



## MEMORANDUM

Date: April 2, 2026

To: Honorable Board of County Commissioners

From: Eileen Mastney, Zoning Coordinator  
(Exhibit 1 - Professional Qualifications)

Subject: BRR-26-06 Bond Reduction- Babcock Ranch Community Palmetto Landing

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### Request:

D.R. Horton, Inc., is requesting a bond reduction and First Amendment to Developer's Agreement (See Attachment 1) to reduce the amount of the approved surety provided under Bond No. 800158598 in the amount of \$11,743,177.93 to \$271,524.33 provided by Atlantic Specialty Insurance Company (See Attachment 2) for the completion of the remaining infrastructure for Babcock Ranch Community Palmetto Landing. The subdivision consists of 499 residential lot, six lake tracts, one right-of-way tract and one future amenity center tract was granted Final Plat approval by the Board of County Commissioners (Board) on August 1, 2023 (See Attachment 3). The site contains 128.78± acres and is generally located south of Bermont Road, north of the Lee County boundary, east of Bluebird Trail, and west of the Glades County boundary, in the boundary of the Babcock Ranch Community Development of Regional Impact (DRI) Increment 2, and in Commission District I.

### Analysis and Background:

At the time of Final Plat application, the applicant was granted approval of a Developer's Agreement (See Attachment 4) and surety in the amount of \$11,743,177.93 to ensure the completion of the plat infrastructure. Since then, a significant portion of the plat construction has been completed. The Project Engineer has submitted a proposed First Amendment to the Developer's Agreement (See Attachment 5), a New Engineer's Estimate of Probable Cost (See Attachment 6).

If approved, Bond No. 800158598, issued by Atlantic Specialty Insurance Company, in the amount of \$11,743,177.93 will be reduced to \$271,524.33.

**Recommendation:**

Community Development recommends approval of the requested Bond Reduction under Petition **BRR-26-06**.

## **Exhibit 1**

Qualifications of Eileen Mastney Position: Zoning Coordinator Time with Charlotte County: 7 months. Position Summary & Experience:

I have worked as a Zoning Coordinator for Charlotte County Planning and Zoning Departments for 3months. My duties include administrative tasks, customer service, data entry, reviewing and processing projects, 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. Exhibit 1

**Attachment 1**  
**Bond Reduction Request**



January 20, 2026

Michael Jones  
Zoning Coordinator  
Charlotte County Community Development  
18400 Murdock Circle  
Port Charlotte, FL 33948

RE: **Palmetto Landing (DRC-22-00217, FP-22-05-13)**  
**Bond Reduction Request**

Mr. Jones,

On behalf of our client, DR Horton, Inc., please accept this letter as formal request to reduce the Palmetto Landing performance bond, Atlantic Specialty Insurance Company in the amount of \$11,743,177.93, based on the information enclosed.

At this time, construction of the Palmetto Landing subdivision improvements has been substantially completed except for the roadway final lift of asphalt.

A new Engineer's Estimate of Probable Cost for this work, including a 10% bonding amount, is attached. Also enclosed is the amended Developer's Agreement that reflects the new bond amount of \$271,524.33.

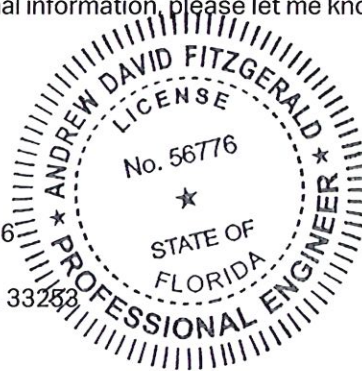
Contact information for the applicant is provided below:

Dr Horton, Inc.  
c/o J. Wayne Everett  
Director of Land Development – SWFL  
10541 Six Mile Cypress Parkway  
Fort Myers, FL 33966

If you should require additional information, please let me know.

Sincerely,

Andrew Fitzgerald, P.E.  
Florida Registration No. 56776  
Program Manager  
Florida Registry License No. 33252



1412 JACKSON STREET  
SUITE #1  
FORT MYERS, FL 33901  
239.418.0691

**Attachment 2**  
**Original Bond**

**SUBDIVISION BOND**

Bond No. 800158598

KNOW ALL MEN BY THESE PRESENTS, that we D.R. Horton, Inc.

10541 Six Mile Cypress Parkway, Suite 100 Fort Myers, FL 33966

as Principal, and Atlantic Specialty Insurance Company

authorized to do business in the State of FL, as Surety, are held and firmly bound unto

Charlotte County Board of County Commissioners

as Obligee, in the penal sum of Eleven Million Seven Hundred Forty Three Thousand One Hundred Seventy Seven

Dollars and Ninety Three Cents (\$ 11,743,177.93 ) DOLLARS, lawful money of

the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,

administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, D.R. Horton, Inc.

has agreed to construct in Babcock Ranch Community - Palmetto Landing

the following improvements: Pavement & Earthwork, Drainage, Sewer and Water - Final Site Plan Approval Number:

DRC-22-00048 FP-22-05-13

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 24th day of May, 2023.

D.R. Horton, Inc.

Principal

By: Justin Robbins, Div President

Atlantic Specialty Insurance Company

By: Noah William Pierce

Attorney-in-Fact





# Power of Attorney

Surety Bond No: 800158598

Principal: D.R. Horton, Inc.

Obligee: Charlotte County Board of County Commissioners

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: Noah William Pierce, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: sixty million dollars (\$60,000,000) and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

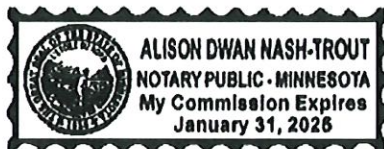
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this fifth day of March, 2020.



By *Paul J. Brehm*  
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA  
HENNEPIN COUNTY

On this fifth day of March, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



*Alison Nash-Trout*  
Notary Public

I, the undersigned, Assistant Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 24th day of May, 2023.



*Christopher V. Jerry*  
Christopher V. Jerry, Secretary

**Attachment 3**  
**FP-22-05-13 Final Plat**  
**Decision Letter**





CC: Drew Fitzgerald, P.E.  
Faith Dangerfield, Property Appraiser's Office  
Matthew Parkman, Property Appraiser's Office  
Samantha DiPiazza, SPD-Addressing  
Jordan Silver, SPD  
Kathleen Duffy, GIS  
Patty Stefan, Real Estate Services  
Jeannine Fullerton, Real Estate Services  
Stephen Kipa, Real Estate Services  
Kelly Danielson, CCU  
Denise Elliott, CCU  
Robert Fakhri, Transportation  
Ravi Kamarajugadda, Transportation  
Dawn Anspach, CAO  
Karen Benak, CAO  
Christine Broughman, MSBU  
Jeff Harvey, CCPS  
Greg Griner, CCPS  
Tracey Roberts, CCPS

**Attachment 4**  
**Recorded Plat**

# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,

CHARLOTTE COUNTY, FLORIDA

### DEDICATION

STATE OF FLORIDA )  
COUNTY OF CHARLOTTE ) SS

KNOW ALL MEN BY THESE PRESENTS THAT, D.R. HORTON, INC., A DELAWARE CORPORATION, THE OWNER OF THE HEREIN DESCRIBED LAND, HAS CAUSED THIS PLAT OF BABCOCK RANCH COMMUNITY PALMETTO LANDING, A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

1. OWNER DOES HEREBY DEDICATE AND SET APART TRACT "B-76" AS SHOWN AND DESCRIBED ON THIS PLAT OF BABCOCK RANCH COMMUNITY PALMETTO LANDING FOR PRIVATE ROADWAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE, SIGNS, UTILITIES, AND OTHER PROPER PURPOSES TO THE PALMETTO LANDING AT BABCOCK RANCH HOMEOWNERS' ASSOCIATION, INC. PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS, ASSIGNS, AND DESIGNEEES, A NON-EXCLUSIVE EASEMENT ON, OVER, AND UNDER TRACT "B-76" FOR ALL PURPOSES AND GRANTS UNTO THE REAL PROPERTY OWNERS WITHIN THIS PLAT AND THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GUESTS AND INVITEES (COLLECTIVELY, THE "GRANTEES") A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "B-76" FOR ROAD RIGHT-OF-WAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE AND UTILITIES.

2. OWNER DOES HEREBY DEDICATE AND SET APART TRACT B-76 FOR PERPETUAL USE AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS TO THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT FOR PURPOSE OF SURFACE WATER MANAGEMENT, DRAINAGE AND UTILITIES.

3. OWNER DOES HEREBY DEDICATE AND SET APART TRACT B-76 FOR PERPETUAL USE AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS TO THE MSKP TOWN AND COUNTRY UTILITY D/B/A TOWN AND COUNTRY UTILITY ("T.C.U.") AND BABCOCK RANCH IRRIGATION, LLC ("B.R.I.") FOR PURPOSE OF UTILITIES AND IRRIGATION.

4. OWNER DOES HEREBY DEDICATE AND SET APART TRACTS "B-77" THROUGH "B-81" AND "B-195" THROUGH "B-199", INCLUSIVE, AND THE RIGHT-OF-WAY EASEMENTS ("R.W.E.") AS SHOWN AND DESCRIBED ON THIS PLAT OF BABCOCK RANCH COMMUNITY PALMETTO LANDING FOR MISCELLANEOUS IMPROVEMENTS TO THE PALMETTO LANDING AT BABCOCK RANCH HOMEOWNERS' ASSOCIATION, INC. PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS AND ASSIGNS AND UNTO THE GRANTEEES, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "B-77" THROUGH "B-81" AND "B-195" THROUGH "B-199", INCLUSIVE AND THE R.W.E.'S FOR MISCELLANEOUS IMPROVEMENTS.

5. OWNER DOES HEREBY DEDICATE AND SET APART TRACT "B-200" AS SHOWN AND DESCRIBED ON THIS PLAT OF BABCOCK RANCH COMMUNITY PALMETTO LANDING FOR AMENITY TRACT PURPOSES TO THE PALMETTO LANDING AT BABCOCK RANCH HOMEOWNERS' ASSOCIATION, INC.

6. OWNER DOES HEREBY DEDICATE AND SET APART TRACTS "D-117" THROUGH "D-123", THE LAKE MAINTENANCE EASEMENTS ("L.M.E."), THE VARIABLE WIDTH DRAINAGE EASEMENTS ("D.E."), AND THE ACCESS EASEMENTS ("A.E.") AS SHOWN ON THIS PLAT FOR DRAINAGE, SURFACE WATER MANAGEMENT, INGRESS AND EGRESS FOR MAINTENANCE PURPOSES, LANDSCAPING, IRRIGATION AND UTILITY PURPOSES TO THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT ("I.S.D."); PROVIDED HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS, ASSIGNS AND DESIGNEEES, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "D-117" THROUGH "D-123", AND RESERVE UNTO THE LOT OWNER ON WHICH THE L.M.E.'S, A.E.'S AND D.E.'S ARE LOCATED THE RIGHT TO ENTER UPON AND USE THE L.M.E.'S, A.E.'S AND D.E.'S FOR ANY LAWFUL PURPOSE THAT DOES NOT INTERFERE WITH THE PURPOSES DEDICATED TO THE I.S.D. HEREIN.

7. DEDICATE TO THE I.S.D. ALL ACCESS EASEMENTS (A.E.) AND B TRACTS FOR THE PURPOSE OF INGRESS AND EGRESS TO ADJACENT MITIGATION AREA.

8. DEDICATE TO MSKP TOWN AND COUNTRY UTILITY, LLC, D/B/A TOWN AND COUNTRY UTILITIES ("T.C.U."), BABCOCK RANCH IRRIGATION, LLC (B.R.I.), ALL NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS (P.U.E.), AS SHOWN ON THIS PLAT AND FURTHER GRANTS TO THE LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES THE P.U.E. SHOWN ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, LICENSED OR FRANCHISED PUBLIC OR PROVIDE UTILITIES, CABLE TELEVISION PROVIDERS OR INTERNET PROVIDERS, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ANY ONE UTILITY SERVICE PROVIDER SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER UTILITY SERVICE PROVIDER, AND, IN THE EVENT A UTILITY SERVICE PROVIDER DAMAGES THE FACILITIES OF ANOTHER UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. ALL EASEMENTS ARE DEDICATED SUBJECT TO ANY ASSESSMENTS, RATES, FEES OR CHARGES THAT HAVE OR WILL BE IMPOSED BY THE I.S.D. OR THE NPOA.

9. OWNER DOES HEREBY DEDICATE TO T.C.U. THE TOWN AND COUNTRY UTILITY EASEMENTS ("T.C.U.E.") AS SHOWN ON THIS PLAT, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES, PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER THE T.C.U.E.'S AND RESERVE UNTO THE LOT OWNERS ON WHICH THE T.C.U.E.'S ARE LOCATED THE RIGHT TO ENTER UPON AND USE THE T.C.U.E.'S FOR ANY LAWFUL PURPOSE THAT DOES NOT INTERFERE WITH THE PURPOSES DEDICATED TO T.C.U. HEREIN.

IT IS NOT THE INTENT OF THE OWNER TO DEDICATE TO THE GENERAL PUBLIC THE PUBLIC UTILITY EASEMENTS OR ANY OTHER EASEMENTS SHOWN ON THIS PLAT, OTHER THAN AS DESCRIBED IN THIS DEDICATION.

IT IS ALSO NOT THE INTENT OF THE OWNER BY EXECUTING THIS CERTIFICATE OR OWNERSHIP AND DEDICATION TO MAKE ANY AFFIRMATIVE GRANT, OR TO CREATE ANY RIGHT, TITLE OR INTEREST IN AND TO ANY TRACTS IN FAVOR OF THE PUBLIC OR ISD, OTHER THAN AS DESCRIBED IN THIS DEDICATION.

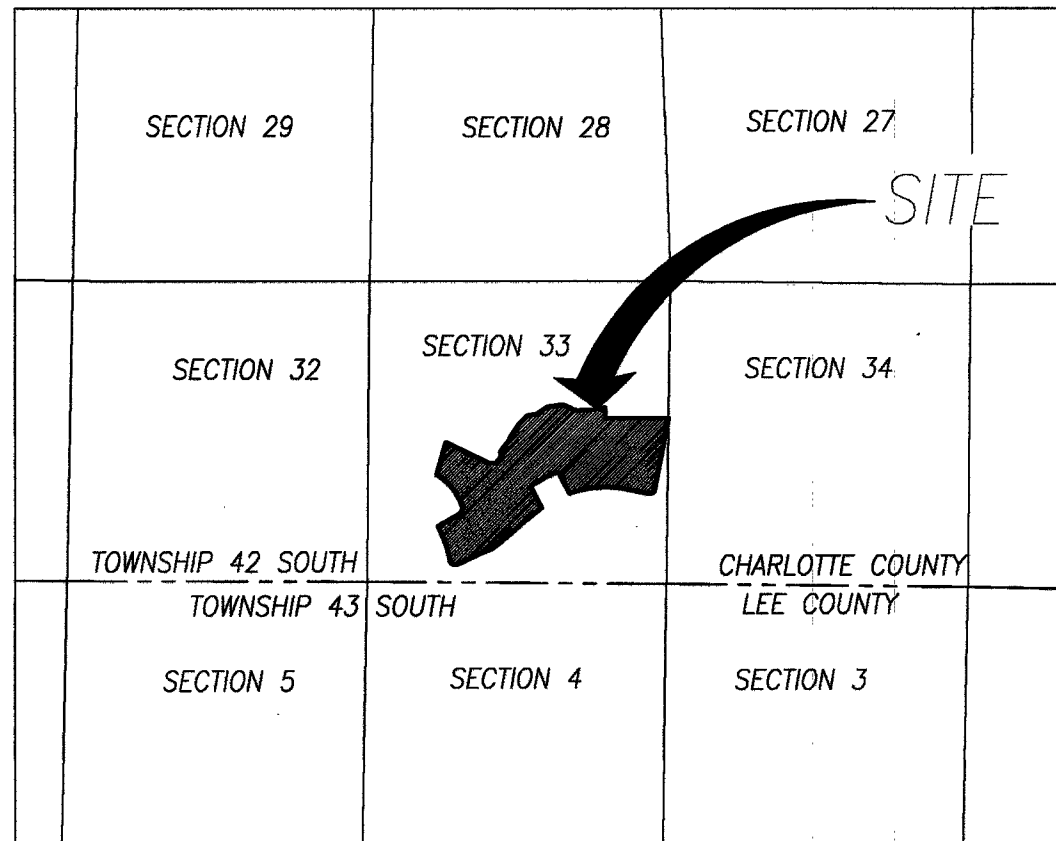
IN WITNESS WHEREOF, D.R. HORTON, INC., A DELAWARE CORPORATION, HAS CAUSED THIS DEDICATION TO BE MADE THIS 24th DAY OF May, 2023.

D.R. HORTON, INC., A DELAWARE CORPORATION

By: Justin Robbins  
JUSTIN ROBBINS  
VICE PRESIDENT

WITNESS  
Mark Brumfield  
PRINTED NAME

WITNESS  
John Ezzel  
PRINTED NAME



### LOCATION MAP

(NOT TO SCALE)

### LEGAL DESCRIPTION

(SEE SHEET 2 OF 41 FOR LEGAL DESCRIPTION)

### 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 10 DAY OF JULY, 2023 A.D.

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

### CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

I HEREBY 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.

Johanna Whelan  
ENVIRONMENTAL HEALTH ADMINISTRATOR  
JOHANNA WHELAN

6/14/23  
DATE

### NOTICE:

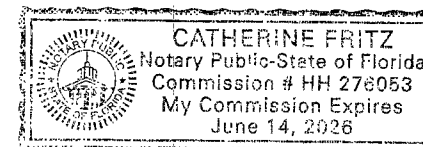
**THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE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

### ACKNOWLEDGMENT

STATE OF FL  
COUNTY OF CHARLOTTE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (X) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, ON THIS 24th DAY OF May, 2023, BY Justin Robbins, AS Division President OF D.R. HORTON, INC., A DELAWARE CORPORATION, WHO (X) IS PERSONALLY KNOWN TO ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Catherine Fritz  
NOTARY PUBLIC - STATE OF FL  
Catherine Fritz  
PRINTED NAME  
HH 876053  
COMMISSION NO. 6/14/26  
MY COMMISSION EXPIRES



ROGER D. EATON, CHARLOTTE COUNTY CLERK OF  
CIRCUIT COURT  
# PAGE: 1  
INSTR #: 3301900 Doc Type: PL  
Recorded: 08/10/2023 at 11:12 AM  
Rec. Fee:

### CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

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

Joanne Vernon  
COUNTY ENGINEER  
JOANNE VERNON P.E.

5/27/23  
DATE

### CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS 15 DAY OF June, 2023 A.D.

Janette S. Knowlton  
COUNTY ATTORNEY  
JANETTE S. KNOWLTON

### CERTIFICATE OF APPROVAL OF COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT OF BABCOCK RANCH COMMUNITY PALMETTO LANDING HAS BEEN EXAMINED BY ME AND FROM EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT CHARLOTTE THIS 10th DAY OF August, 2023 A.D. AND WAS DULY RECORDED IN PLAT BOOK 27 PAGES 2A-27-15 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

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



### CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW 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 IN CONFORMANCE WITH THE PROVISIONS OF SAID CHAPTER.

James Kelly Davis 5/25/2023  
JAMES KELLY DAVIS  
COUNTY SURVEYOR,  
CHARLOTTE COUNTY, FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NO. 7060

DATE:

### 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 1st DAY OF August, 2023, A.D.

William H. Jones  
WILLIAM H. JONES  
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS

### SURVEYOR'S CERTIFICATION

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 THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS WERE SET IN AUGUST 2022. THE PERMANENT CONTROL POINTS (PCPS) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT (WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT).

DAGOSTINO GEOSPATIAL, INC.

David S. Dagostino  
DAVID S. DAGOSTINO, P.S.M. NO. 5762

05/24/23  
DATE

THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762



DAGOSTINO GEOSPATIAL, INC.  
10981 BONITA BEACH ROAD SE  
BONITA SPRINGS, FL 34135  
(239) 352-6085 WWW.DAGGEO.COM  
FLORIDA BUSINESS LICENSE NO. LB 6896

**BABCOCK RANCH COMMUNITY PALMETTO LANDING**  
A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA

**LEGAL DESCRIPTION**

COMMENCING AT THE SOUTHEASTERLY CORNER OF TRACT I-12, BABCOCK RANCH COMMUNITY PHASE 1B1, AS RECORDED IN PLAT BOOK 22, PAGE 10A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE S.18°50'22"E., A DISTANCE OF 5,145.73 FEET TO THE POINT OF BEGINNING.  
FROM SAID POINT OF BEGINNING, THENCE N.16°11'40"E., A DISTANCE OF 592.31 FEET; THENCE S.64°29'24"E., A DISTANCE OF 827.36 FEET; THENCE S.89°01'36"E., A DISTANCE OF 135.01 FEET; THENCE N.39°07'08"E., A DISTANCE OF 152.43 FEET; THENCE N.14°20'50"W., A DISTANCE OF 75.04 FEET; THENCE N.31°34'55"E., A DISTANCE OF 102.32 FEET; THENCE N.45°54'44"E., A DISTANCE OF 24.73 FEET; THENCE N.38°55'43"E., A DISTANCE OF 140.63 FEET; THENCE N.12°44'13"E., A DISTANCE OF 48.22 FEET; THENCE N.33°44'02"E., A DISTANCE OF 254.63 FEET; THENCE N.44°07'39"E., A DISTANCE OF 238.80 FEET; THENCE N.80°32'58"E., A DISTANCE OF 163.12 FEET; THENCE N.55°59'21"E., A DISTANCE OF 239.41 FEET; THENCE N.83°09'57"E., A DISTANCE OF 270.09 FEET; THENCE S.64°52'31"E., A DISTANCE OF 247.00 FEET; THENCE N.87°35'02"E., A DISTANCE OF 300.13 FEET; THENCE N.78°55'14"E., A DISTANCE OF 219.49 FEET; THENCE S.03°08'56"E., A DISTANCE OF 185.61 FEET; THENCE N.90°00'00"E., A DISTANCE OF 1,119.50 FEET; THENCE S.11°11'03"W., A DISTANCE OF 1,232.25 FEET; THENCE S.07°06'16"W., A DISTANCE OF 63.15 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 63.00 FEET, (CHORD BEARING S.35°46'13"W.) (CHORD LENGTH 47.67 FEET) (DELTA 44°27'42") FOR A DISTANCE OF 48.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 268.00 FEET, (CHORD BEARING S.82°06'35"W.) (CHORD LENGTH 94.90 FEET) (DELTA 20°23'47") FOR A DISTANCE OF 95.40 FEET; THENCE N.74°08'15"W., A DISTANCE OF 46.58 FEET; THENCE N.78°42'36"W., A DISTANCE OF 321.04 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,962.00 FEET, (CHORD BEARING S.86°01'18"W.) (CHORD LENGTH 1,033.33 FEET) (DELTA 30°32'10") FOR A DISTANCE OF 1,045.66 FEET; THENCE N.27°07'35"W., A DISTANCE OF 374.28 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, (CHORD BEARING N.69°44'00"W.) (CHORD LENGTH 81.24 FEET) (DELTA 85°12'48") FOR A DISTANCE OF 89.24 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,696.50 FEET, (CHORD BEARING S.62°52'25"W.) (CHORD LENGTH 450.01 FEET) (DELTA 09°34'23") FOR A DISTANCE OF 450.54 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, (CHORD BEARING S.15°28'49"W.) (CHORD LENGTH 81.24 FEET) (DELTA 85°12'48") FOR A DISTANCE OF 89.24 FEET; THENCE S.27°07'35"E., A DISTANCE OF 377.45 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,962.00 FEET, (CHORD BEARING S.51°54'21"W.) (CHORD LENGTH 166.93 FEET) (DELTA 04°52'35") FOR A DISTANCE OF 166.98 FEET; THENCE S.49°28'03"W., A DISTANCE OF 783.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,150.00 FEET, (CHORD BEARING S.54°09'23"W.) (CHORD LENGTH 188.01 FEET) (DELTA 09°22'39") FOR A DISTANCE OF 188.22 FEET; THENCE S.68°42'33"W., A DISTANCE OF 200.48 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,930.00 FEET, (CHORD BEARING S.64°17'17"W.) (CHORD LENGTH 22.45 FEET) (DELTA 0°39'59") FOR A DISTANCE OF 22.45 FEET; THENCE S.64°37'17"W., A DISTANCE OF 438.14 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, (CHORD BEARING N.63°07'11"W.) (CHORD LENGTH 142.34 FEET) (DELTA 104°31'04") FOR A DISTANCE OF 164.18 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2,090.00 FEET, (CHORD BEARING N.19°37'18"W.) (CHORD LENGTH 636.66 FEET) (DELTA 17°31'19") FOR A DISTANCE OF 639.15 FEET; THENCE N.61°44'32"E., A DISTANCE OF 130.78 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 127.42 FEET, (CHORD BEARING N.60°28'26"E.) (CHORD LENGTH 14.29 FEET) (DELTA 06°25'43") FOR A DISTANCE OF 14.30 FEET; THENCE N.60°30'35"E., A DISTANCE OF 261.64 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 138.49 FEET, (CHORD BEARING N.27°05'58"E.) (CHORD LENGTH 169.79 FEET) (DELTA 75°36'54") FOR A DISTANCE OF 182.77 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 993.95 FEET, (CHORD BEARING N.37°33'30"W.) (CHORD LENGTH 673.54 FEET) (DELTA 39°36'37") FOR A DISTANCE OF 687.15 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 126.45 FEET, (CHORD BEARING N.63°14'35"W.) (CHORD LENGTH 46.36 FEET) (DELTA 21°07'31") FOR A DISTANCE OF 46.62 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 128.78 ACRES, MORE OR LESS.  
BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF TRACT I-12, BABCOCK RANCH COMMUNITY PHASE 1B1, AS RECORDED IN PLAT BOOK 22, PAGE 10A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA WHEREIN SAID LINE BEARS S13°39'24"E.

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90) FLORIDA WEST ZONE. DISTANCES SHOWN ARE GROUND DISTANCES MEASURED IN FEET. COORDINATES SHOWN ARE GRID COORDINATES. DATUM BASED UPON TIES TO THE FLORIDA DEPARTMENT OF TRANSPORTATION REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) CONTROL NETWORK.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
4. ALL SIDE LOT LINES ARE RADIAL TO THE RIGHT-OF-WAY UNLESS NOTED OTHERWISE (N.R.).
5. ■ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) 4"X 4" CONCRETE MONUMENT STAMPED "PRM D&W INC. LB 6896" (UNLESS NOTED) ALL P.R.M.'S MEET THE MINIMUM STANDARDS DEFINED IN CHAPTER 177 OF THE FLORIDA STATUTES AT THE DATE PLATTING.

- INDICATES SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6896 PCP
- ▲ = FOUND NAIL AS NOTED
- = FOUND CONCRETE MONUMENT AS NOTED
- A.E. = ACCESS EASEMENT
- C.P.E. = CART PATH EASEMENT
- C.U.E. = COUNTY UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- I.E. = IRRIGATION EASEMENT
- N.R. = NON-RADIAL
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U.A.E. = PUBLIC UTILITY ACCESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- R = RADIUS
- L = ARC LENGTH
- CHB = CHORD BEARING
- CH = CHORD

THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762

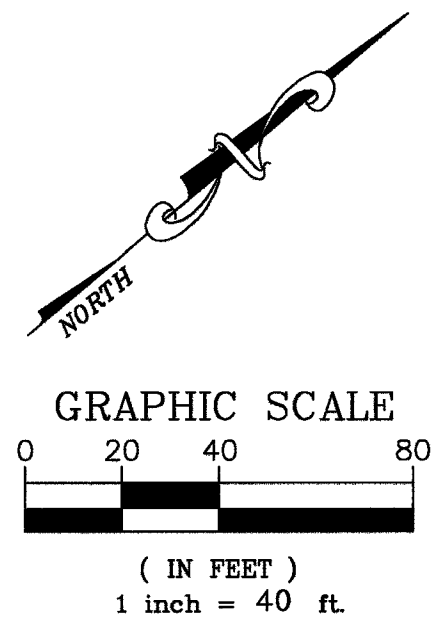


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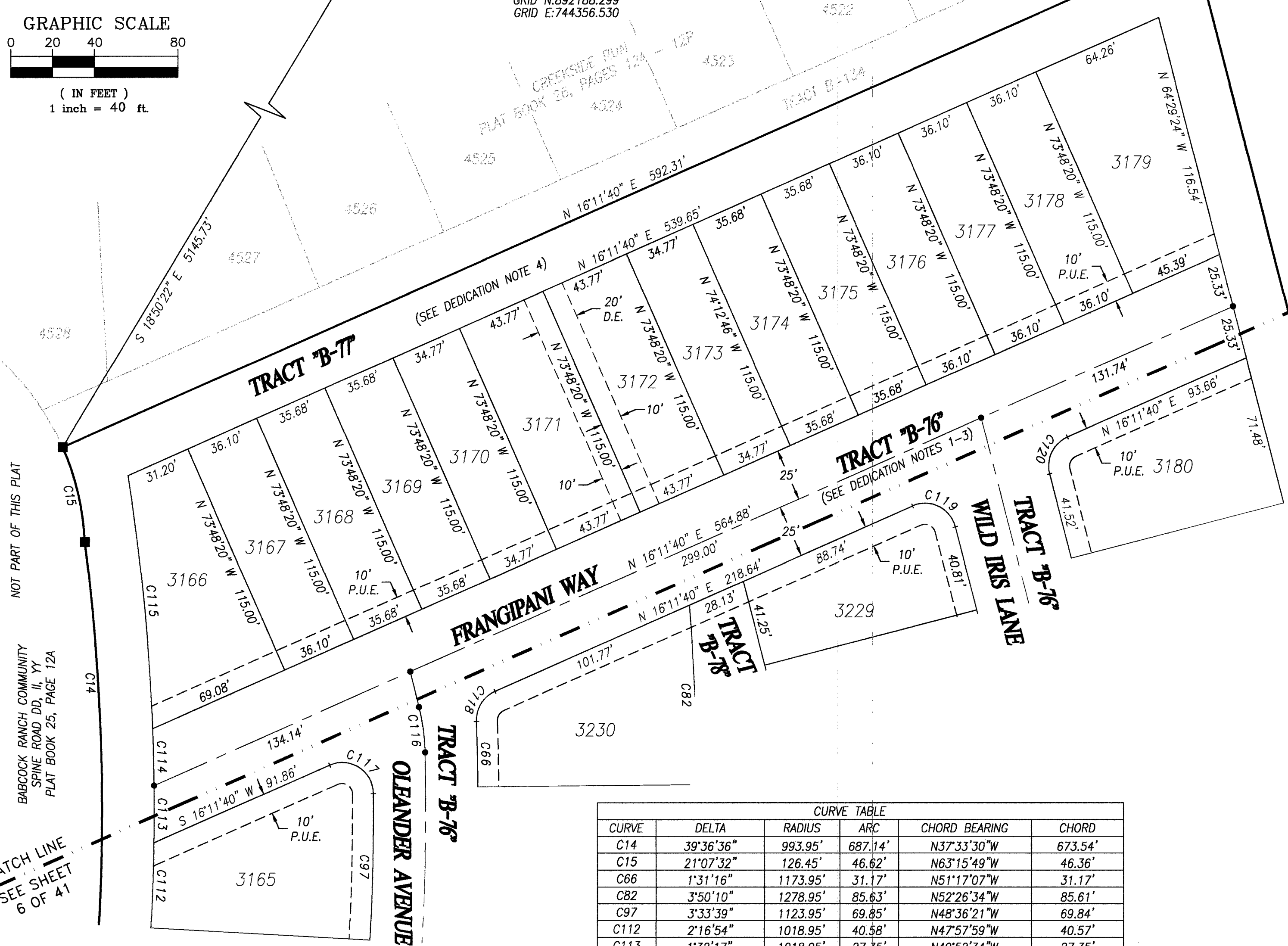
# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



POINT OF COMMENCEMENT  
SOUTHEASTERLY CORNER OF TRACT I-12  
BABCOCK RANCH COMMUNITY PHASE 1B1  
PLAT BOOK 22, PAGE 10A  
GRID N:892188.299  
GRID E:744356.530

WETLAND AREAS  
O.R. 4996, PAGE 413



NOT PART OF THIS PLAT  
UNPLATTED

MATCH LINE  
SEE SHEET  
5 OF 41

MATCH LINE  
SEE SHEET  
6 OF 41

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C14	39°36'36"	993.95'	687.14'	N37°33'30"W	673.54'
C15	21°07'32"	126.45'	46.62'	N63°15'49"W	46.36'
C66	1°31'16"	1173.95'	31.17'	N51°17'07"W	31.17'
C82	3°50'10"	1278.95'	85.63'	N52°26'34"W	85.61'
C97	3°33'39"	1123.95'	69.85'	N48°36'21"W	69.84'
C112	2°16'54"	1018.95'	40.58'	N47°57'59"W	40.57'
C113	1°32'17"	1018.95'	27.35'	N49°52'34"W	27.35'
C114	1°31'14"	1018.95'	27.04'	N51°24'20"W	27.04'
C115	6°48'45"	1018.95'	121.15'	N55°34'19"W	121.08'
C116	12°26'50"	100.00'	21.72'	N57°34'56"W	21.68'
C117	113°25'10"	15.00'	29.69'	S72°54'15"W	25.08'
C118	68°14'25"	15.00'	17.87'	S17°55'33"E	16.83'
C119	99°18'56"	15.00'	26.00'	S65°51'08"W	22.87'
C120	80°41'04"	15.00'	21.12'	S24°08'52"E	19.42'

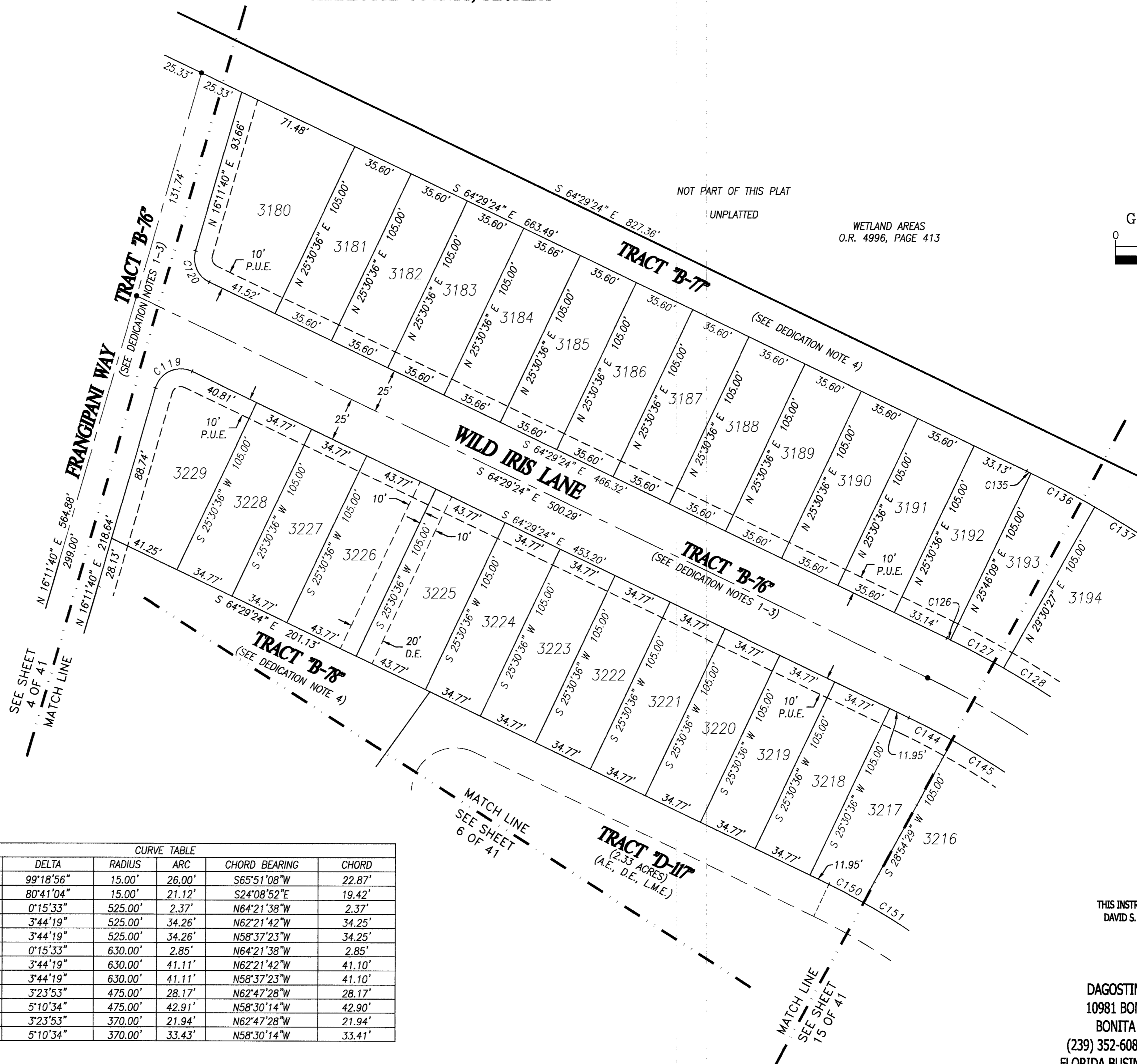
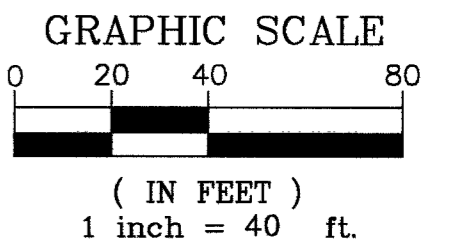
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# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C119	99°18'56"	15.00'	26.00'	S65°51'08"W	22.87'
C120	80°41'04"	15.00'	21.12'	S24°08'52"E	19.42'
C126	0°15'33"	525.00'	2.37'	N64°21'38"W	2.37'
C127	3°44'19"	525.00'	34.26'	N62°21'42"W	34.25'
C128	3°44'19"	525.00'	34.26'	N58°37'23"W	34.25'
C135	0°15'33"	630.00'	2.85'	N64°21'38"W	2.85'
C136	3°44'19"	630.00'	41.11'	N62°21'42"W	41.10'
C137	3°44'19"	630.00'	41.11'	N58°37'23"W	41.10'
C144	3°23'53"	475.00'	28.17'	N62°47'28"W	28.17'
C145	5°10'34"	475.00'	42.91'	N58°30'14"W	42.90'
C150	3°23'53"	370.00'	21.94'	N62°47'28"W	21.94'
C151	5°10'34"	370.00'	33.43'	N58°30'14"W	33.41'

