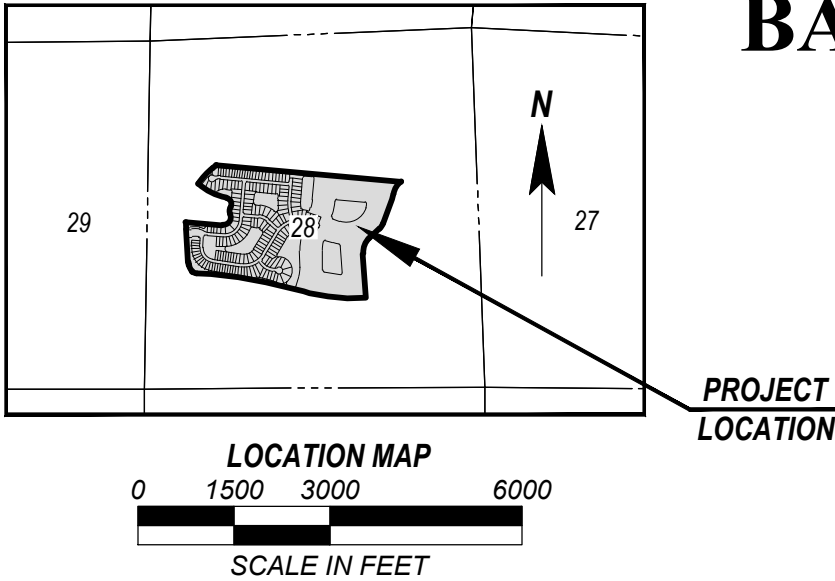


Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.



BABCOCK RANCH COMMUNITY CRESCENT LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 28,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION ("OWNER") CERTIFIES THAT IT IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT OF BABCOCK RANCH COMMUNITY CRESCENT LAKES PHASE 1 ("PLAT"), A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, AND HEREBY DEDICATE THE FOLLOWING TRACTS AND EASEMENTS:

- OWNER DOES HEREBY DEDICATE AND SET APART TRACT "B-58" AS SHOWN AND DESCRIBED ON THIS PLAT OF BABCOCK RANCH COMMUNITY CRESCENT LAKES PHASE 1 FOR PRIVATE ROADWAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE, SIGNS, UTILITIES, AND OTHER PROPER PURPOSES TO THE CRESCENT LAKES RESIDENTIAL COMMUNITY ASSOCIATION, INC. PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS, ASSIGNS, AND DESIGNEES, A NON-EXCLUSIVE EASEMENT ON, OVER, AND UNDER TRACT "B-58" 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-58" FOR ROAD RIGHT-OF-WAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE AND UTILITIES.
- OWNER DOES HEREBY DEDICATE AND SET APART TRACT "B-58" 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.
- OWNER DOES HEREBY DEDICATE AND SET APART TRACT "B-58" 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.
- OWNER DOES HEREBY DEDICATE AND SET APART TRACTS "B-59" THROUGH "B-62", INCLUSIVE, AND TRACT "B-108", AND THE RIGHT-OF-WAY EASEMENTS ("R.W.E") AS SHOWN AND DESCRIBED ON THIS PLAT OF BABCOCK RANCH COMMUNITY CRESCENT LAKES PHASE 1 FOR MISCELLANEOUS IMPROVEMENTS TO THE CRESCENT LAKES RESIDENTIAL COMMUNITY ASSOCIATION, INC. ("N.P.O.A.") PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS AND ASSIGNS AND UNTO THE GRANTEES, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "B-59" THROUGH "B-62", INCLUSIVE, AND TRACT "B-108", AND THE R.W.E.'S FOR MISCELLANEOUS IMPROVEMENTS.
- OWNER DOES HEREBY DEDICATE AND SET APART TRACTS "D-102" THROUGH "D-110", THE LAKE MAINTENANCE EASEMENTS ("L.M.E."), LAKE ACCESS EASEMENTS ("L.A.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 DESIGNEES, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "D-102" THROUGH "D-110", AND RESERVE UNTO THE LOT OWNER ON WHICH THE LME'S AND DE'S ARE LOCATED THE RIGHT TO ENTER UPON AND USE THE LME'S AND DE'S FOR ANY LAWFUL PURPOSE THAT DOES NOT INTERFERE WITH THE PURPOSES DEDICATED TO THE I.S.D. HEREIN.
- OWNER DOES HEREBY DEDICATE TO THE I.S.D., MSKP TOWN AND COUNTRY UTILITY, LLC D/B/A TOWN AND COUNTRY UTILITIES ("T.C.U.") AND BABCOCK RANCH IRRIGATION, LLC ("B.R.I.") THE 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 PRIVATE 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.
- 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, JUSTIN COOK, AS DIVISION PRESIDENT - SOUTH FLORIDA OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS ____ DAY OF _____, 2023.

WITNESS: _____

PRINT NAME: _____

MERITAGE HOMES OF FLORIDA, INC.
A FLORIDA CORPORATION

WITNESS: _____

PRINT NAME: _____

JUSTIN COOK
DIVISION PRESIDENT - SOUTH FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF BABCOCK RANCH COMMUNITY CRESCENT LAKES PHASE 1, A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.
DONE THIS ____ DAY OF _____, 2023.

SCOTT A. WHEELER (FOR THE FIRM-LB 6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF CHARLOTTE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2023, BY JUSTIN COOK, DIVISION PRESIDENT - SOUTH FLORIDA OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION #

MY COMMISSION EXPIRES

SEE SHEET 2 FOR DESCRIPTION

PLAT BOOK _____ PAGE _____

SHEET 1 OF 15

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 SEWAGE IS PROVIDED.

ENVIRONMENTAL ADMINISTRATOR
JOHANNA WHELAN

DATE

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 ON FILE IN THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL OF THE PRELIMINARY PLAT.

COUNTY ENGINEER
JOANNE VERNON, P.E.

DATE

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I, ROGER D. EATON, COUNTY CLERK OF CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____ PAGE(S) _____, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2023 A.D.

CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT MEETS REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS ____ DAY OF _____, 2023 A.D.

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

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

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

COUNTY ATTORNEY
JANETTE S. KNOWLTON

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE, FLORIDA, THIS ____ DAY OF _____, 2023 A.D.

WILLIAM G. TRUEX
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

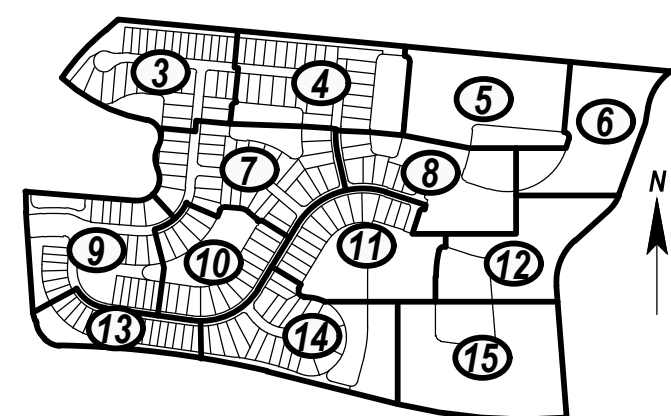
CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

