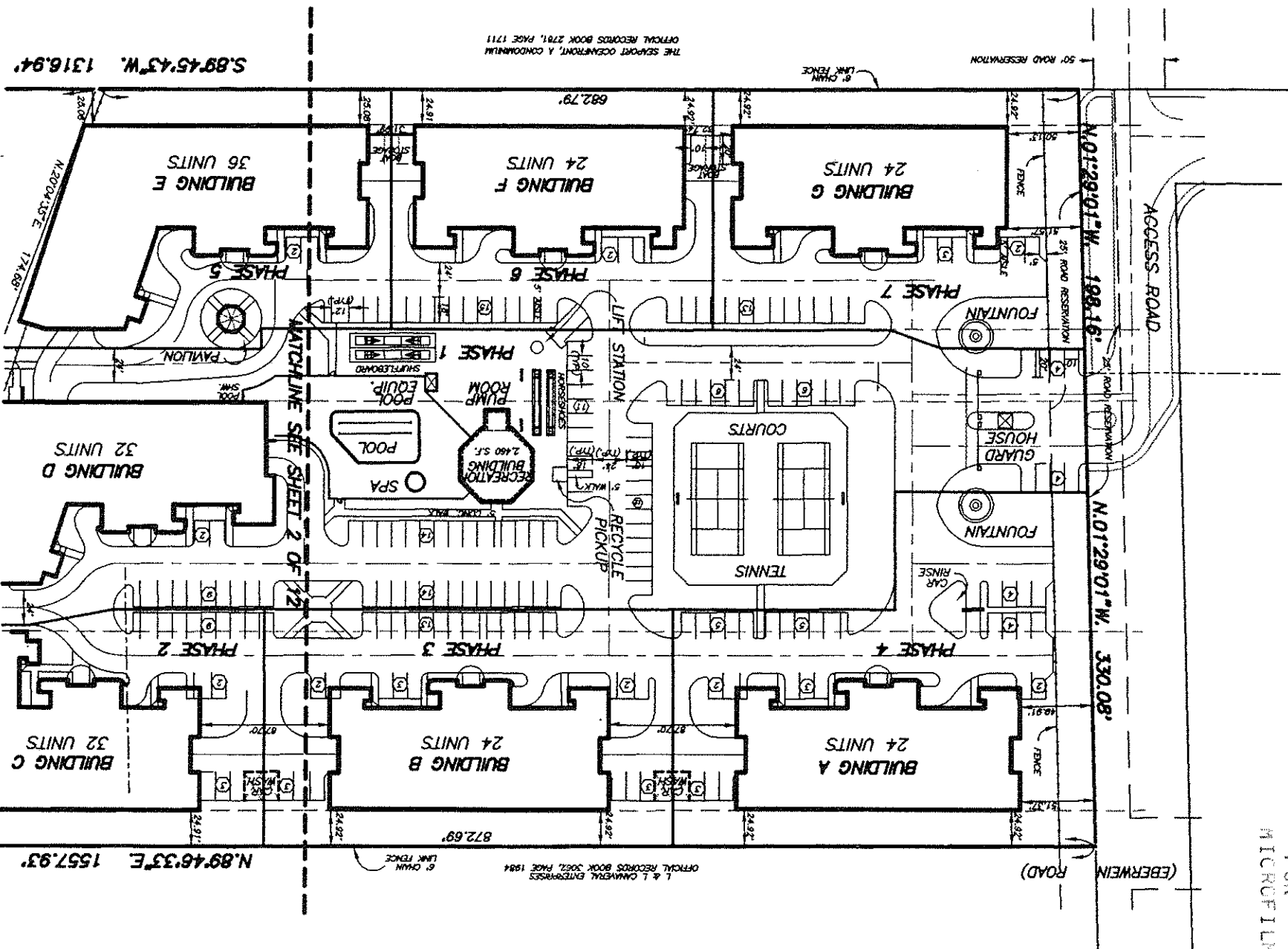
EXHIBIT "A"

SHEET 16 OF 16

# SHOREWOOD, A CONDOMINIUM GRAPHIC PLOT PLAN OF PROPOSED IMPROVEMENTS

SCALE: 1"=100'

UNSUITABLE  
FOR  
MICROFILM



**NOTES:**

1. SEE SHEET 3 OF 12 FOR THE NOTES CONCERNING THE GRAPHIC PLOT PLAN.
2. REFER TO SHEETS 5 THROUGH 12 OF 12 FOR THE SKETCHES OF SURVEY OF THE PARENT PARCEL & OF EACH PHASE.
3. SEE SHEETS 4,6,7,8,9,10,11 & 12 OF 12 FOR THE DESCRIPTIONS OF THE PARENT PARCEL AND OF EACH PHASE OF DEVELOPMENT.



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OR Book/Page: 3616 / 3879

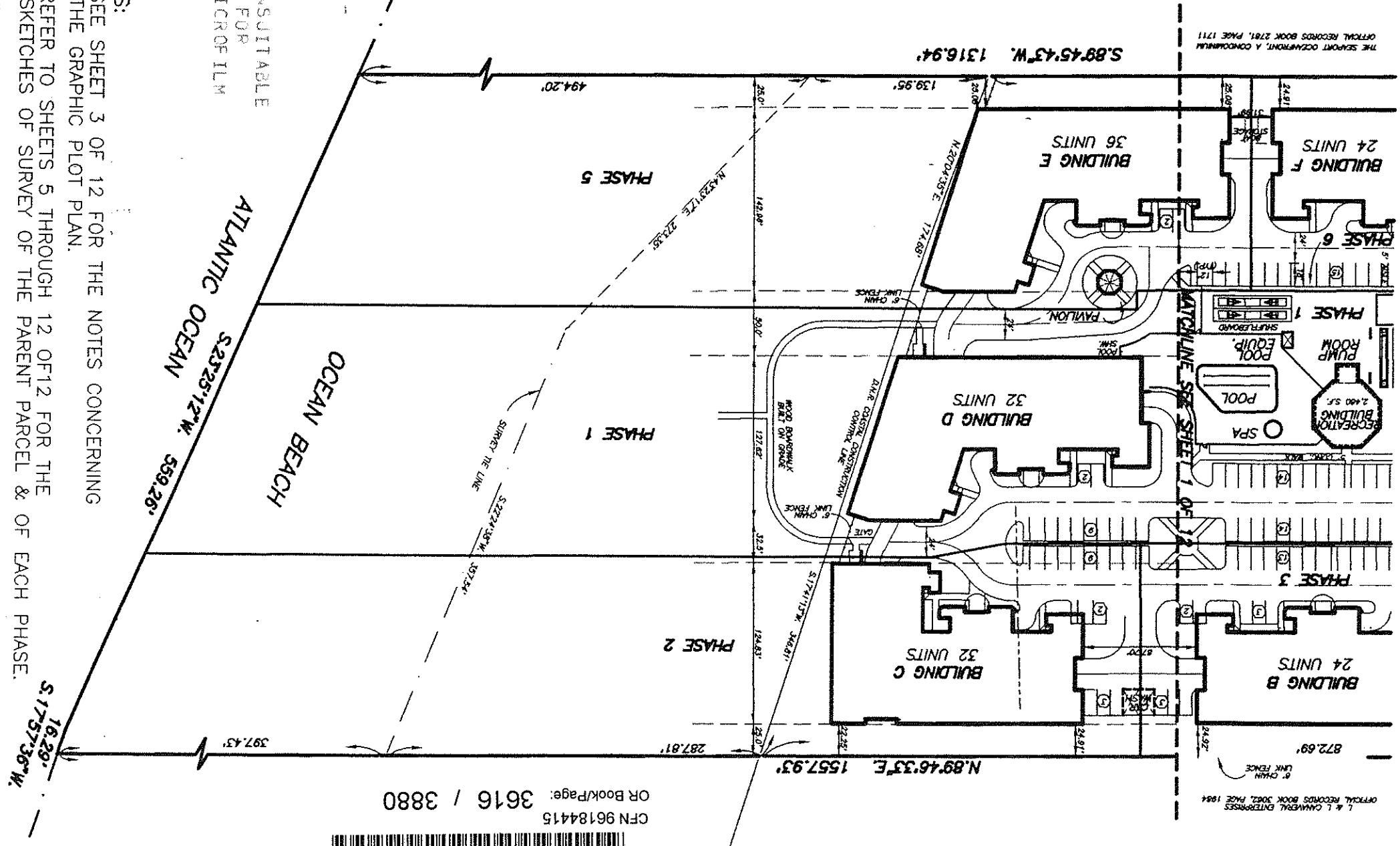
ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

