



MEMORANDUM

Date: 03-21-2025

To: Honorable Board of County Commissioners (Board)

From: Jenny Shao, Planner
(Exhibit 1 - Professional Qualifications)

Subject: FP-24-01 Tuckers Cove - Phase 2

Request:

Lennar Homes, LLC is requesting Final Plat approval for a subdivision to be named, Tuckers Cove – Phase 2, being a replat of a portion of Tract F-1 of Tuckers Cove, as recorded in Plat Book 27, Pages 7A through 7Z48, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 505 residential lots and 7 tracts (See Attachment 1). The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under PP-24-01 on September 24, 2024. They also seek approval of a Developer's Agreement (See Attachment 2) and surety to cover the construction of the plat infrastructure.

Analysis and Background:

This site contains 116.15± acres (See Attachment 3) and is generally located south of Bermont Road, north of Mesquite Lane, west of the County line with Glades County, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

The subject properties lie inside the Urban Service Area. The underlying Future Land Use Map (FLUM) designation is Babcock Mixed Use (BMU). The underlying Zoning District is Babcock Overlay Zoning District (BOZD). It lies within Flood Zone X, D, and Storm Surge Evacuation Zone D.

The proposed subdivision is a residential development that received Preliminary Plat approval from the Board under PP-22-12-27 on September 12, 2023, which is associated with DRC application, DRC-23-00168 Tucker's Cove Phase I - Final Site Plan, which was approved on January 9, 2024. The first phase of this subdivision was approved under FP-22-12-27 Tuckers Cove by the Board on February 27, 2024 (See Attachment 4). This subdivision plats the second phase of Tuckers Cove and is associated with DRC-24-179 Tuckers Cove Phase 2 – Final Site Plan, which was approved on October 28, 2024 (See Attachment 5).

All pertinent departments have reviewed the petition (See Attachment 6). The County Engineer has found the project to be in substantial compliance with previously approved plans (See Attachment 7). All the required signatures now appear on the plat mylar.

Staff Summary:

Based upon the analysis and conclusions set forth herein, in staff's professional opinion, the application, **FP-24-01**, is generally consistent with Charlotte County's Comprehensive Plan, Charlotte County's Code of Laws and Ordinances and other applicable guidelines.

Exhibit 1
Professional Qualifications



Qualifications of Jenny Shao

Position: Planner

Time with Charlotte County: 3 years

Position Summary & Experience: I have worked as an Administrative Assistant II, Zoning Tech, Project Coordinator and Zoning Coordinator for Charlotte County Human Services and Community Development Departments for 3 years. My duties include administrative tasks, customer service, data entry, reviewing and processing permits, Plats, Vacations and Land Splits for compliance with Charlotte County Land Development regulations. Furthermore, I coordinate and compile the comments and conditions of the reviewing departments and agencies into the final recommendation to the Planning and Zoning Board and the Board of County Commissioners for the above applications. My education consists of a Bachelor of Arts in International Studies and East Asian Studies, graduating Cum Laude from University of Miami in Spring 2020.

Exhibit 1

Attachment 1
Subdivision Plat

TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS _____ DAY OF _____, 2025, A.D.

CHAIRMAN, CHARLOTTE COUNTY
PLANNING AND ZONING BOARD
MICHAEL L. GRAVESEN

CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

I HEAREBY CERTIFY THAT THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. CENTRAL WATER AND CENTRAL SEWAGE IS PROVIDED.

ENVIRONMENTAL ADMINISTRATOR
MELANIE BRESE

DATE

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

I UNDERSIGNED, COUNTY ENGINEER FOR THE CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT AN ACCEPTABLE INSTRUMENT OF AGREEMENT FOR GUARANTEEING SATISFACTORY REGULATIONS HAS BEEN PROVIDED. SAID AGREEMENT INCLUDES CONFORMANCE TO ALL CONSTRUCTION, PAVING AND DRAINAGE PLANS ON FILE IN THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL OF THE PRELIMINARY PLAT.

COUNTY ENGINEER
JOANNE VERNON P.E.

DATE

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS _____ DAY OF _____, 2025, A.D.

COUNTY ATTORNEY
JANNETTE S. KNOWLTON

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT OF TUCKERS COVE – PHASE 2 HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING AT _____ THIS _____ DAY OF _____, 2025, A.D. AND WAS DULY RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

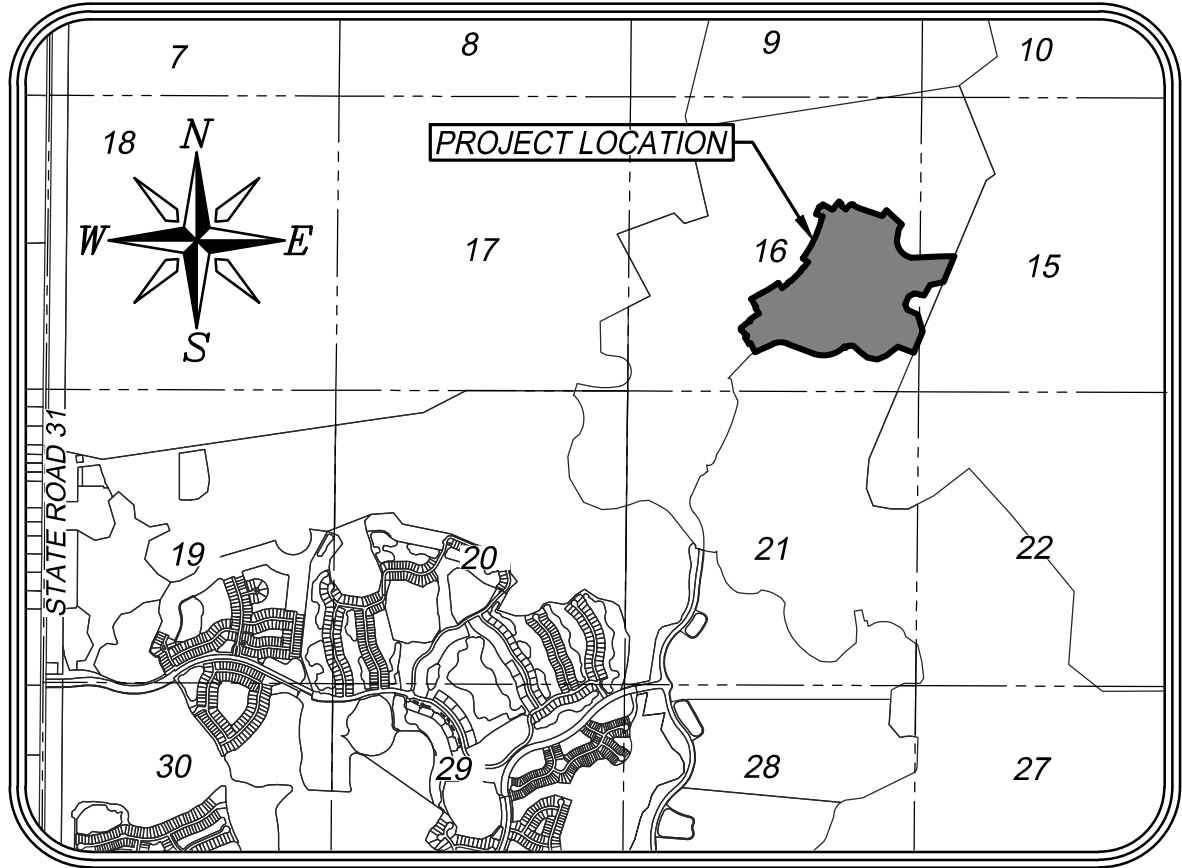
CLERK OF THE CIRCUIT COURT IN
AND FOR CHARLOTTE COUNTY
ROGER D. EATON

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY PERFORMED BY ME, OR UNDER MY SUPERVISION, AS PROVIDED IN CHAPTER 177.041 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS WERE SET IN JANUARY 2024. THE PERMANENT CONTROL POINTS (PCPS) INSTALLATION DATE WILL BE BY A RECORDED AFFIDAVIT (WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT).

TIMOTHY J. DEVRIES, P.S.M. #6758
Q. GRADY MINOR AND ASSOCIATES, INC.
3800 VIA DEL REY
BONITA SPRINGS, FL 34134

DATED



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE EAST LINE OF THE TUCKERS COVE AS RECORDED IN PLAT BOOK 27, PAGES 7A THROUGH 7Z48, CHARLOTTE COUNTY, FLORIDA AS BEARING S 22°47'49" W.
2. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF. COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
3. ALL CURVES ARE CIRCULAR.
4. ALL LOT LINES ARE RADIAL TO THE R.O.W. UNLESS OTHERWISE SHOWN.
5. ANY ADDITIONS AND/OR DELETIONS TO THIS PLAT BY OTHER THAN THE SIGNING PARTY OR PARTIES, IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT.
6. BENCHMARKS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS WERE DERIVED BY DIFFERENTIAL LEVELING FROM NGS BENCHMARK E 580, HAVING A PUBLISHED ELEVATION OF 27.72 FEET.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THIS _____ DAY OF _____, 2025, A.D.

JOSEPH M. TISEO
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOWN BY ALL MEN THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CHARLOTTE COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES AND FIND THAT THE PLAT IS SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF SAID CHAPTER.

JAMES KELLY DAVIS
COUNTY SURVEYOR
CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO 7060

DATE

THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M



GradyMinor

Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
KEVIN GEORGESON JOB CODE: TCPH2PLT FILE: 23-148-PLT-6.DWG

TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT, MILLROSE PROPERTIES FLORIDA II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE HEREIN DESCRIBED LAND, HAVE CAUSED THIS PLAT OF TUCKERS COVE – PHASE 2, A SUBDIVISION LOCATED IN SECTIONS 15, AND 16, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

- A. DEDICATE TO TUCKERS COVE – PHASE 2 HOMEOWNER’S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITH THE RESPONSIBILITY FOR MAINTENANCE:

1. TRACT "B–220" AS A PRIVATE ROAD RIGHT–OF–WAY (R.O.W.), SUBJECT TO THE EASEMENTS DEPICTED HEREON.

2. TRACTS "B–221" THROUGH "B–224" AND "B–287" THROUGH "B–288", AS COMMON AREAS, SUBJECT TO THE EASEMENTS DEPICTED HEREON.
- B. DEDICATE TO BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT (ISD), ITS SUCCESSORS AND ASSIGNS:

1. ALL ACCESS EASEMENTS (A.E.) FOR ACCESS PURPOSES.

2. ALL LAKE ACCESS EASEMENTS (L.A.E.) FOR ACCESS PURPOSES.

3. ALL DRAINAGE EASEMENTS (D.E.) FOR STORM WATER MANAGEMENT.

4. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), FOR SURFACE WATER MANAGEMENT, DRAINAGE AND MAINTENANCE.

5. THE PERPETUAL USE AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS (TRACT "B–220") FOR THE PURPOSE OF SURFACE WATER MANAGEMENT, DRAINAGE, AND UTILITIES.

6. ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM OPERATION.
- C. DEDICATE TO MKSP TOWN AND COUNTY, LLC, D/B/A TOWN AND COUNTRY UTILITY ("T.C.U.")

1. ALL TOWN AND COUNTRY UTILITY EASEMENTS (T.C.U.E.), AS SHOWN ON THIS PLAT, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR FACILITIES.

2. THE PERPETUAL USE AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS (TRACT "B–220") FOR THE PURPOSE OF UTILITIES.

DEDICATIONS: (CONTINUED)

- D. DEDICATE TO BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT (ISD), ITS SUCCESSORS AND ASSIGNS, MKSP TOWN AND COUNTY LLC, D/B/A TOWN AND COUNTRY UTILITY ("T.C.U."), BABCOCK RANCH IRRIGATION, L.L.C. (B.R.I.), AND ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES, ALL NON–EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.), AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- E. DEDICATE TO BABCOCK RANCH IRRIGATION, L.L.C. (B.R.I.),

1. ALL IRRIGATION EASEMENTS (I.E.) FOR IRRIGATION SYSTEM INSTALLATION, OPERATION AND MAINTENANCE.

2. THE PERPETUAL USE AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS (TRACT "B–220") FOR THE PURPOSE OF UTILITIES.
- F. DEDICATE TO BABCOCK PROPERTY HOLDINGS, L.L.C.,

1. ALL ACCESS EASEMENTS (A.E.) FOR ACCESS PURPOSES.

ALL THE DESCRIBED DEDICATIONS, RESERVATIONS, TRACTS AND EASEMENTS ARE IN ACCORDANCE WITH THE GENERAL NOTES DESCRIBED ON THIS SHEET.

IN WITNESS WHEREOF, SAID PERSONS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2025.

WITNESS

PRINT NAME:

WITNESS

PRINT NAME:

MILLROSE PROPERTIES FLORIDA II, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: LENNAR HOMES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY
ITS: ATTORNEY IN FACT

BY: _____
DARIN MCMURRAY, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE
OR _____ ONLINE NOTARIZATION THIS _____ DAY OF _____ 2025, A.D., BY
_____, ON BEHALF OF SAID ENTITIES. HE IS PERSONALLY KNOWN TO
ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NAME OF ACKNOWLEDGER (TYPED, PRINTED OR STAMPED) (SEAL)

THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M

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Civil Engineers • Land Surveyors • Planners • Landscape Architects

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TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PORTION OF TRACT "F-1", TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND LYING IN SECTIONS 15, & 16, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 6597, TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "F-1 OF SAID PLAT, THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, **1)** NORTHEASTERLY 199.50 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,710.00 FEET THROUGH A CENTRAL ANGLE OF 04°13'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 55°45'19" EAST FOR 199.46 FEET; **2)** NORTH 32°39'52" WEST, FOR 104.67 FEET TO A POINT OF CURVATURE; **3)** NORTHERLY 39.71 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 91°01'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 12°50'40" EAST FOR 35.67 FEET; **4)** NORTH 31°38'48" WEST, FOR 50.00 FEET TO A POINT ON A CURVE; **5)** SOUTHWESTERLY 3.01 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2,890.00 FEET THROUGH A CENTRAL ANGLE OF 00°03'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 58°19'25" WEST FOR 3.01 FEET; **6)** NORTH 31°37'26" WEST, DEPARTING SAID BOUNDARY, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE ALONG SAID BOUNDARY AND THE EXTENSION THEREOF, NORTHEASTERLY 235.17 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3,010.00 FEET THROUGH A CENTRAL ANGLE OF 04°28'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°32'07" EAST FOR 235.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 336.68 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2,104.00 FEET THROUGH A CENTRAL ANGLE OF 09°10'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 58°11'21" EAST FOR 336.32 FEET; THENCE SOUTH 36°23'42" EAST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 115.18 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2,224.00 FEET THROUGH A CENTRAL ANGLE OF 02°58'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°07'17" EAST FOR 115.17 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 27.05 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 19°38'45" EAST FOR 25.75 FEET; THENCE NORTH 49°20'05" EAST, FOR 56.40 FEET TO A POINT ON A CURVE; THENCE EASTERLY 27.05 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 79°01'25" EAST FOR 25.75 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY 239.53 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2,224.00 FEET THROUGH A CENTRAL ANGLE OF 06°10'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 44°56'48" EAST FOR 239.41 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 27.05 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°52'10" EAST FOR 25.75 FEET; THENCE NORTH 40°33'30" EAST, FOR 56.40 FEET TO A POINT ON A CURVE; THENCE EASTERLY 27.05 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°59'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 70°14'50" EAST FOR 25.75 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY 111.99 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2,224.00 FEET THROUGH A CENTRAL ANGLE OF 02°53'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 37°48'46" EAST FOR 111.98 FEET; THENCE NORTH 53°37'47" WEST, FOR 120.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 763.13 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 2,104.00 FEET THROUGH A CENTRAL ANGLE OF 20°46'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 25°58'47" EAST FOR 758.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY 81.53 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,010.00 FEET THROUGH A CENTRAL ANGLE OF 04°37'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°54'05" EAST FOR 81.51 FEET; THENCE NORTH 70°21'12" WEST, FOR 120.01 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 143.85 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,130.00 FEET THROUGH A CENTRAL ANGLE OF 07°17'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°48'03" EAST FOR 143.75 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY 40.40 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 92°35'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 73°44'40" EAST FOR 36.15 FEET; THENCE NORTH 30°02'28" EAST, FOR 50.00 FEET; THENCE SOUTH 59°57'32" EAST, FOR 190.24 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 37.90 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 86°52'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 76°36'26" EAST FOR 34.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 164.81 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 890.00 FEET THROUGH A CENTRAL ANGLE OF 10°36'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 38°28'43" EAST FOR 164.57 FEET; THENCE SOUTH 46°13'00" EAST, FOR 50.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 40.80 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 93°31'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°58'31" EAST FOR 36.42 FEET; THENCE SOUTH 49°44'02" EAST, FOR 103.91 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 131.57 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 710.00 FEET THROUGH A CENTRAL ANGLE OF 10°37'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 47°35'33" EAST FOR 131.38 FEET; THENCE SOUTH 88°19'00" EAST, FOR 41.83 FEET TO A POINT ON THE BOUNDARY OF TRACT "D-178" OF SAID TUCKERS COVE PLAT, THE SAME BEING A POINT ON A CURVE; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, **1)** SOUTHEASTERLY 20.15 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 57°43'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°10'45" EAST FOR 19.31 FEET TO A POINT OF COMPOUND CURVATURE; **2)** SOUTHEASTERLY 85.97 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 15°01'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 63°33'03" EAST FOR 85.73 FEET; **3)** SOUTH 71°03'35" EAST, FOR 451.71 FEET TO A POINT OF CURVATURE; **4)** EASTERLY 26.25 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 75°12'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°20'11" EAST FOR 24.41 FEET TO A POINT OF REVERSE CURVATURE; **5)** NORTHEASTERLY 111.34 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 732.00 FEET THROUGH A CENTRAL ANGLE OF 08°42'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 38°05'24" EAST FOR 111.23 FEET; THENCE SOUTH 47°33'09" EAST, FOR 375.56 FEET TO A POINT ON THE BOUNDARY OF TRACT "M-14", OF SAID TUCKERS COVE PLAT; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES, **1)** SOUTH 59°51'52" WEST, FOR 10.82 FEET; **2)** SOUTH 32°37'07" WEST, FOR 96.45 FEET; **3)** SOUTH 08°08'05" WEST, FOR 211.33 FEET TO A POINT ON A CURVE; **4)** SOUTHEASTERLY 440.19 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 333.50 FEET THROUGH A CENTRAL ANGLE OF 75°37'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 40°49'55" EAST FOR 408.93 FEET; **5)** NORTH 87°00'28" EAST, FOR 496.07 FEET; **6)** NORTH 89°32'58" EAST, FOR 278.89 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGE 2078, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY, SOUTH 22°47'49" WEST, FOR 505.73 FEET TO A POINT ON THE BOUNDARY OF TRACT "M-15" OF SAID TUCKERS COVE PLAT; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, **1)** SOUTH 77°13'17" WEST, FOR 251.85 FEET; **2)** SOUTH 29°18'16" WEST, FOR 217.57 FEET; **3)** NORTH 77°39'24" WEST, FOR 181.99 FEET; **4)** SOUTH 61°38'36" WEST, FOR 116.87 FEET; **5)** SOUTH 25°06'49" WEST, FOR 154.36 FEET; **6)** SOUTH 19°33'35" EAST, FOR 108.59 FEET; **7)** SOUTH 65°21'31" EAST, FOR 208.58 FEET; **8)** SOUTH 17°35'32" EAST, FOR 318.49 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGE 2078, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY, SOUTH 22°47'49" WEST, FOR 427.94 FEET TO A POINT ON THE BOUNDARY OF THE AFOREMENTIONED TRACT "F-1" OF SAID TUCKERS COVE PLAT; THENCE ALONG SAID BOUNDARY FOR ALL OF THE REMAINING COURSES AND DISTANCES, NORTH 68°19'58" WEST, FOR 311.20 FEET; THENCE SOUTH 51°41'27" WEST, FOR 262.39 FEET; THENCE SOUTH 67°00'22" WEST, FOR 180.43 FEET; THENCE NORTH 78°37'58" WEST, FOR 182.62 FEET; THENCE NORTH 53°33'42" WEST, FOR 162.50 FEET; THENCE NORTH 46°44'28" WEST, FOR 168.54 FEET; THENCE SOUTH 89°59'46" WEST, FOR 95.67 FEET; THENCE SOUTH 49°53'48" WEST, FOR 59.91 FEET; THENCE NORTH 40°06'12" WEST, FOR 32.83 FEET TO A POINT ON A CURVE; THENCE WESTERLY 617.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET THROUGH A CENTRAL ANGLE OF 66°07'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°41'34" WEST FOR 583.73 FEET; THENCE NORTH 69°14'44" WEST, FOR 496.39 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 268.76 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET THROUGH A CENTRAL ANGLE OF 44°38'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°26'14" WEST FOR 262.02 FEET; THENCE SOUTH 66°07'11" WEST, FOR 330.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 25.19 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET THROUGH A CENTRAL ANGLE OF 03°02'17" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°36'02" WEST FOR 25.18 FEET; THENCE NORTH 26°55'06" WEST, FOR 180.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 36.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 694.31 FEET THROUGH A CENTRAL ANGLE OF 03°02'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 61°28'07" WEST FOR 36.80 FEET; THENCE NORTH 30°08'18" WEST, FOR 130.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 30.30 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 785.00 FEET THROUGH A CENTRAL ANGLE OF 02°12'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 60°58'03" EAST FOR 30.29 FEET; THENCE NORTH 11°01'36" EAST, FOR 33.59 FEET TO A POINT ON A CURVE; THENCE EASTERLY 29.74 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 35°29'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 83°16'47" EAST FOR 29.26 FEET; THENCE NORTH 66°05'56" EAST, FOR 115.80 FEET TO A POINT ON A CURVE; THENCE NORTHERLY 82.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 98°30'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 16°51'46" EAST FOR 72.73 FEET; THENCE NORTH 32°39'38" WEST, FOR 143.40 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 24.70 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 47°10'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 56°15'07" WEST FOR 24.01 FEET; THENCE NORTH 17°42'43" WEST, FOR 28.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

LESS AND EXCEPTING THEREFROM TRACTS "D-172", "D-173", "D-174", "D-175", "D-176", AND "D-177", TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 116.15 ACRES, MORE OR LESS.

LEGEND

□ F.C.M. = FOUND 4" X 4" CONCRETE MONUMENT

■ P.R.M. = PERMANENT REFERENCE MONUMENT (SET 5/8" IRON ROD WITH CAP P.R.M., L.B.#5151)

⊙ P.C.P. = PERMANENT CONTROL POINT(SET P.K. NAIL AND DISK, P.C.P., L.B.#5151)

● SIR = SET IRON ROD AND CAP

▲ SMN = SET MAG NAIL

● DENOTES CHANGE IN DIRECTION IN TRACT OR RIGHT-OF-WAY LINE.

A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
(OA) = OVERALL DIMENSION
(E) = DENOTES EASEMENT DIMENSION OR TIE
F.P.L. = FLORIDA POWER & LIGHT
L.A.E. = LAKE ACCESS EASEMENT
LB = LICENSED BUSINESS
L.B.E. = LANDSCAPE BUFFER EASEMENT
T.C.U.E. = TOWN AND COUNTRY UTILITY EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE(S)
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
W.A.E. = WELL ACCESS EASEMENT
I.D. = IDENTIFICATION
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
W.A.P.E. = WELL ACCESS AND PIPE EASEMENT
R.W.M.E. = RAW WATER MAINTENANCE EASEMENT
T.L.A.E. = TEMPORARY LAKE ACCESS EASEMENT
T.C.A.E. = TEMPORARY CONSERVATION AREA ACCESS EASEMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
BM = BENCHMARK

THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M



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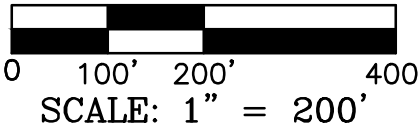
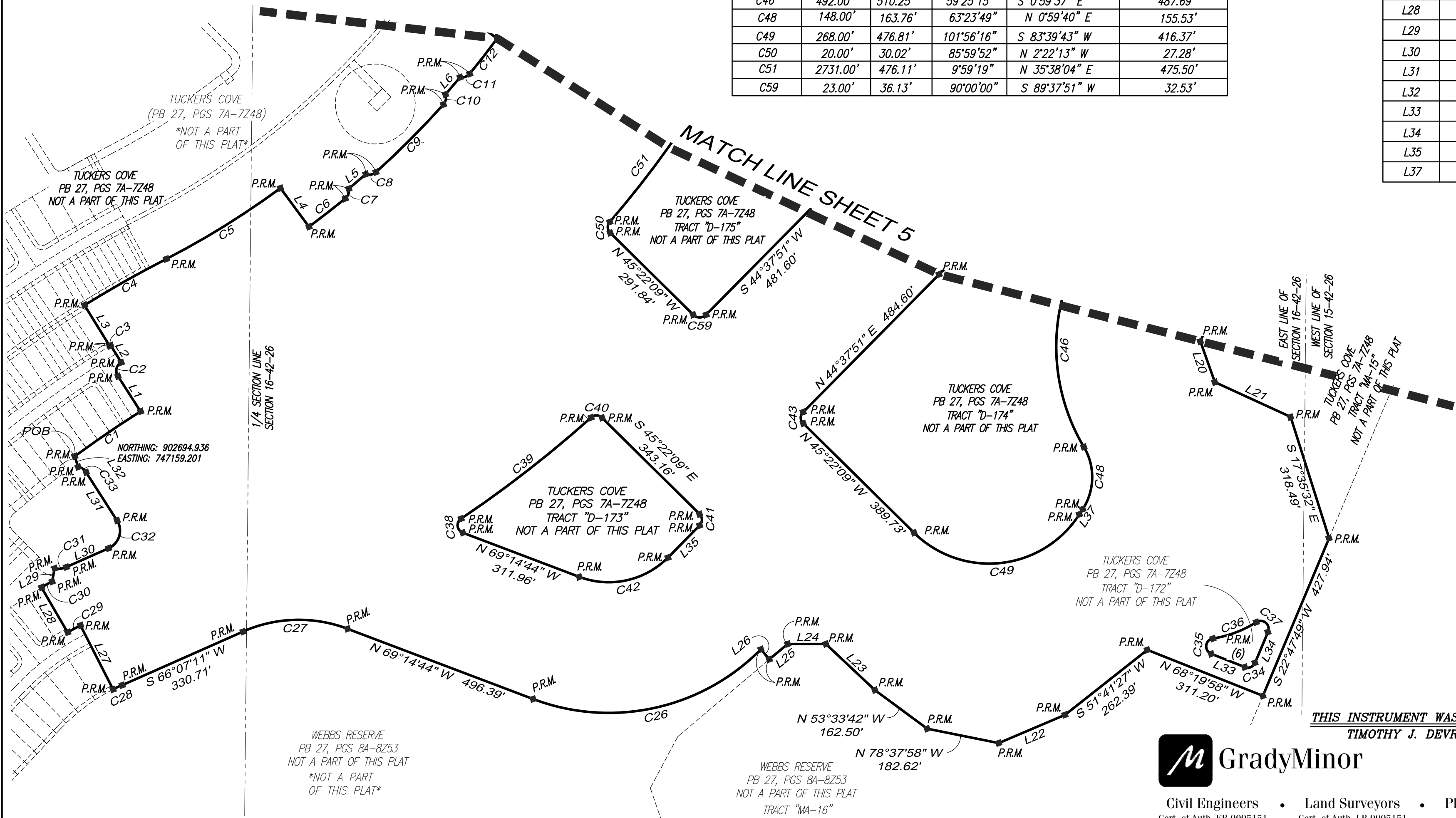
OVERALL BOUNDARY INFORMATION

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2710.00'	199.50'	4°13'05"	N 55°45'19" E	199.46'
C2	25.00'	39.71'	91°01'04"	N 12°50'40" E	35.67'
C3	2890.00'	3.01'	0°03'35"	S 58°19'25" W	3.01'
C4	3010.00'	235.17'	4°28'36"	N 60°32'07" E	235.11'
C5	2104.00'	336.68'	9°10'06"	N 58°11'21" E	336.32'
C6	2224.00'	115.18'	2°58'02"	N 52°07'17" E	115.17'
C7	25.00'	27.05'	61°59'01"	N 19°38'45" E	25.75'
C8	25.00'	27.05'	61°59'01"	N 79°01'25" E	25.75'
C9	2224.00'	239.53'	6°10'15"	N 44°56'48" E	239.41'
C10	25.00'	27.05'	61°59'01"	N 10°52'10" E	25.75'
C11	25.00'	27.05'	61°59'01"	N 70°14'50" E	25.75'
C12	2224.00'	111.99'	2°53'06"	N 37°48'46" E	111.98'
C26	535.00'	617.43'	66°07'26"	S 77°41'34" W	583.73'
C27	345.00'	268.76'	44°38'06"	S 88°26'14" W	262.02'
C28	475.00'	25.19'	3°02'17"	S 64°36'02" W	25.18'
C29	694.31'	36.81'	3°02'15"	S 61°28'07" W	36.80'
C30	785.00'	30.30'	2°12'40"	N 60°58'03" E	30.29'
C31	48.00'	29.74'	35°29'38"	N 83°16'47" E	29.26'
C32	48.00'	82.53'	98°30'50"	N 16°51'46" E	72.73'
C33	30.00'	24.70'	47°10'31"	N 56°15'07" W	24.01'

TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C34	20.00'	31.02'	88°52'13"	S 67°13'56" W	28.00'
C35	20.00'	52.12'	149°18'57"	N 6°19'31" E	38.57'
C36	287.00'	116.62'	23°16'57"	N 69°20'30" E	115.82'
C37	20.00'	50.65'	145°05'47"	S 49°45'04" E	38.16'
C38	20.00'	43.72'	125°14'32"	N 6°37'28" W	35.52'
C39	3041.00'	412.38'	7°46'11"	N 52°06'43" E	412.07'
C40	20.00'	30.16'	86°24'14"	S 88°34'16" E	27.38'
C41	20.00'	31.42'	90°00'00"	S 0°22'09" E	28.28'
C42	208.00'	240.05'	66°07'26"	S 77°41'34" W	226.95'
C43	20.00'	31.42'	90°00'00"	N 0°22'09" W	28.28'
C46	492.00'	510.25'	59°25'15"	S 0°59'37" E	487.69'
C48	148.00'	163.76'	63°23'49"	N 0°59'40" E	155.53'
C49	268.00'	476.81'	101°56'16"	S 83°39'43" W	416.37'
C50	20.00'	30.02'	85°59'52"	N 2°22'13" W	27.28'
C51	2731.00'	476.11'	9°59'19"	N 35°38'04" E	475.50'
C59	23.00'	36.13'	90°00'00"	S 89°37'51" W	32.53'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 32°39'52" W	104.67'
L2	N 31°38'48" W	50.00'
L3	N 31°37'26" W	120.00'
L4	S 36°23'42" E	120.00'
L5	N 49°20'05" E	56.40'
L6	N 40°33'30" E	56.40'
L20	S 19°33'35" E	108.59'
L21	S 65°21'31" E	208.58'
L22	S 67°00'22" W	180.43'
L23	N 46°44'28" W	168.54'
L24	S 89°59'46" W	95.67'
L25	S 49°53'48" W	59.91'
L26	N 40°06'12" W	32.83'
L27	N 26°55'06" W	180.00'
L28	N 30°08'18" W	130.00'
L29	N 11°01'36" E	33.59'
L30	N 66°05'56" E	115.80'
L31	N 32°39'38" W	143.40'
L32	N 17°42'43" W	28.00'
L33	N 68°19'58" W	89.95'
L34	S 22°47'49" W	83.44'
L35	S 44°37'51" W	113.07'
L37	S 32°41'35" W	15.70'



THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M.



Civil Engineers • Land Surveyors • Planners • Landscape Architects
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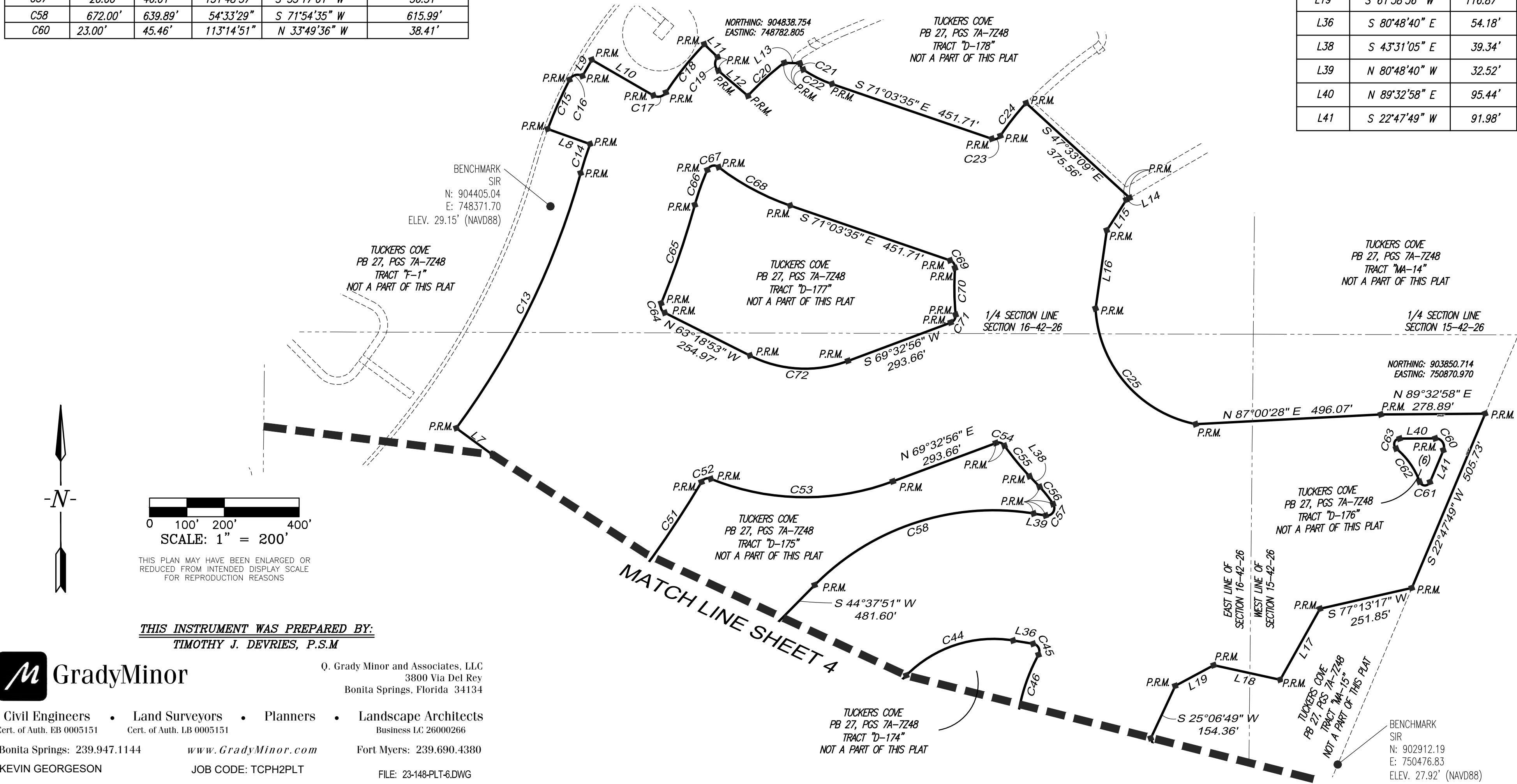
OVERALL BOUNDARY INFORMATION

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C13	2104.00'	763.13'	20°46'53"	N 25°58'47" E	758.95'
C14	1010.00'	81.53'	4°37'31"	N 17°54'05" E	81.51'
C15	1130.00'	143.85'	7°17'38"	N 23°48'03" E	143.75'
C16	25.00'	40.40'	92°35'36"	N 73°44'40" E	36.15'
C17	25.00'	37.90'	86°52'03"	N 76°36'26" E	34.38'
C18	890.00'	164.81'	10°36'35"	N 38°28'43" E	164.57'
C19	25.00'	40.80'	93°31'02"	S 2°58'31" E	36.42'
C20	710.00'	131.57'	10°37'02"	N 47°35'33" E	131.38'
C21	20.00'	20.15'	57°43'30"	S 27°10'45" E	19.31'
C22	328.00'	85.97'	15°01'05"	S 63°33'03" E	85.73'
C23	20.00'	26.25'	75°12'27"	N 71°20'11" E	24.41'
C24	732.00'	111.34'	8°42'53"	N 38°05'24" E	111.23'
C25	333.50'	440.19'	75°37'32"	S 40°49'55" E	408.93'
C44	328.00'	312.33'	54°33'29"	N 71°54'35" E	300.66'
C45	20.00'	38.23'	109°31'41"	S 26°02'50" E	32.67'
C46	492.00'	510.25'	59°25'15"	S 0°59'37" E	487.69'
C51	2731.00'	476.11'	9°59'19"	N 35°38'04" E	475.50'
C52	20.00'	28.41'	81°24'01"	N 71°20'25" E	26.08'
C53	672.00'	498.37'	42°29'30"	S 89°12'19" E	487.02'
C54	20.00'	26.25'	75°12'27"	S 72°50'51" E	24.41'
C55	732.00'	105.71'	8°16'28"	S 39°22'51" E	105.62'
C56	308.00'	58.58'	10°53'47"	S 38°04'11" E	58.49'
C57	20.00'	46.01'	131°48'37"	S 33°17'01" W	36.51'
C58	672.00'	639.89'	54°33'29"	S 71°54'35" W	615.99'
C60	23.00'	45.46'	113°14'51"	N 33°49'36" W	38.41'

TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	15.00'	35.94'	137°16'18"	N 88°34'02" W	27.94'
C62	205.50'	109.88'	30°38'08"	N 35°14'56" W	108.57'
C63	15.00'	36.68'	140°06'58"	N 19°29'29" E	28.20'
C64	20.00'	29.84'	85°29'19"	N 20°34'13" W	27.15'
C65	2421.00'	278.25'	6°35'07"	N 18°52'53" E	278.10'
C66	693.00'	98.83'	8°10'16"	N 19°40'28" E	98.75'
C67	20.00'	36.22'	103°46'07"	N 75°38'40" E	31.47'
C68	672.00'	218.02'	18°35'19"	S 61°45'56" E	217.06'
C69	20.00'	26.25'	75°12'27"	S 33°27'22" E	24.41'
C70	732.00'	125.28'	9°48'23"	S 0°45'20" E	125.13'
C71	20.00'	26.25'	75°12'27"	S 31°56'42" W	24.41'
C72	328.00'	269.84'	47°08'12"	N 86°52'58" W	262.30'

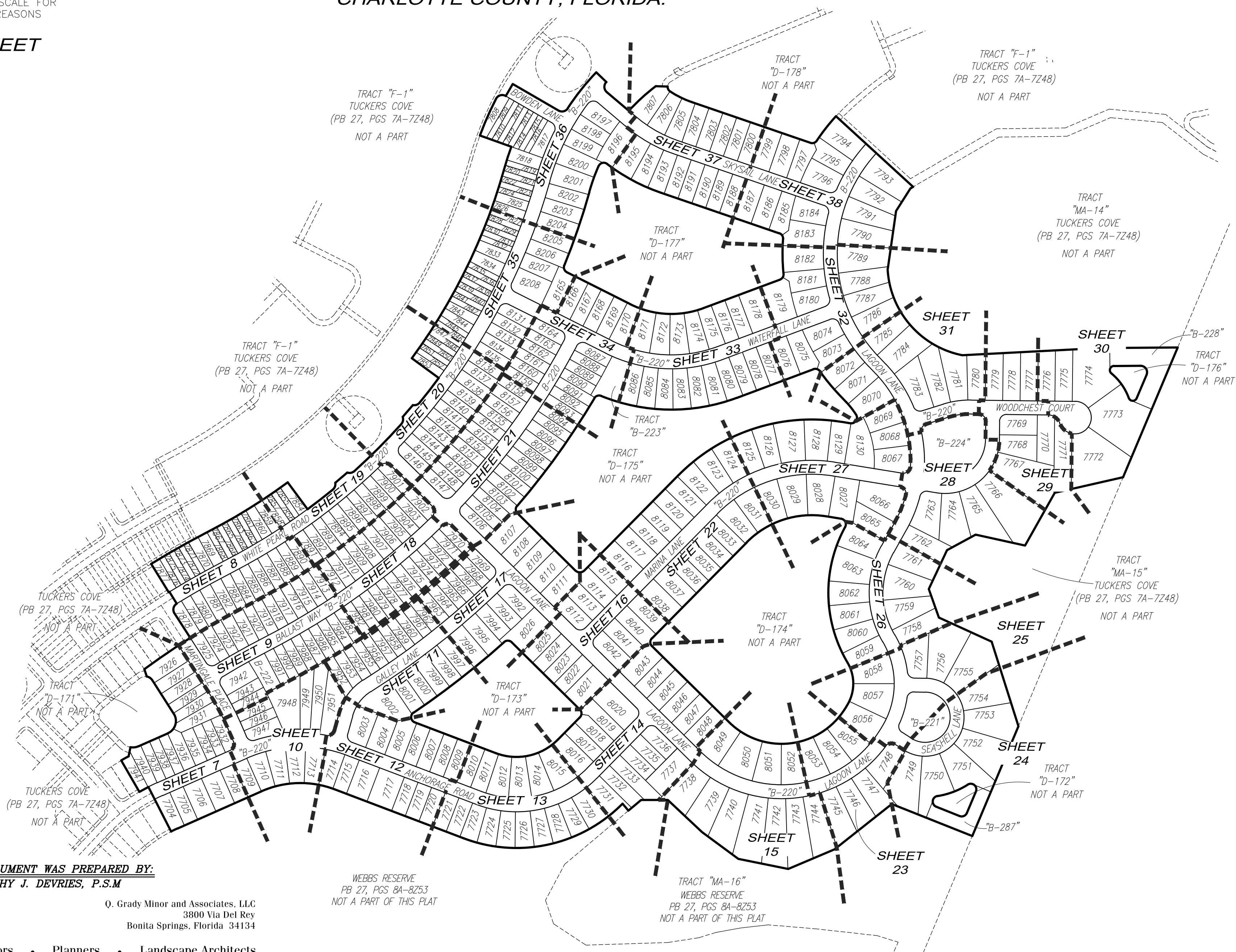
LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N 53°37'47" W	120.00'
L8	N 70°21'12" W	120.01'
L9	N 30°02'28" E	50.00'
L10	S 59°57'32" E	190.24'
L11	S 46°13'00" E	50.00'
L12	S 49°44'02" E	103.91'
L13	S 88°19'00" E	41.83'
L14	S 59°51'52" W	10.82'
L15	S 32°37'07" W	96.45'
L16	S 8°08'05" W	211.33'
L17	S 29°18'16" W	217.57'
L18	N 77°39'24" W	181.99'
L19	S 61°38'36" W	116.87'
L36	S 80°48'40" E	54.18'
L38	S 43°31'05" E	39.34'
L39	N 80°48'40" W	32.52'
L40	N 89°32'58" E	95.44'
L41	S 22°47'49" W	91.98'



*A REPLAT OF A PORTION OF TRACT "F-1"
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INDEX SHEET