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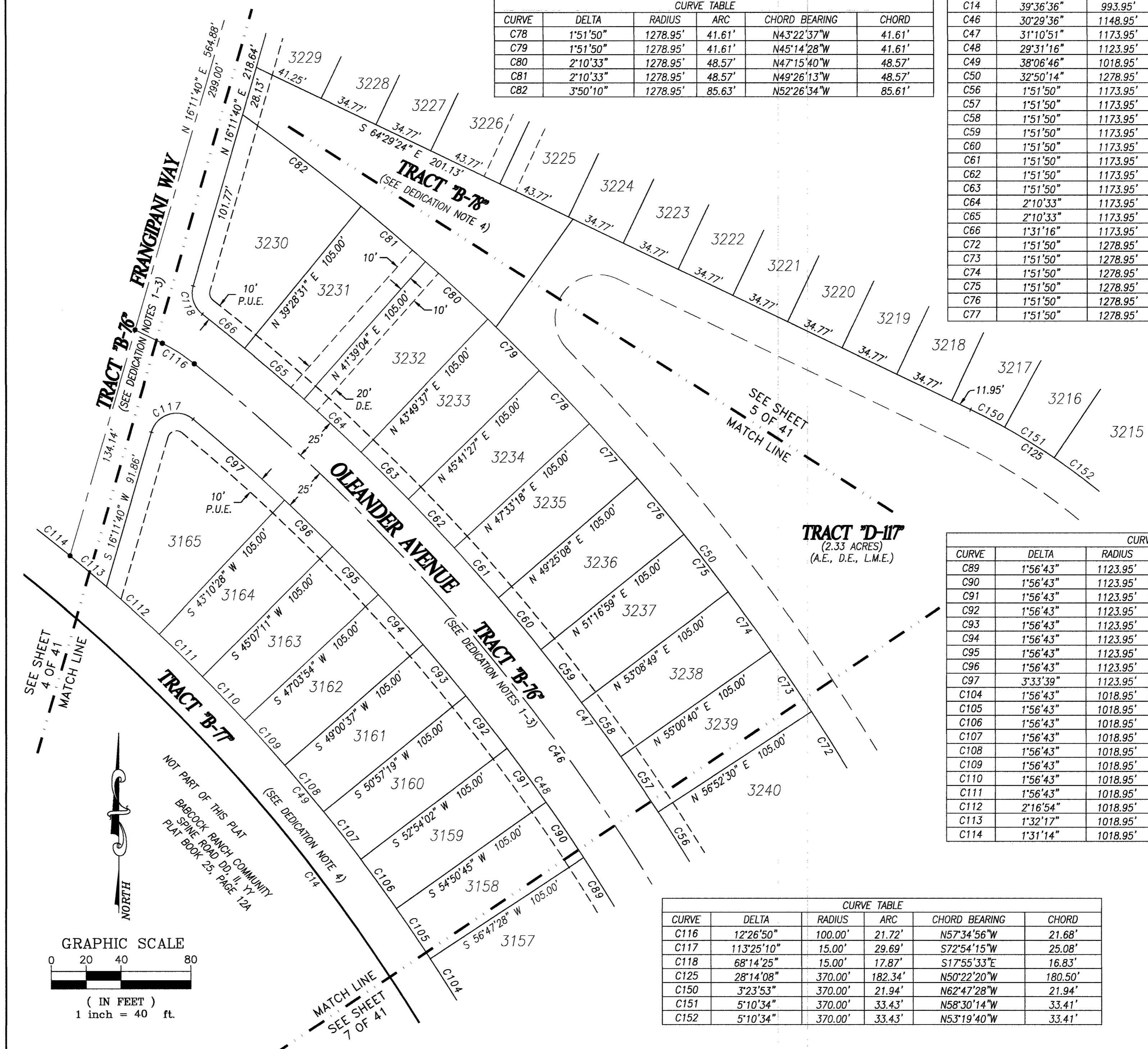
A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C78	1°51'50"	1278.95'	41.61'	N43°22'37"W	41.61'
C79	1°51'50"	1278.95'	41.61'	N45°14'28"W	41.61'
C80	2°10'33"	1278.95'	48.57'	N47°15'40"W	48.57'
C81	2°10'33"	1278.95'	48.57'	N49°26'13"W	48.57'
C82	3°50'10"	1278.95'	85.63'	N52°26'34"W	85.61'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C14	39°36'36"	993.95'	687.14'	N37°33'30"W	673.54'
C46	30°29'36"	1148.95'	611.48'	N36°06'43"W	604.29'
C47	31°10'51"	1173.95'	638.87'	N36°27'20"W	631.01'
C48	29°31'16"	1123.95'	579.10'	N35°37'33"W	572.72'
C49	38°06'46"	1018.95'	677.80'	N39°55'18"W	665.37'
C50	32°50'14"	1278.95'	732.99'	N37°56'32"W	723.00'
C56	1°51'50"	1173.95'	38.19'	N32°11'35"W	38.19'
C57	1°51'50"	1173.95'	38.19'	N34°03'25"W	38.19'
C58	1°51'50"	1173.95'	38.19'	N35°55'16"W	38.19'
C59	1°51'50"	1173.95'	38.19'	N37°47'06"W	38.19'
C60	1°51'50"	1173.95'	38.19'	N39°38'56"W	38.19'
C61	1°51'50"	1173.95'	38.19'	N41°30'47"W	38.19'
C62	1°51'50"	1173.95'	38.19'	N43°22'37"W	38.19'
C63	1°51'50"	1173.95'	38.19'	N45°14'28"W	38.19'
C64	2°10'33"	1173.95'	44.58'	N47°15'40"W	44.58'
C65	2°10'33"	1173.95'	44.58'	N49°26'13"W	44.58'
C66	1°31'16"	1173.95'	31.17'	N51°17'07"W	31.17'
C72	1°51'50"	1278.95'	41.61'	N32°11'35"W	41.61'
C73	1°51'50"	1278.95'	41.61'	N34°03'25"W	41.61'
C74	1°51'50"	1278.95'	41.61'	N35°55'16"W	41.61'
C75	1°51'50"	1278.95'	41.61'	N37°47'06"W	41.61'
C76	1°51'50"	1278.95'	41.61'	N39°38'56"W	41.61'
C77	1°51'50"	1278.95'	41.61'	N41°30'47"W	41.61'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C89	1°56'43"	1123.95'	38.16'	N32°14'11"W	38.16'
C90	1°56'43"	1123.95'	38.16'	N34°10'53"W	38.16'
C91	1°56'43"	1123.95'	38.16'	N36°07'36"W	38.16'
C92	1°56'43"	1123.95'	38.16'	N38°04'19"W	38.16'
C93	1°56'43"	1123.95'	38.16'	N40°01'02"W	38.16'
C94	1°56'43"	1123.95'	38.16'	N41°57'45"W	38.16'
C95	1°56'43"	1123.95'	38.16'	N43°54'28"W	38.16'
C96	1°56'43"	1123.95'	38.16'	N45°51'11"W	38.16'
C97	3°33'39"	1123.95'	69.85'	N48°36'21"W	69.84'
C104	1°56'43"	1018.95'	34.59'	N32°14'11"W	34.59'
C105	1°56'43"	1018.95'	34.59'	N34°10'53"W	34.59'
C106	1°56'43"	1018.95'	34.59'	N36°07'36"W	34.59'
C107	1°56'43"	1018.95'	34.59'	N38°04'19"W	34.59'
C108	1°56'43"	1018.95'	34.59'	N40°01'02"W	34.59'
C109	1°56'43"	1018.95'	34.59'	N41°57'45"W	34.59'
C110	1°56'43"	1018.95'	34.59'	N43°54'28"W	34.59'
C111	1°56'43"	1018.95'	34.59'	N45°51'11"W	34.59'
C112	2°16'54"	1018.95'	40.58'	N47°57'59"W	40.57'
C113	1°32'17"	1018.95'	27.35'	N49°52'34"W	27.35'
C114	1°31'14"	1018.95'	27.04'	N51°24'20"W	27.04'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C116	12°26'50"	100.00'	21.72'	N57°34'56"W	21.68'
C117	11°32'51"	15.00'	29.69'	S72°54'15"W	25.08'
C118	68°14'25"	15.00'	17.87'	S17°55'33"E	16.83'
C125	28°14'08"	370.00'	182.34'	N50°22'20"W	180.50'
C150	3°23'53"	370.00'	21.94'	N62°47'28"W	21.94'
C151	5°10'34"	370.00'	33.43'	N58°30'14"W	33.41'
C152	5°10'34"	370.00'	33.43'	N53°19'40"W	33.41'



SEE SHEET 4 OF 41  
MATCH LINE

SEE SHEET 5 OF 41  
MATCH LINE

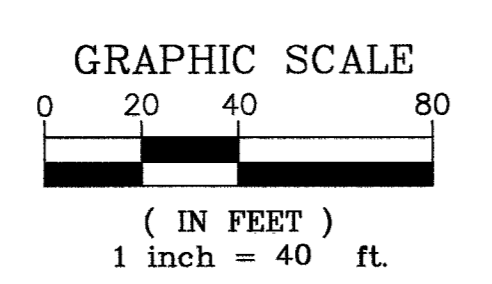
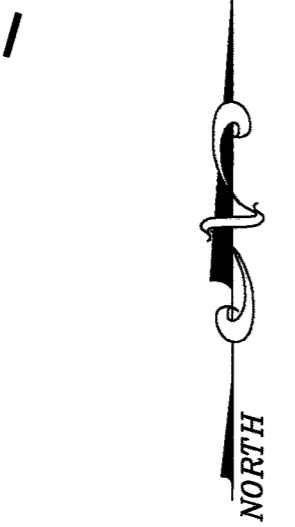
MATCH LINE  
SEE SHEET 7 OF 41

TRACT B-76  
(SEE DEDICATION NOTES 1-3)

TRACT B-78  
(SEE DEDICATION NOTE 4)

TRACT D-117  
(2.33 ACRES)  
(A.E., D.E., L.M.E.)

NOT PART OF THIS PLAT  
BABCOCK RANCH COMMUNITY  
SPINE ROAD DD II, YY  
PLAT BOOK 25, PAGE 12A



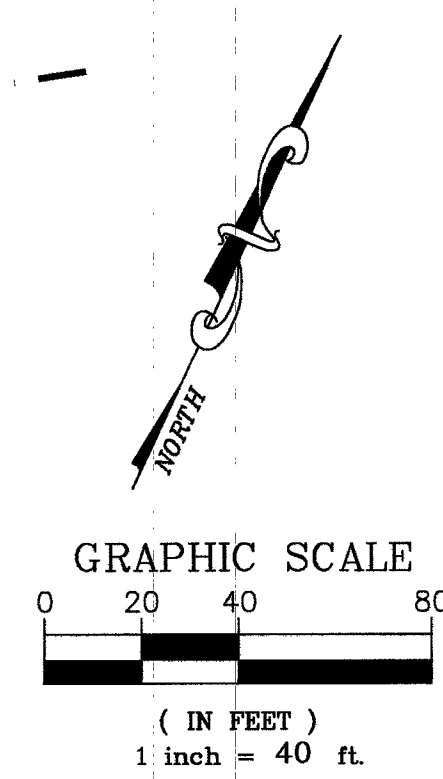
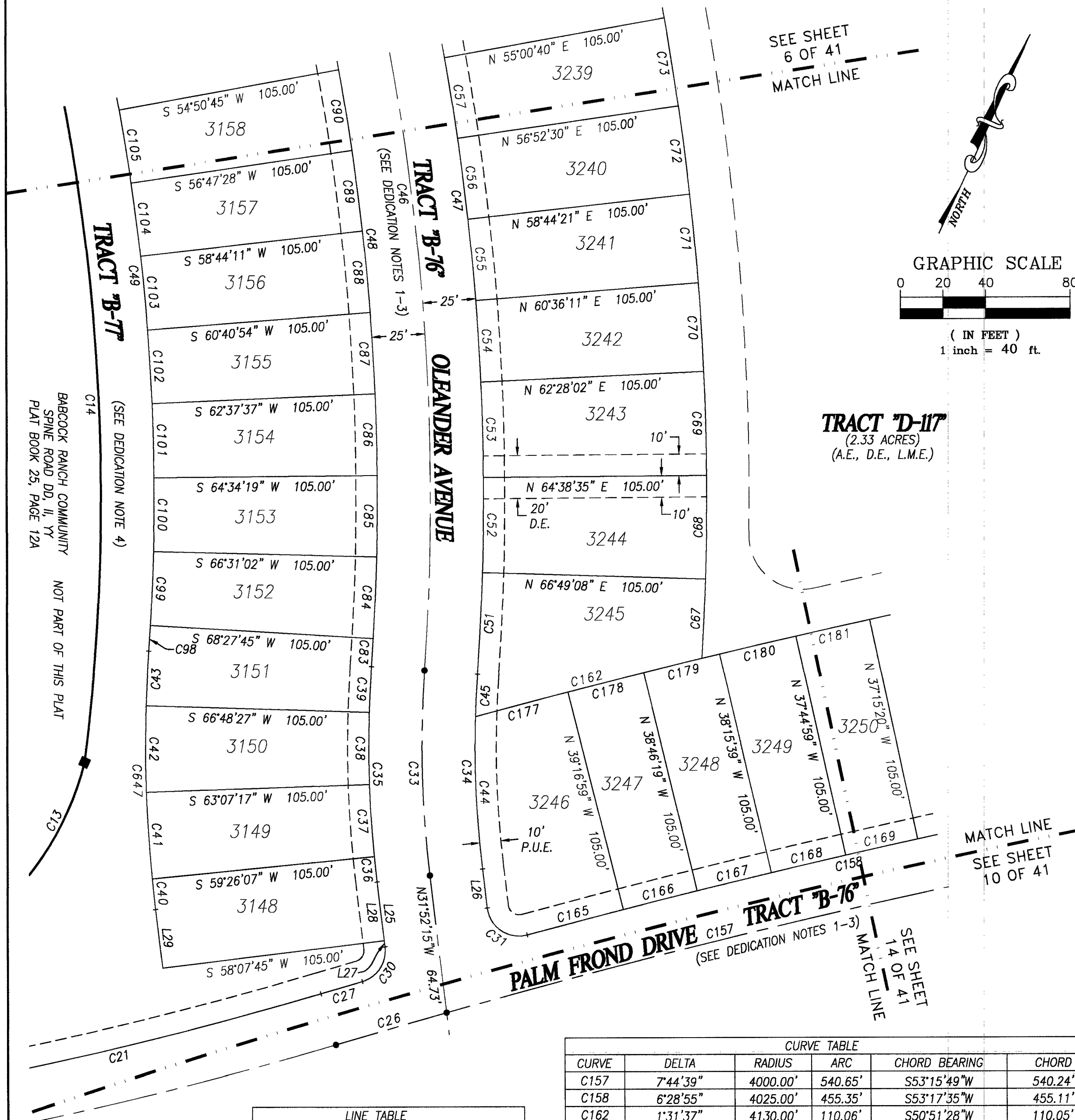
THIS INSTRUMENT WAS PREPARED BY  
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# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L25	S31°52'15"E	30.56'
L26	S31°52'15"E	18.39'
L27	N31°52'15"W	2.89'
L28	N31°52'15"W	27.67'
L29	S31°52'15"E	27.67'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C157	7°44'39"	4000.00'	540.65'	S53°15'49"W	540.24'
C158	6°28'55"	4025.00'	455.35'	S53°17'35"W	455.11'
C162	1°31'37"	4130.00'	110.06'	S50°51'28"W	110.05'
C165	0°39'53"	4025.00'	46.70'	S50°23'04"W	46.70'
C166	0°30'40"	4025.00'	35.90'	S50°58'21"W	35.90'
C167	0°30'40"	4025.00'	35.90'	S51°29'01"W	35.90'
C168	0°30'40"	4025.00'	35.90'	S51°59'41"W	35.90'
C169	0°30'40"	4025.00'	35.90'	S52°30'21"W	35.90'
C177	0°37'22"	4130.00'	44.88'	S50°24'20"W	44.88'
C178	0°30'40"	4130.00'	36.84'	S50°58'21"W	36.84'
C179	0°30'40"	4130.00'	36.84'	S51°29'01"W	36.84'
C180	0°30'40"	4130.00'	36.84'	S51°59'41"W	36.84'
C181	0°30'40"	4130.00'	36.84'	S52°30'21"W	36.84'

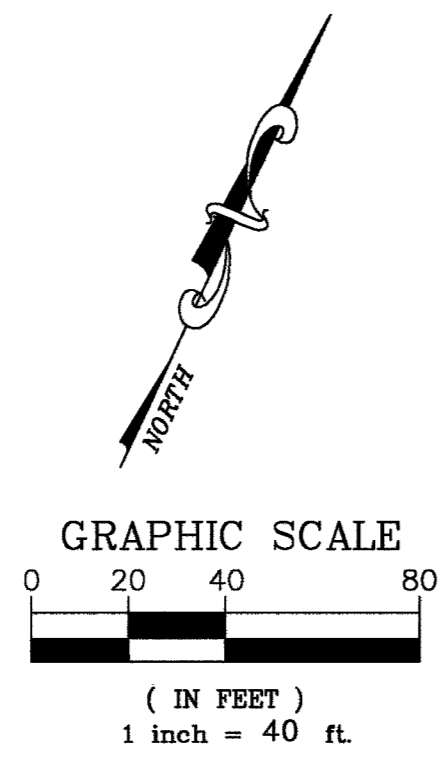
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C13	75°36'51"	138.49'	182.77'	N27°05'58"E	169.79'
C14	39°36'36"	993.95'	687.14'	N37°33'30"W	673.54'
C21	11°54'08"	1775.00'	368.73'	N54°34'00"E	368.07'
C26	0°46'34"	4000.00'	54.18'	S49°00'13"W	54.18'
C27	0°17'20"	4025.00'	20.30'	S48°45'36"W	20.30'
C30	80°46'31"	15.00'	21.15'	N08°31'01"E	19.44'
C31	98°04'38"	15.00'	25.68'	S80°54'33"E	22.65'
C33	11°00'20"	500.00'	96.04'	S26°22'05"E	95.89'
C34	11°00'20"	475.00'	91.24'	S26°22'05"E	91.10'
C35	11°00'20"	525.00'	100.84'	S26°22'05"E	100.69'
C36	1°18'22"	525.00'	11.97'	S31°13'04"E	11.97'
C37	3°41'10"	525.00'	33.78'	S28°43'18"E	33.77'
C38	3°41'10"	525.00'	33.78'	S25°02'08"E	33.77'
C39	2°19'39"	525.00'	21.33'	S22°01'44"E	21.32'
C40	1°18'22"	630.00'	14.36'	S31°13'04"E	14.36'
C41	3°41'10"	630.00'	40.53'	S28°43'18"E	40.52'
C42	3°41'10"	630.00'	40.53'	S25°02'08"E	40.52'
C43	2°19'39"	630.00'	25.59'	S22°01'44"E	25.59'
C44	8°36'50"	475.00'	71.41'	S27°33'50"E	71.34'
C45	2°23'30"	475.00'	19.83'	S22°03'40"E	19.83'
C46	30°29'36"	1148.95'	611.48'	N36°06'43"W	604.29'
C47	31°10'51"	1173.95'	638.87'	N36°27'20"W	631.01'
C48	29°31'16"	1123.95'	579.10'	N35°37'33"W	572.72'
C49	38°06'46"	1018.95'	677.80'	N39°55'18"W	665.37'
C51	2°18'57"	1173.95'	47.45'	N22°01'24"W	47.45'
C52	2°10'33"	1173.95'	44.58'	N24°16'09"W	44.58'
C53	2°10'33"	1173.95'	44.58'	N26°26'42"W	44.58'
C54	1°51'50"	1173.95'	38.19'	N28°27'54"W	38.19'
C55	1°51'50"	1173.95'	38.19'	N30°19'44"W	38.19'
C56	1°51'50"	1173.95'	38.19'	N32°11'35"W	38.19'
C57	1°51'50"	1173.95'	38.19'	N34°03'25"W	38.19'
C67	1°39'28"	1278.95'	37.00'	N22°21'08"W	37.00'
C68	2°10'33"	1278.95'	48.57'	N24°16'09"W	48.57'
C69	2°10'33"	1278.95'	48.57'	N26°26'42"W	48.57'
C70	1°51'50"	1278.95'	41.61'	N28°27'54"W	41.61'
C71	1°51'50"	1278.95'	41.61'	N30°19'44"W	41.61'
C72	1°51'50"	1278.95'	41.61'	N32°11'35"W	41.61'
C73	1°51'50"	1278.95'	41.61'	N34°03'25"W	41.61'
C83	0°40'20"	1123.95'	13.19'	N21°12'05"W	13.19'
C84	1°56'43"	1123.95'	38.16'	N22°30'36"W	38.16'
C85	1°56'43"	1123.95'	38.16'	N24°27'19"W	38.16'
C86	1°56'43"	1123.95'	38.16'	N26°24'02"W	38.16'
C87	1°56'43"	1123.95'	38.16'	N28°20'45"W	38.16'
C88	1°56'43"	1123.95'	38.16'	N30°17'28"W	38.16'
C89	1°56'43"	1123.95'	38.16'	N32°14'11"W	38.16'
C90	1°56'43"	1123.95'	38.16'	N34°10'53"W	38.16'
C98	0°40'20"	1018.95'	11.95'	N21°12'05"W	11.95'
C99	1°56'43"	1018.95'	34.59'	N22°30'36"W	34.59'
C100	1°56'43"	1018.95'	34.59'	N24°27'19"W	34.59'
C101	1°56'43"	1018.95'	34.59'	N26°24'02"W	34.59'
C102	1°56'43"	1018.95'	34.59'	N28°20'45"W	34.59'
C103	1°56'43"	1018.95'	34.59'	N30°17'28"W	34.59'
C104	1°56'43"	1018.95'	34.59'	N32°14'11"W	34.59'
C105	1°56'43"	1018.95'	34.59'	N34°10'53"W	34.59'
C647	11°00'20"	630.00'	121.01'	S26°22'05"E	120.83'

THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762

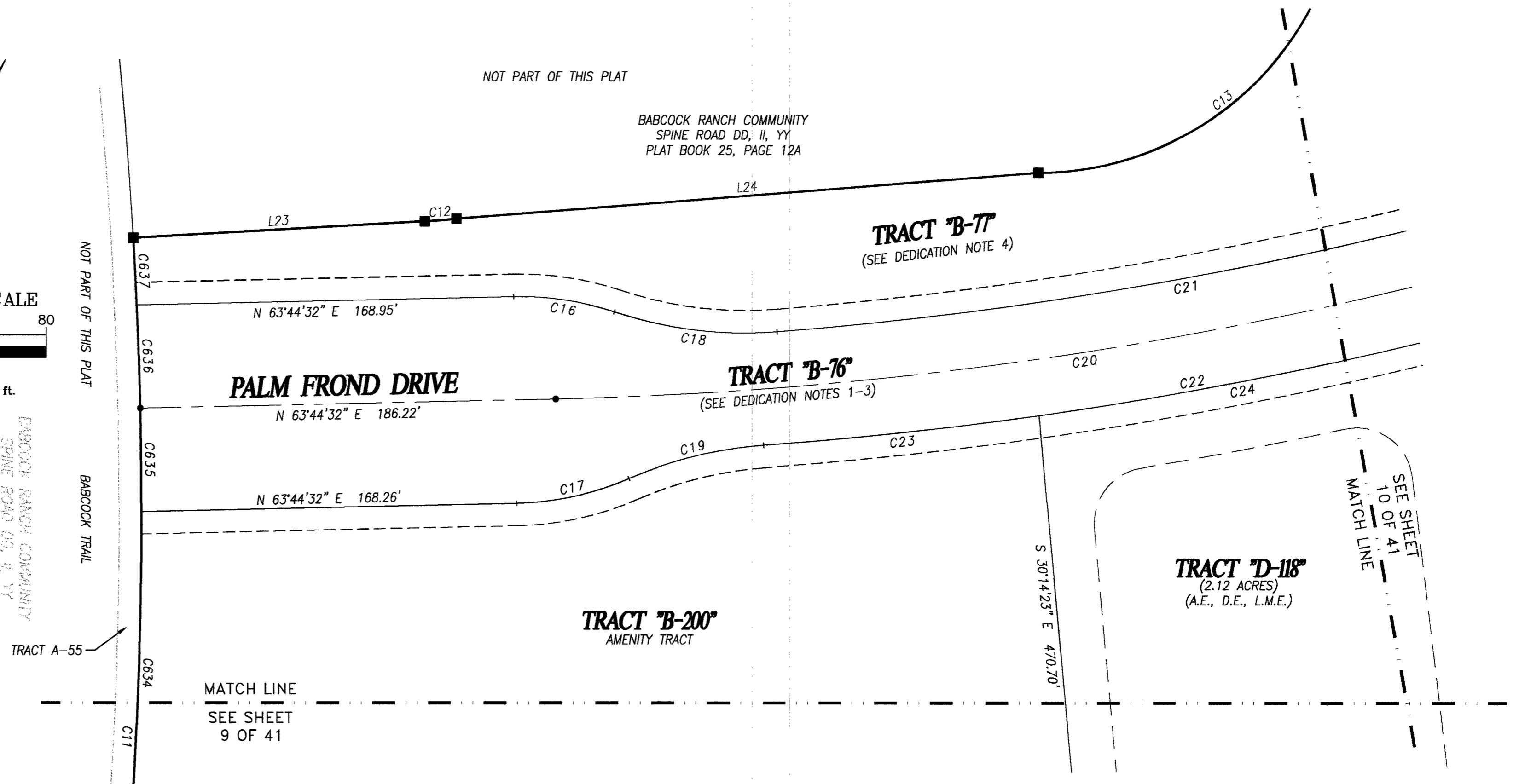


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FLORIDA BUSINESS LICENSE NO. LB 6896

**BABCOCK RANCH COMMUNITY PALMETTO LANDING**  
 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA



BABCOCK RANCH COMMUNITY  
 SPINE ROAD DD, II, YY  
 PLAT BOOK 25, PAGE 12A



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C11	17°31'18"	2090.00'	639.15'	N19°37'18"W	636.66'
C12	6°25'44"	127.42'	14.30'	N60°28'26"E	14.29'
C13	75°36'51"	138.49'	182.77'	N27°05'58"E	169.79'
C16	19°34'10"	134.00'	45.77'	S73°31'37"W	45.55'
C17	22°08'29"	134.00'	51.78'	N52°40'18"E	51.46'
C18	22°47'38"	186.00'	74.00'	N71°54'53"E	73.51'
C19	19°13'44"	186.00'	62.42'	S51°12'55"W	62.13'
C20	15°07'36"	1800.00'	475.22'	N56°10'44"E	473.84'
C21	11°54'08"	1775.00'	368.73'	N54°34'00"E	368.07'
C22	12°12'51"	1825.00'	389.05'	N54°43'21"E	388.32'
C23	3°54'06"	1825.00'	124.28'	N58°52'44"E	124.25'
C24	5°45'16"	1825.00'	183.29'	N54°03'03"E	183.21'
C634	11°06'06"	2090.00'	404.96'	N19°29'12"W	404.32'
C635	1°15'40"	2090.00'	46.00'	N25°40'05"W	46.00'
C636	1°15'40"	2090.00'	46.00'	N26°55'45"W	46.00'
C637	0°49'22"	2090.00'	30.01'	N27°58'16"W	30.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N61°44'32"E	130.78'
L24	N60°30'35"E	261.64'

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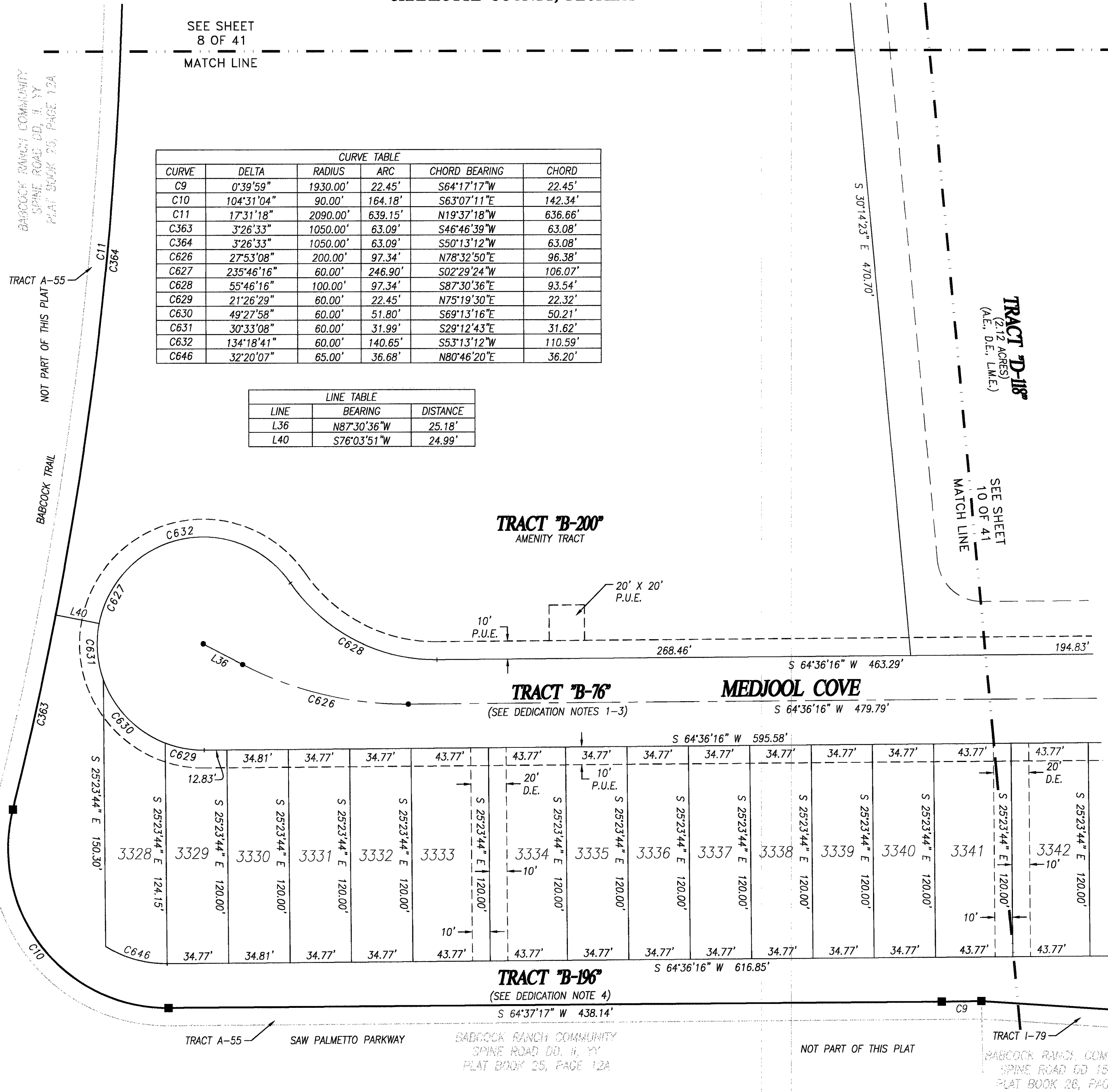
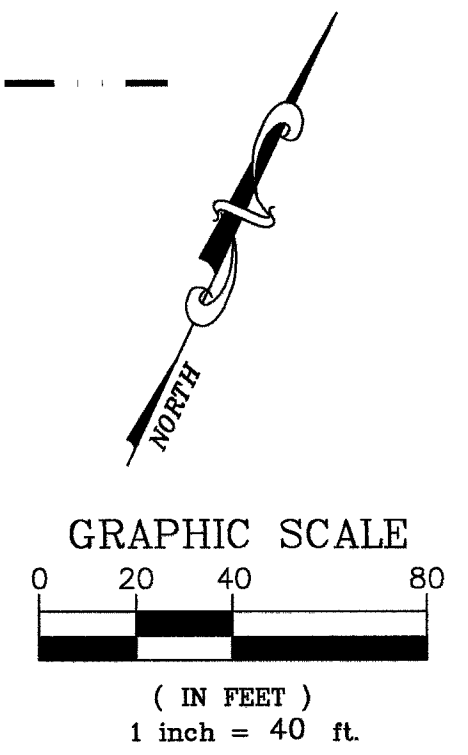
# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA

SEE SHEET  
8 OF 41  
MATCH LINE

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C9	0°39'59"	1930.00'	22.45'	S64°17'17"W	22.45'
C10	104°31'04"	90.00'	164.18'	S63°07'11"E	142.34'
C11	17°31'18"	2090.00'	639.15'	N19°37'18"W	636.66'
C363	3°26'33"	1050.00'	63.09'	S46°46'39"W	63.08'
C364	3°26'33"	1050.00'	63.09'	S50°13'12"W	63.08'
C626	27°53'08"	200.00'	97.34'	N78°32'50"E	96.38'
C627	235°46'16"	60.00'	246.90'	S02°29'24"W	106.07'
C628	55°46'16"	100.00'	97.34'	S87°30'36"E	93.54'
C629	21°26'29"	60.00'	22.45'	N75°19'30"E	22.32'
C630	49°27'58"	60.00'	51.80'	S69°13'16"E	50.21'
C631	30°33'08"	60.00'	31.99'	S29°12'43"E	31.62'
C632	134°18'41"	60.00'	140.65'	S53°13'12"W	110.59'
C646	32°20'07"	65.00'	36.68'	N80°46'20"E	36.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L36	N87°30'36"W	25.18'
L40	S76°03'51"W	24.99'

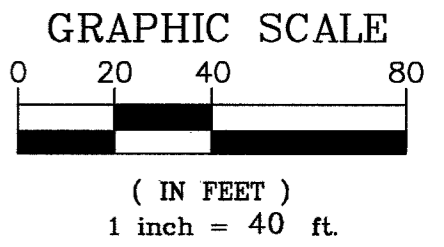
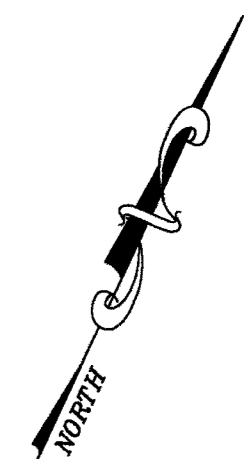
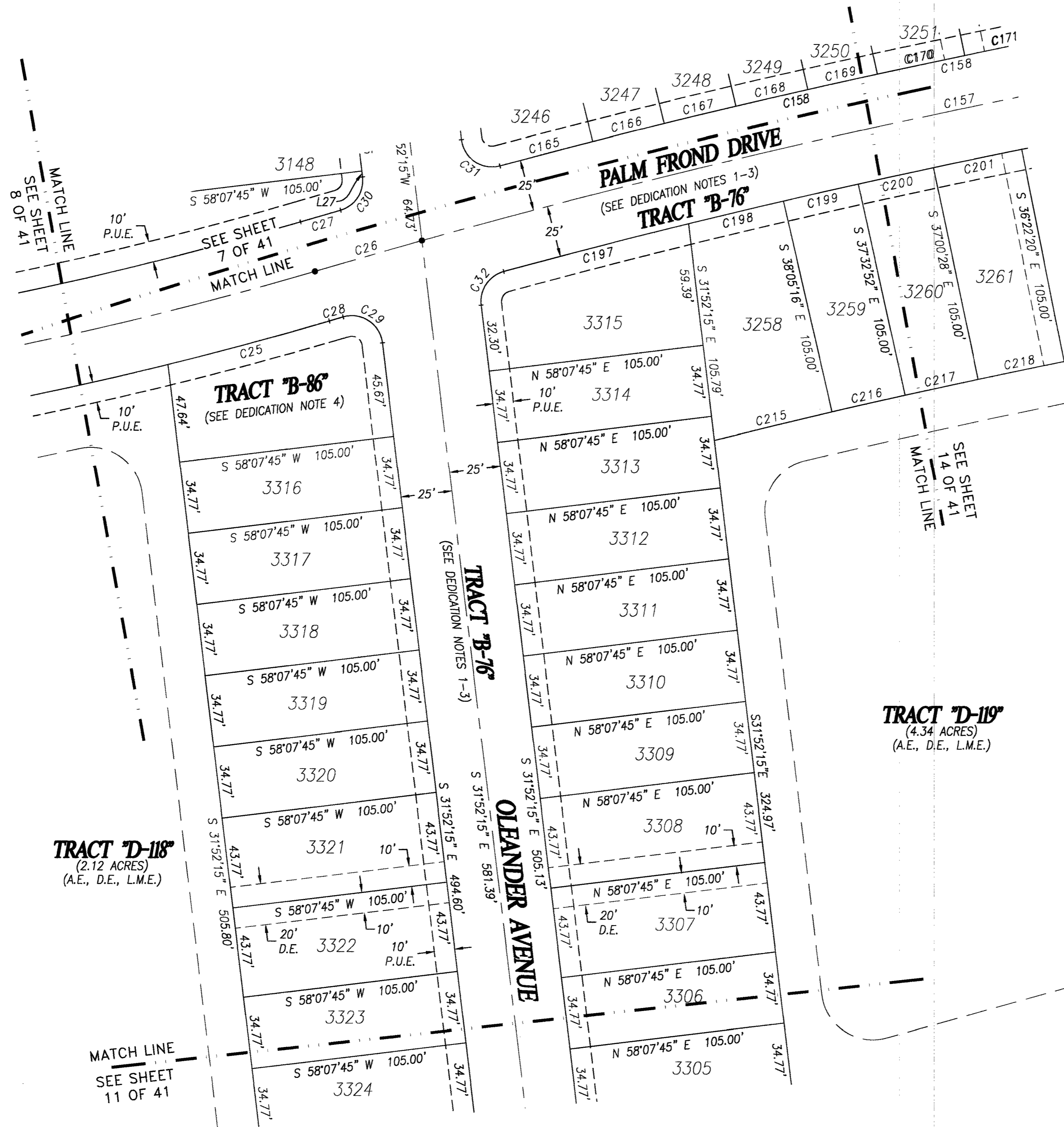


