

Crescent Lakes at Babcock Ranch – 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.

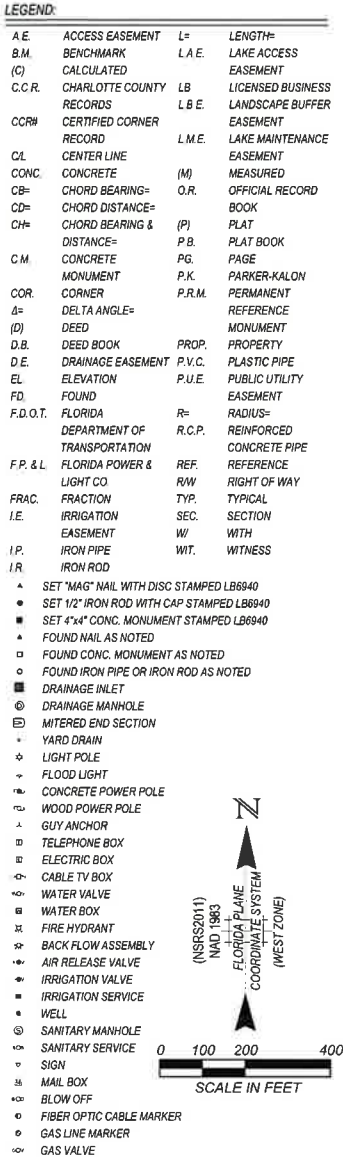
FROM SAID POINT OF BEGINNING, THENCE N.03°55'35"W., A DISTANCE OF 526.37 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,110.00 FEET,(CHORD BEARING N.01°16'08"W.)(CHORD 102.93 FEET)(DELTA 05°18'53") FOR A DISTANCE OF 102.96 FEET; THENCE S.85°24'51"E., A DISTANCE OF 571.86 FEET; THENCE ALONG 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 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 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

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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 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.

1. DATE OF LAST FIELD WORK: JUNE 22, 2002.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES, EXCEPT AS SHOWN OR NOTED HEREON.
4. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
5. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U. S. SURVEY FEET) GRID AND CAN BE DIVIDED BY 0.699994 TO OBTAIN GROUND DISTANCES.
6. BEARING AND COORDINATE DATA ARE FROM THE STATE PLANE FLORIDA WEST ZONE (NAD83) (NRSR 2010) AND ARE BASED THE EASTERLY LINE OF TRACT M-11 OF THE RECORD PLAT "BARBOC RANCH COMMUNITY BLUEBIRD TRAIL, PLAT BOOK 23, PAGES 16A THROUGH 16K, C.C.R. TO BEAR N01°52'45"W.
7. THERE ARE NO IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
8. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
9. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
10. ACCORDING TO A L.O.M.R. (LETTER OF MAP REVISION), CASE NO. 21-04-3081P, EFFECTIVE DATE: MAY 11, 2022, THE PROPERTY IS IN FLOOD ZONE AE AND FLOOD ZONE Y (OTHER AREAS OF FLOOD HAZARD) AND (OTHER FLOOD AREAS) AS SHOWN.
11. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 22098 O.G. COMMISSION NO. 2002-08, 2002 08 11:00 PM.
12. ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL POINT FROM THIS FIRM FROM BENCH MARK NATIONAL GEODETIC SURVEY G 6800 (PLD-DJ5230) (ELEVATION = + 6.83).