EXHIBIT "B"

SHEET 1 OF 12

# SHOREWOOD, A CONDOMINIUM GRAPHIC PLOT PLAN OF PROPOSED IMPROVEMENTS

SCALE: 1"=100'



THE SEAPORT OCCUPANCY, A CONDOMINIUM  
OFFICIAL RECORDS BOOK 2781, PAGE 1711

L. & L. CAMBERAL ENTERPRISES  
OFFICIAL RECORDS BOOK 3002, PAGE 1984

CFN 96184415  
OR Book/Page: 3616 / 3880



**NOTES:**

1. SEE SHEET 3 OF 12 FOR THE NOTES CONCERNING THE GRAPHIC PLOT PLAN.
2. REFER TO SHEETS 5 THROUGH 12 OF 12 FOR THE SKETCHES OF SURVEY OF THE PARENT PARCEL & OF EACH PHASE.
3. SEE SHEETS 4,6,7,8,9,10,11 & 12 OF 12 FOR THE DESCRIPTIONS OF THE PARENT PARCEL AND OF EACH PHASE OF DEVELOPMENT.

UNSUITABLE  
FOR  
MICROFILM

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

EXHIBIT "B"

SHEET 2 OF 12

# SHOREWOOD, A CONDOMINIUM

## **SURVEYOR'S NOTES CONCERNING THE GRAPHIC PLOT PLAN:**

1. Phase 1 contains Building D, a 5--story building with a total of 32 living units and 32 garage parking spaces occupying the first floor. Phase 1 also contains the recreation building, swimming pool, tennis courts, shuffleboard courts, horseshoe courts, driveways, walkways, parking areas, open landscaped areas and other recreation and service facilities.
2. Phase 2 contains Building C, a 5--story building with a total of 32 garage parking spaces occupying the first floor.
3. Phase 3 contains Building B, a 5--story building with a total of 24 living units and 26 garage parking spaces occupying the first floor.
4. Phase 4 contains Building A, a 5--story building with a total of 24 living units and 26 garage parking spaces occupying the first floor.
5. Phase 5 contains Building E, a 5--story building with a total of 36 living units and 35 garage parking spaces occupying the first floor.
6. Phase 6 contains Building F, a 5--story building with a total of 24 living units and 26 garage parking spaces occupying the first floor.
7. Phase 7 contains Building G, a 5--story building with a total of 24 living units and 26 garage parking spaces occupying the first floor.
8. The balance of improvements planned by the developer consists of driveways, walkways, parking and open landscaped areas.
9. All areas and improvements exclusive of the units are common elements of the condominium.
10. The graphic plot plan was prepared under the direction of Robert M. Salmon, Professional Land Surveyor, No 4262, State of Florida, from an engineering site plan prepared by Allen Engineering, Inc.
11. Refer to Sheets 4 through 12 for the surveys, legal descriptions and surveyor's certification concerning Shorewood, A Condominium.
12. All improvements shown are proposed.



CFN 96184415

OR Book/Page: 3616 / 3881

ALLEN ENGINEERING, INC.  
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COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

EXHIBIT "B"

SHEET 3 OF 12

# SHOREWOOD, A CONDOMINIUM

## DESCRIPTION -- PARENT PARCEL:

A portion of Government Lots 1 and 3, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 1; thence S.01°29'01"E, along the West line of said Government Lot 1, a distance of 992.02 feet, to the Northwest corner of the South 330.00 feet of said Government Lot 1 and the POINT OF BEGINNING of the herein described parcel; thence N.89°46'33"E, along the North line of the South 330.00 feet of said Government Lot 1, a distance of 1,557.93 feet, to a point on the Erosion Control Line as recorded in Survey Book 2, Pages 6 through 11 of the Public Records of Brevard County, Florida; thence S.17°57'36"W, along said Erosion Control Line, a distance of 16.29 feet; thence S.23°25'12"W, along said Erosion Control Line, a distance of 559.26 feet, to a point on the North line of lands described in Deed Book 177, Page 118 of the Public Records of Brevard County, Florida; thence S.89°45'43"W, along said North line, a distance of 1,316.94 feet, to a point on the Southerly extension of the West line of said Government Lot 1; thence N.01°29'01"W, along said Southerly extension and along the West line of said Government Lot 1, a distance of 528.24 feet, to the POINT OF BEGINNING; Containing 17.43 acres, more or less.

## SURVEYOR'S NOTE CONCERNING SKETCHES OF SURVEY:

1. The Bearings shown on the sketches of survey on sheets 5 through 12 hereon are based on published coordinates for Florida Department of Natural Resources Coastal Construction Control Line reference monuments 70-80-A1 and 70-80-A3, State Plane Coordinates, Florida East Zone.
2. The elevations shown are based on Department of Natural Resources brass disk stamped "70-80-A03," Elevation = 9.295 feet per National Geodetic Vertical Datum of 1929.
3. Refer to the Boundary Survey of the Parent Parcel (sheet 5 of 12) for the location and dimensions of the existing improvements and encroachments constructed on the site.



