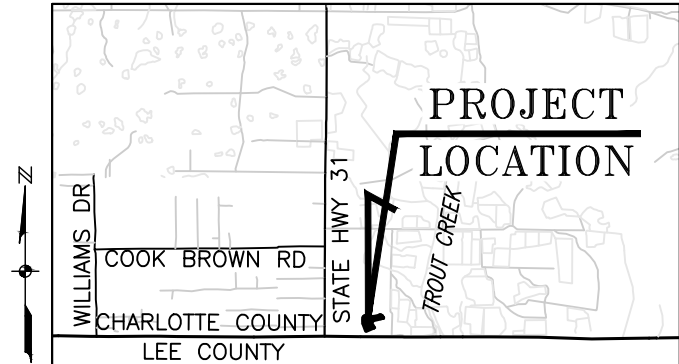


PREPARED BY:

JOHNSON
ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

CURRY PRESERVE COMMERCIAL AT BABCOCK RANCH

A SUBDIVISION IN
SECTIONS 31 & 32, TOWNSHIP 42 SOUTH, RANGE 26 EAST
BEING A REPLAT OF TRACTS E-35 AND I-73 AND PARTIAL REPLAT OF TRACT E-36,
BABCOCK RANCH COMMUNITY, SPINE ROAD EE5 & GG5, PLAT BOOK 26, PAGES 2A-2I
CHARLOTTE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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.

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT I-73, BABCOCK RANCH COMMUNITY SPINE ROAD EE5 & GG5, AS RECORDED IN PLAT BOOK 26, PAGES 2A THROUGH 2I, PUBLIC RECORDS, CHARLOTTE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT FOR THE FOLLOWING TEN (10) COURSES: (1) N.73°02'08"E., A DISTANCE OF 42.45 FEET; (2) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET, (DELTA 29°53'14") (CHORD BEARING N.87°58'45"E.), (CHORD 67.05 FEET) FOR A DISTANCE OF 67.81 FEET; (3) ON THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 2,465.00 FEET, (DELTA 33°15'11") (CHORD BEARING N.86°17'47"E.), (CHORD 1,410.63 FEET) FOR A DISTANCE OF 1,430.62 FEET; (4) ON THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET, (DELTA 30°18'21") (CHORD BEARING N.84°49'22"E.), (CHORD 67.96 FEET) FOR A DISTANCE OF 68.76 FEET; (5) S.80°01'28"E., A DISTANCE OF 58.60 FEET; (6) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 156.00 FEET, (DELTA 42°05'04") (CHORD BEARING S.58°58'56"E.), (CHORD 112.03 FEET) FOR A DISTANCE OF 114.58 FEET; (7) ON THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 622.94 FEET, (DELTA 06°13'11") (CHORD BEARING S.34°49'48"E.), (CHORD 67.59 FEET) FOR A DISTANCE OF 67.62 FEET; (8) S.35°12'01"E., A DISTANCE OF 32.30 FEET; (9) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 680.00 FEET, (DELTA 10°22'41") (CHORD BEARING S.40°23'22"E.), (CHORD 123.00 FEET) FOR A DISTANCE OF 123.17 FEET; (10) S.44°25'18"W., A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF TRACT E-35, SAID PLAT OF BABCOCK RANCH COMMUNITY SPINE ROAD EE5 & GG5; THENCE ALONG THE SOUTHERLY LINE OF TRACT E-35 FOR THE FOLLOWING FOUR (4) COURSES: (1) ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 721.80 FEET, (DELTA 17°02'12") (CHORD BEARING S.82°13'37"W.), (CHORD 213.84 FEET) FOR A DISTANCE OF 214.63 FEET; (2), S.76°26'38"W., A DISTANCE OF 630.83 FEET; (3) S.68°34'54"W., A DISTANCE OF 84.00 FEET; (4) S.60°40'05"W., A DISTANCE OF 349.65 FEET; THENCE S.29°19'55"E., CONTINUING ALONG SAID SOUTHERLY LINE AND SOUTHEASTERLY PROJECTION OF SAID SOUTHERLY LINE, A DISTANCE OF 635.38 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, (DELTA 06°29'44") (CHORD BEARING S.70°15'12"W.), (CHORD 5.10 FEET) FOR A DISTANCE OF 5.10 FEET; THENCE S.67°00'20"W., A DISTANCE OF 833.87 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF TRACT A-57, SAID PLAT OF BABCOCK RANCH COMMUNITY SPINE ROAD EE5 & GG5; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) N.20°19'43"W., A DISTANCE OF 711.66 FEET; (2) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET, (DELTA 38°28'33") (CHORD BEARING N.01°05'27"W.), (CHORD 632.62 FEET) FOR A DISTANCE OF 644.67 FEET; (3) N.18°08'50"E., A DISTANCE OF 59.12 FEET; (4) ON THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, (DELTA 54°07'15") (CHORD BEARING N.45°12'04"E.), (CHORD 90.99 FEET) FOR A DISTANCE OF 94.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.69 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 83(99) U.S. SURVEY FEET. WHEREIN THE SOUTHERLY LINE OF TRACT E-35, BABCOCK RANCH COMMUNITY SPINE ROAD EE5 & GG5, CHARLOTTE COUNTY, FLORIDA, BEARS S60°40'05"W.