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

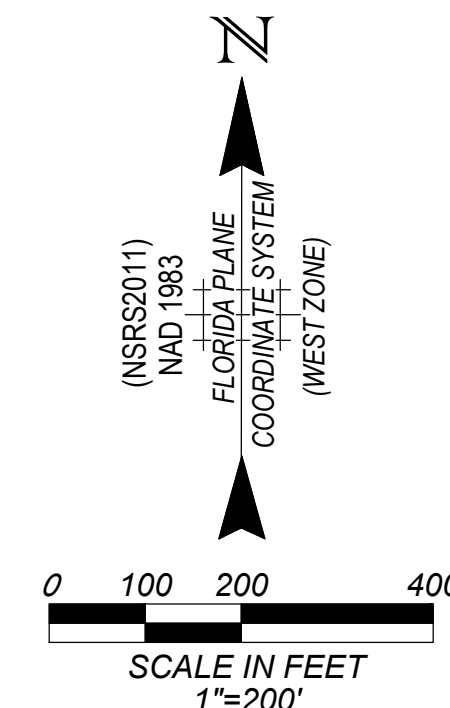
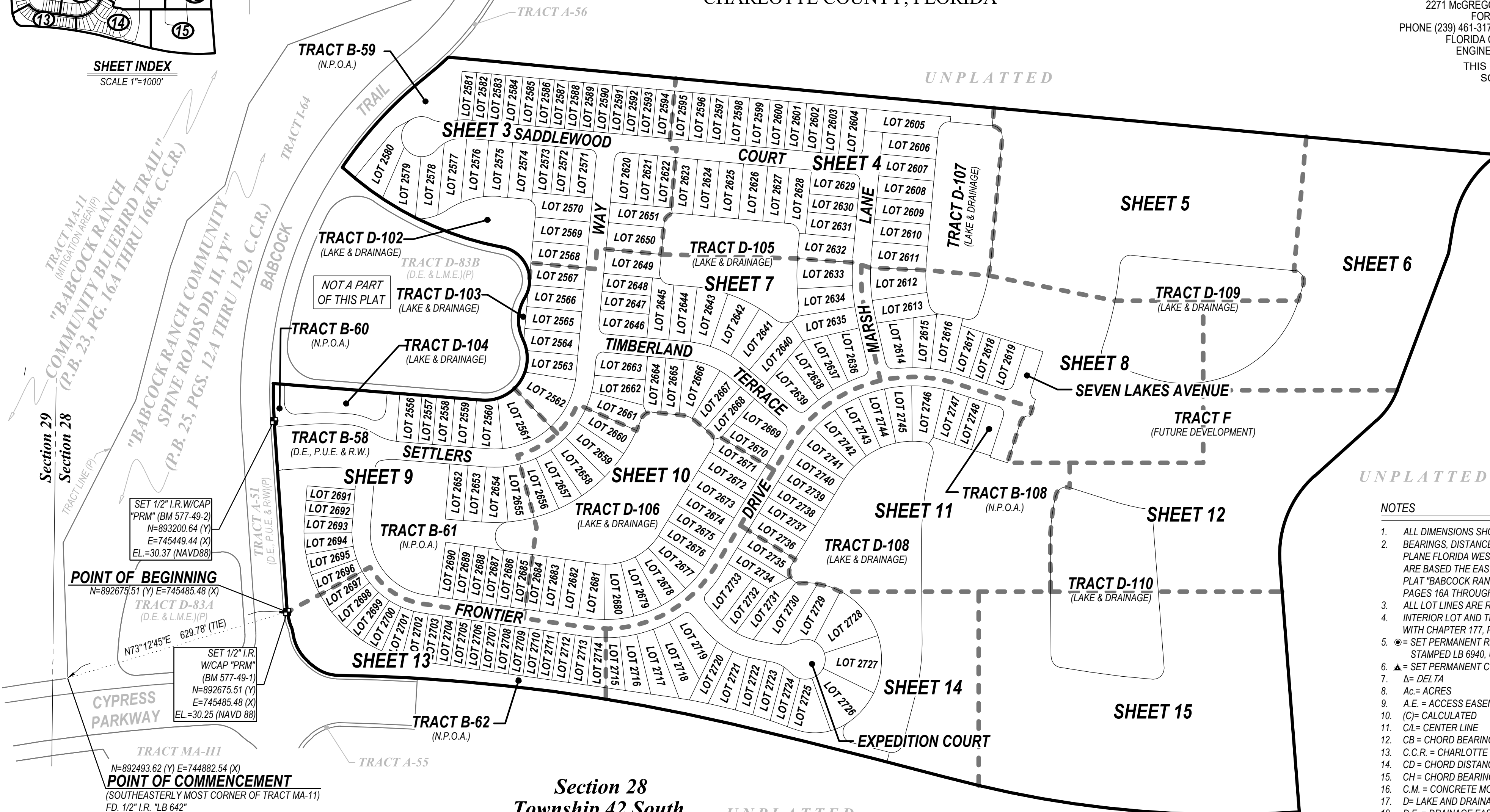
JAMES KELLY DAVIS, PSM
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7060

BABCOCK RANCH COMMUNITY CRESCENT LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 28,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=1000'



NOTES

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- BEARINGS, DISTANCES AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2011 ADJUSTMENT) AND ARE BASED THE EASTERLY LINE OF TRACT MA-11 OF THE RECORD PLAT "BABCOCK RANCH COMMUNITY BLUEBIRD TRAIL, PLAT BOOK 23, PAGES 16A THROUGH 16K, C.C.R., TO BEAR N01°52'45"W.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
- ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
- Δ = DELTA
- Ac = ACRES
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- (C) = CALCULATED
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- O.R. = OFFICIAL RECORD
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- S.F. = SQUARE FEET
- T.C.U.E. = TOWN AND COUNTRY UTILITY EASEMENT

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF TRACT MA-11, BABCOCK RANCH COMMUNITY BLUEBIRD TRAIL, AS RECORDED IN PLAT BOOK 23, PAGE 16A OF SAID PUBLIC RECORDS, THENCE N.73°12'45"E, A DISTANCE OF 629.78 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE N.03°55'35"W, A DISTANCE OF 526.37 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,110.00 FEET, (CHORD BEARING N.01°16'08"W, CHORD LENGTH 102.93 FEET) (DELTA 05°18'53") FOR A DISTANCE OF 102.96 FEET; THENCE S.85°24'51"E, A DISTANCE OF 571.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.51 FEET, (CHORD BEARING N.34°35'12"E, CHORD LENGTH 202.44 FEET) (DELTA 122°23'35") FOR A DISTANCE OF 246.75 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 118.56 FEET, (CHORD BEARING N.01°49'03"E, CHORD LENGTH 111.08 FEET) (DELTA 55°52'04") FOR A DISTANCE OF 115.61 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 92.71 FEET, (CHORD BEARING N.23°10'20"W, CHORD LENGTH 155.08 FEET) (DELTA 113°31'32") FOR A DISTANCE OF 183.69 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 898.77 FEET, (CHORD BEARING N.63°23'06"W, CHORD LENGTH 489.80 FEET) (DELTA 31°37'27") FOR A DISTANCE OF 496.07 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,110.00 FEET, (CHORD BEARING N.42°47'36"E, CHORD LENGTH 339.00 FEET) (DELTA 17°34'02") FOR A DISTANCE OF 340.33 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET, (CHORD BEARING N.48°37'41"E, CHORD LENGTH 81.28 FEET) (DELTA 05°53'51") FOR A DISTANCE OF 81.32 FEET; THENCE S.84°41'29"E, A DISTANCE OF 2,894.94 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET, (CHORD BEARING S.32°32'02"W, CHORD LENGTH 225.66 FEET) (DELTA 45°47'39") FOR A DISTANCE OF 231.79 FEET; THENCE S.09°38'13"W, A DISTANCE OF 81.70 FEET; THENCE S.20°33'43"W, A DISTANCE OF 402.65 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET, (CHORD BEARING S.34°19'19"W, CHORD LENGTH 99.90 FEET) (DELTA 27°31'12") FOR A DISTANCE OF 100.87 FEET; THENCE S.48°04'55"W, A DISTANCE OF 228.85 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET, (CHORD BEARING

S.21°49'09"W, CHORD LENGTH 256.64 FEET) (DELTA 52°31'31") FOR A DISTANCE OF 265.85 FEET; THENCE S.04°26'36"E, A DISTANCE OF 686.22 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,910.00 FEET, (CHORD BEARING N.85°19'10"W, CHORD LENGTH 883.35 FEET) (DELTA 17°27'36") FOR A DISTANCE OF 886.78 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,578.46 FEET, (CHORD BEARING N.75°49'15"W, CHORD LENGTH 96.01 FEET) (DELTA 01°32'14") FOR A DISTANCE OF 96.02 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 18,478.35 FEET, (CHORD BEARING N.75°59'17"W, CHORD LENGTH 603.67 FEET) (DELTA 01°52'19") FOR A DISTANCE OF 603.70 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,169.97 FEET, (CHORD BEARING N.81°45'48"W, CHORD LENGTH 872.29 FEET) (DELTA 09°40'43") FOR A DISTANCE OF 873.33 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,170.00 FEET, (CHORD BEARING N.87°49'45"W, CHORD LENGTH 221.33 FEET) (DELTA 02°27'11") FOR A DISTANCE OF 221.35 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 110.66 FEET, (CHORD BEARING N.67°56'26"W, CHORD LENGTH 72.21 FEET) (DELTA 38°05'14") FOR A DISTANCE OF 73.56 FEET; THENCE N.49°47'32"W, A DISTANCE OF 13.92 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.08 FEET, (CHORD BEARING N.28°04'28"W, CHORD LENGTH 92.51 FEET) (DELTA 43°24'20") FOR A DISTANCE OF 94.76 FEET; THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, (CHORD BEARING N.13°20'32"W, CHORD LENGTH 14.56 FEET) (DELTA 13°56'28") FOR A DISTANCE OF 14.60 FEET; THENCE N.20°18'46"W, A DISTANCE OF 17.99 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, (CHORD BEARING N.12°07'10"W, CHORD LENGTH 25.65 FEET) (DELTA 16°23'12") FOR A DISTANCE OF 25.74 FEET TO THE POINT OF BEGINNING. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF TRACT MA-11, BABCOCK RANCH COMMUNITY BLUEBIRD TRAIL, AS RECORDED IN PLAT BOOK 23, PAGE 16A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA WHEREIN SAID LINE BEARS N.01°52'45"W.