CFN 96184415  
OR Book/Page: 3616 / 3882

## SURVEYOR'S CERTIFICATION:

I hereby certify to the best of my knowledge and belief that the Sketches of Survey shown on Sheets 5 through 12 are accurate representations of surveys made under my direction in accordance with all applicable requirements of the "Minimum Technical Standard," for Land Surveying in the State of Florida as described in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Not valid unless embossed  
with Surveyor's Seal

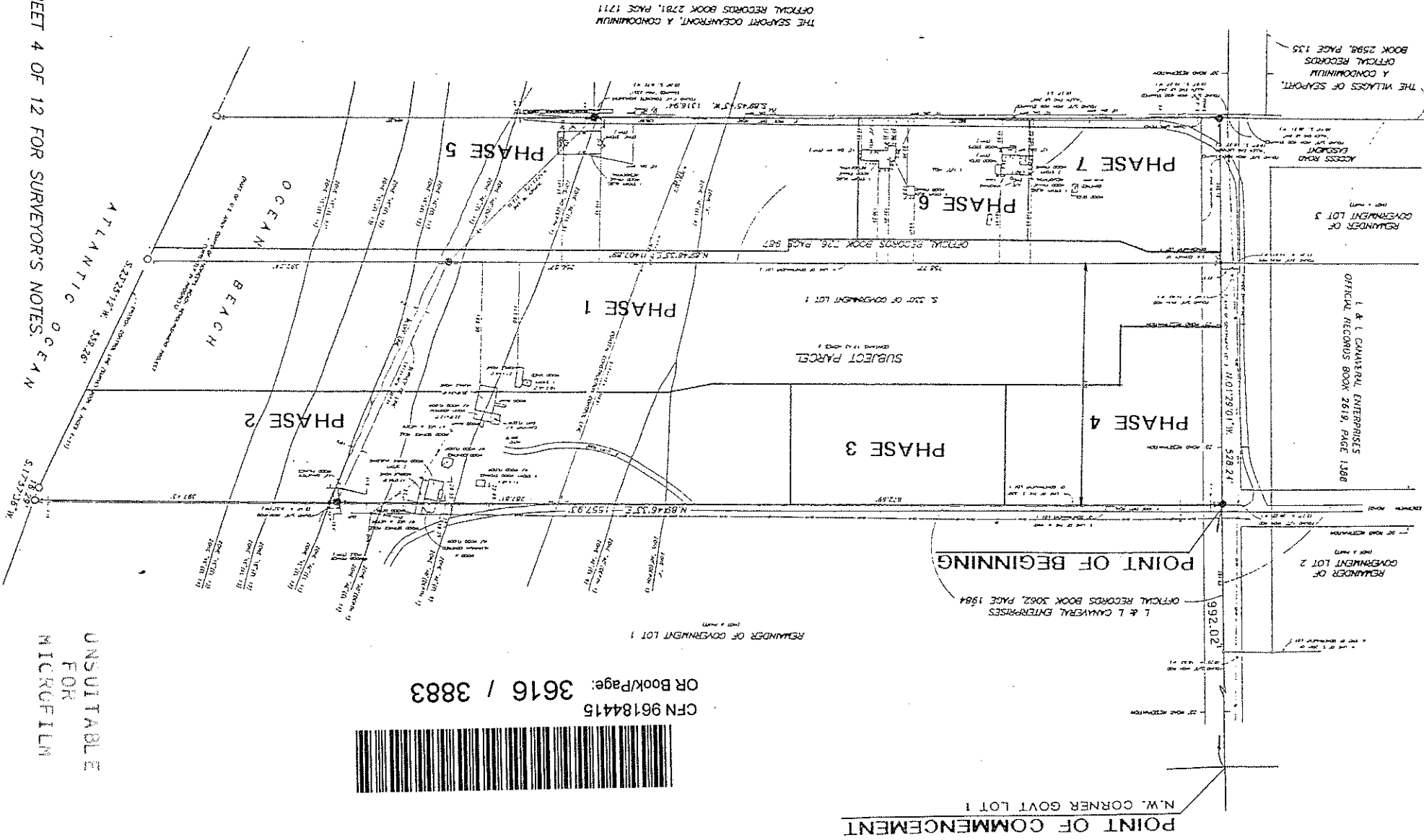
ALLEN ENGINEERING, INC.  
ROBERT M. SALMON  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 4262

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

EXHIBIT "B"

SHEET 4 OF 12

# SHOREWOOD, A CONDOMINIUM BOUNDARY SURVEY - PARENT PARCEL



THE SEAPORT OCCUPYMENT, A CONDOMINIUM  
OFFICIAL RECORDS BOOK 2781, PAGE 1711

CFN 96184415  
OR Book/Page: 3616 / 3883



- NOTE:**
1. REFER TO SHEET 4 OF 12 FOR SURVEYOR'S NOTES.

- LEGEND:**
1. ● = Set 5/8" Iron Rod with Plastic Cap stamped "ALLEN ENG LB 266".
  2. ○ = Corner not set (located on beach).

UNSUITABLE  
FOR  
MICROFILM

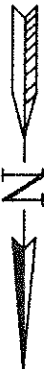


PHOTO REDUCTION  
SCALE: 1"=187'

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

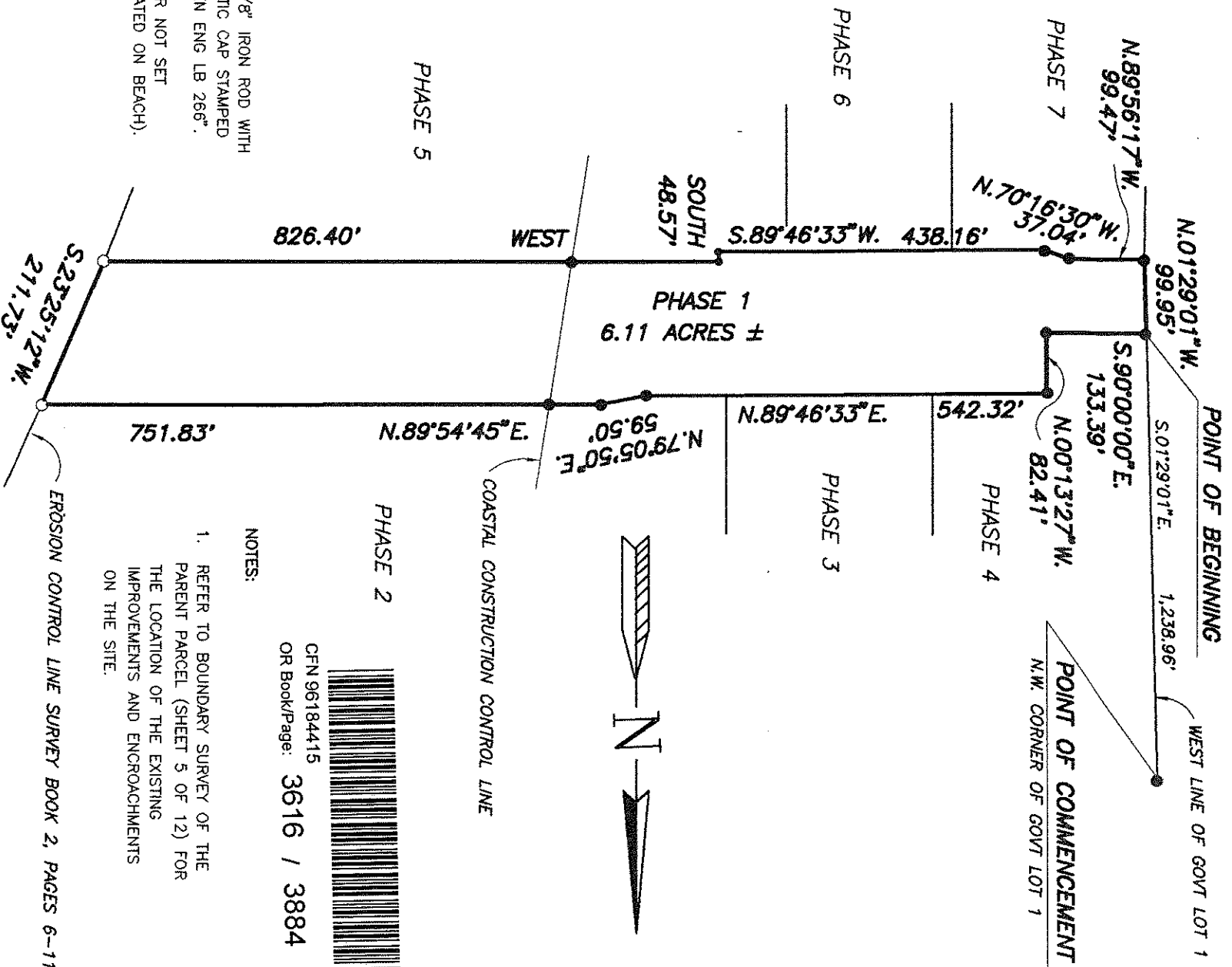
EXHIBIT "B"