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 THIS 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
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7060

SURVEYOR'S CERTIFICATION

"KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE PLAT IS BASED ON A BOUNDARY SURVEY THAT CONFORMS WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17. I FURTHER CERTIFY THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE APPLICABLE CHARLOTTE COUNTY REGULATIONS, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE INSTALLED ON AUGUST 30, 2022. THE PERMANENT CONTROL POINTS (PCPS) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT (WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND).

KEVIN M. RISCASSI (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6433

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, _____, 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 _____, 2022 A.D.

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

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 _____, 2022 A.D.

CHAIRPERSON, CHARLOTTE COUNTY PLANNING AND ZONING BOARD
MICHAEL GRAVESEN

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING. THIS DAY OF _____, 2022 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 _____, 2022 A.D.

WILLIAM G. TRUEX
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

PLAT BOOK _____ PAGE _____

SHEET 1 OF 3

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BABCOCK PROPERTY HOLDINGS, L.L.C. ("BPH") AS TO TRACTS "E-35" AND "E-36" ONLY, AND BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT ("ISD"), AS TO TRACTS "I-73" (COLLECTIVELY REFERRED TO AS "OWNERS") CERTIFY THAT THEY ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT OF CURRY PRESERVE COMMERCIAL AT BABCOCK RANCH ("PLAT"), A SUBDIVISION LYING IN, SECTIONS 31 & 32, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA AND HEREBY DEDICATES THE FOLLOWING TRACTS AND EASEMENTS:

1. OWNER DOES HEREBY DEDICATE AND SET APART TRACT "A-66" AS SHOWN AND DESCRIBED ON THIS PLAT FOR PUBLIC ROADWAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE, SIGNS, UTILITIES, AND OTHER PROPER PURPOSES TO THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT ("ISD") PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS, ASSIGNS, AND DESIGNEES, A NON-EXCLUSIVE EASEMENT ON, OVER, AND UNDER TRACT "A-66" 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 "A-66" FOR ROAD RIGHT-OF-WAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE AND UTILITIES.

2. OWNER DOES HEREBY DEDICATE TO THE ISD, AND MSKP TOWN AND COUNTRY UTILITY, LLC D /B /A TOWN AND COUNTRY UTILITIES ("TCU") AND BABCOCK RANCH IRRIGATION, LLC ("BRI"), 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 AND INTERNET SERVICES; 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 ISD.

3. ISD DOES HEREBY DEDICATE TO TCU, THE TOWN AND COUNTRY UTILITY EASEMENTS ("TCUE"), AS SHOWN ON THIS PLAT, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ITS FACILITIES, PROVIDED, HOWEVER, THAT ISD DOES HEREBY GRANT UNTO TCU, ITS SUCCESSORS, AND ASSIGNS A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER THE TCUE.

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 OF 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, THE UNDERSIGNED HAS SET ITS HAND AND SEAL THIS _____ DAY OF _____, 2022.

BABCOCK PROPERTY HOLDINGS, L.L.C.

BY: _____

PRINT NAME: _____

TITLE: _____

WITNESSES: _____

PRINT NAME: _____

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF CHARLOTTE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022,

BY _____
AS _____
OF BABCOCK PROPERTY HOLDINGS, L.L.C.
A FLORIDA NOT FOR PROFIT CORPORATION.
HE [] IS PERSONALLY KNOWN TO ME
OR [] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY SEAL:

NOTARY PUBLIC _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

BABCOCK RANCH COMMUNITY
INDEPENDENT SPECIAL DISTRICT, A LOCAL
UNIT OF SPECIAL PURPOSE GOVERNMENT

BY: _____

PRINT NAME: _____

TITLE: _____

WITNESSES: _____

PRINT NAME: _____

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF CHARLOTTE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____

AS _____
OF BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT,
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT.
HE [] IS PERSONALLY KNOWN TO ME
OR [] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY SEAL:

NOTARY PUBLIC _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PREPARED BY:
JOHNSON
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P.O. BOX 1550
FORT MYERS, FLORIDA 33901