KEY MAP SHEET

Section 28
Township 42 South,
Range 26 East

PLAT BOOK _____ PAGE _____
 SHEET 3 OF 15

SHEET 3 OF 15

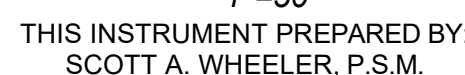


NOTES

- | | | | |
|---|---------------------------------------|---|--|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 7. Δ= DELTA | 19. E (X) = GRID EASTING | 30. N/R = NON-RADIAL |
| 2. BEARINGS, DISTANCES AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/ NSRS 2011 ADJUSTMENT) AND ARE BASED THE EASTERLY LINE OF TRACT MA-11 OF THE RECORD PLAT "BABCOCK RANCH COMMUNITY BLUEBIRD TRAIL, PLAT BOOK 23, PAGES 16A THROUGH 16K, C.C.R., TO BEAR N01°52'45"W. | 8. Ac.= ACRES | 20. FD. = FOUND | 31. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM |
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| 5. ☉= SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED. | 11. CL= CENTER LINE | 23. L= LENGTH | 34. P.B. = PLAT BOOK |
| 6. Δ= SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940 | 12. CB = CHORD BEARING | 24. L.A.E. = LAKE ACCESS EASEMENT | 35. PG. = PAGE |
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| | 18. D.E. = DRAINAGE EASEMENT | | |

UNPLATTED

***Section 28
Township 42 South,
Range 26 East***

**Barraco**
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

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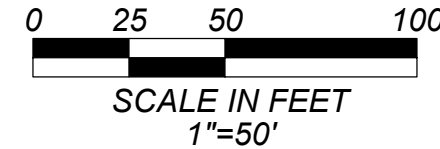
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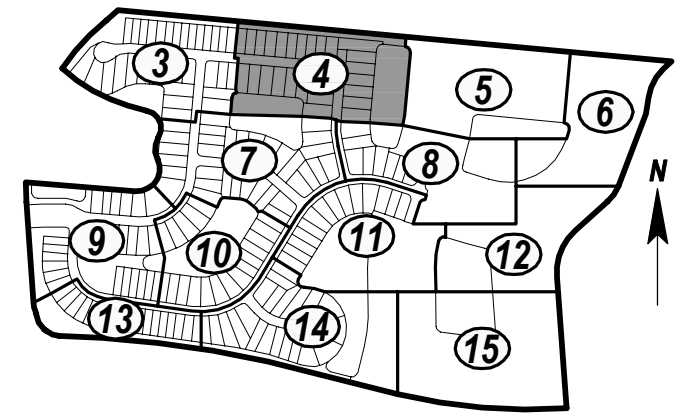
BABCOCK RANCH COMMUNITY CRESCENT LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 28,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



PLAT BOOK _____ PAGE _____

SHEET 4 OF 15

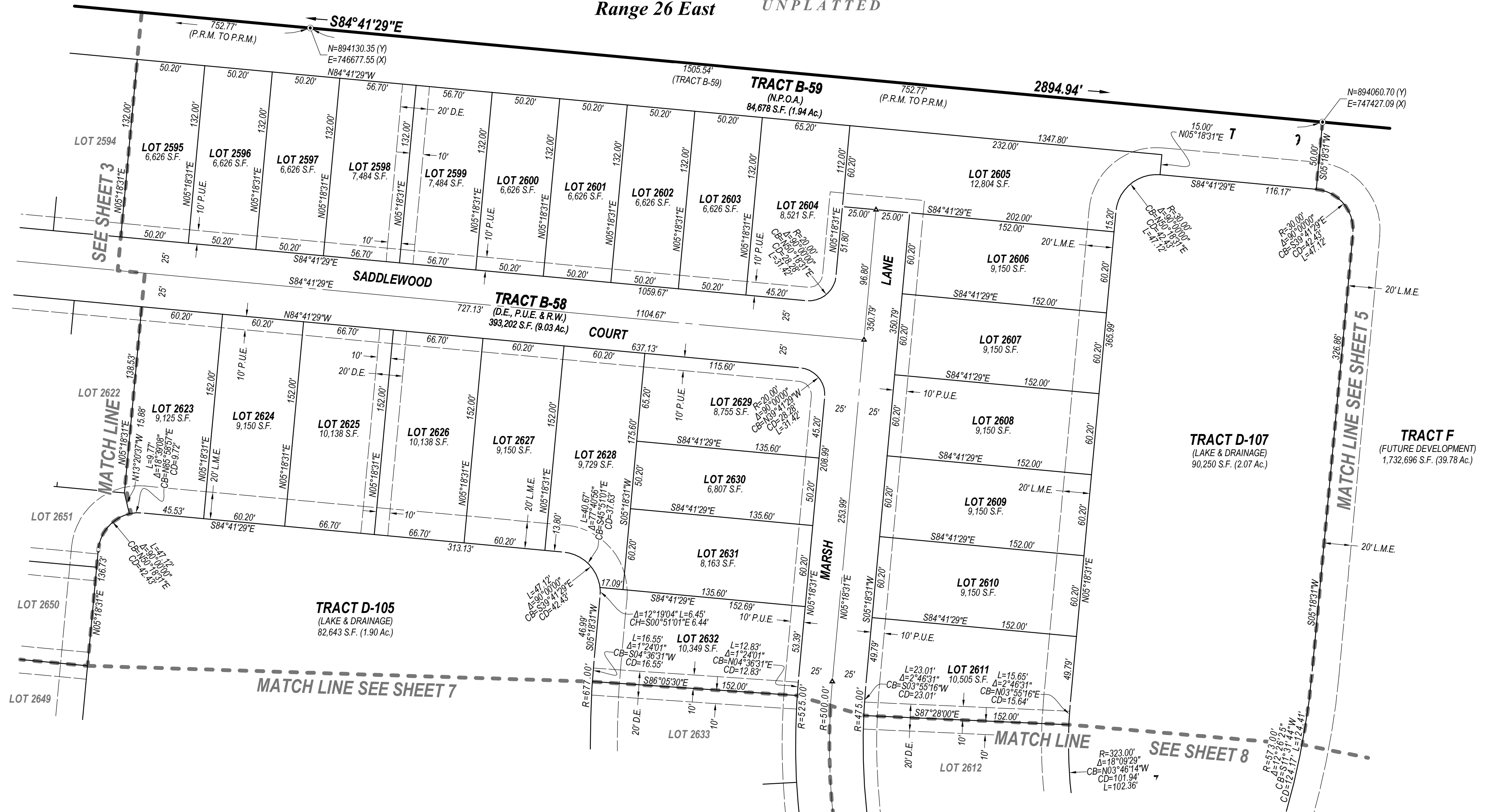


SHEET INDEX
SCALE 1"=1000'



Section 28 Township 42 South, Range 26 East

UNPLATTED



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

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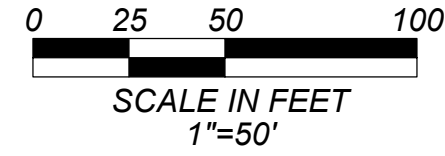
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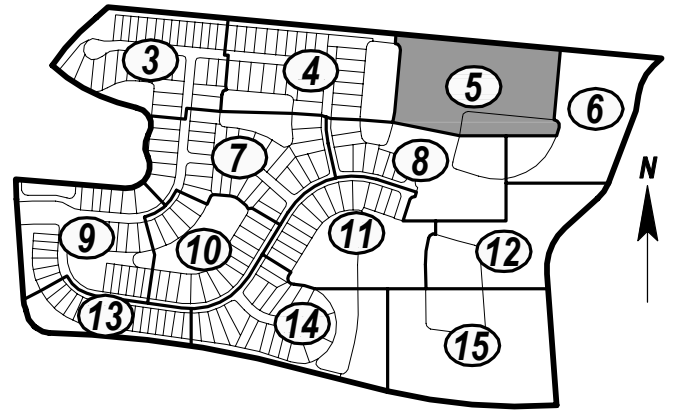
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CRESCENT LAKES PHASE 1**
A SUBDIVISION LYING IN SECTION 28,
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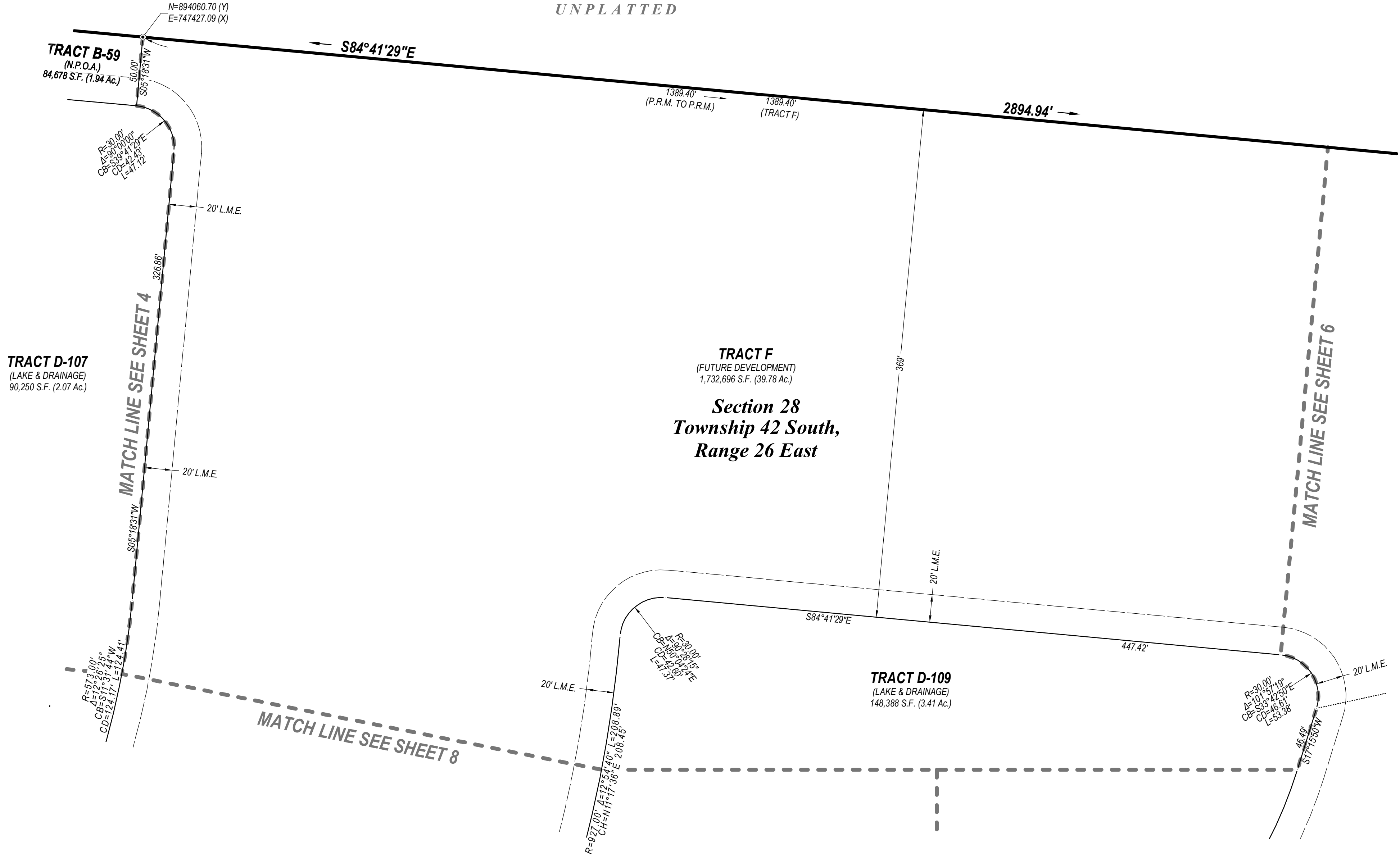