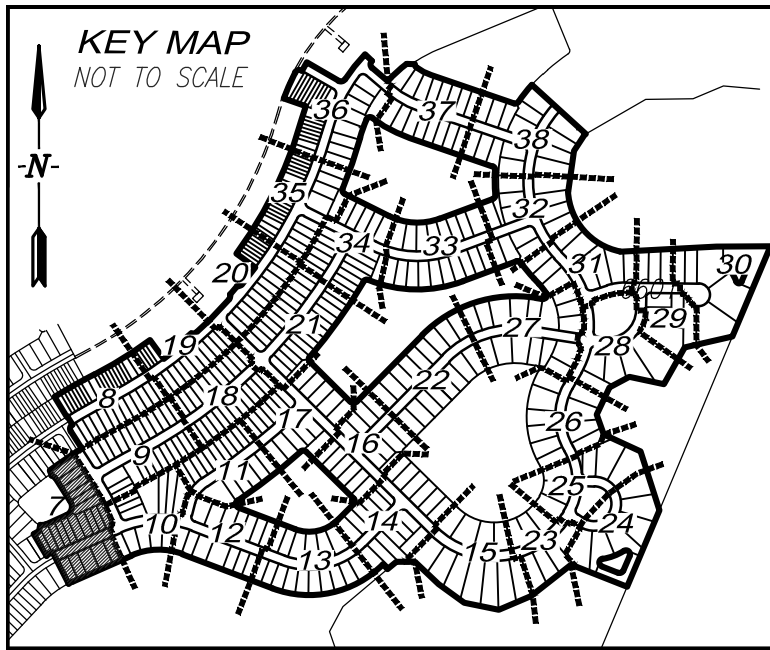
THIS INSTRUMENT WAS PREPARED BY:
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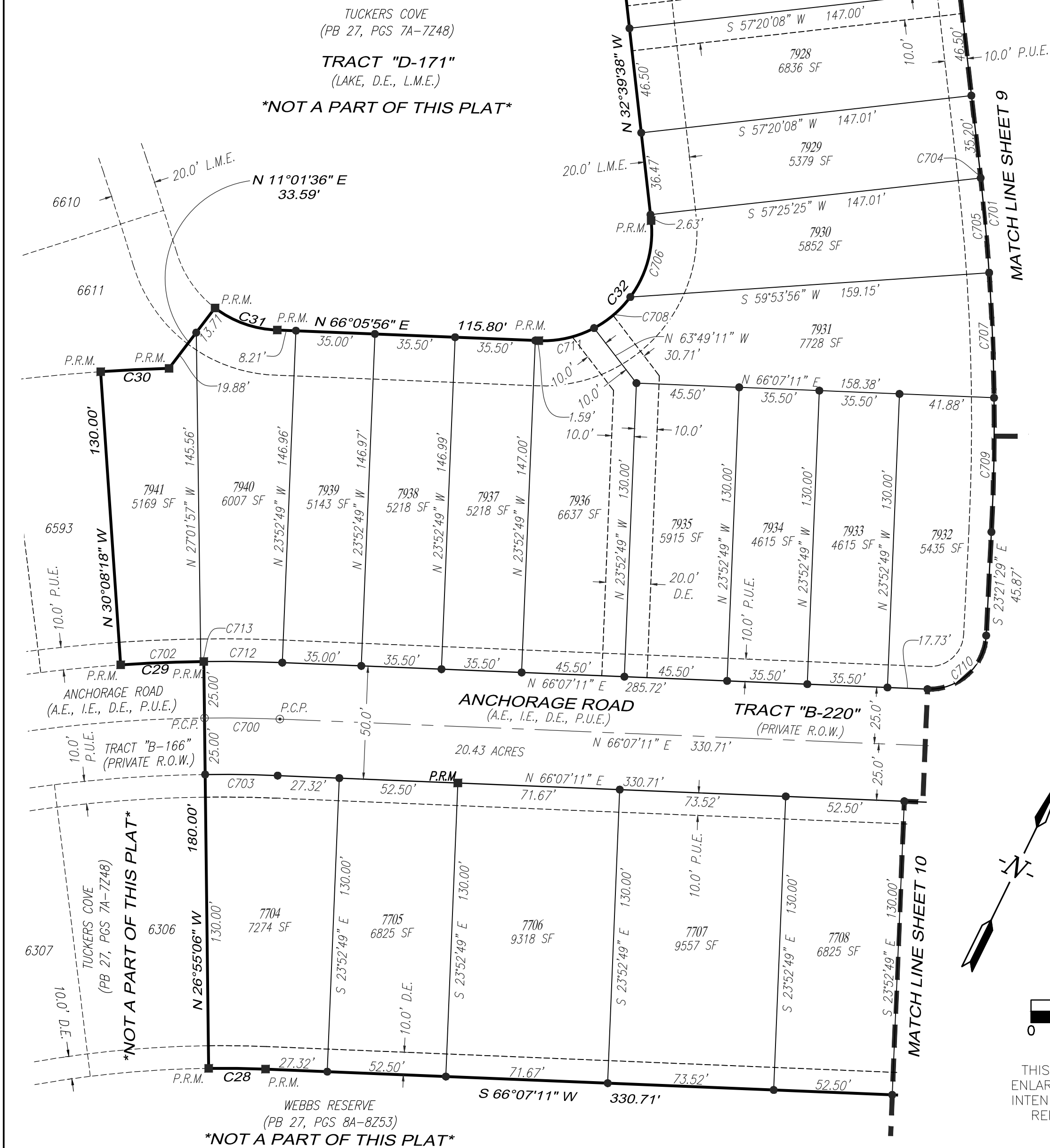
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CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2710.00'	199.50'	4°13'05"	N 55°45'19" E	199.46'
C28	475.00'	25.19'	3°02'17"	S 64°36'02" W	25.18'
C29	694.31'	36.81'	3°02'15"	S 61°28'07" W	36.80'
C30	785.00'	30.30'	2°12'40"	N 60°58'03" E	30.29'
C31	48.00'	29.74'	35°29'38"	N 83°16'47" E	29.26'
C32	48.00'	82.53'	98°30'50"	N 16°51'46" E	72.73'
C33	30.00'	24.70'	47°10'31"	N 56°15'07" W	24.01'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C700	630.00'	33.40'	3°02'17"	S 64°36'02" W	33.40'
C701	975.00'	158.36'	9°18'22"	N 28°00'41" W	158.19'
C702	694.31'	35.50'	2°55'47"	S 61°24'53" W	35.50'
C703	605.00'	32.08'	3°02'17"	N 64°36'02" E	32.08'
C704	975.00'	1.50'	0°05'17"	S 32°37'13" E	1.50'
C705	975.00'	42.12'	2°28'30"	S 31°20'20" E	42.12'
C706	48.00'	35.89'	42°50'41"	N 10°58'18" W	35.06'
C707	975.00'	55.36'	3°15'12"	S 28°28'29" E	55.35'
C708	48.00'	21.28'	25°23'51"	N 23°08'57" E	21.10'
C709	975.00'	59.39'	3°29'23"	S 25°06'11" E	59.38'
C710	25.00'	39.04'	89°28'40"	S 21°22'51" W	35.19'
C711	48.00'	25.36'	30°16'18"	N 50°59'02" E	25.07'
C712	655.00'	34.73'	3°02'17"	S 64°36'02" W	34.73'
C713	694.31'	1.30'	0°06'28"	S 62°56'00" W	1.30'
C714	2710.00'	149.50'	3°09'39"	N 55°13'36" E	149.48'



TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

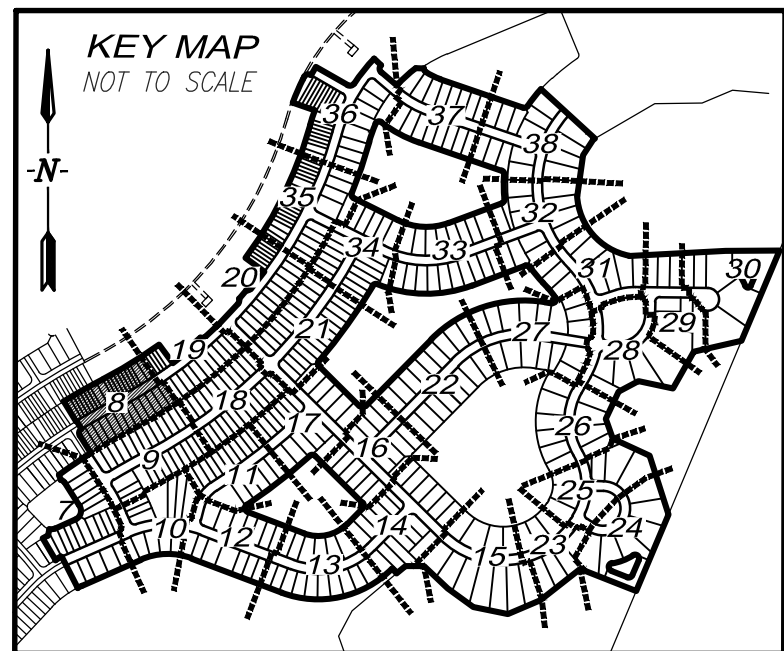
THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M



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Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
KEVIN GEORGESON JOB CODE: TCPH2PLT FILE: 23-148-PLT-6.DWG

0 20' 40' 80'
SCALE: 1" = 40'
THIS PLAN MAY HAVE BEEN
ENLARGED OR REDUCED FROM
INTENDED DISPLAY SCALE FOR
REPRODUCTION REASONS



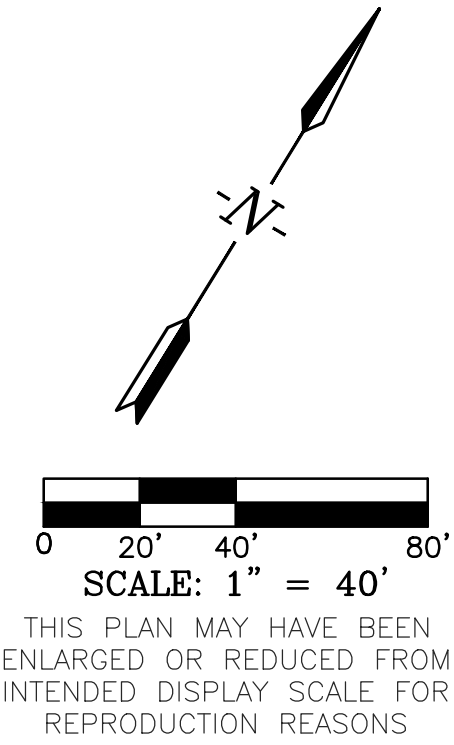
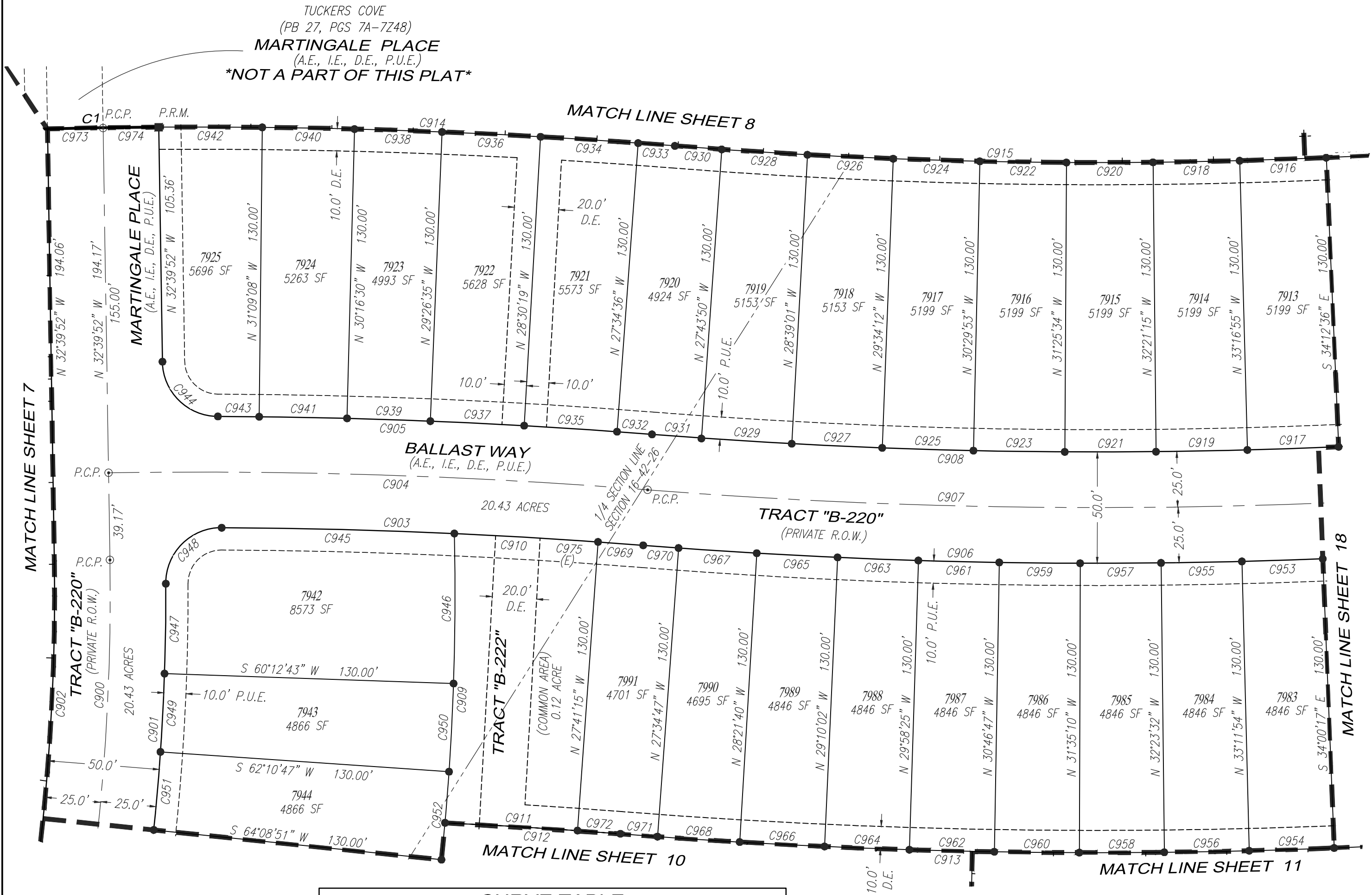
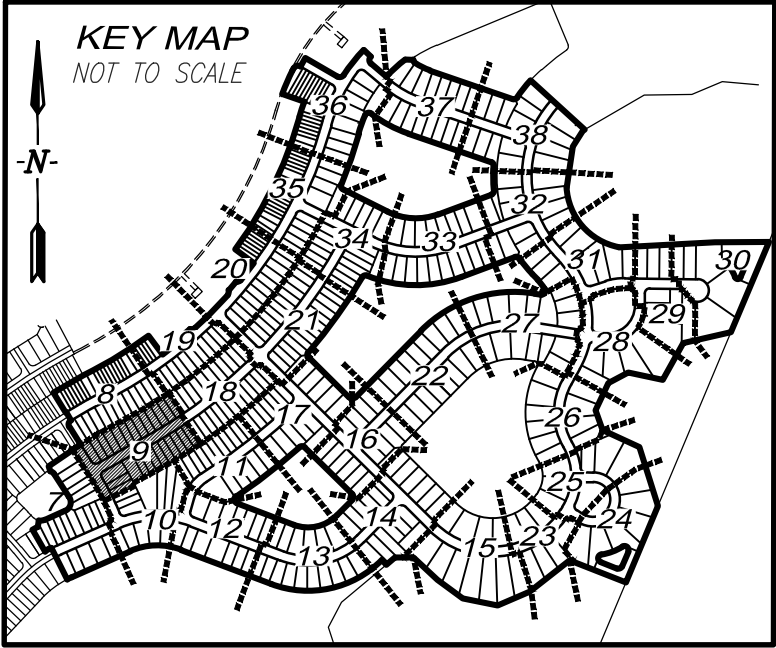
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2710.00'	199.50'	4°13'05"	N 55°45'19" E	199.46'
C2	25.00'	39.71'	91°01'04"	N 12°50'40" E	35.67'
C3	2890.00'	3.01'	0°03'35"	S 58°19'25" W	3.01'
C4	3010.00'	235.17'	4°28'36"	N 60°32'07" E	235.11'
C5	2104.00'	336.68'	9°10'06"	N 58°11'21" E	336.32'
C800	2865.00'	221.02'	4°25'12"	S 60°33'48" W	220.97'
C801	2890.00'	225.96'	4°28'47"	S 60°32'01" W	225.90'
C802	2840.00'	219.09'	4°25'12"	S 60°33'48" W	219.04'
C803	2249.00'	1852.11'	4°71'11"04"	N 39°10'52" E	1800.21'
C804	2274.00'	670.60'	16°53'47"	N 54°19'31" E	668.17'
C805	2224.00'	471.06'	12°08'09"	N 56°42'20" E	470.18'
C806	2710.00'	232.20'	4°54'33"	S 60°19'08" W	232.13'
C807	2404.00'	736.23'	17°32'49"	N 54°00'00" E	773.35'
C808	2224.00'	37.32'	0°57'41"	S 57°06'55" W	37.32'
C809	2104.00'	33.73'	0°55'07"	N 57°08'13" E	33.73'
C810	2224.00'	41.43'	1°04'02"	S 58°07'47" W	41.43'
C811	2104.00'	34.90'	0°57'02"	N 58°04'17" E	34.90'
C812	2224.00'	20.01'	0°30'56"	S 58°55'16" W	20.01'
C813	2104.00'	20.01'	0°32'49"	N 58°49'09" E	20.01'
C814	2224.00'	20.01'	0°30'55"	S 59°26'12" W	20.00'



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CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C815	2104.00'	20.01'	0°32'41"	N 59°21'50" E	20.01'
C816	2224.00'	20.00'	0°30'55"	S 59°57'07" W	20.00'
C817	2104.00'	20.00'	0°32'41"	N 59°54'31" E	20.00'
C818	2104.00'	20.00'	0°32'41"	N 60°27'12" E	20.00'
C819	2224.00'	20.00'	0°30'55"	S 60°28'02" W	20.00'
C820	2104.00'	20.00'	0°32'41"	N 60°59'53" E	20.00'
C821	2224.00'	20.00'	0°30'55"	S 60°58'57" W	20.00'
C822	2104.00'	20.00'	0°32'41"	N 61°32'33" E	20.00'
C823	2224.00'	20.00'	0°30'55"	S 61°29'52" W	20.00'
C824	2104.00'	20.01'	0°32'41"	N 62°05'15" E	20.01'
C825	2224.00'	20.11'	0°31'05"	S 62°00'52" W	20.11'
C826	2890.16'	0.50'	0°00'36"	S 62°46'07" W	0.50'
C827	3010.00'	4.82'	0°05'30"	N 62°43'39" E	4.82'
C828	2104.00'	15.19'	0°24'49"	N 62°34'00" E	15.19'
C829	2224.00'	19.41'	0°30'00"	S 62°31'24" W	19.41'
C830	2890.00'	39.25'	0°46'41"	S 62°22'28" W	39.25'
C831	3010.00'	36.58'	0°41'07"	N 62°20'01" E	36.58'
C832	2890.00'	34.71'	0°41'17"	S 61°38'29" W	34.71'
C833	3010.00'	39.01'	0°44'33"	N 61°36'51" E	39.01'
C834	2890.00'	20.00'	0°23'48"	S 61°05'56" W	20.00'
C835	3010.00'	20.00'	0°22'51"	N 61°03'09" E	20.00'
C836	2890.00'	20.00'	0°23'48"	S 60°42'08" W	20.00'
C837	3010.00'	20.00'	0°22'51"	N 60°40'18" E	20.00'
C838	2890.00'	20.00'	0°23'47"	S 60°18'21" W	20.00'
C839	3010.00'	20.00'	0°22'51"	N 60°17'27" E	20.00'
C840	2890.00'	20.00'	0°23'47"	S 59°54'33" W	20.00'
C841	3010.00'	20.00'	0°22'51"	N 59°54'37" E	20.00'
C842	2890.00'	20.00'	0°23'47"	S 59°30'46" W	20.00'
C843	3010.00'	20.00'	0°22'51"	N 59°31'46" E	20.00'
C844	2890.00'	20.00'	0°23'47"	S 59°06'59" W	20.00'
C845	3010.00'	20.00'	0°22'50"	N 59°08'56" E	20.00'
C846	2890.00'	31.50'	0°37'28"	S 58°36'21" W	31.50'
C847	3010.00'	34.75'	0°39'42"	N 58°37'40" E	34.75'
C848	2710.00'	41.40'	0°52'31"	S 58°18'07" W	41.40'
C849	2710.00'	36.45'	0°46'14"	S 59°07'29" W	36.45'
C850	2840.00'	19.14'	0°23'10"	N 58°32'47" E	19.14'
C851	2840.00'	38.20'	0°46'14"	N 59°07'29" E	38.20'
C852	2710.00'	36.50'	0°46'18"	S 59°53'46" W	36.50'
C853	2840.00'	38.25'	0°46'18"	N 59°53'46" E	38.25'
C854	2710.00'	41.39'	0°52'30"	S 60°43'10" W	41.38'
C855	2840.00'	43.37'	0°52'30"	N 60°43'10" E	43.37'
C856	2710.00'	41.35'	0°52'27"	S 61°35'38" W	41.35'
C857	2840.00'	43.34'	0°52'27"	N 61°35'38" E	43.34'
C858	2404.00'	1.43'	0°02'03"	S 62°45'23" W	1.43'
C859	2710.00'	35.11'	0°44'32"	S 62°24'08" W	35.11'
C860	2840.00'	36.79'	0°44'32"	N 62°24'08" E	36.79'
C861	2274.00'	1.35'	0°02'03"	N 62°45'23" E	1.35'
C862	2404.00'	38.42'	0°54'56"	S 62°16'53" W	38.42'
C863	2274.00'	36.34'	0°54'56"	N 62°16'53" E	36.34'
C864	2404.00'	38.42'	0°54'56"	S 61°21'57" W	38.42'
C865	2274.00'	36.34'	0°54'56"	N 61°21'57" E	36.34'
C866	2404.00'	40.96'	0°58'35"	S 60°25'11" W	40.96'
C867	2274.00'	38.75'	0°58'35"	N 60°25'11" E	38.75'
C868	2404.00'	40.96'	0°58'35"	S 59°26'37" W	40.96'
C869	2274.00'	38.75'	0°58'35"	N 59°26'37" E	38.75'
C870	2404.00'	41.05'	0°58'42"	S 58°27'58" W	41.05'
C871	2274.00'	38.83'	0°58'42"	N 58°27'58" E	38.83'
C872	2404.00'	41.05'	0°58'42"	S 57°29'16" W	41.05'
C873	2274.00'	38.83'	0°58'42"	N 57°29'16" E	38.83'
C874	2404.00'	41.05'	0°58'42"	S 56°30'34" W	41.05'
C875	2274.00'	38.83'	0°58'42"	N 56°30'34" E	38.83'



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2710.00'	199.50'	4°13'05"	N 55°45'19" E	199.46'
C900	1000.00'	162.42'	9°18'22"	N 28°00'41" W	162.25'
C901	1025.00'	155.43'	8°41'17"	N 27°42'08" W	155.28'
C902	975.00'	158.36'	9°18'22"	N 28°00'41" W	158.19'
C903	2530.00'	189.68'	4°17'44"	S 60°37'32" W	189.63'
C904	2555.00'	242.49'	5°26'16"	S 60°03'16" W	242.40'
C905	2580.00'	195.34'	4°20'17"	S 60°36'16" W	195.29'
C906	2584.00'	768.70'	17°02'41"	N 54°15'04" E	765.87'
C907	2559.00'	1611.80'	36°05'17"	N 44°43'46" E	1585.29'
C908	2534.00'	751.89'	17°00'03"	N 54°16'23" E	749.13'
C909	1155.00'	130.08'	6°27'10"	N 29°54'19" W	130.01'
C910	2530.00'	64.70'	1°27'55"	S 61°34'47" W	64.70'
C911	2400.00'	59.67'	1°25'28"	S 61°36'01" W	59.67'
C912	2400.00'	78.98'	1°53'08"	S 61°49'50" W	78.98'
C913	2714.00'	834.39'	17°36'54"	N 53°57'58" E	831.10'
C914	2710.00'	232.20'	4°54'33"	S 60°19'08" W	232.13'
C915	2404.00'	736.23'	17°32'49"	N 54°00'00" E	733.35'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C916	2404.00'	38.94'	0°55'41"	N 56°15'14" E	38.94'
C917	2534.00'	41.04'	0°55'41"	S 56°15'14" W	41.04'
C918	2404.00'	38.94'	0°55'41"	N 57°10'55" E	38.94'
C919	2534.00'	41.04'	0°55'41"	S 57°10'55" W	41.04'
C920	2404.00'	38.94'	0°55'41"	N 58°06'36" E	38.94'
C921	2534.00'	41.04'	0°55'41"	S 58°06'36" W	41.04'
C922	2404.00'	38.94'	0°55'41"	N 59°02'17" E	38.94'
C923	2534.00'	41.04'	0°55'41"	S 59°02'17" W	41.04'
C924	2404.00'	38.94'	0°55'41"	N 59°57'58" E	38.94'
C925	2534.00'	41.04'	0°55'41"	S 59°57'58" W	41.04'
C926	2404.00'	38.59'	0°55'11"	N 60°53'24" E	38.59'
C927	2534.00'	40.68'	0°55'11"	S 60°53'24" W	40.68'
C928	2404.00'	38.59'	0°55'11"	N 61°48'35" E	38.59'
C929	2534.00'	40.68'	0°55'11"	S 61°48'35" W	40.68'
C930	2404.00'	21.14'	0°30'14"	N 62°31'17" E	21.14'
C931	2534.00'	22.29'	0°30'14"	S 62°31'17" W	22.29'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C932	2580.00'	15.77'	0°21'00"	S 62°35'54" W	15.77'
C933	2710.00'	16.56'	0°21'00"	N 62°35'54" E	16.56'
C934	2710.00'	43.92'	0°55'43"	N 61°57'32" E	43.92'
C935	2580.00'	41.82'	0°55'43"	S 61°57'32" W	41.82'
C936	2710.00'	44.36'	0°56'16"	N 61°01'33" E	44.36'
C937	2580.00'	42.23'	0°56'16"	S 61°01'33" W	42.23'
C938	2710.00'	39.35'	0°49'55"	N 60°08'27" E	39.35'
C939	2580.00'	37.46'	0°49'55"	S 60°08'27" W	37.46'
C940	2710.00'	41.48'	0°52'37"	N 59°17'11" E	41.48'
C941	2580.00'	39.49'	0°52'37"	S 59°17'11" W	39.49'
C942	2710.00'	46.53'	0°59'01"	N 58°21'22" E	46.53'
C943	2580.00'	18.57'	0°24'45"	S 58°38'30" W	18.57'
C944	25.00'	38.79'	88°54'01"	N 77°06'52" W	35.01'
C945	2530.00'	104.62'	2°22'09"	N 59°39'45" E	104.61'
C946	1155.00'	67.40'	3°20'37"	S 31°27'35" E	67.39'
C947	1025.00'	40.40'	2°15'30"	N 30°55'02" W	40.40'
C948	25.00'	39.50'	90°31'27"	N 13°12'57" E	35.52'
C949	1025.00'	35.20'	1°58'04"	N 28°48'15" W	35.20'
C950	1155.00'	39.67'	1°58'04"	S 28°48'15" E	39.66'
C951	1025.00'	35.20'	1°58'04"	N 26°50'11" W	35.20'
C952	1155.00'	39.67'	1°58'04"	S 26°50'11" E	39.66'
C953	2584.00'	36.36'	0°48'22"	N 56°23'54" E	36.36'
C954	2714.00'	38.19'	0°48'22"	S 56°23'54" W	38.19'
C955	2584.00'	36.36'	0°48'22"	N 57°12'17" E	36.36'
C956	2714.00'	38.19'	0°48'22"	S 57°12'17" W	38.19'
C957	2584.00'	36.36'	0°48'22"	N 58°00'39" E	36.36'
C958	2714.00'	38.19'	0°48'22"	S 58°00'39" W	38.19'
C959	2584.00'	36.36'	0°48'22"	N 58°49'02" E	36.36'
C960	2714.00'	38.19'	0°48'22"	S 58°49'02" W	38.19'
C961	2584.00'	36.36'	0°48'22"	N 59°37'24" E	36.36'
C962	2714.00'	38.19'	0°48'22"	S 59°37'24" W	38.19'
C963	2584.00'	36.36'	0°48'22"	N 60°25'47" E	36.36'
C964	2714.00'	38.19'	0°48'22"	S 60°25'47" W	38.19'
C965	2584.00'	36.36'	0°48'22"	N 61°14'09" E	36.36'
C966	2714.00'	38.19'	0°48'22"	S 61°14'09" W	38.19'
C967	2584.00'	35.23'	0°46'52"	N 62°01'46" E	35.23'
C968	2714.00'	37.01'	0°46'52"	S 62°01'46" W	37.01'
C969	2530.00'	20.35'	0°27'39"	N 62°32'35" E	20.35'
C970	2584.00'	15.93'	0°21'12"	N 62°35'49" E	15.93'
C971	2714.00'	16.73'	0°21'12"	S 62°35'49" W	16.73'
C972	2400.00'	19.31'	0°27'39"	S 62°32'35" W	19.31'
C973	2710.00'	25.00'	0°31'43"	S 57°04'17" W	25.00'
C974	2710.00'	25.00'	0°31'43"	S 57°36'00" W	25.00'
C975	3537.52'	26.11'	0°25'22"	S 62°03'37" W	26.11'

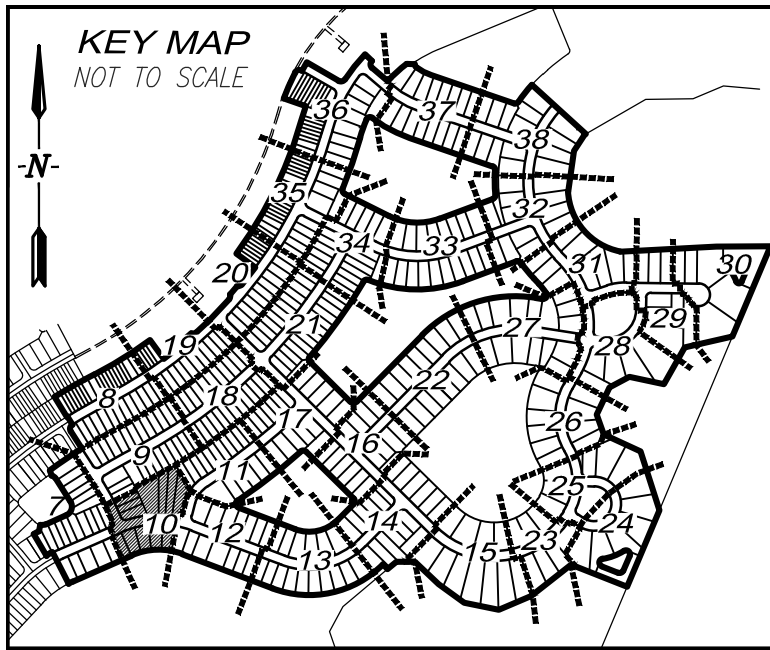
TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.



GradyMinor

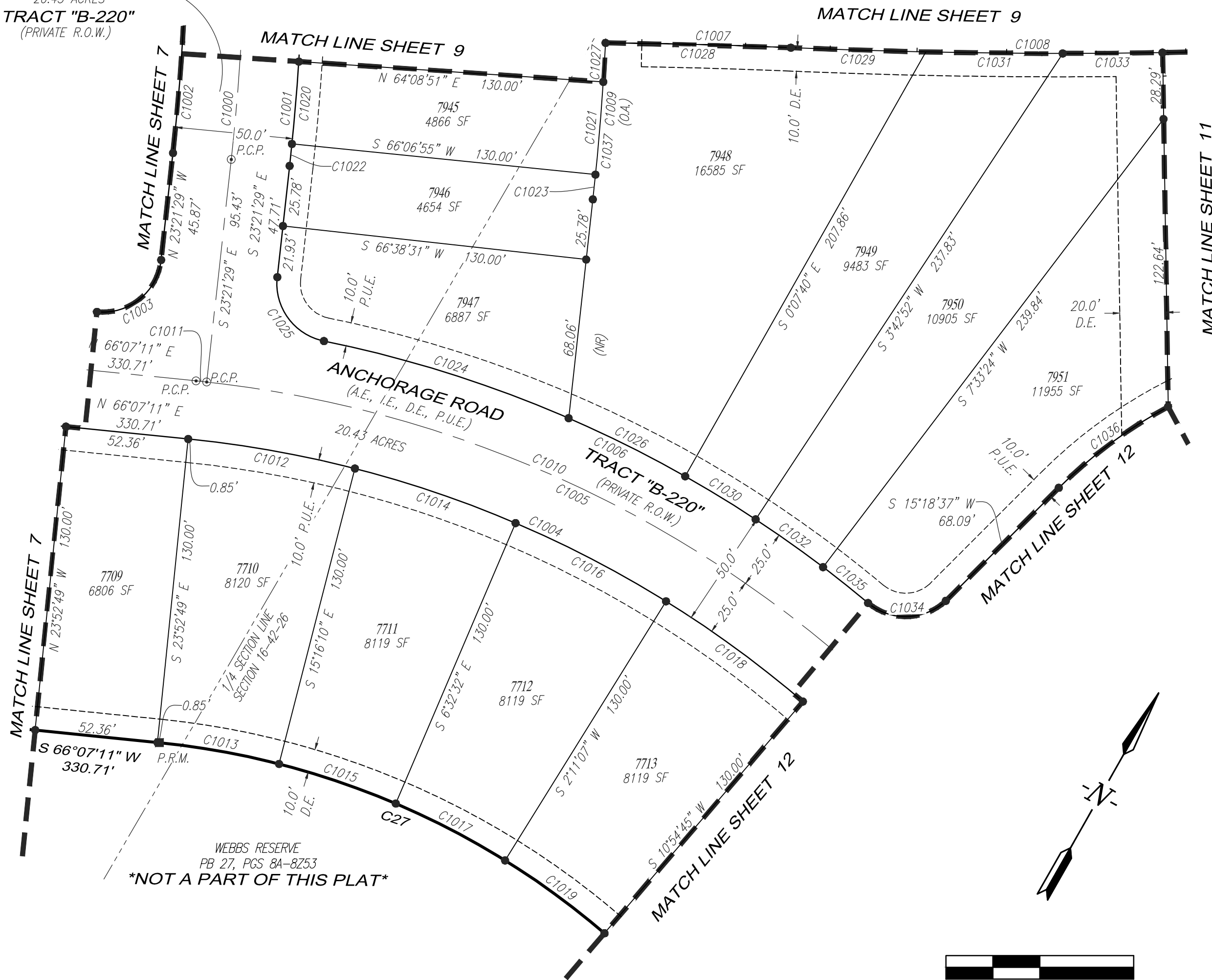
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005162 Business LC 26000266
Bonita Springs: 239.947.1144 Fort Myers: 239.690.4380
KEVIN GEORGESON JOB CODE: TCPH2PLT FILE: 23-148-PLT-6.DWG

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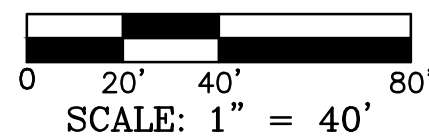
TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

MARTINGALE PLACE
(A.E., I.E., D.E., P.U.E.)
20.43 ACRES
TRACT "B-220"
(PRIVATE R.O.W.)



WEBBS RESERVE
PB 27, PGS 8A-8Z53
NOT A PART OF THIS PLAT

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C27	345.00'	268.76'	44°38'06"	S 88°26'14" W	262.02'
C1000	1000.00'	162.42'	9°18'22"	N 28°00'41" W	162.25'
C1001	1025.00'	155.43'	8°41'17"	N 27°42'08" W	155.28'
C1002	975.00'	158.36'	9°18'22"	N 28°00'41" W	158.19'
C1003	25.00'	39.04'	89°28'40"	N 21°22'51" E	35.19'
C1004	475.00'	370.04'	44°38'06"	S 88°26'14" W	360.75'
C1005	500.00'	389.51'	44°38'06"	S 88°26'14" W	379.74'
C1006	525.00'	260.02'	28°22'39"	S 86°02'47" W	257.37'
C1007	2400.00'	78.98'	1°53'08"	S 61°49'50" W	78.98'
C1008	2714.00'	834.39'	17°36'54"	N 53°57'58" E	831.10'
C1009	1155.00'	197.02'	9°46'25"	N 28°14'42" W	196.78'
C1010	500.00'	384.96'	44°06'46"	S 88°41'54" W	375.52'
C1011	500.00'	4.56'	0°31'20"	S 66°22'51" W	4.56'
C1012	475.00'	71.39'	8°36'39"	N 70°25'30" E	71.32'
C1013	345.00'	51.85'	8°36'39"	S 70°25'30" W	51.80'
C1014	475.00'	72.35'	8°43'38"	N 79°05'39" E	72.28'
C1015	345.00'	52.55'	8°43'38"	S 79°05'39" W	52.50'
C1016	475.00'	72.35'	8°43'38"	N 87°49'18" E	72.28'
C1017	345.00'	52.55'	8°43'38"	S 87°49'18" W	52.50'
C1018	475.00'	72.35'	8°43'38"	S 83°27'04" E	72.28'
C1019	345.00'	52.55'	8°43'38"	N 83°27'04" W	52.50'
C1020	1025.00'	35.20'	1°58'04"	N 24°52'07" W	35.20'
C1021	1155.00'	39.67'	1°58'04"	S 24°52'07" E	39.66'
C1022	1025.00'	9.42'	0°31'36"	N 23°37'17" W	9.42'
C1023	1155.00'	10.62'	0°31'36"	S 23°37'17" E	10.62'
C1024	525.00'	109.55'	11°57'21"	S 77°50'08" W	109.35'
C1025	25.00'	36.99'	84°47'03"	N 65°45'01" W	33.71'
C1026	525.00'	55.51'	6°03'31"	S 86°50'34" W	55.49'
C1027	1155.00'	16.66'	0°49'35"	N 26°15'57" W	16.66'
C1028	2400.00'	78.98'	1°53'08"	N 61°49'50" E	78.98'
C1029	2714.00'	57.48'	1°12'48"	N 62°10'00" E	57.48'
C1030	525.00'	35.21'	3°50'32"	N 88°12'24" W	35.20'
C1031	2714.00'	58.41'	1°13'59"	N 60°56'37" E	58.40'
C1032	525.00'	35.21'	3°50'32"	N 84°21'52" W	35.20'
C1033	2714.00'	42.51'	0°53'51"	N 59°52'42" E	42.51'
C1034	25.00'	36.25'	83°04'25"	S 58°41'55" W	33.16'
C1035	525.00'	24.54'	2°40'43"	N 81°06'14" W	24.54'
C1036	200.00'	58.17'	16°39'54"	S 23°46'02" W	57.97'
C1037	1155.00'	66.94'	3°19'14"	N 25°01'07" W	66.93'



SCALE: 1" = 40'
THIS PLAN MAY HAVE BEEN
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REPRODUCTION REASONS

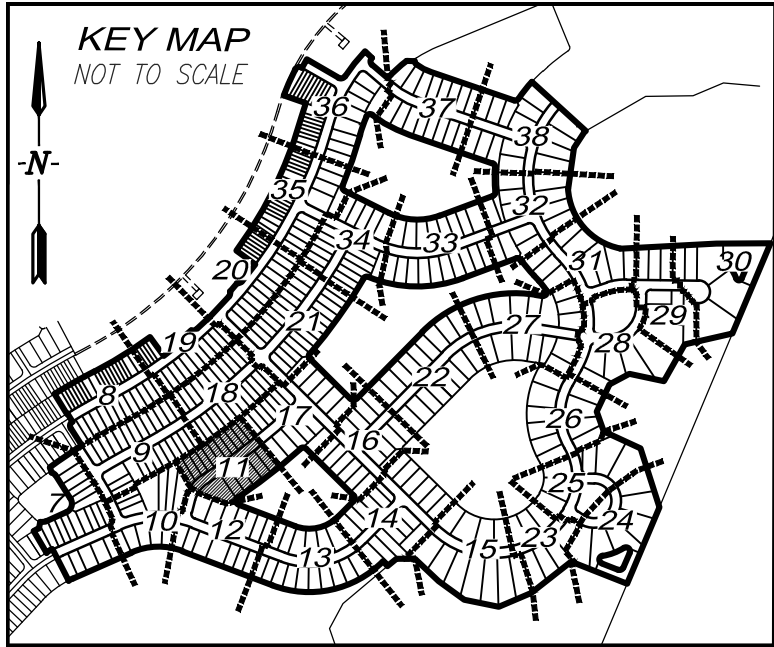
THIS INSTRUMENT WAS PREPARED BY:
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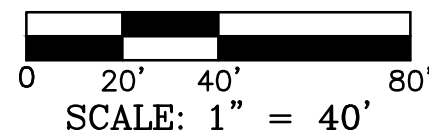
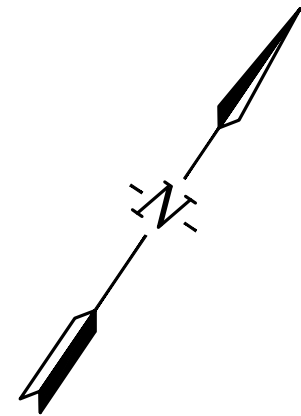
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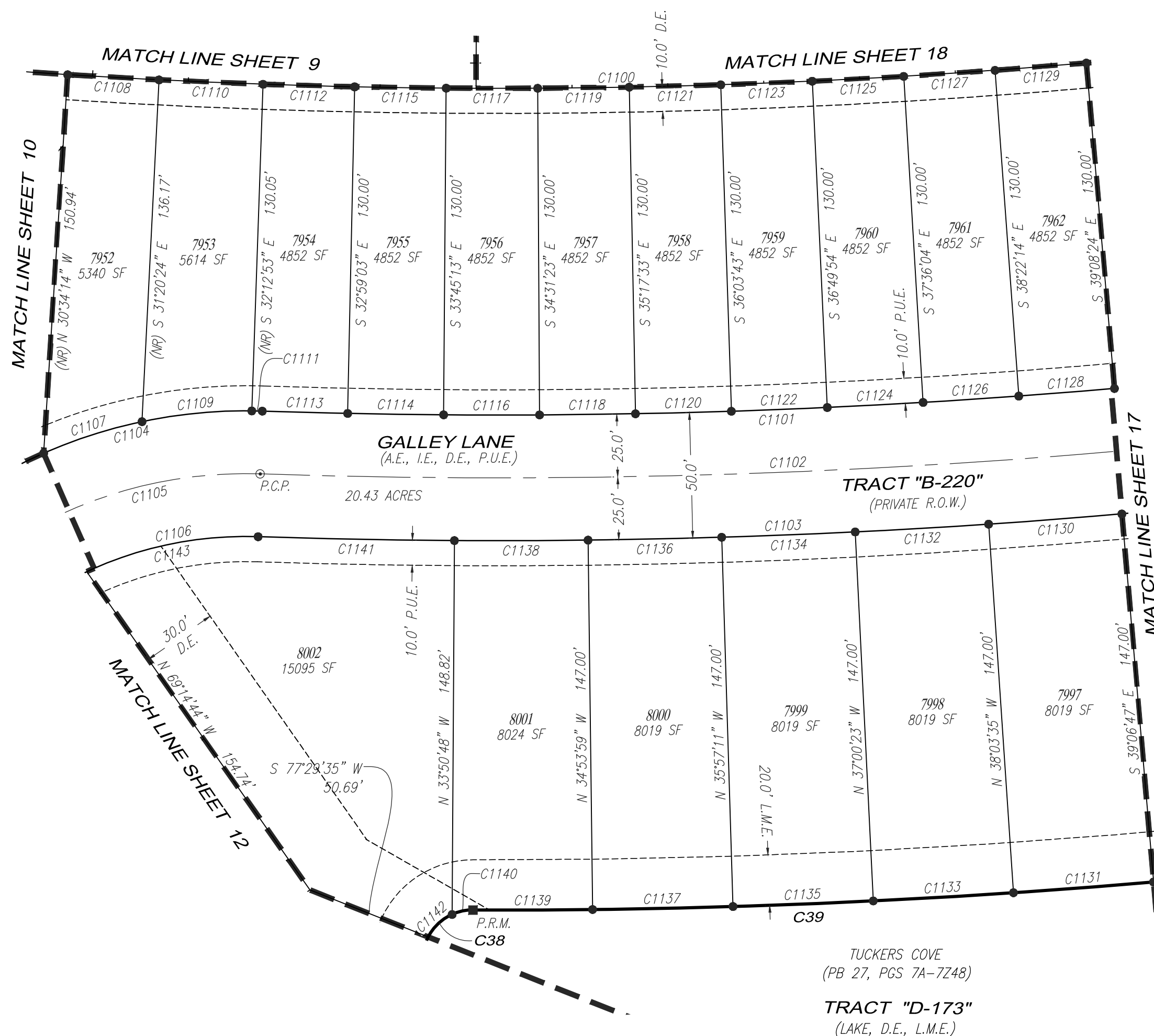


TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.