SHEET 5 OF 12

# SHOREWOOD, A CONDOMINIUM PHASE 1

## SKETCH OF SURVEY

SCALE: 1"=200'



**LEGEND:**

- = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ALLEN ENG LB 266".
- = CORNER NOT SET (LOCATED ON BEACH).

**NOTES:**

1. REFER TO BOUNDARY SURVEY OF THE PARENT PARCEL (SHEET 5 OF 12) FOR THE LOCATION OF THE EXISTING IMPROVEMENTS AND ENCROACHMENTS ON THE SITE.

CFN 96184415  
OR Book/Page: 3616 / 3884



**DESCRIPTION: (PHASE 1)**

A portion of Government Lots 1 and 3, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 1; thence S.01°29'01"E, along the West line of said Government Lot 1, a distance of 1,238.96 feet, to the POINT OF BEGINNING of the herein described parcel; thence East, a distance of 133.39 feet; thence N.00°13'27"W, a distance of 82.41 feet; thence N.89°46'33"E, a distance of 542.32 feet; thence N.79°05'50"E, a distance of 59.50 feet; thence N.89°54'45"E, a distance of 751.83 feet, to a point on the Erosion Control Line as recorded in Survey Book 2, Pages 6 through 11 of the Public Records of Brevard County, Florida; thence S.23°25'12"W, along said Erosion Control Line, a distance of 211.73 feet; thence WEST, a distance of 826.40 feet; thence N.70°16'30"W, a distance of 37.04 feet; thence S.89°46'33"W, a distance of 438.16 feet; thence N.89°54'45"E, a distance of 751.83 feet, to a point on the Southerly extension of the West line of said Government Lot 1; thence N.01°29'01"W, along said Southerly extension and along the West line of said Government Lot 1, a distance of 99.95 feet, to the POINT OF BEGINNING; Containing 6.11 acres, more or less.

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

CONSULTABLE  
FOR  
MICROFILM

EXHIBIT "B"

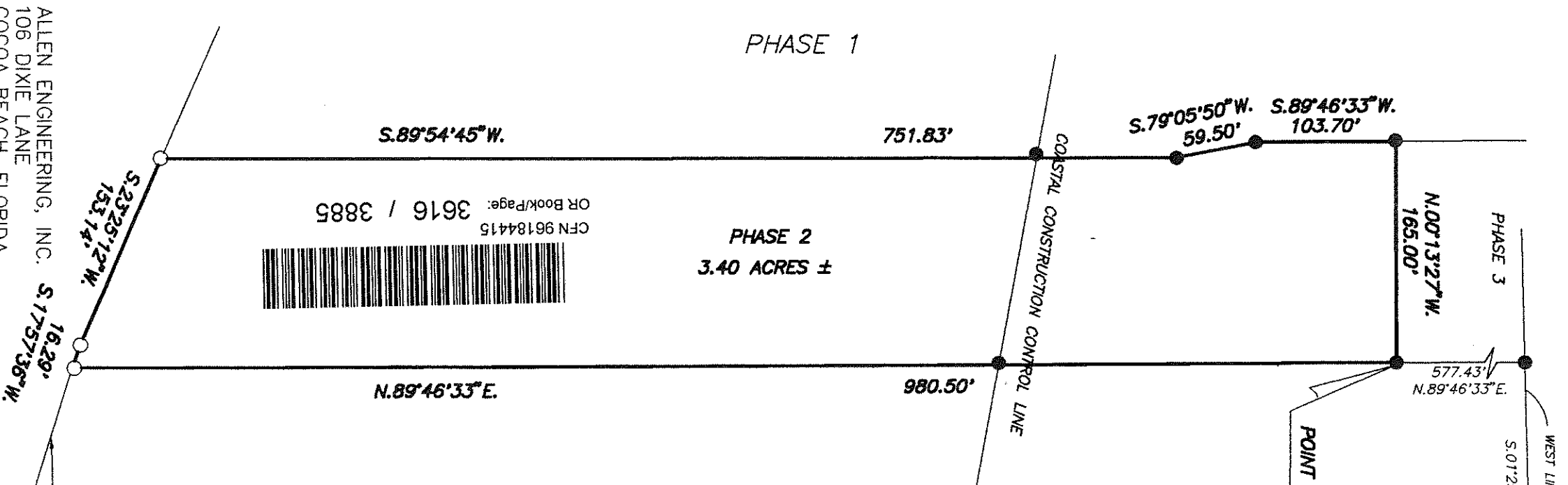
SHEET 6 OF 12



# SHOREWOOD, A CONDOMINIUM

## PHASE 2

### SKETCH OF SURVEY



N.00°13'27"W.  
165.00'

577.43'  
N.89°46'33"E.

S.01°29'01"E.

992.02'

N.W. CORNER OF GOVT. LOT 1

S.79°05'50"W.  
59.50'

S.89°46'33"W.  
103.70'

751.83'

980.50'

S.89°54'45"W.

N.89°46'33"E.

S.23°25'12"W.  
153.14'

16.29'  
S.17°57'36"W.