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SHEET 5 OF 15



SHEET INDEX
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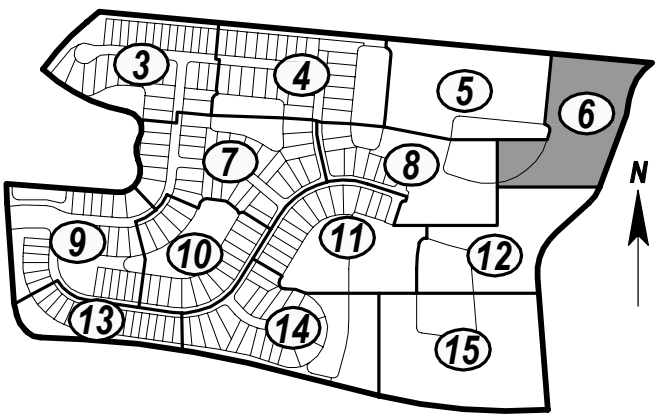
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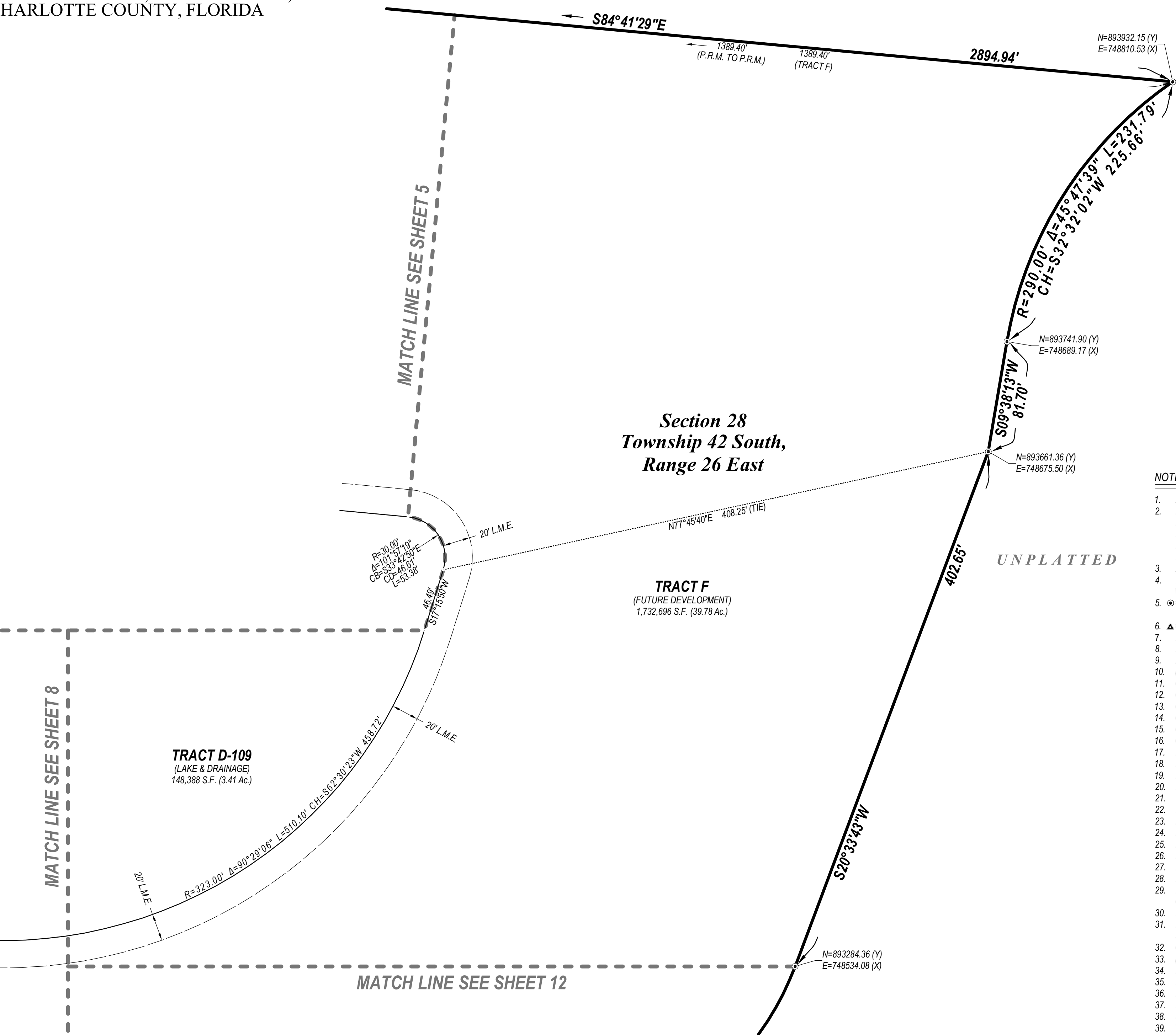
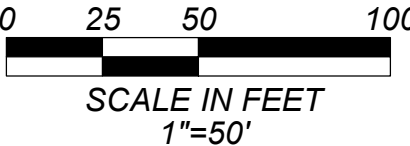


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(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

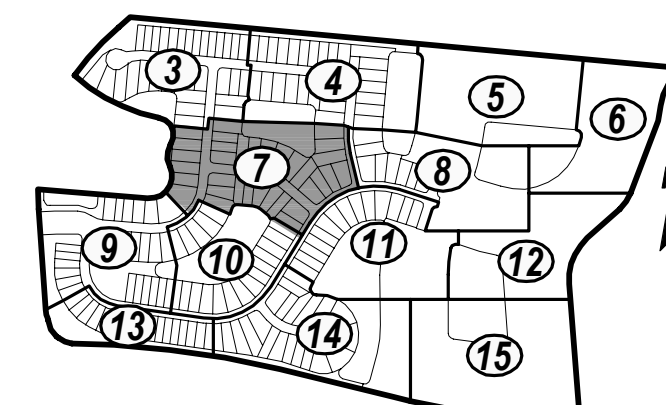


BABCOCK RANCH COMMUNITY
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A SUBDIVISION LYING IN SECTION 28,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
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TOWNSHIP 42 SOUTH, RANGE 26 EAST,
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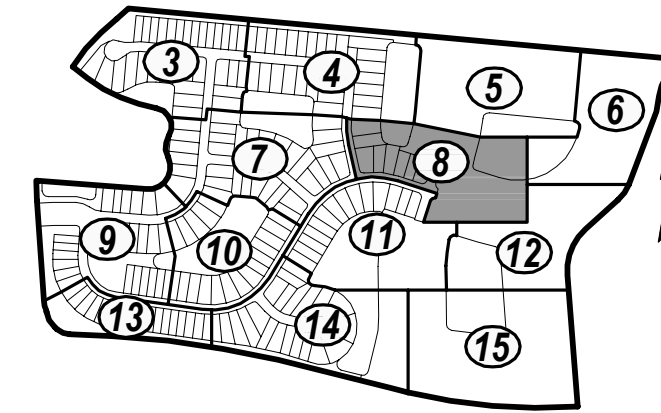
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SHEET 8 OF 15