THIS PLAN MAY HAVE BEEN
ENLARGED OR REDUCED FROM
INTENDED DISPLAY SCALE FOR
REPRODUCTION REASONS



NOT A PART OF THIS PLAT

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C38	20.00'	43.72'	125°14'32"	N 6°37'28" W	35.52'
C39	3041.00'	412.38'	7°46'11"	N 52°06'43" E	412.07'
C1100	2714.00'	834.39'	17°36'54"	N 53°57'58" E	831.10'
C1101	2844.00'	598.32'	12°03'14"	N 51°40'26" E	597.22'
C1102	2869.00'	654.47'	13°04'12"	N 51°09'57" E	653.05'
C1103	2894.00'	610.60'	12°05'19"	N 51°39'24" E	609.46'
C1104	200.00'	147.54'	42°15'59"	S 36°34'04" W	144.21'
C1105	175.00'	129.10'	42°15'59"	S 36°34'04" W	126.19'
C1106	150.00'	110.65'	42°15'59"	S 36°34'04" W	108.16'
C1107	200.00'	41.19'	11°48'01"	S 37°59'59" W	41.12'
C1108	2714.00'	36.45'	0°46'10"	N 59°02'41" E	36.45'
C1109	200.00'	43.99'	12°36'08"	S 50°12'04" W	43.90'
C1110	2714.00'	41.44'	0°52'29"	N 58°13'21" E	41.44'
C1111	200.00'	4.18'	1°11'55"	S 57°06'06" W	4.18'
C1112	2714.00'	36.45'	0°46'10"	N 57°24'02" E	36.45'
C1113	2844.00'	34.01'	0°41'07"	S 57°21'30" W	34.01'
C1114	2844.00'	38.19'	0°46'10"	S 56°37'52" W	38.19'
C1115	2714.00'	36.45'	0°46'10"	N 56°37'52" E	36.45'
C1116	2844.00'	38.19'	0°46'10"	S 55°51'42" W	38.19'
C1117	2714.00'	36.45'	0°46'10"	N 55°51'42" E	36.45'
C1118	2844.00'	38.19'	0°46'10"	S 55°05'32" W	38.19'
C1119	2714.00'	36.45'	0°46'10"	N 55°05'32" E	36.45'
C1120	2844.00'	38.19'	0°46'10"	S 54°19'22" W	38.19'
C1121	2714.00'	36.45'	0°46'10"	N 54°19'22" E	36.45'
C1122	2844.00'	38.19'	0°46'10"	S 53°33'11" W	38.19'
C1123	2714.00'	36.45'	0°46'10"	N 53°33'11" E	36.45'
C1124	2844.00'	38.19'	0°46'10"	S 52°47'01" W	38.19'
C1125	2714.00'	36.45'	0°46'10"	N 52°47'01" E	36.45'
C1126	2844.00'	38.19'	0°46'10"	S 52°00'51" W	38.19'
C1127	2714.00'	36.45'	0°46'10"	N 52°00'51" E	36.45'
C1128	2844.00'	38.19'	0°46'10"	S 51°14'41" W	38.19'
C1129	2714.00'	36.45'	0°46'10"	N 51°14'41" E	36.45'
C1130	2894.00'	53.20'	1°03'12"	N 51°24'49" E	53.20'
C1131	3041.00'	55.90'	1°03'12"	S 51°24'49" W	55.90'
C1132	2894.00'	53.20'	1°03'12"	N 52°28'01" E	53.20'
C1133	3041.00'	55.90'	1°03'12"	S 52°28'01" W	55.90'
C1134	2894.00'	53.20'	1°03'12"	N 53°31'13" E	53.20'
C1135	3041.00'	55.90'	1°03'12"	S 53°31'13" W	55.90'
C1136	2894.00'	53.20'	1°03'12"	N 54°34'25" E	53.20'
C1137	3041.00'	55.90'	1°03'12"	S 54°34'25" W	55.90'
C1138	2894.00'	53.20'	1°03'12"	N 55°37'36" E	53.20'
C1139	3041.00'	47.59'	0°53'48"	S 55°32'54" W	47.59'
C1140	20.00'	8.58'	24°35'12"	S 43°42'12" W	8.52'
C1141	2894.00'	78.16'	1°32'51"	N 56°55'38" E	78.16'
C1142	20.00'	13.28'	38°02'04"	S 12°23'34" W	13.03'
C1143	150.00'	70.24'	26°49'50"	N 44°17'08" E	69.60'

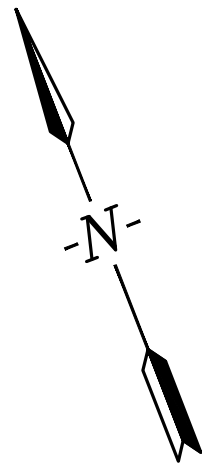
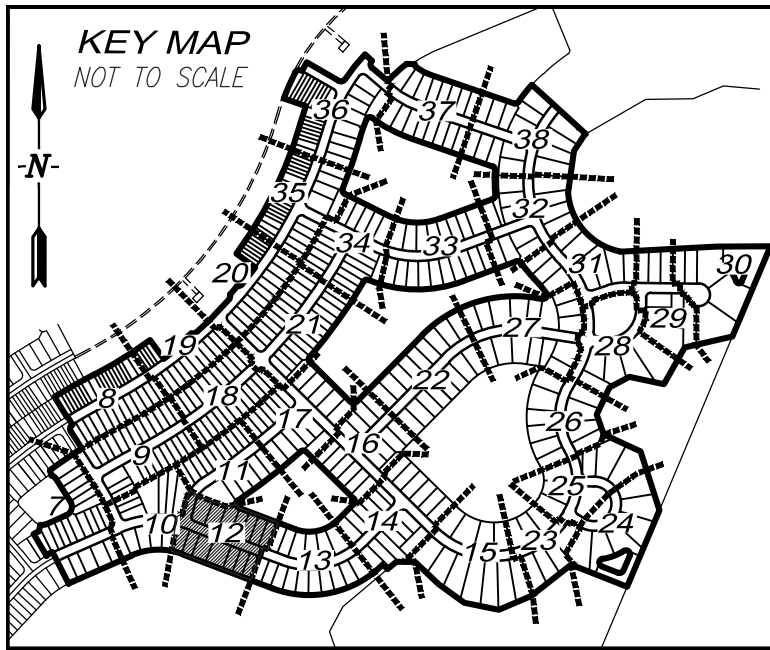
THIS INSTRUMENT WAS PREPARED BY:
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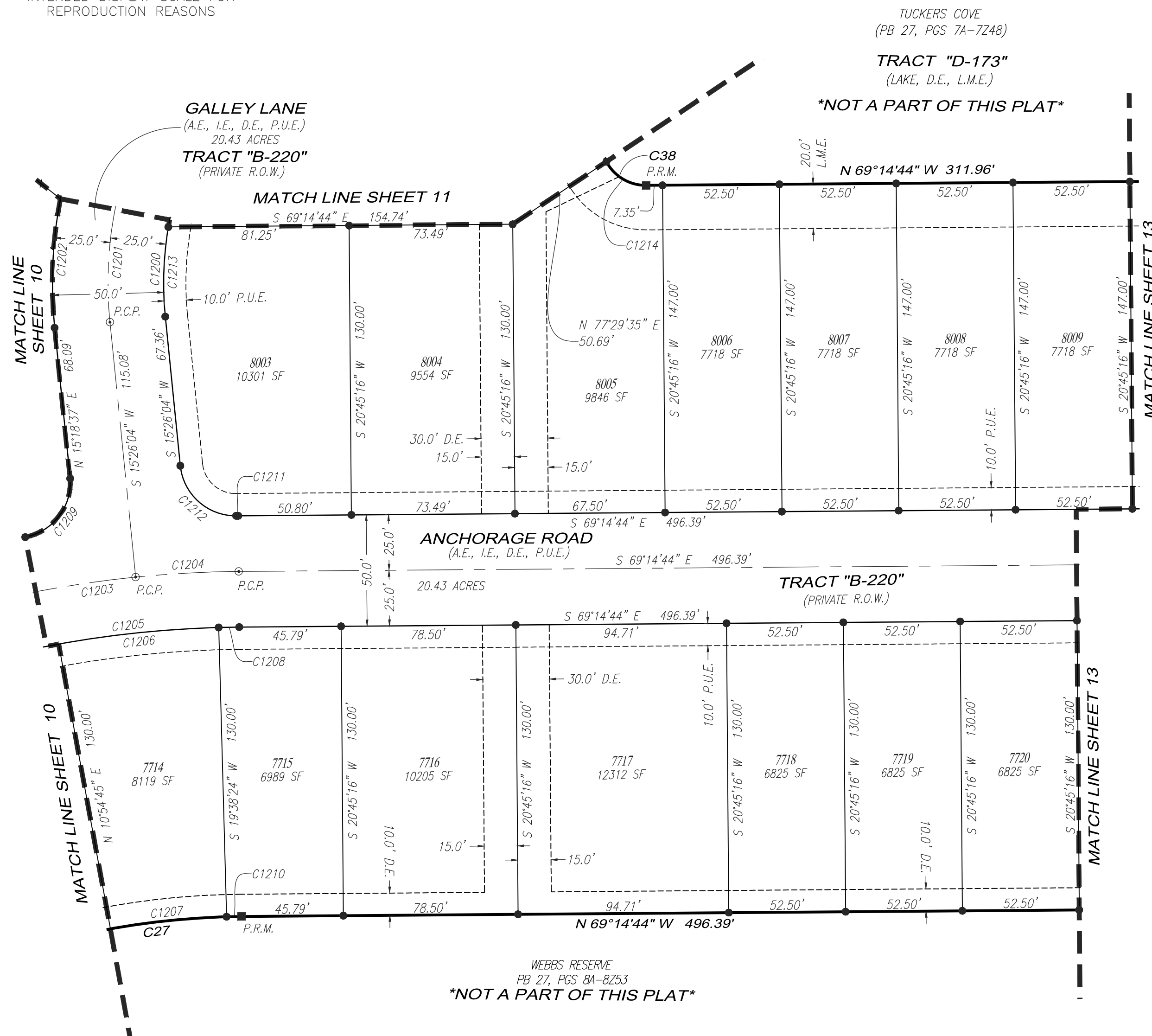


TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

0 20' 40' 80'
SCALE: 1" = 40'

THIS PLAN MAY HAVE BEEN
ENLARGED OR REDUCED FROM
INTENDED DISPLAY SCALE FOR
REPRODUCTION REASONS



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C27	345.00'	268.76'	44°38'06"	S 88°26'14" W	262.02'
C38	20.00'	43.72'	125°14'32"	N 6°37'28" W	35.52'
C1200	150.00'	40.41'	15°26'09"	S 23°09'09" W	40.29'
C1201	175.00'	129.10'	42°15'59"	S 36°34'04" W	126.19'
C1202	200.00'	147.54'	42°15'59"	S 36°34'04" W	144.21'
C1203	500.00'	389.51'	44°38'06"	S 88°26'14" W	379.74'
C1204	500.00'	46.43'	5°19'12"	N 71°54'20" W	46.41'
C1205	475.00'	370.04'	44°38'06"	S 88°26'14" W	360.75'
C1206	475.00'	72.35'	8°43'38"	S 74°43'25" E	72.28'
C1207	345.00'	52.55'	8°43'38"	N 74°43'25" W	52.50'
C1208	475.00'	9.24'	1°06'53"	S 69°48'10" E	9.24'
C1209	25.00'	36.25'	83°04'25"	N 58°41'55" E	33.16'
C1210	345.00'	6.71'	1°06'53"	N 69°48'10" W	6.71'
C1211	525.00'	0.95'	0°06'15"	N 69°17'51" W	0.95'
C1212	25.00'	36.99'	84°47'03"	N 26°57'27" W	33.71'
C1213	150.00'	40.41'	15°26'09"	N 23°09'09" E	40.29'
C1214	20.00'	21.86'	62°37'16"	S 37°56'06" E	20.79'

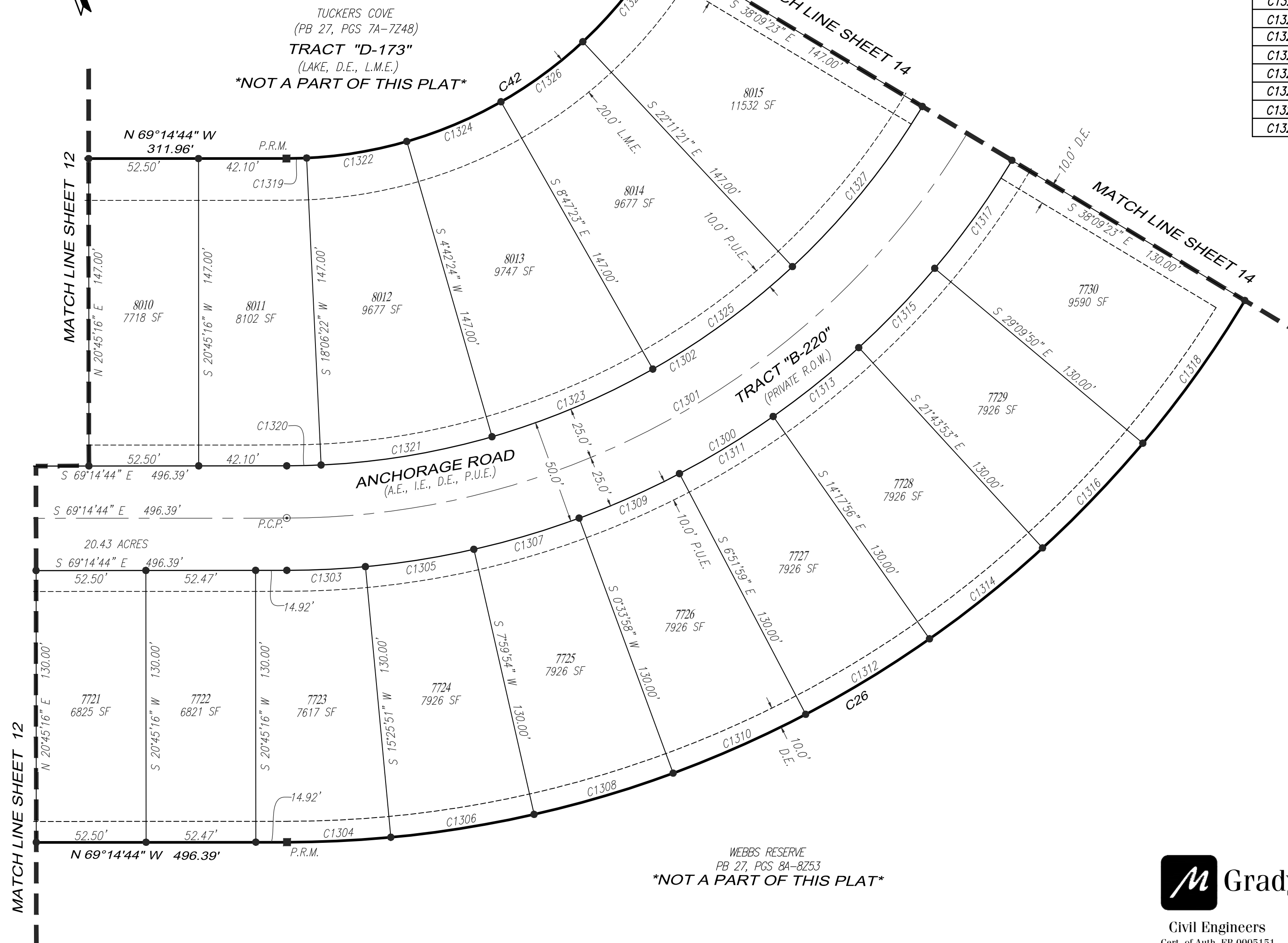
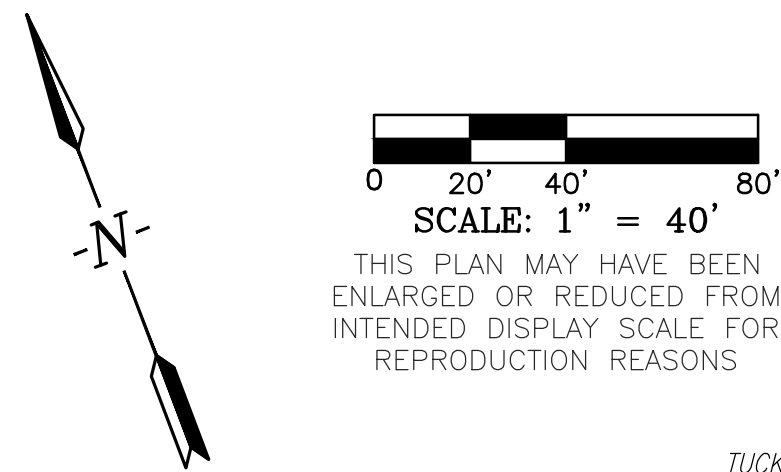
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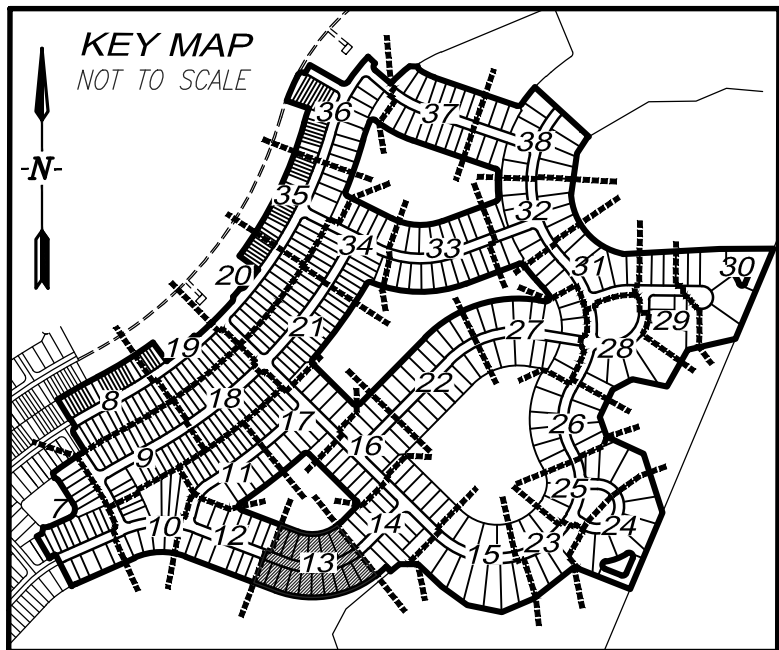
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TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C26	535.00'	617.43'	66°07'26"	S 77°41'34" W	583.73'
C42	208.00'	240.05'	66°07'26"	S 77°41'34" W	226.95'
C1300	405.00'	467.40'	66°07'26"	N 77°41'34" E	441.89'
C1301	380.00'	438.55'	66°07'26"	N 77°41'34" E	414.61'
C1302	355.00'	409.70'	66°07'26"	N 77°41'34" E	387.34'
C1303	405.00'	37.63'	5°19'25"	S 71°54'26" E	37.62'
C1304	535.00'	49.71'	5°19'25"	N 71°54'26" W	49.69'
C1305	405.00'	52.54'	7°25'57"	S 78°17'07" E	52.50'
C1306	535.00'	69.40'	7°25'57"	N 78°17'07" W	69.35'
C1307	405.00'	52.54'	7°25'57"	S 85°43'04" E	52.50'
C1308	535.00'	69.40'	7°25'57"	N 85°43'04" W	69.35'
C1309	405.00'	52.54'	7°25'57"	N 86°50'59" E	52.50'
C1310	535.00'	69.40'	7°25'57"	S 86°50'59" W	69.35'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1311	405.00'	52.54'	7°25'57"	N 79°25'02" E	52.50'
C1312	535.00'	69.40'	7°25'57"	S 79°25'02" W	69.35'
C1313	405.00'	52.54'	7°25'57"	N 71°59'06" E	52.50'
C1314	535.00'	69.40'	7°25'57"	S 71°59'06" W	69.35'
C1315	405.00'	52.54'	7°25'57"	N 64°33'09" E	52.50'
C1316	535.00'	69.40'	7°25'57"	S 64°33'09" W	69.35'
C1317	405.00'	63.57'	8°59'34"	N 56°20'24" E	63.50'
C1318	535.00'	83.97'	8°59'34"	S 56°20'24" W	83.88'
C1319	208.00'	9.61'	2°38'54"	S 70°34'11" E	9.61'
C1320	355.00'	16.41'	2°38'54"	N 70°34'11" W	16.41'
C1321	355.00'	83.02'	13°23'58"	N 78°35'37" W	82.83'
C1322	208.00'	48.64'	13°23'58"	S 78°35'37" E	48.53'
C1323	355.00'	83.62'	13°29'47"	S 87°57'30" W	83.43'
C1324	208.00'	49.00'	13°29'47"	N 87°57'30" E	48.88'
C1325	355.00'	83.02'	13°23'58"	S 74°30'38" W	82.83'
C1326	208.00'	48.64'	13°23'58"	N 74°30'38" E	48.53'
C1327	355.00'	98.93'	15°58'02"	S 59°49'38" W	98.61'
C1328	208.00'	57.97'	15°58'02"	N 59°49'38" E	57.78'



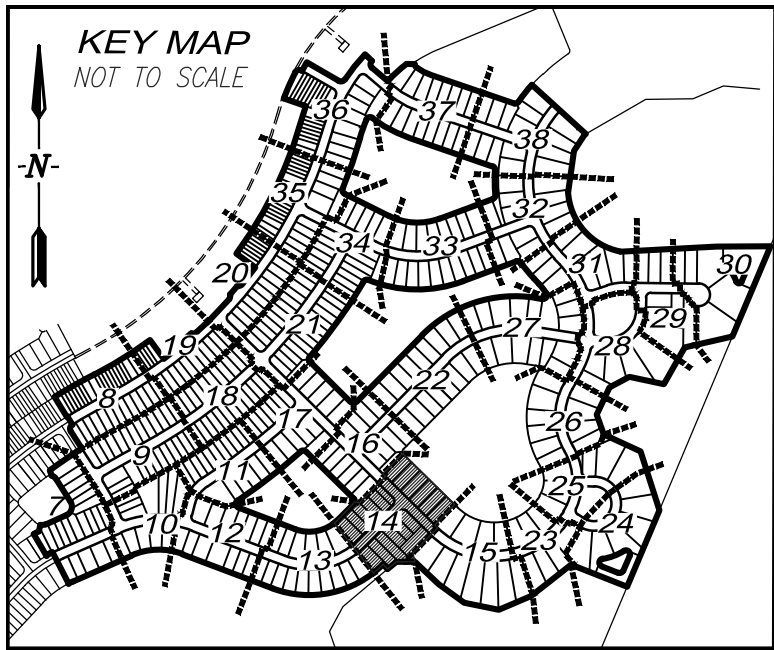
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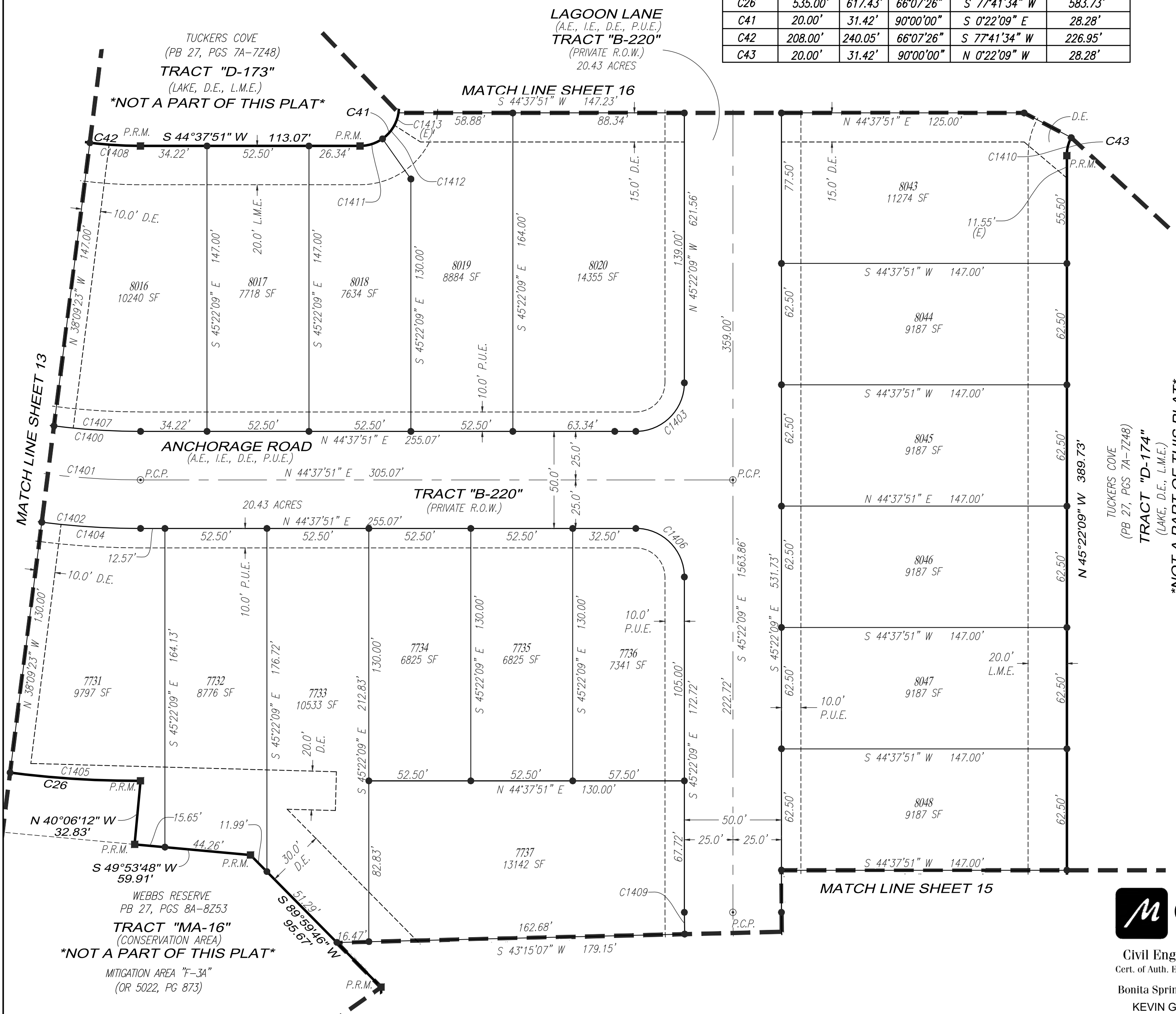
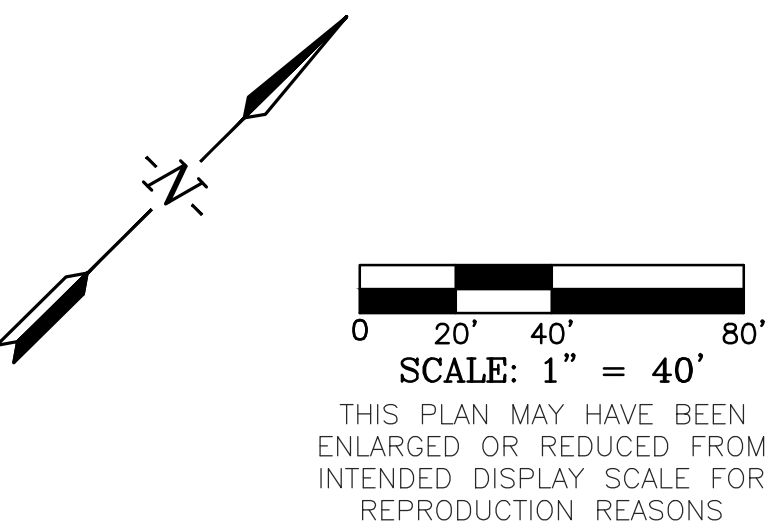
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TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

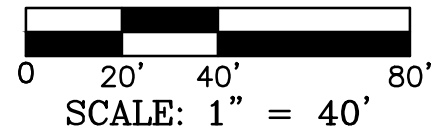
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C26	535.00'	617.43'	66°07'26"	S 77°41'34" W	583.73'
C41	20.00'	31.42'	90°00'00"	S 0°22'09" E	28.28'
C42	208.00'	240.05'	66°07'26"	S 77°41'34" W	226.95'
C43	20.00'	31.42'	90°00'00"	N 0°22'09" W	28.28'



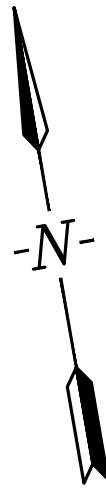
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1400	355.00'	409.70'	66°07'26"	N 77°41'34" E	387.34'
C1401	380.00'	438.55'	66°07'26"	N 77°41'34" E	414.61'
C1402	405.00'	467.40'	66°07'26"	N 77°41'34" E	441.89'
C1403	25.00'	39.27'	90°00'00"	N 0°22'09" W	35.36'
C1404	405.00'	50.98'	7°12'46"	N 48°14'14" E	50.95'
C1405	535.00'	67.35'	7°12'46"	S 48°14'14" W	67.31'
C1406	25.00'	39.27'	90°00'00"	N 89°37'51" E	35.36'
C1407	355.00'	44.69'	7°12'46"	S 48°14'14" W	44.66'
C1408	208.00'	26.18'	7°12'46"	N 48°14'14" E	26.17'
C1409	465.00'	11.19'	1°22'44"	S 46°03'31" E	11.19'
C1410	20.00'	9.65'	27°38'46"	S 31°32'47" E	9.56'
C1411	20.00'	12.31'	35°15'24"	N 27°00'09" E	12.11'
C1412	20.00'	16.10'	46°07'26"	N 13°41'16" W	15.67'
C1413	20.00'	6.71'	19°12'53"	N 27°08'33" W	6.68'

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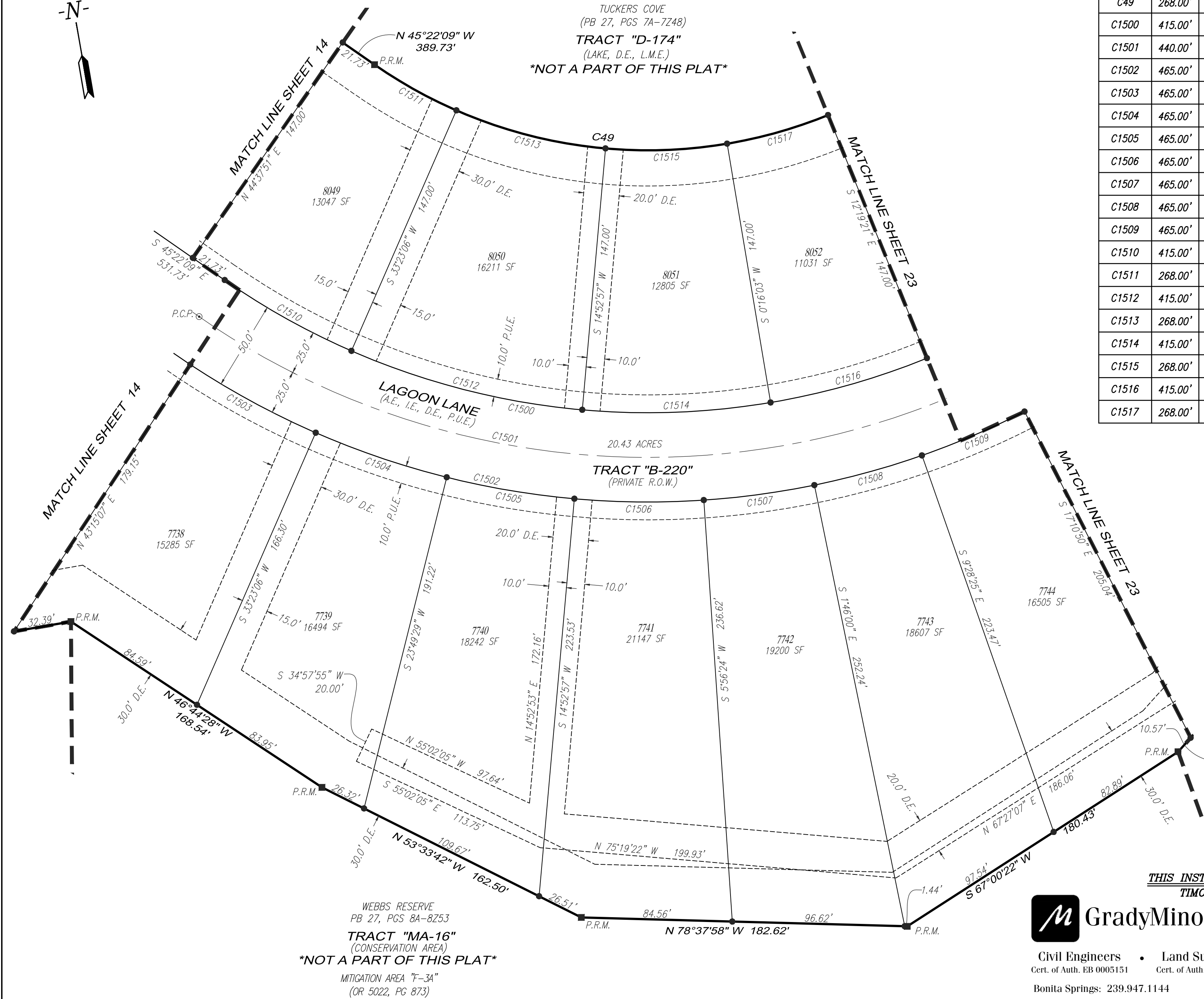
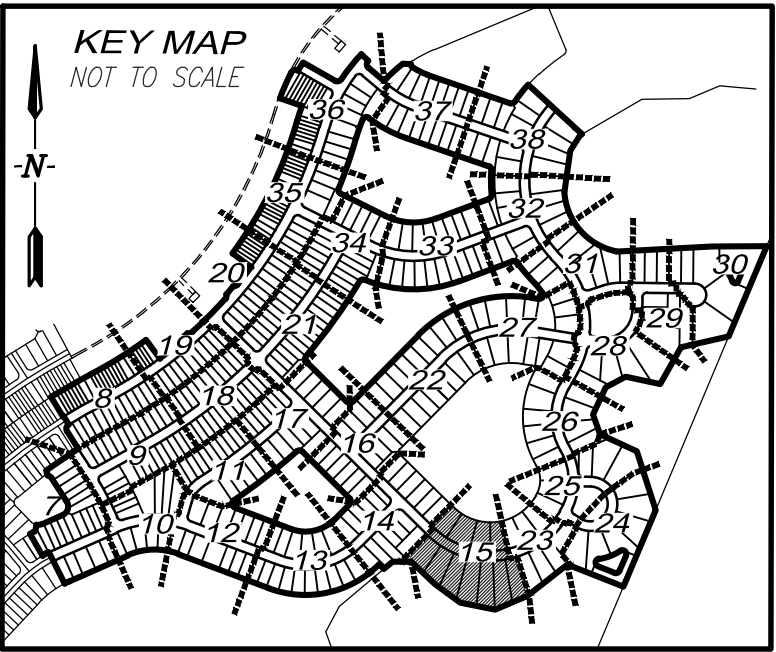


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TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C49	268.00'	476.81'	101°56'16"	S 83°39'43" W	416.37'
C1500	415.00'	738.35'	101°56'16"	N 83°39'43" E	644.75'
C1501	440.00'	782.83'	101°56'16"	N 83°39'43" E	683.59'
C1502	465.00'	797.26'	98°14'07"	N 85°30'47" E	703.13'
C1503	465.00'	80.08'	9°52'01"	S 51°40'53" E	79.98'
C1504	465.00'	77.59'	9°33'37"	S 61°23'42" E	77.50'
C1505	465.00'	72.57'	8°56'32"	S 70°38'47" E	72.50'
C1506	465.00'	72.57'	8°56'32"	S 79°35'20" E	72.50'
C1507	465.00'	62.55'	7°42'25"	S 87°54'48" E	62.50'
C1508	465.00'	62.55'	7°42'25"	N 84°22'47" E	62.50'
C1509	465.00'	62.55'	7°42'25"	N 76°40'23" E	62.50'
C1510	415.00'	81.45'	11°14'45"	N 50°59'32" W	81.32'
C1511	268.00'	52.60'	11°14'45"	S 50°59'32" E	52.52'
C1512	415.00'	134.02'	18°30'10"	N 65°51'59" W	133.44'
C1513	268.00'	86.55'	18°30'10"	S 65°51'59" E	86.17'
C1514	415.00'	105.86'	14°36'53"	N 82°25'30" W	105.57'
C1515	268.00'	68.36'	14°36'53"	S 82°25'30" E	68.18'
C1516	415.00'	91.19'	12°35'25"	S 83°58'21" W	91.01'
C1517	268.00'	58.89'	12°35'25"	N 83°58'21" E	58.77'



THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M



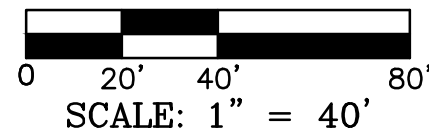
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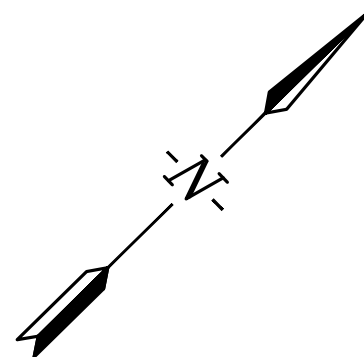
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TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
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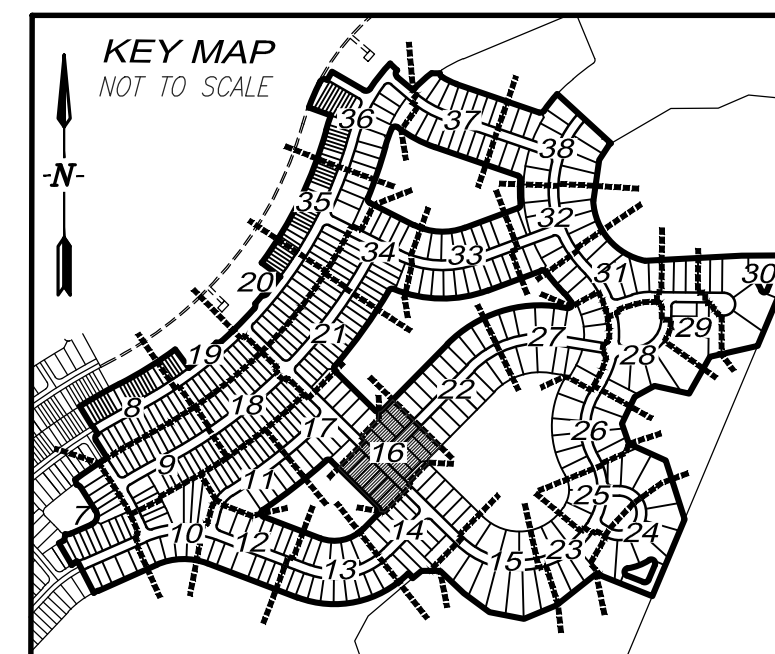
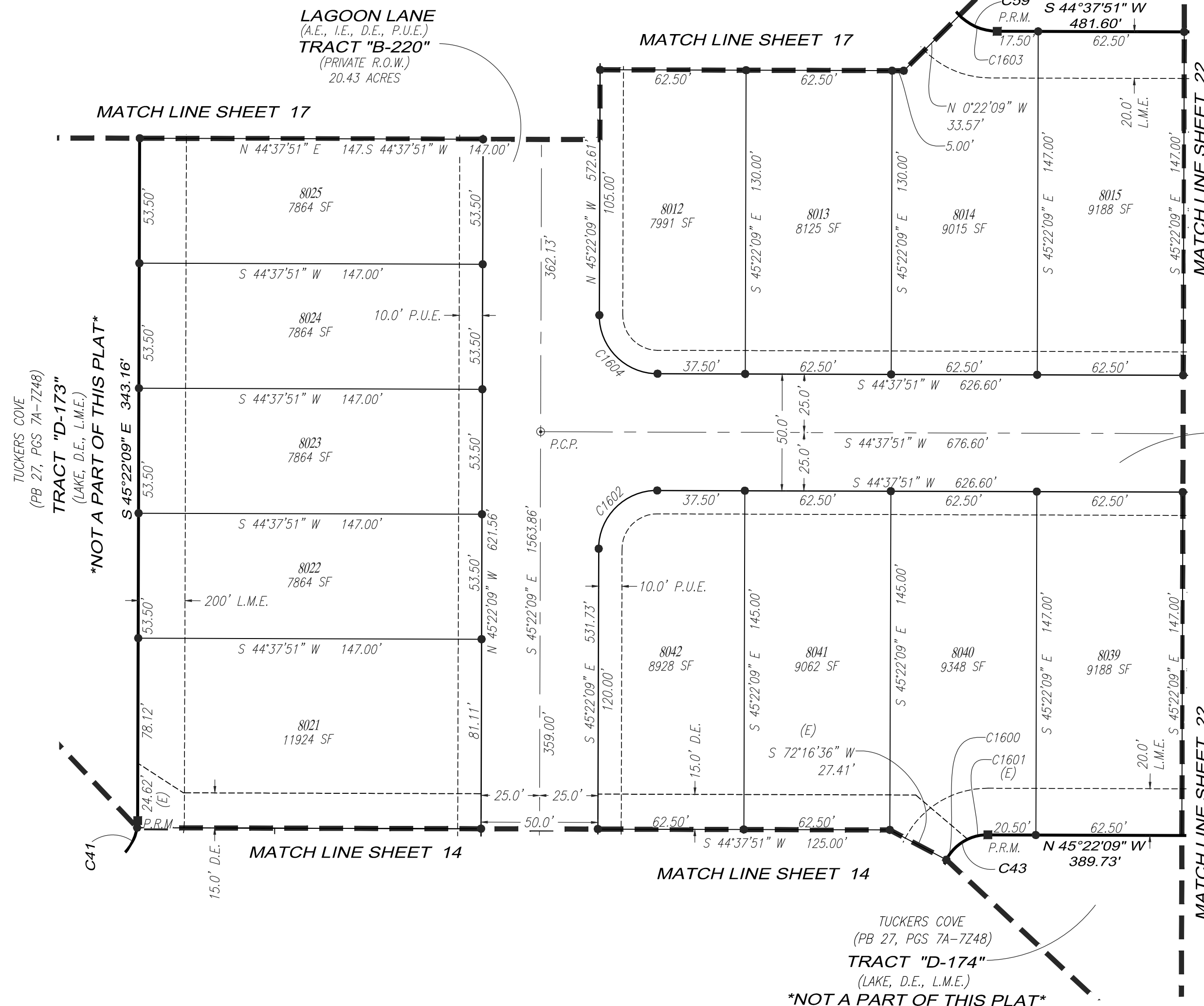
CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	20.00'	31.42'	90°00'00"	S 0°22'09" E	28.28'
C43	20.00'	31.42'	90°00'00"	N 0°22'09" W	28.28'
C59	23.00'	36.13'	90°00'00"	S 89°37'51" W	32.53'