CFN 96184415  
OR Book/Page: 3616 / 3885



#### DESCRIPTION: (PHASE 2)

A portion of Government Lot 1, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 1; thence S.01°29'01"E, along the West line of said Government Lot 1, a distance of 992.02 feet, to the Northwest corner of the South 330.00 feet of said Government Lot 1; thence N.89°46'33"E, along the North line of the South 330.00 feet of said Government Lot 1, a distance of 577.43 feet, to the POINT OF BEGINNING of the herein described parcel; thence continue, N.89°46'33"E, along said North line, a distance of 980.50 feet, to a point on the Erosion Control Line as recorded in Survey Book 2, Pages 6 through 11 of the Public Records of Brevard County, Florida; thence S.17°57'36"W, along said Erosion Control Line, a distance of 16.29 feet; thence S.23°25'12"W, along said Erosion Control Line, a distance of 153.14 feet; thence S.89°54'45"W, a distance of 751.83 feet; thence S.79°05'50"W, a distance of 59.50 feet; thence S.89°46'33"W, a distance of 103.70 feet; thence N.00°13'27"W, a distance of 165.00 feet, to the POINT OF BEGINNING; Containing 3.40 acres, more or less.

#### NOTE:

1. REFER TO BOUNDARY SURVEY OF THE PARENT PARCEL (SHEET 5 OF 12) FOR THE LOCATION OF THE EXISTING IMPROVEMENTS AND ENCROACHMENTS ON THE SITE.

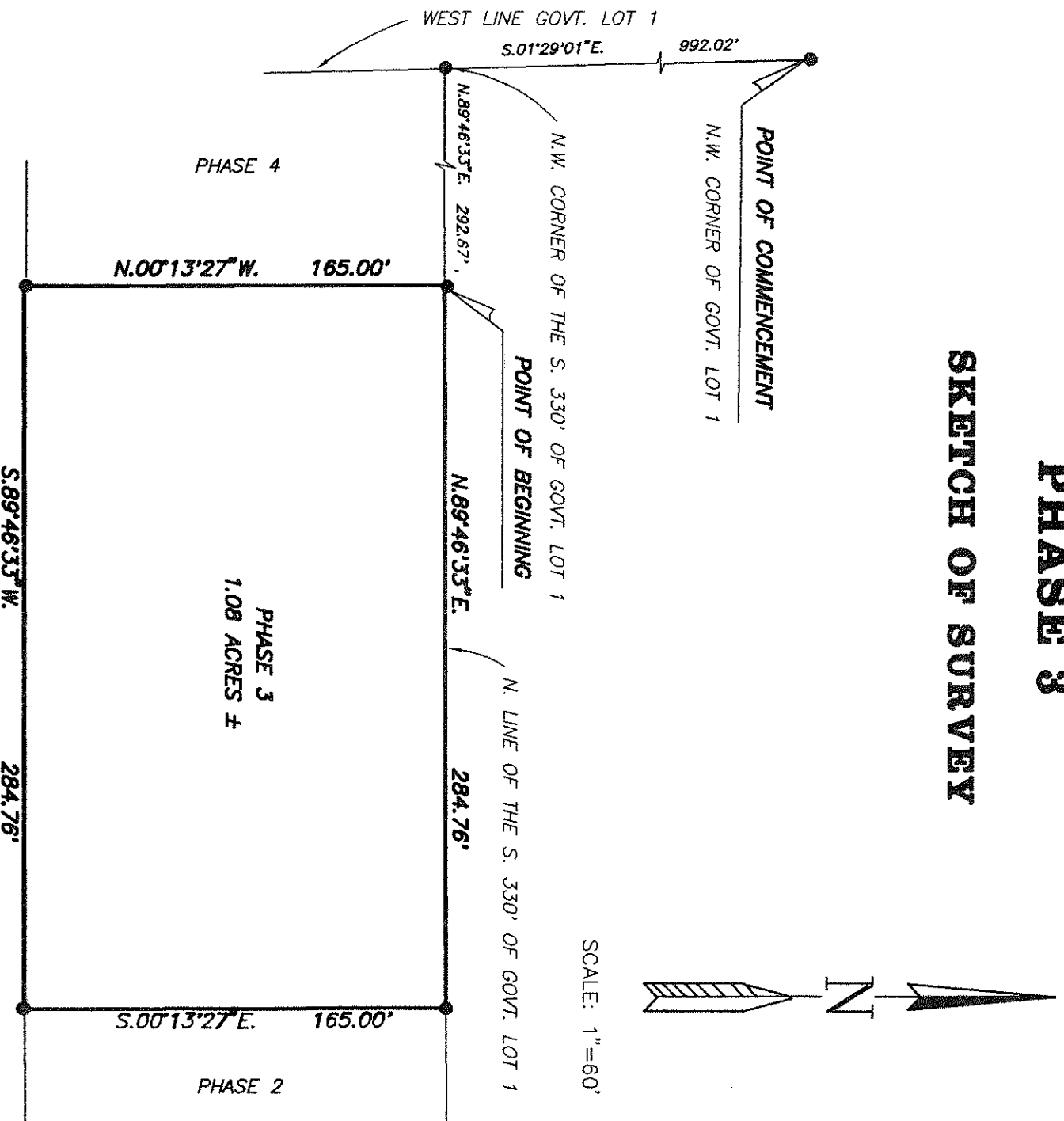
ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

EXHIBIT "B"

SHEET 7 OF 12

# SHOREWOOD, A CONDOMINIUM PHASE 3

## SKETCH OF SURVEY



PHASE 1  
UNAVAILABLE  
FOR  
MICROFILM

**NOTE:**  
1. REFER TO BOUNDARY SURVEY OF THE PARENT PARCEL (SHEET 5 OF 12) FOR THE LOCATION OF THE EXISTING IMPROVEMENTS AND ENCROACHMENTS ON THE SITE.

- LEGEND:**
- = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ALLEN ENG LB 266".
  - = CORNER NOT SET (LOCATED ON BEACH)

**DESCRIPTION: (PHASE 3)**

A portion of Government Lot 1, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 1; thence S.01°29'01"E, along the West line of said Government Lot 1, a distance of 992.02 feet, to the Northwest corner of the South 330.00 feet of said Government Lot 1; thence N.89°46'33"E, along the North line of the South 330.00 feet of said Government Lot 1, a distance of 292.67 feet, to the POINT OF BEGINNING of the herein described parcel; thence continue, N.89°46'33"E, along said North line, a distance of 284.76 feet; thence S.00°13'27"E, a distance of 165.00 feet; thence S.89°46'33"W, a distance of 284.76 feet; thence N.00°13'27"W, a distance of 165.00 feet, to the POINT OF BEGINNING; Containing 1.08 acres, more or less.