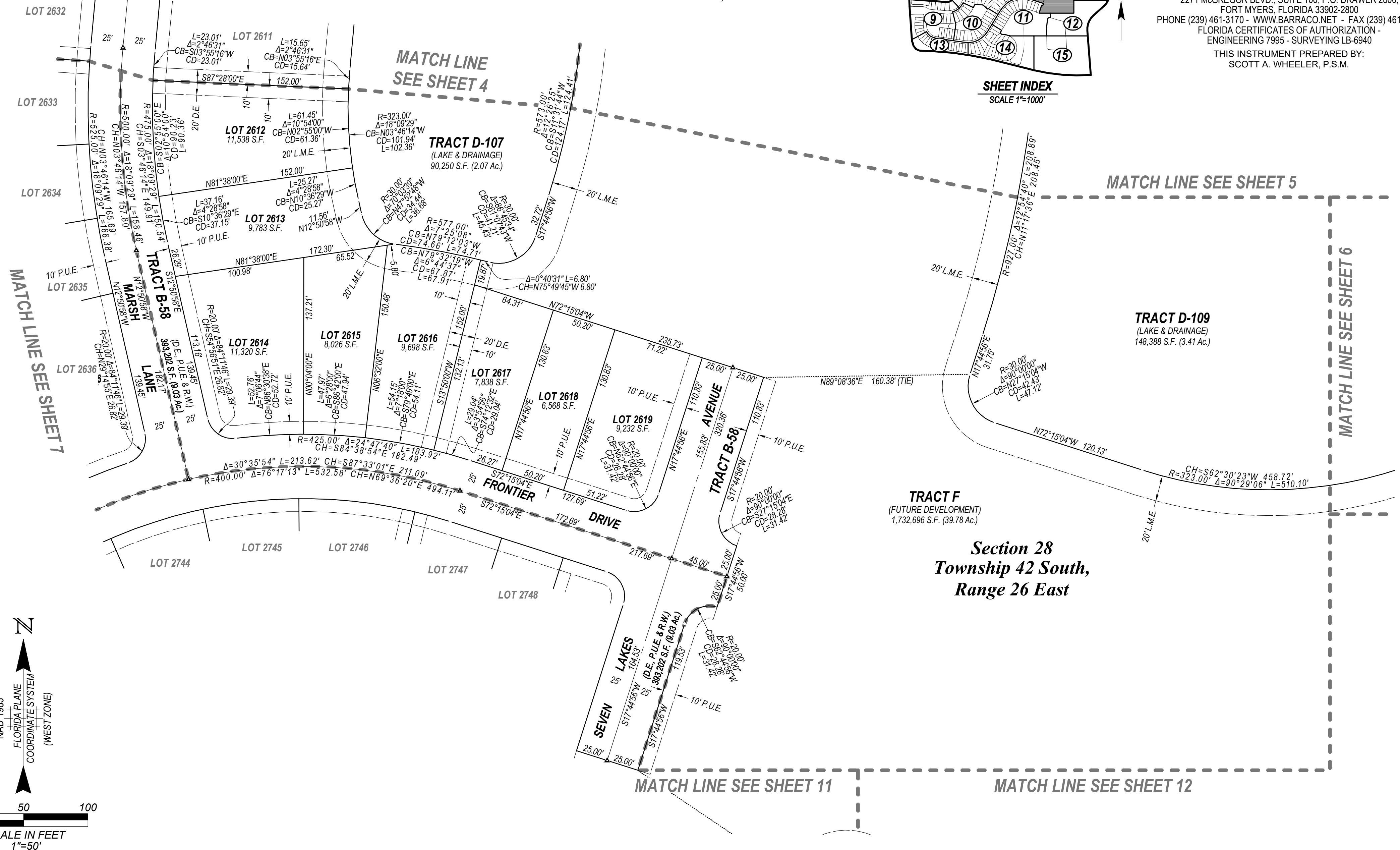
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CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
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FLORIDA CERTIFICATES OF AUTHORIZATION -
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THIS INSTRUMENT PREPARED BY:
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SHEET INDEX
SCALE 1"=1000'



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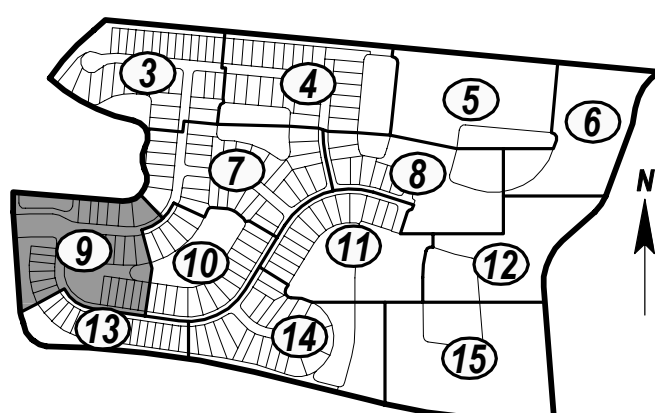
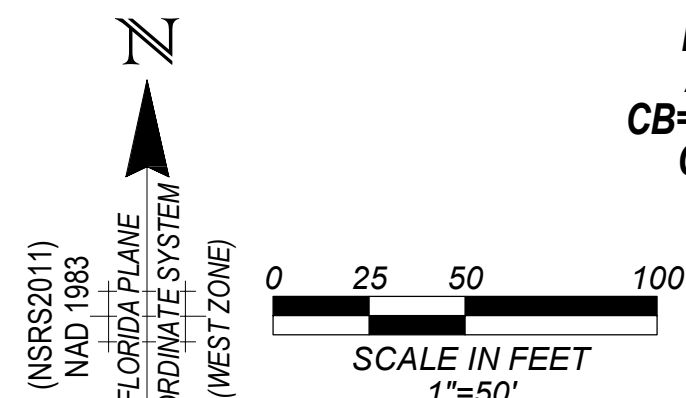
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CRESCENT LAKES PHASE 1

A SUBDIVISION LYING IN SECTION 28,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA

SHEET 9 OF 15

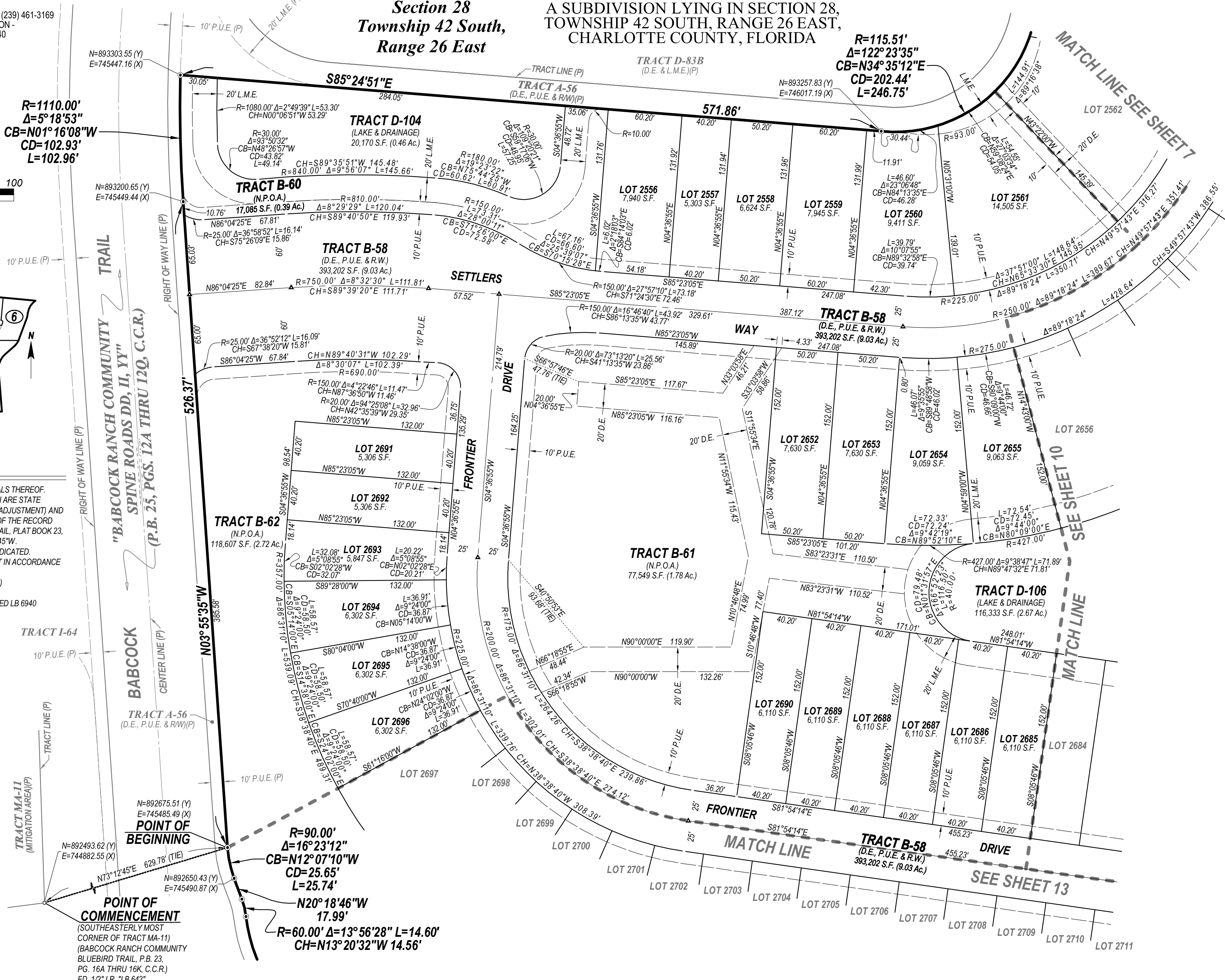
Section 28
Township 42 South,
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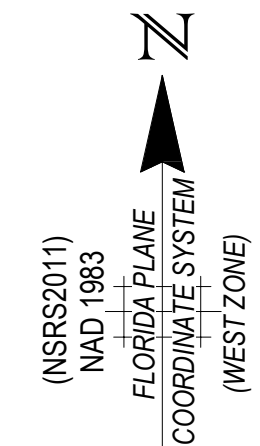
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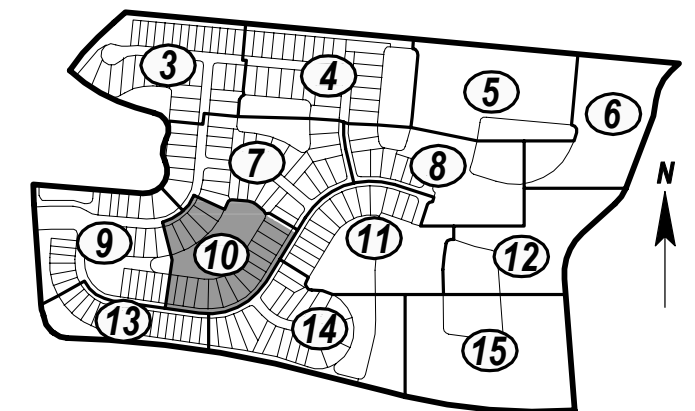
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PLAT BOOK _____ PAGE _____
SHEET 10 OF 15