TUCKERS COVE
(PB 27, PGS 7A-7Z48)
TRACT "D-175"
(LAKE, D.E., L.M.E.)
NOT A PART OF THIS PLAT

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1600	20.00'	8.56'	24°30'46"	S 12°37'32" E	8.49'
C1601	20.00'	8.88'	25°25'45"	S 31°54'58" W	8.80'
C1602	25.00'	39.27'	90°00'00"	N 0°22'09" W	35.36'
C1603	23.00'	18.06'	45°00'00"	N 67°07'51" E	17.60'
C1604	25.00'	39.27'	90°00'00"	S 89°37'51" W	35.36'

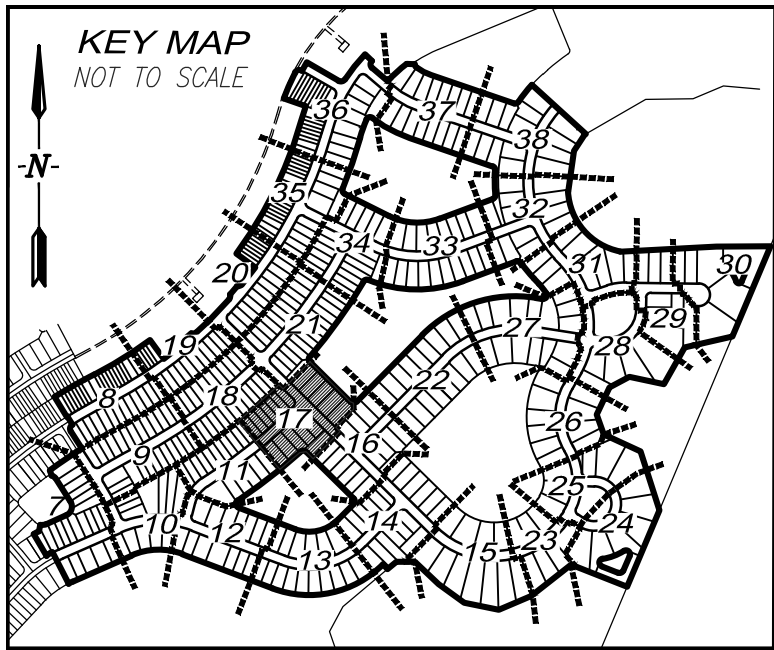


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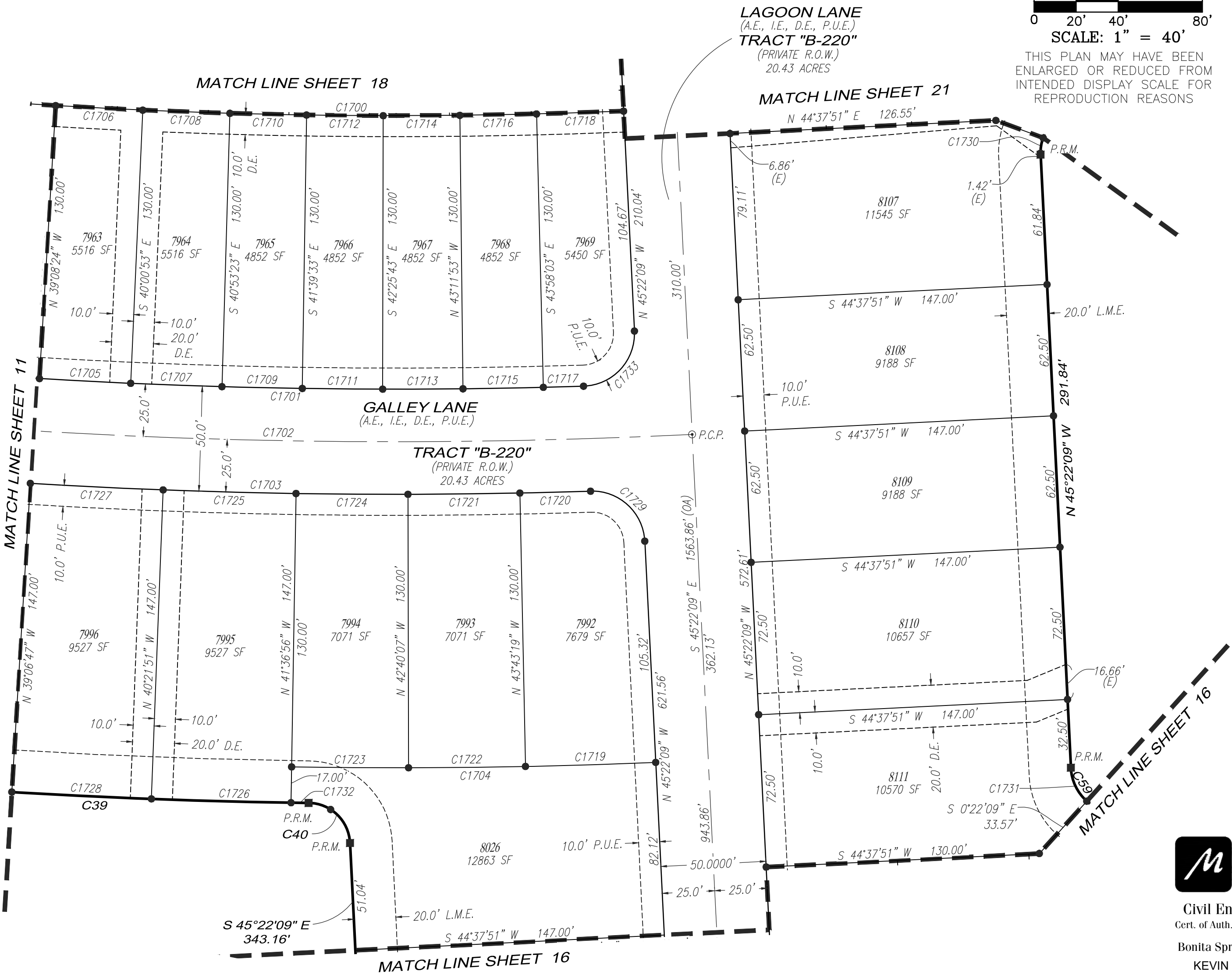
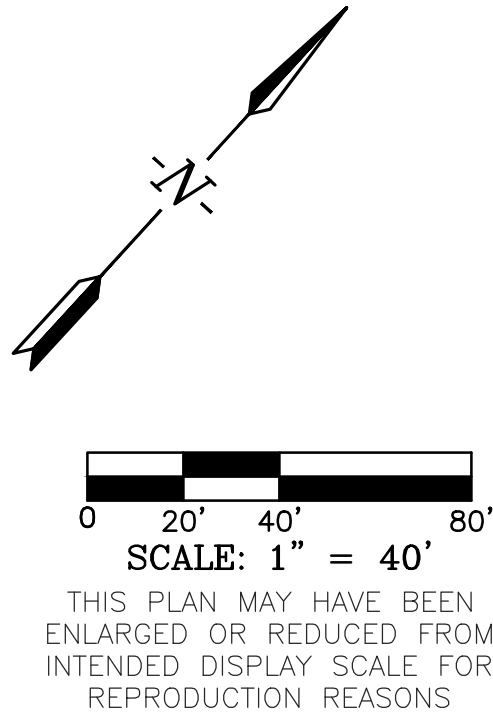
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TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C39	3041.00'	412.38'	7°46'11"	N 52°06'43" E	412.07'
C40	20.00'	30.16'	86°24'14"	S 88°34'16" E	27.38'
C59	23.00'	36.13'	90°00'00"	S 89°37'51" W	32.53'



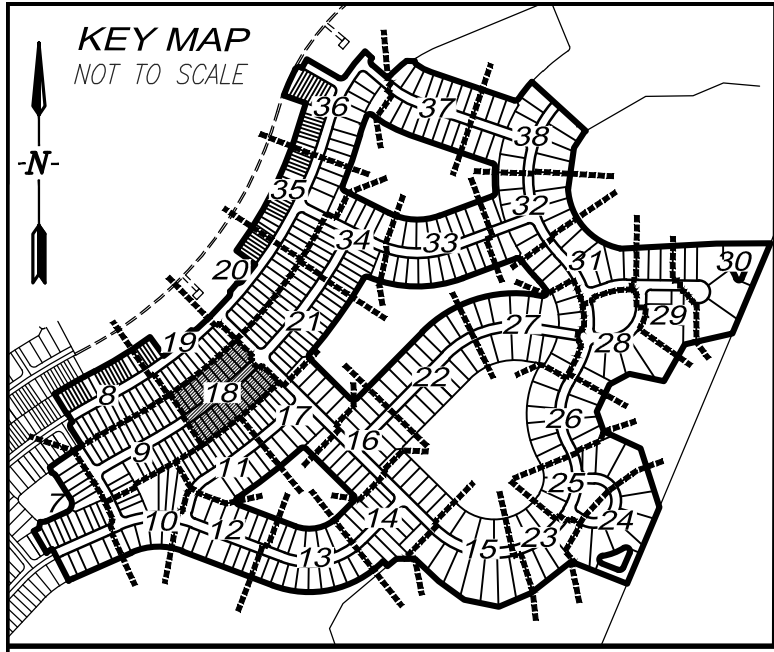
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1700	2714.00'	834.39'	17°36'54"	N 53°57'58" E	831.10'
C1701	2844.00'	598.32'	12°03'14"	N 51°40'26" E	597.22'
C1702	2869.00'	654.47'	13°04'12"	N 51°09'57" E	653.05'
C1703	2894.00'	610.60'	12°05'19"	N 51°39'24" E	609.46'
C1704	3024.00'	173.12'	3°16'48"	N 46°44'40" E	173.10'
C1705	2844.00'	43.43'	0°52'29"	S 50°25'22" W	43.42'
C1706	2714.00'	41.44'	0°52'29"	N 50°25'22" E	41.44'
C1707	2844.00'	43.43'	0°52'29"	S 49°32'52" W	43.42'
C1708	2714.00'	41.44'	0°52'29"	N 49°32'52" E	41.44'
C1709	2844.00'	38.19'	0°46'10"	S 48°43'32" W	38.19'
C1710	2714.00'	36.45'	0°46'10"	N 48°43'32" E	36.45'
C1711	2844.00'	38.19'	0°46'10"	S 47°57'22" W	38.19'
C1712	2714.00'	36.45'	0°46'10"	N 47°57'22" E	36.45'
C1713	2844.00'	38.19'	0°46'10"	S 47°11'12" W	38.19'
C1714	2714.00'	36.45'	0°46'10"	N 47°11'12" E	36.45'
C1715	2844.00'	38.19'	0°46'10"	S 46°25'02" W	38.19'
C1716	2714.00'	36.45'	0°46'10"	N 46°25'02" E	36.45'
C1717	2844.00'	19.14'	0°23'08"	S 45°50'23" W	19.14'
C1718	2714.00'	41.40'	0°52'27"	N 45°35'44" E	41.40'
C1719	3024.00'	61.94'	1°10'25"	S 45°41'28" W	61.94'
C1720	2894.00'	33.63'	0°39'57"	N 45°56'42" E	33.63'
C1721	2894.00'	53.20'	1°03'12"	N 46°48'17" E	53.20'
C1722	3024.00'	55.59'	1°03'12"	S 46°48'17" W	55.59'
C1723	3024.00'	55.59'	1°03'12"	S 47°51'28" W	55.59'
C1724	2894.00'	53.20'	1°03'12"	N 47°51'28" E	53.20'
C1725	2894.00'	63.20'	1°15'05"	N 49°00'37" E	63.20'
C1726	3041.00'	66.41'	1°15'05"	S 49°00'37" W	66.41'
C1727	2894.00'	63.20'	1°15'05"	N 50°15'41" E	63.20'
C1728	3041.00'	66.41'	1°15'05"	S 50°15'41" W	66.41'
C1729	25.00'	38.84'	89°01'07"	S 89°52'43" E	35.05'
C1730	20.00'	8.07'	23°07'26"	S 33°48'26" E	8.02'
C1731	23.00'	18.06'	45°00'00"	S 67°52'09" E	17.60'
C1732	3041.00'	8.36'	0°09'27"	S 48°18'21" W	8.36'
C1733	25.00'	39.71'	91°00'59"	S 0°08'20" W	35.67'

THIS INSTRUMENT WAS PREPARED BY:
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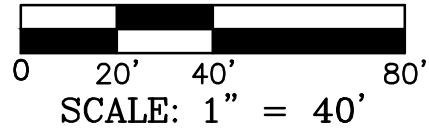
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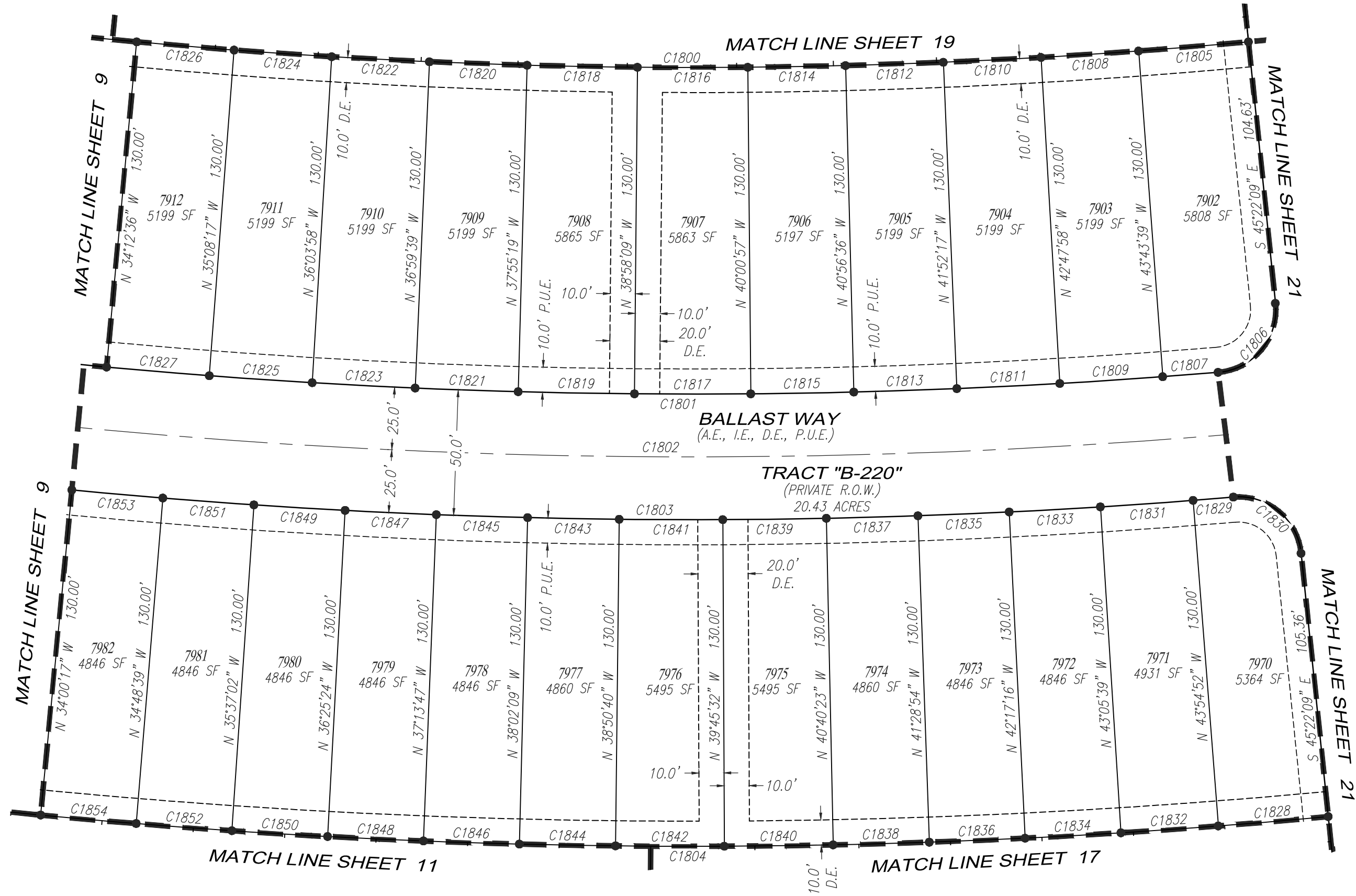
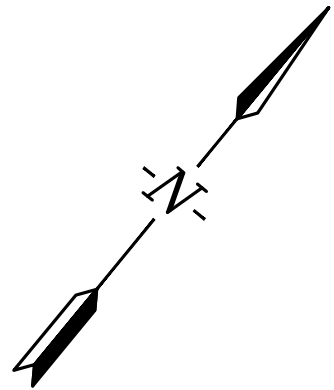
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TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
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CHARLOTTE COUNTY, FLORIDA.



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CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1800	2404.00'	736.23'	17°32'49"	N 54°00'00" E	733.35'
C1801	2534.00'	751.89'	17°00'03"	N 54°16'23" E	749.13'
C1802	2559.00'	1611.80'	36°05'17"	N 44°43'46" E	1585.29'
C1803	2584.00'	768.70'	17°02'41"	N 54°15'04" E	765.87'
C1804	2714.00'	834.39'	17°36'54"	N 53°57'58" E	831.10'
C1805	2404.00'	43.89'	1°02'46"	N 45°44'59" E	43.89'
C1806	25.00'	39.77'	91°08'31"	S 0°12'06" W	35.71'
C1807	2534.00'	22.11'	0°30'00"	S 46°01'21" W	22.11'
C1808	2404.00'	38.94'	0°55'41"	N 46°44'12" E	38.94'
C1809	2534.00'	41.04'	0°55'41"	S 46°44'12" W	41.04'
C1810	2404.00'	38.94'	0°55'41"	N 47°39'53" E	38.94'
C1811	2534.00'	41.04'	0°55'41"	S 47°39'53" W	41.04'
C1812	2404.00'	38.94'	0°55'41"	N 48°35'33" E	38.94'
C1813	2534.00'	41.04'	0°55'41"	S 48°35'33" W	41.04'
C1814	2404.00'	38.92'	0°55'40"	N 49°31'14" E	38.92'
C1815	2534.00'	41.03'	0°55'40"	S 49°31'14" W	41.03'
C1816	2404.00'	43.92'	1°02'48"	N 50°30'27" E	43.91'
C1817	2534.00'	46.29'	1°02'48"	S 50°30'27" W	46.29'
C1818	2404.00'	43.93'	1°02'49"	N 51°33'16" E	43.93'
C1819	2534.00'	46.30'	1°02'49"	S 51°33'16" W	46.30'
C1820	2404.00'	38.94'	0°55'41"	N 52°32'31" E	38.94'
C1821	2534.00'	41.04'	0°55'41"	S 52°32'31" W	41.04'
C1822	2404.00'	38.94'	0°55'41"	N 53°28'12" E	38.94'
C1823	2534.00'	41.04'	0°55'41"	S 53°28'12" W	41.04'
C1824	2404.00'	38.94'	0°55'41"	N 54°23'53" E	38.94'
C1825	2534.00'	41.04'	0°55'41"	S 54°23'53" W	41.04'
C1826	2404.00'	38.94'	0°55'41"	N 55°19'33" E	38.94'
C1827	2534.00'	41.04'	0°55'41"	S 55°19'33" W	41.04'
C1828	2714.00'	43.91'	0°55'37"	S 45°37'19" W	43.91'
C1829	2584.00'	16.08'	0°21'24"	N 45°54'26" E	16.08'
C1830	25.00'	38.79'	88°54'07"	S 89°49'13" E	35.01'
C1831	2584.00'	37.00'	0°49'13"	N 46°29'44" E	37.00'
C1832	2714.00'	38.86'	0°49'13"	S 46°29'44" W	38.86'
C1833	2584.00'	36.36'	0°48'22"	N 47°18'32" E	36.36'
C1834	2714.00'	38.19'	0°48'22"	S 47°18'32" W	38.19'
C1835	2584.00'	36.36'	0°48'22"	N 48°06'55" E	36.36'
C1836	2714.00'	38.19'	0°48'22"	S 48°06'55" W	38.19'
C1837	2584.00'	36.47'	0°48'31"	N 48°55'21" E	36.47'
C1838	2714.00'	38.30'	0°48'31"	S 48°55'21" W	38.30'
C1839	2584.00'	41.23'	0°54'52"	N 49°47'03" E	41.23'
C1840	2714.00'	43.31'	0°54'52"	S 49°47'03" W	43.31'
C1841	2584.00'	41.23'	0°54'52"	N 50°41'54" E	41.23'
C1842	2714.00'	43.31'	0°54'52"	S 50°41'54" W	43.31'
C1843	2584.00'	36.47'	0°48'31"	N 51°33'35" E	36.47'
C1844	2714.00'	38.30'	0°48'31"	S 51°33'35" W	38.30'
C1845	2584.00'	36.36'	0°48'22"	N 52°22'02" E	36.36'
C1846	2714.00'	38.19'	0°48'22"	S 52°22'02" W	38.19'
C1847	2584.00'	36.36'	0°48'22"	N 53°10'25" E	36.36'
C1848	2714.00'	38.19'	0°48'22"	S 53°10'25" W	38.19'
C1849	2584.00'	36.36'	0°48'22"	N 53°58'47" E	36.36'
C1850	2714.00'	38.19'	0°48'22"	S 53°58'47" W	38.19'
C1851	2584.00'	36.36'	0°48'22"	N 54°47'09" E	36.36'
C1852	2714.00'	38.19'	0°48'22"	S 54°47'09" W	38.19'
C1853	2584.00'	36.36'	0°48'22"	N 55°35'32" E	36.36'
C1854	2714.00'	38.19'	0°48'22"	S 55°35'32" W	38.19'

THIS INSTRUMENT WAS PREPARED BY:
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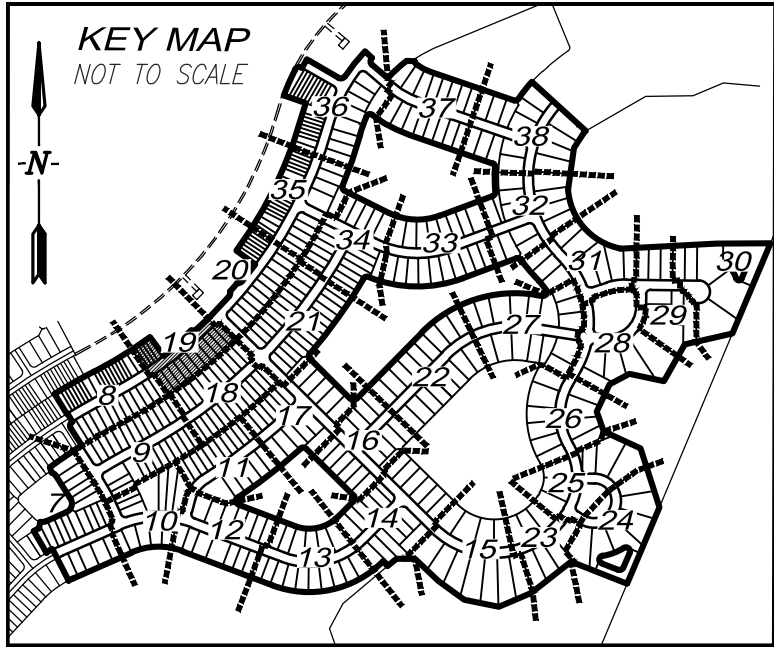


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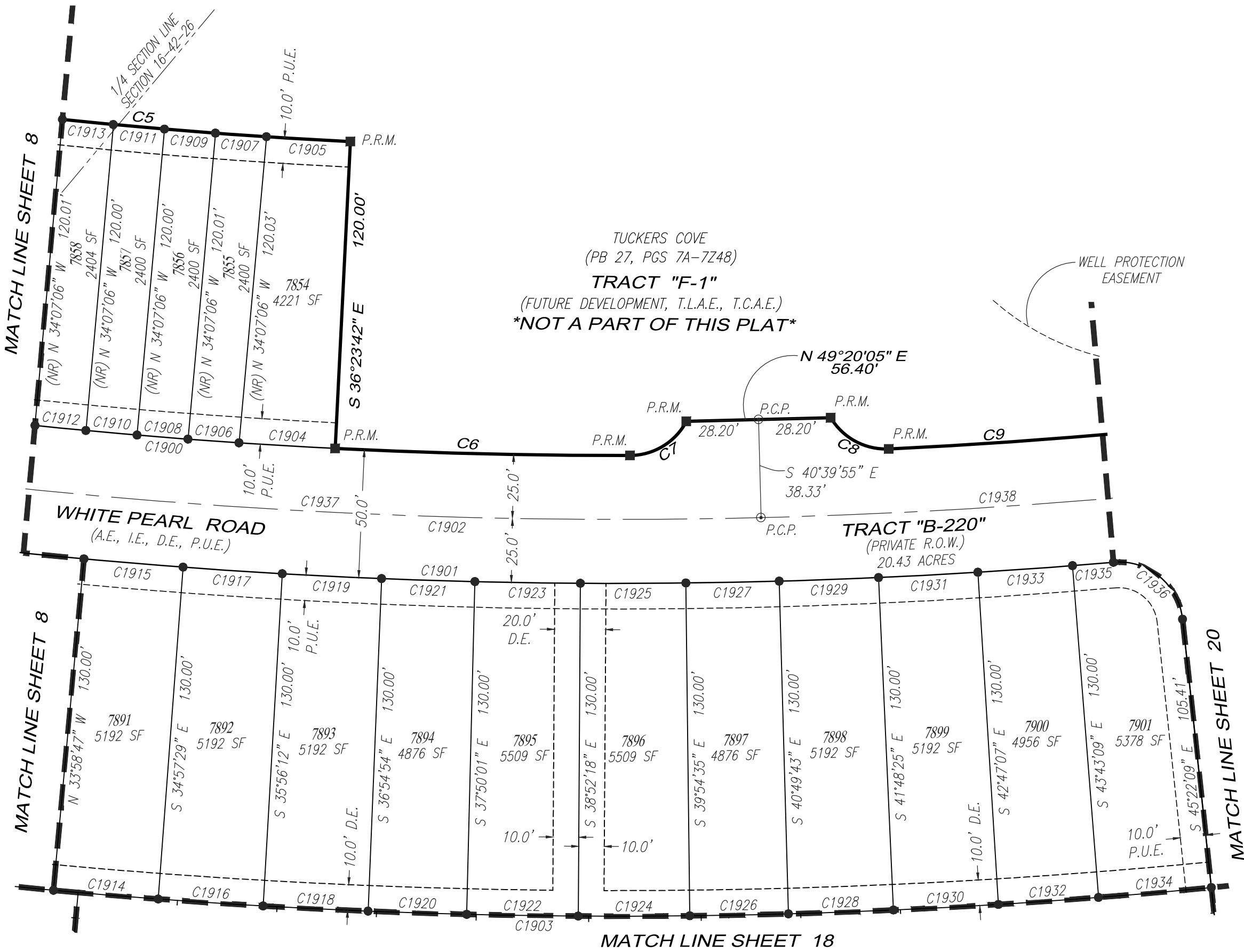
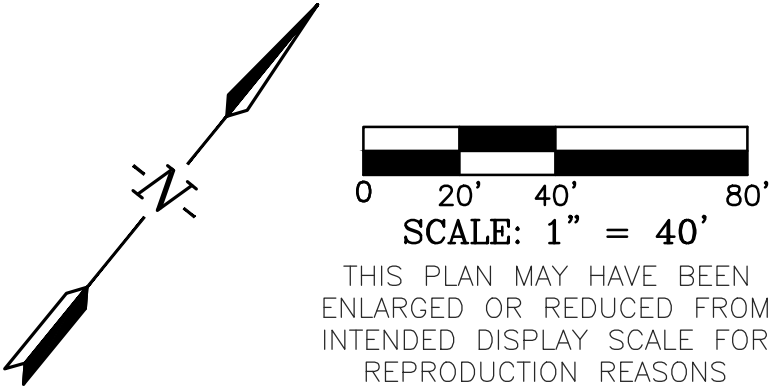
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TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
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A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C5	2104.00'	336.68'	9°10'06"	N 58°11'21" E	336.32'
C6	2224.00'	115.18'	2°58'02"	N 52°07'17" E	115.17'
C7	25.00'	27.05'	61°58'01"	N 19°38'45" E	25.75'
C8	25.00'	27.05'	61°59'01"	N 79°01'25" E	25.75'
C9	2224.00'	239.53'	6°10'15"	N 44°56'48" E	239.41'



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1900	2224.00'	471.06'	12°08'09"	N 5°42'20" E	470.18'
C1901	2274.00'	670.60'	16°53'47"	N 54°19'31" E	668.17'
C1902	2249.00'	1852.11'	47°11'04"	N 39°10'52" E	1800.21'
C1903	2404.00'	736.23'	17°32'49"	N 54°00'00" E	733.35'
C1904	2224.00'	37.56'	0°58'03"	S 54°05'20" W	37.56'
C1905	2104.00'	32.79'	0°53'35"	N 54°03'05" E	32.79'
C1906	2224.00'	20.00'	0°30'55"	S 54°49'49" W	20.00'
C1907	2104.00'	20.00'	0°32'41"	N 54°46'13" E	20.00'
C1908	2224.00'	20.00'	0°30'55"	S 55°20'44" W	20.00'
C1909	2104.00'	20.00'	0°32'41"	N 55°18'54" E	20.00'
C1910	2224.00'	20.00'	0°30'55"	S 55°51'39" W	20.00'
C1911	2104.00'	20.00'	0°32'41"	N 55°51'35" E	20.00'
C1912	2224.00'	20.03'	0°30'58"	S 56°22'36" W	20.03'
C1913	2104.00'	20.03'	0°32'44"	N 56°24'17" E	20.03'
C1914	2404.00'	41.05'	0°58'42"	S 55°31'52" W	41.05'
C1915	2274.00'	38.83'	0°58'42"	N 55°31'52" E	38.83'
C1916	2404.00'	41.05'	0°58'42"	S 54°33'09" W	41.05'
C1917	2274.00'	38.83'	0°58'42"	N 54°33'09" E	38.83'
C1918	2404.00'	41.05'	0°58'42"	S 53°34'27" W	41.05'
C1919	2274.00'	38.83'	0°58'42"	N 53°34'27" E	38.83'
C1920	2404.00'	38.55'	0°55'07"	S 52°37'32" W	38.55'
C1921	2274.00'	36.46'	0°55'07"	N 52°37'32" E	36.46'
C1922	2404.00'	43.56'	1°02'17"	S 51°38'50" W	43.55'
C1923	2274.00'	41.20'	1°02'17"	N 51°38'50" E	41.20'
C1924	2404.00'	43.56'	1°02'17"	S 50°36'33" W	43.55'
C1925	2274.00'	41.20'	1°02'17"	N 50°36'33" E	41.20'
C1926	2404.00'	38.55'	0°55'07"	S 49°37'51" W	38.55'
C1927	2274.00'	36.46'	0°55'07"	N 49°37'51" E	36.46'
C1928	2404.00'	41.05'	0°58'42"	S 48°40'56" W	41.05'
C1929	2274.00'	38.83'	0°58'42"	N 48°40'56" E	38.83'
C1930	2404.00'	41.05'	0°58'42"	S 47°42'14" W	41.05'
C1931	2274.00'	38.83'	0°58'42"	N 47°42'14" E	38.83'
C1932	2404.00'	39.18'	0°56'02"	S 46°44'52" W	39.18'
C1933	2274.00'	37.06'	0°56'02"	N 46°44'52" E	37.06'
C1934	2404.00'	44.23'	1°03'15"	S 45°45'13" W	44.23'
C1935	2274.00'	16.03'	0°24'14"	N 46°04'44" E	16.03'
C1936	25.00'	38.73'	88°45'14"	S 89°44'46" E	34.97'
C1937	2249.00'	527.50'	13°26'19"	N 56°03'15" E	526.29'
C1938	2249.00'	1324.61'	33°44'45"	N 32°27'43" E	1305.55'

THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M

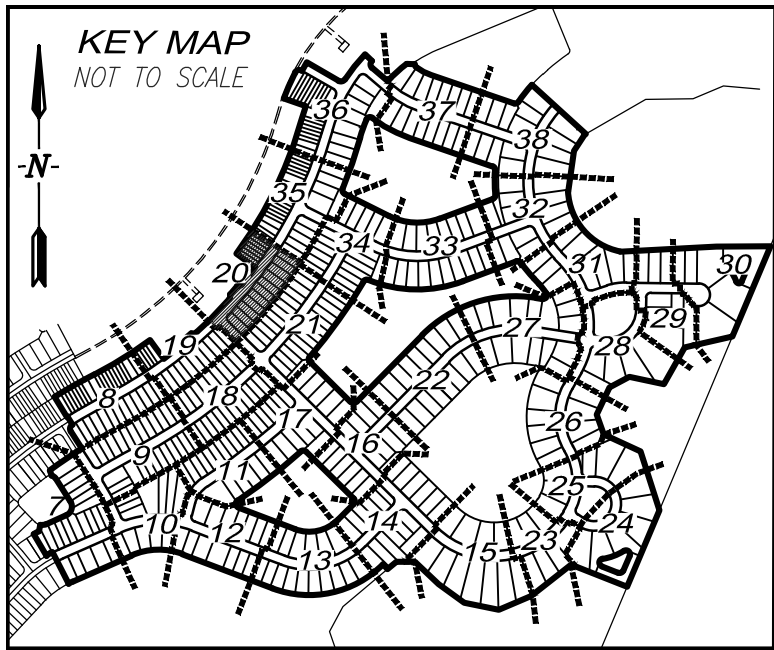


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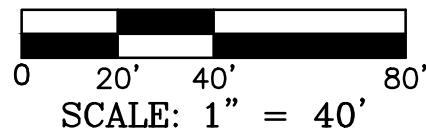
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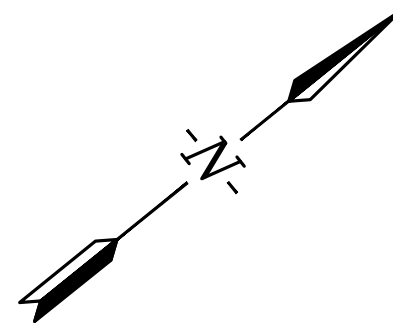


TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

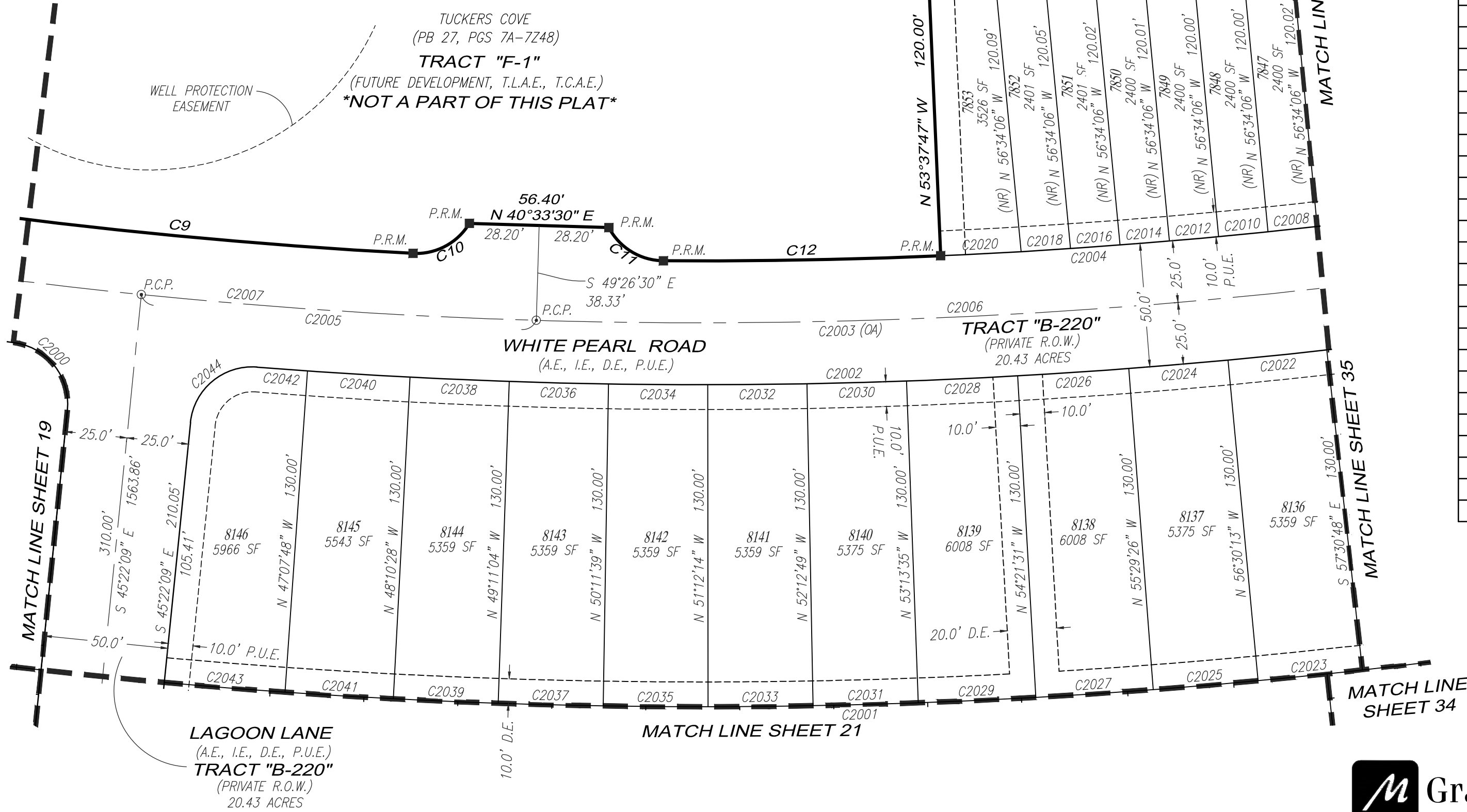


SCALE: 1" = 40'
THIS PLAN MAY HAVE BEEN
ENLARGED OR REDUCED FROM
INTENDED DISPLAY SCALE FOR
REPRODUCTION REASONS



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C9	2224.00'	239.53'	6°10'15"	N 44°56'48" E	239.41'
C10	25.00'	27.05'	61°59'01"	N 10°52'10" E	25.75'
C11	25.00'	27.05'	61°59'01"	N 70°14'50" E	25.75'
C12	2224.00'	111.99'	2°53'06"	N 37°48'46" E	111.98'
C13	2104.00'	763.13'	20°46'53"	N 25°58'47" E	758.95'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2000	25.00'	38.73'	88°45'14"	N 89°44'46" W	34.97'
C2001	2404.00'	702.94'	16°45'13"	N 35°39'29" E	700.44'
C2002	2274.00'	613.31'	15°27'11"	N 35°39'29" E	611.45'
C2003	2249.00'	1852.11'	47°11'04"	N 39°10'52" E	1800.21'
C2004	2224.00'	918.64'	23°39'59"	N 27°25'20" E	912.12'
C2005	2249.00'	159.85'	4°04'21"	N 42°35'40" E	159.82'
C2006	2249.00'	980.11'	24°58'10"	N 28°04'25" E	972.37'
C2007	2249.00'	872.00'	22°12'55"	N 51°39'57" E	866.55'
C2008	2224.00'	20.00'	0°30'55"	S 32°41'59" W	20.00'
C2009	2104.00'	20.00'	0°32'41"	N 32°39'29" E	20.00'
C2010	2224.00'	20.00'	0°30'55"	S 33°12'54" W	20.00'
C2011	2104.00'	20.00'	0°32'41"	N 33°12'09" E	20.00'
C2012	2224.00'	20.00'	0°30'55"	S 33°43'49" W	20.00'
C2013	2104.00'	20.00'	0°32'41"	N 33°44'50" E	20.00'
C2014	2224.00'	20.00'	0°30'55"	S 34°14'44" W	20.00'
C2015	2104.00'	20.00'	0°32'41"	N 34°17'31" E	20.00'
C2016	2224.00'	20.01'	0°30'55"	S 34°45'39" W	20.01'
C2017	2104.00'	20.01'	0°32'41"	N 34°50'12" E	20.01'
C2018	2224.00'	20.01'	0°30'56"	S 35°16'35" W	20.01'
C2019	2104.00'	20.01'	0°32'42"	N 35°22'54" E	20.01'
C2020	2224.00'	32.46'	0°50'10"	S 35°57'08" W	32.46'
C2021	2104.00'	26.30'	0°42'58"	N 36°00'44" E	26.30'
C2022	2274.00'	40.08'	1°00'35"	N 32°59'30" E	40.08'
C2023	2404.00'	42.37'	1°00'35"	S 32°59'30" W	42.37'
C2024	2274.00'	40.20'	1°00'46"	N 34°00'11" E	40.20'
C2025	2404.00'	42.49'	1°00'46"	S 34°00'11" W	42.49'
C2026	2274.00'	44.93'	1°07'56"	N 35°04'31" E	44.93'
C2027	2404.00'	47.50'	1°07'56"	S 35°04'31" W	47.50'
C2028	2274.00'	44.93'	1°07'56"	N 36°12'27" E	44.93'
C2029	2404.00'	47.50'	1°07'56"	S 36°12'27" W	47.50'
C2030	2274.00'	40.20'	1°00'46"	N 37°16'48" E	40.20'
C2031	2404.00'	42.49'	1°00'46"	S 37°16'48" W	42.49'
C2032	2274.00'	40.08'	1°00'35"	N 38°17'29" E	40.08'
C2033	2404.00'	42.37'	1°00'35"	S 38°17'29" W	42.37'
C2034	2274.00'	40.08'	1°00'35"	N 39°18'04" E	40.08'
C2035	2404.00'	42.37'	1°00'35"	S 39°18'04" W	42.37'
C2036	2274.00'	40.08'	1°00'35"	N 40°18'39" E	40.08'
C2037	2404.00'	42.37'	1°00'35"	S 40°18'39" W	42.37'
C2038	2274.00'	40.08'	1°00'35"	N 41°19'14" E	40.08'
C2039	2404.00'	42.37'	1°00'35"	S 41°19'14" W	42.37'
C2040	2274.00'	41.46'	1°02'40"	N 42°20'52" E	41.46'
C2041	2404.00'	43.83'	1°02'40"	S 42°20'52" W	43.83'
C2042	2274.00'	20.42'	0°30'52"	N 43°07'38" E	20.42'
C2043	2404.00'	48.88'	1°09'54"	S 43°27'09" W	48.88'
C2044	25.00'	38.73'	88°45'14"	N 0°59'32" W	34.97'



THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M



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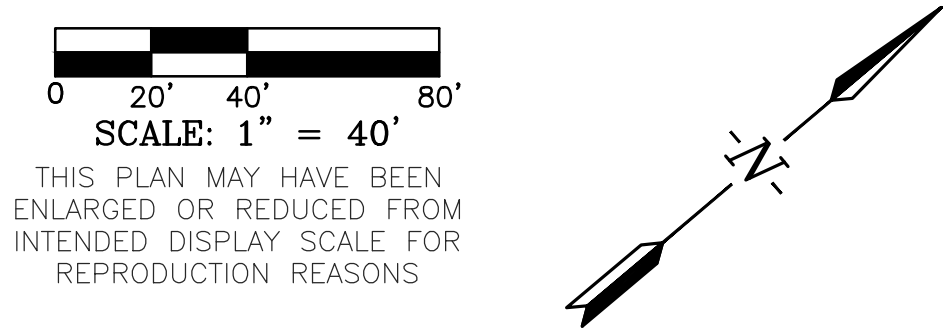
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TUCKERS COVE - PHASE 2