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 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L27	N31°52'15"W	2.89'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C25	2°33'29"	1825.00'	81.48'	N49°53'40"E	81.48'
C26	0°46'34"	4000.00'	54.18'	S49°00'13"W	54.18'
C27	0°17'20"	4025.00'	20.30'	S48°45'36"W	20.30'
C28	0°06'04"	3975.00'	7.01'	S48°39'58"W	7.01'
C29	99°24'46"	15.00'	26.03'	N81°34'38"W	22.88'
C30	80°46'31"	15.00'	21.15'	N08°31'01"E	19.44'
C31	98°04'38"	15.00'	25.68'	S80°54'33"E	22.65'
C32	81°45'31"	15.00'	21.40'	S09°00'31"W	19.63'
C157	7°44'39"	4000.00'	540.65'	S53°15'49"W	540.24'
C158	6°28'55"	4025.00'	455.35'	S53°17'35"W	455.11'
C165	0°39'53"	4025.00'	46.70'	S50°23'04"W	46.70'
C166	0°30'40"	4025.00'	35.90'	S50°58'21"W	35.90'
C167	0°30'40"	4025.00'	35.90'	S51°29'01"W	35.90'
C168	0°30'40"	4025.00'	35.90'	S51°59'41"W	35.90'
C169	0°30'40"	4025.00'	35.90'	S52°30'21"W	35.90'
C170	0°36'11"	4025.00'	42.37'	S53°03'46"W	42.37'
C171	0°36'11"	4025.00'	42.37'	S53°39'58"W	42.37'
C197	1°20'24"	3975.00'	92.96'	S50°33'28"W	92.96'
C198	0°41'04"	3975.00'	47.48'	S51°34'12"W	47.48'
C199	0°32'24"	3975.00'	37.47'	S52°10'56"W	37.47'
C200	0°32'24"	3975.00'	37.47'	S52°43'20"W	37.47'
C201	0°38'08"	3975.00'	44.09'	S53°18'36"W	44.09'
C215	0°52'21"	3870.00'	58.94'	S51°28'33"W	58.94'
C216	0°32'24"	3870.00'	36.48'	S52°10'56"W	36.48'
C217	0°32'24"	3870.00'	36.48'	S52°43'20"W	36.48'
C218	0°38'08"	3870.00'	42.93'	S53°18'36"W	42.93'

**TRACT "D-118"**  
(2.12 ACRES)  
(A.E., D.E., L.M.E.)

**TRACT "D-119"**  
(4.34 ACRES)  
(A.E., D.E., L.M.E.)

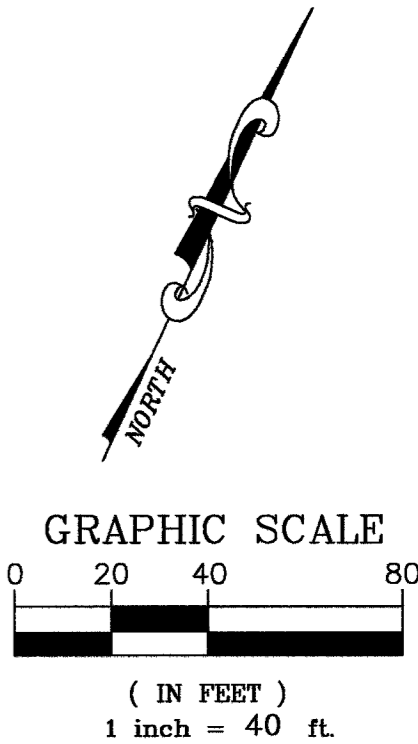
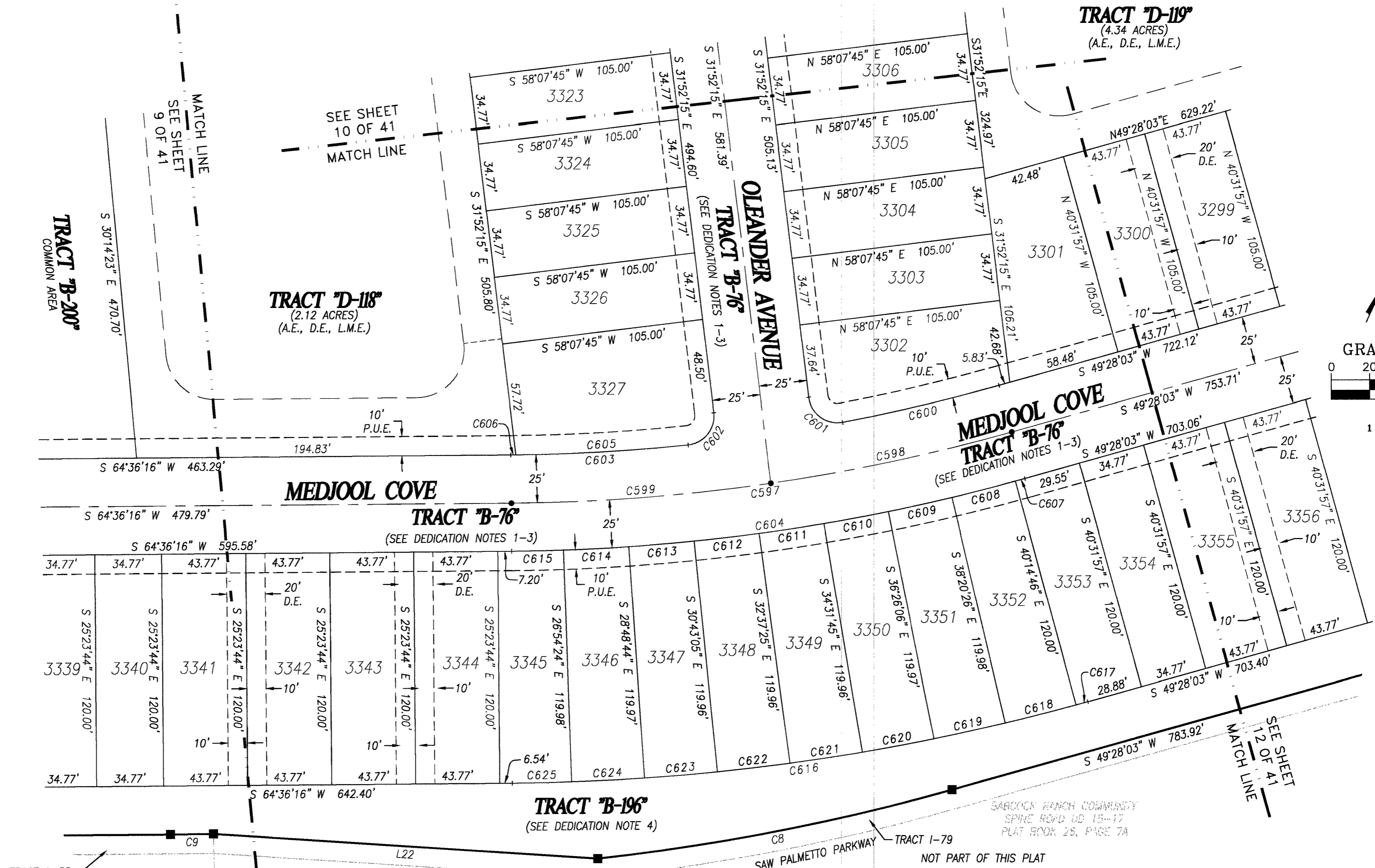
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# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C611	1°54'20"	1025.00'	34.09'	N56°25'25"E	34.09'
C612	1°54'20"	1025.00'	34.09'	N58°19'45"E	34.09'
C613	1°54'20"	1025.00'	34.09'	N60°14'06"E	34.09'
C614	1°54'20"	1025.00'	34.09'	N62°08'26"E	34.09'
C615	1°30'40"	1025.00'	27.03'	N63°50'56"E	27.03'
C616	15°08'13"	1150.00'	303.82'	N57°02'10"E	302.94'
C617	0°19'05"	1150.00'	6.38'	N49°37'36"E	6.38'
C618	1°53'50"	1150.00'	38.08'	N50°44'04"E	38.08'
C619	1°53'50"	1150.00'	38.08'	N52°37'54"E	38.08'
C620	1°53'50"	1150.00'	38.08'	N54°31'44"E	38.08'
C621	1°53'50"	1150.00'	38.08'	N56°25'35"E	38.08'
C622	1°53'50"	1150.00'	38.08'	N58°19'25"E	38.08'
C623	1°53'50"	1150.00'	38.08'	N60°13'15"E	38.08'
C624	1°53'50"	1150.00'	38.08'	N62°07'05"E	38.08'
C625	1°32'16"	1150.00'	30.86'	N63°50'08"E	30.86'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C8	9°22'39"	1150.00'	188.22'	N54°09'23"E	188.01'
C9	0°39'59"	1930.00'	22.45'	S64°17'17"W	22.45'
C597	15°08'13"	1000.00'	264.19'	N57°02'10"E	263.42'
C598	7°21'59"	1000.00'	128.57'	N53°09'03"E	128.48'
C599	7°46'14"	1000.00'	135.62'	N60°43'09"E	135.52'
C600	4°55'22"	975.00'	83.77'	N51°55'44"E	83.74'
C601	9°34'42"	15.00'	24.54'	S78°44'25"E	21.89'
C602	91°02'18"	15.00'	23.83'	N13°38'54"E	21.40'
C603	5°26'13"	975.00'	92.52'	N61°53'10"E	92.48'
C604	15°08'13"	1025.00'	270.79'	N57°02'10"E	270.01'
C605	5°17'08"	975.00'	89.95'	N61°48'38"E	89.91'
C606	0°09'04"	975.00'	2.57'	N64°31'44"E	2.57'
C607	0°17'10"	1025.00'	5.12'	N49°36'38"E	5.12'
C608	1°54'20"	1025.00'	34.09'	N50°42'24"E	34.09'
C609	1°54'20"	1025.00'	34.09'	N52°36'44"E	34.09'
C610	1°54'20"	1025.00'	34.09'	N54°31'04"E	34.09'

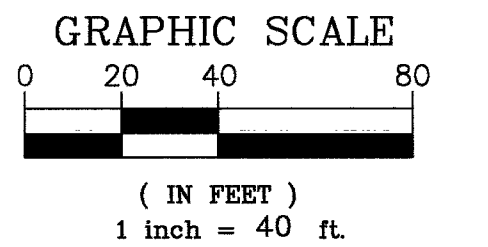
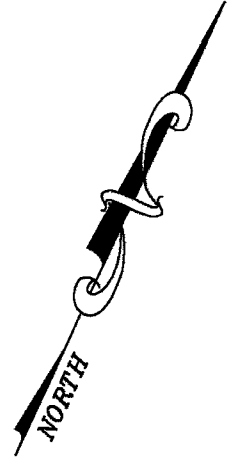
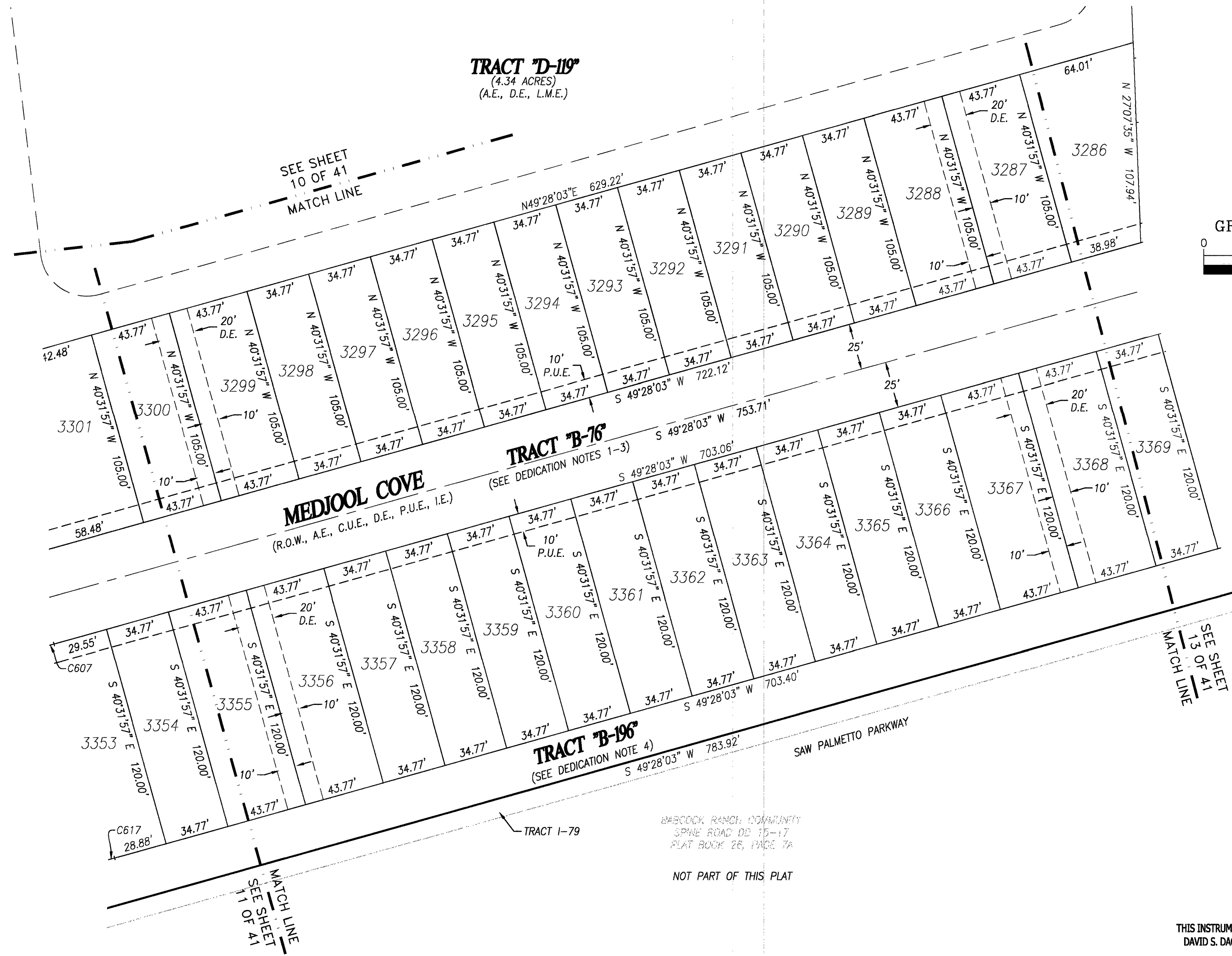
LINE TABLE		
LINE	BEARING	DISTANCE
L22	S68°42'33"W	200.48'

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A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C607	0°17'10"	1025.00'	5.12'	N49°36'38"E	5.12'
C617	0°19'05"	1150.00'	6.38'	N49°37'36"E	6.38'

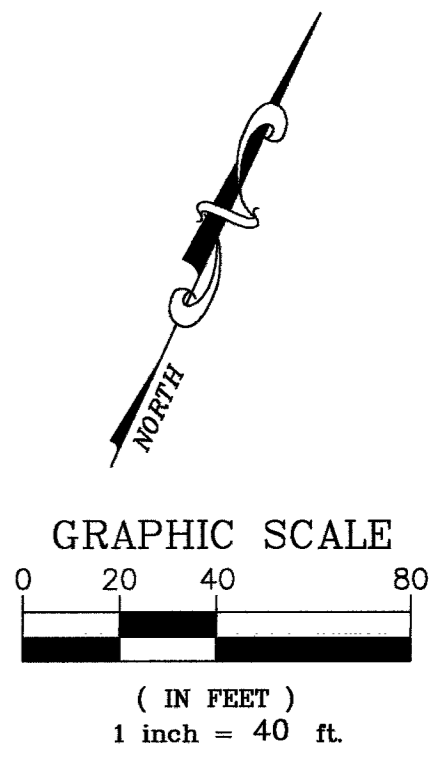
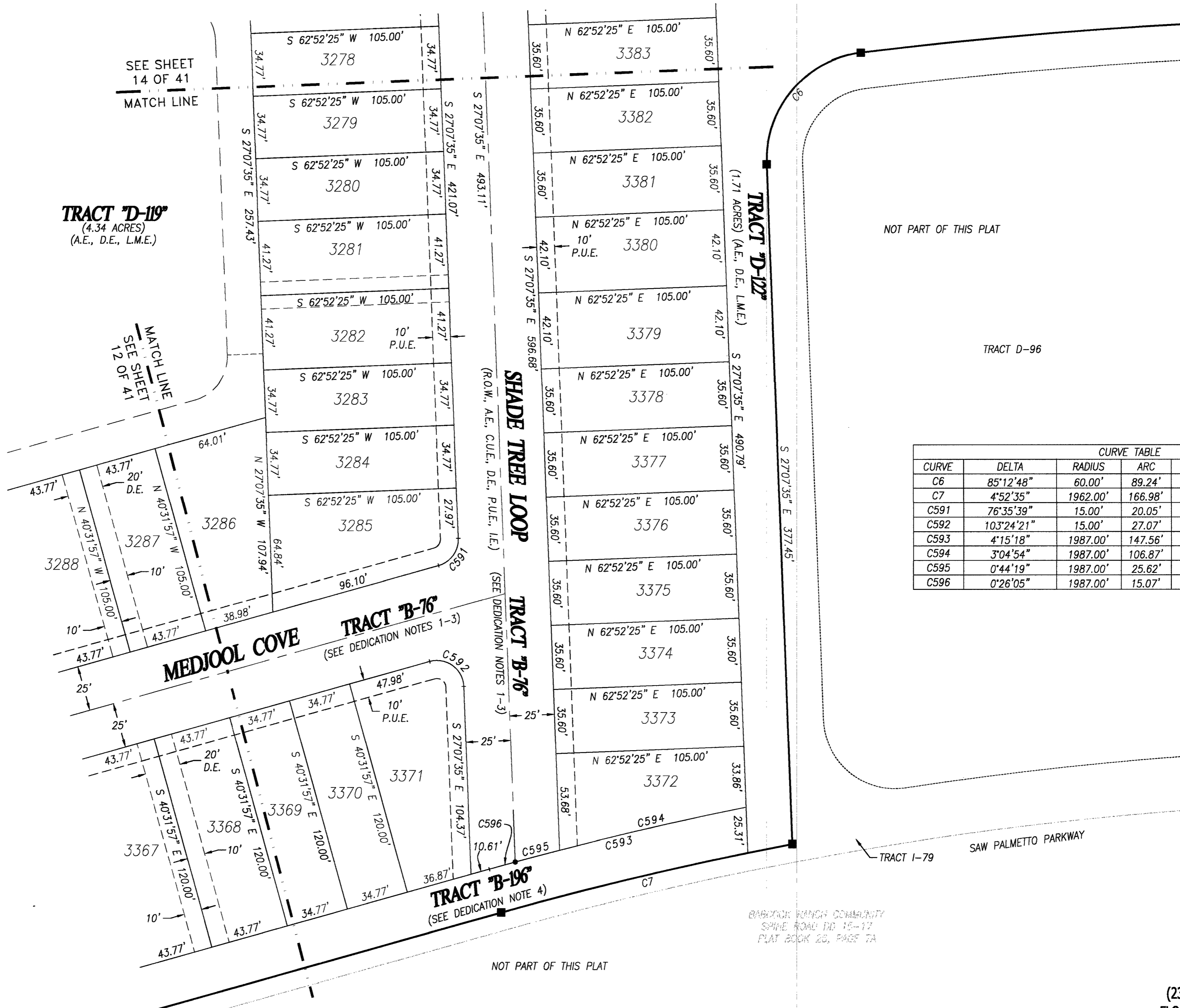
BABCOCK RANCH COMMUNITY  
SPINE ROAD DD 15-17  
PLAT BOOK 26, PAGE 7A  
NOT PART OF THIS PLAT

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CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C6	85°12'48"	60.00'	89.24'	S15°28'49"W	81.24'
C7	4°52'35"	1962.00'	166.98'	S51°54'21"W	166.93'
C591	76°35'39"	15.00'	20.05'	N11°10'14"E	18.59'
C592	103°24'21"	15.00'	27.07'	N78°49'46"W	23.54'
C593	4°15'18"	1987.00'	147.56'	S51°35'42"W	147.53'
C594	3°04'54"	1987.00'	106.87'	S52°10'54"W	106.86'
C595	0°44'19"	1987.00'	25.62'	S50°16'18"W	25.62'
C596	0°26'05"	1987.00'	15.07'	S49°41'06"W	15.07'

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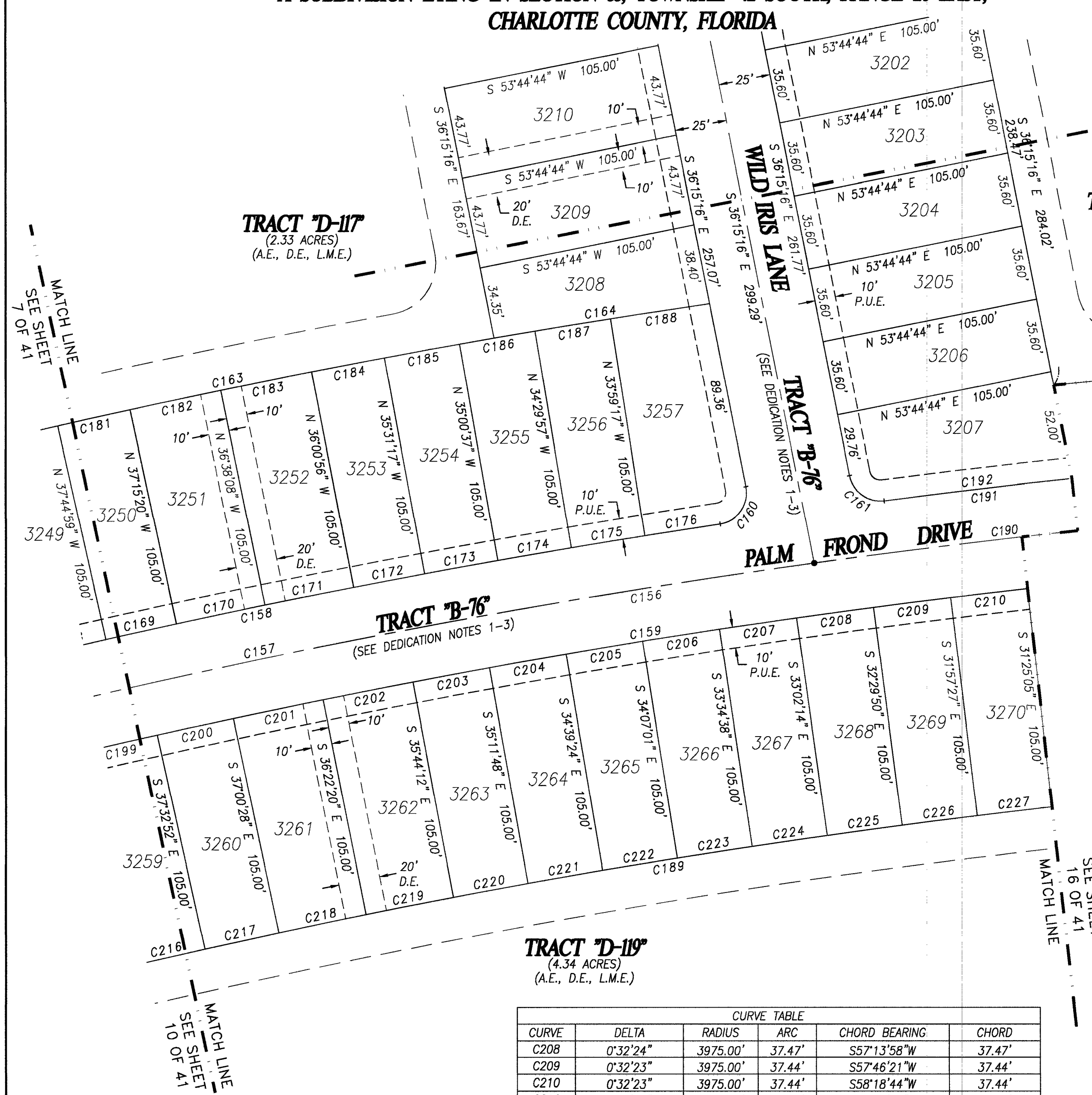
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10981 BONITA BEACH ROAD SE  
BONITA SPRINGS, FL 34135  
(239) 352-6085 WWW.DAGGEO.COM  
FLORIDA BUSINESS LICENSE NO. LB 6896

BABCOCK RANCH COMMUNITY  
SHADE ROAD DD 15-17  
PLAT BOOK 20, PAGE 7A

NOT PART OF THIS PLAT

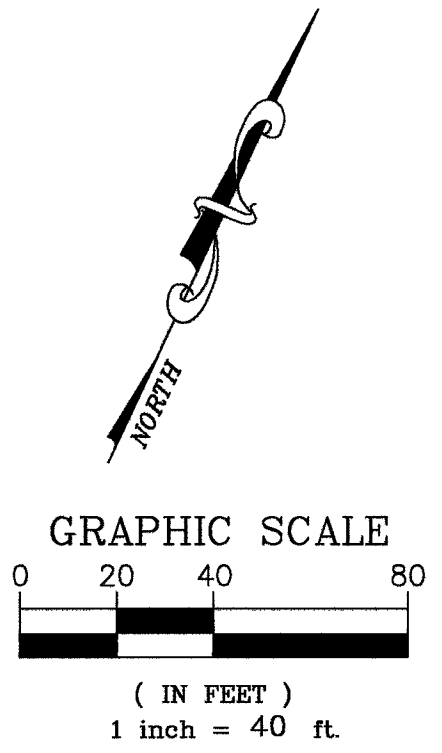
# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



SEE SHEET  
15 OF 41  
MATCH LINE

**TRACT "D-120"**  
(1.62 ACRES)  
(A.E., D.E., L.M.E.)



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C156	13°07'43"	4000.00'	916.56'	S55°57'21"W	914.55'
C157	7°44'39"	4000.00'	540.65'	S53°15'49"W	540.24'
C158	6°28'55"	4025.00'	455.35'	S53°17'35"W	455.11'
C159	12°03'00"	3975.00'	836.00'	S55°54'46"W	834.46'
C160	92°47'19"	15.00'	24.29'	N10°08'23"E	21.72'
C161	86°04'29"	15.00'	22.53'	S79°17'31"E	20.47'
C163	3°36'10"	4130.00'	259.70'	S53°25'21"W	259.65'
C164	1°27'28"	4130.00'	105.08'	S55°57'10"W	105.08'
C169	0°30'40"	4025.00'	35.90'	S52°30'21"W	35.90'
C170	0°36'11"	4025.00'	42.37'	S53°03'46"W	42.37'
C171	0°36'11"	4025.00'	42.37'	S53°39'58"W	42.37'
C172	0°30'40"	4025.00'	35.90'	S54°13'23"W	35.90'
C173	0°30'40"	4025.00'	35.90'	S54°44'03"W	35.90'
C174	0°30'40"	4025.00'	35.90'	S55°14'43"W	35.90'
C175	0°30'40"	4025.00'	35.90'	S55°45'23"W	35.90'
C176	0°31'20"	4025.00'	36.68'	S56°16'23"W	36.68'
C181	0°29'40"	4130.00'	35.63'	S52°29'50"W	35.63'
C182	0°37'12"	4130.00'	44.69'	S53°03'16"W	44.69'
C183	0°37'12"	4130.00'	44.69'	S53°40'28"W	44.69'
C184	0°29'40"	4130.00'	35.63'	S54°13'53"W	35.63'
C185	0°30'40"	4130.00'	36.84'	S54°44'03"W	36.84'
C186	0°30'40"	4130.00'	36.84'	S55°14'43"W	36.84'
C187	0°30'40"	4130.00'	36.84'	S55°45'23"W	36.84'
C188	0°40'11"	4130.00'	48.28'	S56°20'48"W	48.27'
C189	9°32'37"	3870.00'	644.61'	S55°48'41"W	643.86'
C190	5°23'04"	4000.00'	375.91'	S59°49'41"W	375.77'
C191	4°17'09"	4025.00'	301.07'	S59°48'49"W	301.00'
C192	1°18'00"	4025.00'	91.32'	S58°19'14"W	91.32'
C199	0°32'24"	3975.00'	37.47'	S52°10'56"W	37.47'
C200	0°32'24"	3975.00'	37.47'	S52°43'20"W	37.47'
C201	0°38'08"	3975.00'	44.09'	S53°18'36"W	44.09'
C202	0°38'08"	3975.00'	44.09'	S53°56'44"W	44.09'
C203	0°32'24"	3975.00'	37.47'	S54°32'00"W	37.47'
C204	0°32'24"	3975.00'	37.47'	S55°04'24"W	37.47'
C205	0°32'23"	3975.00'	37.44'	S55°36'48"W	37.44'
C206	0°32'23"	3975.00'	37.44'	S56°09'10"W	37.44'
C207	0°32'24"	3975.00'	37.47'	S56°41'34"W	37.47'

**TRACT "D-119"**  
(4.34 ACRES)  
(A.E., D.E., L.M.E.)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C208	0°32'24"	3975.00'	37.47'	S57°13'58"W	37.47'
C209	0°32'23"	3975.00'	37.44'	S57°46'21"W	37.44'
C210	0°32'23"	3975.00'	37.44'	S58°18'44"W	37.44'
C216	0°32'24"	3870.00'	36.48'	S52°10'56"W	36.48'
C217	0°32'24"	3870.00'	36.48'	S52°43'20"W	36.48'
C218	0°38'08"	3870.00'	42.93'	S53°18'36"W	42.93'
C219	0°38'08"	3870.00'	42.93'	S53°56'44"W	42.93'
C220	0°32'24"	3870.00'	36.48'	S54°32'00"W	36.48'
C221	0°32'24"	3870.00'	36.48'	S55°04'24"W	36.48'
C222	0°32'23"	3870.00'	36.45'	S55°36'48"W	36.45'
C223	0°32'23"	3870.00'	36.45'	S56°09'10"W	36.45'
C224	0°32'24"	3870.00'	36.48'	S56°41'34"W	36.48'
C225	0°32'24"	3870.00'	36.48'	S57°13'58"W	36.48'
C226	0°32'23"	3870.00'	36.45'	S57°46'21"W	36.45'
C227	0°32'23"	3870.00'	36.45'	S58°18'44"W	36.45'

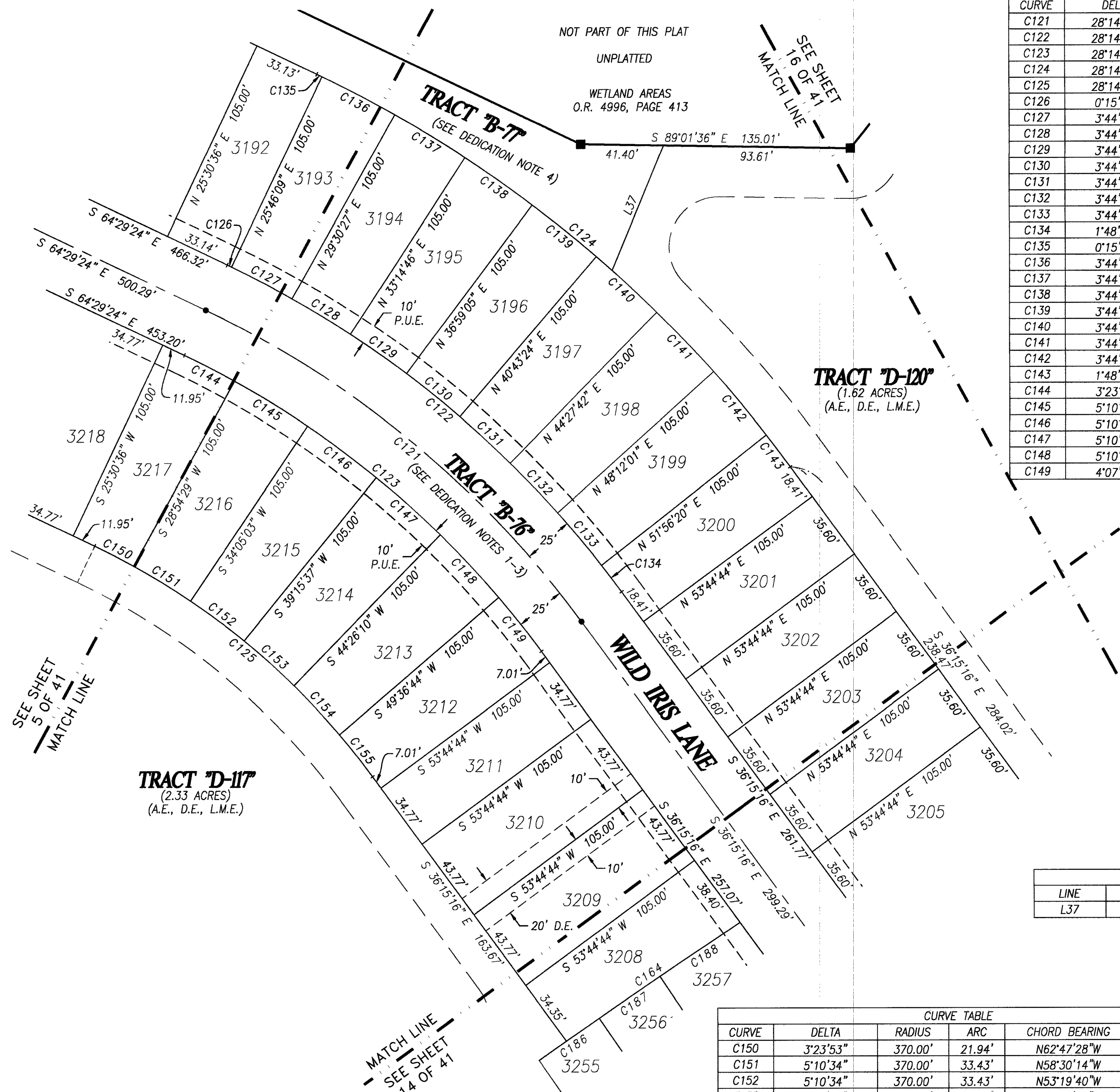
THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762



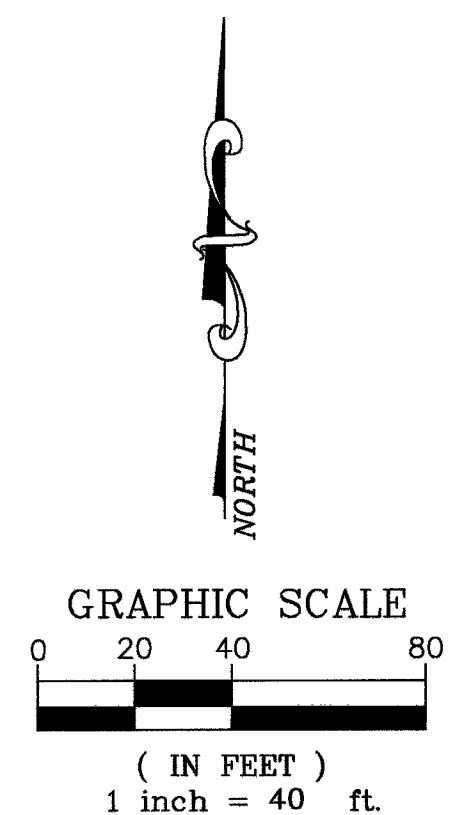
**DAGOSTINO GEOSPATIAL, INC.**  
10981 BONITA BEACH ROAD SE  
BONITA SPRINGS, FL 34135  
(239) 352-6085 WWW.DAGGEO.COM  
FLORIDA BUSINESS LICENSE NO. LB 6896

# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C121	28°14'08"	500.00'	246.40'	N50°22'20"W	243.92'
C122	28°14'08"	525.00'	258.72'	N50°22'20"W	256.11'
C123	28°14'08"	475.00'	234.08'	N50°22'20"W	231.72'
C124	28°14'08"	630.00'	310.47'	N50°22'20"W	307.33'
C125	28°14'08"	370.00'	182.34'	N50°22'20"W	180.50'
C126	0°15'33"	525.00'	2.37'	N64°21'38"W	2.37'
C127	3°44'19"	525.00'	34.26'	N62°21'42"W	34.25'
C128	3°44'19"	525.00'	34.26'	N58°37'23"W	34.25'
C129	3°44'19"	525.00'	34.26'	N54°53'04"W	34.25'
C130	3°44'19"	525.00'	34.26'	N51°08'46"W	34.25'
C131	3°44'19"	525.00'	34.26'	N47°24'27"W	34.25'
C132	3°44'19"	525.00'	34.26'	N43°40'08"W	34.25'
C133	3°44'19"	525.00'	34.26'	N39°55'49"W	34.25'
C134	1°48'24"	525.00'	16.55'	N37°09'28"W	16.55'
C135	0°15'33"	630.00'	2.85'	N64°21'38"W	2.85'
C136	3°44'19"	630.00'	41.11'	N62°21'42"W	41.10'
C137	3°44'19"	630.00'	41.11'	N58°37'23"W	41.10'
C138	3°44'19"	630.00'	41.11'	N54°53'04"W	41.10'
C139	3°44'19"	630.00'	41.11'	N51°08'46"W	41.10'
C140	3°44'19"	630.00'	41.11'	N47°24'27"W	41.10'
C141	3°44'19"	630.00'	41.11'	N43°40'08"W	41.10'
C142	3°44'19"	630.00'	41.11'	N39°55'49"W	41.10'
C143	1°48'24"	630.00'	19.86'	N37°09'28"W	19.86'
C144	3°23'53"	475.00'	28.17'	N62°47'28"W	28.17'
C145	5°10'34"	475.00'	42.91'	N58°30'14"W	42.90'
C146	5°10'34"	475.00'	42.91'	N53°19'40"W	42.90'
C147	5°10'34"	475.00'	42.91'	N48°09'07"W	42.90'
C148	5°10'34"	475.00'	42.91'	N42°58'33"W	42.90'
C149	4°07'59"	475.00'	34.27'	N38°19'16"W	34.26'