0 25 50 100
SCALE IN FEET
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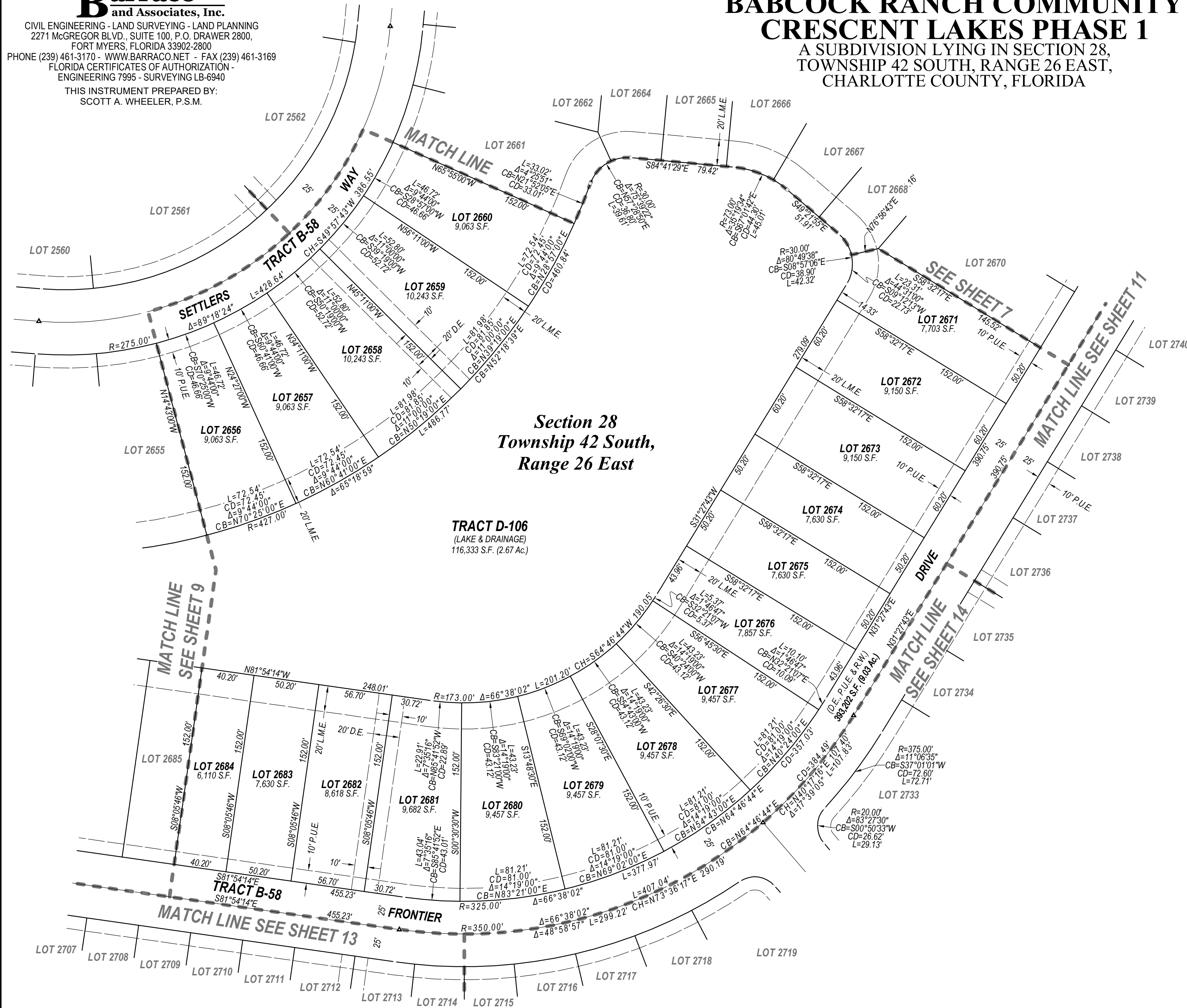
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Section 28
Township 42 South,
Range 26 East

TRACT D-106
(LAKE & DRAINAGE)
116,333 S.F. (2.67 Ac.)