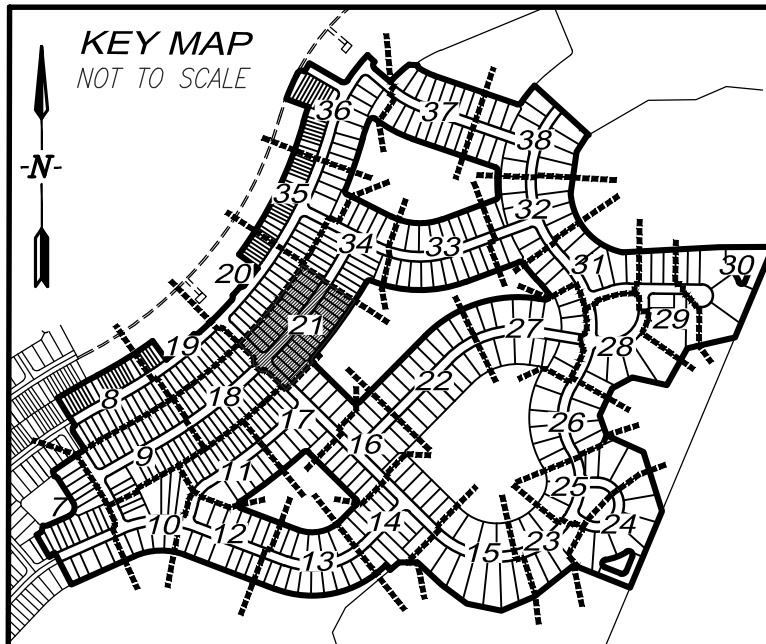
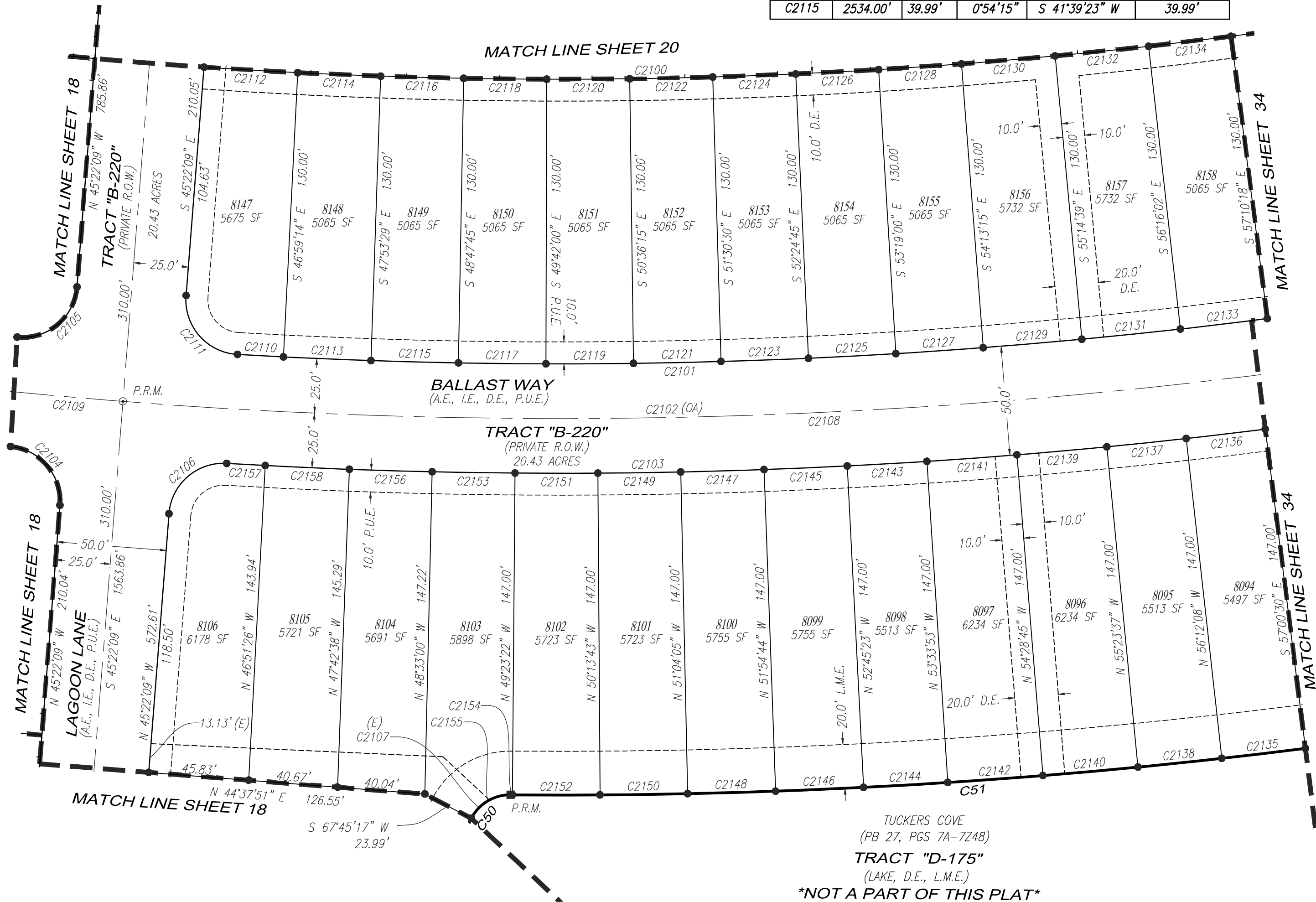
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

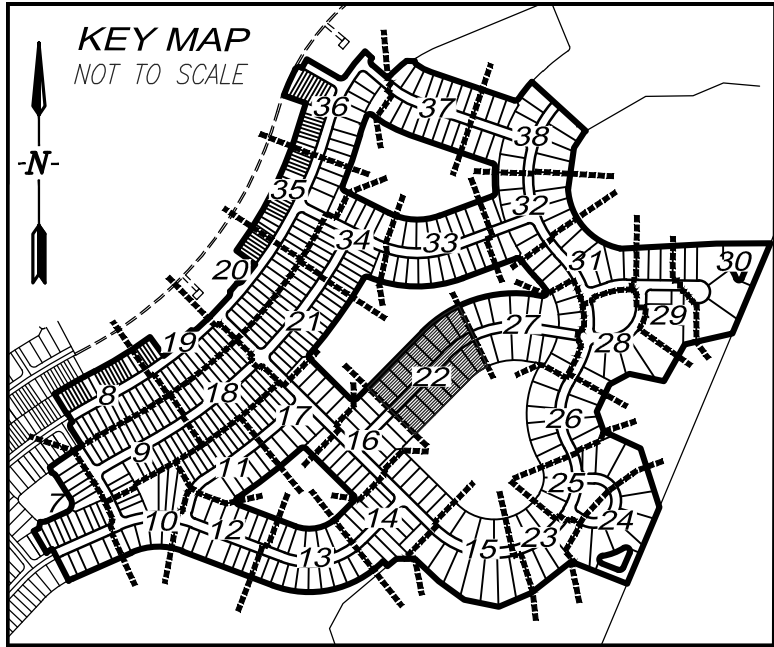
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C50	20.00'	30.02'	85°59'52"	N 2°22'13" W	27.28'
C51	2731.00'	476.11'	9°59'19"	N 35°38'04" E	475.50'



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2100	2404.00'	702.94'	16°45'13"	N 35°39'29" E	700.44'
C2101	2534.00'	692.66'	15°39'42"	N 35°39'29" E	690.50'
C2102	2559.00'	1611.80'	36°05'17"	N 44°43'46" E	1585.29'
C2103	2584.00'	710.27'	15°44'57"	N 35°39'29" E	708.04'
C2104	25.00'	38.79'	88°54'07"	N 89°49'13" W	35.01'
C2105	25.00'	39.77'	91°08'31"	N 0°12'06" E	35.71'
C2106	25.00'	38.79'	88°54'07"	N 0°55'06" W	35.01'
C2107	20.00'	11.92'	34°08'58"	S 5°10'14" E	11.74'
C2108	2559.00'	801.49'	17°56'43"	N 35°39'29" E	798.22'
C2109	2559.00'	810.31'	18°08'34"	N 53°42'08" E	806.93'
C2110	2534.00'	21.06'	0°28'34"	S 43°15'03" W	21.06'
C2111	25.00'	39.77'	91°08'31"	S 89°03'35" W	35.71'
C2112	2404.00'	42.89'	1°01'20"	N 43°31'26" E	42.89'
C2113	2534.00'	39.99'	0°54'15"	S 42°33'38" W	39.99'
C2114	2404.00'	37.94'	0°54'15"	N 42°33'38" E	37.94'
C2115	2534.00'	39.99'	0°54'15"	S 41°39'23" W	39.99'

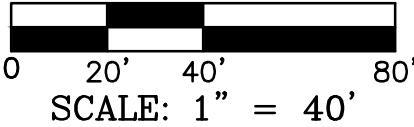
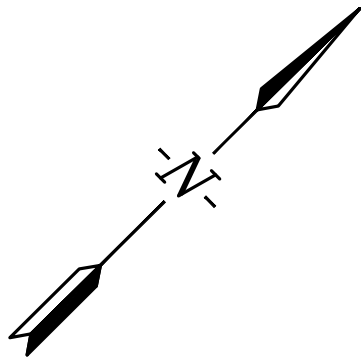
CURVE TABLE					
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C2116	2404.00'	37.94'	0°54'15"	N 41°39'23" E	37.94'
C2117	2534.00'	39.99'	0°54'15"	S 40°45'08" W	39.99'
C2118	2404.00'	37.94'	0°54'15"	N 40°45'08" E	37.94'
C2119	2534.00'	39.99'	0°54'15"	S 39°50'53" W	39.99'
C2120	2404.00'	37.94'	0°54'15"	N 39°50'53" E	37.94'
C2121	2534.00'	39.99'	0°54'15"	S 38°56'38" W	39.99'
C2122	2404.00'	37.94'	0°54'15"	N 38°56'38" E	37.94'
C2123	2534.00'	39.99'	0°54'15"	S 38°02'22" W	39.99'
C2124	2404.00'	37.94'	0°54'15"	N 38°02'22" E	37.94'
C2125	2534.00'	39.99'	0°54'15"	S 37°08'07" W	39.99'
C2126	2404.00'	37.94'	0°54'15"	N 37°08'07" E	37.94'
C2127	2534.00'	39.99'	0°54'15"	S 36°13'52" W	39.99'
C2128	2404.00'	37.94'	0°54'15"	N 36°13'52" E	37.94'
C2129	2534.00'	45.25'	1°01'23"	S 35°16'03" W	45.25'
C2130	2404.00'	42.93'	1°01'23"	N 35°16'03" E	42.93'
C2131	2534.00'	45.25'	1°01'23"	S 34°14'39" W	45.25'
C2132	2404.00'	42.93'	1°01'23"	N 34°14'39" E	42.93'
C2133	2534.00'	39.99'	0°54'15"	S 33°16'50" W	39.99'
C2134	2404.00'	37.94'	0°54'15"	N 33°16'50" E	37.94'
C2135	2731.00'	38.43'	0°48'22"	S 33°23'41" W	38.43'
C2136	2584.00'	36.36'	0°48'22"	N 33°23'41" E	36.36'
C2137	2584.00'	36.47'	0°48'31"	N 34°12'08" E	36.47'
C2138	2731.00'	38.54'	0°48'31"	S 34°12'08" W	38.54'
C2139	2584.00'	41.23'	0°54'52"	N 35°03'49" E	41.23'
C2140	2731.00'	43.58'	0°54'52"	S 35°03'49" W	43.58'
C2141	2584.00'	41.23'	0°54'52"	N 35°58'41" E	41.23'
C2142	2731.00'	43.58'	0°54'52"	S 35°58'41" W	43.58'
C2143	2584.00'	36.47'	0°48'31"	N 36°50'22" E	36.47'
C2144	2731.00'	38.54'	0°48'31"	S 36°50'22" W	38.54'
C2145	2584.00'	38.07'	0°50'39"	N 37°39'57" E	38.07'
C2146	2731.00'	40.23'	0°50'39"	S 37°39'57" W	40.23'
C2147	2584.00'	38.07'	0°50'39"	N 38°30'35" E	38.07'
C2148	2731.00'	40.23'	0°50'39"	S 38°30'35" W	40.23'
C2149	2584.00'	37.85'	0°50'22"	N 39°21'06" E	37.85'
C2150	2731.00'	40.01'	0°50'22"	S 39°21'06" W	40.01'
C2151	2584.00'	37.85'	0°50'22"	N 40°11'27" E	37.85'
C2152	2731.00'	40.01'	0°50'22"	S 40°11'27" W	40.01'
C2153	2584.00'	37.85'	0°50'22"	N 41°01'49" E	37.85'
C2154	2731.03'	0.86'	0°01'05"	S 40°37'11" W	0.86'
C2155	20.00'	21.95'	62°52'26"	S 9°11'30" W	20.86'
C2156	2584.00'	37.85'	0°50'22"	N 41°52'11" E	37.85'
C2157	2584.00'	17.58'	0°23'23"	N 43°20'16" E	17.58'
C2158	2584.00'	38.49'	0°51'13"	N 42°42'58" E	38.49'



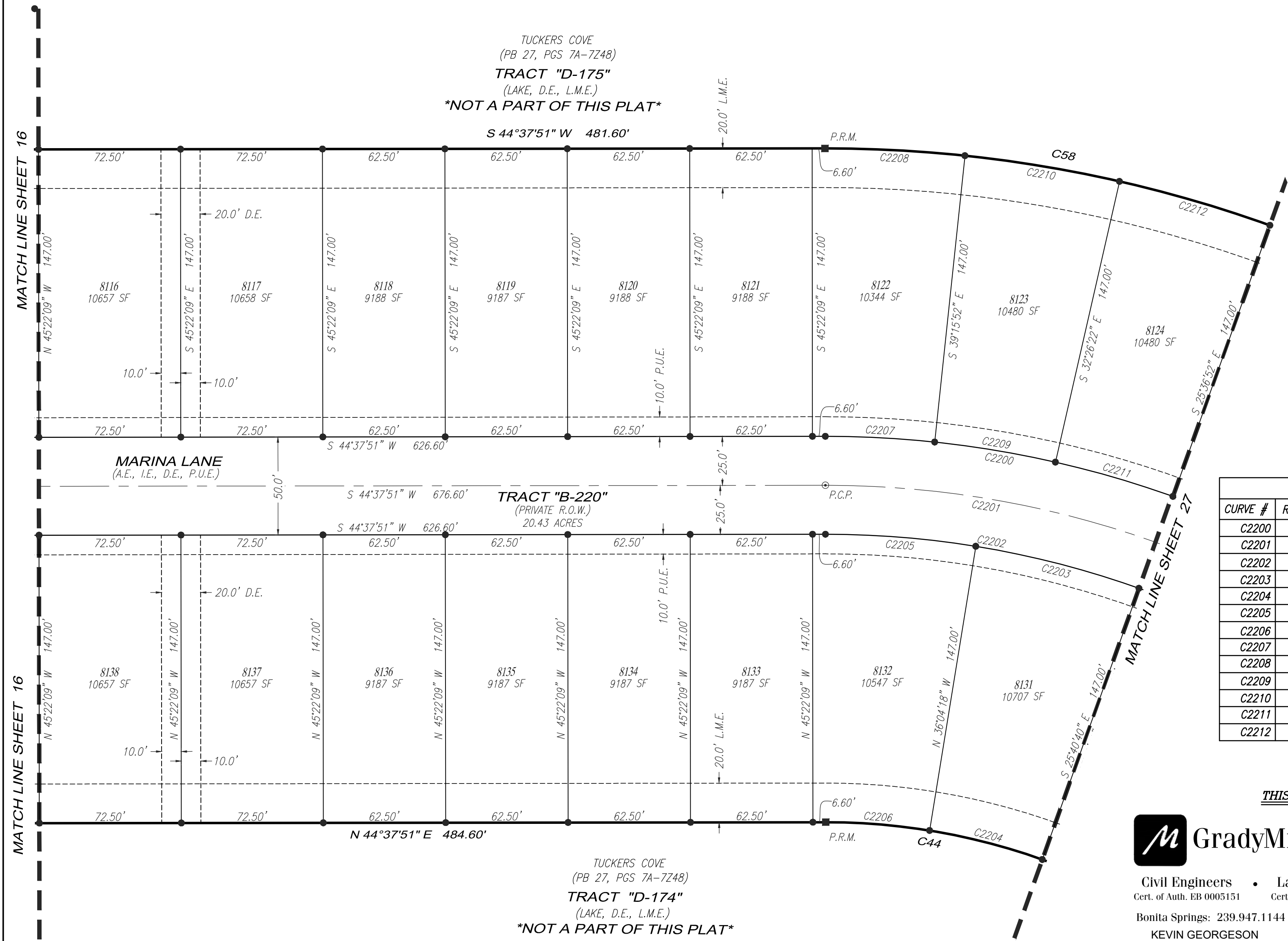


TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C44	328.00'	312.33'	54°33'29"	N 71°54'35" E	300.66'
C58	672.00'	639.89'	54°33'29"	S 71°54'35" W	615.99'



SCALE: 1" = 40'
THIS PLAN MAY HAVE BEEN
ENLARGED OR REDUCED FROM
INTENDED DISPLAY SCALE FOR
REPRODUCTION REASONS



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2200	525.00'	499.91'	54°33'29"	S 71°54'35" W	481.24'
C2201	500.00'	476.11'	54°33'29"	S 71°54'35" W	458.32'
C2202	475.00'	452.30'	54°33'29"	S 71°54'35" W	435.41'
C2203	475.00'	86.17'	10°23'38"	N 59°07'31" E	86.05'
C2204	328.00'	59.50'	10°23'38"	S 59°07'31" W	59.42'
C2205	475.00'	77.08'	9°17'51"	N 49°16'46" E	77.00'
C2206	328.00'	53.23'	9°17'51"	S 49°16'46" W	53.17'
C2207	525.00'	55.94'	6°06'17"	S 47°40'59" W	55.91'
C2208	672.00'	71.60'	6°06'17"	N 47°40'59" E	71.57'
C2209	525.00'	62.54'	6°49'30"	S 54°08'53" W	62.50'
C2210	672.00'	80.05'	6°49'30"	N 54°08'53" E	80.00'
C2211	525.00'	62.54'	6°49'30"	S 60°58'23" W	62.50'
C2212	672.00'	80.05'	6°49'30"	N 60°58'23" E	80.00'

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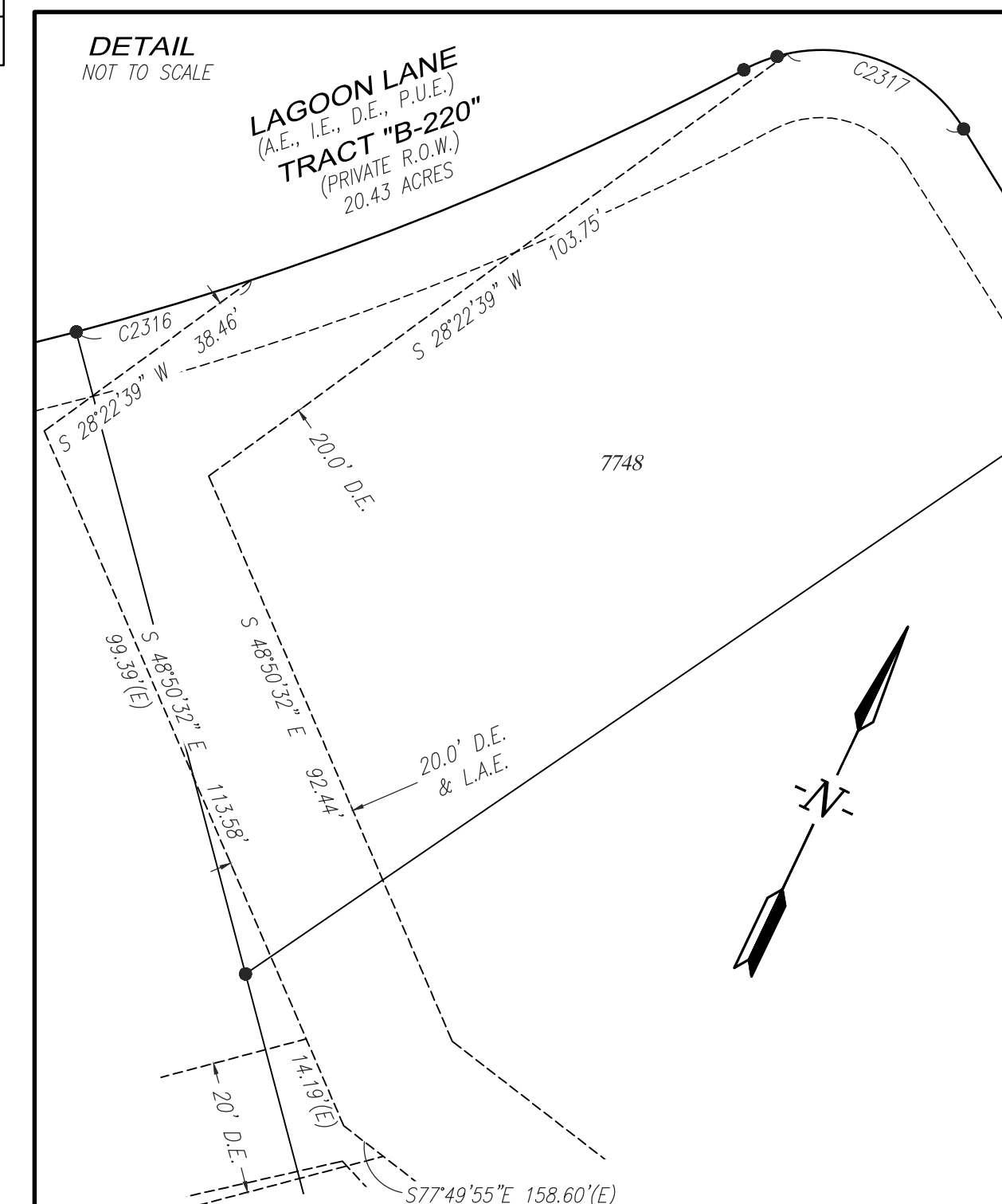
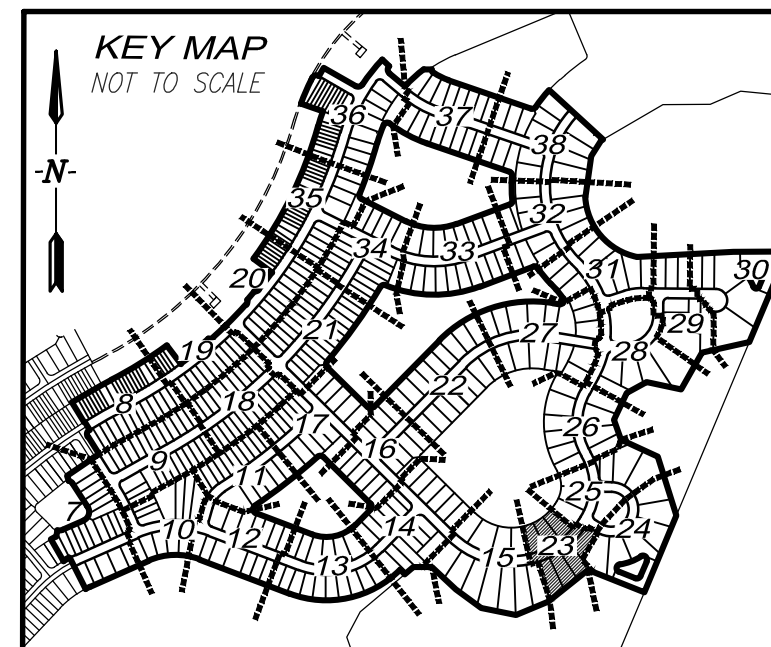
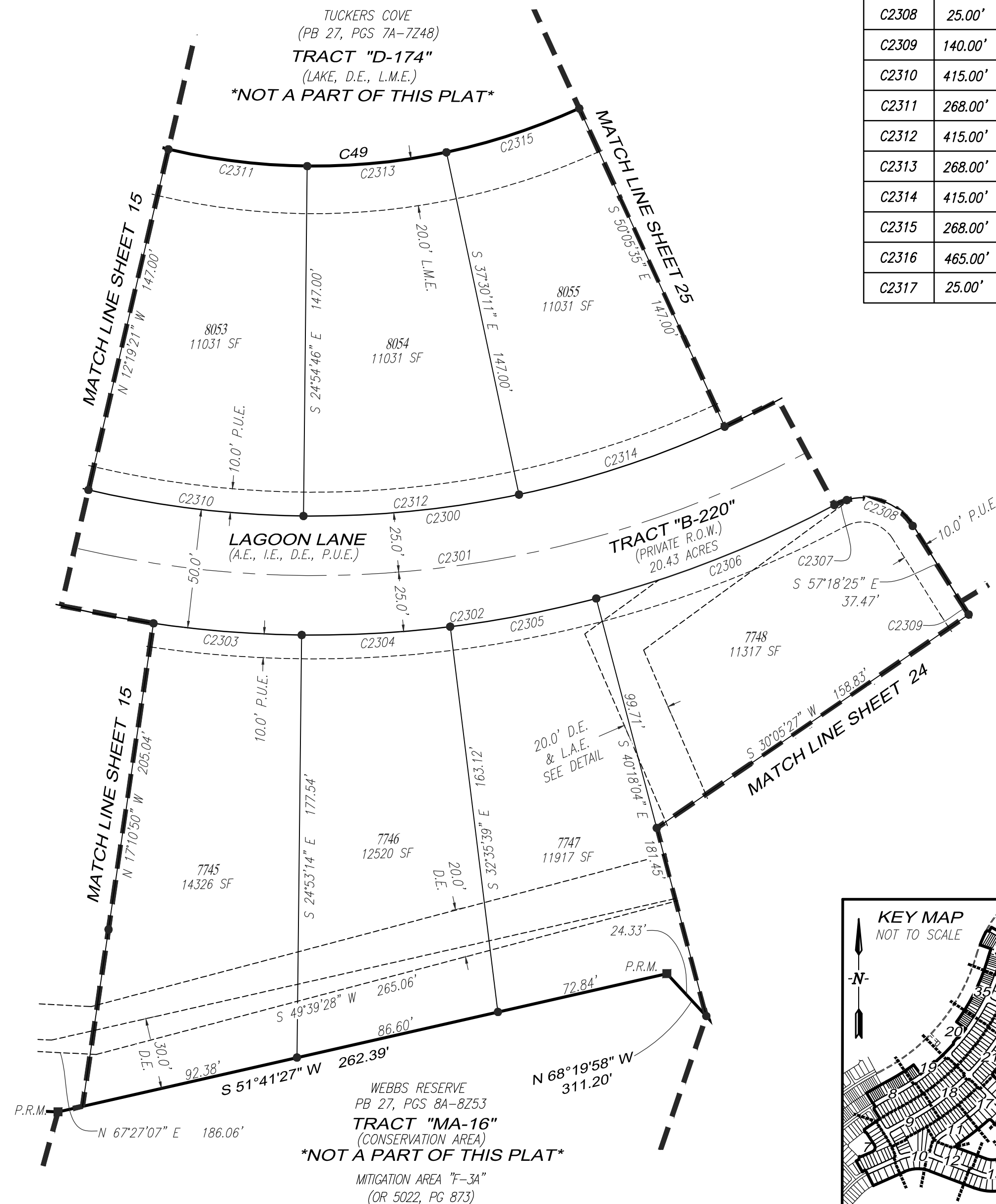


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PLAT BOOK	PAGE
	SHEET 23 OF 38

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C49	268.00'	476.81'	101°56'16"	S 83°39'43" W	416.37'

<i>CURVE #</i>	<i>RADIUS</i>	<i>LENGTH</i>	<i>DELTA</i>	<i>CHORD BEARING</i>	<i>CHORD LENGTH</i>
<i>C2300</i>	<i>415.00'</i>	<i>738.35'</i>	<i>101°56'16"</i>	<i>N 83°39'43" E</i>	<i>644.75'</i>
<i>C2301</i>	<i>440.00'</i>	<i>782.83'</i>	<i>101°56'16"</i>	<i>N 83°39'43" E</i>	<i>683.59'</i>
<i>C2302</i>	<i>465.00'</i>	<i>797.26'</i>	<i>98°14'07"</i>	<i>N 85°30'47" E</i>	<i>703.13'</i>
<i>C2303</i>	<i>465.00'</i>	<i>62.55'</i>	<i>7°42'25"</i>	<i>N 68°57'58" E</i>	<i>62.50'</i>
<i>C2304</i>	<i>465.00'</i>	<i>62.55'</i>	<i>7°42'25"</i>	<i>N 61°15'33" E</i>	<i>62.50'</i>
<i>C2305</i>	<i>465.00'</i>	<i>62.55'</i>	<i>7°42'25"</i>	<i>N 53°33'09" E</i>	<i>62.50'</i>
<i>C2306</i>	<i>465.00'</i>	<i>107.97'</i>	<i>13°18'12"</i>	<i>N 43°02'50" E</i>	<i>107.73'</i>
<i>C2307</i>	<i>25.00'</i>	<i>5.39'</i>	<i>12°21'15"</i>	<i>S 42°34'21" W</i>	<i>5.38'</i>
<i>C2308</i>	<i>25.00'</i>	<i>37.65'</i>	<i>86°17'51"</i>	<i>N 79°32'39" E</i>	<i>34.19'</i>
<i>C2309</i>	<i>140.00'</i>	<i>6.36'</i>	<i>2°36'08"</i>	<i>S 58°36'29" E</i>	<i>6.36'</i>
<i>C2310</i>	<i>415.00'</i>	<i>91.19'</i>	<i>12°35'25"</i>	<i>S 71°22'56" W</i>	<i>91.01'</i>
<i>C2311</i>	<i>268.00'</i>	<i>58.89'</i>	<i>12°35'25"</i>	<i>N 71°22'56" E</i>	<i>58.77'</i>
<i>C2312</i>	<i>415.00'</i>	<i>91.19'</i>	<i>12°35'25"</i>	<i>S 58°47'32" W</i>	<i>91.01'</i>
<i>C2313</i>	<i>268.00'</i>	<i>58.89'</i>	<i>12°35'25"</i>	<i>N 58°47'32" E</i>	<i>58.77'</i>
<i>C2314</i>	<i>415.00'</i>	<i>91.19'</i>	<i>12°35'25"</i>	<i>S 46°12'07" W</i>	<i>91.01'</i>
<i>C2315</i>	<i>268.00'</i>	<i>58.89'</i>	<i>12°35'25"</i>	<i>N 46°12'07" E</i>	<i>58.77'</i>
<i>C2316</i>	<i>465.00'</i>	<i>27.42'</i>	<i>3°22'45"</i>	<i>N 48°00'34" E</i>	<i>27.42'</i>
<i>C2317</i>	<i>25.00'</i>	<i>30.65'</i>	<i>70°14'05"</i>	<i>S 87°34'32" W</i>	<i>28.76'</i>



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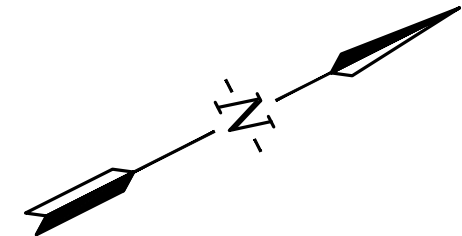
Q. Grady Minor and Associates, LLC
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Bonita Springs, Florida 34134

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0 20' 40' 80'

SCALE: 1" = 40'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

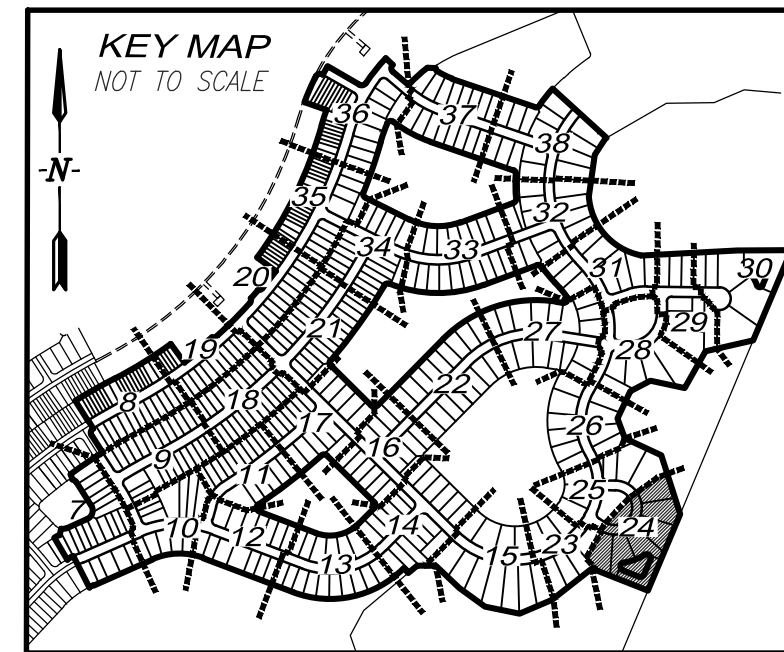


TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"

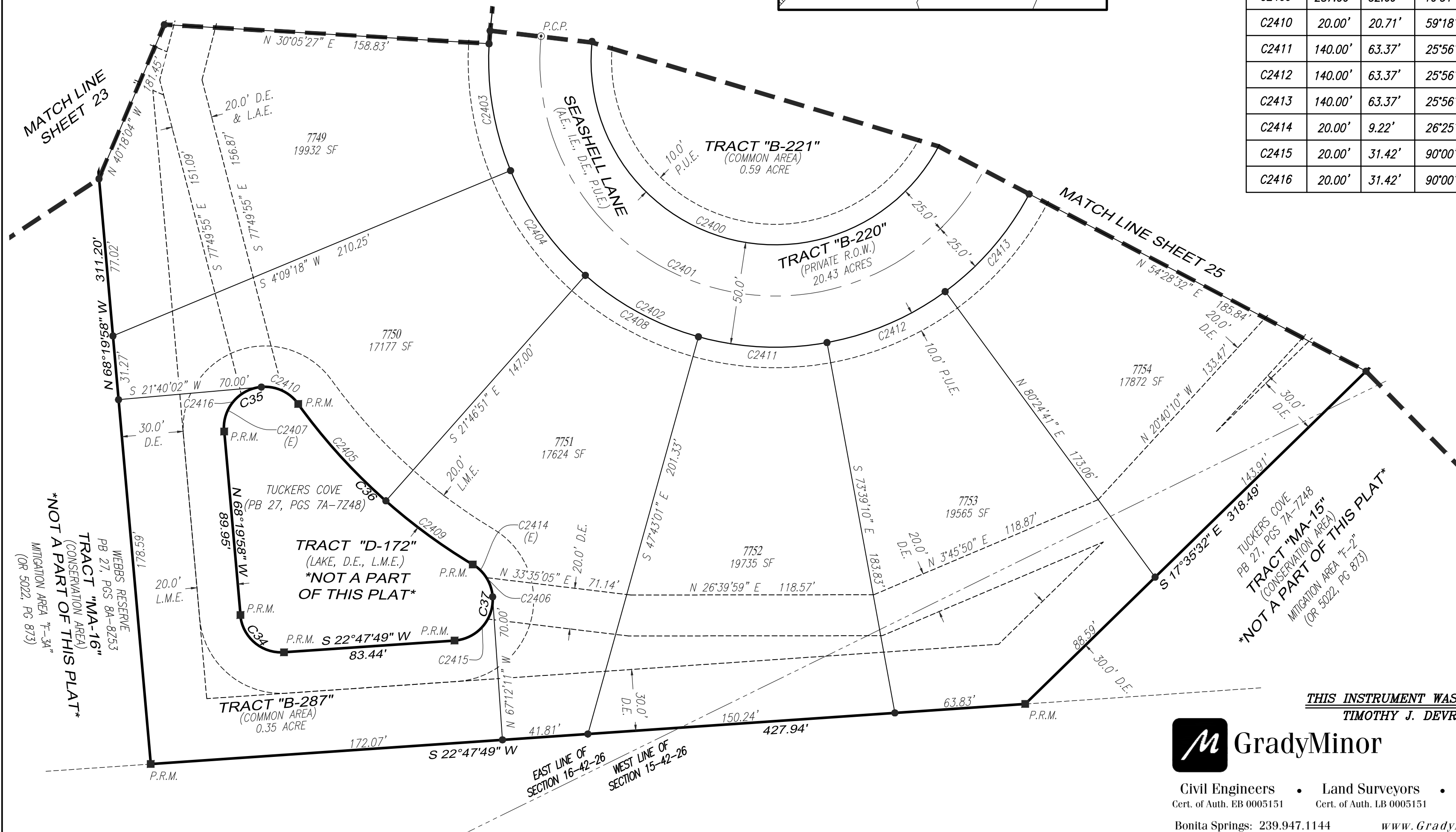
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48

A SUBDIVISION LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C34	20.00'	31.02'	88°52'13"	S 67°13'56" W	28.00'
C35	20.00'	52.12'	149°18'57"	N 6°19'31" E	38.57'
C36	287.00'	116.62'	23°16'57"	N 69°20'30" E	115.82'
C37	20.00'	50.65'	145°05'47"	S 49°45'04" E	38.16'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2400	90.00'	332.88'	211°54'54"	N 16°44'08" E	173.06'
C2401	115.00'	425.34'	211°54'54"	N 16°44'08" E	221.14'
C2402	140.00'	517.81'	211°54'54"	N 16°44'08" E	269.21'
C2403	140.00'	63.37'	25°56'09"	S 72°52'38" E	62.83'
C2404	140.00'	63.37'	25°56'09"	N 81°11'13" E	62.83'
C2405	287.00'	63.94'	12°45'50"	S 74°36'04" W	63.80'
C2406	20.00'	19.23'	55°05'47"	S 85°14'56" W	18.50'
C2407	20.00'	20.87'	59°46'44"	S 38°26'36" E	19.93'
C2408	140.00'	63.37'	25°56'09"	N 55°15'04" E	62.83'
C2409	287.00'	52.69'	10°31'07"	S 62°57'35" W	52.61'
C2410	20.00'	20.71'	59°18'57"	S 51°19'31" W	19.79'
C2411	140.00'	63.37'	25°56'09"	N 29°18'55" E	62.83'
C2412	140.00'	63.37'	25°56'09"	N 3°22'46" E	62.83'
C2413	140.00'	63.37'	25°56'09"	N 22°33'24" W	62.83'
C2414	20.00'	9.22'	26°25'19"	S 70°54'41" W	9.14'
C2415	20.00'	31.42'	90°00'00"	N 22°12'11" W	28.28'
C2416	20.00'	31.42'	90°00'00"	S 23°19'58" E	28.28'



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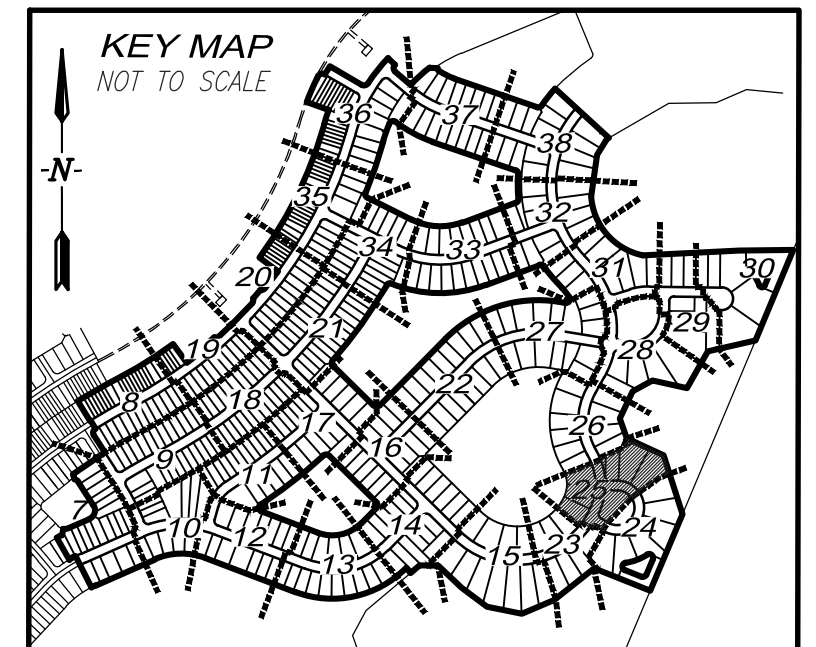
Bonita Springs, Florida 34134

*A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.*

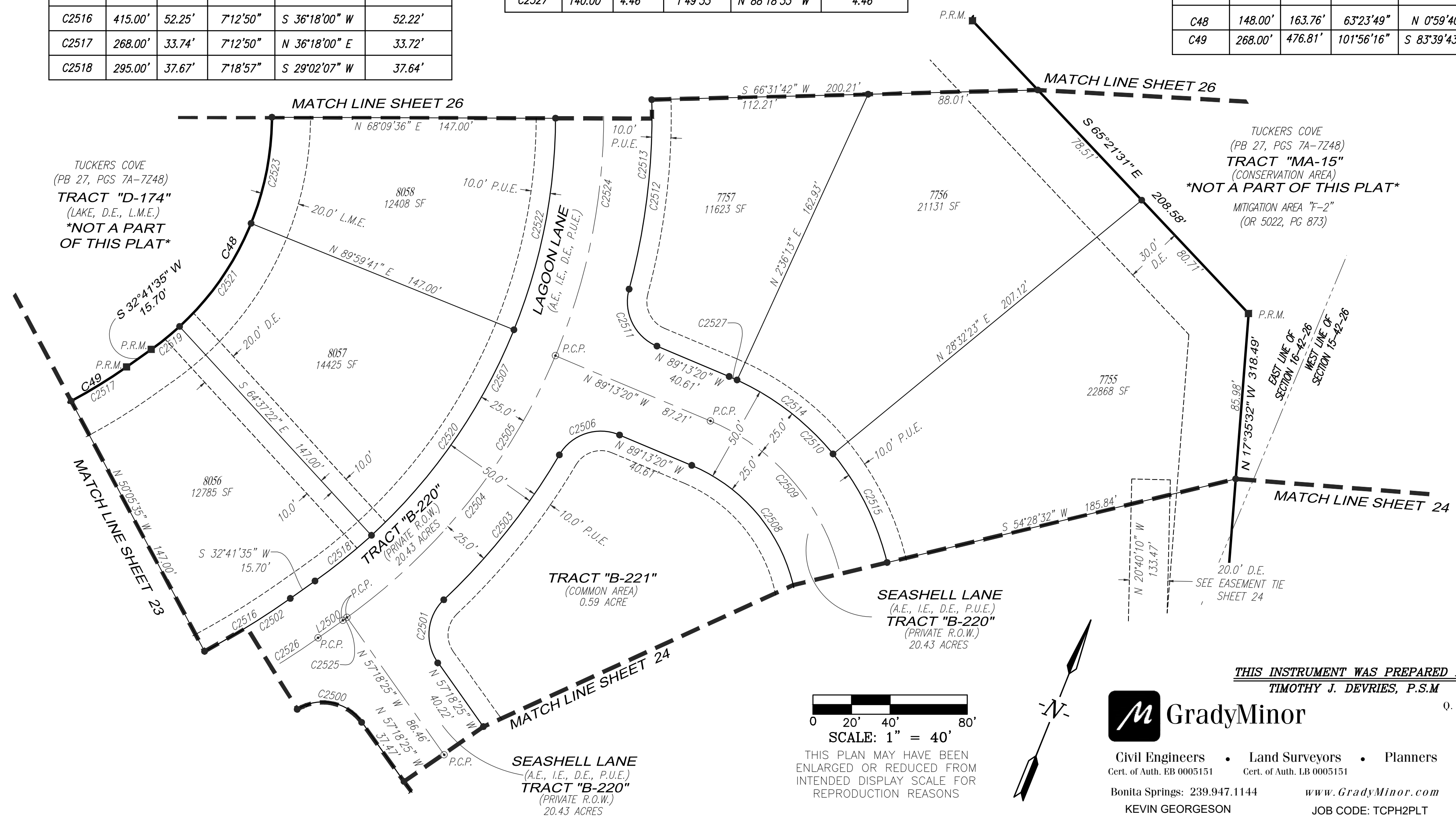
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2500	25.00'	37.65'	86°17'51"	S 79°32'39" W	34.19'
C2501	25.00'	35.70'	81°49'02"	S 16°23'54" E	32.74'
C2502	415.00'	738.35'	101°56'16"	N 83°39'43" E	644.75'
C2503	345.00'	96.14'	15°57'57"	N 16°31'38" E	95.83'
C2504	320.00'	175.59'	31°26'18"	N 16°29'50" E	173.39'
C2505	320.00'	354.08'	63°23'49"	N 0°59'40" E	336.29'
C2506	25.00'	35.88'	82°14'01"	S 49°39'40" W	32.88'
C2507	295.00'	326.41'	63°23'49"	N 0°59'40" E	310.02'
C2508	90.00'	332.88'	211°54'54"	N 16°44'08" E	173.06'
C2509	115.00'	425.34'	211°54'54"	N 16°44'08" E	221.14'
C2510	140.00'	517.81'	211°54'54"	N 16°44'08" E	269.21'
C2511	25.00'	35.88'	82°14'01"	S 48°06'19" E	32.88'
C2512	345.00'	99.25'	16°29'00"	N 15°13'48" W	98.91'
C2513	345.00'	142.80'	23°42'56"	N 18°50'47" W	141.78'
C2514	140.00'	63.37'	25°56'09"	N 74°25'42" W	62.83'
C2515	140.00'	63.37'	25°56'09"	N 48°29'33" W	62.83'
C2516	415.00'	52.25'	7°12'50"	S 36°18'00" W	52.22'
C2517	268.00'	33.74'	7°12'50"	N 36°18'00" E	33.72'
C2518	295.00'	37.67'	7°18'57"	S 29°02'07" W	37.64'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2519	148.00'	18.90'	7°18'57"	N 29°02'07" E	18.88'
C2520	295.00'	130.69'	25°22'57"	S 12°41'10" W	129.62'
C2521	148.00'	65.57'	25°22'57"	N 12°41'10" E	65.03'
C2522	295.00'	112.42'	21°50'05"	S 10°55'21" E	111.74'
C2523	148.00'	56.40'	21°50'05"	N 10°55'21" W	56.06'
C2524	320.00'	175.83'	31°28'55"	N 14°57'47" W	173.62'
C2525	320.00'	2.66'	0°28'36"	N 32°27'17" E	2.66'
C2526	440.00'	782.83'	101°56'16"	N 83°39'43" E	683.59'
C2527	140.00'	4.46'	1°49'33"	N 88°18'33" W	4.46'