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OCTOBER 5, 1995



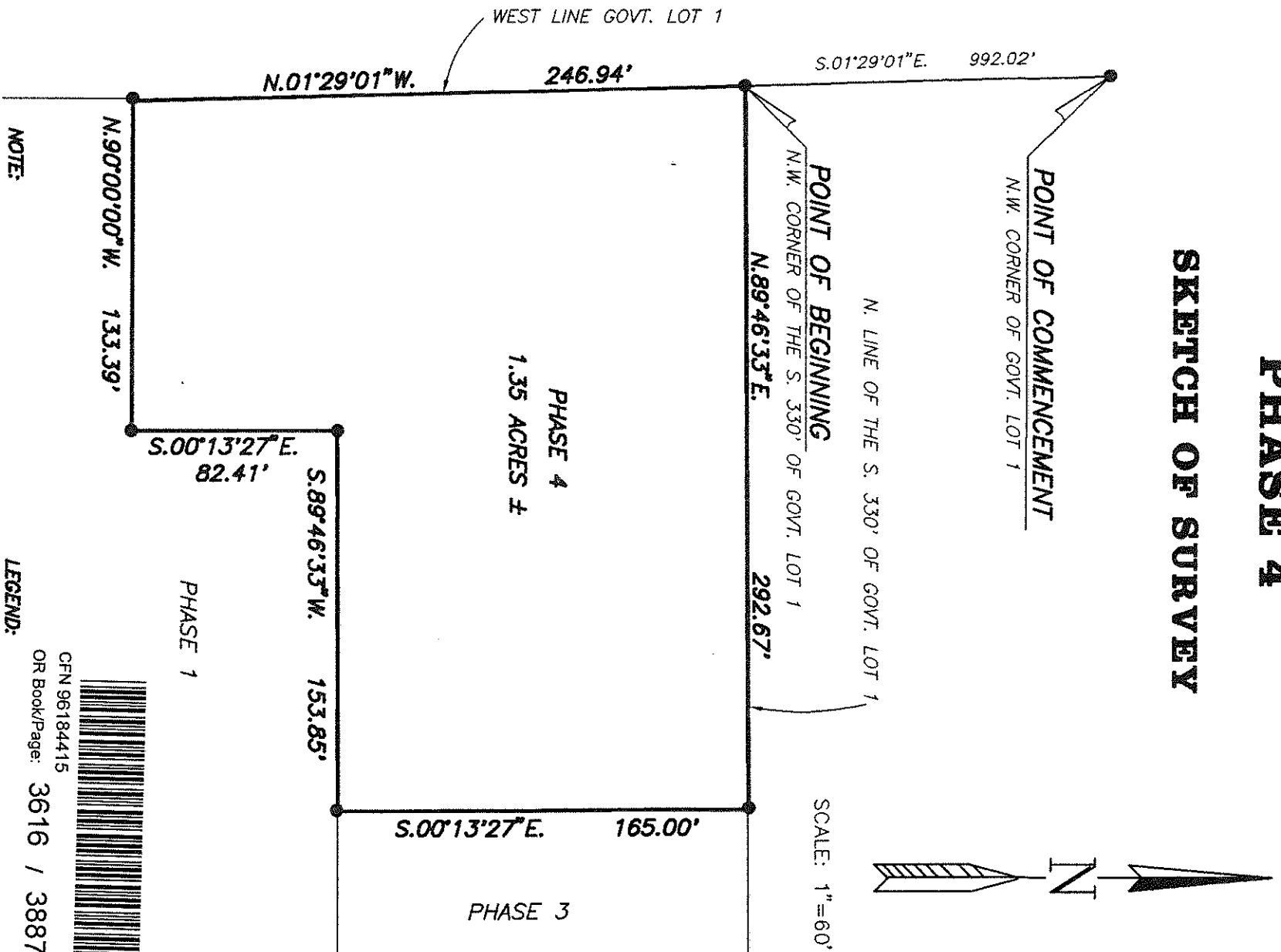
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OR Book/Page: 3616 / 3886

EXHIBIT "B"

SHEET 8 OF 12

# SHOREWOOD, A CONDOMINIUM PHASE 4

## SKETCH OF SURVEY



**NOTE:**  
1. REFER TO BOUNDARY SURVEY OF THE PARENT PARCEL (SHEET 5 OF 12) FOR THE LOCATION OF THE EXISTING IMPROVEMENTS AND ENCROACHMENTS ON THE SITE.

**LEGEND:**  
● = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ALLEN ENG LB 266".  
○ = CORNER NOT SET (LOCATED ON BEACH)



CFN 96184415  
OR Book/Page: 3616 / 3887

**DESCRIPTION: (PHASE 5)**

A portion of Government Lot 1, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Government Lot 1; thence S.01°29'01"E, along the West line of said Government Lot 1, a distance of 992.02 feet, to the Northwest corner of the South 330.00 feet of said Government Lot 1 and the POINT OF BEGINNING of the herein described parcel; thence N.89°46'33"E, along the North line of the South 330.00 feet of said Government Lot 1, a distance of 292.67 feet; thence S.00°13'27"E, a distance of 165.00 feet; thence S.89°46'33"W, a distance of 153.85 feet; thence S.00°13'27"E, a distance of 82.41 feet; thence West, a distance of 133.39 feet, to a point on the West line of said Government Lot 1; thence N.01°29'01"W, along the West line of said Government Lot 1, a distance of 246.94 feet, to the POINT OF BEGINNING; Containing 1.35 acres, more or less.

ALLEN ENGINEERING, INC.  
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COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

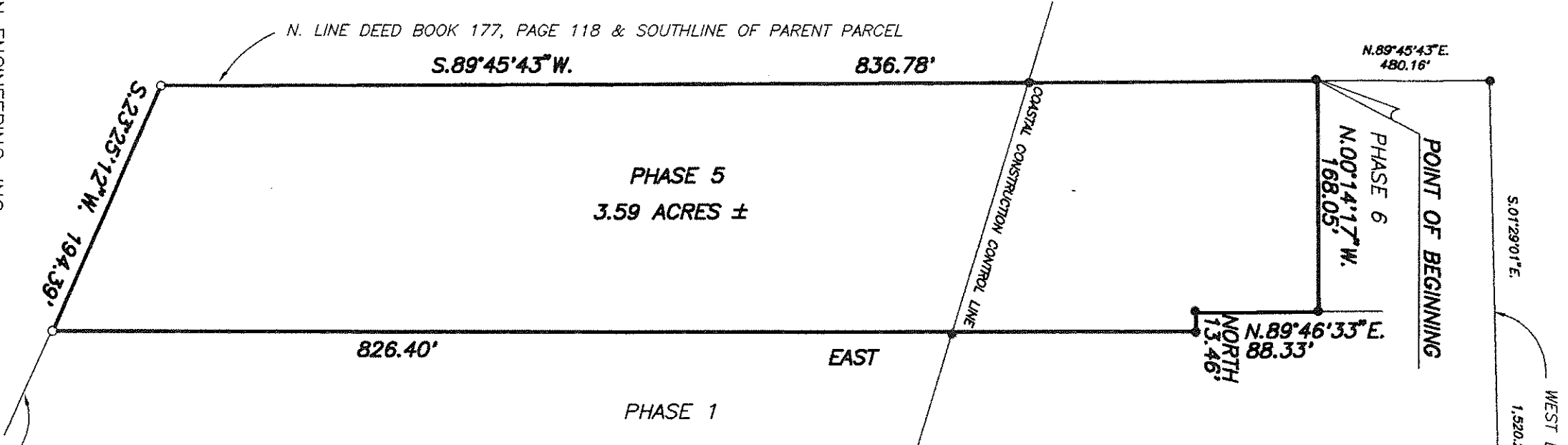
UNSUITABLE  
FOR  
MICROFILM

EXHIBIT "B" SHEET 9 OF 12

# SHOREWOOD, A CONDOMINIUM

## PHASE 5

### SKETCH OF SURVEY



WEST LINE GOVT. LOT 1 & SOUTHERLY EXTENSION

S.01°29'01"E

1,520.26'