PART OF LAND LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF TRACT M-11, BABCOCK RANCH COMMUNITY BLUEBIRD TRAIL, AS RECORDED IN PLAT BOOK 23, PAGE 16A OF SAID PUBLIC RECORDS, THENCE N.73°12'42"E, A DISTANCE OF 629.78 FEET TO THE POINT OF BEGINNING.
 FROM SAID POINT OF BEGINNING, THENCE N.03°59'53"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°16'09"W, (CHORD LENGTH 102.93 FEET), (DELTA 05°18'35") FOR A DISTANCE OF 102.96 FEET; THENCE S.85°24'35"E, A DISTANCE OF 371.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 153.57 FEET, (CHORD BEARING N.43°35'12"E, (CHORD LENGTH 202.44 FEET), (DELTA 10°00'00") FOR A DISTANCE OF 153.57 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 18.63 FEET, (CHORD BEARING N.01°49'03"E, (CHORD LENGTH 111.08 FEET), (DELTA 55°57'04") 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°10'27"W, (CHORD LENGTH 155.08 FEET), (DELTA 11°31'32") FOR A DISTANCE OF 183.63 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 88.77 FEET, (CHORD BEARING N.63°23'06"W, (CHORD LENGTH 48.80 FEET), (DELTA 31°37'27") FOR A DISTANCE OF 49.67 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,110.00 FEET, (CHORD BEARING N.42°47'38"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°35'17") 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 RIGHT HAVING A RADIUS OF 1,110.00 FEET, (CHORD BEARING N.42°47'38"E, (CHORD LENGTH 339.00 FEET), (DELTA 17°34'02") FOR A DISTANCE OF 340.33 FEET; THENCE S.83°39'13"W, A DISTANCE OF 81.70 FEET; THENCE S.09°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 99.90 FEET), (DELTA 27°31'12") FOR A DISTANCE OF 100.87 FEET; THENCE S.54°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.12°40'19"E, (CHORD 256.64 FEET), (DELTA 32°31'31") FOR A DISTANCE OF 265.85 FEET; THENCE S.04°25'36"E, A DISTANCE OF 686.62 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°27'38") 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°49'15"W, (CHORD LENGTH 96.01 FEET), (DELTA 01°32'14") FOR A DISTANCE OF 96.02 FEET; THENCE S.56°59'17"W, A DISTANCE OF 1,569.97 FEET; THEND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,110.00 FEET, (CHORD BEARING N.81°45'08"W, (CHORD LENGTH 872.29 FEET), (DELTA 09°40'42") 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°49'55"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 50.00 FEET, (CHORD BEARING N.13°20'32"W, (CHORD LENGTH 14.56 FEET), (DELTA 13°56'28") FOR A DISTANCE OF 14.59 FEET; THENCE N.20°21'42"E, A DISTANCE OF 25.74 FEET; THENCE S.54°04'55"W, A DISTANCE OF 14.56 FEET; THENCE S.04°25'36"E, A DISTANCE OF 14.56 FEET; THENCE S.09°33'43"W, A DISTANCE OF 25.74 FEET TO THE POINT OF BEGINNING.
 BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF TRACT M-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°32'45"W.



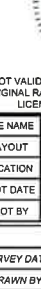
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
MERITAGE HOMES OF FLORIDA, INC.,
BABCOCK PROPERTY HOLDINGS, L.L.C.
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.

AND FURTHER CERTIFY THAT THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4 & 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 27, 2022.

SCOTT A. WHEELER (FOR THE FIRM - LB-5940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO 3949

DATE SIGNED: 10/6/22

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR
DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

	
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PREPARED FOR	
	
12220 TOWNE LAKE DRIVE, SUITE 75 FORT MYERS, FLORIDA 33913	
PHONE (239) 758-3826 https://www.meritagehomes.com/	
PROJECT DESCRIPTION	
<p>A PARCEL OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA</p>	
PROJECT SURVEYOR	
	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
FILE NAME	24012S01.DWG
LAYOUT	1
LOCATION	J:\24012\DWG\SURVEYING\
PLOT DATE	WED 6-29-2022 - 9:00 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	06-22-2022
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	52614, 531/22-23, 350/59
PLAN REVISIONS	
06-22-2022	UPDATE SURVEY
STRAP NUMBERS	
ALTA/NSPS LAND TITLE SURVEY	
PROJECT / FILE NO.	SHEET NUMBER
24012 28-42-26	1 OF 1