LINE TABLE		
LINE	BEARING	DISTANCE
L37	N22°41'56"E	67.19'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C150	3°23'53"	370.00'	21.94'	N62°47'28"W	21.94'
C151	5°10'34"	370.00'	33.43'	N58°30'14"W	33.41'
C152	5°10'34"	370.00'	33.43'	N53°19'40"W	33.41'
C153	5°10'34"	370.00'	33.43'	N48°09'07"W	33.41'
C154	5°10'34"	370.00'	33.43'	N42°58'33"W	33.41'
C155	4°07'59"	370.00'	26.69'	N38°19'16"W	26.69'
C164	1°27'28"	4130.00'	105.08'	S55°57'10"W	105.08'
C186	0°30'40"	4130.00'	36.84'	S55°14'43"W	36.84'
C187	0°30'40"	4130.00'	36.84'	S55°45'23"W	36.84'
C188	0°40'11"	4130.00'	48.28'	S56°20'48"W	48.27'

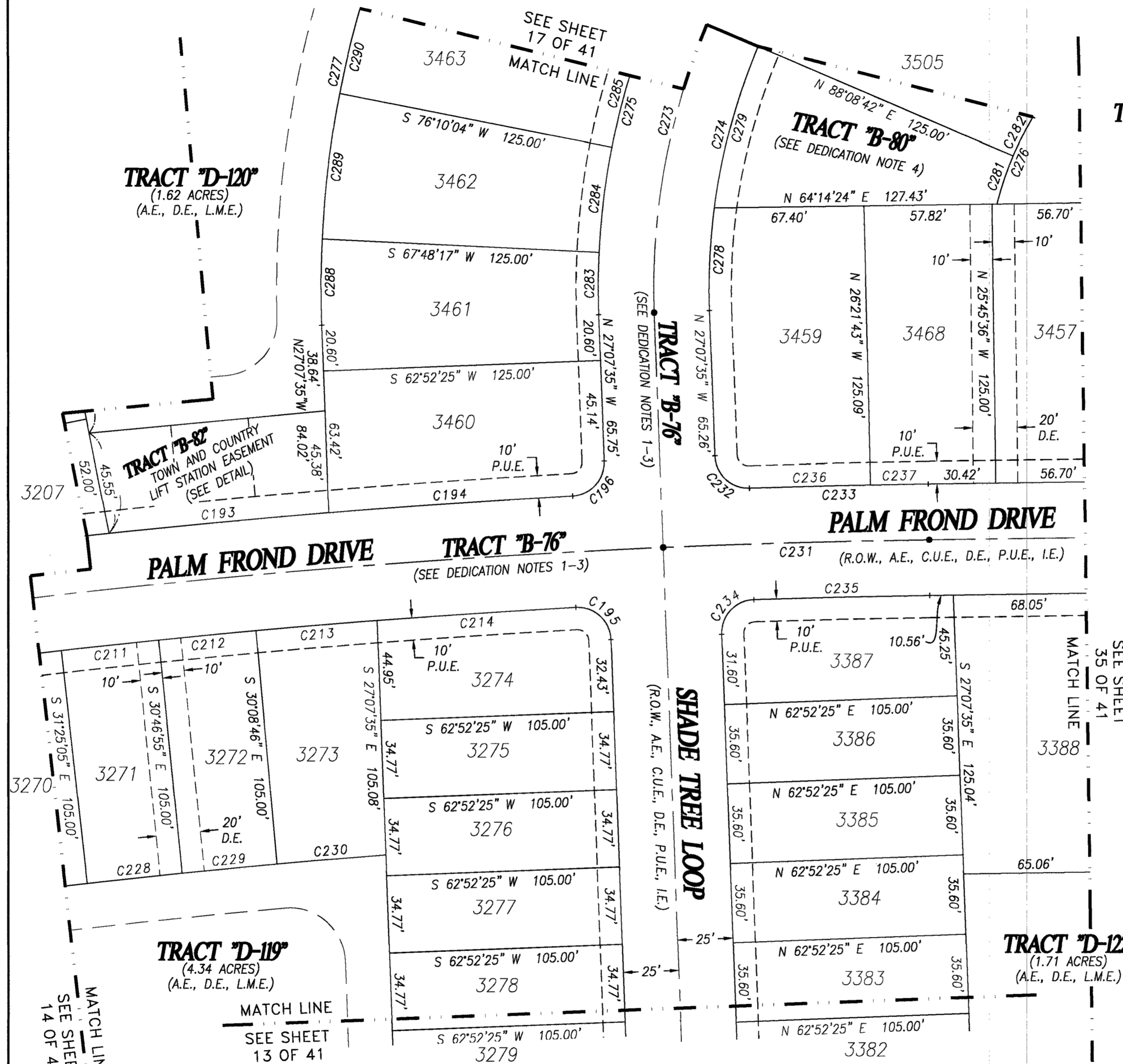
THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762



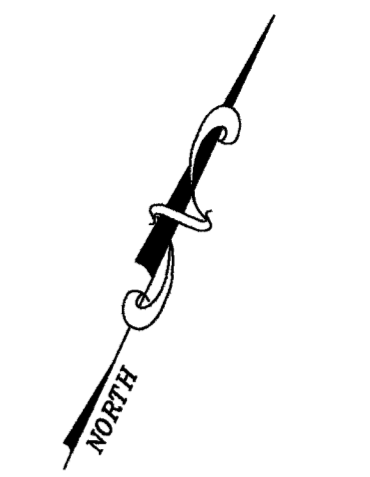
**DAGOSTINO GEOSPATIAL, INC.**  
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A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA

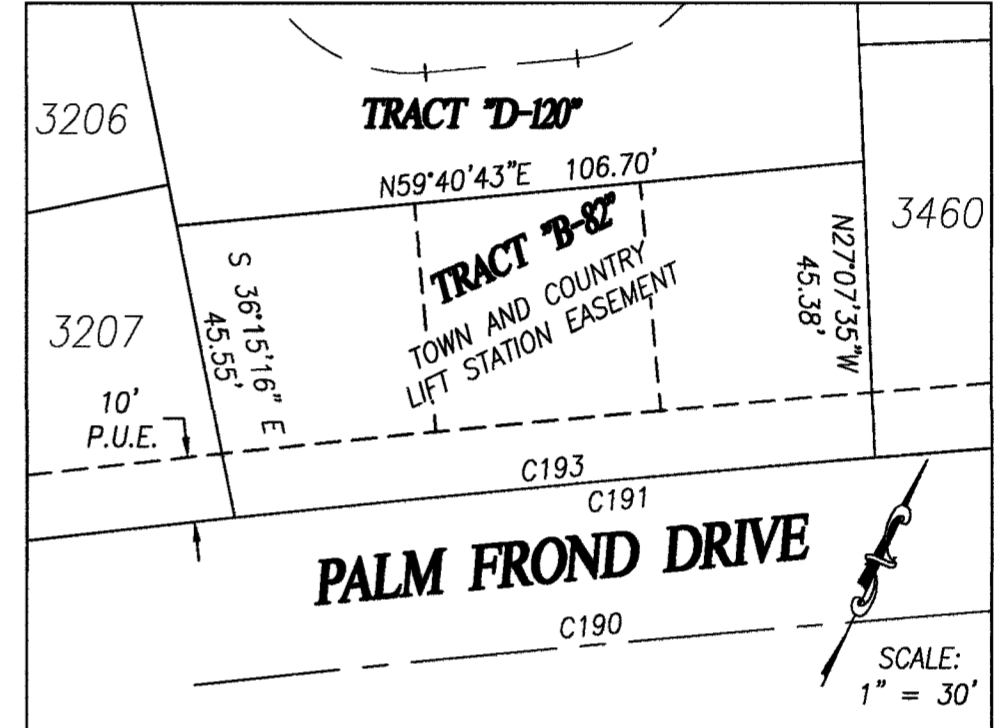


**TRACT "D-12"**  
(12.34 ACRES)  
(A.E., D.E., L.M.E.)



GRAPHIC SCALE  
( IN FEET )  
1 inch = 40 ft.

TOWN AND COUNTRY LIFT STATION EASEMENT DETAIL



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C190	5°23'04"	4000.00'	375.91'	S59°49'41"W	375.77'
C191	4°17'09"	4025.00'	301.07'	S59°48'49"W	301.00'
C193	1°24'57"	4025.00'	99.46'	S59°40'43"W	99.46'
C194	1°34'12"	4025.00'	110.29'	S61°10'17"W	110.29'
C195	90°56'08"	15.00'	23.81'	N72°35'39"W	21.39'
C196	89°04'59"	15.00'	23.32'	N17°24'54"E	21.04'
C211	0°38'09"	3975.00'	44.12'	S58°54'00"W	44.12'
C212	0°38'09"	3975.00'	44.12'	S59°32'09"W	44.12'
C213	0°47'23"	3975.00'	54.80'	S60°14'55"W	54.80'
C214	1°17'39"	3975.00'	89.79'	S61°17'27"W	89.79'
C228	0°38'09"	3870.00'	42.95'	S58°54'00"W	42.95'
C229	0°38'09"	3870.00'	42.95'	S59°32'09"W	42.95'
C230	0°43'45"	3870.00'	49.26'	S60°13'07"W	49.26'
C231	1°43'11"	4000.00'	120.05'	S63°22'48"W	120.05'
C232	89°46'57"	15.00'	23.50'	S72°01'04"E	21.17'
C233	1°08'56"	4025.00'	80.70'	S63°39'56"W	80.70'
C234	90°13'19"	15.00'	23.62'	S17°59'04"W	21.25'
C235	1°08'40"	3975.00'	79.40'	S63°40'04"W	79.39'
C236	0°46'39"	4025.00'	54.62'	S63°28'47"W	54.62'
C237	0°22'17"	4025.00'	26.08'	S64°03'15"W	26.08'
C273	32°46'20"	300.00'	171.59'	S10°44'26"E	169.26'
C274	32°46'20"	275.00'	157.29'	S10°44'26"E	155.16'

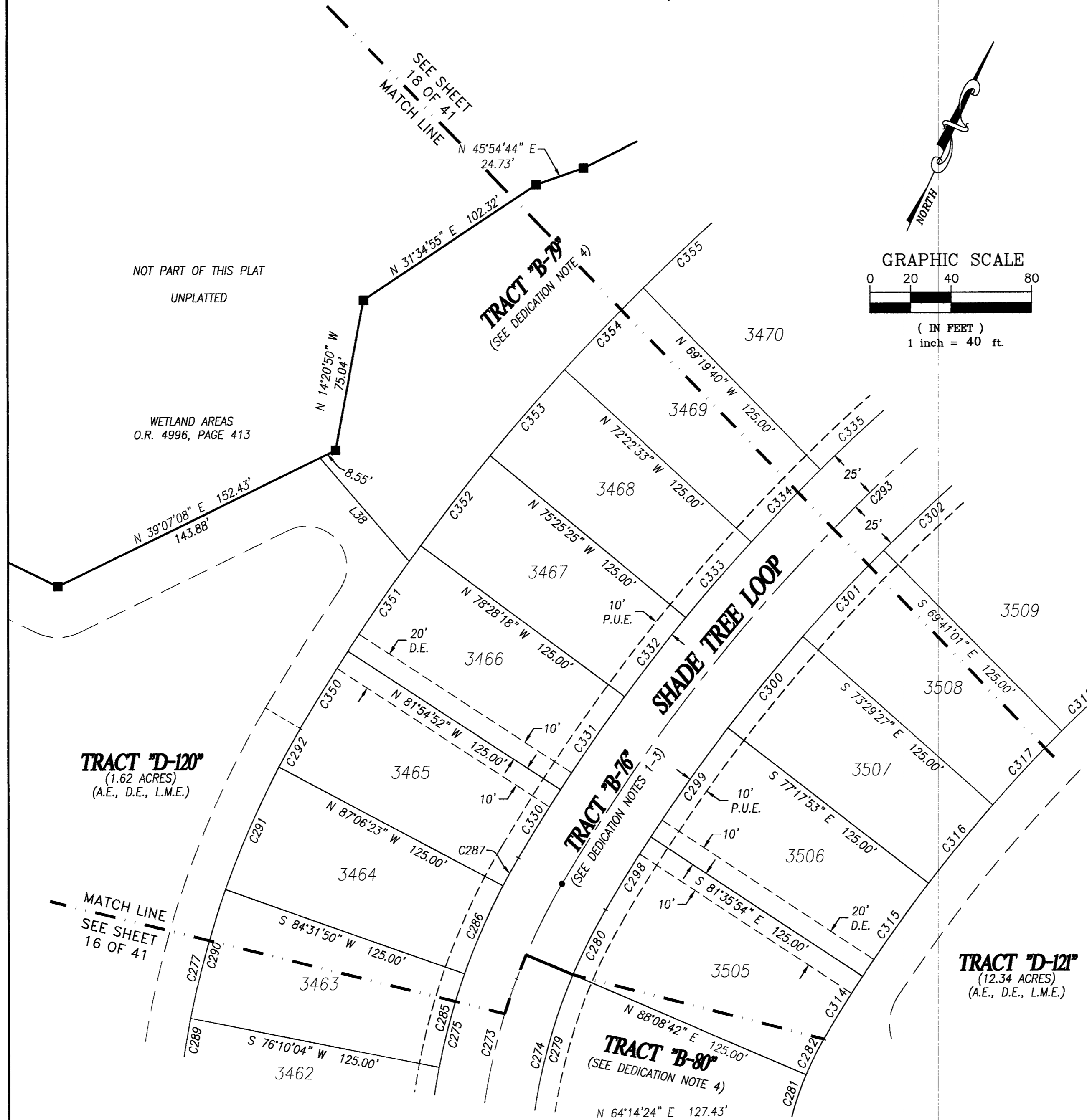
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C275	32°46'20"	325.00'	185.89'	S10°44'26"E	183.37'
C276	16°11'16"	150.00'	42.38'	S02°26'54"E	42.24'
C277	32°46'20"	450.00'	257.39'	S10°44'26"E	253.90'
C278	9°35'53"	275.00'	46.07'	S22°19'39"E	46.01'
C279	15°40'25"	275.00'	75.23'	S09°41'30"E	74.99'
C281	8°41'14"	150.00'	22.74'	S06°11'55"E	22.72'
C282	7°30'02"	150.00'	19.64'	S01°53'43"W	19.62'
C283	4°55'53"	325.00'	27.97'	S24°39'39"E	27.96'
C284	8°21'47"	325.00'	47.44'	S18°00'50"E	47.40'
C285	8°21'47"	325.00'	47.44'	S09°39'03"E	47.40'
C288	4°55'53"	450.00'	38.73'	S24°39'39"E	38.72'
C289	8°21'47"	450.00'	65.68'	S18°00'50"E	65.62'
C290	8°21'47"	450.00'	65.68'	S09°39'03"E	65.62'

THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762



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**BABCOCK RANCH COMMUNITY PALMETTO LANDING**  
 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L38	S65°46'34"E	67.14'

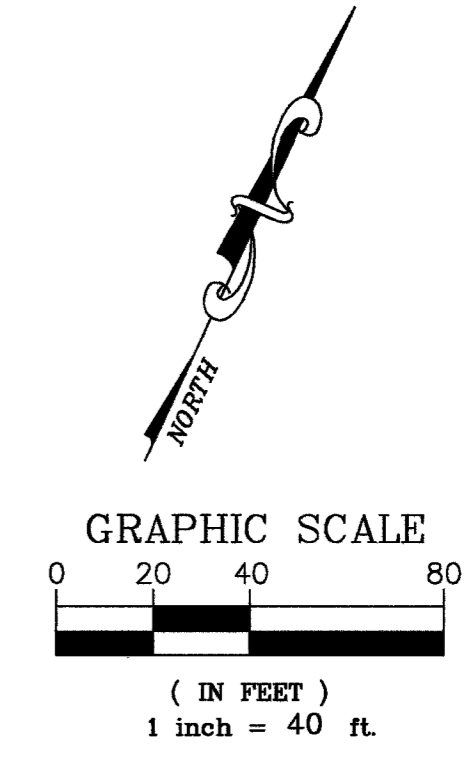
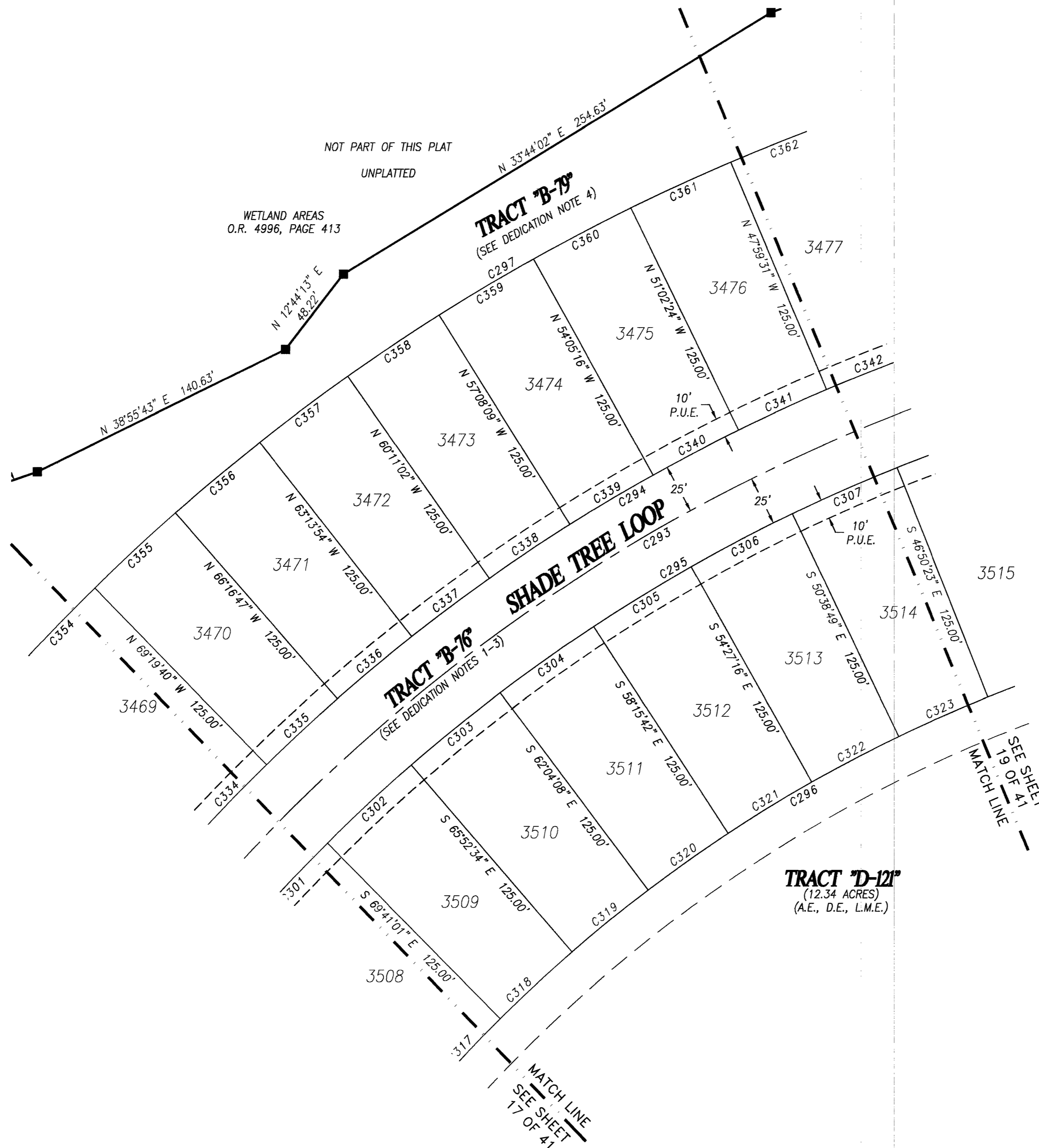
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C273	32°46'20"	300.00'	171.59'	S10°44'26"E	169.26'
C274	32°46'20"	275.00'	157.29'	S10°44'26"E	155.16'
C275	32°46'20"	325.00'	185.89'	S10°44'26"E	183.37'
C277	32°46'20"	450.00'	257.39'	S10°44'26"E	253.90'
C279	15°40'25"	275.00'	75.23'	S09°41'30"E	74.99'
C280	7°30'02"	275.00'	36.00'	S01°53'43"W	35.97'
C281	8°41'14"	150.00'	22.74'	S06°11'55"E	22.72'
C282	7°30'02"	150.00'	19.64'	S01°53'43"W	19.62'
C285	8°21'47"	325.00'	47.44'	S09°39'03"E	47.40'
C286	8°21'47"	325.00'	47.44'	S01°17'16"E	47.40'
C287	2°45'07"	325.00'	15.61'	S04°16'10"W	15.61'
C289	8°21'47"	450.00'	65.68'	S18°00'50"E	65.62'
C290	8°21'47"	450.00'	65.68'	S09°39'03"E	65.62'
C291	8°21'47"	450.00'	65.68'	S01°17'16"E	65.62'
C292	2°45'07"	450.00'	21.61'	S04°16'10"W	21.61'
C293	58°44'31"	900.00'	922.71'	S35°00'59"W	882.83'
C298	2°45'22"	875.00'	42.09'	S07°01'25"W	42.09'
C299	4°18'01"	875.00'	65.67'	S10°33'07"W	65.66'
C300	3°48'26"	875.00'	58.14'	S14°36'20"W	58.13'
C301	3°48'26"	875.00'	58.14'	S18°24'46"W	58.13'
C302	3°48'26"	875.00'	58.14'	S22°13'13"W	58.13'
C314	2°45'22"	750.00'	36.08'	S07°01'25"W	36.07'
C315	4°18'01"	750.00'	56.29'	S10°33'07"W	56.28'
C316	3°48'26"	750.00'	49.84'	S14°36'20"W	49.83'
C317	3°48'26"	750.00'	49.84'	S18°24'46"W	49.83'
C318	3°48'26"	750.00'	49.84'	S22°13'13"W	49.83'
C330	2°26'24"	925.00'	39.39'	S06°51'56"W	39.39'
C331	3°26'33"	925.00'	55.58'	S09°48'25"W	55.57'
C332	3°02'53"	925.00'	49.21'	S13°03'08"W	49.20'
C333	3°02'53"	925.00'	49.21'	S16°06'01"W	49.20'
C334	3°02'53"	925.00'	49.21'	S19°08'54"W	49.20'
C335	3°02'53"	925.00'	49.21'	S22°11'46"W	49.20'
C350	2°26'24"	1050.00'	44.72'	S06°51'56"W	44.71'
C351	3°26'33"	1050.00'	63.09'	S09°48'25"W	63.08'
C352	3°02'53"	1050.00'	55.86'	S13°03'08"W	55.85'
C353	3°02'53"	1050.00'	55.86'	S16°06'01"W	55.85'
C354	3°02'53"	1050.00'	55.86'	S19°08'54"W	55.85'
C355	3°02'53"	1050.00'	55.86'	S22°11'46"W	55.85'

THIS INSTRUMENT WAS PREPARED BY  
 DAVID S. DAGOSTINO, PSM #5762



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 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C293	58°44'31"	900.00'	922.71'	S35°00'59"W	882.83'
C294	58°44'31"	925.00'	948.35'	S35°00'59"W	907.35'
C295	58°44'31"	875.00'	897.08'	S35°00'59"W	858.31'
C296	58°44'31"	750.00'	768.93'	S35°00'59"W	735.69'
C297	58°44'31"	1050.00'	1076.50'	S35°00'59"W	1029.97'
C301	3'48'26"	875.00'	58.14'	S18°24'46"W	58.13'
C302	3'48'26"	875.00'	58.14'	S22°13'13"W	58.13'
C303	3'48'26"	875.00'	58.14'	S26°01'39"W	58.13'
C304	3'48'26"	875.00'	58.14'	S29°50'05"W	58.13'
C305	3'48'26"	875.00'	58.14'	S33°38'31"W	58.13'
C306	3'48'26"	875.00'	58.14'	S37°26'58"W	58.13'
C307	3'48'26"	875.00'	58.14'	S41°15'24"W	58.13'
C317	3'48'26"	750.00'	49.84'	S18°24'46"W	49.83'
C318	3'48'26"	750.00'	49.84'	S22°13'13"W	49.83'
C319	3'48'26"	750.00'	49.84'	S26°01'39"W	49.83'
C320	3'48'26"	750.00'	49.84'	S29°50'05"W	49.83'
C321	3'48'26"	750.00'	49.84'	S33°38'31"W	49.83'
C322	3'48'26"	750.00'	49.84'	S37°26'58"W	49.83'
C323	3'48'26"	750.00'	49.84'	S41°15'24"W	49.83'
C334	3'02'53"	925.00'	49.21'	S19°08'54"W	49.20'
C335	3'02'53"	925.00'	49.21'	S22°11'46"W	49.20'
C336	3'02'53"	925.00'	49.21'	S25°14'39"W	49.20'
C337	3'02'53"	925.00'	49.21'	S28°17'32"W	49.20'
C338	3'02'53"	925.00'	49.21'	S31°20'25"W	49.20'
C339	3'02'53"	925.00'	49.21'	S34°23'17"W	49.20'
C340	3'02'53"	925.00'	49.21'	S37°26'10"W	49.20'
C341	3'02'53"	925.00'	49.21'	S40°29'03"W	49.20'
C342	3'02'53"	925.00'	49.21'	S43°31'56"W	49.20'
C354	3'02'53"	1050.00'	55.86'	S19°08'54"W	55.85'
C355	3'02'53"	1050.00'	55.86'	S22°11'46"W	55.85'
C356	3'02'53"	1050.00'	55.86'	S25°14'39"W	55.85'
C357	3'02'53"	1050.00'	55.86'	S28°17'32"W	55.85'
C358	3'02'53"	1050.00'	55.86'	S31°20'25"W	55.85'
C359	3'02'53"	1050.00'	55.86'	S34°23'17"W	55.85'
C360	3'02'53"	1050.00'	55.86'	S37°26'10"W	55.85'
C361	3'02'53"	1050.00'	55.86'	S40°29'03"W	55.85'
C362	3'02'53"	1050.00'	55.86'	S43°31'56"W	55.85'

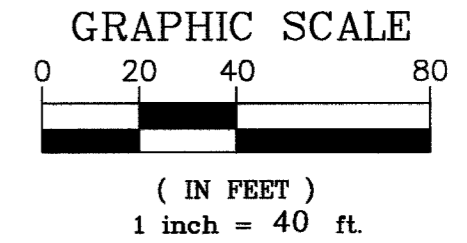
THIS INSTRUMENT WAS PREPARED BY  
 DAVID S. DAGOSTINO, PSM #5762



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# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C307	3'48'26"	875.00'	58.14'	S41'15'24"W	58.13'
C308	4'18'01"	875.00'	65.67'	S45'18'37"W	65.66'
C309	4'18'01"	875.00'	65.67'	S49'36'38"W	65.66'
C310	3'48'26"	875.00'	58.14'	S53'39'52"W	58.13'
C311	3'48'26"	875.00'	58.14'	S57'28'18"W	58.13'
C312	3'48'26"	875.00'	58.14'	S61'16'44"W	58.13'
C323	3'48'26"	750.00'	49.84'	S41'15'24"W	49.83'
C324	4'18'01"	750.00'	56.29'	S45'18'37"W	56.28'
C325	4'18'01"	750.00'	56.29'	S49'36'38"W	56.28'
C326	3'48'26"	750.00'	49.84'	S53'39'52"W	49.83'
C327	3'48'26"	750.00'	49.84'	S57'28'18"W	49.83'
C328	3'48'26"	750.00'	49.84'	S61'16'44"W	49.83'
C342	3'02'53"	925.00'	49.21'	S43'31'56"W	49.20'
C343	3'26'33"	925.00'	55.58'	S46'46'39"W	55.57'
C344	3'26'33"	925.00'	55.58'	S50'13'12"W	55.57'
C345	3'02'53"	925.00'	49.21'	S53'27'55"W	49.20'
C346	3'02'53"	925.00'	49.21'	S56'30'48"W	49.20'
C347	3'02'53"	925.00'	49.21'	S59'33'41"W	49.20'
C348	3'02'53"	925.00'	49.21'	S62'36'34"W	49.20'
C362	3'02'53"	1050.00'	55.86'	S43'31'56"W	55.85'
C363	3'26'33"	1050.00'	63.09'	S46'46'39"W	63.08'
C364	3'26'33"	1050.00'	63.09'	S50'13'12"W	63.08'
C365	3'02'53"	1050.00'	55.86'	S53'27'55"W	55.85'
C366	3'02'53"	1050.00'	55.86'	S56'30'48"W	55.85'
C367	3'02'53"	1050.00'	55.86'	S59'33'41"W	55.85'
C368	3'02'53"	1050.00'	55.86'	S62'36'34"W	55.85'

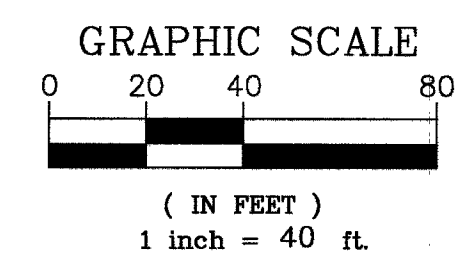
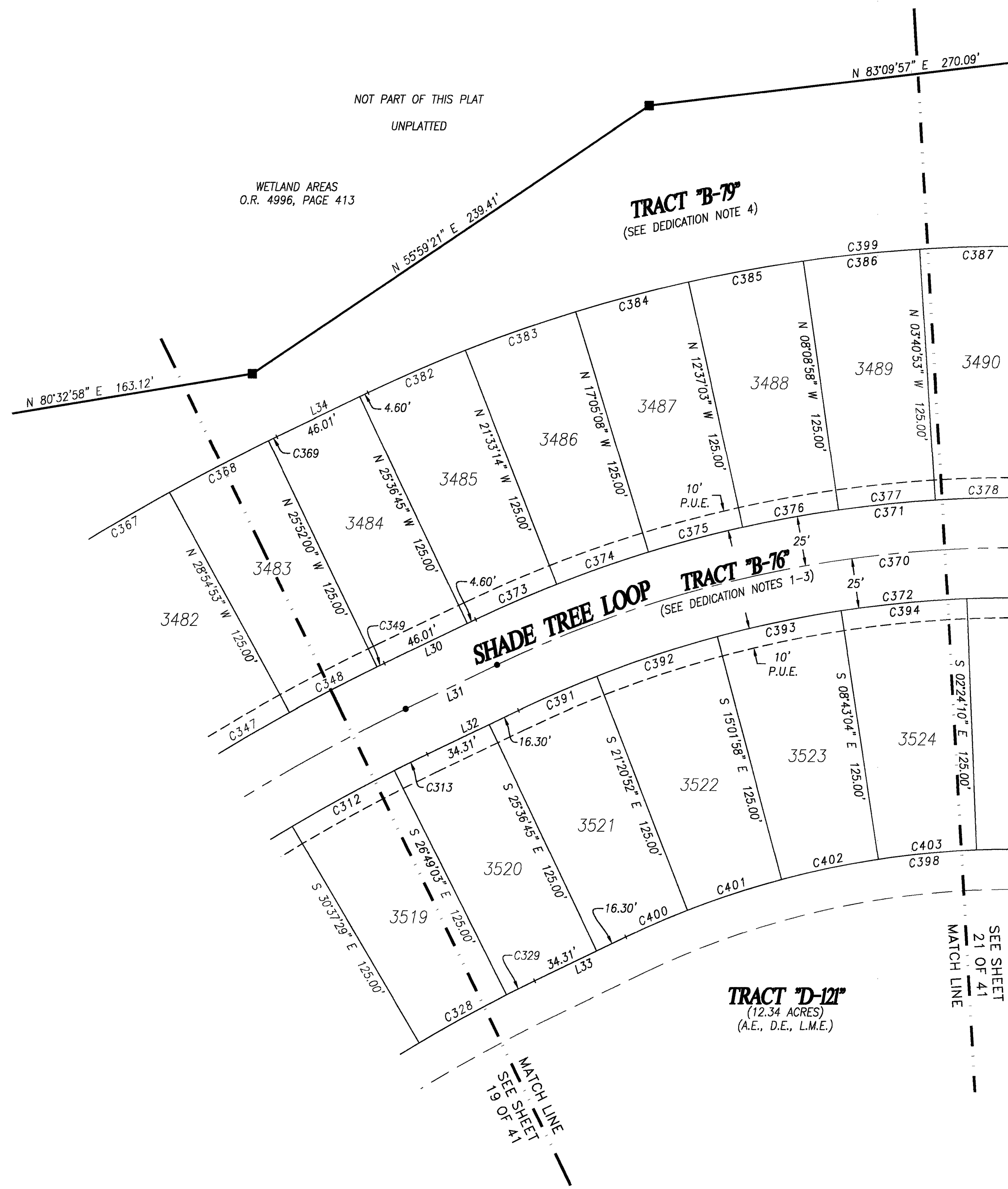
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# BABCOCK RANCH COMMUNITY PALMETTO LANDING

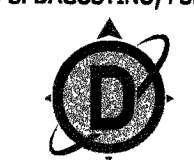
A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L30	N64°23'15"E	50.61'
L31	N64°23'15"E	50.61'
L32	N64°23'15"E	50.61'
L33	N64°23'15"E	50.61'
L34	N64°23'15"E	50.61'

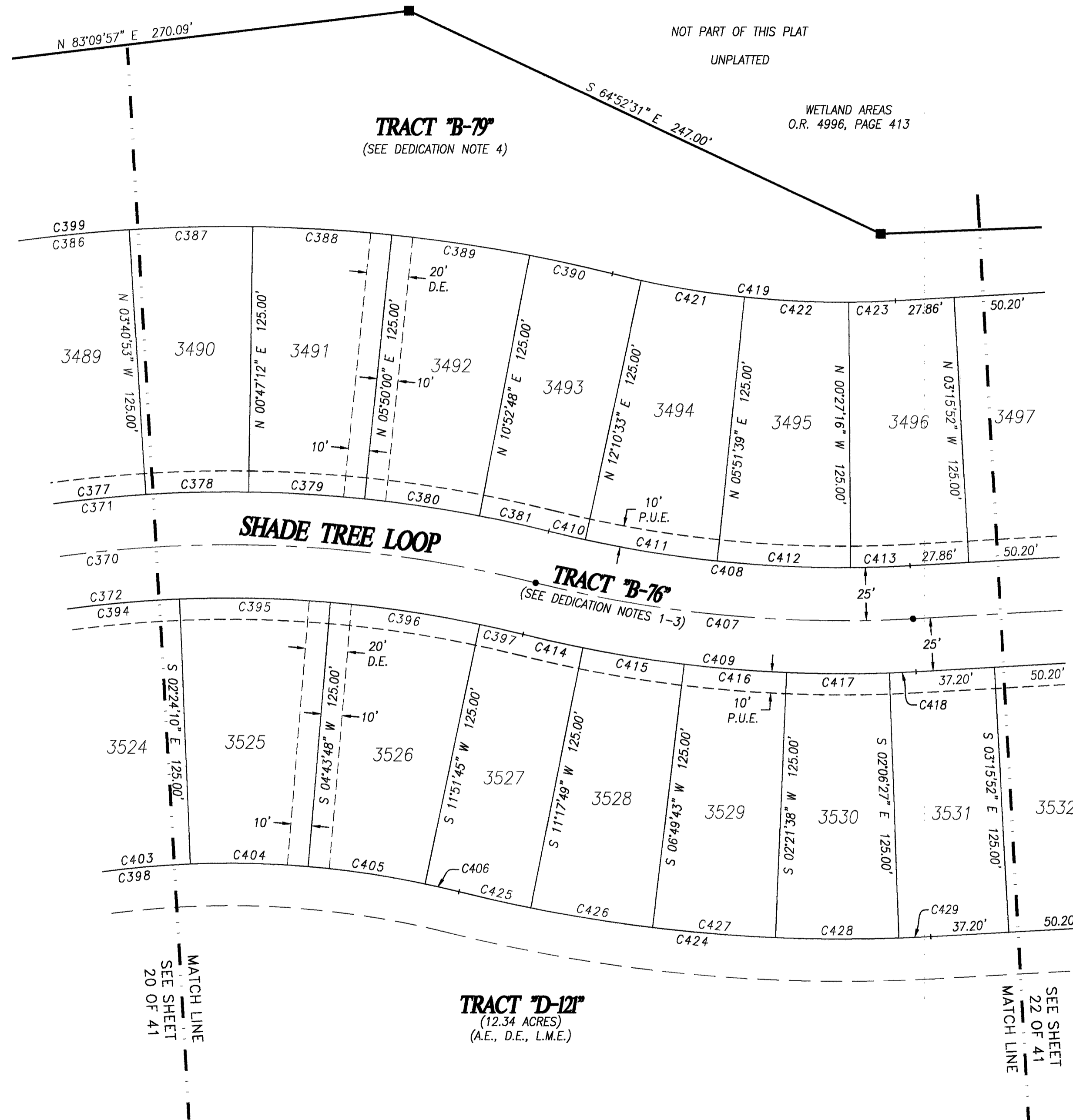
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C312	3°48'26"	875.00'	58.14'	S61°16'44"W	58.13'
C313	1°12'18"	875.00'	18.40'	S63°47'06"W	18.40'
C328	3°48'26"	750.00'	49.84'	S61°16'44"W	49.83'
C329	1°12'18"	750.00'	15.77'	S63°47'06"W	15.77'
C347	3°02'53"	925.00'	49.21'	S59°33'41"W	49.20'
C348	3°02'53"	925.00'	49.21'	S62°36'34"W	49.20'
C349	0°15'15"	925.00'	4.10'	S64°15'37"W	4.10'
C367	3°02'53"	1050.00'	55.86'	S59°33'41"W	55.85'
C368	3°02'53"	1050.00'	55.86'	S62°36'34"W	55.85'
C369	0°15'15"	1050.00'	4.66'	S64°15'37"W	4.66'
C370	39°34'09"	600.00'	414.37'	S84°10'19"W	406.18'
C371	39°34'09"	625.00'	431.63'	S84°10'19"W	423.10'
C372	39°34'09"	575.00'	397.10'	S84°10'19"W	389.26'
C373	4°03'32"	625.00'	44.27'	S66°25'01"W	44.27'
C374	4°28'05"	625.00'	48.74'	S70°40'49"W	48.73'
C375	4°28'05"	625.00'	48.74'	S75°08'54"W	48.73'
C376	4°28'05"	625.00'	48.74'	S79°36'59"W	48.73'
C377	4°28'05"	625.00'	48.74'	S84°05'05"W	48.73'
C378	4°28'05"	625.00'	48.74'	S88°33'10"W	48.73'
C382	4°03'32"	750.00'	53.13'	S66°25'01"W	53.12'
C383	4°28'05"	750.00'	58.49'	S70°40'49"W	58.47'
C384	4°28'05"	750.00'	58.49'	S75°08'54"W	58.47'
C385	4°28'05"	750.00'	58.49'	S79°36'59"W	58.47'
C386	4°28'05"	750.00'	58.49'	S84°05'05"W	58.47'
C387	4°28'05"	750.00'	58.49'	S88°33'10"W	58.47'
C391	4°15'53"	575.00'	42.80'	S66°31'11"W	42.79'
C392	6°18'54"	575.00'	63.38'	S71°48'35"W	63.34'
C393	6°18'54"	575.00'	63.38'	S78°07'29"W	63.34'
C394	6°18'54"	575.00'	63.38'	S84°26'23"W	63.34'
C398	39°34'09"	450.00'	310.77'	S84°10'19"W	304.64'
C399	39°34'09"	750.00'	517.96'	S84°10'19"W	507.73'
C400	4°15'53"	450.00'	33.50'	S66°31'11"W	33.49'
C401	6°18'54"	450.00'	49.60'	S71°48'35"W	49.57'
C402	6°18'54"	450.00'	49.60'	S78°07'29"W	49.57'
C403	6°18'54"	450.00'	49.60'	S84°26'23"W	49.57'