**CURRY PRESERVE COMMERCIAL
AT BABCOCK RANCH**
A SUBDIVISION IN
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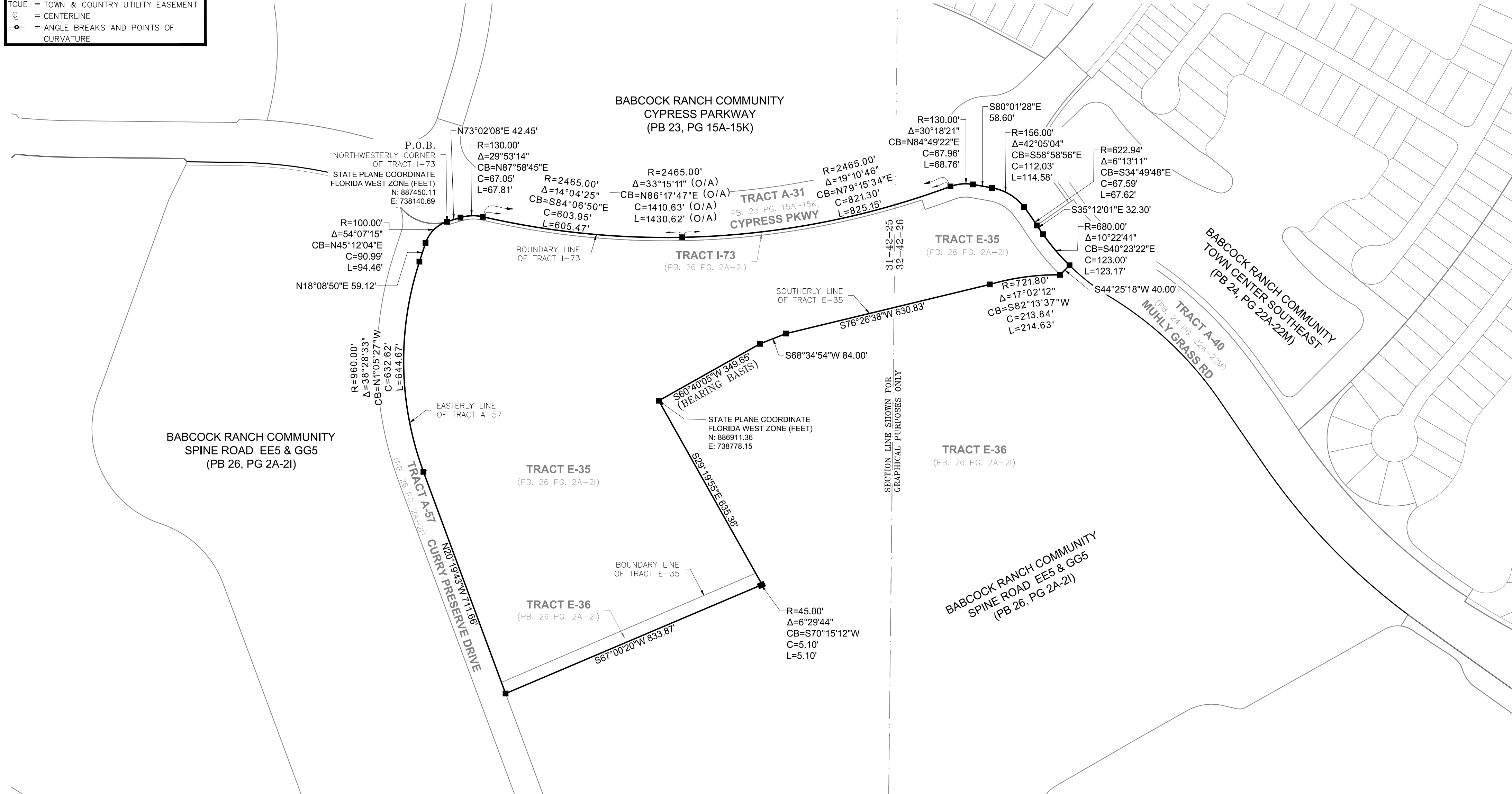
PLAT BOOK _____ PAGE _____

- NOTES**
- SHEET 2 OF 3**
1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 1" GALVANIZED STEEL PIPES WITH ALUMINUM CAP SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
 2. ⊙ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
 3. ALL CURVES INDICATED ARE CIRCULAR.
 4. BEARINGS ARE BASED ON STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 83(99) U.S. SURVEY FEET. THE SOUTHERLY LINE OF TRACT E-35, BABCOCK RANCH COMMUNITY SPINE ROAD EE5 & GG5, BEING S60°40'05"W.
 5. VERTICAL DATA (ELEVATIONS) SHOWN HEREON ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 6. ALL DIMENSIONS ARE IN GRID FEET AND DECIMALS THEREOF.

| LEGEND | |
|--------|----------------------------------------|
| TRACTS | |
| A | = ROAD RIGHT OF WAY |
| POB | = POINT OF BEGINNING |
| R | = RADIUS |
| Δ | = DELTA ANGLE |
| CB | = CHORD BEARING |
| C | = CHORD |
| L | = ARC LENGTH |
| (O/A) | = OVERALL |
| RWE | = RIGHT-OF-WAY EASEMENT |
| AE | = ACCESS EASEMENT |
| PUE | = PUBLIC UTILITY EASEMENT |
| DE | = DRAINAGE EASEMENT |
| TCUE | = TOWN & COUNTRY UTILITY EASEMENT |
| CL | = CENTERLINE |
| ● | = ANGLE BREAKS AND POINTS OF CURVATURE |



(INTENDED DISPLAY SCALE: 1"=200')



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PLAT BOOK _____ PAGE _____

NOTES SHEET 3 OF 3

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- ALL DIMENSIONS ARE IN GRID FEET AND DECIMALS THEREOF.