POINT OF BEGINNING

POINT OF COMMENCEMENT

N.W. CORNER OF GOVT. LOT 1

N.89°45'43"E  
480.16'

PHASE 6  
N.00°14'17"W.  
168.05'

N.89°46'33"E  
88.33'

NORTH  
13.46'



SCALE: 1"=100'



CFN 96184415

OR Book/Page:

3616 / 3888

#### DESCRIPTION: (PHASE 2)

A portion of Government Lot 3, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Government Lot 1 of said Section 14; thence S.01°29'01"E, along the West line of said Government Lot 1 and its Southerly extension, a distance of 1,520.26 feet, to a point on the North line of lands described in Deed Book 177, Page 118 of the Public Records of Brevard County, Florida; thence N.89°45'43"E, along said North line, a distance of 480.16 feet, to the POINT OF BEGINNING of the herein described parcel; thence N.00°14'17"W, a distance of 168.05 feet; thence N.89°46'33"E, a distance of 88.33 feet; thence NORTH, a distance of 13.46 feet; thence EAST, a distance of 826.40 feet, to a point on the Erosion Control Line as recorded in Survey Book 2, Pages 6 through 11 of the Public Records of Brevard County, Florida; thence S.23°25'12"W, along said Erosion Control Line, a distance of 194.39 feet, to a point on the North line of said lands described in Deed Book 177, Page 118; thence S.89°45'43"W, along said North line, a distance of 836.78 feet, to the POINT OF BEGINNING; Containing 3.59 acres, more or less.

UNSUITABLE  
FOR  
MICROFILM

#### NOTE:

1. REFER TO BOUNDARY SURVEY OF THE PARENT PARCEL (SHEET 5 OF 12) FOR THE LOCATION OF THE EXISTING IMPROVEMENTS AND ENCROACHMENTS ON THE SITE.

#### LEGEND:

- = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ALLEN ENG LB 266".
- = CORNER NOT SET (LOCATED ON BEACH)

EROSION CONTROL LINE SURVEY BOOK 2, PAGES 6-11

N. LINE DEED BOOK 177, PAGE 118 & SOUTHLINE OF PARENT PARCEL

S.89°45'43"W.

836.78'

PHASE 5  
3.59 ACRES ±

826.40'

EAST

PHASE 1

S.23°25'12"W.  
194.39'

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COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

EXHIBIT "B"

SHEET 10 OF 12

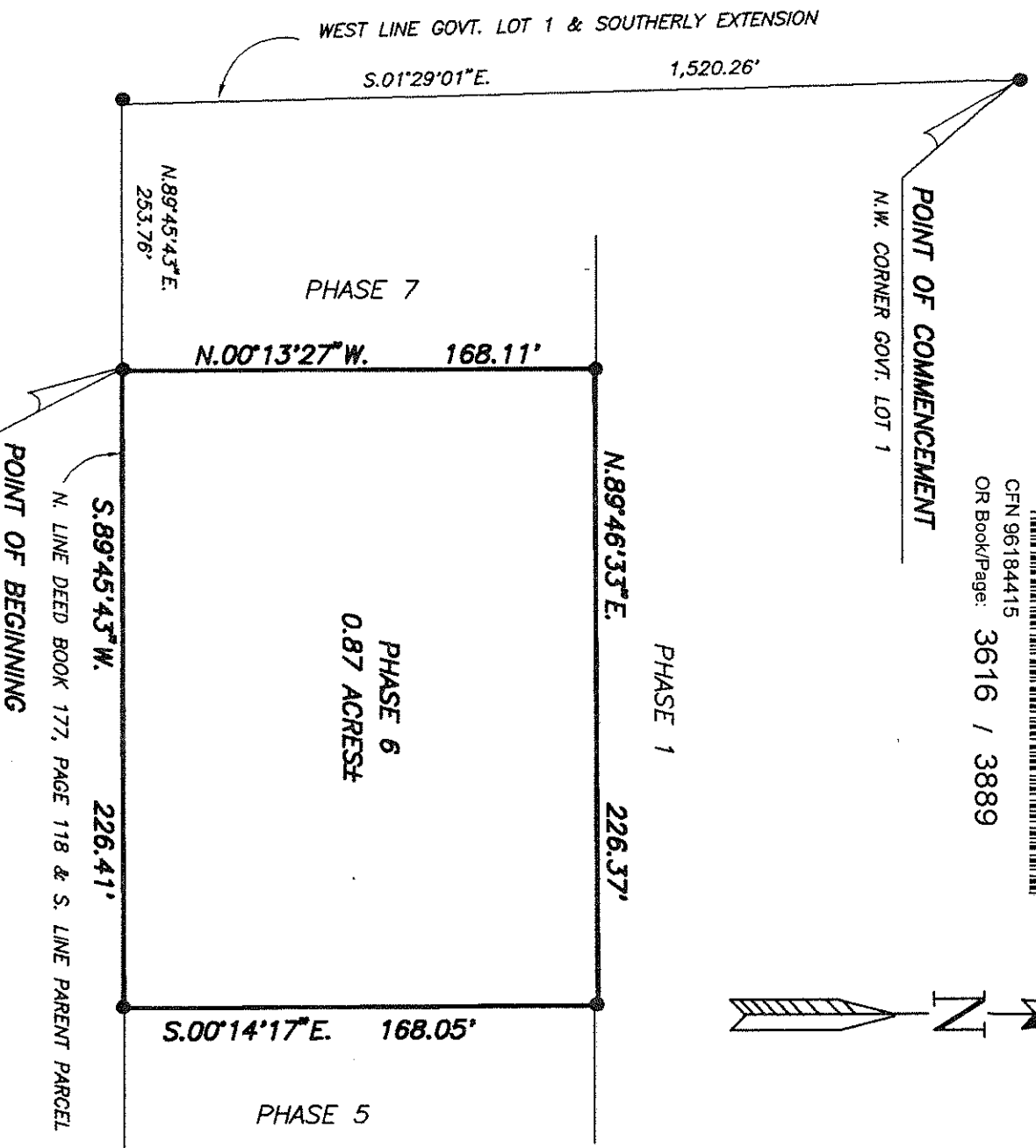
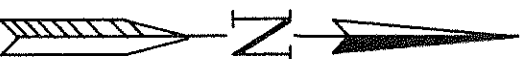
# SHOREWOOD, A CONDOMINIUM PHASE 6

SCALE: 1"=60'

## SKETCH OF SURVEY



CFN 96184415  
OR Book/Page: 3616 / 3889



UNSUITABLE  
FOR  
MICROFILM

**NOTE:**

1. REFER TO BOUNDARY SURVEY OF THE PARENT PARCEL (SHEET 5 OF 12) FOR THE LOCATION OF THE EXISTING IMPROVEMENTS AND ENCROACHMENTS ON THE SITE.