LINE TABLE		
LINE #	BEARING	DISTANCE
L2500	N 32°41'35" E	15.70'



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C48	148.00'	163.76'	63°23'49"	N 0°59'40" E	155.53'
C49	268.00'	476.81'	101°56'16"	S 83°39'43" W	416.37'



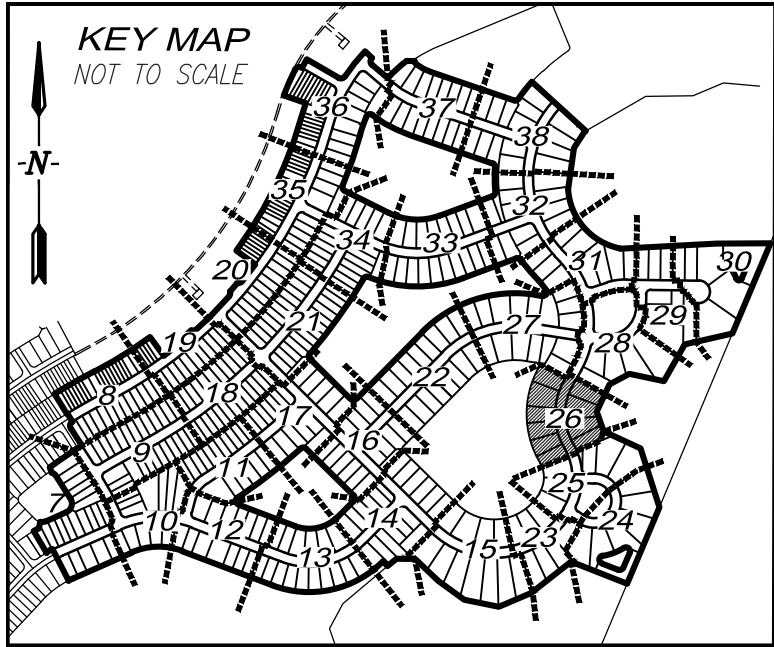
THIS INSTRUMENT WAS PREPARED BY:
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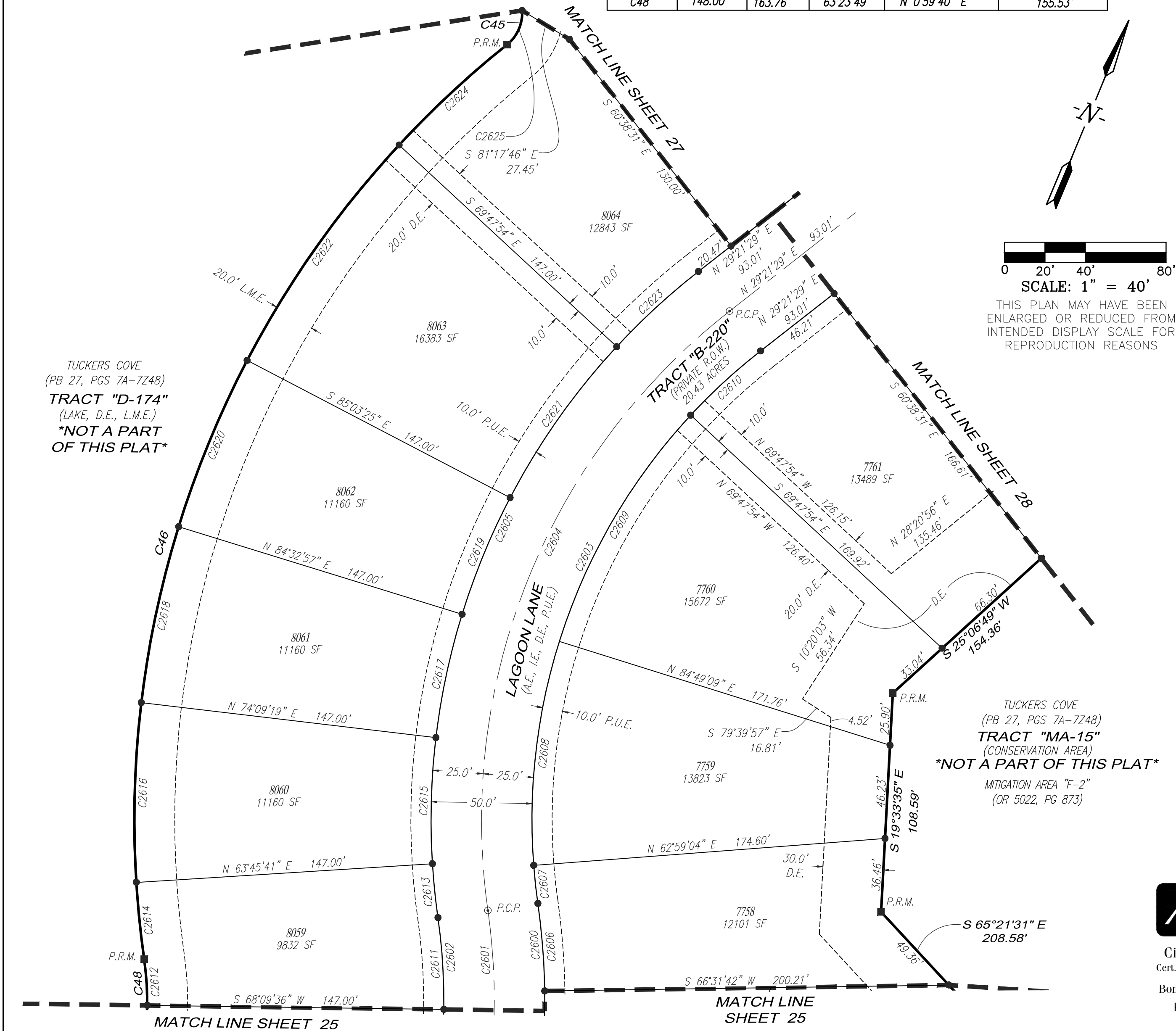


TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C45	20.00'	38.23'	109°31'41"	S 26°02'50" E	32.67'
C46	492.00'	510.25'	59°25'15"	S 0°59'37" E	487.69'
C48	148.00'	163.76'	63°23'49"	N 0°59'40" E	155.53'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2600	345.00'	142.80'	23°42'56"	N 18°50'47" W	141.78'
C2601	320.00'	175.83'	31°28'55"	N 14°57'47" W	173.62'
C2602	295.00'	326.41'	63°23'49"	N 0°59'40" E	310.02'
C2603	295.00'	309.24'	60°03'43"	S 0°40'23" E	295.28'
C2604	320.00'	335.45'	60°03'43"	S 0°40'23" E	320.30'
C2605	345.00'	361.66'	60°03'43"	S 0°40'23" E	345.32'
C2606	345.00'	43.55'	7°13'56"	N 27°05'16" W	43.52'
C2607	295.00'	18.99'	3°41'18"	N 28°51'35" W	18.99'
C2608	295.00'	112.42'	21°50'05"	N 16°05'54" W	111.74'
C2609	295.00'	130.69'	25°22'57"	N 7°30'37" E	129.62'
C2610	295.00'	47.14'	9°09'23"	N 24°46'47" E	47.09'
C2611	295.00'	45.64'	8°51'50"	S 26°16'19" E	45.59'
C2612	148.00'	22.90'	8°51'50"	N 26°16'19" W	22.87'
C2613	345.00'	26.89'	4°27'55"	S 28°28'17" E	26.88'
C2614	492.00'	38.34'	4°27'55"	N 28°28'17" W	38.33'
C2615	345.00'	62.59'	10°23'38"	S 21°02'30" E	62.50'
C2616	492.00'	89.25'	10°23'38"	N 21°02'30" W	89.13'
C2617	345.00'	62.59'	10°23'38"	S 10°38'52" E	62.50'
C2618	492.00'	89.25'	10°23'38"	N 10°38'52" W	89.13'
C2619	345.00'	62.59'	10°23'38"	S 0°15'14" E	62.50'
C2620	492.00'	89.25'	10°23'38"	N 0°15'14" W	89.13'
C2621	345.00'	91.88'	15°15'31"	S 12°34'21" W	91.61'
C2622	492.00'	131.03'	15°15'31"	N 12°34'21" E	130.64'
C2623	345.00'	55.13'	9°09'23"	S 24°46'47" W	55.08'
C2624	492.00'	73.12'	8°30'55"	N 24°27'33" E	73.05'
C2625	20.00'	19.21'	55°01'59"	N 1°12'02" E	18.48'



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TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"

TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48

A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,

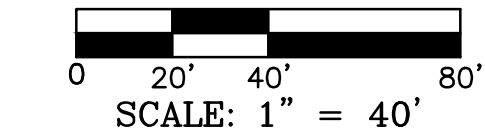
TOWNSHIP 42 SOUTH, RANGE 26 EAST,

CHARLOTTE COUNTY, FLORIDA.

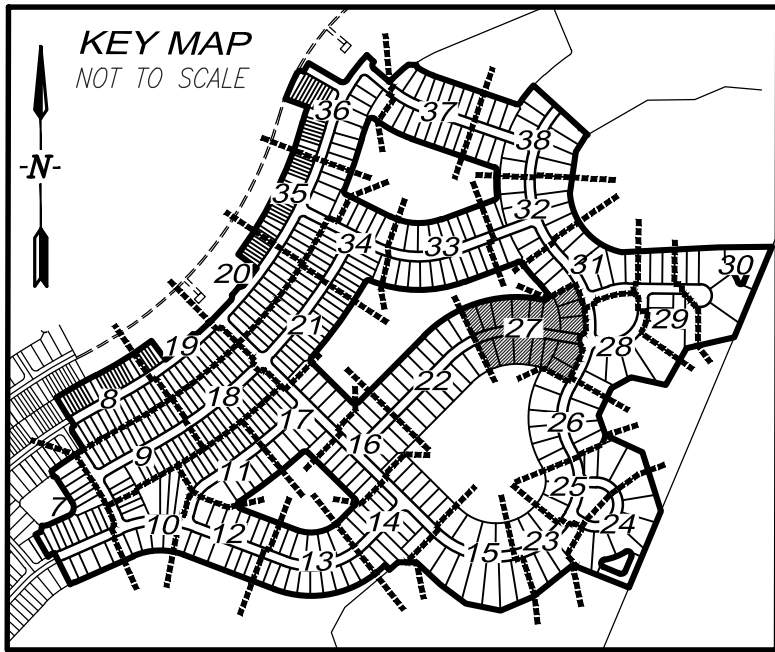
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2700	525.00'	499.91'	54°33'29"	S 71°54'35" W	481.24'
C2701	500.00'	476.11'	54°33'29"	S 71°54'35" W	458.32'
C2702	475.00'	452.30'	54°33'29"	S 71°54'35" W	435.41'
C2703	325.00'	191.29'	33°43'23"	N 12°05'04" W	188.54'
C2704	455.00'	107.14'	13°29'31"	N 22°36'44" E	106.90'
C2705	455.00'	365.53'	46°01'46"	N 20°30'12" W	355.78'
C2706	20.00'	19.02'	54°29'43"	N 53°33'49" W	18.31'
C2707	328.00'	66.26'	11°34'29"	N 86°35'55" W	66.15'
C2708	475.00'	95.96'	11°34'29"	S 86°35'55" E	95.79'
C2709	475.00'	106.93'	12°53'53"	N 81°09'55" E	106.70'
C2710	328.00'	73.84'	12°53'53"	S 81°09'55" W	73.68'
C2711	475.00'	86.17'	10°23'38"	N 69°31'09" E	86.05'
C2712	328.00'	59.50'	10°23'38"	S 69°31'09" W	59.42'
C2713	672.00'	80.05'	6°49'30"	N 67°47'53" E	80.00'
C2714	455.00'	2.96'	0°22'21"	S 29°10'19" W	2.96'
C2715	455.00'	104.18'	13°07'10"	S 22°25'33" W	103.96'
C2716	525.00'	62.54'	6°49'30"	S 67°47'53" W	62.50'
C2717	25.00'	42.18'	96°40'39"	S 32°28'21" E	37.35'
C2718	455.00'	76.68'	9°39'21"	S 2°18'59" E	76.59'
C2719	25.00'	42.18'	96°40'39"	S 50°51'00" W	37.35'
C2720	325.00'	67.62'	11°55'17"	N 1°11'01" W	67.50'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2721	455.00'	86.57'	10°54'03"	S 12°35'41" E	86.44'
C2722	325.00'	61.83'	10°54'03"	N 12°35'41" W	61.74'
C2723	455.00'	86.57'	10°54'03"	S 23°29'44" E	86.44'
C2724	325.00'	61.83'	10°54'03"	N 23°29'44" W	61.74'
C2725	20.00'	19.70'	56°26'16"	N 66°39'24" E	18.91'
C2726	525.00'	28.49'	3°06'32"	N 82°21'57" W	28.48'
C2727	672.00'	36.46'	3°06'32"	S 82°21'57" E	36.46'
C2728	20.00'	1.51'	4°18'48"	S 82°58'04" E	1.51'
C2729	525.00'	77.57'	8°27'56"	N 88°09'11" W	77.50'
C2730	672.00'	99.29'	8°27'56"	S 88°09'11" E	99.20'
C2731	525.00'	87.77'	9°34'44"	S 82°49'29" W	87.67'
C2732	672.00'	112.35'	9°34'44"	N 82°49'29" E	112.21'
C2733	525.00'	62.54'	6°49'30"	S 74°37'23" W	62.50'
C2734	672.00'	80.05'	6°49'30"	N 74°37'23" E	80.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C44	328.00'	312.33'	54°33'29"	N 71°54'35" E	300.66'
C45	20.00'	38.23'	109°31'41"	S 26°02'50" E	32.67'
C57	20.00'	46.01'	131°48'37"	S 33°17'01" W	36.51'
C58	672.00'	639.89'	54°33'29"	S 71°54'35" W	615.99'



THIS PLAN MAY HAVE BEEN
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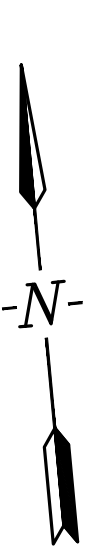
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Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134



MATCH LINE SHEET 22

TUCKERS COVE
(PB 27, PGS 7A-7Z48)
TRACT "D-175"
(LAKE, D.E., L.M.E.)

MARINA LANE
(A.E., I.E., D.E., P.U.E.)

MATCH LINE SHEET 22

TUCKERS COVE
(PB 27, PGS 7A-7Z48)
TRACT "D-174"
(LAKE, D.E., L.M.E.)
*NOT A PART
OF THIS PLAT*

*NOT A PART
OF THIS PLAT*

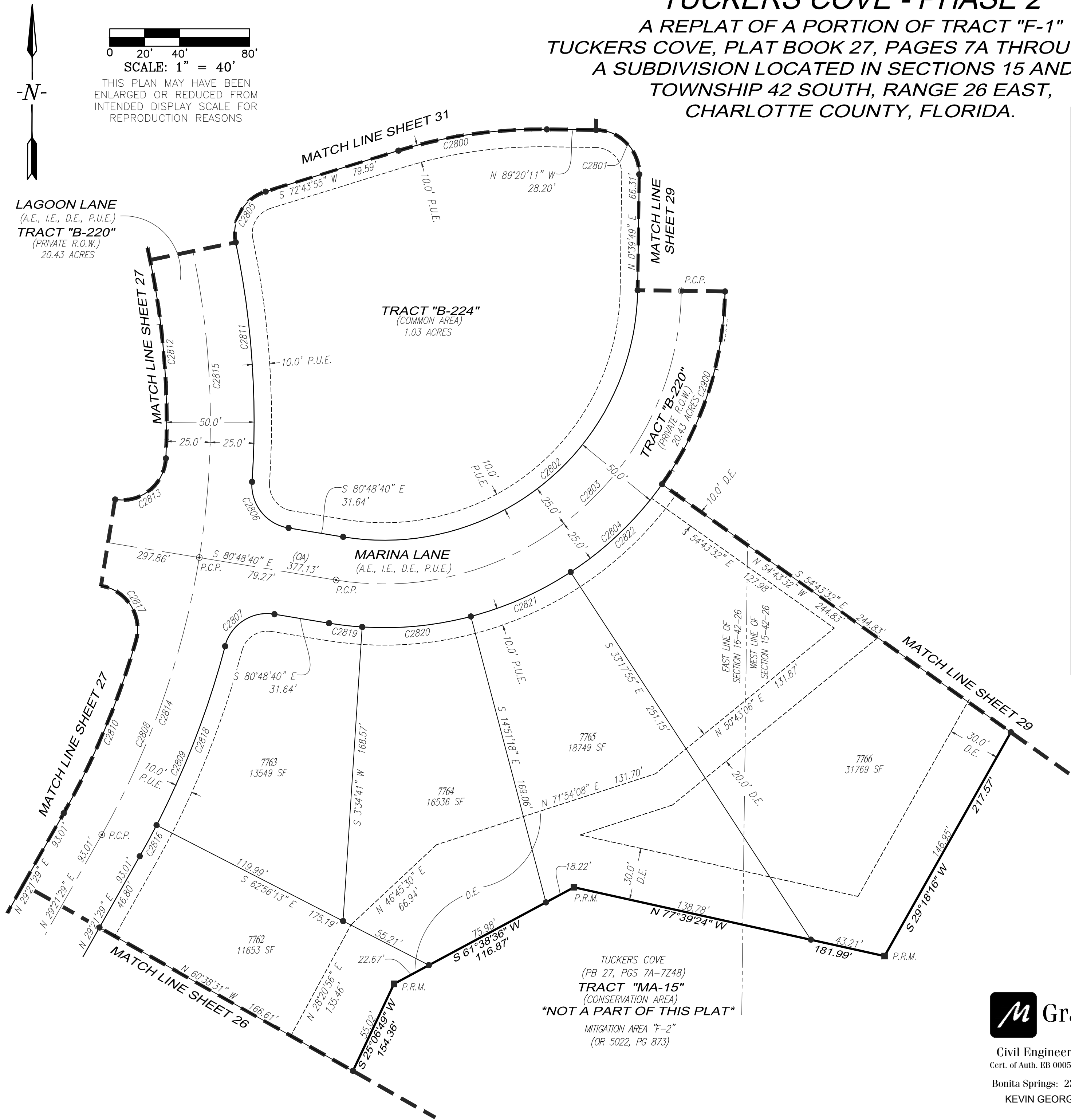
TRACT "B-220"
(PRIVATE R.O.W.)
20.43 ACRES

MATCH LINE SHEET 26

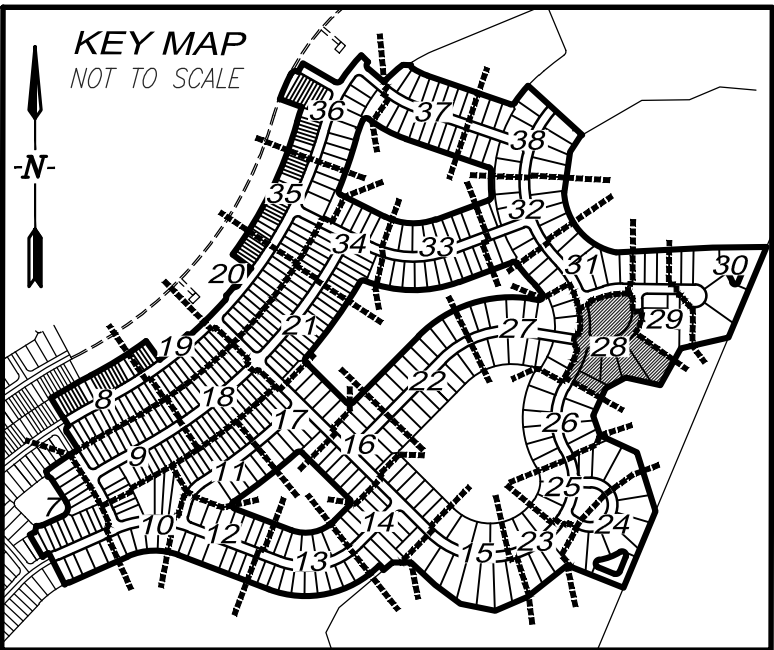
MATCH LINE SHEET 31

MATCH LINE SHEET 28

TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2800	275.00'	86.07'	17°55'55"	S 81°41'52" W	85.72'
C2801	25.00'	39.27'	90°00'00"	N 44°20'11" W	35.36'
C2802	145.00'	249.34'	98°31'30"	N 49°55'34" E	219.74'
C2803	170.00'	292.33'	98°31'30"	N 49°55'34" E	257.62'
C2804	195.00'	335.32'	98°31'30"	N 49°55'34" E	295.51'
C2805	25.00'	36.91'	84°35'12"	S 30°26'19" W	33.65'
C2806	25.00'	36.91'	84°35'12"	S 38°31'04" E	33.65'
C2807	25.00'	36.91'	84°35'12"	S 56°53'44" W	33.65'
C2808	480.00'	610.53'	72°52'34"	N 7°04'48" W	570.20'
C2809	505.00'	130.06'	14°45'22"	N 21°58'48" E	129.70'
C2810	455.00'	107.14'	13°29'31"	N 22°36'44" E	106.90'
C2811	505.00'	137.76'	15°37'49"	N 4°02'23" W	137.34'
C2812	455.00'	365.53'	46°01'46"	N 20°30'12" W	355.78'
C2813	25.00'	42.18'	96°40'39"	N 50°51'00" E	37.35'
C2814	480.00'	168.97'	20°10'09"	N 19°16'24" E	168.10'
C2815	480.00'	441.56'	52°42'25"	N 17°09'53" W	426.15'
C2816	505.00'	20.23'	2°17'42"	N 28°12'38" E	20.23'
C2817	25.00'	42.18'	96°40'39"	N 32°28'21" W	37.35'
C2818	505.00'	109.83'	12°27'40"	N 20°49'57" E	109.61'
C2819	195.00'	19.10'	5°36'39"	S 83°37'00" E	19.09'
C2820	195.00'	62.73'	18°25'59"	N 84°21'41" E	62.46'
C2821	195.00'	62.77'	18°26'37"	N 65°55'24" E	62.50'
C2822	195.00'	72.92'	21°25'37"	N 45°59'17" E	72.50'



THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M

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Civil Engineers
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Land Surveyors
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Planners

Landscape Architects
Business LC 26000266

Bonita Springs: 239.947.1144
KEVIN GEORGESON

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JOB CODE: TCPH2PLT

Fort Myers: 239.690.4380
FILE: 23-148-PLT-6.DWG

TUCKERS COVE - PHASE 2

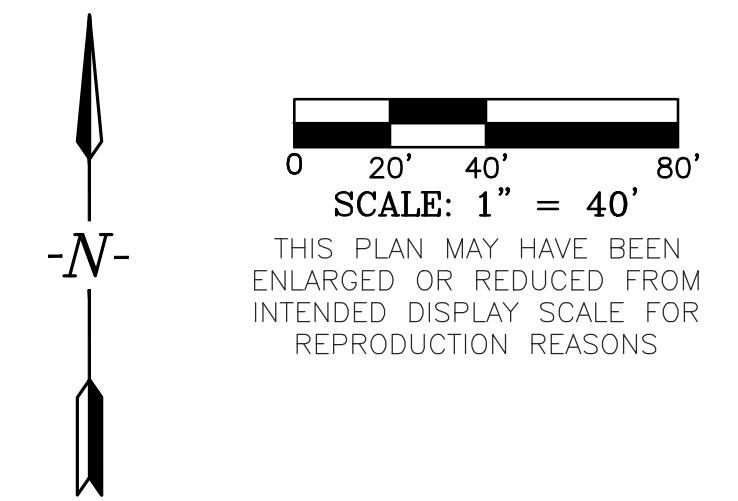
A REPLAT OF A PORTION OF TRACT "F-1"

TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48

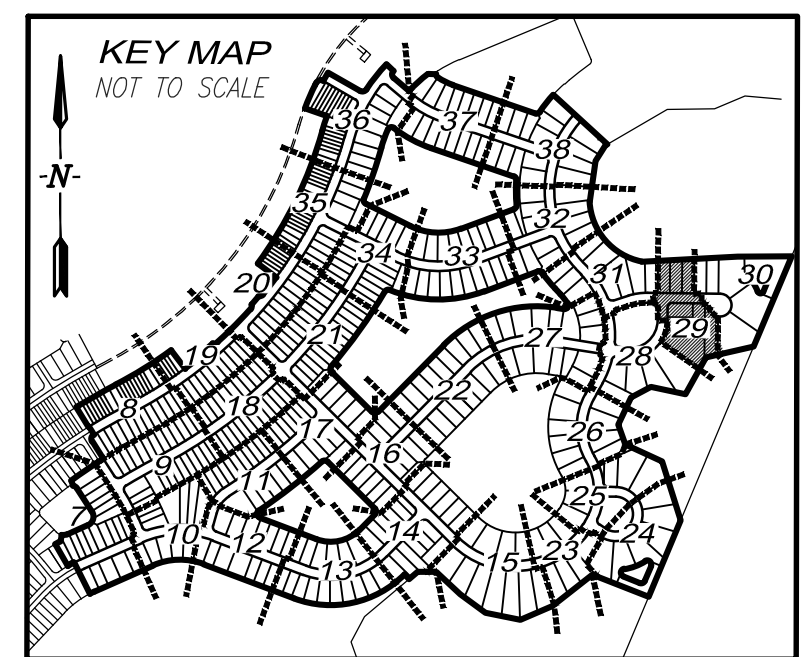
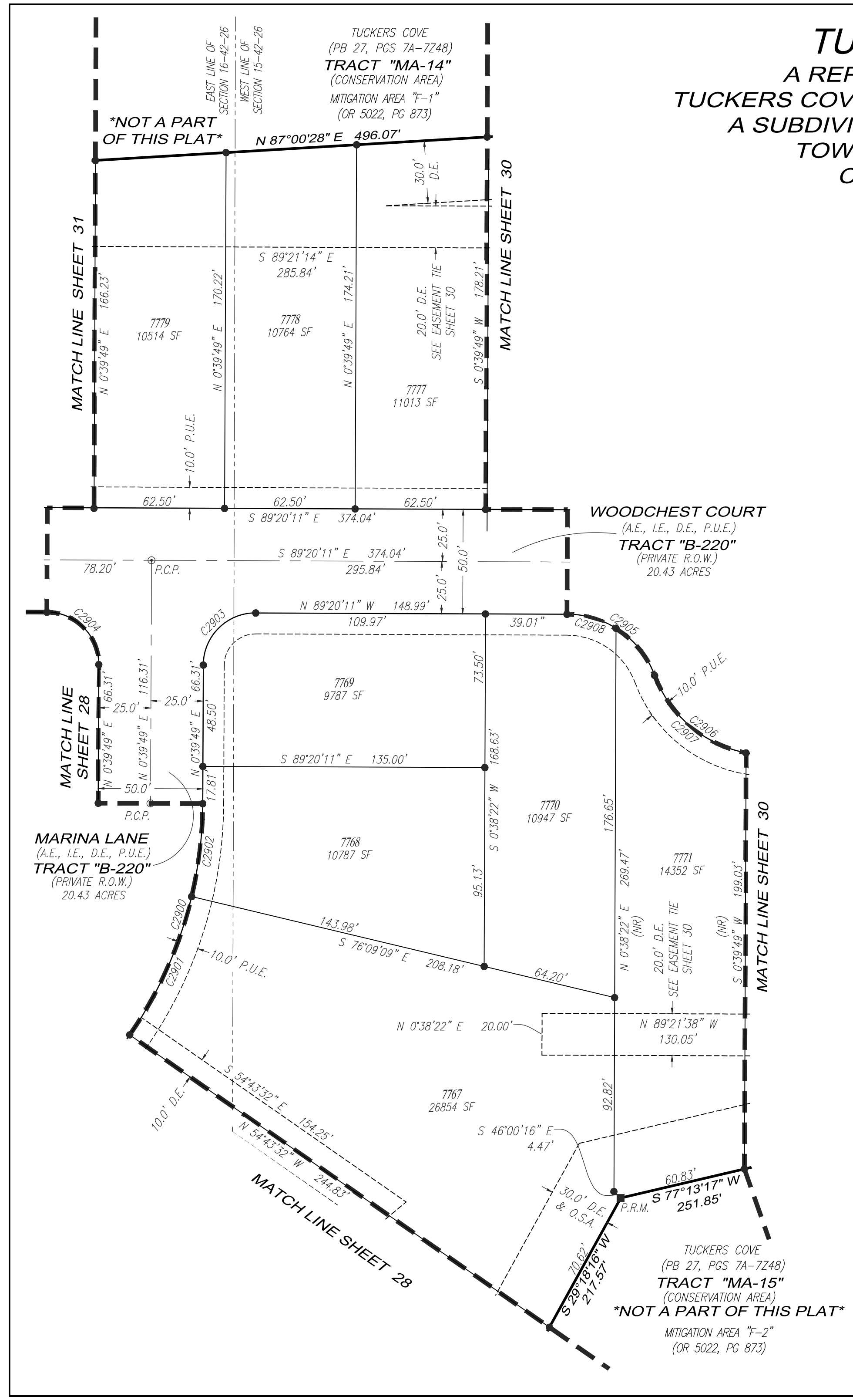
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,

TOWNSHIP 42 SOUTH, RANGE 26 EAST,

CHARLOTTE COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C2900	195.00'	335.32'	98°31'30"	N 49°55'34" E	295.51'
C2901	195.00'	72.92'	21°25'37"	N 24°33'40" E	72.50'
C2902	195.00'	44.87'	13°11'02"	N 7°15'20" E	44.77'
C2903	25.00'	39.27'	89°59'54"	N 45°39'46" E	35.35'
C2904	25.00'	39.27'	90°00'00"	N 44°20'11" W	35.36'
C2905	45.00'	54.47'	69°21'00"	N 54°39'41" W	51.20'
C2906	58.50'	254.59'	249°21'00"	N 35°20'19" E	96.22'
C2907	58.50'	59.91'	58°40'27"	S 49°19'24" E	57.32'
C2908	45.00'	24.71'	31°27'49"	S 73°36'16" E	24.40'



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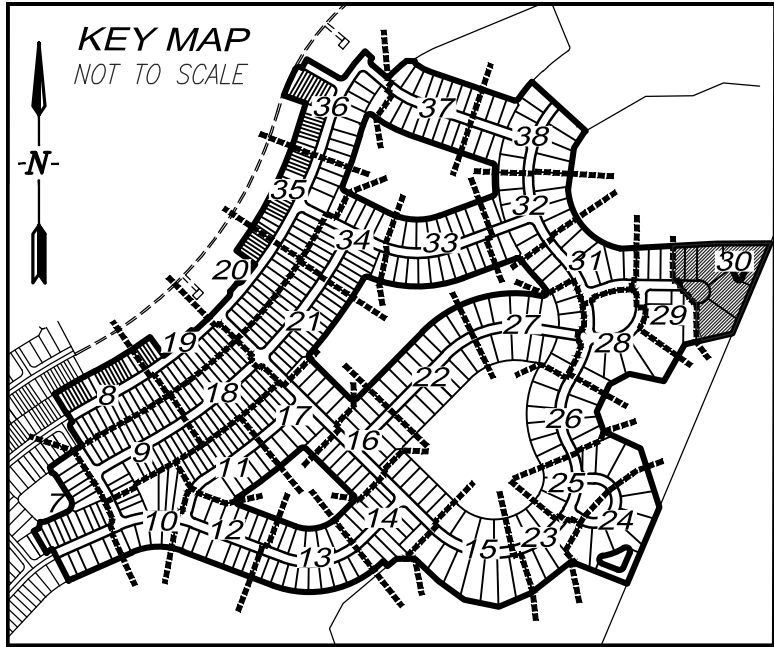
Fort Myers: 239.690.4380

KEVIN GEORGESON

JOB CODE: TCPH2PLT

FILE: 23-148-PLT-6.DWG

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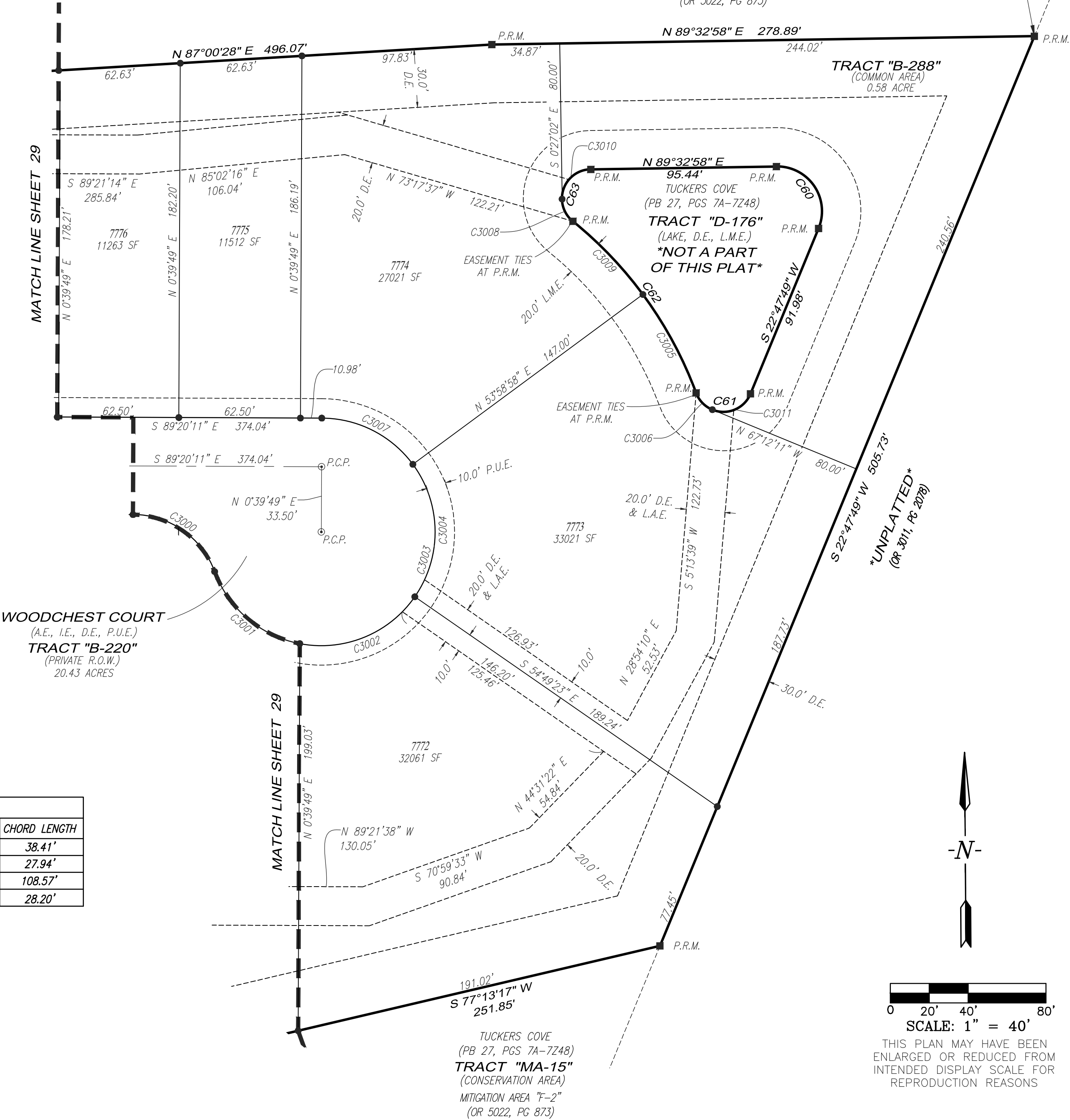


TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

TUCKERS COVE
(PB 27, PGS 7A-7Z48)
TRACT "MA-14"
(CONSERVATION AREA)
MITIGATION AREA "F-1"
(OR 5022, PG 873)

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C3000	45.00'	54.47'	69°21'00"	N 54°39'41" W	51.20'
C3001	58.50'	59.91'	58°40'27"	S 49°19'24" E	57.32'
C3002	58.50'	67.55'	66°09'46"	N 68°15'30" E	63.86'
C3003	58.50'	254.59'	249°21'00"	N 35°20'19" E	96.22'
C3004	58.50'	72.69'	71°11'39"	N 0°25'13" W	68.10'
C3005	205.50'	57.69'	16°05'09"	S 27°58'27" E	57.51'
C3006	15.00'	12.38'	47°16'18"	S 43°34'02" E	12.03'
C3007	58.50'	54.44'	53°19'09"	N 62°40'36" W	52.50'
C3008	15.00'	13.12'	50°06'58"	S 25°30'31" E	12.71'
C3009	205.50'	52.18'	14°32'58"	S 43°17'31" E	52.04'
C3010	15.00'	23.56'	90°00'00"	S 44°32'58" W	21.21'
C3011	15.00'	23.56'	90°00'00"	N 67°47'49" E	21.21'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C60	23.00'	45.46'	113°14'51"	N 33°49'36" W	38.41'
C61	15.00'	35.94'	137°16'18"	N 88°34'02" W	27.94'
C62	205.50'	109.88'	30°38'08"	N 35°14'56" W	108.57'
C63	15.00'	36.68'	140°06'58"	N 19°29'29" E	28.20'

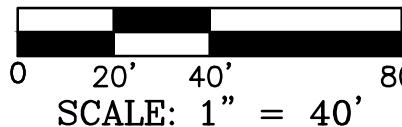


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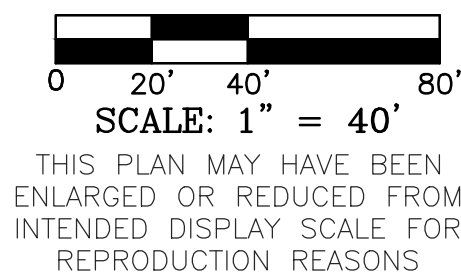
THIS INSTRUMENT WAS PREPARED BY:
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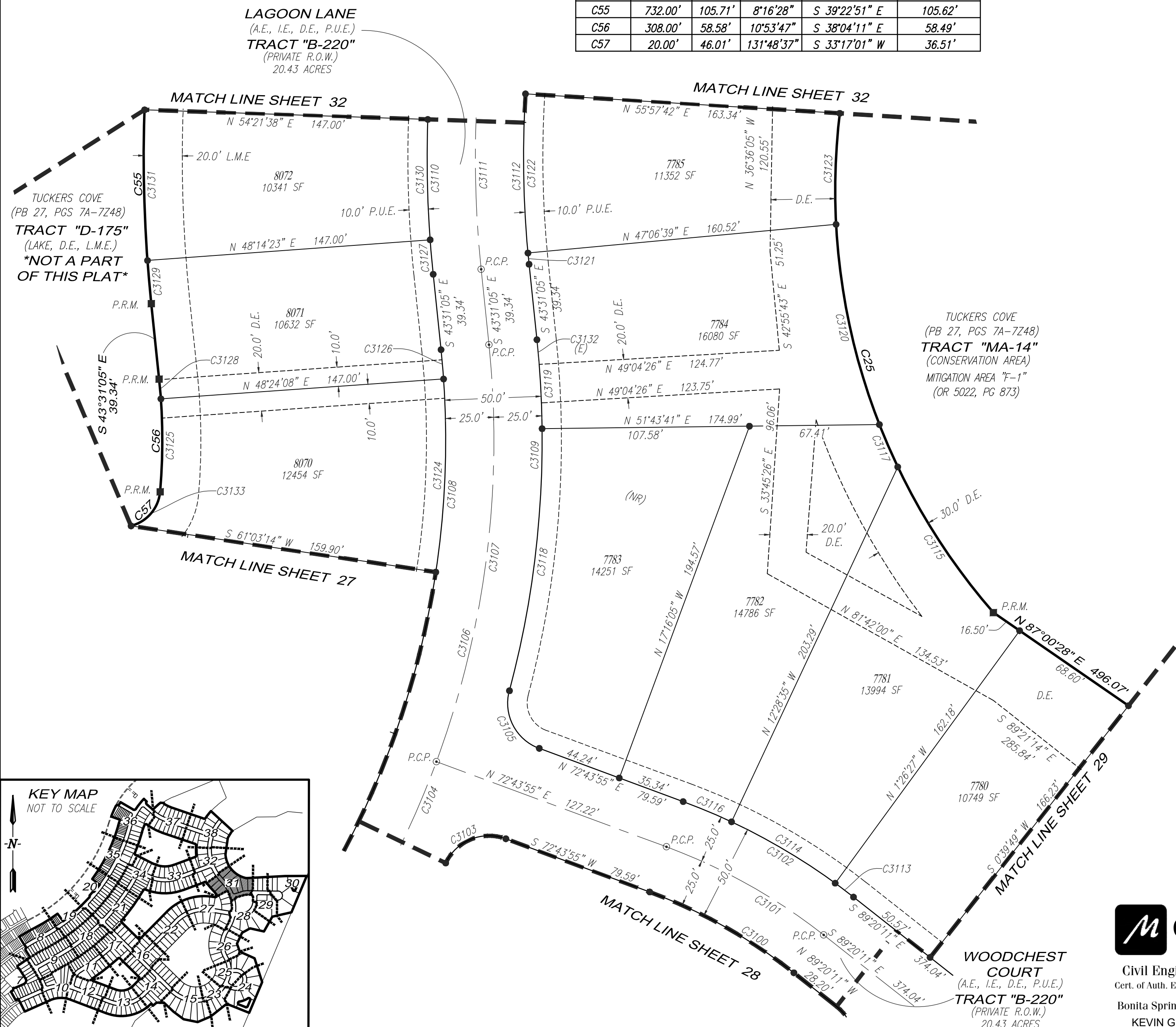
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TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C25	333.50'	440.19'	75°37'32"	S 40°49'55" E	408.93'
C55	732.00'	105.71'	8°16'28"	S 39°22'51" E	105.62'
C56	308.00'	58.58'	10°53'47"	S 38°04'11" E	58.49'
C57	20.00'	46.01'	131°48'37"	S 33°17'01" W	36.51'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C3100	275.00'	86.07'	17°55'55"	S 81°41'52" W	85.72'
C3101	300.00'	93.89'	17°55'55"	S 81°41'52" W	93.51'
C3102	325.00'	101.72'	17°55'55"	S 81°41'52" W	101.30'
C3103	25.00'	36.91'	84°35'12"	S 30°26'19" W	33.65'
C3104	480.00'	221.64'	26°27'25"	N 4°02'23" W	219.68'
C3105	25.00'	36.91'	84°35'12"	N 64°58'29" W	33.65'
C3106	480.00'	610.53'	72°52'34"	N 7°04'48" W	570.20'
C3107	480.00'	219.91'	26°15'00"	N 30°23'35" W	217.99'
C3108	455.00'	365.53'	46°01'46"	N 20°30'12" W	355.78'
C3109	505.00'	183.65'	20°50'12"	N 33°05'59" W	182.64'
C3110	585.00'	187.51'	18°21'55"	S 34°20'08" E	186.71'
C3111	560.00'	840.21'	85°57'56"	S 0°32'07" E	763.59'
C3112	535.00'	802.70'	85°57'56"	S 0°32'07" E	729.50'
C3113	325.00'	11.94'	2°06'16"	S 89°36'41" W	11.94'
C3114	325.00'	62.60'	11°02'08"	S 83°02'29" W	62.50'
C3115	333.50'	90.68'	15°34'45"	S 70°51'18" E	90.40'
C3116	325.00'	27.18'	4°47'31"	S 75°07'40" W	27.17'
C3117	333.50'	23.93'	4°06'41"	S 61°00'35" E	23.93'
C3118	505.00'	137.41'	15°35'26"	N 30°28'36" W	136.99'
C3119	505.00'	46.24'	5°14'46"	N 40°53'42" W	46.22'
C3120	333.50'	106.71'	18°19'58"	S 49°47'15" E	106.26'
C3121	535.00'	5.87'	0°37'44"	N 43°12'13" W	5.87'
C3122	535.00'	82.64'	8°51'03"	N 38°27'49" W	82.56'
C3123	333.50'	57.71'	9°54'55"	S 35°39'49" E	57.64'
C3124	455.00'	100.47'	12°39'06"	S 35°16'19" E	100.27'
C3125	308.00'	48.25'	8°58'34"	N 37°06'35" W	48.20'
C3126	455.00'	15.25'	1°55'13"	S 42°33'29" E	15.25'
C3127	585.00'	17.95'	1°45'28"	S 42°38'21" E	17.95'
C3128	308.00'	10.32'	1°55'13"	N 42°33'29" W	10.32'
C3129	732.00'	22.46'	1°45'28"	N 42°38'21" W	22.46'
C3130	585.00'	62.49'	6°07'15"	S 38°41'59" E	62.46'
C3131	732.00'	78.20'	6°07'15"	N 38°41'59" W	78.16'
C3132	505.00'	12.84'	1°27'26"	N 42°47'22" W	12.84'
C3133	20.00'	24.80'	71°03'33"	N 2°54'29" E	23.24'



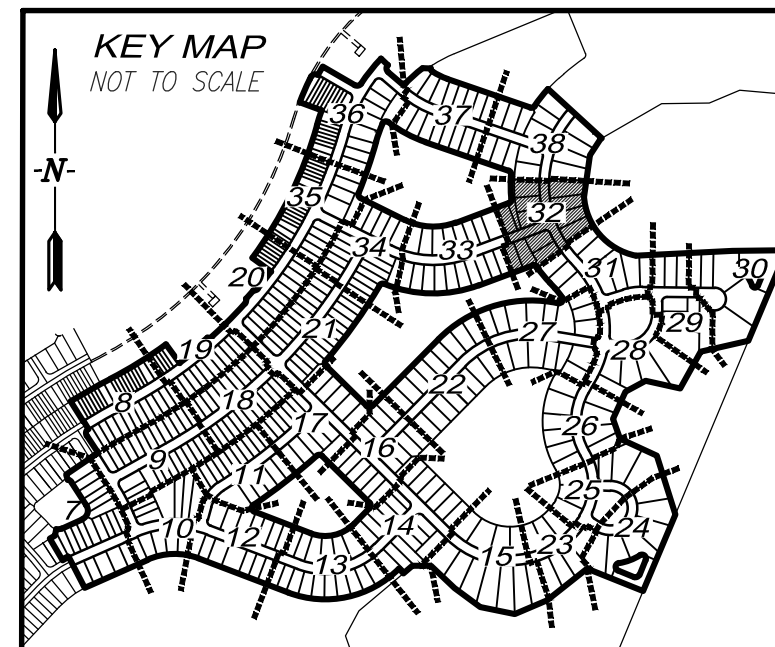
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Bonita Springs, Florida 34134
Business LC 26000266

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CHARLOTTE COUNTY, FLORIDA.