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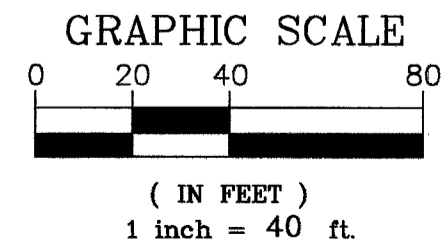


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**BABCOCK RANCH COMMUNITY PALMETTO LANDING**  
 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C370	39°34'09"	600.00'	414.37'	S84°10'19"W	406.18'
C371	39°34'09"	625.00'	431.63'	S84°10'19"W	423.10'
C372	39°34'09"	575.00'	397.10'	S84°10'19"W	389.26'
C377	4°28'05"	625.00'	48.74'	S84°05'05"W	48.73'
C378	4°28'05"	625.00'	48.74'	S88°33'10"W	48.73'
C379	5°02'48"	625.00'	55.05'	N86°41'24"W	55.03'
C380	5°02'48"	625.00'	55.05'	N81°38'36"W	55.03'
C381	3°04'35"	625.00'	33.56'	N77°34'54"W	33.55'
C386	4°28'05"	750.00'	58.49'	S84°05'05"W	58.47'
C387	4°28'05"	750.00'	58.49'	S88°33'10"W	58.47'
C388	5°02'48"	750.00'	66.06'	N86°41'24"W	66.04'
C389	5°02'48"	750.00'	66.06'	N81°38'36"W	66.04'
C390	3°04'35"	750.00'	40.27'	N77°34'54"W	40.27'
C394	6°18'54"	575.00'	63.38'	S84°26'23"W	63.34'
C395	7°07'58"	575.00'	71.58'	N88°50'11"W	71.53'
C396	7°07'58"	575.00'	71.58'	N81°42'13"W	71.53'
C397	2°05'38"	575.00'	21.01'	N77°05'26"W	21.01'
C398	39°34'09"	450.00'	310.77'	S84°10'19"W	304.64'
C399	39°34'09"	750.00'	517.96'	S84°10'19"W	507.73'
C403	6°18'54"	450.00'	49.60'	S84°26'23"W	49.57'
C404	7°07'58"	450.00'	56.02'	N88°50'11"W	55.98'
C405	7°07'58"	450.00'	56.02'	N81°42'13"W	55.98'
C406	2°05'38"	450.00'	16.45'	N77°05'26"W	16.44'
C407	17°13'15"	600.00'	180.34'	S84°39'14"E	179.66'
C408	17°13'15"	575.00'	172.82'	S84°39'14"E	172.17'
C409	17°13'15"	625.00'	187.85'	S84°39'14"E	187.14'
C410	1°46'51"	575.00'	17.87'	S76°56'02"E	17.87'
C411	6°18'54"	575.00'	63.38'	S80°58'54"E	63.34'
C412	6°18'54"	575.00'	63.38'	S87°17'49"E	63.34'
C413	2°48'36"	575.00'	28.20'	N88°08'26"E	28.20'
C414	2°39'35"	625.00'	29.01'	S77°22'24"E	29.01'
C415	4°28'05"	625.00'	48.74'	S80°56'14"E	48.73'
C416	4°28'05"	625.00'	48.74'	S85°24'19"E	48.73'
C417	4°28'05"	625.00'	48.74'	S89°52'24"E	48.73'
C418	1°09'25"	625.00'	12.62'	N87°18'51"E	12.62'
C419	17°13'15"	450.00'	135.25'	S84°39'14"E	134.74'
C421	6°18'54"	450.00'	49.60'	S80°58'54"E	49.57'
C422	6°18'54"	450.00'	49.60'	S87°17'49"E	49.57'
C423	2°48'36"	450.00'	22.07'	N88°08'26"E	22.07'
C424	17°13'15"	750.00'	225.42'	S84°39'14"E	224.57'
C425	2°39'35"	750.00'	34.81'	S77°22'24"E	34.81'
C426	4°28'05"	750.00'	58.49'	S80°56'14"E	58.47'
C427	4°28'05"	750.00'	58.49'	S85°24'19"E	58.47'
C428	4°28'05"	750.00'	58.49'	S89°52'24"E	58.47'
C429	1°09'25"	750.00'	15.14'	N87°18'51"E	15.14'



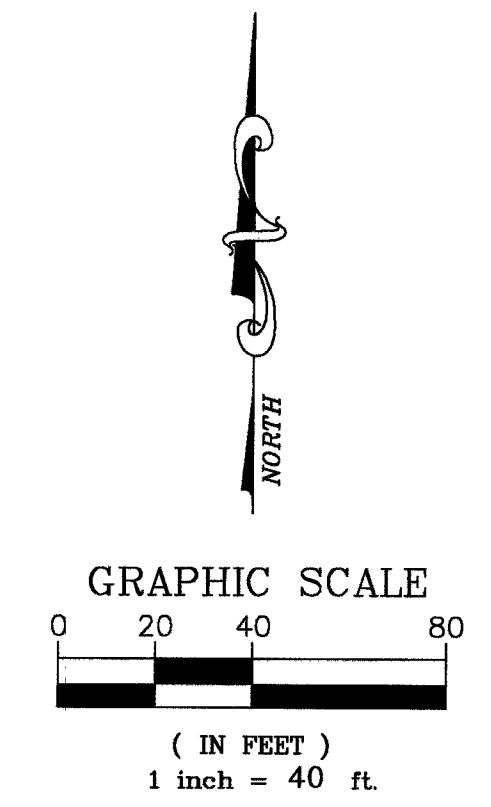
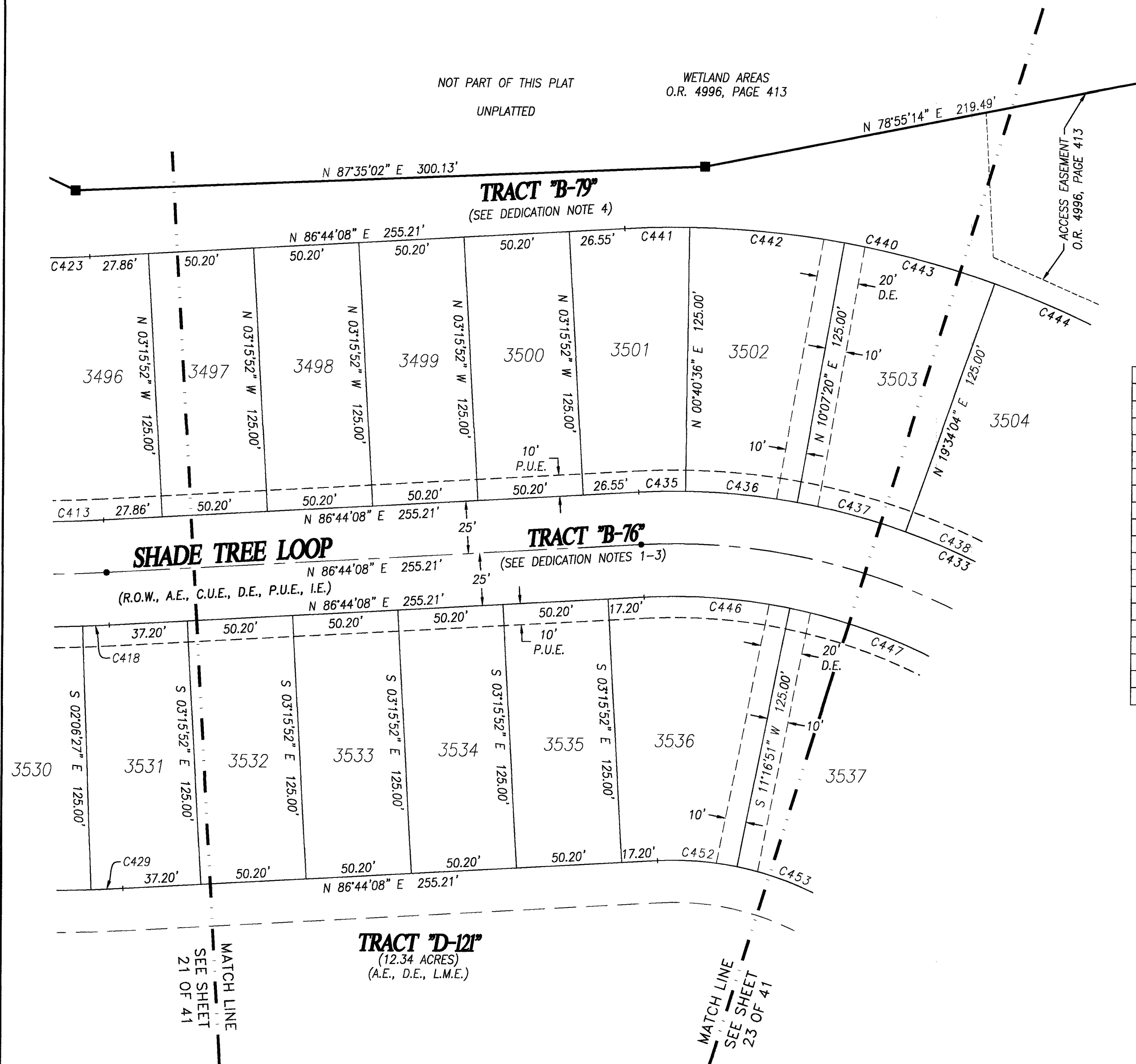
THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762



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# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C413	2°48'36"	575.00'	28.20'	N88°08'26"E	28.20'
C418	1°09'25"	625.00'	12.62'	N87°18'51"E	12.62'
C423	2°48'36"	450.00'	22.07'	N88°08'26"E	22.07'
C429	1°09'25"	750.00'	15.14'	N87°18'51"E	15.14'
C433	57°05'20"	325.00'	323.83'	N64°43'12"W	310.60'
C435	3°56'28"	325.00'	22.36'	S88°42'22"W	22.35'
C436	9°26'44"	325.00'	53.58'	N84°36'02"W	53.52'
C437	9°26'44"	325.00'	53.58'	N75°09'18"W	53.52'
C438	8°21'47"	325.00'	47.44'	N66°15'02"W	47.40'
C440	31°11'43"	450.00'	245.01'	N77°40'01"W	241.99'
C441	3°56'28"	450.00'	30.95'	S88°42'22"W	30.95'
C442	9°26'44"	450.00'	74.19'	N84°36'02"W	74.10'
C443	9°26'44"	450.00'	74.19'	N75°09'18"W	74.10'
C444	8°21'47"	450.00'	65.68'	N66°15'02"W	65.62'
C446	14°32'43"	275.00'	69.81'	N85°59'30"W	69.63'
C447	20°52'07"	275.00'	100.16'	N68°17'05"W	99.61'
C452	14°32'43"	150.00'	38.08'	N85°59'30"W	37.98'
C453	20°52'07"	150.00'	54.63'	N68°17'05"W	54.33'

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A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA

WETLAND AREAS  
O.R. 4996, PAGE 413  
NOT PART OF THIS PLAT

UNPLATTED

N 78°55'14" E 219.49'

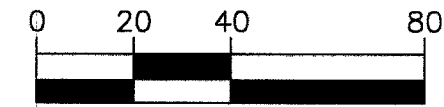
S 03°08'56" E 186.61'

NOT PART OF THIS PLAT  
UNPLATTED

SEE SHEET  
24 OF 41  
MATCH LINE

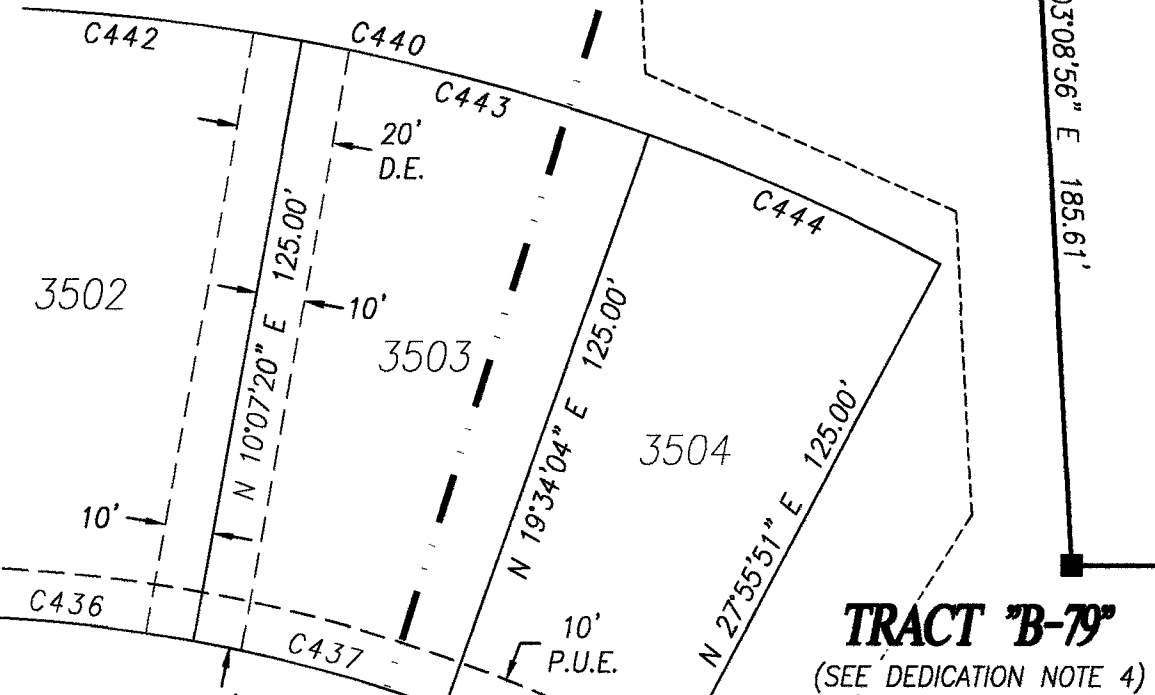


GRAPHIC SCALE



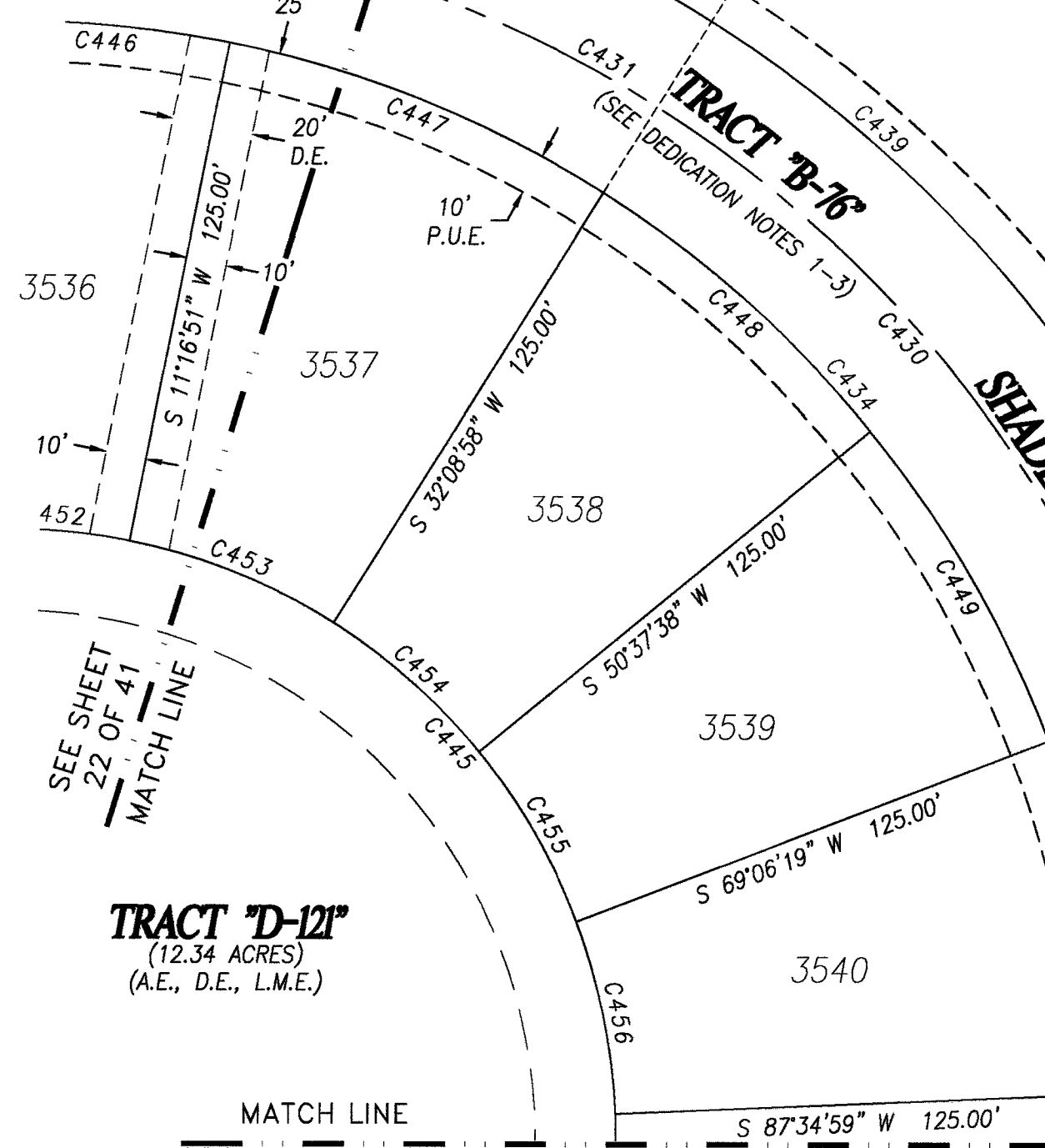
( IN FEET )  
1 inch = 40 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L39	N61°1'25"E	7.76'

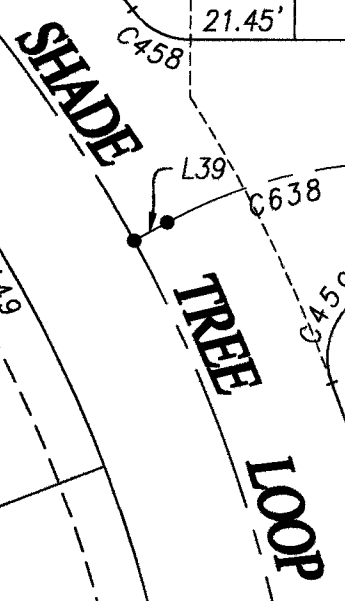


**TRACT "B-79"**  
(SEE DEDICATION NOTE 4)

ACCESS EASEMENT  
O.R. 4996, PAGE 413



**TRACT "B-76"**  
(SEE DEDICATION NOTES 1-3)



**TRACT "D-121"**  
(12.34 ACRES)  
(A.E., D.E., L.M.E.)

**NATIVE PALM WAY**  
**TRACT "B-6"**  
(SEE DEDICATION NOTES 1-3)

**TRACT "D-123"**  
(6.34 ACRES)  
(A.E., D.E., L.M.E.)

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C430	102°58'03"	300.00'	539.14'	N41°46'51"W	469.46'
C431	64°27'17"	300.00'	337.48'	N61°02'13"W	319.97'
C432	38°30'45"	300.00'	201.65'	N09°33'12"W	197.88'
C433	57°05'20"	325.00'	323.83'	N64°43'12"W	310.60'
C434	102°58'03"	275.00'	494.21'	N41°46'51"W	430.34'
C436	9°26'44"	325.00'	53.58'	N84°36'02"W	53.52'
C437	9°26'44"	325.00'	53.58'	N75°09'18"W	53.52'
C438	8°21'47"	325.00'	47.44'	N66°15'02"W	47.40'
C439	25°53'38"	325.00'	146.88'	N49°07'20"W	145.63'
C440	31°11'43"	450.00'	245.01'	N77°40'01"W	241.99'
C442	9°26'44"	450.00'	74.19'	N84°36'02"W	74.10'
C443	9°26'44"	450.00'	74.19'	N75°09'18"W	74.10'
C444	8°21'47"	450.00'	65.68'	N66°15'02"W	65.62'
C445	102°58'03"	150.00'	269.57'	N41°46'51"W	234.73'
C446	14°32'43"	275.00'	69.81'	N85°59'30"W	69.63'
C447	20°52'07"	275.00'	100.16'	N68°17'05"W	99.61'
C448	18°28'40"	275.00'	88.69'	N48°36'42"W	88.30'
C449	18°28'40"	275.00'	88.69'	N30°08'01"W	88.30'
C450	18°28'40"	275.00'	88.69'	N11°39'21"W	88.30'
C452	14°32'43"	150.00'	38.08'	N85°59'30"W	37.98'
C453	20°52'07"	150.00'	54.63'	N68°17'05"W	54.33'
C454	18°28'40"	150.00'	48.38'	N48°36'42"W	48.17'
C455	18°28'40"	150.00'	48.38'	N30°08'01"W	48.17'
C456	18°28'40"	150.00'	48.38'	N11°39'21"W	48.17'
C458	53°49'28"	15.00'	14.09'	S63°05'16"E	13.58'
C459	110°47'29"	15.00'	29.01'	S34°36'16"W	24.69'
C638	28°48'35"	100.00'	50.28'	S75°35'43"W	49.75'
C639	30°29'39"	325.00'	172.97'	N05°32'39"W	170.94'
C642	18°54'24"	325.00'	107.24'	N11°20'17"W	106.76'

THIS INSTRUMENT WAS PREPARED BY  
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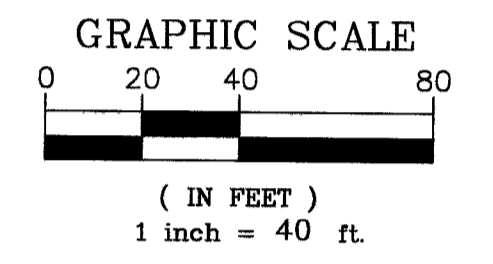
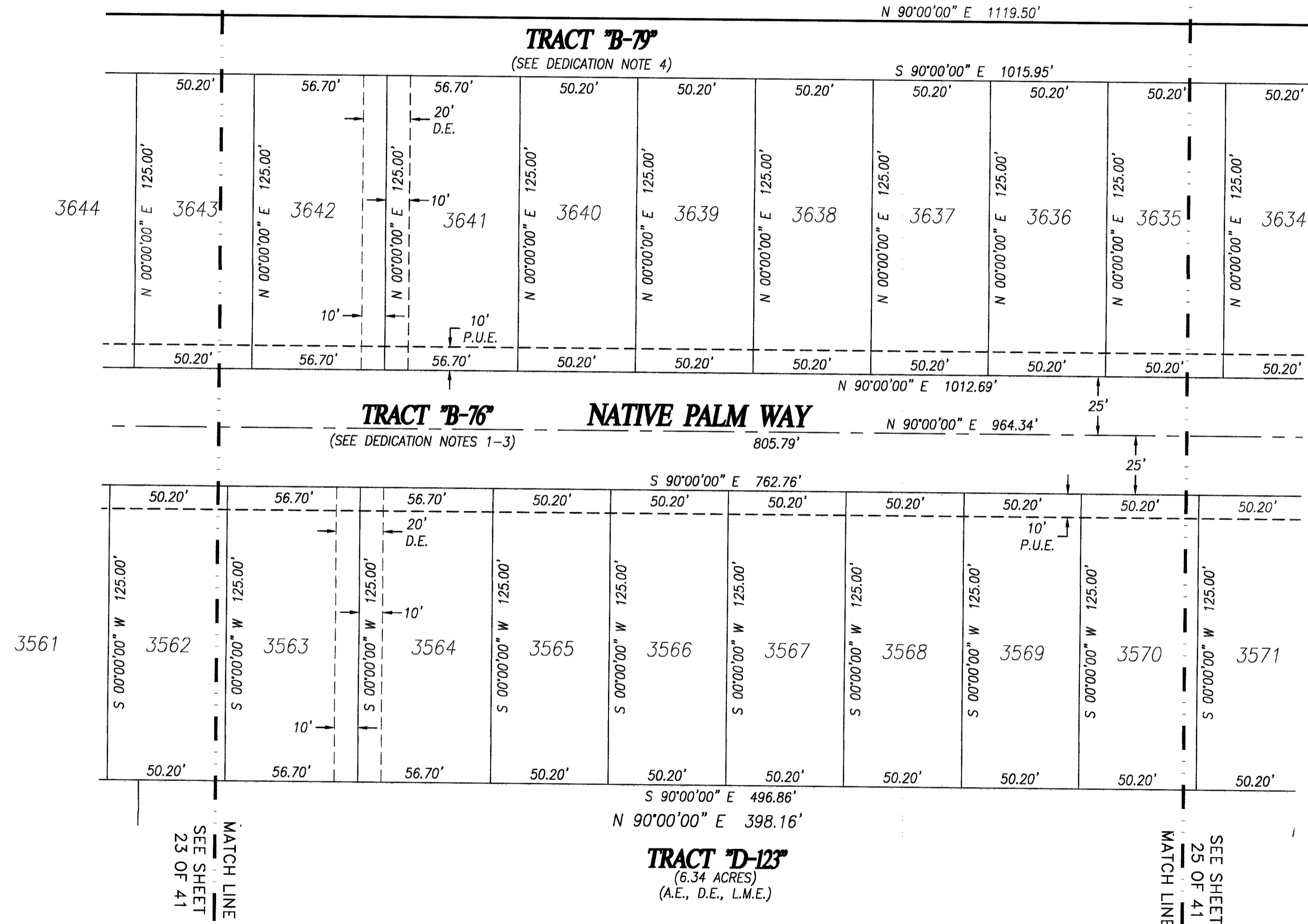


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MATCH LINE  
SEE SHEET  
30 OF 41

**BABCOCK RANCH COMMUNITY PALMETTO LANDING**  
 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA

NOT PART OF THIS PLAT  
 UNPLATTED

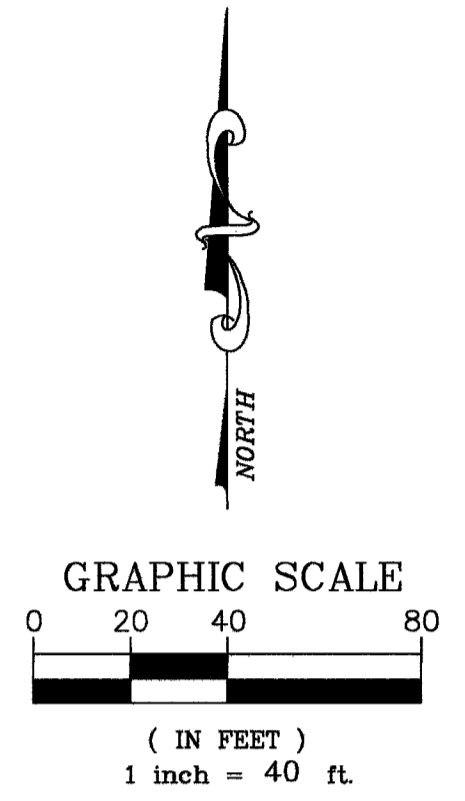
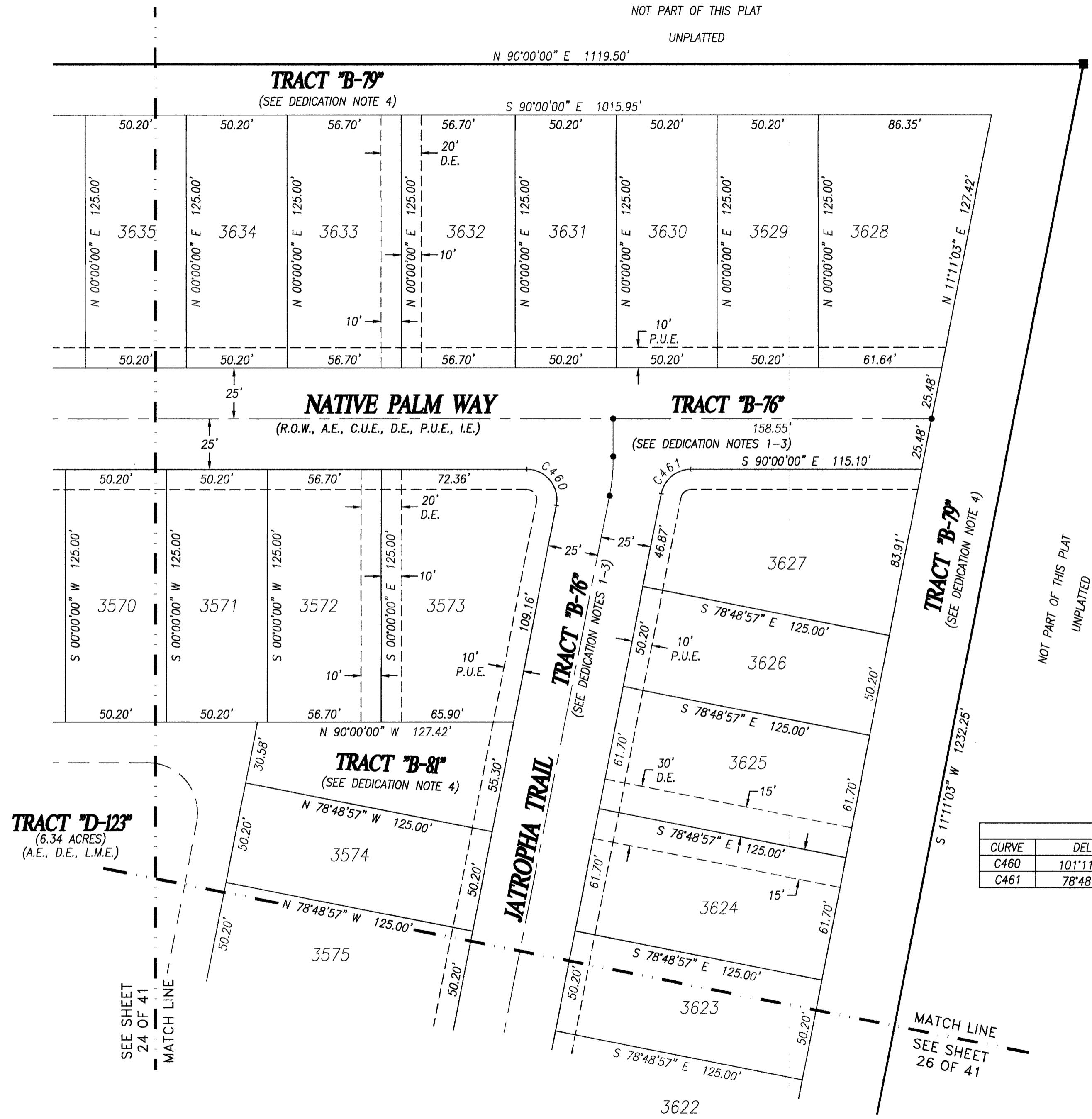


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 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA

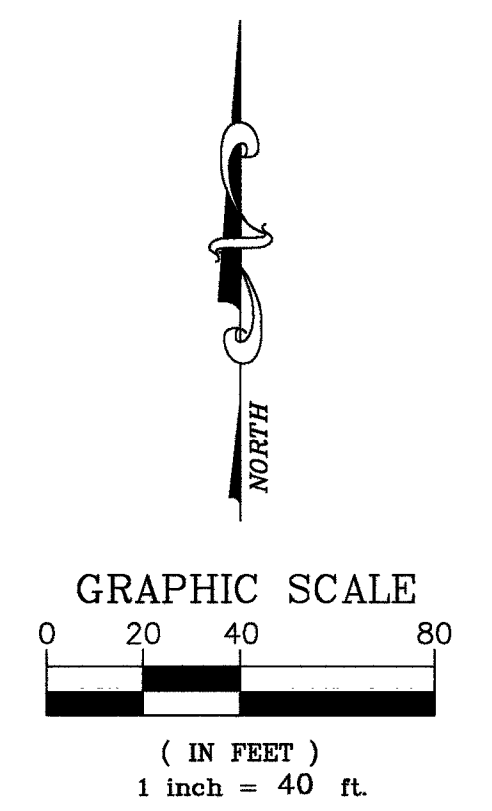
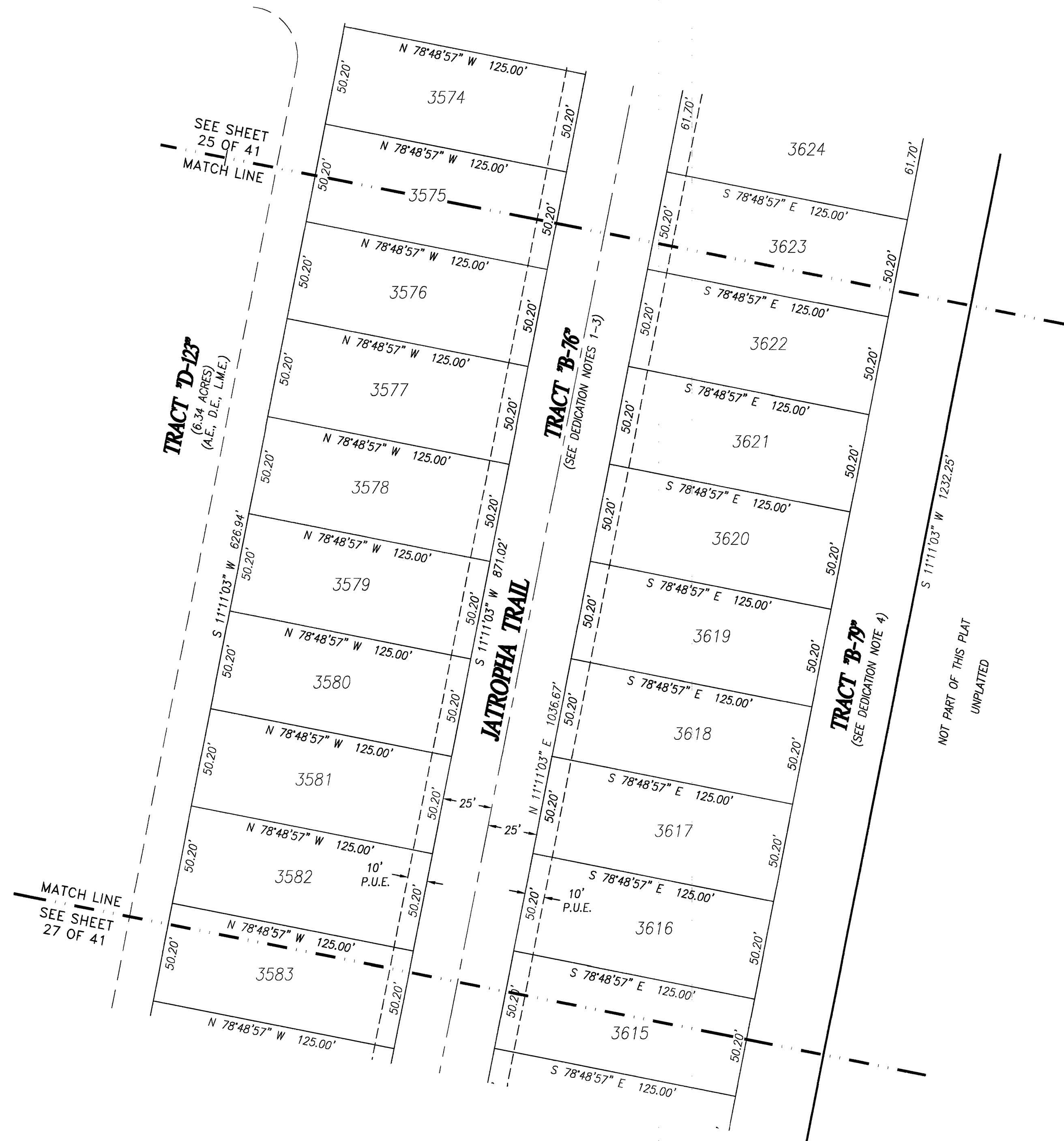


CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C460	101°11'03"	15.00'	26.49'	N39°24'28"W	23.18'
C461	78°48'57"	15.00'	20.63'	S50°35'32"W	19.05'

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 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA



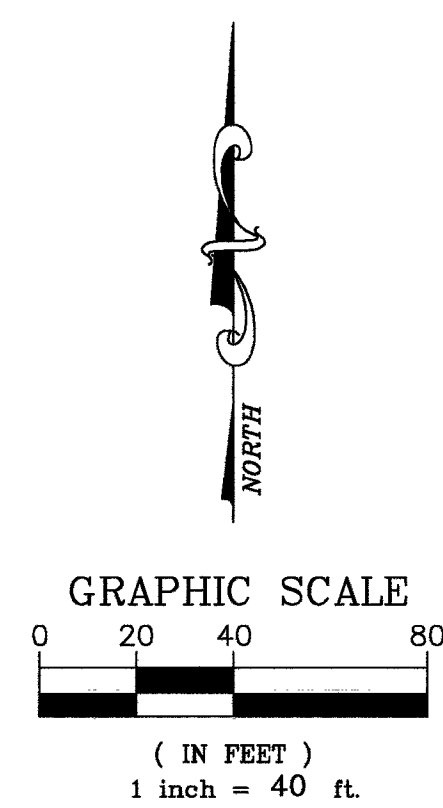
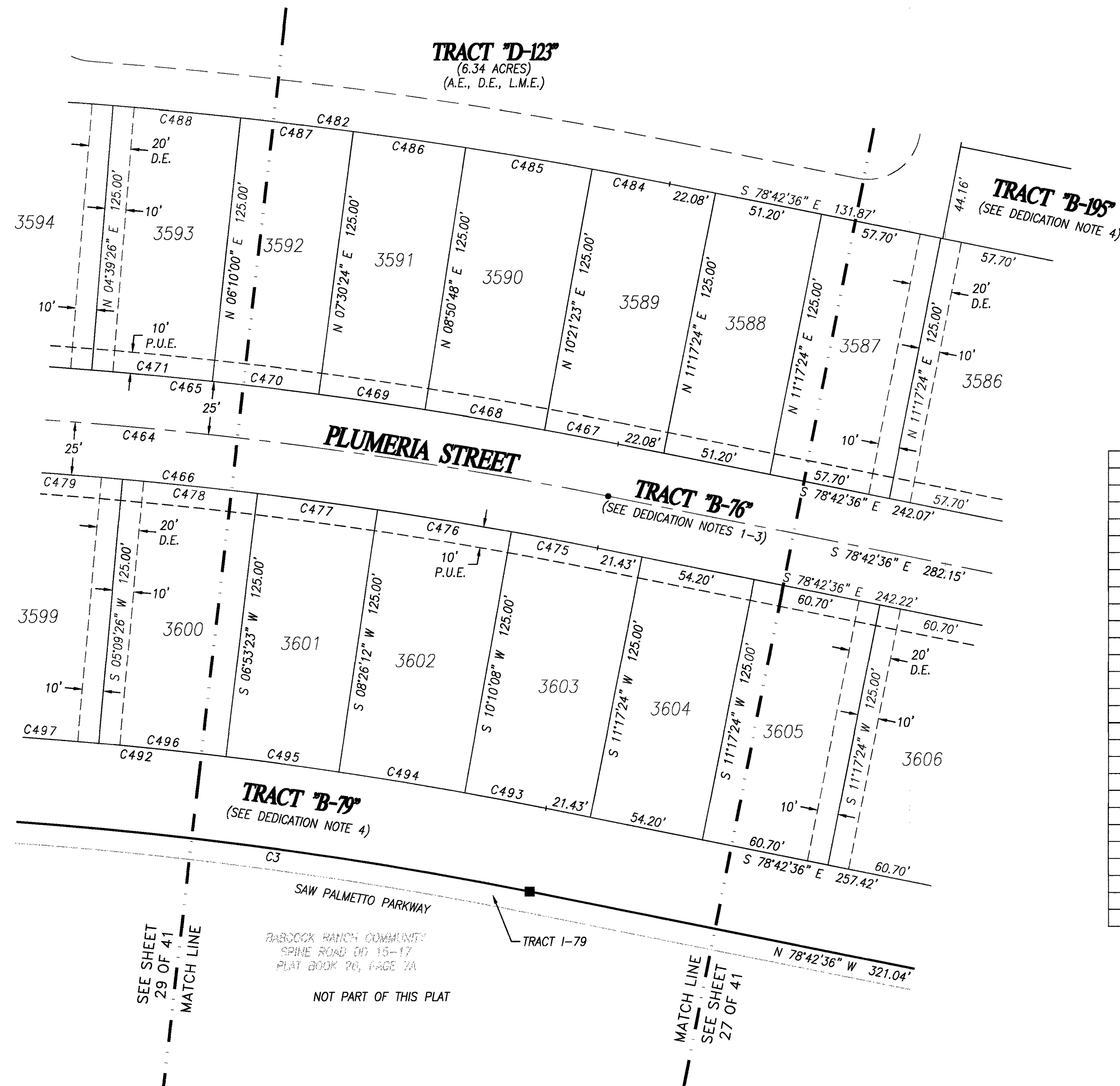
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**BABCOCK RANCH COMMUNITY PALMETTO LANDING**  
 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C3	30°32'10"	1962.00'	1045.66'	S86°01'18"W	1033.33'
C464	11°56'19"	2152.00'	448.41'	N84°40'46"W	447.60'
C465	10°53'01"	2177.00'	413.53'	N84°09'07"W	412.91'
C466	10°51'13"	2127.00'	402.92'	N84°08'13"W	402.31'
C467	0°56'00"	2177.00'	35.47'	N79°10'37"W	35.47'
C468	1°30'35"	2177.00'	57.36'	N80°23'54"W	57.36'
C469	1°20'24"	2177.00'	50.92'	N81°49'24"W	50.91'
C470	1°20'24"	2177.00'	50.92'	N83°09'48"W	50.91'
C471	1°30'35"	2177.00'	57.36'	N84°35'17"W	57.36'
C475	1°07'15"	2127.00'	41.61'	N79°16'14"W	41.61'
C476	1°43'57"	2127.00'	64.31'	N80°41'50"W	64.31'
C477	1°32'49"	2127.00'	57.43'	N82°20'13"W	57.43'
C478	1°43'57"	2127.00'	64.31'	N83°58'36"W	64.31'
C479	1°43'57"	2127.00'	64.31'	N85°42'33"W	64.31'
C482	8°03'54"	2302.00'	324.04'	N82°44'34"W	323.77'
C484	0°56'00"	2302.00'	37.50'	N79°10'37"W	37.50'
C485	1°30'35"	2302.00'	60.65'	N80°23'54"W	60.65'
C486	1°20'24"	2302.00'	53.84'	N81°49'24"W	53.84'
C487	1°20'24"	2302.00'	53.84'	N83°09'48"W	53.84'
C488	1°30'35"	2302.00'	60.65'	N84°35'17"W	60.65'
C492	11°13'24"	2002.00'	392.16'	N84°19'18"W	391.53'
C493	1°07'15"	2002.00'	39.17'	N79°16'14"W	39.17'
C494	1°43'57"	2002.00'	60.53'	N80°41'50"W	60.53'
C495	1°32'49"	2002.00'	54.05'	N82°20'13"W	54.05'
C496	1°43'57"	2002.00'	60.53'	N83°58'36"W	60.53'
C497	1°43'57"	2002.00'	60.53'	N85°42'33"W	60.53'

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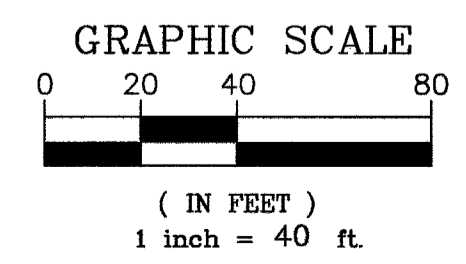
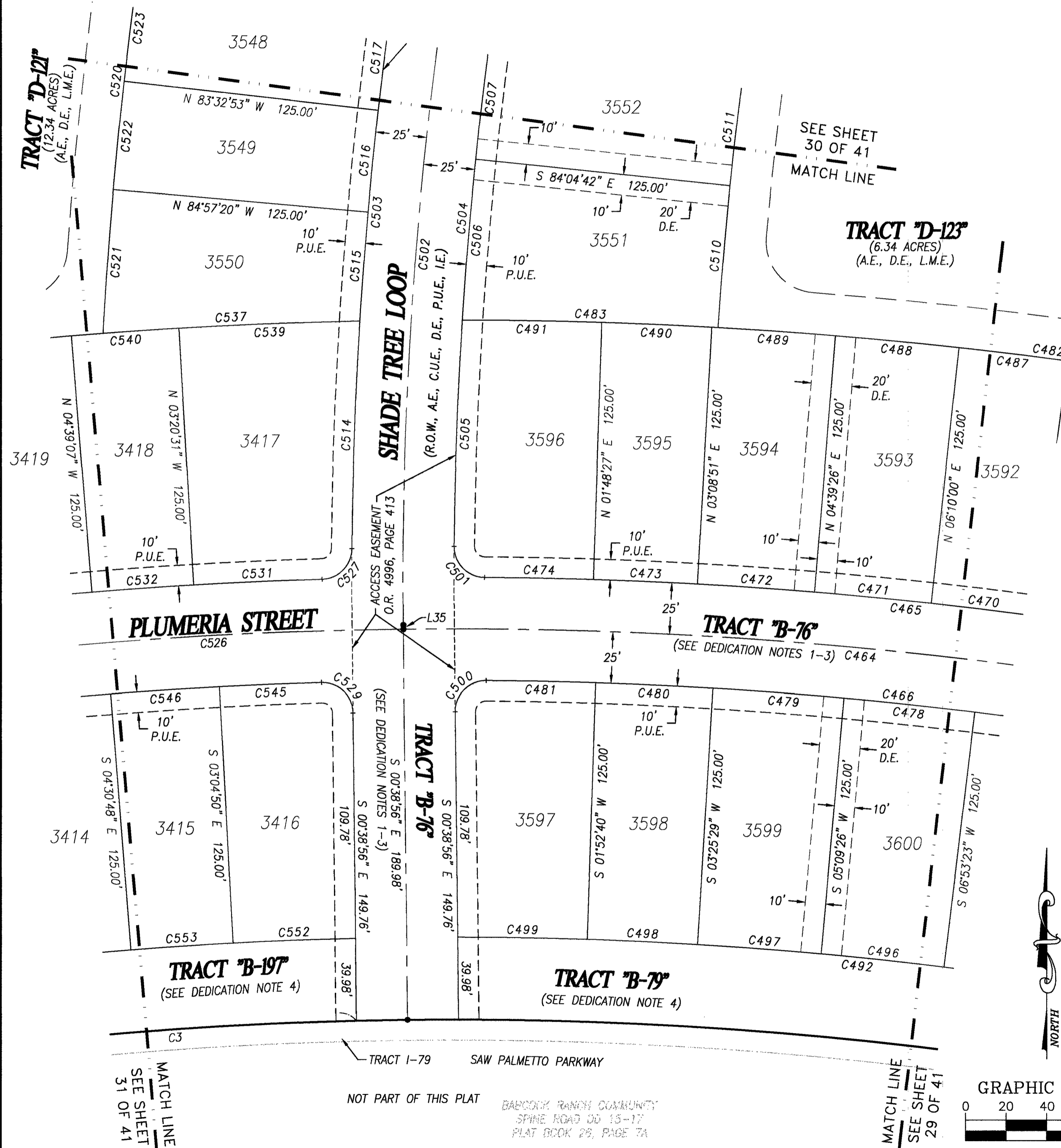


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**BABCOCK RANCH COMMUNITY PALMETTO LANDING**  
 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L35	S00°38'56"E	2.03'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C3	30°32'10"	1962.00'	1045.66'	S86°01'18"W	1033.33'
C464	1°56'19"	2152.00'	448.41'	N84°40'46"W	447.60'
C465	10°53'01"	2177.00'	413.53'	N84°09'07"W	412.91'
C466	10°51'13"	2127.00'	402.92'	N84°08'13"W	402.31'
C470	1°20'24"	2177.00'	50.92'	N83°09'48"W	50.91'
C471	1°30'35"	2177.00'	57.36'	N84°35'17"W	57.36'
C472	1°30'35"	2177.00'	57.36'	N86°05'52"W	57.36'
C473	1°20'24"	2177.00'	50.92'	N87°31'21"W	50.91'
C474	1°24'04"	2177.00'	53.24'	N88°53'35"W	53.24'
C478	1°43'57"	2127.00'	64.31'	N83°58'36"W	64.31'
C479	1°43'57"	2127.00'	64.31'	N85°42'33"W	64.31'
C480	1°32'49"	2127.00'	57.43'	N87°20'56"W	57.43'
C481	1°26'29"	2127.00'	53.51'	N88°50'34"W	53.51'
C482	8°03'54"	2302.00'	324.04'	N82°44'34"W	323.77'
C483	3°06'49"	2302.00'	125.09'	N88°19'55"W	125.08'
C487	1°20'24"	2302.00'	53.84'	N83°09'48"W	53.84'
C488	1°30'35"	2302.00'	60.65'	N84°35'17"W	60.65'
C489	1°30'35"	2302.00'	60.65'	N86°05'52"W	60.65'
C490	1°20'24"	2302.00'	53.84'	N87°31'21"W	53.84'
C491	1°41'46"	2302.00'	68.15'	N89°02'26"W	68.15'
C492	11°13'24"	2002.00'	392.16'	N84°19'18"W	391.53'
C496	1°43'57"	2002.00'	60.53'	N83°58'36"W	60.53'
C497	1°43'57"	2002.00'	60.53'	N85°42'33"W	60.53'
C498	1°32'49"	2002.00'	54.05'	N87°20'56"W	54.05'
C499	1°48'40"	2002.00'	63.28'	N89°01'40"W	63.28'
C500	9°10'07"	15.00'	23.85'	S44°53'38"W	21.41'
C501	90°02'39"	15.00'	23.57'	S44°34'18"E	21.22'
C502	10°21'06"	2000.00'	361.34'	S04°31'37"W	360.85'
C503	9°17'43"	2025.00'	328.53'	S05°03'19"W	328.17'
C504	9°15'10"	1975.00'	318.94'	S05°04'36"W	318.59'
C505	3°11'30"	1975.00'	110.02'	S02°02'46"W	110.00'
C506	2°16'47"	1975.00'	78.58'	S04°46'55"W	78.58'
C507	1°45'03"	1975.00'	60.35'	S06°47'50"W	60.35'
C510	2°08'47"	1850.00'	69.30'	S04°50'55"W	69.30'
C511	1°45'03"	1850.00'	56.53'	S06°47'50"W	56.53'
C514	3°07'54"	2025.00'	110.68'	S01°58'24"W	110.67'
C515	1°30'19"	2025.00'	53.20'	S04°17'31"W	53.20'
C516	1°24'27"	2025.00'	49.74'	S05°44'54"W	49.74'
C517	1°24'27"	2025.00'	49.74'	S07°09'21"W	49.74'
C520	6°31'40"	2150.00'	244.96'	S06°26'20"W	244.82'
C521	1°52'10"	2150.00'	70.15'	S04°06'35"W	70.15'
C522	1°24'27"	2150.00'	52.81'	S05°44'54"W	52.81'
C523	1°24'27"	2150.00'	52.81'	S07°09'21"W	52.81'
C526	8°48'52"	2152.00'	331.06'	S84°56'38"W	330.74'
C527	87°54'26"	15.00'	23.01'	N44°21'40"E	20.82'
C529	9°10'07"	15.00'	23.85'	N46°11'29"W	21.41'
C531	1°39'24"	2177.00'	62.94'	S87°29'11"W	62.94'
C532	1°18'36"	2177.00'	49.78'	S86°00'11"W	49.77'
C537	3°07'45"	2302.00'	125.72'	S87°17'56"W	125.70'
C539	2°12'20"	2302.00'	88.61'	S87°45'39"W	88.61'
C540	1°18'36"	2302.00'	52.63'	S86°00'11"W	52.63'
C545	1°20'48"	2127.00'	49.99'	S87°35'34"W	49.99'
C546	1°25'58"	2127.00'	53.19'	S86°12'11"W	53.19'
C552	1°42'59"	2002.00'	59.97'	S87°46'39"W	59.97'
C553	1°25'58"	2002.00'	50.06'	S86°12'11"W	50.06'



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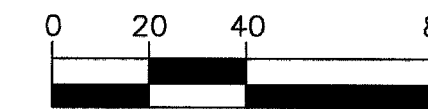
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 SPIRE ROAD DD 15-17  
 PLAT BOOK 26, PAGE 7A

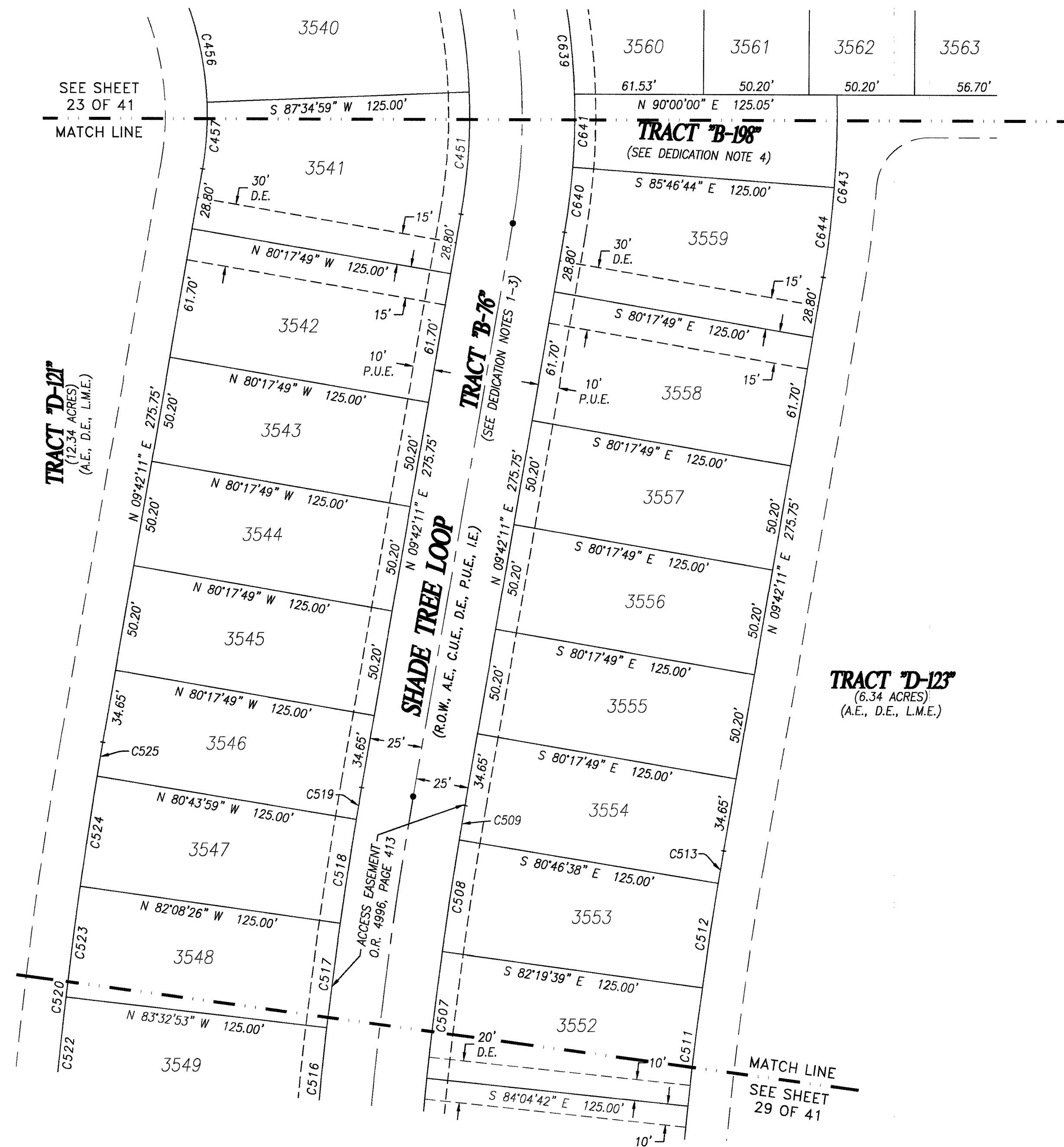
**BABCOCK RANCH COMMUNITY PALMETTO LANDING**  
 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA



GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C451	12°07'11"	275.00'	58.17'	N03°38'35"E	58.06'
C456	18°28'40"	150.00'	48.38'	N11°39'21"W	48.17'
C457	12°07'11"	150.00'	31.73'	N03°38'35"E	31.67'
C507	1°45'03"	1975.00'	60.35'	S06°47'50"W	60.35'
C508	1°33'01"	1975.00'	53.43'	S08°26'52"W	53.43'
C509	0°28'49"	1975.00'	16.55'	S09°27'46"W	16.55'
C511	1°45'03"	1850.00'	56.53'	S06°47'50"W	56.53'
C512	1°33'01"	1850.00'	50.05'	S08°26'52"W	50.05'
C513	0°28'49"	1850.00'	15.51'	S09°27'46"W	15.51'
C516	1°24'27"	2025.00'	49.74'	S05°44'54"W	49.74'
C517	1°24'27"	2025.00'	49.74'	S07°09'21"W	49.74'
C518	1°24'27"	2025.00'	49.74'	S08°33'47"W	49.74'
C519	0°26'10"	2025.00'	15.41'	S09°29'06"W	15.41'
C520	6°31'40"	2150.00'	244.96'	S06°26'20"W	244.82'
C522	1°24'27"	2150.00'	52.81'	S05°44'54"W	52.81'
C523	1°24'27"	2150.00'	52.81'	S07°09'21"W	52.81'
C524	1°24'27"	2150.00'	52.81'	S08°33'47"W	52.81'
C525	0°26'10"	2150.00'	16.36'	S09°29'06"W	16.36'
C639	30°29'39"	325.00'	172.97'	N05°32'39"W	170.94'
C640	5°28'55"	325.00'	31.10'	N06°57'43"E	31.08'
C641	6°06'20"	325.00'	34.63'	N01°10'06"E	34.62'
C643	11°03'50"	450.00'	86.90'	N04°10'15"E	86.76'
C644	5°28'55"	450.00'	43.05'	N06°57'43"E	43.04'

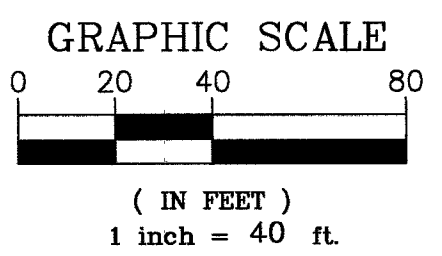
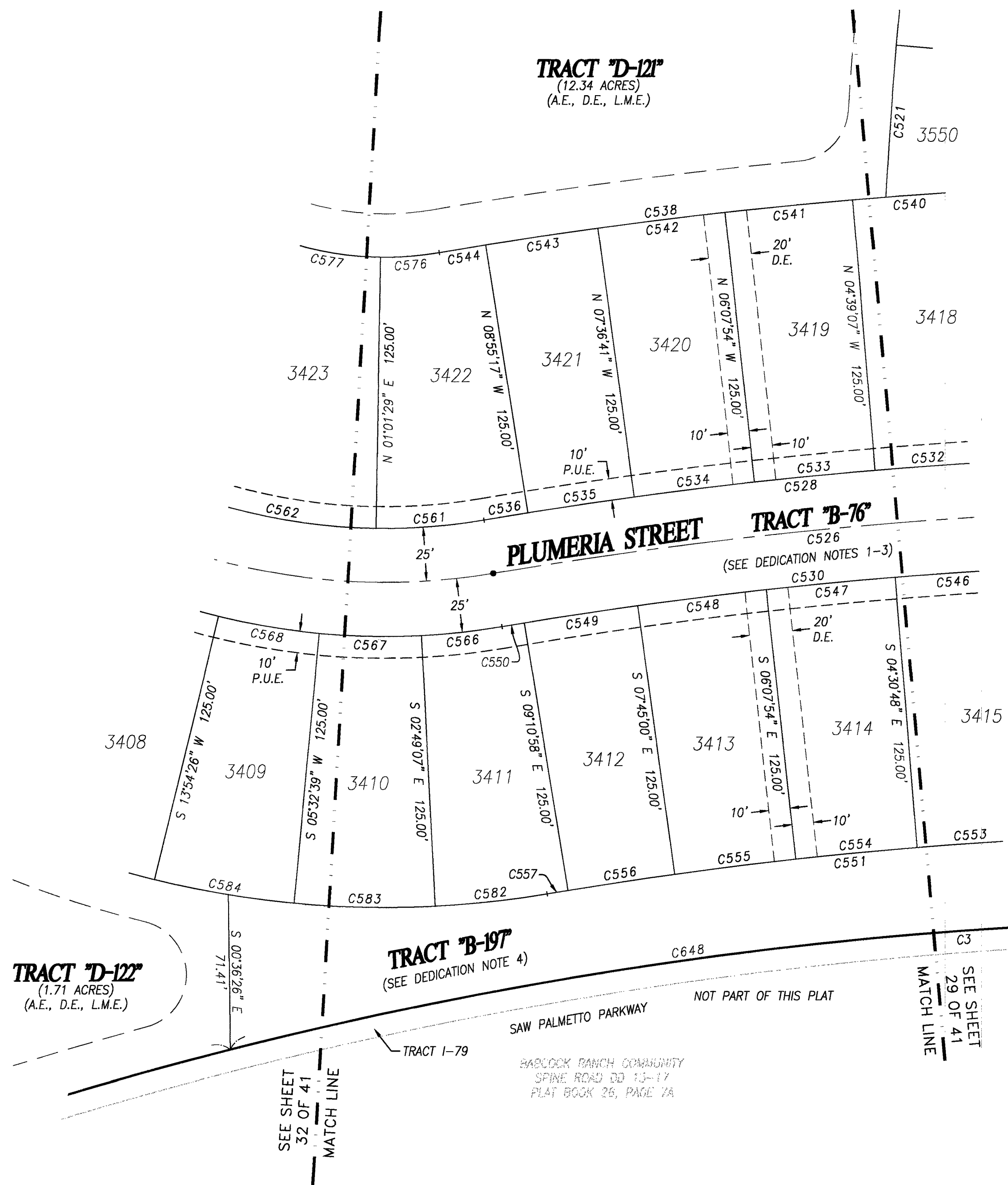
THIS INSTRUMENT WAS PREPARED BY  
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# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C3	30°32'10"	1962.00'	1045.66'	S86°01'18"W	1033.33'
C521	1°52'10"	2150.00'	70.15'	S04°06'35"W	70.15'
C526	8°48'52"	2152.00'	331.06'	S84°56'38"W	330.74'
C528	7°46'40"	2177.00'	295.53'	S84°25'33"W	295.30'
C530	7°43'45"	2127.00'	286.93'	S84°24'05"W	286.71'
C532	1°18'36"	2177.00'	49.78'	S86°00'11"W	49.77'
C533	1°28'47"	2177.00'	56.22'	S84°36'30"W	56.22'
C534	1°28'47"	2177.00'	56.22'	S83°07'43"W	56.22'
C535	1°18'36"	2177.00'	49.78'	S81°44'01"W	49.77'
C536	0°32'31"	2177.00'	20.59'	S80°48'28"W	20.59'
C538	5°11'52"	2302.00'	208.83'	S83°08'08"W	208.76'
C540	1°18'36"	2302.00'	52.63'	S86°00'11"W	52.63'
C541	1°28'47"	2302.00'	59.45'	S84°36'30"W	59.45'
C542	1°28'47"	2302.00'	59.45'	S83°07'43"W	59.45'
C543	1°18'36"	2302.00'	52.63'	S81°44'01"W	52.63'
C544	0°32'31"	2302.00'	21.77'	S80°48'28"W	21.77'
C546	1°25'58"	2127.00'	53.19'	S86°12'11"W	53.19'
C547	1°37'06"	2127.00'	60.08'	S84°40'39"W	60.07'
C548	1°37'06"	2127.00'	60.08'	S83°03'33"W	60.07'
C549	1°25'58"	2127.00'	53.19'	S81°32'01"W	53.19'
C550	0°16'50"	2127.00'	10.41'	S80°40'37"W	10.41'
C551	8°05'56"	2002.00'	282.99'	S84°35'11"W	282.75'
C553	1°25'58"	2002.00'	50.06'	S86°12'11"W	50.06'
C554	1°37'06"	2002.00'	56.55'	S84°40'39"W	56.54'
C555	1°37'06"	2002.00'	56.55'	S83°03'33"W	56.54'
C556	1°25'58"	2002.00'	50.06'	S81°32'01"W	50.06'
C557	0°16'50"	2002.00'	9.80'	S80°40'37"W	9.80'
C561	10°29'16"	275.00'	50.34'	N85°46'51"E	50.27'
C562	18°28'40"	275.00'	88.69'	S79°44'11"E	88.30'
C566	6°38'40"	325.00'	37.69'	N83°51'33"E	37.67'
C567	8°21'47"	325.00'	47.44'	S88°38'14"E	47.40'
C568	8°21'47"	325.00'	47.44'	S80°16'27"E	47.40'
C576	10°29'16"	150.00'	27.46'	N85°46'51"E	27.42'
C577	18°28'40"	150.00'	48.38'	S79°44'11"E	48.17'
C582	6°38'40"	450.00'	52.19'	N83°51'33"E	52.16'
C583	8°21'47"	450.00'	65.68'	S88°38'14"E	65.62'
C584	8°21'47"	450.00'	65.68'	S80°16'27"E	65.62'
C648	12°40'11"	1962.00'	433.86'	S82°17'09"W	432.98'

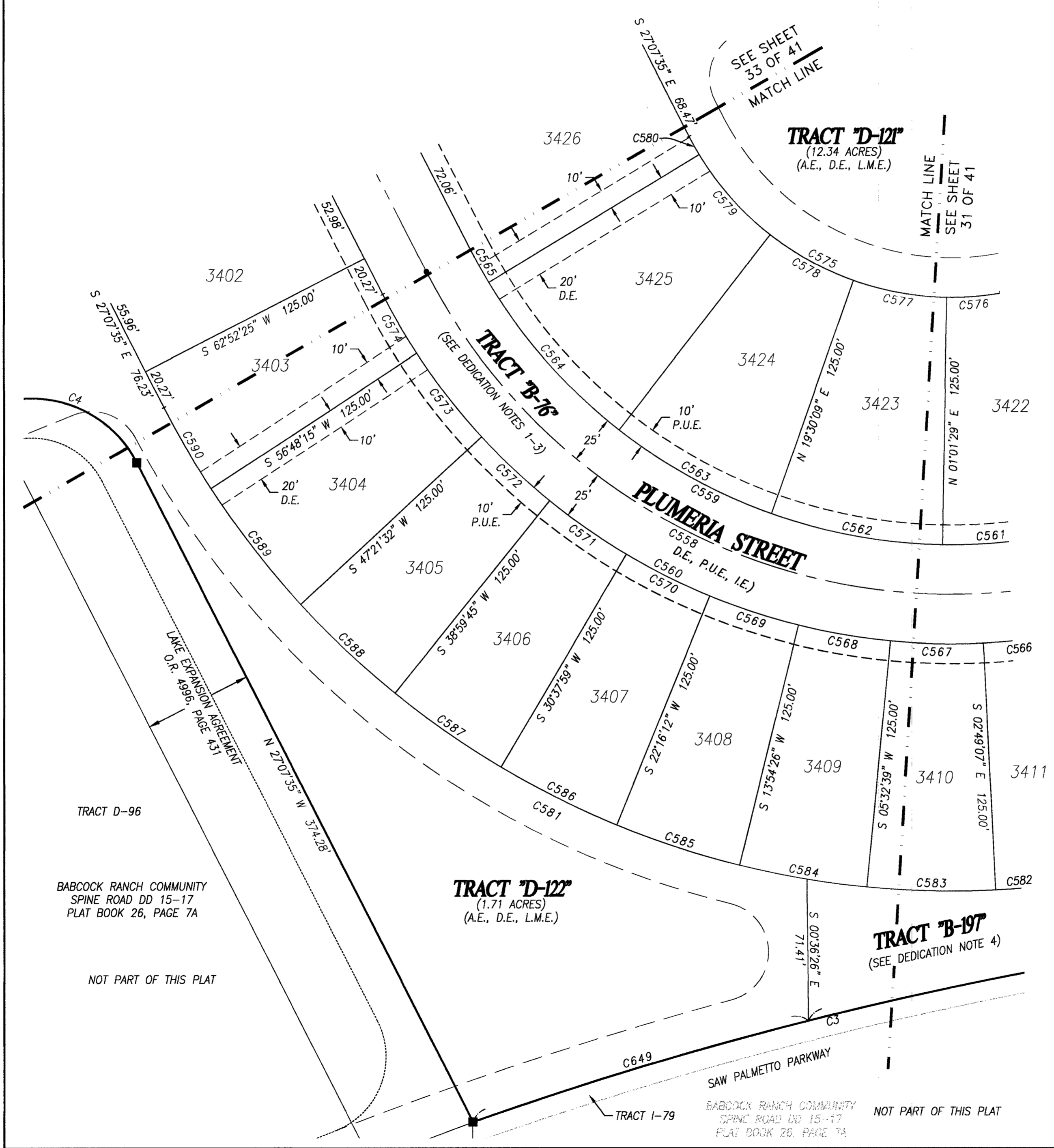
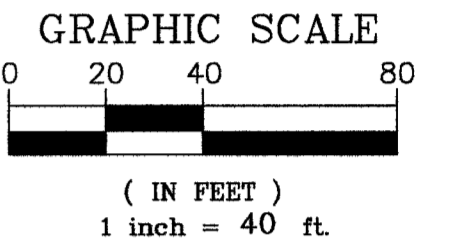
THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762



DAGOSTINO GEOSPATIAL, INC.  
10981 BONITA BEACH ROAD SE  
BONITA SPRINGS, FL 34135  
(239) 352-6085 WWW.DAGGEO.COM  
FLORIDA BUSINESS LICENSE NO. LB 6896

# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C3	30°32'10"	1962.00'	1045.66'	S86°01'18"W	1033.33'
C4	85°12'48"	60.00'	89.24'	N69°44'00"W	81.24'
C558	72°20'12"	300.00'	378.75'	S63°17'41"E	354.10'
C559	72°20'12"	275.00'	347.19'	S63°17'41"E	324.59'
C560	72°20'12"	325.00'	410.32'	S63°17'41"E	383.60'
C561	10°29'16"	275.00'	50.34'	N85°46'51"E	50.27'
C562	18°28'40"	275.00'	88.69'	S79°44'11"E	88.30'
C563	18°28'40"	275.00'	88.69'	S61°15'30"E	88.30'
C564	20°52'07"	275.00'	100.16'	S41°35'07"E	99.61'
C565	4°01'28"	275.00'	19.32'	S29°08'19"E	19.31'
C566	6°38'40"	325.00'	37.69'	N83°51'33"E	37.67'
C567	8°21'47"	325.00'	47.44'	S88°38'14"E	47.40'
C568	8°21'47"	325.00'	47.44'	S80°16'27"E	47.40'
C569	8°21'47"	325.00'	47.44'	S71°54'41"E	47.40'
C570	8°21'47"	325.00'	47.44'	S63°32'54"E	47.40'
C571	8°21'47"	325.00'	47.44'	S55°11'08"E	47.40'
C572	8°21'47"	325.00'	47.44'	S46°49'21"E	47.40'
C573	9°26'43"	325.00'	53.58'	S37°55'07"E	53.52'
C574	6°04'10"	325.00'	34.43'	S30°09'40"E	34.41'
C575	72°20'12"	150.00'	189.38'	S63°17'41"E	177.05'
C576	10°29'16"	150.00'	27.46'	N85°46'51"E	27.42'
C577	18°28'40"	150.00'	48.38'	S79°44'11"E	48.17'
C578	18°28'40"	150.00'	48.38'	S61°15'30"E	48.17'
C579	20°52'07"	150.00'	54.63'	S41°35'07"E	54.33'
C580	4°01'28"	150.00'	10.54'	S29°08'19"E	10.53'
C581	72°20'12"	450.00'	568.13'	S63°17'41"E	531.14'
C582	6°38'40"	450.00'	52.19'	N83°51'33"E	52.16'
C583	8°21'47"	450.00'	65.68'	S88°38'14"E	65.62'
C584	8°21'47"	450.00'	65.68'	S80°16'27"E	65.62'
C585	8°21'47"	450.00'	65.68'	S71°54'41"E	65.62'
C586	8°21'47"	450.00'	65.68'	S63°32'54"E	65.62'
C587	8°21'47"	450.00'	65.68'	S55°11'08"E	65.62'
C588	8°21'47"	450.00'	65.68'	S46°49'21"E	65.62'
C589	9°26'43"	450.00'	74.18'	S37°55'07"E	74.10'
C590	6°04'10"	450.00'	47.67'	S30°09'40"E	47.65'
C649	5°11'50"	1962.00'	177.97'	S73°21'08"W	177.91'

THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762



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TRACT D-96  
BABCOCK RANCH COMMUNITY  
SPINE ROAD DD 15-17  
PLAT BOOK 26, PAGE 7A

NOT PART OF THIS PLAT

TRACT "D-122"  
(12.34 ACRES)  
(A.E., D.E., L.M.E.)