BABCOCK RANCH COMMUNITY CRESCENT LAKES PHASE 1

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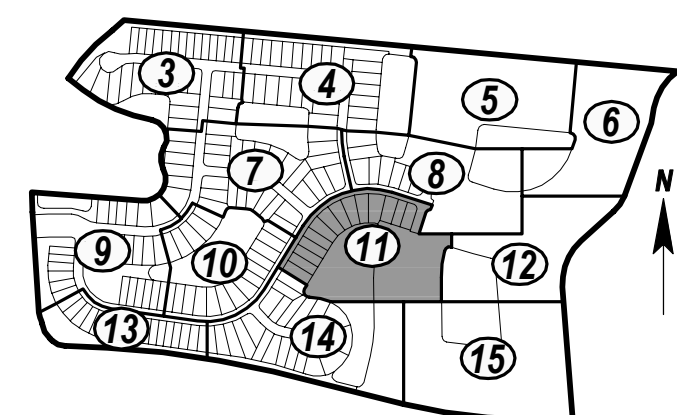
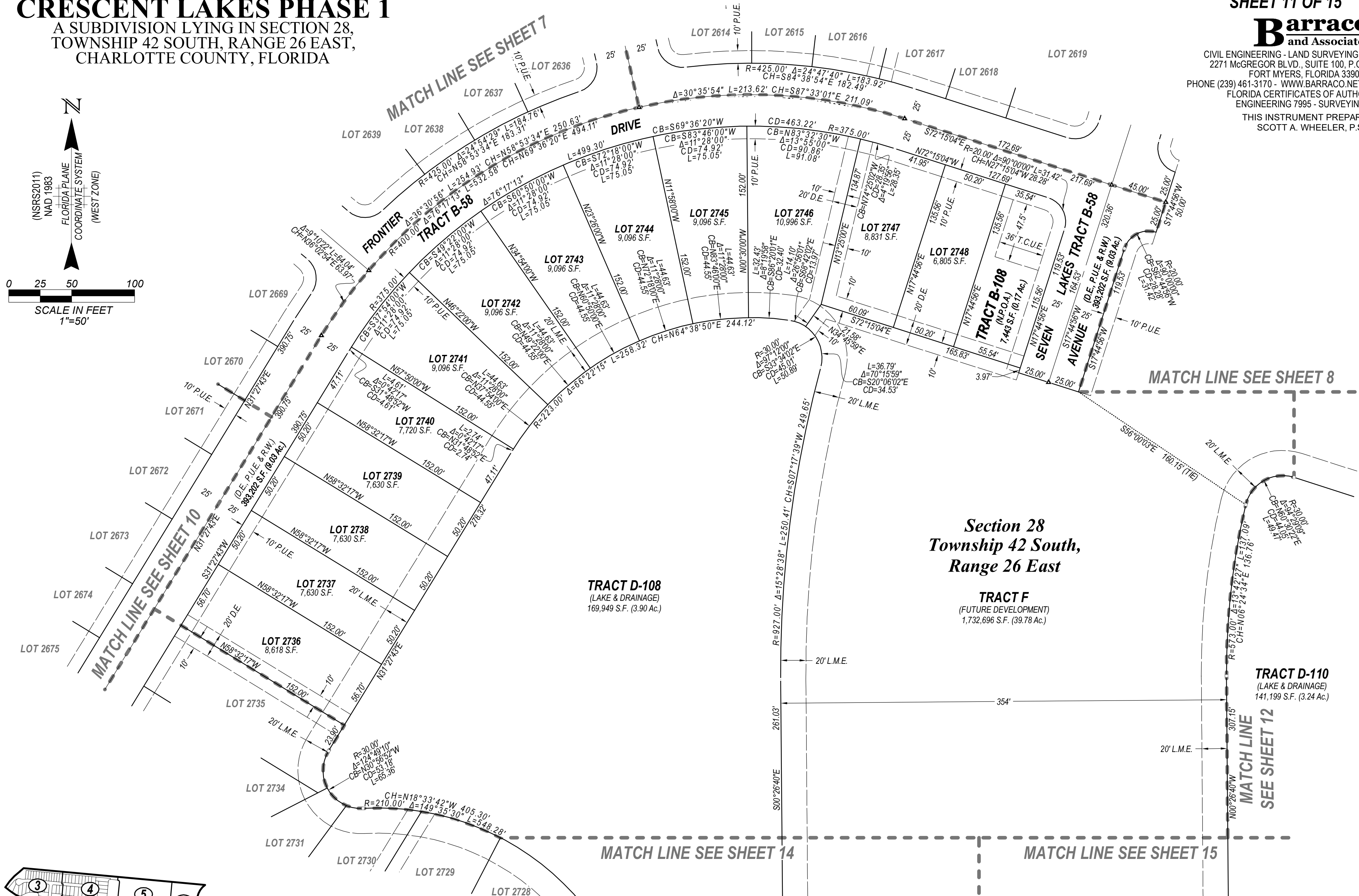
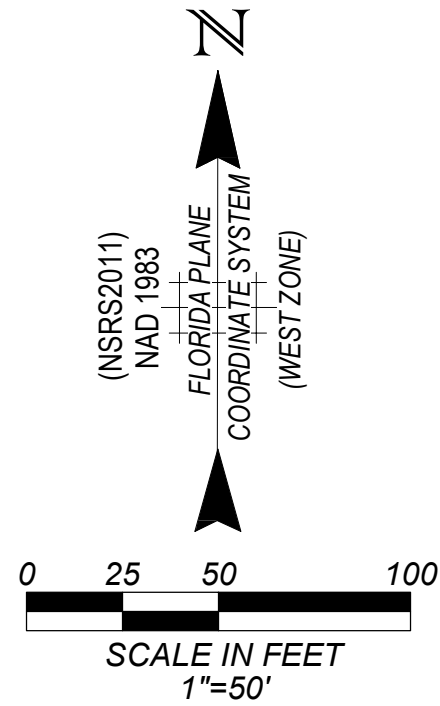
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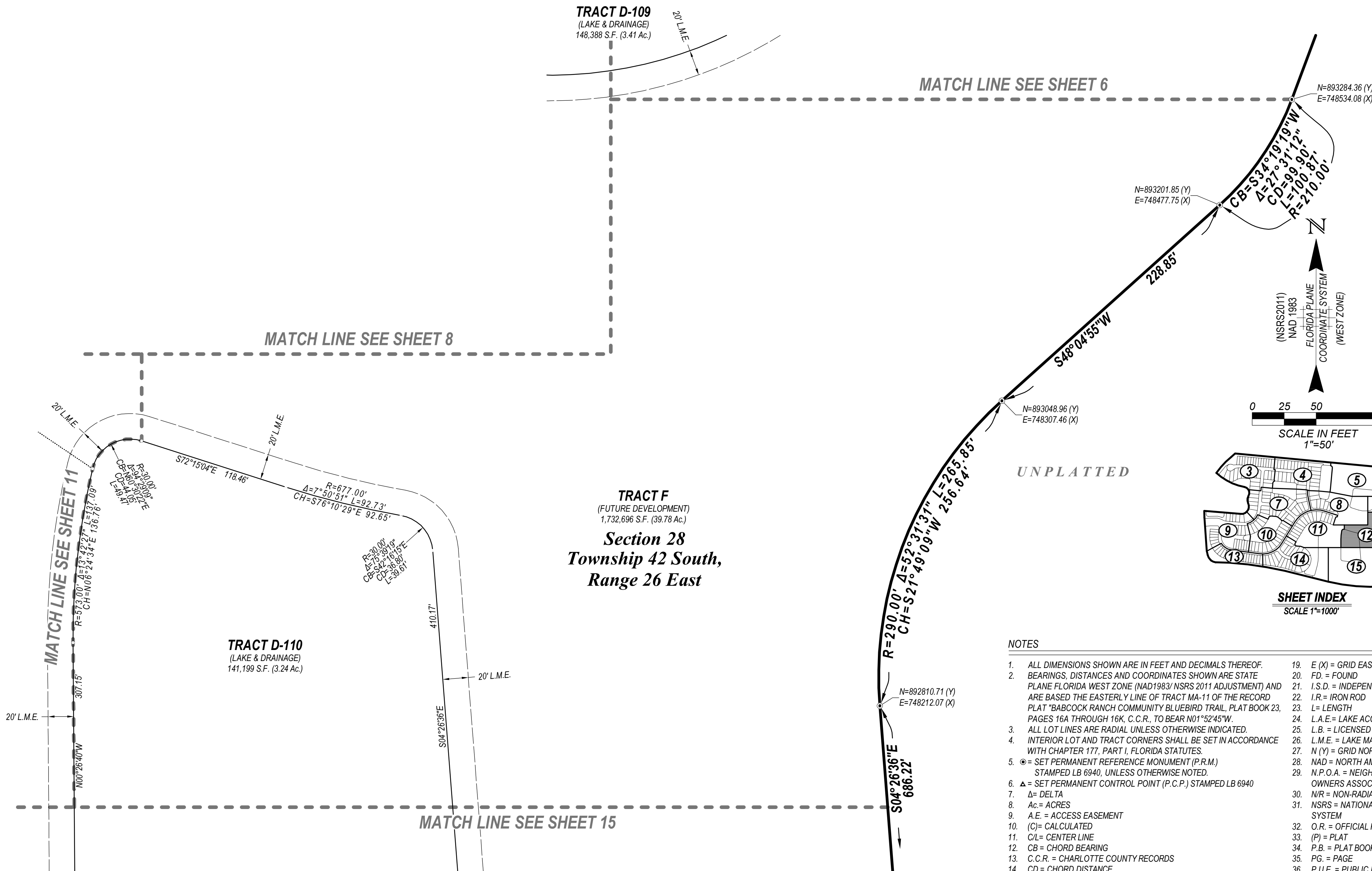


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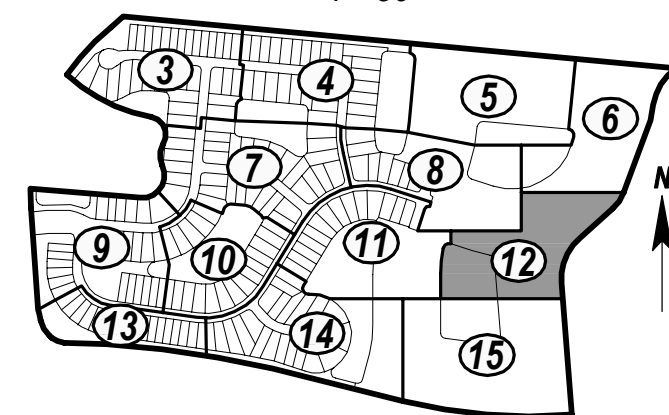
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**BABCOCK RANCH COMMUNITY
CRESCENT LAKES PHASE 1**
A SUBDIVISION LYING IN SECTION 28,
TOWNSHIP 42 SOUTH, RANGE 26 EAST,
CHARLOTTE COUNTY, FLORIDA



UNPLATTED



SHEET INDEX
SCALE 1"=1000'

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PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
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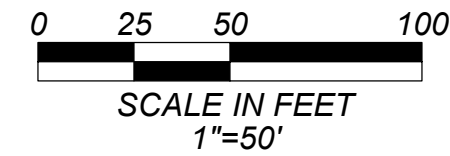
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