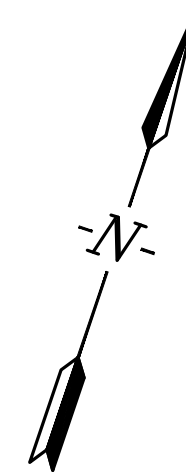
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C25	333.50'	440.19'	75°37'32"	S 40°49'55" E	408.93'
C57	20.00'	46.01'	131°48'37"	S 33°17'01" W	36.51'
C70	732.00'	125.28'	9°48'23"	S 0°45'20" E	125.13'
C71	20.00'	26.25'	75°12'27"	S 31°56'42" W	24.41'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C3200	715.00'	130.63'	10°28'06"	S 13°12'48" E	130.45'
C3201	20.00'	13.13'	37°36'14"	N 50°44'49" E	12.89'
C3202	585.00'	306.18'	29°59'17"	S 0°45'20" E	302.70'
C3203	560.00'	840.21'	85°57'56"	S 0°32'07" E	763.59'
C3204	535.00'	802.70'	85°57'56"	S 0°32'07" E	729.50'
C3205	715.00'	42.53'	3°24'29"	S 9°40'59" E	42.52'
C3206	585.00'	187.51'	18°21'55"	S 34°20'08" E	186.71'
C3207	560.00'	225.45'	23°04'01"	S 31°59'05" E	223.93'
C3208	560.00'	614.76'	62°53'55"	S 10°59'53" W	584.35'
C3209	535.00'	82.64'	8°51'03"	N 29°36'47" W	82.56'
C3210	715.00'	88.11'	7°03'37"	S 14°55'02" E	88.05'
C3211	535.00'	82.64'	8°51'03"	N 20°45'44" W	82.56'
C3212	20.00'	13.13'	37°36'14"	N 13°08'35" E	12.89'
C3213	535.00'	82.64'	8°51'03"	N 11°54'41" W	82.56'
C3214	732.00'	5.06'	0°23'45"	N 5°27'39" W	5.06'
C3215	535.00'	102.53'	10°58'51"	N 1°59'45" W	102.38'
C3216	732.00'	96.56'	7°33'28"	N 1°29'03" W	96.49'
C3217	585.00'	62.53'	6°07'27"	S 32°34'38" E	62.50'
C3218	732.00'	5.06'	0°23'45"	N 35°26'30" W	5.06'
C3219	20.00'	12.93'	37°02'34"	N 53°45'54" W	12.71'
C3220	715.00'	43.13'	3°27'22"	N 31°14'36" W	43.12'
C3221	25.00'	37.22'	85°17'54"	S 67°48'07" E	33.88'
C3222	585.00'	44.54'	4°21'44"	S 27°20'03" E	44.53'
C3223	715.00'	88.11'	7°03'37"	N 25°59'06" W	88.05'
C3224	20.00'	13.32'	38°09'53"	S 88°37'52" W	13.08'
C3225	585.00'	44.54'	4°21'44"	S 13°34'06" E	44.53'
C3226	25.00'	37.22'	85°17'54"	S 26°53'59" W	33.88'
C3227	333.50'	57.26'	9°50'13"	S 25°47'15" E	57.19'
C3228	585.00'	62.53'	6°07'27"	S 8°19'30" E	62.50'
C3229	333.50'	56.66'	9°44'06"	S 16°00'05" E	56.60'
C3230	585.00'	77.17'	7°33'28"	S 1°29'03" E	77.11'
C3231	333.50'	47.23'	8°06'53"	S 7°04'36" E	47.19'
C3232	715.00'	131.44'	10°31'57"	S 27°42'18" E	131.25'
C3233	363.50'	47.34'	7°27'45"	S 19°47'08" E	47.31'

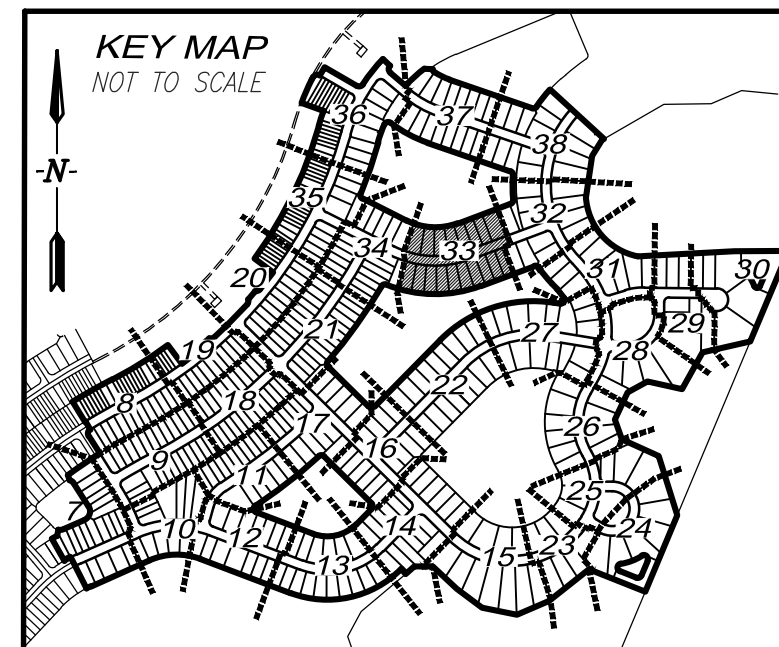
FILE: 23-148-PLT-6.DWG

TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C53	672.00'	498.37'	42°29'30"	S 89°12'19" E	487.02'
C72	328.00'	269.84'	47°08'12"	N 86°52'58" W	262.30'
C3300	475.00'	390.78'	47°08'12"	S 86°52'58" E	379.85'
C3301	500.00'	411.34'	47°08'12"	S 86°52'58" E	399.84'
C3302	525.00'	431.91'	47°08'12"	S 86°52'58" E	419.83'
C3303	525.00'	28.31'	3°05'21"	N 71°05'36" E	28.30'
C3304	672.00'	36.23'	3°05'21"	S 71°05'36" W	36.23'
C3305	525.00'	51.54'	5°37'29"	N 75°27'01" E	51.52'
C3306	672.00'	65.97'	5°37'29"	S 75°27'01" W	65.94'
C3307	525.00'	51.54'	5°37'29"	N 81°04'30" E	51.52'
C3308	672.00'	65.97'	5°37'29"	S 81°04'30" W	65.94'
C3309	525.00'	51.54'	5°37'29"	N 86°41'59" E	51.52'
C3310	672.00'	65.97'	5°37'29"	S 86°41'59" W	65.94'
C3311	525.00'	51.54'	5°37'29"	S 87°40'32" E	51.52'
C3312	672.00'	65.97'	5°37'29"	N 87°40'32" W	65.94'
C3313	525.00'	51.54'	5°37'29"	S 82°03'03" E	51.52'
C3314	672.00'	65.97'	5°37'29"	N 82°03'03" W	65.94'
C3315	525.00'	51.54'	5°37'29"	S 76°25'34" E	51.52'
C3316	672.00'	65.97'	5°37'29"	N 76°25'34" W	65.94'
C3317	475.00'	86.17'	10°23'38"	N 75°14'20" W	86.05'
C3318	328.00'	59.50'	10°23'38"	S 75°14'20" E	59.42'
C3319	475.00'	72.35'	8°43'38"	N 84°47'58" W	72.28'
C3320	328.00'	49.96'	8°43'38"	S 84°47'58" E	49.91'
C3321	475.00'	72.35'	8°43'38"	S 86°28'23" W	72.28'
C3322	328.00'	49.96'	8°43'38"	N 86°28'23" E	49.91'
C3323	475.00'	72.35'	8°43'38"	S 77°44'45" W	72.28'
C3324	328.00'	49.96'	8°43'38"	N 77°44'45" E	49.91'
C3325	475.00'	31.78'	3°50'00"	S 71°27'56" W	31.77'
C3326	328.00'	21.94'	3°50'00"	N 71°27'56" E	21.94'



0 20' 40' 80'
SCALE: 1" = 40'
THIS PLAN MAY HAVE BEEN
ENLARGED OR REDUCED FROM
INTENDED DISPLAY SCALE FOR
REPRODUCTION REASONS

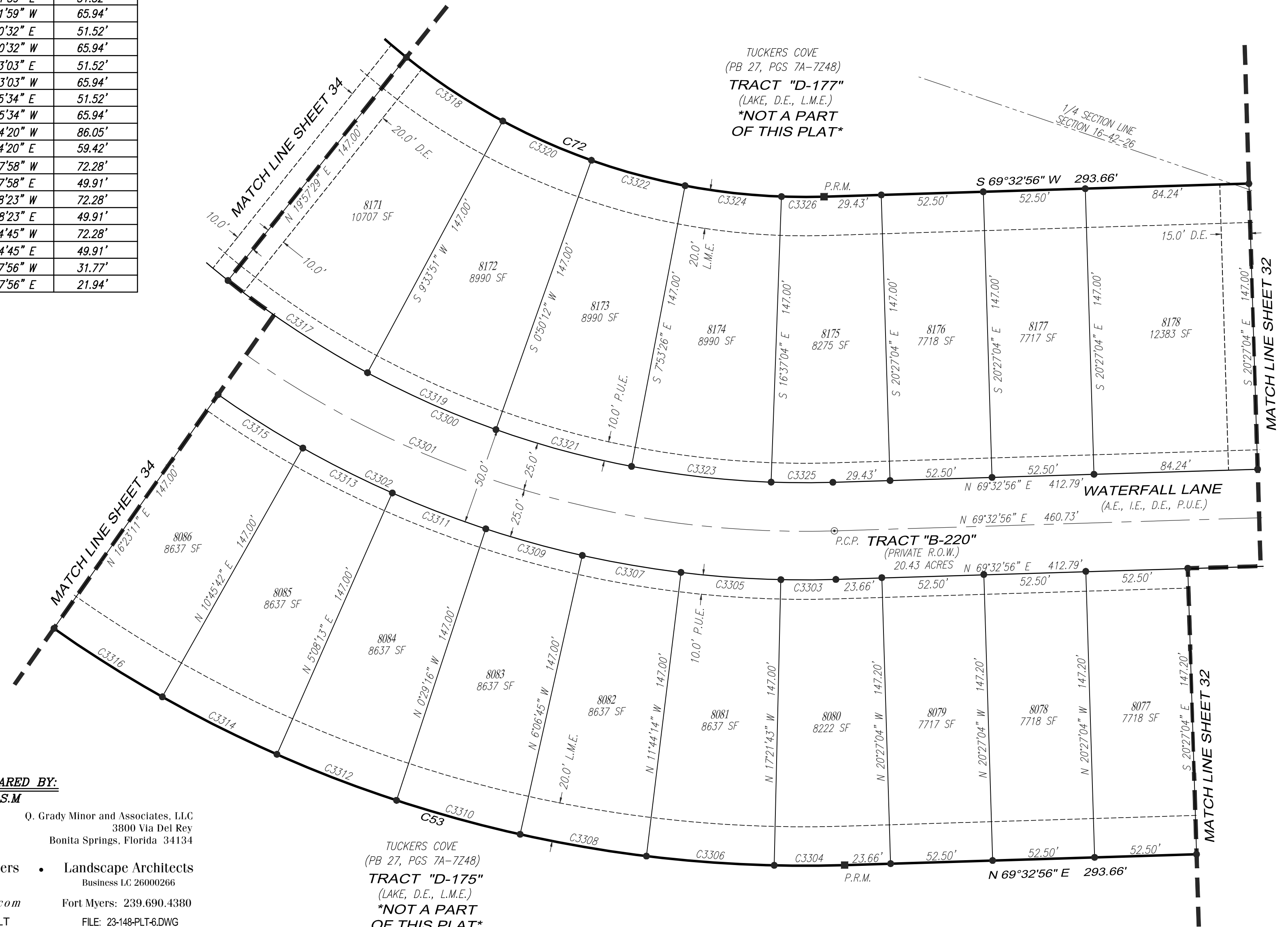


THIS INSTRUMENT WAS PREPARED BY:
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Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
KEVIN GEORGESON JOB CODE: TCPH2PLT FILE: 23-148-PLT-6.DWG



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C3400	2559.00'	1611.80'	36°05'17"	N 44°43'46" E	1585.29'
C3401	2534.00'	692.66'	15°39'42"	N 35°39'29" E	690.50'
C3402	2584.00'	710.27'	15°44'57"	N 35°39'29" E	708.04'
C3403	525.00'	431.91'	47°08'12"	S 86°52'58" E	419.83'
C3404	500.00'	411.34'	47°08'12"	S 86°52'58" E	399.84'
C3405	475.00'	390.78'	47°08'12"	S 86°52'58" E	379.85'
C3406	672.00'	66.31'	5°39'14"	S 70°47'12" E	66.29'
C3407	20.00'	25.20'	72°12'14"	S 75°56'18" W	23.57'
C3408	525.00'	68.88'	7°31'02"	S 69°51'18" E	68.83'
C3409	525.00'	36.46'	3°58'43"	S 71°37'28" E	36.45'
C3410	672.00'	49.46'	4°13'02"	S 71°30'18" E	49.45'
C3411	2584.00'	15.88'	0°21'07"	N 27°57'34" E	15.88'
C3412	25.00'	38.79'	88°54'07"	N 72°14'04" E	35.01'
C3413	2584.00'	37.20'	0°49'30"	N 28°32'53" E	37.20'
C3414	2584.00'	36.36'	0°48'22"	N 29°21'49" E	36.36'
C3415	2584.00'	36.36'	0°48'22"	N 30°10'12" E	36.36'
C3416	2584.00'	36.36'	0°48'22"	N 30°58'34" E	36.36'
C3417	2731.00'	35.23'	0°44'21"	S 31°00'35" W	35.23'
C3418	20.00'	3.21'	9°11'47"	S 35°14'18" W	3.21'
C3419	2584.00'	36.36'	0°48'22"	N 31°46'56" E	36.36'
C3420	2731.00'	38.43'	0°48'22"	S 31°46'56" W	38.43'
C3421	2584.00'	36.36'	0°48'22"	N 32°35'19" E	36.36'
C3422	2731.00'	38.43'	0°48'22"	S 32°35'19" W	38.43'
C3423	2534.00'	39.99'	0°54'15"	S 32°22'35" W	39.99'
C3424	2404.00'	37.94'	0°54'15"	N 32°22'35" E	37.94'
C3425	2534.00'	39.99'	0°54'15"	S 31°28'20" W	39.99'
C3426	2404.00'	37.94'	0°54'15"	N 31°28'20" E	37.94'
C3427	2534.00'	39.99'	0°54'15"	S 30°34'05" W	39.99'
C3428	2404.00'	37.94'	0°54'15"	N 30°34'05" E	37.94'
C3429	2534.00'	39.99'	0°54'15"	S 29°39'49" W	39.99'
C3430	2404.00'	37.94'	0°54'15"	N 29°39'49" E	37.94'
C3431	2534.00'	40.08'	0°54'22"	S 28°45'31" W	40.08'
C3432	2404.00'	38.02'	0°54'22"	N 28°45'31" E	38.02'
C3433	2534.00'	21.15'	0°28'41"	S 28°03'59" W	21.15'
C3434	2404.00'	42.97'	1°01'27"	N 27°47'36" E	42.97'
C3435	25.00'	39.77'	91°08'31"	S 17°44'37" E	35.71'
C3436	475.00'	55.77'	6°43'38"	N 66°40'42" W	55.74'
C3437	328.00'	38.51'	6°43'38"	S 66°40'42" E	38.49'
C3438	2559.00'	801.49'	17°56'43"	N 35°39'29" E	798.22'
C3439	2404.00'	702.94'	16°45'13"	N 35°39'29" E	700.44'
C3440	525.00'	25.49'	2°46'55"	S 64°42'20" E	25.49'
C3441	2714.00'	44.31'	0°56'08"	S 27°40'04" W	44.31'
C3442	2714.00'	39.08'	0°49'30"	S 28°32'53" W	39.08'
C3443	2714.00'	38.19'	0°48'22"	S 29°21'49" W	38.19'
C3444	2714.00'	38.19'	0°48'22"	S 30°10'12" W	38.19'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C13	2104.00'	763.13'	20°46'53"	N 25°58'47" E	758.95'
C64	20.00'	29.84'	85°29'19"	N 20°34'13" W	27.15'
C65	2421.00'	278.25'	6°35'07"	N 18°52'53" E	278.10'
C3500	2249.00'	1852.11'	47°11'04"	N 39°10'52" E	1800.21'
C3501	2274.00'	390.95'	9°51'01"	N 20°30'51" E	390.46'
C3502	2224.00'	918.64'	23°39'59"	N 27°25'20" E	912.12'
C3503	2274.00'	613.31'	15°27'11"	N 35°39'29" E	611.45'
C3504	2404.00'	702.94'	16°45'13"	N 35°39'29" E	700.44'
C3505	2249.00'	1416.54'	36°05'17"	N 44°43'46" E	1393.24'
C3506	2249.00'	435.56'	11°05'47"	N 21°08'14" E	434.88'
C3507	2224.00'	20.01'	0°30'55"	S 20°05'29" W	20.01'
C3508	2104.00'	20.01'	0°32'41"	N 20°01'03" E	20.01'
C3509	2224.00'	20.00'	0°30'55"	S 20°36'24" W	20.00'
C3510	2104.00'	20.00'	0°32'41"	N 20°33'44" E	20.00'
C3511	2224.00'	20.00'	0°30'55"	S 21°07'19" W	20.00'
C3512	2104.00'	20.00'	0°32'41"	N 21°06'25" E	20.00'
C3513	2224.00'	20.00'	0°30'55"	S 21°38'14" W	20.00'
C3514	2104.00'	20.00'	0°32'41"	N 21°39'06" E	20.00'
C3515	2224.00'	20.00'	0°30'55"	S 22°09'09" W	20.00'
C3516	2104.00'	20.00'	0°32'41"	N 22°11'47" E	20.00'
C3517	2224.00'	20.00'	0°30'55"	S 22°40'04" W	20.00'
C3518	2104.00'	20.00'	0°32'41"	N 22°44'27" E	20.00'
C3519	2224.00'	46.29'	1°11'33"	S 23°31'18" W	46.29'
C3520	2104.00'	40.56'	1°06'16"	N 23°33'56" E	40.56'
C3521	2224.00'	50.75'	1°18'27"	S 24°46'18" W	50.75'
C3522	2104.00'	43.77'	1°11'31"	N 24°42'50" E	43.77'
C3523	2224.00'	20.01'	0°30'56"	S 25°40'59" W	20.01'
C3524	2104.00'	20.01'	0°32'42"	N 25°34'56" E	20.01'
C3525	2224.00'	20.00'	0°30'55"	S 26°11'55" W	20.00'
C3526	2104.00'	20.01'	0°32'41"	N 26°07'38" E	20.01'
C3527	2224.00'	20.00'	0°30'55"	S 26°42'50" W	20.00'
C3528	2104.00'	20.00'	0°32'41"	N 26°40'19" E	20.00'
C3529	2224.00'	20.00'	0°30'55"	S 27°13'45" W	20.00'
C3530	2104.00'	20.00'	0°32'41"	N 27°13'00" E	20.00'
C3531	2224.00'	20.00'	0°30'55"	S 27°44'40" W	20.00'
C3532	2104.00'	20.00'	0°32'41"	N 27°45'40" E	20.00'
C3533	2224.00'	20.00'	0°30'55"	S 28°15'35" W	20.00'
C3534	2104.00'	20.00'	0°32'41"	N 28°18'21" E	20.00'
C3535	2224.00'	20.01'	0°30'55"	S 28°46'30" W	20.01'
C3536	2104.00'	20.01'	0°32'41"	N 28°51'02" E	20.01'
C3537	2224.00'	20.01'	0°30'56"	S 29°17'26" W	20.01'
C3538	2104.00'	20.01'	0°32'42"	N 29°23'44" E	20.01'
C3539	2224.00'	36.23'	0°56'00"	S 30°00'54" W	36.23'
C3540	2104.00'	29.88'	0°48'49"	N 30°04'29" E	29.88'
C3541	2224.00'	36.08'	0°55'46"	S 30°56'47" W	36.08'
C3542	2104.00'	29.90'	0°48'51"	N 30°53'20" E	29.90'
C3543	2224.00'	20.01'	0°30'56"	S 31°40'08" W	20.01'
C3544	2104.00'	20.01'	0°32'42"	N 31°34'06" E	20.01'
C3545	2104.00'	20.01'	0°32'41"	N 32°06'48" E	20.01'
C3546	2224.00'	20.00'	0°30'55"	S 32°11'04" W	20.00'
C3547	2404.00'	48.18'	1°08'54"	S 27°51'19" W	48.18'
C3548	2274.00'	19.76'	0°29'53"	N 28°10'50" E	19.76'
C3549	25.00'	38.73'	88°45'14"	N 72°18'31" E	34.97'
C3550	2274.00'	40.80'	1°01'41"	N 28°56'37" E	40.80'
C3551	2404.00'	43.13'	1°01'41"	S 28°56'37" W	43.13'
C3552	2274.00'	40.08'	1°00'35"	N 29°57'45" E	40.08'
C3553	2404.00'	42.37'	1°00'35"	S 29°57'45" W	42.37'
C3554	2274.00'	40.08'	1°00'35"	N 30°58'20" E	40.08'
C3555	2404.00'	42.37'	1°00'35"	S 30°58'20" W	42.37'
C3556	2274.00'	40.08'	1°00'35"	N 31°58'55" E	40.08'
C3557	2404.00'	42.37'	1°00'35"	S 31°58'55" W	42.37'
C3558	2404.00'	92.07'	2°11'40"	N 24°59'32" E	92.07'
C3559	2404.00'	61.21'	1°27'32"	N 23°09'57" E	61.21'
C3560	20.00'	18.08'	51°47'40"	S 37°25'02" E	17.47'

THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M



GradyMinor

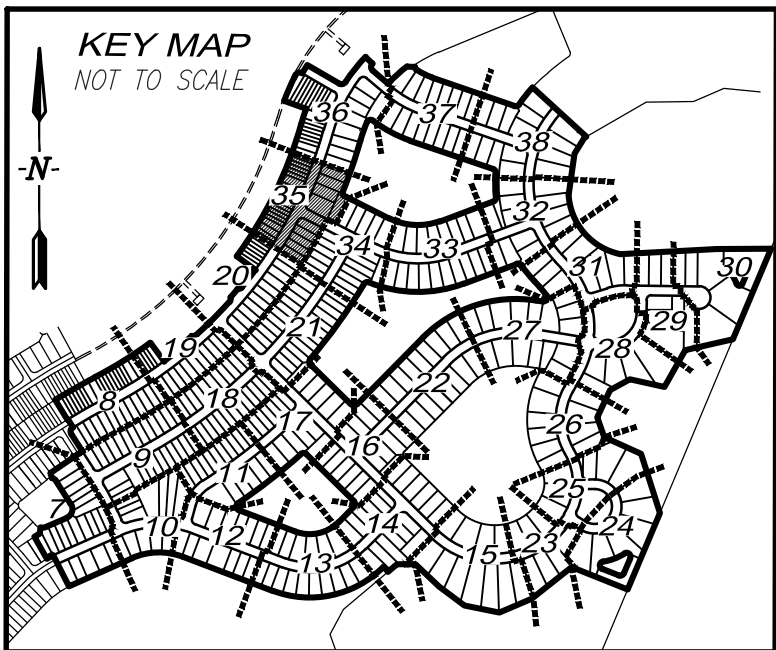
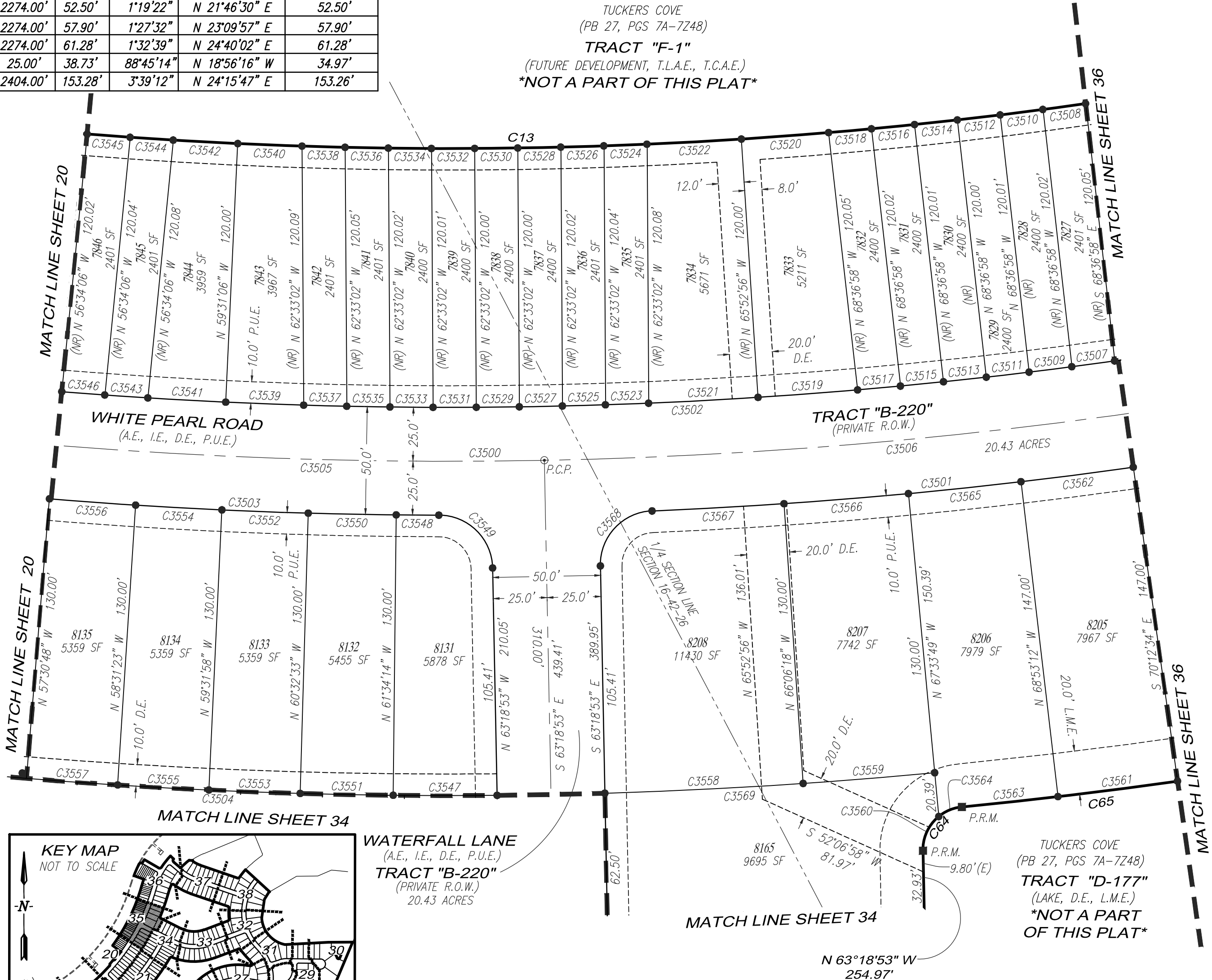
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KEVIN GEORGESON JOB CODE: TCPH2PLT FILE: 23-148-PLT-6.DWG

TUCKERS COVE - PHASE 2

A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C3561	2421.00'	55.90'	1°19'22"	S 20°27'07" W	55.89'
C3562	2274.00'	52.50'	1°19'22"	N 20°27'07" E	52.50'
C3563	2421.00'	44.82'	1°03'38"	S 21°38'38" W	44.81'
C3564	20.00'	11.76'	33°41'39"	S 5°19'37" W	11.59'
C3565	2274.00'	52.50'	1°19'22"	N 21°46'30" E	52.50'
C3566	2274.00'	57.90'	1°27'32"	N 23°09'57" E	57.90'
C3567	2274.00'	61.28'	1°32'39"	N 24°40'02" E	61.28'
C3568	25.00'	38.73'	88°45'14"	N 18°56'16" W	34.97'
C3569	2404.00'	153.28'	3°39'12"	N 24°15'47" E	153.26'



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C13	2104.00'	763.13'	20°46'53"	N 25°58'47" E	758.95'
C14	1010.00'	81.53'	4°37'31"	N 17°54'05" E	81.51'
C15	1130.00'	143.85'	7°17'38"	N 23°48'03" E	143.75'
C16	25.00'	40.40'	92°35'36"	N 73°44'40" E	36.15'
C17	25.00'	37.90'	86°52'03"	N 76°36'26" E	34.38'
C18	890.00'	164.81'	10°36'35"	N 38°28'43" E	164.57'
C19	25.00'	40.80'	93°31'02"	S 2°58'31" E	36.42'
C65	2421.00'	278.25'	6°35'07"	N 18°52'53" E	278.10'
C66	693.00'	98.83'	8°10'16"	N 19°40'28" E	98.75'
C67	20.00'	36.22'	103°46'07"	N 75°38'40" E	31.47'
C68	672.00'	218.02'	18°35'19"	S 61°45'56" E	217.06'
C3600	890.00'	175.83'	11°19'11"	S 21°14'56" W	175.55'
C3601	865.00'	425.66'	28°11'40"	S 29°41'10" W	421.37'
C3602	840.00'	310.22'	21°09'36"	S 26°10'08" W	308.46'
C3603	2224.00'	918.64'	23°39'59"	N 27°25'20" E	912.12'
C3604	2249.00'	1852.11'	47°11'04"	N 39°10'52" E	1800.21'
C3605	2274.00'	390.95'	9°51'01"	N 20°30'51" E	390.46'
C3606	865.00'	53.10'	3°31'02"	S 42°01'29" W	53.09'
C3607	865.00'	154.37'	10°13'30"	S 35°09'13" W	154.16'
C3608	710.00'	161.54'	13°02'09"	S 31°43'49" W	161.19'
C3609	25.00'	37.90'	86°52'03"	S 16°31'30" E	34.38'
C3610	890.00'	102.80'	6°37'05"	S 23°35'59" W	102.74'
C3611	890.00'	45.20'	2°54'36"	S 18°50'08" W	45.20'
C3612	1010.00'	50.02'	2°50'15"	N 18°47'43" E	50.01'
C3613	1010.00'	20.00'	1°08'05"	N 16°48'34" E	20.00'
C3614	890.00'	20.00'	1°17'16"	S 16°44'12" W	20.00'
C3615	2104.00'	8.49'	0°13'53"	N 15°42'16" E	8.49'
C3616	1010.00'	11.51'	0°39'11"	N 15°54'56" E	11.51'
C3617	890.00'	7.83'	0°30'14"	S 15°50'27" W	7.83'
C3618	2224.00'	12.18'	0°18'50"	S 15°44'45" W	12.18'
C3619	2104.00'	20.00'	0°32'41"	N 16°05'33" E	20.00'
C3620	2224.00'	20.00'	0°30'55"	S 16°09'37" W	20.00'
C3621	2224.00'	20.00'	0°30'55"	S 16°40'33" W	20.00'
C3622	2104.00'	20.00'	0°32'41"	N 16°38'14" E	20.00'
C3623	2224.00'	20.00'	0°30'55"	S 17°11'27" W	20.00'
C3624	2104.00'	20.00'	0°32'41"	N 17°10'55" E	20.00'
C3625	2104.00'	20.03'	0°32'44"	N 17°43'37" E	20.03'
C3626	2224.00'	20.03'	0°30'58"	S 17°42'24" W	20.03'
C3627	2104.00'	32.69'	0°53'25"	N 18°26'42" E	32.69'
C3628	2224.00'	35.92'	0°55'32"	S 18°25'39" W	35.92'
C3629	2224.00'	36.62'	0°56'36"	S 19°21'43" W	36.62'
C3630	2104.00'	31.40'	0°51'18"	N 19°19'04" E	31.40'
C3631	525.00'	42.05'	4°35'23"	S 52°01'43" E	42.04'
C3632	672.00'	21.73'	1°51'08"	N 53°23'50" W	21.72'
C3633	20.00'	15.29'	43°47'47"	N 74°22'10" W	14.92'
C3634	710.00'	52.01'	4°11'50"	N 27°18'40" E	52.00'
C3635	710.00'	52.01'	4°11'50"	N 31°30'30" E	52.00'
C3636	710.00'	57.52'	4°38'29"	N 35°55'39" E	57.50'
C3637	840.00'	46.06'	3°08'31"	N 35°10'40" E	46.06'
C3638	25.00'	40.80'	93°31'02"	N 83°30'27" E	36.42'
C3639	840.00'	61.53'	4°11'50"	N 31°30'30" E	61.52'
C3640	840.00'	61.53'	4°11'50"	N 27°18'40" E	61.52'
C3641	840.00'	73.97'	5°02'43"	N 22°41'23" E	73.94'
C3642	20.00'	20.93'	59°58'20"	S 53°44'46" W	19.99'
C3643	693.00'	43.46'	3°35'35"	S 21°57'49" W	43.45'
C3644	840.00'	67.12'	4°34'41"	N 17°52'41" E	67.10'
C3645	693.00'	55.37'	4°34'41"	S 17°52'41" W	55.36'
C3646	2421.00'	9.86'	0°14'00"	S 15°42'20" W	9.86'
C3647	2274.00'	9.26'	0°14'00"	N 15°42'20" E	9.26'
C3648	2274.00'	52.50'	1°19'22"	N 16°29'01" E	52.50'
C3649	2421.00'	55.90'	1°19'22"	S 16°29'01" W	55.89'
C3650	2274.00'	52.50'	1°19'22"	N 17°48'23" E	52.50'
C3651	2421.00'	55.90'	1°19'22"	S 17°48'23" W	55.89'
C3652	2274.00'	52.50'	1°19'22"	N 19°07'45" E	52.50'
C3653	2421.00'	55.90'	1°19'22"	S 19°07'45" W	55.89'
C3654	865.00'	218.19'	14°27'08"	S 22°48'54" W	217.61'
C3655	2249.00'	435.56'	11°05'47"	N 21°08'14" E	434.88'

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GradyMinor

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Planners

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KEVIN GEORGESON

JOB CODE: TCPH2PLT

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TUCKERS COVE - PHASE 2

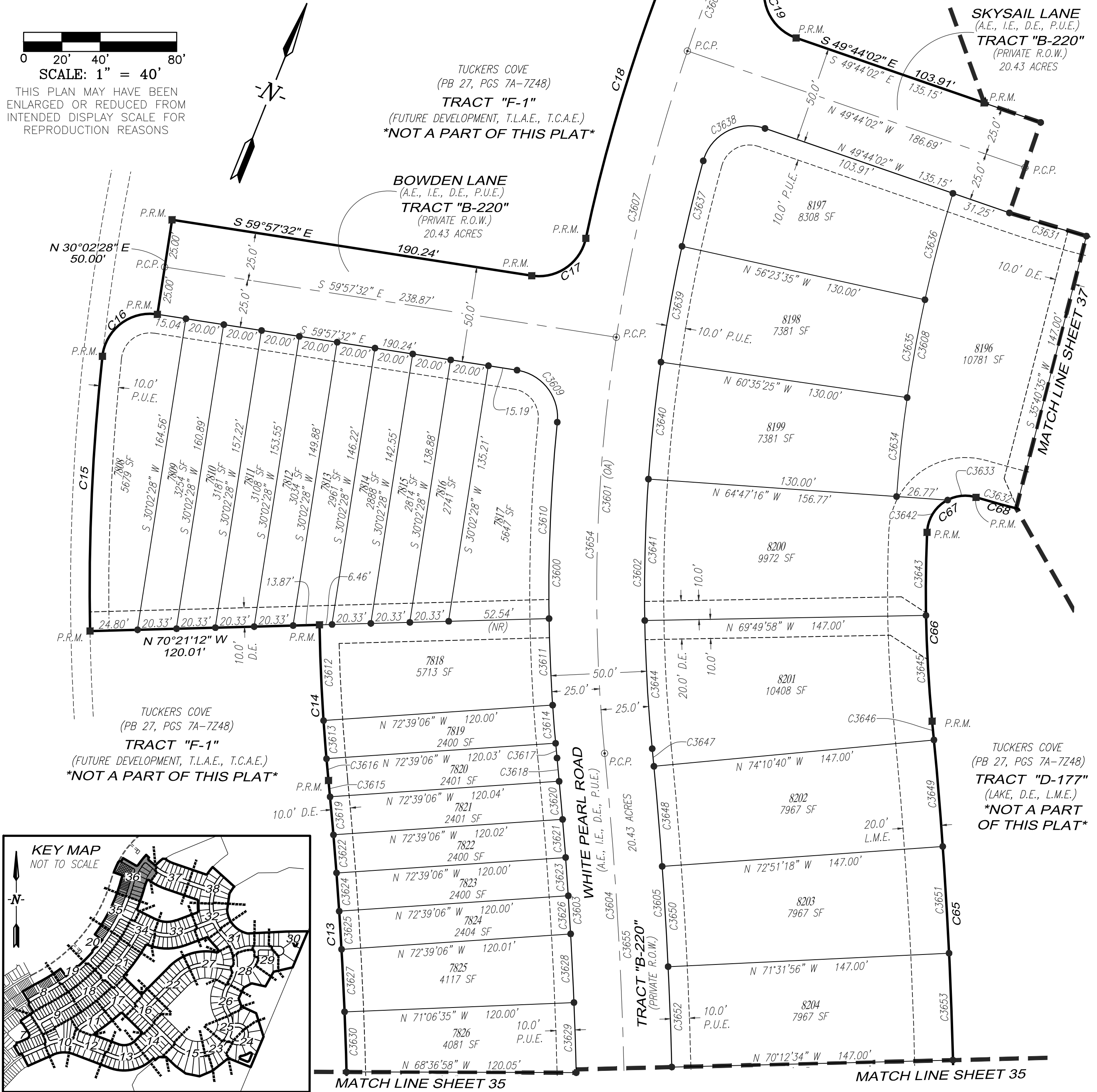
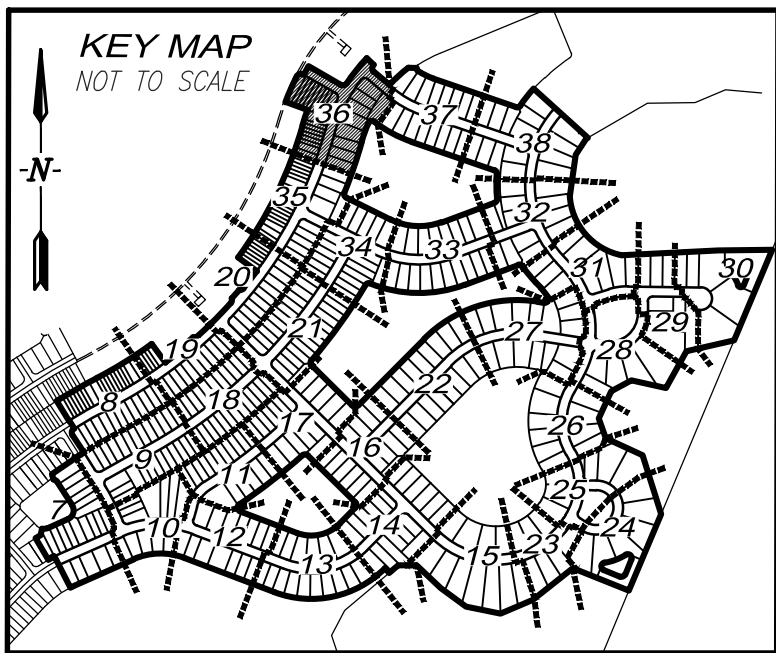
A REPLAT OF A PORTION OF TRACT "F-1"

TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48

A SUBDIVISION LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA.