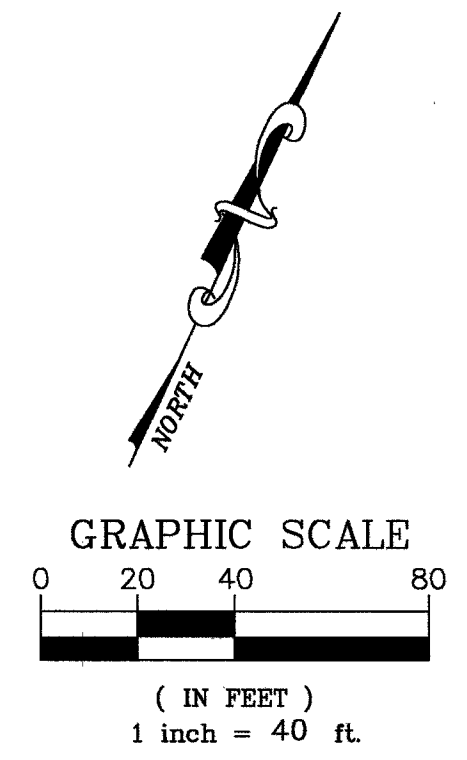
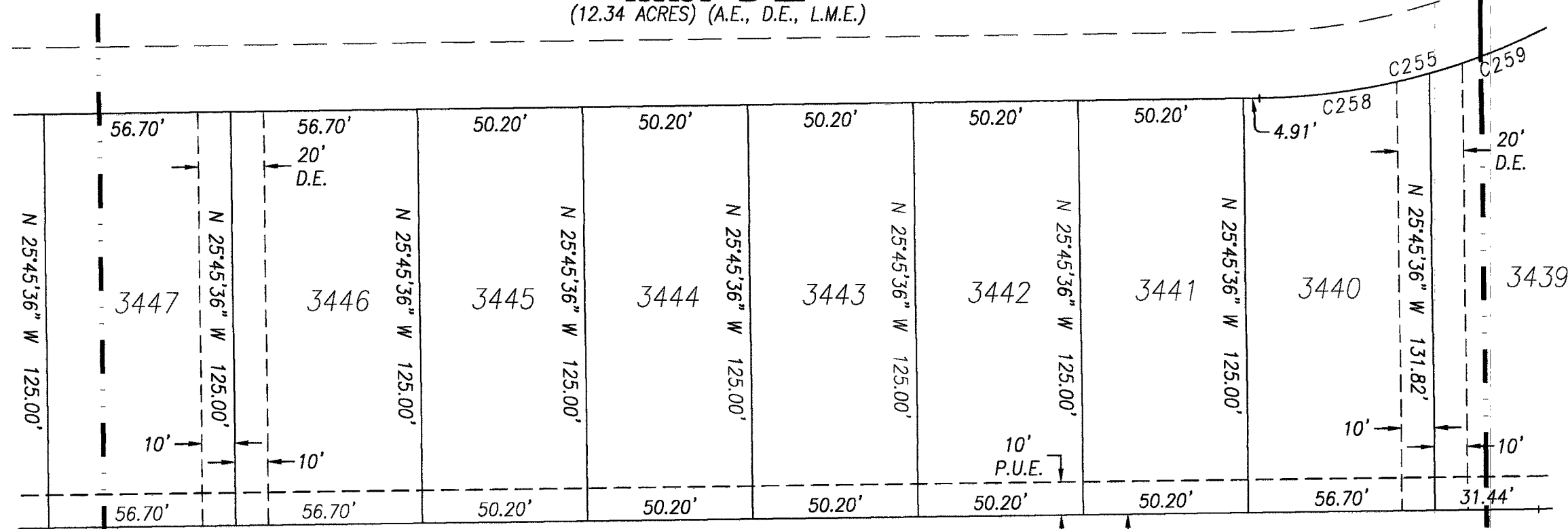
TRACT "B-197"  
(SEE DEDICATION NOTE 4)

TRACT I-79  
BABCOCK RANCH COMMUNITY  
SPINE ROAD DD 15-17  
PLAT BOOK 26, PAGE 7A  
NOT PART OF THIS PLAT

# BABCOCK RANCH COMMUNITY PALMETTO LANDING

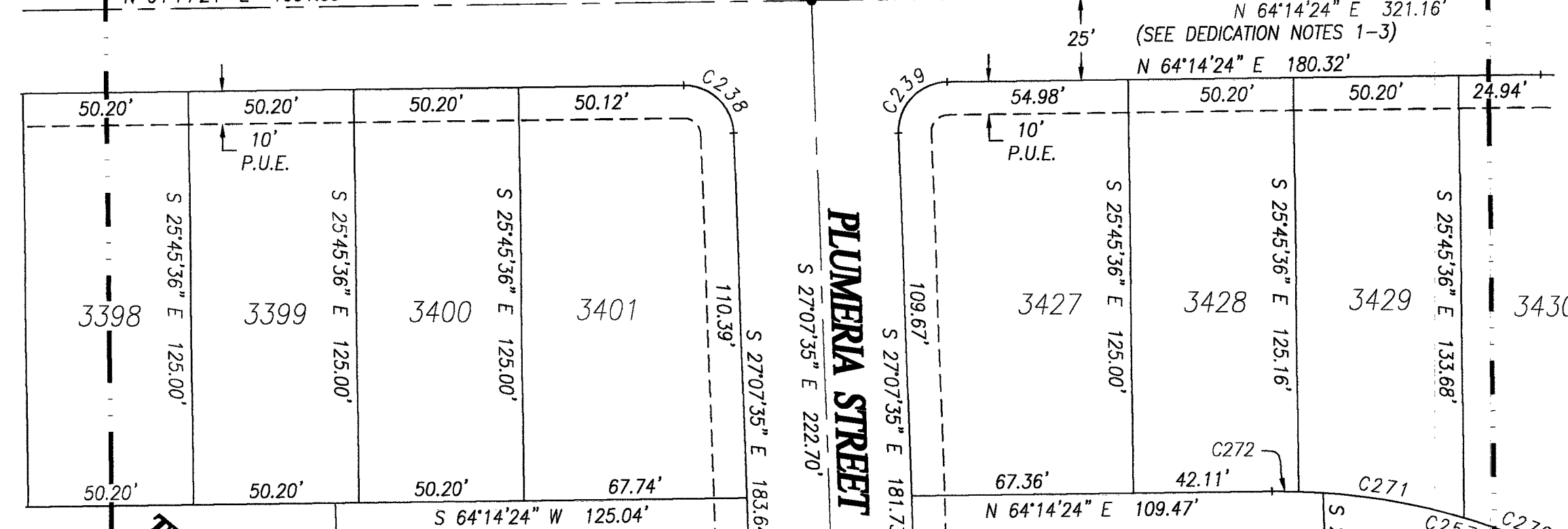
A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA

**TRACT "D-12"**  
(12.34 ACRES) (A.E., D.E., L.M.E.)



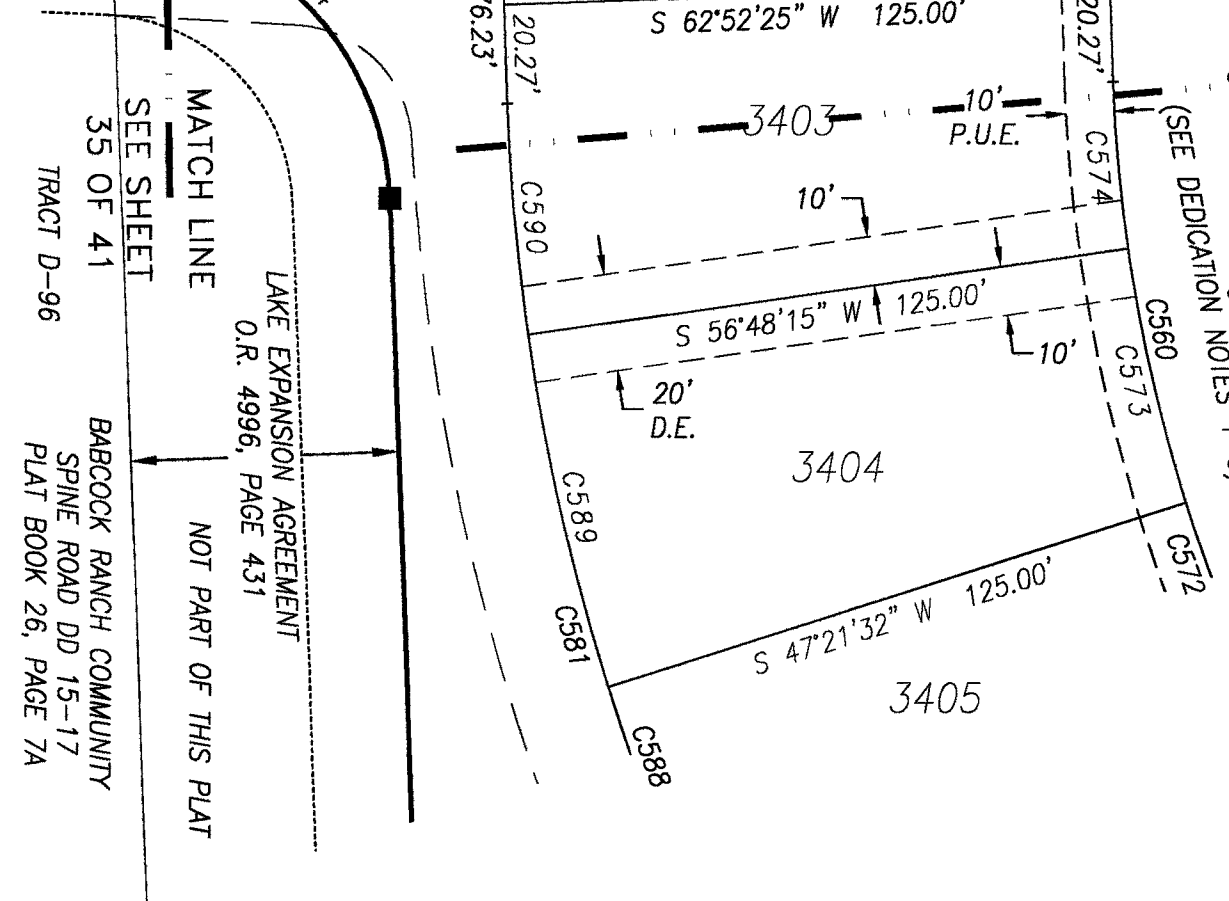
**PALM FROND DRIVE**

**TRACT "B-76"**  
(SEE DEDICATION NOTES 1-3)



**PLUMERIA STREET**

**TRACT "D-12"**  
(1.71 ACRES) (A.E., D.E., L.M.E.)



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C4	85°12'48"	60.00'	89.24'	N69°43'59"W	81.24'
C238	88°38'01"	15.00'	23.20'	N71°26'36"W	20.96'
C239	91°21'59"	15.00'	23.92'	S18°33'24"W	21.46'
C255	27°36'57"	200.00'	96.40'	N50°25'55"E	95.47'
C257	23°08'55"	200.00'	80.80'	S80°16'53"W	80.26'
C258	15°00'24"	200.00'	52.38'	N56°44'11"E	52.23'
C259	12°36'33"	200.00'	44.01'	N42°55'43"E	43.93'
C270	10°40'20"	200.00'	37.25'	S86°31'11"W	37.20'
C271	14°37'35"	200.00'	51.06'	S73°52'13"W	50.92'
C272	2°19'02"	200.00'	8.09'	S65°23'54"W	8.09'
C558	72°20'12"	300.00'	378.75'	S63°17'41"E	354.10'
C559	72°20'12"	275.00'	347.19'	S63°17'41"E	324.59'
C560	72°20'12"	325.00'	410.32'	S63°17'41"E	383.60'
C564	20°52'07"	275.00'	100.16'	S41°35'07"E	99.61'
C565	4°01'28"	275.00'	19.32'	S29°08'19"E	19.31'
C572	8°21'47"	325.00'	47.44'	S46°49'21"E	47.40'
C573	9°26'43"	325.00'	53.58'	S37°55'07"E	53.52'
C574	6°04'10"	325.00'	34.43'	S30°09'40"E	34.41'
C575	72°20'12"	150.00'	189.38'	S63°17'41"E	177.05'
C579	20°52'07"	150.00'	54.63'	S41°35'07"E	54.33'
C580	4°01'28"	150.00'	10.54'	S29°08'19"E	10.53'
C581	72°20'12"	450.00'	568.13'	S63°17'41"E	531.14'
C588	8°21'47"	450.00'	65.68'	S46°49'21"E	65.62'
C589	9°26'43"	450.00'	74.18'	S37°55'07"E	74.10'
C590	6°04'10"	450.00'	47.67'	S30°09'40"E	47.65'

MATCH LINE  
SEE SHEET  
32 OF 41

**TRACT "D-12"**  
(12.34 ACRES) (A.E., D.E., L.M.E.)

MATCH LINE  
SEE SHEET  
34 OF 41

THIS INSTRUMENT WAS PREPARED BY  
DAVID S. DAGOSTINO, PSM #5762

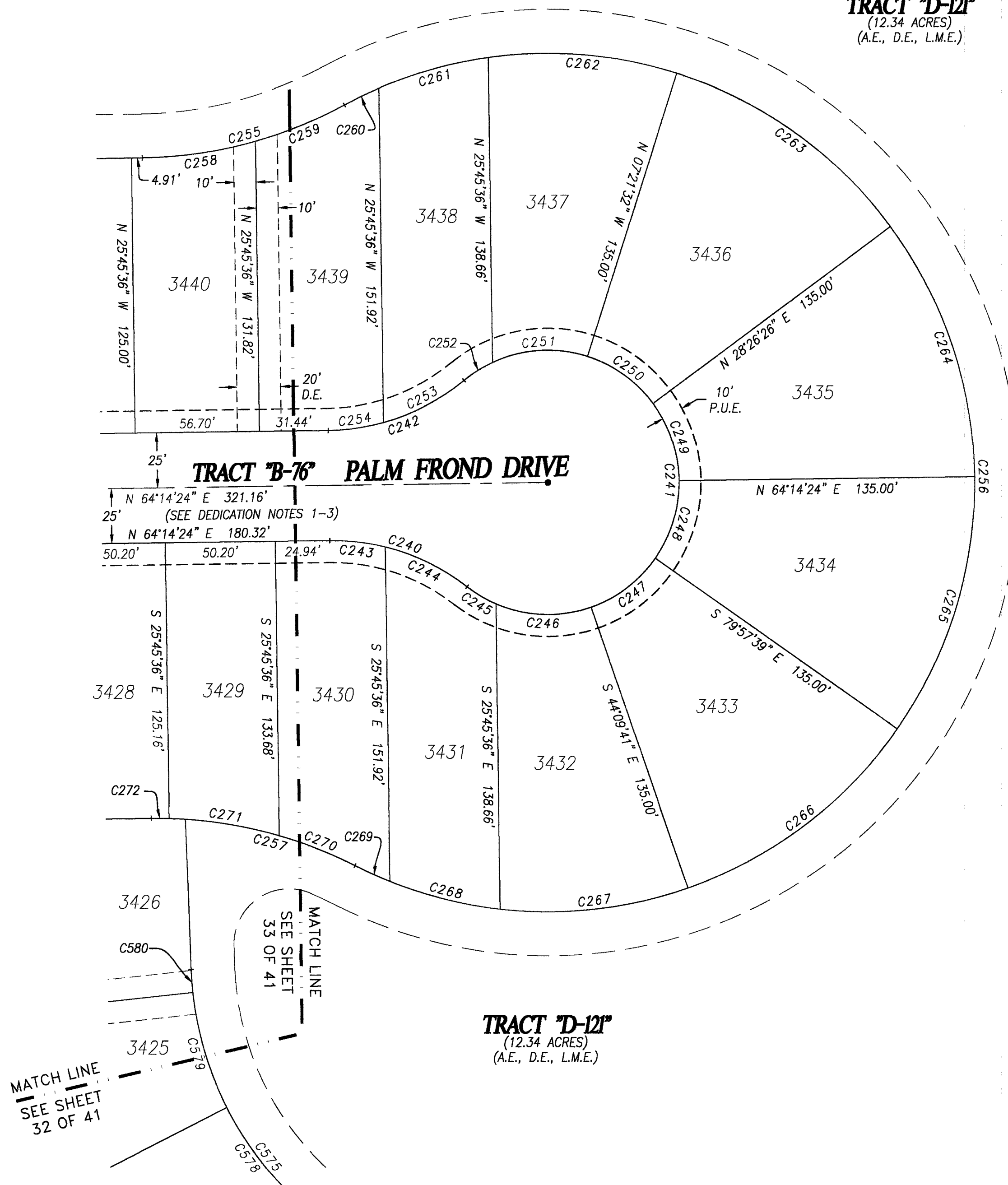
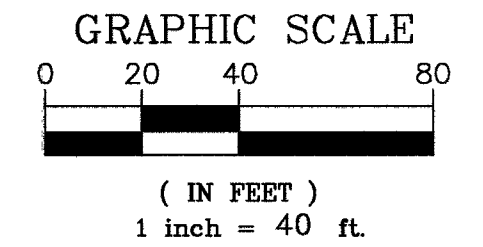
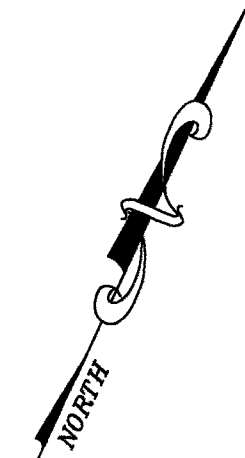


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FLORIDA BUSINESS LICENSE NO. LB 6896

# BABCOCK RANCH COMMUNITY PALMETTO LANDING

A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA

**TRACT "D-12"**  
(12.34 ACRES)  
(A.E., D.E., L.M.E.)



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C240	38°37'29"	100.00'	67.41'	S83°33'08"W	66.14'
C241	257°14'59"	60.00'	269.39'	N25°45'36"W	93.75'
C242	38°37'29"	100.00'	67.41'	N44°55'39"E	66.14'
C243	14°37'59"	100.00'	25.54'	S71°33'23"W	25.47'
C244	23°59'30"	100.00'	41.87'	N89°07'52"W	41.57'
C245	14°37'00"	60.00'	15.31'	S84°26'37"E	15.27'
C246	42°24'34"	60.00'	44.41'	N67°02'36"E	43.40'
C247	35°47'58"	60.00'	37.49'	N27°56'20"E	36.88'
C248	35°47'58"	60.00'	37.49'	N07°51'38"W	36.88'
C249	35°47'58"	60.00'	37.49'	N43°39'35"W	36.88'
C250	35°47'58"	60.00'	37.49'	N79°27'33"W	36.88'
C251	42°24'34"	60.00'	44.41'	S61°26'11"W	43.40'
C252	14°37'00"	60.00'	15.31'	S32°55'24"W	15.27'
C253	23°59'30"	100.00'	41.87'	N37°36'39"E	41.57'
C254	14°37'59"	100.00'	25.54'	N56°55'24"E	25.47'
C255	27°36'57"	200.00'	96.40'	N50°25'55"E	95.47'
C256	235°13'54"	195.00'	800.59'	N25°45'36"W	345.57'
C257	23°08'55"	200.00'	80.80'	S80°16'53"W	80.26'
C258	15°00'24"	200.00'	52.38'	N56°44'11"E	52.23'
C259	12°36'33"	200.00'	44.01'	N42°55'43"E	43.93'
C260	5°07'10"	195.00'	17.42'	S39°11'02"W	17.42'
C261	15°18'17"	195.00'	52.09'	S49°23'45"W	51.93'
C262	25°35'35"	195.00'	87.10'	S69°50'41"W	86.38'
C263	35°47'58"	195.00'	121.84'	N79°27'33"W	119.87'
C264	35°47'58"	195.00'	121.84'	N43°39'35"W	119.87'
C265	35°47'58"	195.00'	121.84'	N07°51'38"W	119.87'
C266	35°47'58"	195.00'	121.84'	N27°56'20"E	119.87'
C267	25°35'35"	195.00'	87.10'	N58°38'06"E	86.38'
C268	15°18'17"	195.00'	52.09'	N79°05'02"E	51.93'
C269	5°07'10"	195.00'	17.42'	N89°17'45"E	17.42'
C270	10°40'20"	200.00'	37.25'	S86°31'11"W	37.20'
C271	14°37'35"	200.00'	51.06'	S73°52'13"W	50.92'
C272	2°19'02"	200.00'	8.09'	S65°23'54"W	8.09'
C575	72°20'12"	150.00'	189.38'	S63°17'41"E	177.05'
C578	18°28'40"	150.00'	48.38'	S61°15'30"E	48.17'
C579	20°52'07"	150.00'	54.63'	S41°35'07"E	54.33'
C580	4°01'28"	150.00'	10.54'	S29°08'19"E	10.53'

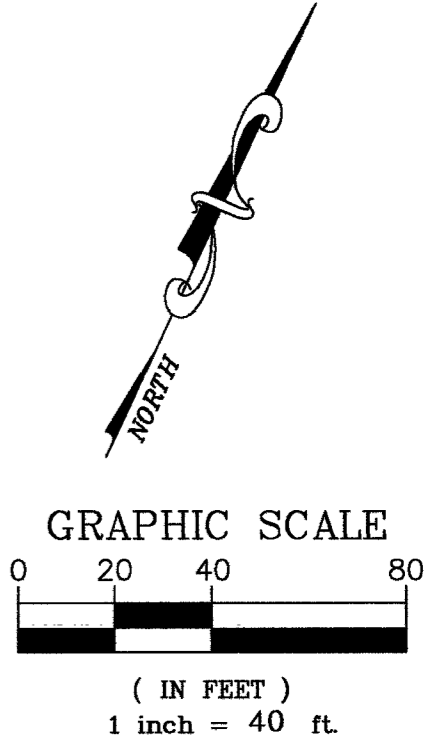
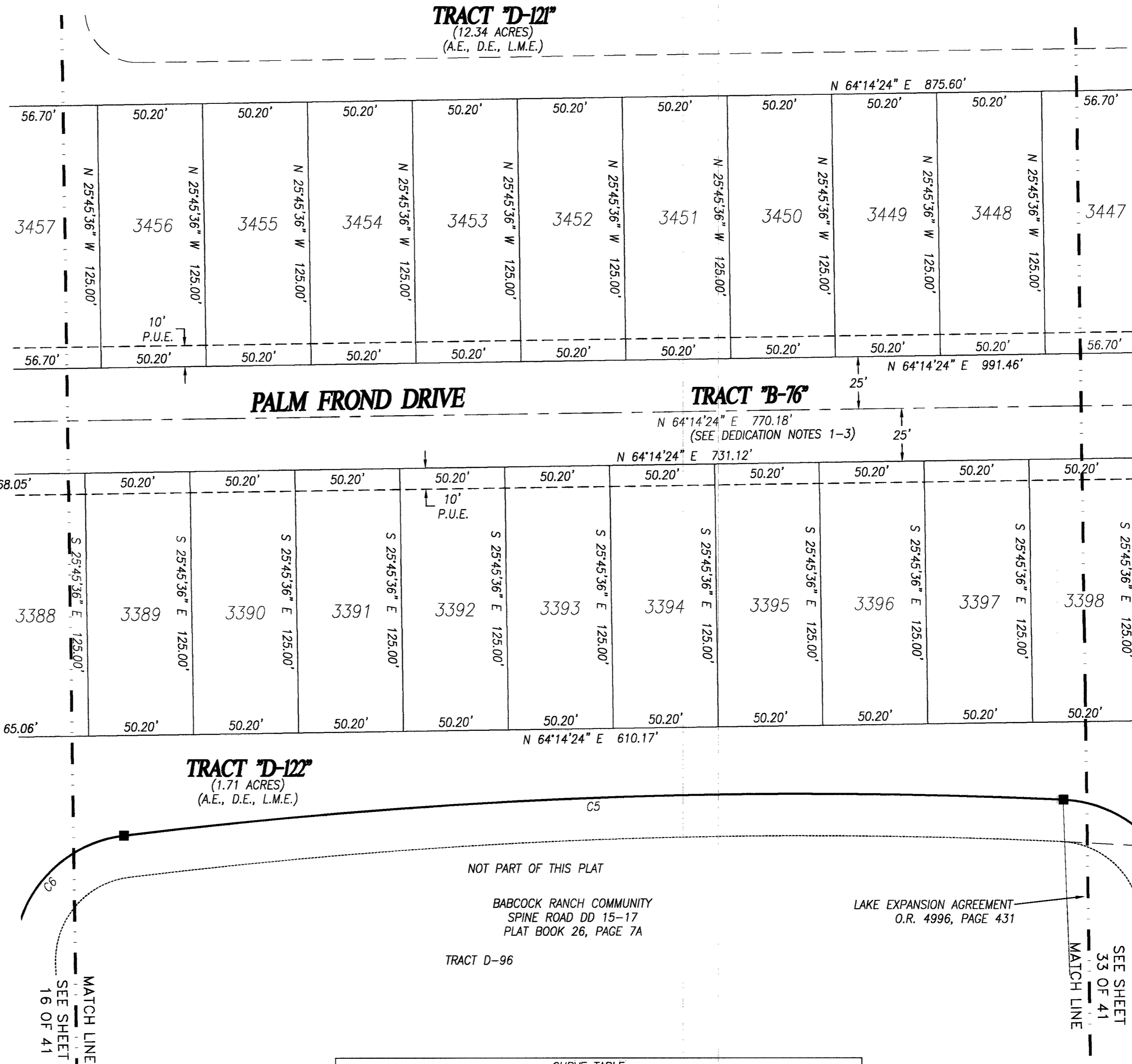
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A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
CHARLOTTE COUNTY, FLORIDA



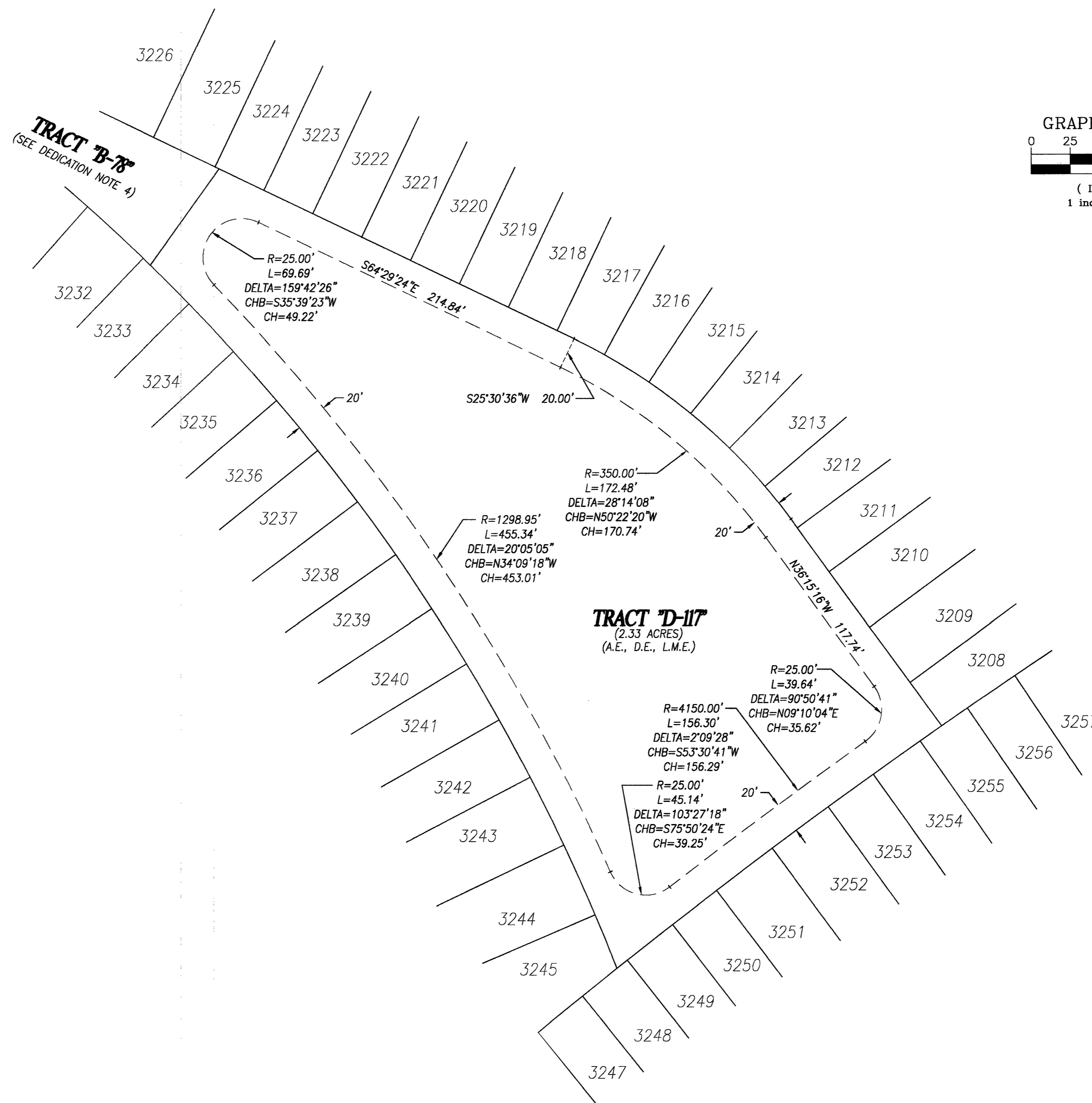
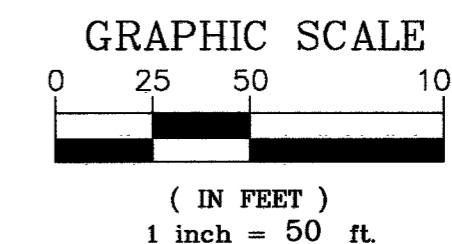
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C5	9°34'23"	2696.50'	450.54'	S62°52'25"W	450.02'
C6	85°12'48"	60.00'	89.24'	S15°28'49"W	81.24'

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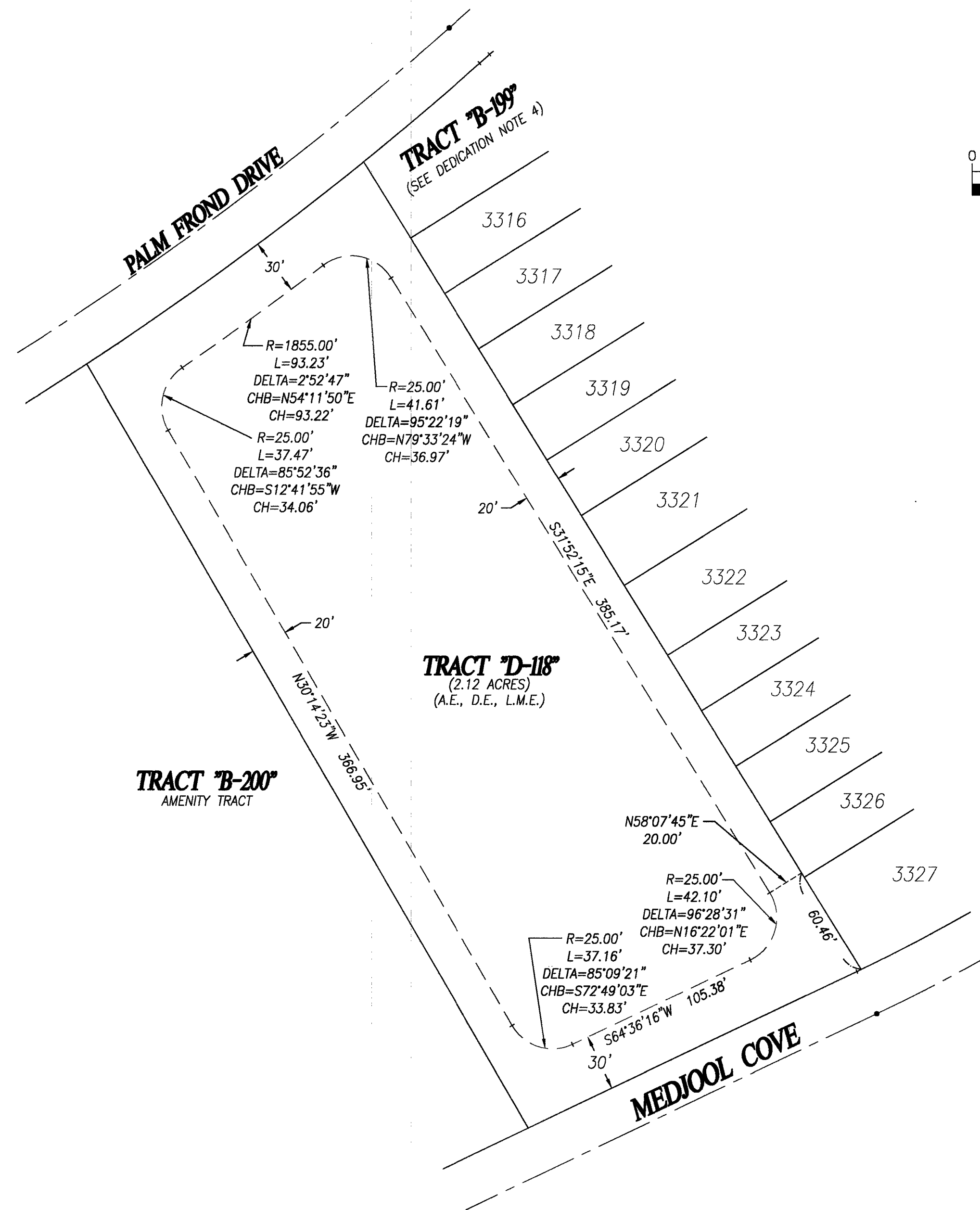
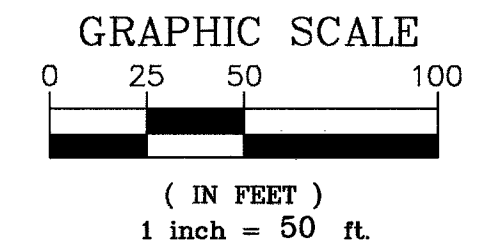


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 A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST,  
 CHARLOTTE COUNTY, FLORIDA

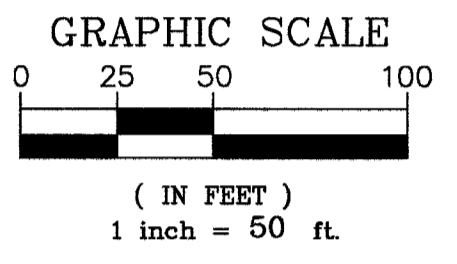
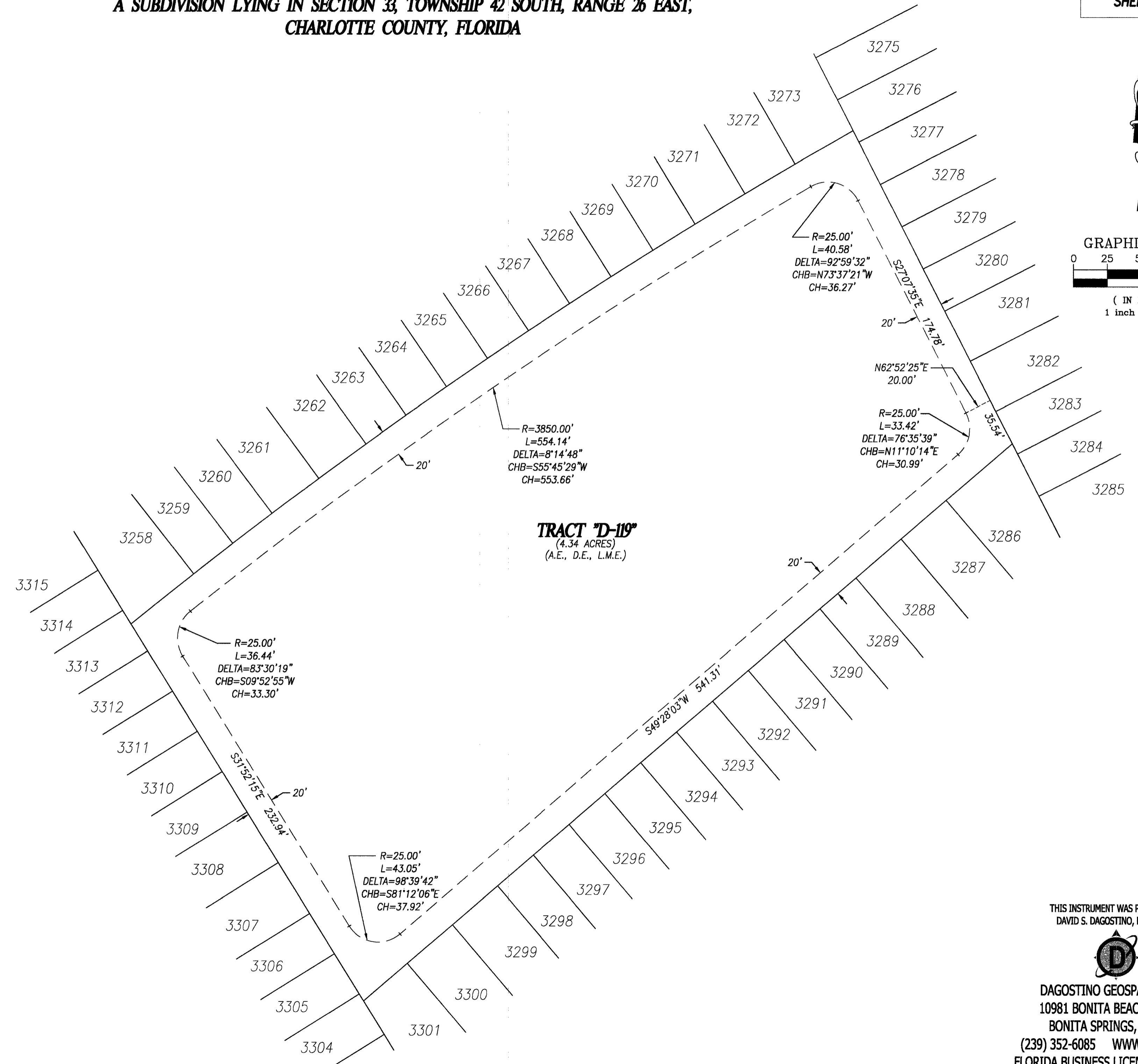