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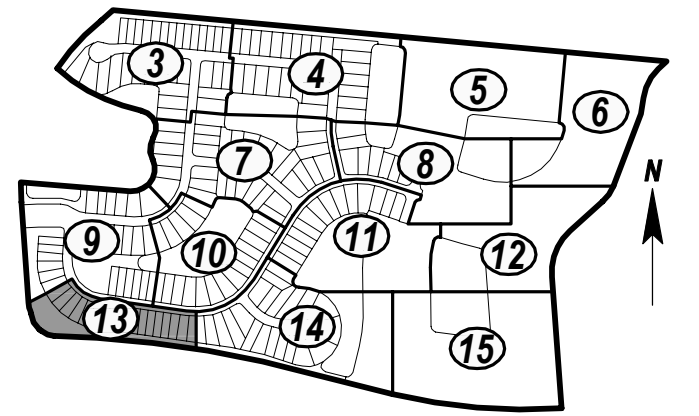
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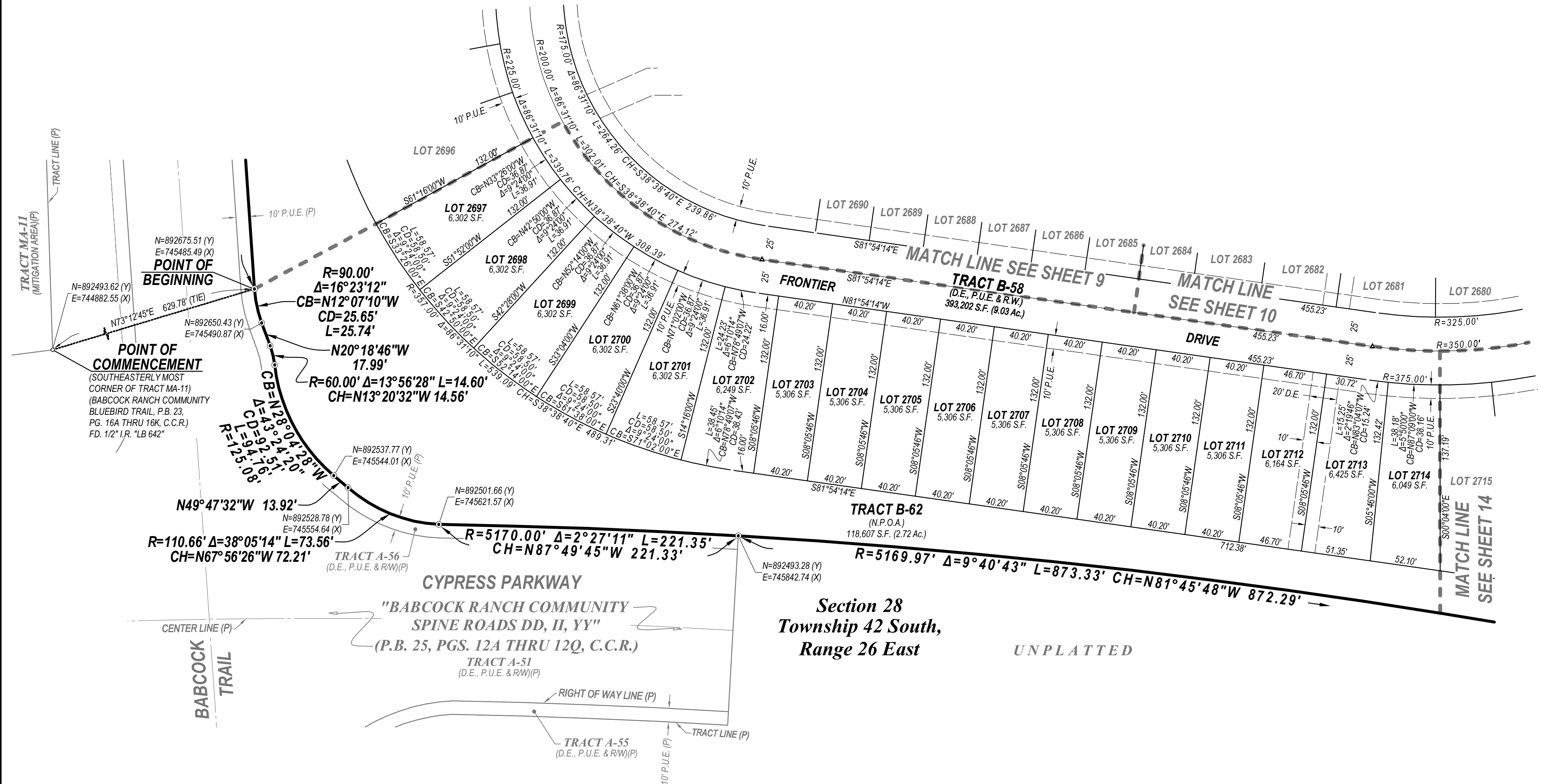
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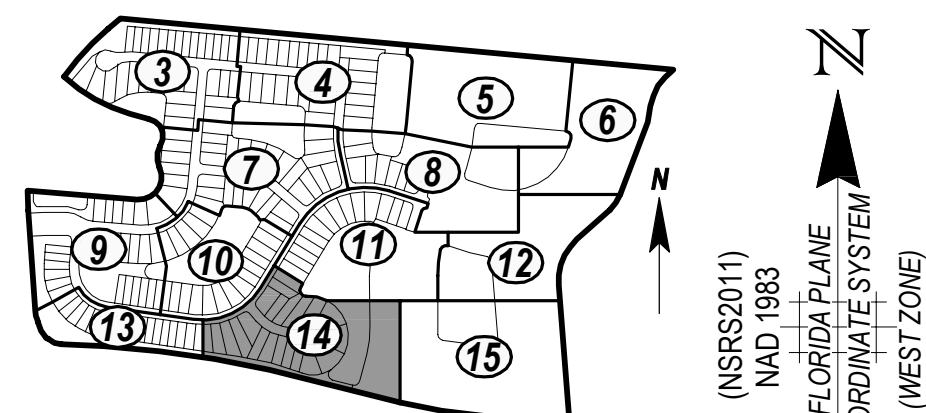
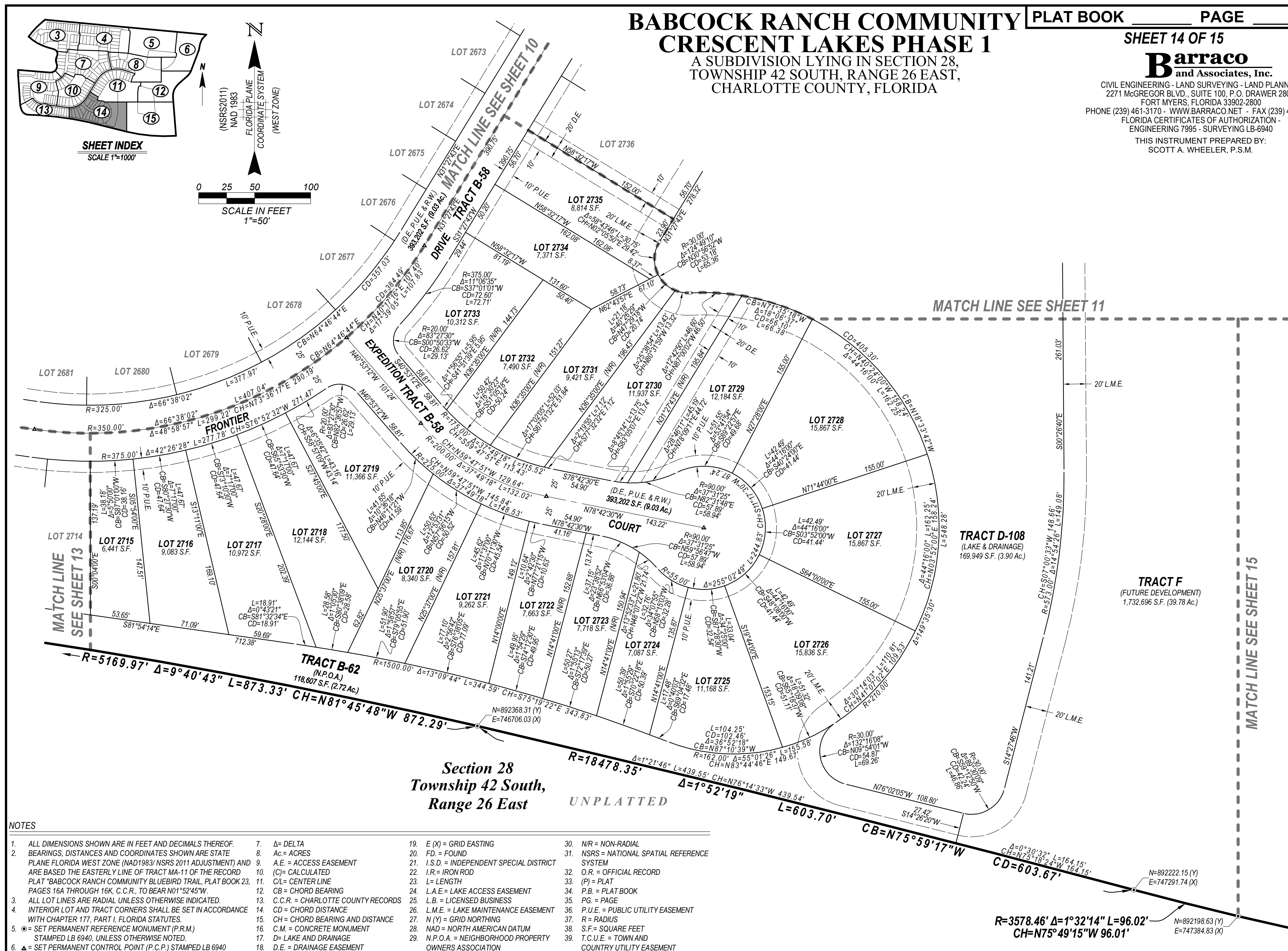


SHEET 13 OF 15



SHEET INDEX
SCALE 1"=1000'



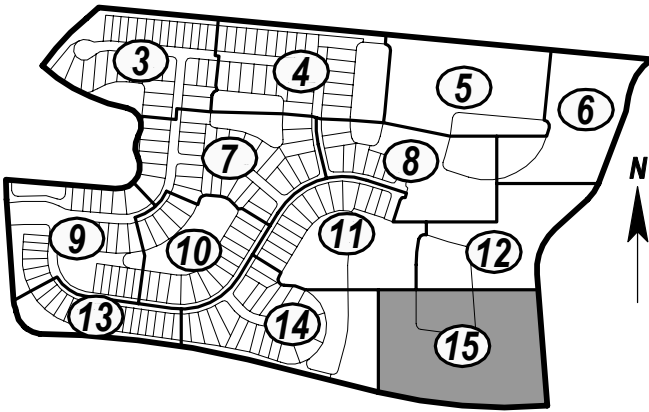
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SCALE 1"=1000'0 25 50 100
SCALE IN FEET
1"=50'Section 28
Township 42 South,
Range 26 East
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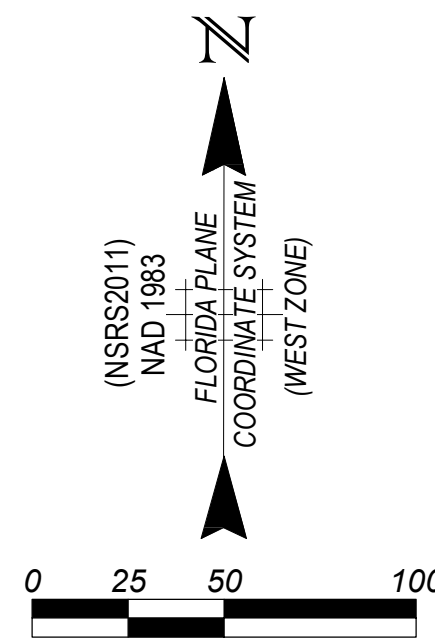
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PLAT BOOK _____ PAGE _____

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