**LEGEND:**

- = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ALLEN ENG LB 266".
- = CORNER NOT SET (LOCATED ON BEACH)

**DESCRIPTION: (PHASE 6)**

A portion of Government Lot 3, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Government Lot 1 of said Section 14; thence S.01°29'01"E, along the West line of said Government Lot 1 and its Southerly extension, a distance of 1,520.26 feet, to a point on the North line of lands described in Deed Book 177, Page 118 of the Public Records of Brevard County, Florida; thence N.89°45'43"E, along said North line, a distance of 253.76 feet, to the POINT OF BEGINNING of the herein described parcel; thence N.00°13'27"W, a distance of 168.11 feet; thence N.89°46'33"E, a distance of 226.37 feet; thence S.00°14'17"E, a distance of 168.05 feet, to a point on the North line of said lands described in Deed Book 177, Page 118; thence S.89°45'43"W, along said North line, a distance of 226.41 feet, to the POINT OF BEGINNING; Containing 0.87 acres, more or less.

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

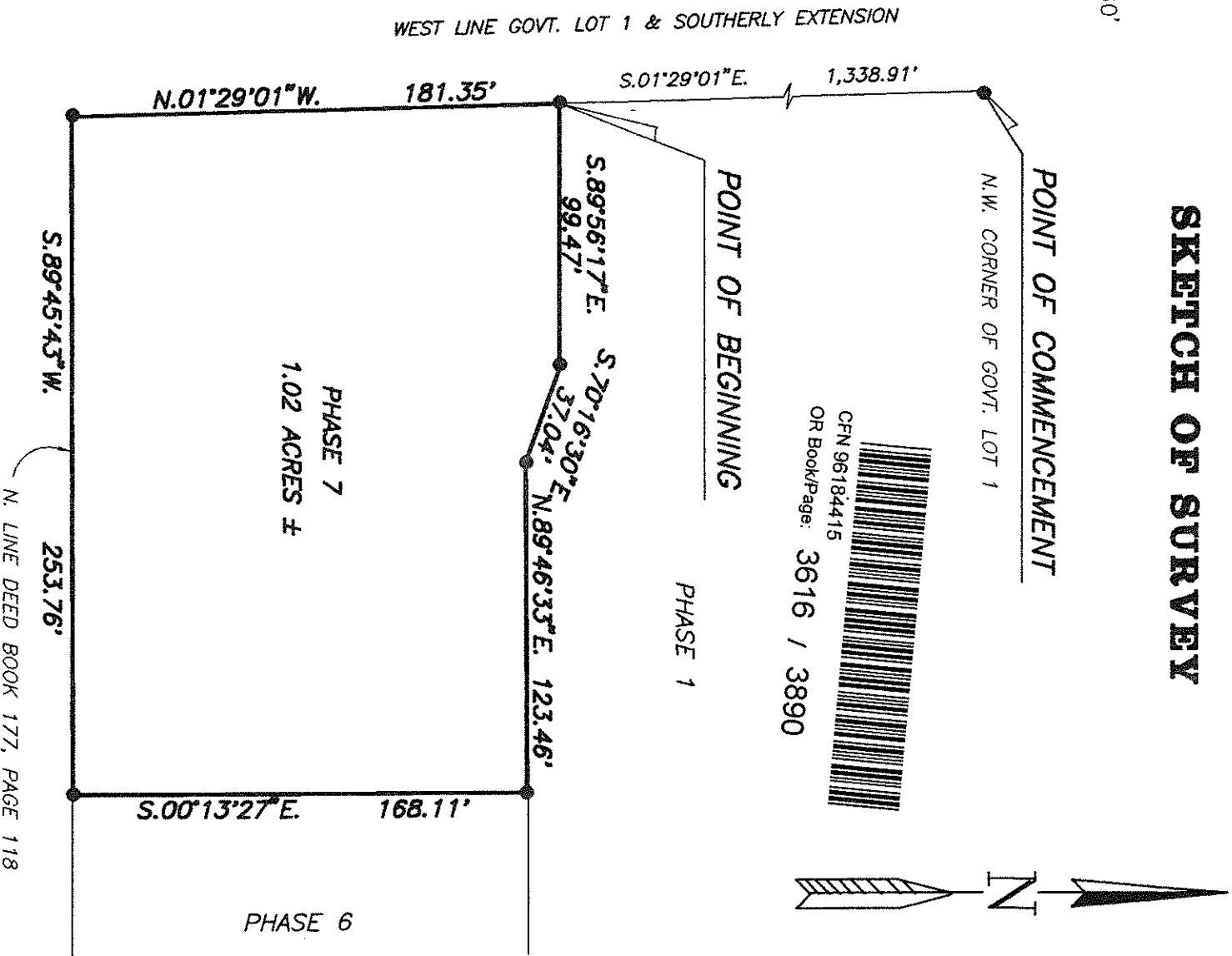
EXHIBIT "B"

SHEET 11 OF 12

# SHOREWOOD, A CONDOMINIUM PHASE 7

## SKETCH OF SURVEY

SCALE: 1"=60'



**NOTE:**

1. REFER TO BOUNDARY SURVEY OF THE PARENT PARCEL (SHEET 5 OF 12) FOR THE LOCATION OF THE EXISTING IMPROVEMENTS AND ENCROACHMENTS ON THE SITE.

**LEGEND:**

- = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ALLEN ENG LB 266".
- = CORNER NOT SET (LOCATED ON BEACH)

**DESCRIPTION: (PHASE 4)**

A portion of Government Lot 3, Section 14, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Government Lot 1 of said Section 14; thence S.01°29'01"E, along the West line of said Government Lot 1 and its Southerly extension, a distance of 1,338.91 feet, to the POINT OF BEGINNING of the herein described parcel; thence S.89°56'17"E, a distance of 99.47 feet; thence S.70°16'30"E, a distance of 37.04 feet; thence N.89°46'33"E, a distance of 123.46 feet; thence S.00°13'27"E, a distance of 168.11 feet, to a point on the North line of lands described in Deed Book 177, Page 118 of the Public Records of Brevard County, Florida; thence S.89°45'43"W, along said North line, a distance of 253.76 feet, to a point on the Southerly extension of the West line of said Government Lot 1; thence N.01°29'01"W, along said Southerly extension, a distance of 181.35 feet, to the POINT OF BEGINNING; Containing 1.02 acres, more or less.

ALLEN ENGINEERING, INC.  
106 DIXIE LANE  
COCOA BEACH, FLORIDA  
OCTOBER 5, 1995

UNSUITABLE  
FOR  
MICROFILM

EXHIBIT "B"

SHEET 12 OF 12