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 CHARLOTTE COUNTY, FLORIDA

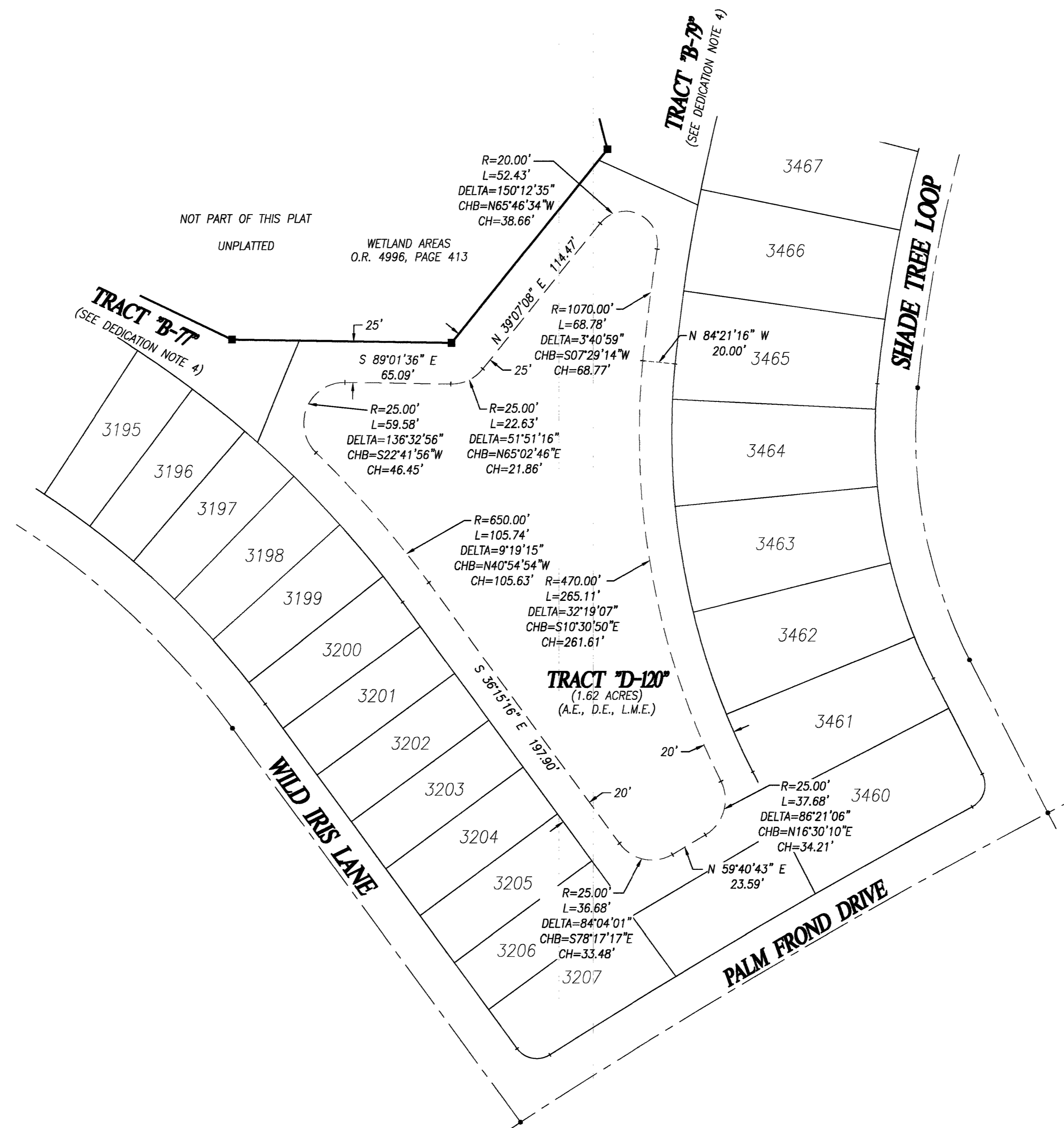
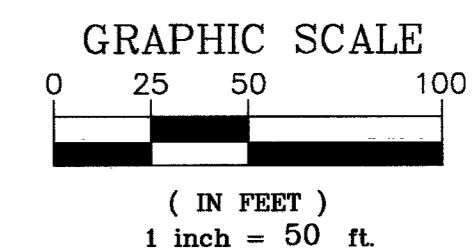


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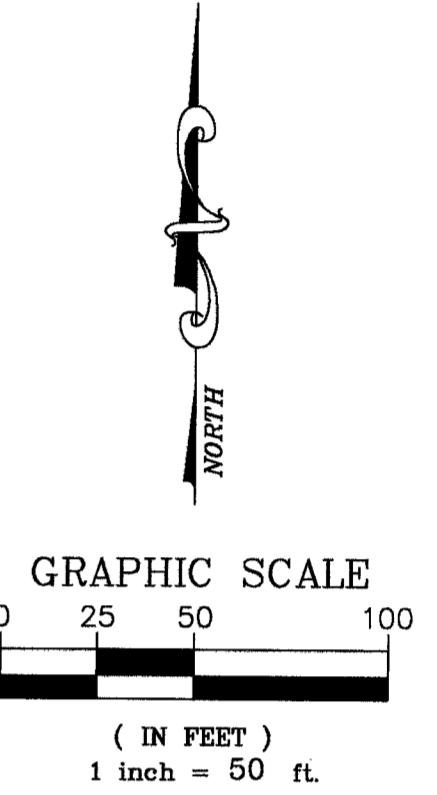
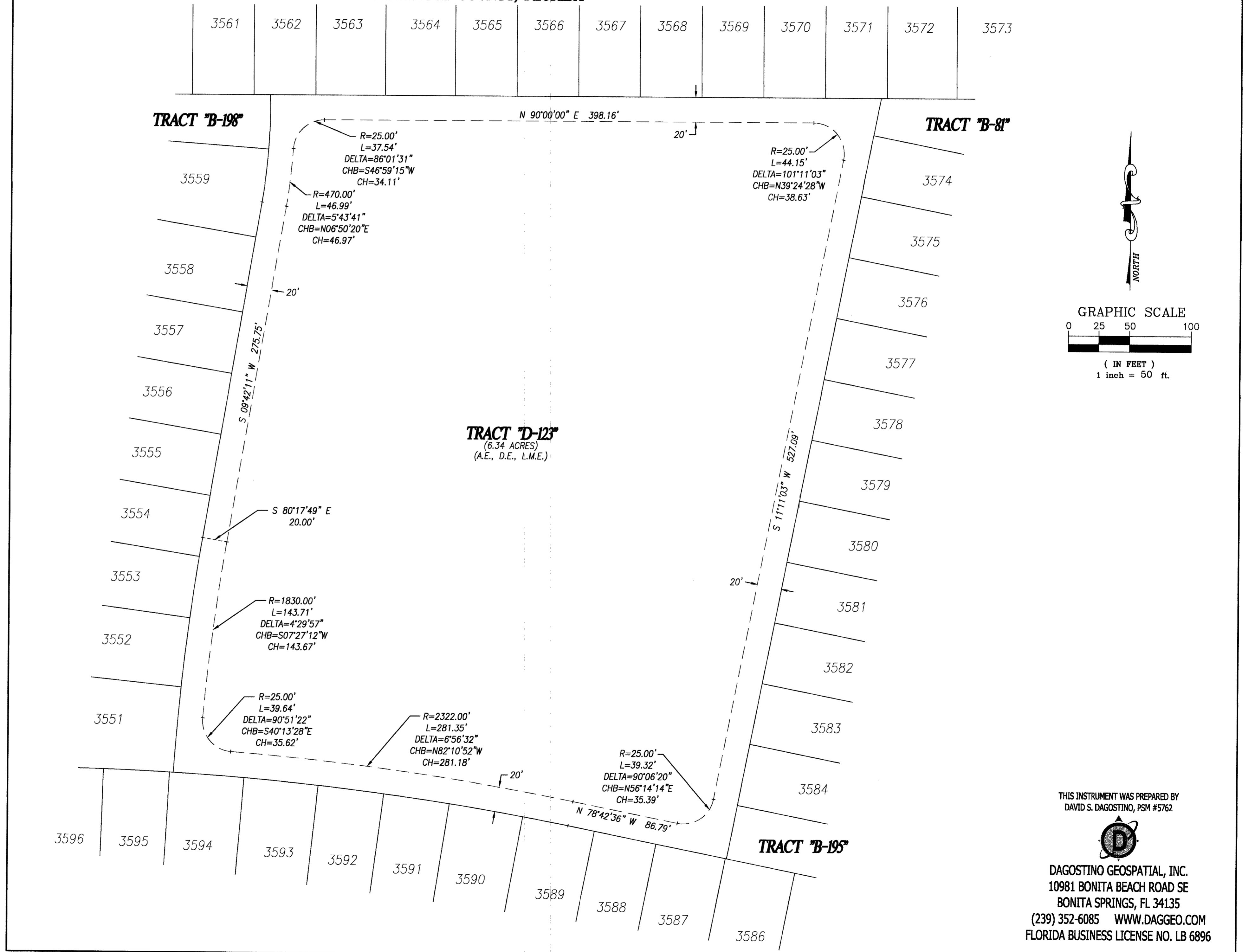


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**Attachment 5**  
**Recorded Developer's Agreement**

This instrument prepared by:  
D.R. Horton, Inc  
10541 Ben C. Pratt  
Six Mile Cypress Parkway  
Fort Myers, FL. 33966

### DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT ("Agreement") is made this 1 day of August, 2023, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called County and D.R. HORTON, INC., 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, FL 33966 , a foreign profit corporation authorized to transact business in the State of Florida, herein called Developer.

### WITNESETH

WHEREAS, Developer is the fee simple owner of the lands described in Exhibit A (hereinafter, "Property"); and

WHEREAS, Developer intends to subdivide the Property and develop a project under the name of Babcock Ranch Community Palmetto Landing and cause a plat to be recorded in the Public Records of Charlotte County, Florida (hereinafter "Plat"); and

WHEREAS, the Plat is identified in Charlotte County Community Development Department Files as #FP-22-05-13; and

WHEREAS, Developer is required to construct certain improvements within the Property in accordance with County Standards, and construction plans and specifications approved by the County; and

WHEREAS, Developer submitted plans prepared by DeLisi Fitzgerald, Inc. for final site plan approval (hereinafter, "Plans"). The Plans that were approved by County on January 10, 2023 and were assigned final plan approval number DRC-22-00048. The Plans depict certain subdivision improvements which shall be required to be constructed prior to receiving certificates of occupancy for structures constructed on the Property; and

WHEREAS, Developer and County desire to enter into this Agreement, to set forth certain obligations by the Developer and County in connection with the construction of the improvements; and

WHEREAS, the intent of this Agreement is to provide the required financial assurances for the construction of the improvements pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances and is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW THEREFORE, in consideration of their respective undertakings hereunder, County and Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. Developer agrees to complete the subdivision improvements shown on the Plans. Developer is required to construct the Improvements as set forth in the Engineer's Probable Cost Estimate dated September, 2022 and prepared by DeLisi Fitzgerald, Inc. according to the sound engineering standards and County Subdivision Regulations, and according to the engineering plans and specifications submitted by the Developer to the County, as approved by the County.

3. In order to guarantee Developer's adherence to the obligations under this Agreement, Developer shall provide a bond or letter of credit (hereinafter the "Financial Assurance") in an amount up to but not exceeding the aggregate amount of Eleven Million Seven Hundred Forty Three Thousand One Hundred Seventy Seven and 93/100 Dollars (\$11,743,177.93) to ensure completion of those subdivision improvements depicted on the approved Plans.

4. Said Financial Assurance shall remain in effect until final approval of the improvements by the County. Any reduction of the Financial Assurance shall follow Charlotte County policy and Developer will be required to provide the applicable fee along with the record drawings and recommendation signed and sealed by the engineer of record. The reduction of the Financial Assurance must be approved by the County prior to Developer reducing the Financial Assurance amount.

5. County's consent, approval and acknowledgement herein granted shall not operate to limit the rights of County to approve or deny other development on the Property as provided by all laws, rules and regulations applicable to the Property.

6. Upon certification by a licensed engineer that the subdivision improvements have been completed in substantial compliance with the Plans, or upon replacement of the Financial Assurance and execution of a new development agreement by a subsequent developer, County shall release the Financial Assurance and this Agreement shall terminate.

7. This Agreement shall inure to the benefit of and be obligatory upon the Parties hereto and their respective successors, assigns, heirs and personal representatives.

8. The terms of this Agreement have been jointly drafted by the parties; therefore, in construing this Agreement no legal presumptions shall arise against either party as the drafter of the Agreement.

9. In the event that the improvements are not completed as provided herein, or in the event that the County receives notification from the institution issuing the Financial Assurance that the Financial Assurance will expire prior to the specified time

period stated herein, it is expressly understood and acknowledged by the Parties that:

(a) Notwithstanding any notice and cure requirements in this Agreement, the County may, at its sole and absolute discretion, request and/or utilize the full amount of the Financial Assurance;

(b) In the event of litigation, no party, including but not limited to the Developer, future lot owners, successors and assigns, is entitled to an offset of damages in an amount equal to the Financial Assurance;

10. There are no intended third-party beneficiaries to this Agreement, therefore, no third parties can or should rely on this Agreement and/or Financial Assurance, including but not limited to future lot owners, successors, and assigns; and

11. Nothing herein shall be construed to create an obligation upon the County, under Section 177.081, Florida Statutes, to voluntarily assume an obligation to perform any act of construction or maintenance under this Agreement and/or the Financial Assurance.

12. All improvements as shown on the Plans must be completed per the approved Plans to the satisfaction of the County Engineer no later than two (2) years after the date that the Plat is recorded in the Public Records of Charlotte County, Florida. If the work is not completed within two (2) years, the County Engineer shall have the right to review the Financial Assurance amount, and if deemed insufficient, Developer may be required to provide additional surety and execute an amendment to this Agreement to reflect the increased surety. Said amendment shall be recorded in the same manner as this Agreement.

13. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

14. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Charlotte County, Florida.

*[Signature pages to follow]*

IN WITNESS WHEREOF, County and Developer have executed this Development Agreement on the date first above written.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: William G. Truex  
William G. Truex, Chairman

The seal is circular with a dotted border. The text "BOARD OF COUNTY COMMISSIONERS" is written along the top inner edge, and "CHARLOTTE COUNTY, FLORIDA" is written along the bottom inner edge. In the center, there is a stylized logo consisting of the letters "S" and "C" intertwined.

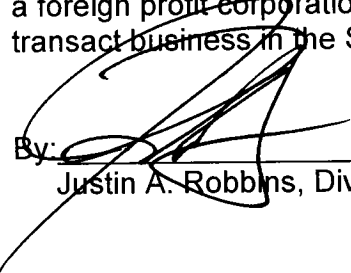
ATTEST:  
Roger D. Eaton, Clerk of the Circuit  
Court and Ex-officio Clerk of the  
Board of County Commissioners

By: R. Eaton  
Deputy Clerk  
AGR 2003-143

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: Janette S. Knowlton  
Janette S. Knowlton, County Attorney  
LR23-0368

**D.R. HORTON, INC.**  
a foreign profit corporation authorized to  
transact business in the State of Florida

By:   
Justin A. Robbins, Division President

State of Florida  
County of Lee

The foregoing Development Agreement was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of May, 2023 by Justin Robbins, Division President of D.R. Horton, Inc., a foreign profit corporation authorized to transact business in the State of Florida, on behalf of the corporation, who  is personally known to me or  produced a \_\_\_\_\_ as identification and did/did not take an oath.

My commission expires: 6/14/26



Catherine Fritz  
Notary Public  
Catherine Fritz  
Printed name of Notary Public  
HH 276053  
Serial or commission number

## EXHIBIT "A"

COMMENCING AT THE SOUTHEASTERLY CORNER OF TRACT I-12, BABCOCK RANCH COMMUNITY PHASE 1B1, AS RECORDED IN PLAT BOOK 22, PAGE 10A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE S.18°50'22"E., A DISTANCE OF 5,145.73 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE N.16°11'40"E., A DISTANCE OF 592.31 FEET; THENCE S.64°29'24"E., A DISTANCE OF 827.36 FEET; THENCE S.89°01'36"E., A DISTANCE OF 135.01 FEET; THENCE N.39°07'08"E., A DISTANCE OF 152.43 FEET; THENCE N.14°20'50"W., A DISTANCE OF 75.04 FEET; THENCE N.31°34'55"E., A DISTANCE OF 102.32 FEET; THENCE N.45°54'44"E., A DISTANCE OF 24.73 FEET; THENCE N.38°55'43"E., A DISTANCE OF 140.63 FEET; THENCE N.12°44'13"E., A DISTANCE OF 48.22 FEET; THENCE N.33°44'02"E., A DISTANCE OF 254.63 FEET; THENCE N.44°07'39"E., A DISTANCE OF 238.80 FEET; THENCE N.80°32'58"E., A DISTANCE OF 163.12 FEET; THENCE N.55°59'21"E., A DISTANCE OF 239.41 FEET; THENCE N.83°09'57"E., A DISTANCE OF 270.09 FEET; THENCE S.64°52'31"E., A DISTANCE OF 247.00 FEET; THENCE N.87°35'02"E., A DISTANCE OF 300.13 FEET; THENCE N.78°55'14"E., A DISTANCE OF 219.49 FEET; THENCE S.03°08'56"E., A DISTANCE OF 185.61 FEET; THENCE N.90°00'00"E., A DISTANCE OF 1,119.50 FEET; THENCE S.11°11'03"W., A DISTANCE OF 1,232.25 FEET; THENCE S.07°06'16"W., A DISTANCE OF 63.15 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 63.00 FEET, (CHORD BEARING S.35°46'13"W.)(CHORD LENGTH 47.67 FEET)(DELTA 44°27'42") FOR A DISTANCE OF 48.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 268.00 FEET, (CHORD BEARING S.82°06'35"W.)(CHORD LENGTH 94.90 FEET)(DELTA 20°23'47") FOR A DISTANCE OF 95.40 FEET; THENCE N.74°08'15"W., A DISTANCE OF 46.58 FEET; THENCE N.78°42'36"W., A DISTANCE OF 321.04 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,962.00 FEET,(CHORD BEARING S.86°01'18"W.)(CHORD LENGTH 1,033.33 FEET)(DELTA 30°32'10") FOR A DISTANCE OF 1,045.66 FEET; THENCE N.27°07'35"W., A DISTANCE OF 374.28 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET,(CHORD BEARING N.69°44'00"W.)(CHORD LENGTH 81.24 FEET)(DELTA 85°12'48") FOR A DISTANCE OF 89.24 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,696.50 FEET, (CHORD BEARING S.62°52'25"W.)(CHORD LENGTH 450.01 FEET)(DELTA 09°34'23") FOR A DISTANCE OF 450.54 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, (CHORD BEARING S.15°28'49"W.)(CHORD LENGTH 81.24 FEET)(DELTA 85°12'48") FOR A DISTANCE OF 89.24 FEET; THENCE S.27°07'35"E., A DISTANCE OF 377.45 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,962.00 FEET, (CHORD BEARING S.51°54'21"W.)(CHORD LENGTH 166.93 FEET)(DELTA 04°52'35") FOR A DISTANCE OF 166.98 FEET; THENCE S.49°28'03"W., A DISTANCE OF 783.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,150.00 FEET,(CHORD BEARING S.54°09'23"W.)(CHORD LENGTH 188.01 FEET)(DELTA 09°22'39") FOR A DISTANCE OF 188.22 FEET; THENCE S.68°42'33"W., A DISTANCE OF 200.48 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,930.00 FEET, (CHORD BEARING S.64°17'17"W.)(CHORD LENGTH 22.45 FEET)(DELTA 0°39'59") FOR A DISTANCE OF 22.45 FEET; THENCE S.64°37'17"W., A DISTANCE OF 438.14 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, (CHORD BEARING N.63°07'11"W.)(CHORD LENGTH 142.34 FEET)(DELTA 104°31'04") FOR A DISTANCE OF 164.18 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2,090.00 FEET, (CHORD BEARING N.19°37'18"W.)(CHORD LENGTH 636.66 FEET)(DELTA 17°31'19") FOR A DISTANCE OF 639.15 FEET; THENCE N.61°44'32"E., A DISTANCE OF 130.78 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 127.42 FEET, (CHORD

BEARING N.60°28'26"E.)(CHORD LENGTH 14.29 FEET)(DELTA 06°25'43") FOR A DISTANCE OF 14.30 FEET; THENCE N.60°30'35"E., A DISTANCE OF 261.64 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 138.49 FEET, (CHORD BEARING N.27°05'58"E.)(CHORD LENGTH 169.79 FEET)(DELTA 75°36'54") FOR A DISTANCE OF 182.77 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 993.95 FEET, (CHORD BEARING N.37°33'30"W.)(CHORD LENGTH 673.54 FEET)(DELTA 39°36'37") FOR A DISTANCE OF 687.15 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 126.45 FEET, (CHORD BEARING N.63°14'35"W.)(CHORD LENGTH 46.36 FEET)(DELTA 21°07'31") FOR A DISTANCE OF 46.62 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 128.78 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF TRACT I-12, BABCOCK RANCH COMMUNITY PHASE 1B1, AS RECORDED IN PLAT BOOK 22, PAGE 10A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA WHEREIN SAID LINE BEARS S13°39'24"E.

## **Attachment 6**

### **Proposed First Amendment to the Developer's Agreement**

Document prepared under the supervision of:  
Charlotte County Attorney  
18500 Murdock Circle  
Port Charlotte, FL 33948

This instrument prepared by and after recording return to:  
D.R. Horton, Inc.  
10541 Six Mile Cypress Pkwy.  
Fort Myers, FL 33966

## FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT (this "First Amendment") is made this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, ("County") and D.R. HORTON, INC., a Delaware corporation, ("Developer"); and County and Developer collectively ("Parties").

WHEREAS, Developer is the fee simple owner of the lands described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer previously subdivided the Property pursuant to that certain subdivision, BABCOCK RANCH COMMUNITY PALMETTO LANDING, according to the plat thereof recorded on August 10, 2023 in Plat Book 27, Pages 2A through 2Z-15 of the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, in connection with the Plat, County and Developer entered into that certain Developer's Agreement recorded on August 10, 2023 under Instrument No. 3301901 of the Public Records of Charlotte County, Florida (the "Developer's Agreement"), pursuant to which Developer provided a bond in the amount of ELEVEN MILLION SEVEN HUNDRED FOURTY-THREE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 93/100 DOLLARS (\$11,743,177.93), defined in the Developer's Agreement as the "Security," to ensure completion of those subdivision improvements depicted on the Plans; and

WHEREAS, a portion of the subdivision improvements shown on the approved plans have been certified as completed in substantial compliance with the Plans by a licensed engineer; and

WHEREAS, County and Developer have agreed to amend the Developer's Agreement to facilitate the reduction of the amount of security necessary to ensure completion of remaining improvements for the Plat; and

WHEREAS, the intent of the Developer's Agreement and this First Amendment thereto is to provide the required financial assurances pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances, which is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW THEREFORE, in consideration of their respective undertakings hereunder, County and Developer agree as follows:

1. Developer agrees to complete the subdivision improvements shown on the Plans which have not yet been certified as complete, no later than January 31, 2027.

2. County hereby reduces the amount of the Security from ELEVEN MILLION SEVEN HUNDRED FOURTY-THREE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 93/100 DOLLARS (\$11,743,177.93) to TWO HUNDRED SEVENTY-ONE THOUSAND FIVE HUNDRED TWENTY-FOUR AND 33/100 DOLLARS (\$271,524.33) (the "Second Security") and Developer shall provide a new bond or rider to the existing bond (Bond No. 800158598) in such amount. The Parties agree that the Developer's Agreement remains in full force and effect, except as modified herein.

3. Except as amended herein, the remaining terms and provisions of the Developer's Agreement shall remain in full force and effect as if originally set forth therein.

4. This First Amendment may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

[Signature pages to follow]

IN WITNESS WHEREOF, County and Developer have executed this First Amendment to Developer's Agreement on the date first above written.

**CHARLOTTE COUNTY, a political  
Subdivision of the State of Florida**

By: \_\_\_\_\_  
Joseph M. Tiseo, Chairman

ATTEST:  
Roger D. Eaton, Clerk of the Circuit  
Court and Ex-officio Clerk of the  
Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Thomas M. David, County Attorney  
LR: 26-0158

[Signature]  
1<sup>st</sup> Witness Signature

Cory Wallard  
1<sup>st</sup> Witness Printed Name

10541 Ben C. Pratt 6 Mile Cypress Parkway  
Fort Myers, FL 33966

1<sup>st</sup> Witness Address

1<sup>st</sup> Witness Address (cont'd.)

[Signature]  
2<sup>nd</sup> Witness Signature

Michael Jenkins  
2<sup>nd</sup> Witness Printed Name

10541 Ben C. Pratt 6 Mile Cypress Parkway  
Fort Myers, FL 33966

2<sup>nd</sup> Witness Address

2<sup>nd</sup> Witness Address (cont'd.)

**DEVELOPER**  
D.R. Horton, Inc.  
10541 Ben C. Pratt Six Mile Cypress Pkwy.  
Fort Myers, FL 33966

By: [Signature]  
Authorized Signature

Division President  
Title

Dwayne Hill  
Printed Name

**ACKNOWLEDGEMENT**

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 26<sup>th</sup> day of February, 20 26 by Dwayne Hill, Division President of D.R. Horton, Inc., who  is personally known to me or  has produced \_\_\_\_\_ as identification and did/did not take an oath.

My commission expires:

(Notary Seal)

Catherine Fritz  
Notary Public  
Catherine Fritz  
Printed name of Notary Public  
HH276053  
Serial or commission number



EXHIBIT "A"  
(Legal Description of Property)

COMMENCING AT THE SOUTHEASTERLY CORNER OF TRACT I-12, BABCOCK RANCH COMMUNITY PHASE 1B1, AS RECORDED IN PLAT BOOK 22, PAGE 10A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THENCE S.18°50'22"E., A DISTANCE OF 5,145.73 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE N.16°11'40"E., A DISTANCE OF 592.31 FEET; THENCE S.64°29'24"E., A DISTANCE OF 827.36 FEET; THENCE S.89°01'36"E., A DISTANCE OF 135.01 FEET; THENCE N.39°07'08"E., A DISTANCE OF 152.43 FEET; THENCE N.14°20'50"W., A DISTANCE OF 75.04 FEET; THENCE N.31°34'55"E., A DISTANCE OF 102.32 FEET; THENCE N.45°54'44"E., A DISTANCE OF 24.73 FEET; THENCE N.38°55'43"E., A DISTANCE OF 140.63 FEET; THENCE N.12°44'13"E., A DISTANCE OF 48.22 FEET; THENCE N.33°44'02"E., A DISTANCE OF 254.63 FEET; THENCE N.44°07'39"E., A DISTANCE OF 238.80 FEET; THENCE N.80°32'58"E., A DISTANCE OF 163.12 FEET; THENCE N.55°59'21"E., A DISTANCE OF 239.41 FEET; THENCE N.83°09'57"E., A DISTANCE OF 270.09 FEET; THENCE S.64°52'31"E., A DISTANCE OF 247.00 FEET; THENCE N.87°35'02"E., A DISTANCE OF 300.13 FEET; THENCE N.78°55'14"E., A DISTANCE OF 219.49 FEET; THENCE S.03°08'56"E., A DISTANCE OF 185.61 FEET; THENCE N.90°00'00"E., A DISTANCE OF 1,119.50 FEET; THENCE S.11°11'03"W., A DISTANCE OF 1,232.25 FEET; THENCE S.07°06'16"W., A DISTANCE OF 63.15 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 63.00 FEET, (CHORD BEARING S.35°46'13"W.)(CHORD LENGTH 47.67 FEET)(DELTA 44°27'42") FOR A DISTANCE OF 48.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 268.00 FEET, (CHORD BEARING S.82°06'35"W.)(CHORD LENGTH 94.90 FEET)(DELTA 20°23'47") FOR A DISTANCE OF 95.40 FEET; THENCE N.74°08'15"W., A DISTANCE OF 46.58 FEET; THENCE N.78°42'36"W., A DISTANCE OF 321.04 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,962.00 FEET,(CHORD BEARING S.86°01'18"W.)(CHORD LENGTH 1,033.33 FEET)(DELTA 30°32'10") FOR A DISTANCE OF 1,045.66 FEET; THENCE N.27°07'35"W., A DISTANCE OF 374.28 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET,(CHORD BEARING N.69°44'00"W.)(CHORD LENGTH 81.24 FEET)(DELTA 85°12'48") FOR A DISTANCE OF 89.24 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,696.50 FEET, (CHORD BEARING S.62°52'25"W.)(CHORD LENGTH 450.01 FEET)(DELTA 09°34'23") FOR A DISTANCE OF 450.54 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, (CHORD BEARING S.15°28'49"W.)(CHORD LENGTH 81.24 FEET)(DELTA 85°12'48") FOR A DISTANCE OF 89.24 FEET; THENCE S.27°07'35"E., A DISTANCE OF 377.45 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,962.00 FEET, (CHORD BEARING S.51°54'21"W.)(CHORD LENGTH 166.93 FEET)(DELTA 04°52'35") FOR A DISTANCE OF 166.98 FEET; THENCE S.49°28'03"W., A DISTANCE OF 783.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,150.00 FEET,(CHORD BEARING S.54°09'23"W.)(CHORD LENGTH 188.01 FEET)(DELTA 09°22'39") FOR A DISTANCE OF 188.22 FEET; THENCE S.68°42'33"W., A DISTANCE OF 200.48 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,930.00 FEET, (CHORD BEARING S.64°17'17"W.)(CHORD LENGTH 22.45 FEET)(DELTA 0°39'59") FOR A DISTANCE OF 22.45 FEET; THENCE S.64°37'17"W., A DISTANCE OF 438.14 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, (CHORD BEARING N.63°07'11"W.)(CHORD LENGTH 142.34 FEET)(DELTA 104°31'04") FOR A DISTANCE OF 164.18 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2,090.00 FEET, (CHORD BEARING N.19°37'18"W.)(CHORD LENGTH

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DESCRIBED PARCEL CONTAINS 128.78 ACRES, MORE OR LESS.

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**Attachment 7**  
**Engineer's Opinion of Probable Cost**



## ENGINEER'S OPINION OF PROBABLE COST

For bond reduction of site infrastructure serving

**Pametto Landing (FP-22-05-13)**

June, 2025

**APPROVED**

*By Roy Benjamin at 1:45 pm, Jan 21, 2026*

Item No.	Description	Quantity	Units	Unit Price	Work Completed	Cost Completed	Work Remaining	Cost Remaining
<b>A. Earthwork</b>								
A.1	Clearing and Grubbing	130.38	AC	\$4,000.00	130.38	\$521,520.00	0	\$0.00
A.2	Lake Excavation	473,680	CY	\$3.50	473,680	\$1,657,880.00	0	\$0.00
A.3	Bahia Sod (3' Back of Curb, Lake and Berm Slopes)	83,106	SY	\$2.25	83,106	\$186,988.50	0	\$0.00
A.4	Seed and Mulch Lots	306,026	SY	\$0.40	306,026	\$122,410.40	0	\$0.00
<b>SUBTOTAL</b>						<b>\$2,488,798.90</b>		<b>\$0.00</b>
<b>B. Paving and Drainage</b>								
B.1	Type "A" Curb	394	LF	\$9.50	394	\$3,743.00	0	\$0.00
B.2	Type "F" Curb	1,409	LF	\$12.50	1,409	\$17,612.50	0	\$0.00
B.3	Valley Gutter (2' wide)	28,596	LF	\$9.50	28,596	\$271,662.00	0	\$0.00
B.4	1.5" Type SP-9.5 Asphaltic Concrete (Final Lift)	39,181	SY	\$6.30	0	\$0.00	39181	\$246,840.30
B.5	8" Limerock Base (LBR 100)	39,181	SY	\$11.50	39,181	\$450,581.50	0	\$0.00
B.6	12" Stabilized Subgrade (LBR 40)	47,626	SY	\$2.50	47,626	\$119,065.00	0	\$0.00
B.7	4" Concrete Sidewalk	1,622	SY	\$38.15	1,622	\$61,879.30	0	\$0.00
B.8	8" Concrete Drive	95	SY	\$80.00	95	\$7,600.00	0	\$0.00
B.9	Signing and Marking	1	LS	\$20,000.00	1	\$20,000.00	0	\$0.00
B.10	12" HDPE Pipe	6,110	LF	\$30.00	6,110	\$183,300.00	0	\$0.00
B.11	15" RCP Storm Sewer	2,001	LF	\$45.00	2,001	\$90,045.00	0	\$0.00
B.12	18" RCP Storm Sewer	2,752	LF	\$58.00	2,752	\$159,616.00	0	\$0.00
B.13	24" RCP Storm Sewer	2,062	LF	\$101.00	2,062	\$208,262.00	0	\$0.00
B.14	30" RCP Storm Sewer	844	LF	\$120.00	844	\$101,280.00	0	\$0.00
B.15	36" RCP Storm Sewer	2,259	LF	\$140.00	2,259	\$316,260.00	0	\$0.00
B.16	42" RCP Storm Sewer	397	LF	\$200.00	397	\$79,400.00	0	\$0.00
B.17	18" Flared End Section	13	EA	\$3,000.00	13	\$39,000.00	0	\$0.00
B.18	24" Flared End Section	6	EA	\$3,700.00	6	\$22,200.00	0	\$0.00



Item No.	Description	Quantity	Units	Unit Price	Work Completed	Cost Completed	Work Remaining	Cost Remaining
B.19	30" Flared End Section	3	EA	\$4,200.00	3	\$12,600.00	0	\$0.00
B.20	36" Flared End Section	9	EA	\$4,800.00	9	\$43,200.00	0	\$0.00
B.21	42" Flared End Section	2	EA	\$5,500.00	2	\$11,000.00	0	\$0.00
B.22	Valley Gutter Inlet	62	EA	\$6,500.00	62	\$403,000.00	0	\$0.00
B.23	Type '6' Inlet	2	EA	\$7,250.00	2	\$14,500.00	0	\$0.00
B.24	Type 'C' Inlet	16	EA	\$3,580.00	16	\$57,280.00	0	\$0.00
B.25	Type 'D' Inlet	2	EA	\$4,000.00	2	\$8,000.00	0	\$0.00
B.26	Type 'E' Inlet	3	EA	\$5,500.00	3	\$16,500.00	0	\$0.00
B.27	Junction Box	6	EA	\$5,500.00	6	\$33,000.00	0	\$0.00
B.28	12" Yard Drains	42	EA	\$950.00	42	\$39,900.00	0	\$0.00
B.29	Modified Type 'E' Inlet	1	EA	\$7,500.00	1	\$7,500.00	0	\$0.00
B.30	Control Structure	2	EA	\$7,500.00	2	\$15,000.00	0	\$0.00
<b>SUBTOTAL</b>						<b>\$2,812,986.30</b>		<b>\$246,840.30</b>
<b>C. Potable Water Infrastructure</b>								
C.1	Connect to Ex. 10" Water Main	1	EA	\$3,500.00	1	\$3,500.00	0	\$0.00
C.2	10" PVC Water Main (DR 18)	1,614	LF	\$65.00	1,614	\$104,910.00	0	\$0.00
C.3	8" PVC Water Main (DR 18)	13,922	LF	\$55.00	13,922	\$765,710.00	0	\$0.00
C.4	10" Gate Valve	5	EA	\$2,800.00	5	\$14,000.00	0	\$0.00
C.5	8" Gate Valve	41	EA	\$2,140.00	41	\$87,740.00	0	\$0.00
C.6	Automatic Flushing Assembly	7	EA	\$7,500.00	7	\$52,500.00	0	\$0.00
C.7	2" Single Water Service (service line)	1	EA	\$1,500.00	1	\$1,500.00	0	\$0.00
C.8	1" Single Water Service, Complete	112	EA	\$1,170.00	112	\$131,040.00	0	\$0.00
C.9	1" Double Water Service, Complete	194	EA	\$1,490.00	194	\$289,060.00	0	\$0.00
C.10	Fire Hydrant Assembly	32	EA	\$6,100.00	32	\$195,200.00	0	\$0.00
<b>SUBTOTAL</b>						<b>\$1,645,160.00</b>		<b>\$0.00</b>
<b>D. Reuse Infrastructure</b>								
D.1	Connect to Ex. 6" Reuse Main	1	EA	\$2,200.00	1	\$2,200.00	0	\$0.00
D.2	6" PVC Reuse Main (DR 18)	8,636	LF	\$41.35	8,636	\$357,098.60	0	\$0.00
D.3	4" PVC Reuse Main (DR 18)	4,137	LF	\$28.60	4,137	\$118,318.20	0	\$0.00
D.4	3" PVC Reuse Main (DR 18)	2,547	LF	\$22.00	2,547	\$56,034.00	0	\$0.00
D.5	6" Gate Valve	19	EA	\$1,900.00	19	\$36,100.00	0	\$0.00



Item No.	Description	Quantity	Units	Unit Price	Work Completed	Cost Completed	Work Remaining	Cost Remaining
D.6	4" Gate Valve	12	EA	\$1,200.00	12	\$14,400.00	0	\$0.00
D.7	3" Gate Valve	11	EA	\$1,200.00	11	\$13,200.00	0	\$0.00
D.8	1" Single Reuse Service, Complete	119	EA	\$1,140.00	119	\$135,660.00	0	\$0.00
D.9	1" Double Reuse Service, Complete	194	EA	\$1,490.00	194	\$289,060.00	0	\$0.00
<b>SUBTOTAL</b>						<b>\$1,022,070.80</b>		<b>\$0.00</b>
<b>E. Wastewater Infrastructure</b>								
E.1	Connect to Ex. 6" Force Main	1	EA	\$3,000.00	1	\$3,000.00	0	\$0.00
E.2	6" PVC Force Main (DR 18)	1,496	LF	\$25.00	1,496	\$37,400.00	0	\$0.00
E.3	6" Plug Valve	1	EA	\$2,000.00	1	\$2,000.00	0	\$0.00
E.4	8" Gravity Sewer (SDR 26)	13,700	LF	\$75.00	13,700	\$1,027,500.00	0	\$0.00
E.5	10" Gravity Sewer (SDR 26)	193	LF	\$100.00	193	\$19,300.00	0	\$0.00
E.6	10" Gravity Sewer (DR 14)	53	LF	\$120.00	53	\$6,360.00	0	\$0.00
E.7	Sewer Manholes (4' Diameter)	60	EA	\$9,500.00	60	\$570,000.00	0	\$0.00
E.8	Single Sewer Services (6")	32	EA	\$1,350.00	32	\$43,200.00	0	\$0.00
E.9	Double Sewer Services (6")	234	EA	\$1,500.00	234	\$351,000.00	0	\$0.00
E.10	Pump Station	1	EA	\$350,000.00	1	\$350,000.00	0	\$0.00
<b>SUBTOTAL</b>						<b>\$2,409,760.00</b>		<b>\$0.00</b>
<b>F. Additional Items</b>								
F.1	Erosion Control	1	LS	\$20,000.00	1	\$50,000.00	0	\$0.00
<b>SUBTOTAL</b>						<b>\$50,000.00</b>		<b>\$0.00</b>
<b>TOTAL</b>						<b>\$10,428,776.00</b>		<b>\$246,840.30</b>
<b>10% CONTINGENCY</b>						<b>\$1,042,877.60</b>		<b>\$24,684.03</b>
<b>GRAND TOTAL</b>						<b>\$11,471,653.60</b>		<b>\$271,524.33</b>

Estimated date of completion: December, 2025

Engineer of Record: Andrew D. Fitzgerald, P.,E  
 Engineer, P.E. 56776

**RESPEC**

Florida Registry License Number: 33253

**APPROVED**  
 By Roy Benjamin at 1:45 pm, Jan 21, 2026