0 20' 40' 80'
SCALE: 1" = 40'

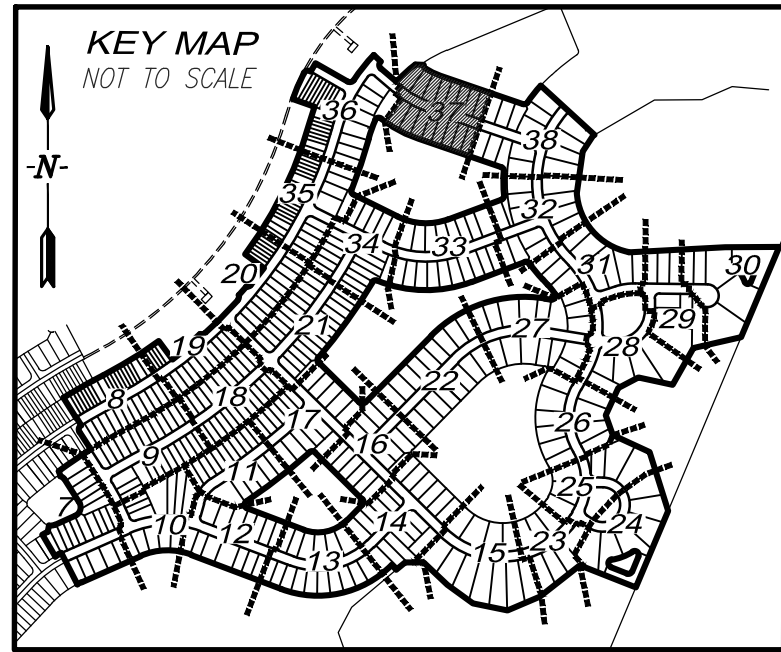
THIS PLAN MAY HAVE BEEN
ENLARGED OR REDUCED FROM
INTENDED DISPLAY SCALE FOR
REPRODUCTION REASONS



PLAT BOOK

PAGE

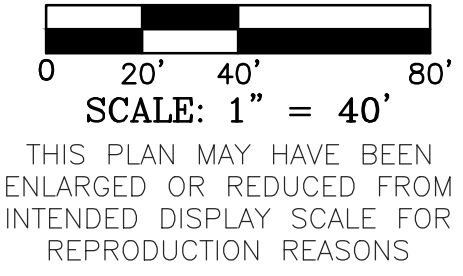
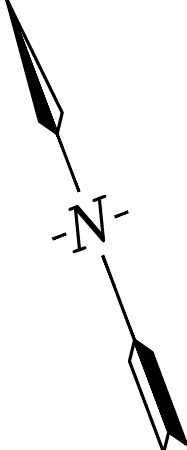
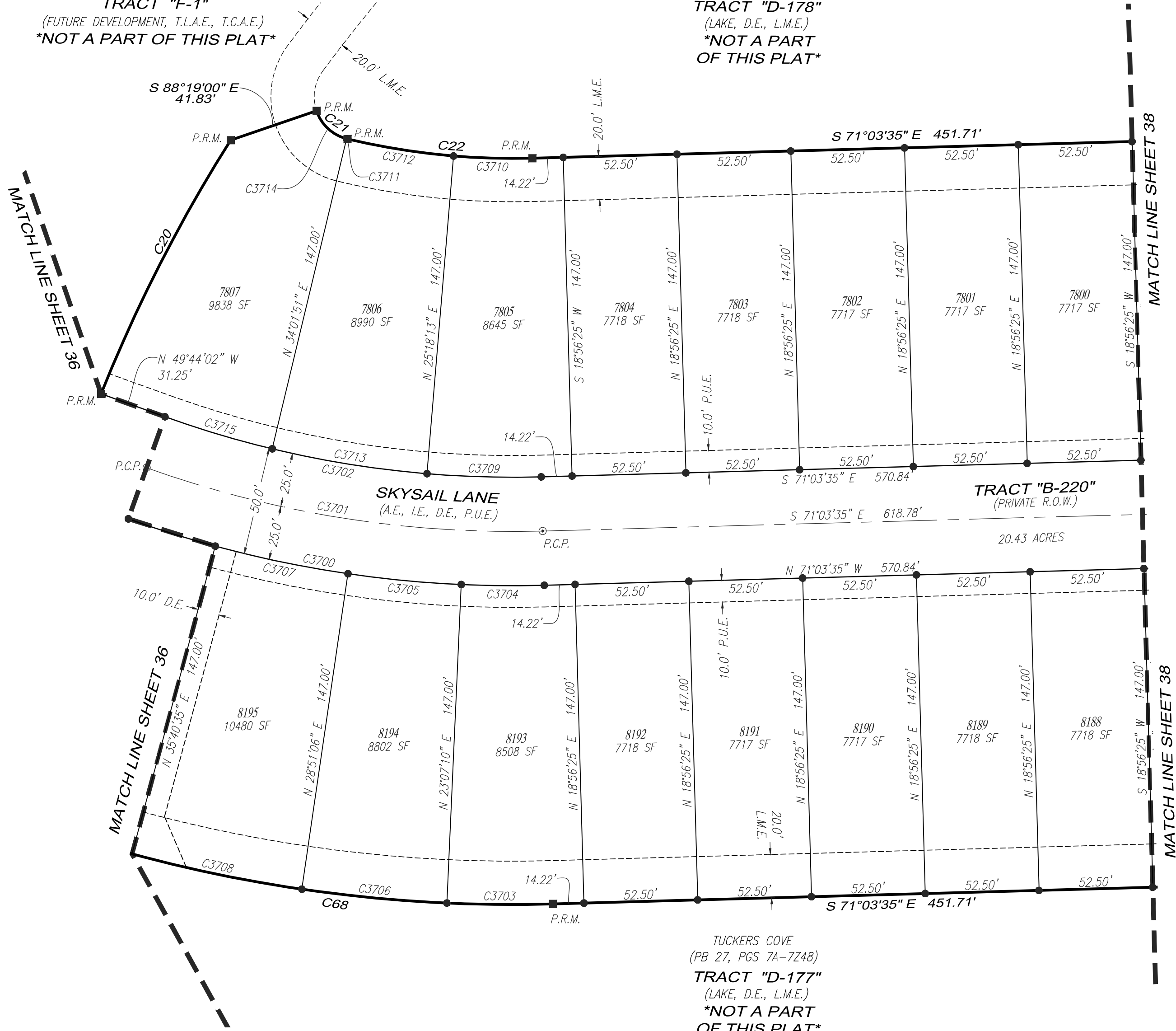
SHEET 36 OF 38



TUCKERS COVE - PHASE 2
A REPLAT OF A PORTION OF TRACT "F-1"
TUCKERS COVE, PLAT BOOK 27, PAGES 7A THROUGH 7Z48
A SUBDIVISION LOCATED IN SECTIONS 15 AND 16,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA.

TUCKERS COVE
(PB 27, PGS 7A-7Z48)
TRACT "F-1"
(FUTURE DEVELOPMENT, T.L.A.E., T.C.A.E.)
NOT A PART OF THIS PLAT

TUCKERS COVE
(PB 27, PGS 7A-7Z48)
TRACT "D-178"
(LAKE, D.E., L.M.E.)
NOT A PART OF THIS PLAT



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C20	710.00'	131.57'	10°37'02"	N 47°35'33" E	131.38'
C21	20.00'	20.15'	57°43'30"	S 27°10'45" E	19.31'
C22	328.00'	85.97'	15°01'05"	S 63°33'03" E	85.73'
C68	672.00'	218.02'	18°35'19"	S 61°45'56" E	217.06'
C3700	525.00'	195.41'	21°19'33"	S 60°23'49" E	194.28'
C3701	500.00'	186.10'	21°19'33"	S 60°23'49" E	185.03'
C3702	475.00'	176.80'	21°19'33"	S 60°23'49" E	175.78'
C3703	672.00'	49.02'	4°10'46"	N 68°58'12" W	49.01'
C3704	525.00'	38.30'	4°10'46"	S 68°58'12" E	38.29'
C3705	525.00'	52.52'	5°43'55"	S 64°00'52" E	52.50'
C3706	672.00'	67.23'	5°43'55"	N 64°00'52" W	67.20'
C3707	525.00'	62.54'	6°49'30"	S 57°44'10" E	62.50'
C3708	672.00'	80.05'	6°49'30"	N 57°44'10" W	80.00'
C3709	475.00'	52.75'	6°21'48"	N 67°52'41" W	52.73'
C3710	328.00'	36.43'	6°21'48"	S 67°52'41" E	36.41'
C3711	20.00'	0.42'	1°11'23"	S 55°26'49" E	0.42'
C3712	328.00'	49.55'	8°39'17"	S 60°22'09" E	49.50'
C3713	475.00'	72.35'	8°43'38"	N 60°19'58" W	72.28'
C3714	20.00'	19.73'	56°32'07"	S 26°35'03" E	18.94'
C3715	475.00'	51.69'	6°14'07"	N 52°51'05" W	51.67'

THIS INSTRUMENT WAS PREPARED BY:
TIMOTHY J. DEVRIES, P.S.M



GradyMinor

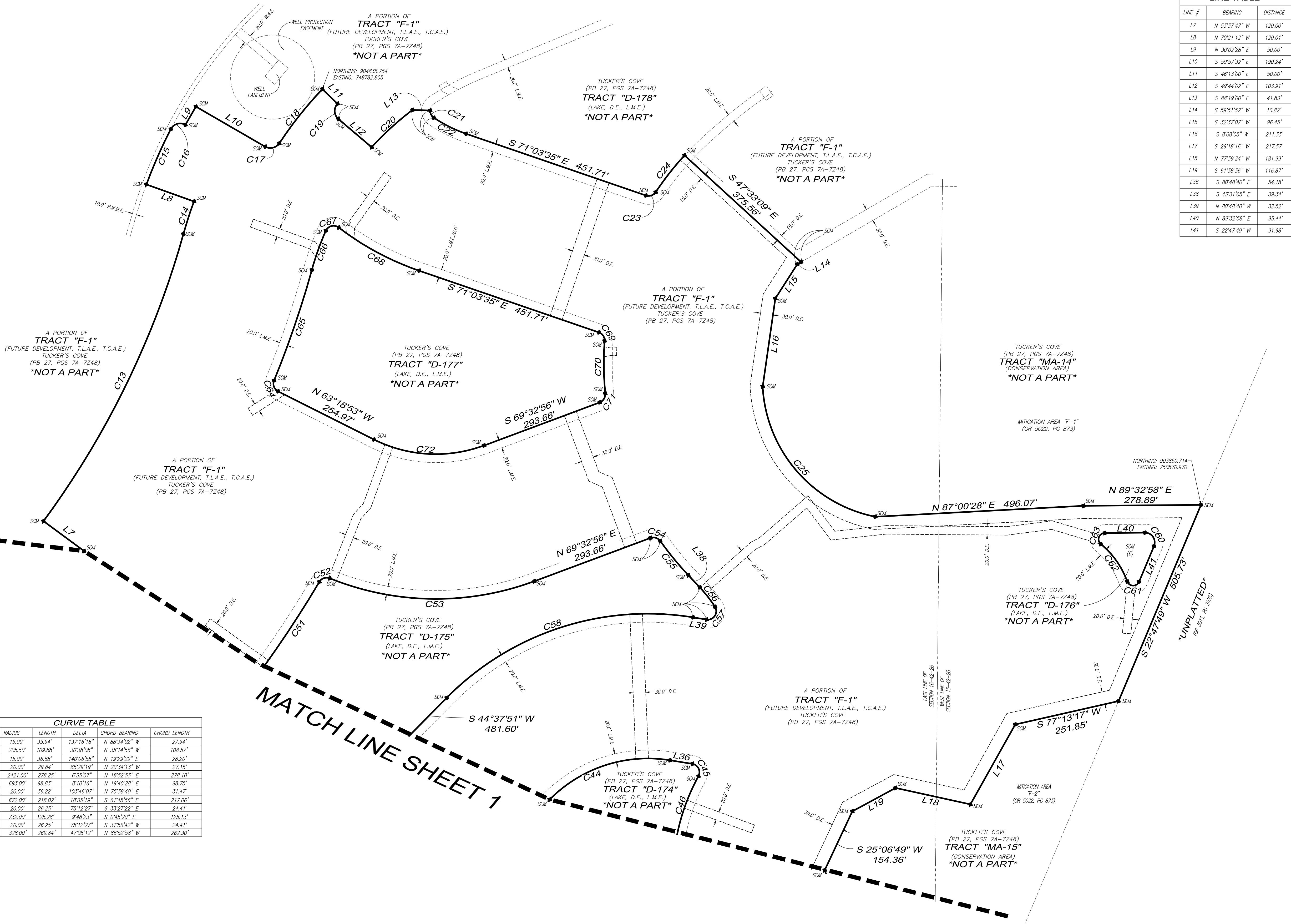
Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
KEVIN GEORGESON JOB CODE: TCPH2PLT FILE: 23-148-PLT-6.DWG

Attachment 2
Executed Developer's Agreement

Attachment 3

Survey



DRAWN BY: KJG	BOUNDARY SURVEY		NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 2
CHECKED BY: TJD	TUCKER'S COVE - PHASE 2		
JOB CODE: TCHP2PLT	A REPLAT OF A PORTION OF TRACT "F-1"		
SCALE: 1" = 120'	TUCKER'S COVE, PLAT BOOK ___, PAGES ___ THROUGH ___		
DATE: 7/8/2023	LYING IN		
FILE: 23-148-BS4PLT.DWG	SECTIONS 15 AND 16, TOWNSHIP 42 SOUTH, RANGE 26 EAST		
SHEET: 2 of 2	CHARLOTTE COUNTY, FLORIDA		

Attachment 4
FP-22-12-27 Tucker's Cove Decision Letter



March 12, 2024

Lennar Homes, LLC
10481 Six Mile Cypress Pkwy.
Fort Myers, FL 33966

Via Email: zane.zeidan@lennar.com

Dear Applicant:

This letter is to confirm the decision of the Charlotte County Board of County Commissioners at their meeting held **February 27, 2024, at 2:00 P.M.**, regarding the following petition:

FP-22-12-27

Quasi-judicial

Commission District I

Lennar Homes, LLC is requesting Final Plat approval for a residential subdivision to be named, Tuckers Cove, consisting of 659 single-family lots and 44 tracts for future development of multi-family homes, lakes, preservation areas, roads, common areas, and an amenity site. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under PP-22-12-27 on September 12, 2023. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 723.41± acres and is generally located south of Bermont Road, north of Babcock Trail, and east of SR 31, inside the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, in the East County area, and in Commission District I.

It was the decision of the Charlotte County Board of County Commissioners that Petition **FP-22-12-27** be approved. The plat was recorded on March 4, 2024 under **INSTR #: 3376725** in **Plat Book 27, Pages 7A through 7Z48**, and the Developer's Agreement Resolution was recorded on March 4 2024 under **INSTR #: 3376724** of the Public Records of Charlotte County, Florida.

This letter also serves as your Certificate of Concurrence for the purpose of School Concurrence.

Please feel free to contact our office should you have any questions.

Sincerely,

Jenny Shao, Zoning Coordinator
Community Development Department



CC: Mark W. Minor, P.E. – Q. Grady Minor & Associates, P.A. and Babcock Property Holdings LLC
Dawn Anspach, CAO
Karen Benak, CAO
Kelly Danielson, CCU
Denise Elliott, CCU
Kathleen Duffy, IT GIS
Christine Broughman, MSBU
Faith Dangerfield, Property Appraiser's Office
Matthew Parkman, Property Appraiser's Office
Samantha DiPiazza, SPD-Addressing
Tom Finnerty, SPD
Jeannine Fullerton, Real Estate Services
Stephen Kipa, Real Estate Services
Gregory Mosher, Real Estate Services
Robert Fakhri, Transportation
Ravi Kamarajugadda, Transportation
Maryann Franks, Zoning
Jeff Harvey, CCPS
Tracey Roberts, CCPS

Attachment 5

DRC-24-179 Tuckers Cove Phase 2 – Final Site Plan Decision Letter



October 28, 2024

Kimley-Horn and Associates Inc
Attn: David Mercer
1514 Broadway STE 301
Fort Myers FL 33901

Re: DRC-24-179 Tuckers Cove Phase 2 – Final Site Plan
October 17, 2024 Site Plan Review agenda

County staff has reviewed the Final Site Plan for Tuckers Cove Phase 2 including Tract C – Lakes C100-20 thru C100-26. The project consists of four 10-plex townhome buildings, three 8-plex townhome buildings, a 6-plex townhome building, 84 twin-villas (168 units), 267 single-family lots for a total of 505 dwelling units, and associated drainage and utility infrastructure. This project site is 116.15± acres and is located at parcel 422616400005, Punta Gorda, FL. This project is in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI).

It is the decision of the Zoning Official to approve DRC-24-179. The comments are as follows:

1. Review for site plan for single family development with infrastructure. All structures are subject to further review at time of building permitting.
2. Not in CCU service area. Contact Town & Country Utilities for availability of service.
3. The project must adhere to ALL conditions in the Babcock Ranch Community Master Development of Regional Impact Master Development Order dated May 23, 2023.
4. Must adhere to all conditions within the Protected Species Assessment provided by Johnson Engineering.
5. Roadways shall be at least 20' wide of clear space for fire department access.
6. Gates shall be installed with an EVAC System for emergency operation use.
7. Fire hydrant required within 800' between each fire hydrant.
8. A copy of the approved landscape plan, with digital approval stamps, must be uploaded/included with any/all permits for the site.

Final Site Plan approval is valid for 3 years. A one-time two-year extension can be granted at the discretion of the Zoning Official and no further extensions will be granted. There is an \$85 fee for the extension. Failure to apply for building permits prior to the expiration date of this approval will cause this Site Plan approval to expire.

When you submit for a building permit, be sure to include a copy of this approval letter and all approved plans.

Shaun Cullinan
Planning and Zoning Official

Attachment 6
Staff Review and Comments

Staff Review FP-24-01 Tuckers Cove - Phase 2

From Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Date Thu 12/12/2024 1:37 PM

To Keltner, Jim <Jim.Keltner@charlottecountyfl.gov>; Duffy, Kathleen <Kathleen.Duffy@charlottecountyfl.gov>; Davis, James K. <James.Davis@charlottecountyfl.gov>; Benjamin, Roy <Roy.Benjamin@charlottecountyfl.gov>; Finnerty, Thomas <Thomas.Finnerty@charlottecountyfl.gov>; DiPiazza, Samantha <Samantha.DiPiazza@charlottecountyfl.gov>; Fakhri, Robert <Robert.Fakhri@CharlotteCountyFl.Gov>; Thomas, Jason <Jason.Thomas@charlottecountyfl.gov>; Barton, Diane <dbarton@ccsofl.net>; Stewart, John M <jmstewart@ccsofl.net>; Jorge, Danielle <Danielle.Jorge@charlottecountyfl.gov>; Mancia, Agustin <Agustin.Mancia@charlottecountyfl.gov>; Franks, Maryann <Maryann.Franks@charlottecountyfl.gov>

Cc tracey.roberts@yourcharlotteschools.net <tracey.roberts@yourcharlotteschools.net>

MEMORANDUM

Date: December 12, 2024

To:

Jim Keltner, Zoning/Environmental
Kathleen Duffy, IT GIS
James Kelly Davis, PW Engineering
Roy Benjamin, PW Engineering
Tom Finnerty, SPD
Samantha DiPiazza, SPD Addressing
Robert Fakhri, Transportation
Jason Thomas, PW Stormwater
Diane Barton, CCSO
John Stewart, CCSO

CC:

Danielle Jorge, PW Engineering
Agustin Mancia, CCU
Maryann Franks, Zoning
Tracey Roberts, CCPS

From: Jenny Shao, Planner
Community Development

Subject: Final Plat application for FP-24-01 Tuckers Cove - Phase 2
Meeting Date Tentatively Scheduled for March 25, 2025

Along with this memo, you are receiving a OneDrive link to the file materials for your review because the files are too large to attach by email. Please let me know if you have any issues accessing the OneDrive. This application is being reviewed under the previous subdivision regulations.

Please review the above-referenced petition and return your graphics, findings, and analyses to me as soon as possible (**No later than December 31, 2024**). This is a quasi-judicial public hearing.

If you have any questions about the material in this distribution, or the information below, please contact me. Thank you.

The OneDrive link is below:

 [FP-24-01 Tuckers Cove - Phase 2](#)

FP-24-01

Quasi-judicial

Commission District I

Lennar Homes, LLC is requesting Final Plat approval for a subdivision to be named, Tuckers Cove – Phase 2, being a replat of a portion of Tract F-1 of Tuckers Cove, as recorded in Plat Book 27, Pages 7A through 7Z48, of the Public Records of Charlotte County, Florida. The proposed subdivision consists of 505 residential lots and 7 tracts. The proposed subdivision is a residential development that received Preliminary Plat approval from the Board of County Commissioners under PP-24-01 on September 24, 2024. They also seek approval of a Developer's Agreement and surety to cover the construction of the plat infrastructure. This site contains 116.15± acres and is generally located south of Bermont Road, north of Mesquite Lane, west of the County line with Glades County, and east of SR 31, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, within the East County area, and in Commission District I.

Kind regards,



Jenny Shao
Planner
Charlotte County Community Development
941.764.4954
CharlotteCountyFL.gov
Delivering Exceptional Service

How was your service? [CLICK HERE](#) to let us know

RE: FP-24-01 Tuckers Cove - Phase 2 Resub 1

From Jorge, Danielle <Danielle.Jorge@charlottecountyfl.gov>

Date Fri 1/17/2025 7:37 AM

To Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Cc Davis, James K. <James.Davis@charlottecountyfl.gov>

Good morning,
We approve this resubmittal.

Thank you!



Danielle Jorge
Surveying Project Manager
Charlotte County Public Works
Phone: (941)575-3622
CharlotteCountyFL.gov
Delivering Exceptional Service

From: Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Sent: Wednesday, January 8, 2025 11:39 AM

To: Duffy, Kathleen <Kathleen.Duffy@charlottecountyfl.gov>; Jorge, Danielle <Danielle.Jorge@charlottecountyfl.gov>; Davis, James K. <James.Davis@charlottecountyfl.gov>

Subject: FP-24-01 Tuckers Cove - Phase 2 Resub 1

Good morning,

Please see the attachment for the revised plat and response from the applicant to your comments from review of this final plat application. Please provide any additional comments or approval by February 22nd. If you have any questions, please let me know.

Kind regards,



Jenny Shao
Planner
Charlotte County Community Development
941.764.4954
CharlotteCountyFL.gov
Delivering Exceptional Service



COMMENT MEMORANDUM

Date: 1/31/2025

To: Jenny Shao, Planner
Community Development/Zoning

From: Kathleen Duffy, GIS Specialist
Information Technology

Subject: FP-24-01 Tuckers Cove - Phase 2 – Resubmittal

I have no additional comments for FP-24-01 Tuckers Cove - Phase 2 – Resubmittal.



COMMENT MEMORANDUM

Date: 12/12/2024

To: Jenny Shao, Planner
Community Development/Zoning

From: Public Works- Engineering- Roy Benjamin

Subject: FP-24-01 Tuckers Cove - Phase 2

Recommend approval.

Re: FP-24-01 Tuckers Cove - Phase 2 Revised EOPC

From Baster, Basia <Basia.Baster@charlottecountyfl.gov>

Date Mon 3/24/2025 6:09 AM

To Shao, Jenny <Jenny.Shao@charlottecountyfl.gov>

Cc Weaver, Sandra <Sandra.Weaver@charlottecountyfl.gov>; Cullinan, Shaun <Shaun.Cullinan@charlottecountyfl.gov>; Walker, Kimlyn <Kimlyn.Walker@charlottecountyfl.gov>; Erdman, Stephanie <Stephanie.Erdman@charlottecountyfl.gov>; Bullert, Bruce <Bruce.Bullert@charlottecountyfl.gov>

This is not CCU's infrastructure/design so I cannot review the EOPC.

Thank you,



Basia Baster

Utilities Engineering Supervisor

Charlotte County Utilities

3100 Loveland Blvd, Port Charlotte, FL 33980

Office: 941-764-4586

basia.baster@CharlotteCountyFL.gov

CharlotteCountyFL.gov

Delivering Exceptional Service

From: Shao, Jenny

Sent: Friday, March 21, 2025 3:39 PM

To: Baster, Basia

Cc: Weaver, Sandra; Cullinan, Shaun; Walker, Kimlyn; Erdman, Stephanie

Subject: Re: FP-24-01 Tuckers Cove - Phase 2 Revised EOPC

Good afternoon,

Would you still be reviewing the attached associated EOPC?

Kind regards,



Jenny Shao

Planner

Charlotte County Community Development

941.764.4954

CharlotteCountyFL.gov

Delivering Exceptional Service

How was your service? [CLICK HERE](#) to let us know

From: Baster, Basia
Sent: Friday, March 21, 2025 3:27 PM
To: Shao, Jenny
Cc: Weaver, Sandra; Cullinan, Shaun; Walker, Kimlyn; Erdman, Stephanie
Subject: Re: FP-24-01 Tuckers Cove - Phase 2 Revised EOPC

Jenny,

This area is serviced by Town & Country Utilities. It is not CCU.

Thank you,



Basia Baster
Utilities Engineering Supervisor
Charlotte County Utilities
3100 Loveland Blvd, Port Charlotte, FL 33980
Office: 941-764-4586
basia.baster@CharlotteCountyFL.gov
CharlotteCountyFL.gov
Delivering Exceptional Service

From: Shao, Jenny
Sent: Friday, March 21, 2025 3:05 PM
To: Baster, Basia
Cc: Weaver, Sandra; Cullinan, Shaun; Walker, Kimlyn; Erdman, Stephanie
Subject: Fw: FP-24-01 Tuckers Cove - Phase 2 Revised EOPC

Good afternoon,

Roy mentioned that utilities are included in the attached EOPC for a subdivision in Babcock. What are your thoughts?

Kind regards,



Jenny Shao
Planner
Charlotte County Community Development
941.764.4954
CharlotteCountyFL.gov
Delivering Exceptional Service

How was your service? [CLICK HERE](#) to let us know



Superintendent
Mark Vianello

School Board
John LeClair, Chairman
Bob Segur, Vice Chairman
Kim Amontree
Wendy Atkinson
Cara Reynolds

January 15, 2025

Zane Zeida
Lennar Homes, LLC
10481 Six Mile Cypress Pkwy
Fort Myers, FL 33966

RE: BCR - Tucker's Cove Phase 2
Final Plat Application: FP-24-01
School Capacity Availability Determination Letter (SCADL)

Dear Mr. Zeidan

This letter is in response to your School Impact Analysis for Concurrency (SIA) received in our office on December 12, 2024 requesting the impact to area schools for the proposed development to be named Tuckers Cove, Phase 2 sections 9, 10, 15, 16, 17, 20, 21 & 22, Township 42, Range 26E, Charlotte County, Florida. You have indicated that the parcel is 116.15 +/- acre site and will consist of 505 residential units.

In accordance with the approved Interlocal Agreement for Coordinated Planning and School Concurrency (ILA), Section 11.3 (a) – Uniform School Concurrency Process, "A local government shall not issue a Certificate of Concurrency (COC) for a residential development until receiving confirmation of available school capacity within the adopted level of service for each school type, in the form of a School Capacity Availability Determination Letter (SCADL) from School Board staff, or an enforceable and binding agreement has been approved."

Charlotte County Public School District staff has reviewed the above request to determine the impact the proposed residential development will have on public schools. In accordance with the Addendum to the Babcock Ranch School Site Dedication Agreement dated January 9, 2018 and the Vested Units Determination for Babcock Ranch First Phase Charter Facility Agreement dated December 11, 2018, based upon the formula in the ILA, the Vested Units in the First Phase Charter Facility are calculated as follows:

- a. 348 elementary school student stations/0.065 elementary school student generation rate = 5,354 residential units vested for elementary school (grades K-5) concurrency
- b. 154 middle school student stations/0.036 middle school student generation rate = 4,278 residential units vested for middle school (grades 6-8) concurrency

The development, if occupied today would have children attending:

Babcock Neighborhood School (students generated - 51)
Charlotte High School (students generated - 26)

Based on the number of residential units and the projected student population that will be generated by the proposed development, the development will have an impact on the School District's proposed level of service.

- Please contact Babcock Neighborhood School directly for available capacity.
- There is not sufficient capacity to accommodate the proposed number of school children at:
Charlotte High School

However, in accordance with the approved ILA, Section 11.2 (d)(2) – School Concurrency Application Review, staff have reviewed and determined that even when “assigning the impacts of the development to an adjacent Concurrency Service Area (CSA) for the school type impacted.”, there is not sufficient capacity to accommodate the proposed number of school children at the adjacent CSA's. Therefore, in accordance with the ILA, may require the developer to engage in mitigation options with Charlotte County Public Schools.

Note: This is not a final determination of capacity. Issuance of a SCADL by School Board staff identifying that capacity exists within the adopted Level of Service (LOS) provides only that school facilities are currently available, and capacity will not be reserved for the applicant's proposed residential development until the Local Government issues a Certificate of Concurrency (COC). Between the SCADL and the time of COC, be aware that school capacity may change causing you or the applicant to be offered the option of mitigation with the School District.

Please realize that the school age children from the proposed project may not be assigned to the public schools closest to their residences. Balancing enrollment or the need to provide capacity for the new student growth can affect school boundaries which are always subject to change.

Sincerely,



Jeff Harvey
Assistant Superintendent
District Support Services

/tlr

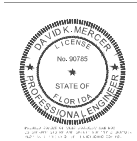
cc: Marcus Allen, Chief Financial Officer, Charlotte County Public Schools
Darrell Milstead, Director of Information Communication Systems, Charlotte County Public Schools
Jenny Shae, Planner, Charlotte County Community Development

Attachment 7
Approved EOPC

ENGINEER'S OPINION OF PROBABLE COST OF CONSTRUCTION FOR					APPROVED By Roy Benjamin at 2:58 pm, Mar 21, 2025	
BABCOCK HAMLET I - TUCKER'S COVE PH2 DEVELOPMENT (116.15 AC. +/-)						
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT	
I. CLEARING, GRUBBING AND EARTHWORK						
I.a CLEARING AND GRUBBING						
1	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Wooded Area)	0.0	AC	\$ 3,280.00	INCLUDED IN PH1	
2	Clearing and grubbing including clearing all lakes, roads, lots, swales, etc. for entire project. (Pasture Area)	0.0	AC	\$ 200.00	INCLUDED IN PH1	
CLEARING AND GRUBBING TOTAL					\$ -	
I.b EARTHWORK						
1a	Excavation of onsite lakes to approximately 30' deep from natural ground (SOIL)	0	CY	2.85	INCLUDED IN PH1	
1b	Drill and Blast Weathered Limestone (Assumed Quantity)	0	AC	77,240.00	INCLUDED IN PH1	
1c	Excavation of onsite lakes to approximately 30' deep from natural ground (WEATHERED LIMESTONE)	0	CY	2.85	INCLUDED IN PH1	
1d	Process Weathered Limestone for use as fill below 2' ALLOWANCE	0	CY	1.88	INCLUDED IN PH1	
2	Placement and compaction, grading, including all lakes, roadways, ditches, berms, open space, etc. (in-place cubic yards of sandy material or processed rock)	0	CY	0.18	INCLUDED IN PH1	
3	Fine Grading for Lots, Curbs, Roads, Sidewalks, Swales and Berms	518,693	SY	0.42	\$	217,851.06
4	Lake Dewatering	0	DA	280.00	INCLUDED IN PH1	
EARTHWORK TOTAL					\$ 217,851.06	
I.c NPDES						
1	Sod lake slopes, swales, drainage ways, and berms per plan and as directed by Owner/Engineer	0	SY	2.50	INCLUDED IN PH1	
2	Seed and mulch (Residential Lot Areas) per plan as directed by Owner	454,703	SY	0.25	\$	113,675.75
3	Rip Rap as directed by the Owner/Engineer (Quantity Arbitrary)	0	SY	75.00	INCLUDED IN PH1	
4	Temporary Construction Access	9	LS	5,500.00	\$	49,500.00
5	Silt Fence installation (NO REMOVAL)	7,476	LF	1.50	\$	11,214.00
6	Inlet Protection	104	EA	150.00	\$	15,600.00
7	Floating Turbidity Barriers	2,836	LF	15.00	\$	42,540.00
8	Best Management Practices	1	LS	50,000.00	\$	50,000.00
NPDES TOTAL					\$ 282,529.75	
II. UNDERGROUND						
II.a DRAINAGE						
1	12" PVC	967	LF	29.00	28,043.00	
2	15" PVC	584	LF	40.50	23,652.00	
3	18" RCP	1,338	LF	63.50	84,963.00	
4	24" RCP	3,498	LF	94.50	330,561.00	
5	30" RCP	489	LF	160.00	78,240.00	
6	36" RCP	1,301	LF	177.00	230,277.00	
7	42" RCP	634	LF	228.50	144,869.00	
8	48" RCP	2,909	LF	280.00	814,520.00	
8	60" RCP	68	LF	400.00	27,200.00	
9	TYPE D Curb Inlet	1	EA	7,435.00	7,435.00	
10	TYPE F Curb Inlet	0	LF	4,000.00	-	
11	VALLEY GUTTER Curb Inlet	38	EA	5,200.00	197,600.00	
12	Type "C" FDOT Inlet	14	EA	4,085.00	57,190.00	
13	Endwall 18" - 30" RCP	0	EA	2,400.00	-	
14	Endwall 36" and larger RCP	4	EA	3,400.00	13,600.00	
15	Small Control Structure	0	EA	7,500.00	-	
14	YARD INLET	40	EA	1,750.00	70,000.00	
15	Junction Box	11	EA	6,500.00	71,500.00	
16	6" Roadside underdrain (Underdrain Length to be Determined by Geotechnical Engineer)	12,400	LF	17.00	210,800.00	
17	Underdrain cleanout (Quantity to be Determined by Geotechnical Engineer)	124	EA	215.00	26,660.00	
18	6" Underdrain plug (Quantity to be Determined by Geotechnical Engineer)	124	EA	145.00	17,980.00	
19	Stormwater Testing	11,788	EA	0.50	5,894.00	
DRAINAGE TOTAL					\$ 2,440,984.00	
II.b SANITARY SEWER						
Manholes						
1	Manholes 0' - 6'	21	EA	7,450.00	156,450.00	
2	Manholes 6' - 8'	27	EA	8,700.00	234,900.00	
3	Manholes 8' - 10'	10	EA	10,000.00	100,000.00	
4	Manholes 10' - 12'	6	EA	11,400.00	68,400.00	
5	Manholes 12' - 14'	7	EA	12,500.00	87,500.00	
6	Manholes 14' - 16'	3	EA	14,000.00	42,000.00	
7	Manholes 16' - 18'	3	EA	16,000.00	48,000.00	

8	Manholes 18' - 20'	2	EA	16,800.00	33,600.00
9	Manholes 20' - 22'	0	EA	20,000.00	-
8" PVC (SDR 26) Gravity Sewer					
10	8" PVC (SDR 26) Gravity Sewer 0' - 6'	4,019	LF	46.30	186,079.70
11	8" PVC (SDR 26) Gravity Sewer 6' - 8'	4,937	LF	52.80	260,673.60
12	8" PVC (SDR 26) Gravity Sewer 8' - 10'	2,872	LF	83.30	239,237.60
13	8" PVC (SDR 26) Gravity Sewer 10' - 12'	1,780	LF	95.80	170,524.00
14	8" PVC (SDR 26) Gravity Sewer 12' - 14'	1,514	LF	109.30	165,480.20
15	8" PVC (SDR 26) Gravity Sewer 14' - 16'	881	LF	121.80	107,305.80
16	8" PVC (SDR 26) Gravity Sewer 16' - 18'	820	LF	134.80	110,536.00
17	8" PVC (SDR 26) Gravity Sewer 18' - 20'	0	LF	148.80	-
18	8" PVC (SDR 26) Gravity Sewer 20' - 22'	0	LF	162.80	-
10" PVC Gravity Sewer					
19	10" PVC Gravity Sewer 16'-18'	32	LF	134.80	4,313.60
20	10" PVC Gravity Sewer 18'-20'	34	LF	148.80	5,059.20
Force Main					
19	4" Force Main (with fittings and restraints)	0	LF	35.00	-
20	6" Force Main (with fittings and restraints)	2,307	LF	45.00	103,815.00
21	8" Force Main	6	LF	53.00	318.00
22	4" Gate Valve	0	EA	2,800.00	-
23	6" Gate Valve	3	EA	3,000.00	9,000.00
24	Connect to existing force main	1	EA	3,850.00	3,850.00
25	Drop Assembly	5	EA	4,200.00	21,000.00
26	Manhole Liner	6	EA	10,000.00	60,000.00
27	Sewer Service SF lots	57	EA	1,420.00	80,940.00
28	Double Service SF Lots	224	EA	1,510.00	338,240.00
29	Lift Station	1	LS	850,000.00	850,000.00
30	Pressure testing of force main	2,313	LF	3.00	6,939.00
31	Testing of gravity sewer	16,889	LF	6.00	101,334.00
SANITARY SEWER TOTAL					\$ 3,595,495.70
II.c WATER DISTRIBUTION					
1	4" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	36.00	-
2	6" PVC DR-18, C900 Water Main (with fittings and restraints)	330	LF	41.00	13,530.00
3	8" PVC DR-18, C900 Water Main (with fittings and restraints)	18,254	LF	52.00	949,208.00
4	10" PVC DR-18, C900 Water Main (with fittings and restraints)	0	LF	73.00	-
6	6" Gate valve and valve box	1	EA	2,150.00	2,150.00
7	8" Gate valve and valve box	52	EA	2,750.00	143,000.00
8	10" Gate valve and valve box	0	EA	3,950.00	-
9	Fire Hydrant Assembly	38	EA	8,030.00	305,140.00
10	Single Short Water service SF Lot	42	EA	825.00	34,650.00
11	Single Long Water service SF Lot	65	EA	1,000.00	65,000.00
12	Double Short Water service SF Lot	111	EA	1,500.00	166,500.00
13	Double Long Water service SF Lot	88	EA	2,000.00	176,000.00
14	4" Fire Service for Townhome Building including 4" Gate Valve and Fire Service Stub	9	EA	2,000.00	18,000.00
15	Connection to existing water main	11	EA	4,225.00	46,475.00
16	Blow-off assembly and valve	1	EA	4,000.00	4,000.00
17	Temp Blow-off assembly and valve	3	EA	3,000.00	9,000.00
18	Pressure testing of main	18,584	LF	3.00	55,752.00
19	Chlorination and bacteriological clearance	18,584	LF	2.00	37,168.00
WATER DISTRIBUTION TOTAL					\$ 2,025,573.00
II.d IRRIGATION DISTRIBUTION					
1	6" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	5,872	LF	44.30	260,129.60
2	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	9,650	LF	52.00	501,800.00
3	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	2,509	LF	73.00	183,157.00
4	6" Gate valve and valve box	12	EA	2,150.00	25,800.00
5	8" Gate valve and valve box	32	EA	2,750.00	88,000.00
6	10" Gate valve and valve box	7	EA	3,900.00	27,300.00
8	Single Irrigation Service (Short)	69	EA	1,200.00	82,800.00
9	Single Irrigation Service (Long)	37	EA	1,600.00	59,200.00
10	Double Irrigation Service (Short)	88	EA	1,800.00	158,400.00
11	Double Irrigation Service (Long)	82	EA	2,200.00	180,400.00
12	Blow-off assembly and valve	0	EA	4,000.00	-
13	Pressure testing of main	18,031	LF	3.00	54,093.00
IRRIGATION DISTRIBUTION TOTAL					\$ 1,621,079.60
II.e RAW WATER MAIN					
1	8" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	52.00	-

2	10" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	73.00	-
3	12" PVC DR-18, C900 Irrigation Main (with fittings and restraints)	0	LF	92.00	-
4	8" Gate valve and valve box	0	EA	2,750.00	-
5	10" Gate valve and valve box	0	EA	3,900.00	-
6	12" Gate valve and valve box	0	EA	4,700.00	-
7	Pressure testing of main	0	LF	1.00	-
RAW WATER MAIN TOTAL				\$	-
III. ROAD CONSTRUCTION					
1	Type "VG" curb, includes all transitions	32,574	LF	14.60	475,580.40
2	Type "F" curb, includes all transitions	2,306	LF	18.40	42,430.40
3	Valley Crossing	12	EA	8,000.00	96,000.00
4	6" Minimum Thickness Base	44,823	SY	12.10	542,358.30
5	12" Type B Stabilized Subgrade, LBR 40 Min.	54,953	SY	2.50	137,382.50
6	3/4" asphaltic concrete surface (First lift)	44,823	SY	7.50	336,172.50
7	3/4" Type S-III asphaltic concrete surface (Second lift)	44,823	SY	7.50	336,172.50
8	5' wide concrete sidewalk (4" thick)	19,167	SY	46.00	881,682.00
9	Sod along curbs, sidewalks, and inlets (2' wide)	26,982	SY	2.65	71,502.30
10	Curb ramp	46	EA	440.00	20,240.00
11	Temporary Turnarounds (Quantity arbitrary)	11	EA	6,300.00	69,300.00
12	Temporary pavement markings	1	LS	8,000.00	8,000.00
13	Permanent pavement markings	1	LS	20,000.00	20,000.00
14	Traffic control signs and street name signs	1	LS	25,000.00	25,000.00
ROAD CONSTRUCTION TOTAL				\$	3,061,820.90
IV. MISCELLANEOUS					
1	Utility Duct Trench (Quantity Arbitrary)	45,000	LF	2.70	121,500.00
2	2" Schedule 40 PVC Conduit (Material Cost) (Quantity Arbitrary)	25,000	LF	3.00	75,000.00
3	4" Schedule 40 PVC Conduit (Material Cost) (Quantity Arbitrary)	17,500	LF	8.25	144,375.00
4	6" Schedule 40 PVC Conduit (Material Cost) (Quantity Arbitrary)	2,500	LF	15.50	38,750.00
5	Geotechnical testing (includes all density /compaction, underdrain analysis and report)	1	LS	140,000.00	140,000.00
6	Construction stakeout	1	LS	70,000.00	70,000.00
7	Record drawings / As-Built Survey	1	LS	50,000.00	50,000.00
MISCELLANEOUS TOTAL				\$	639,625.00
SUMMARY					
I. CLEARING, GRUBING AND EARTHWORK					
I.a CLEARING AND GRUBBING				\$	-
I.b EARTHWORK				\$	217,851.06
I.c NPDES				\$	282,529.75
II. UNDERGROUND					
II.a DRAINAGE				\$	2,440,984.00
II.b SANITARY SEWER				\$	3,595,495.70
II.c WATER DISTRIBUTION				\$	2,025,573.00
II.d IRRIGATION AND CODE MINIMUM LANDSCAPING				\$	1,621,079.60
II.e RAW WATER MAIN				\$	-
III. ROAD CONSTRUCTION				\$	3,061,820.90
IV. MISCELLANEOUS				\$	639,625.00
SUBTOTAL				\$	13,884,959.01
10% CONTINGENCY				\$	1,388,495.90
BABCOCK HAMLET I - TUCKER'S COVE PH2 DEVELOPMENT (116.15 AC. +/-) TOTAL				\$	15,273,454.91

APPROVED*By Roy Benjamin at 2:58 pm, Mar 21, 2025*

Digitally signed by David Mercer
 DN: E=dm@kdmason.com, O=KDMason, C=US, OU=KDMason and Associates, Inc.,
 SERIALNUMBER=AAT1.20240610351467,
 L=Fort Myers, S=Florida, C=US
 Date: 2025.03.19 12:58:46-05'