



## DESCRIPTION

CURRY PRESERVE COMMERCIAL

AT

BABCOCK RANCH

LYING IN

SECTIONS 31 & 32, TOWNSHIP 42 SOUTH, RANGE 26 EAST  
BEING A REPLAT OF TRACT E-35, AND TRACT 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

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.

BABCOCK PROPERTY  
HOLDINGS, L.L.C.

CURRY PRESERVE COMMERCIAL  
AT

BABCOCK RANCH

SECTIONS 31 & 32, TOWNSHIP 42 SOUTH, RANGE 28 EAST  
CHARLOTTE COUNTY, FLORIDA

REVISIONS

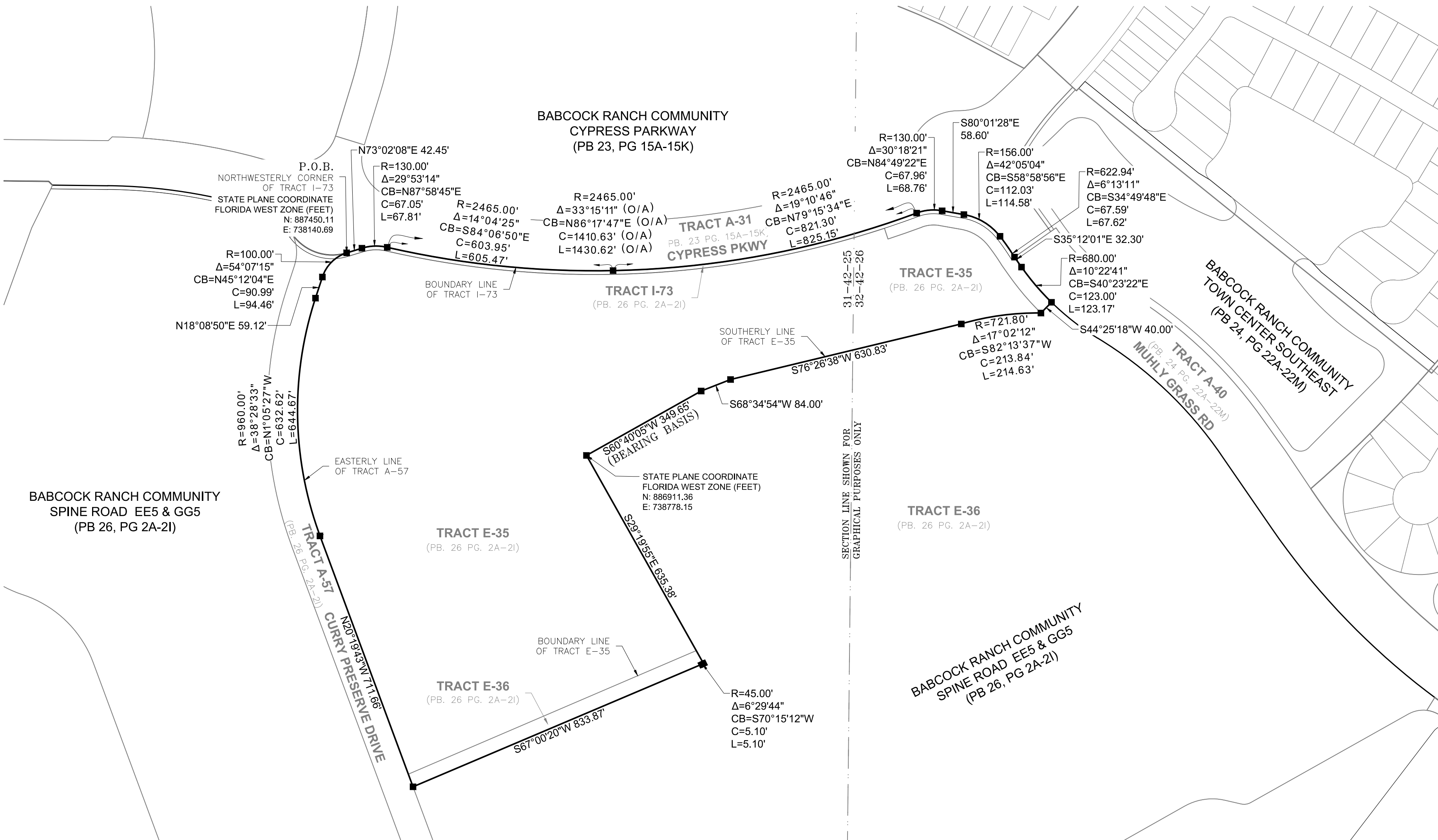
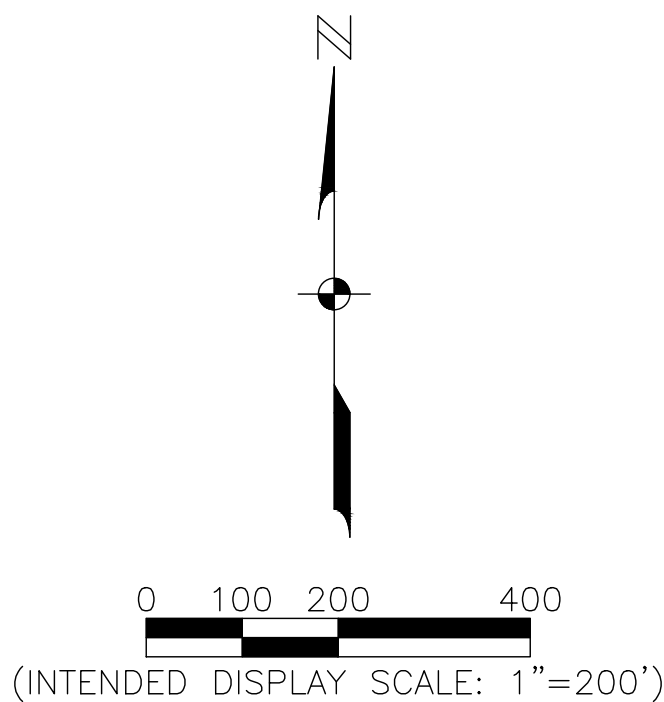
DATE	DESCRIPTION

DATE:	11/8/2022
PROJECT NO.	20192003-034
FILE NO.	31-42-26
SCALE:	1"=200'

BOUNDARY  
SURVEY

SHEET NUMBER

1 OF 1



LEGEND:

P.O.B. = POINT OF BEGINNING  
PB = PLAT BOOK  
PG = PAGE  
(O/A) = OVERALL  
N = NORTHING (FEET)  
E = EASTING (FEET)

■ = 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)

NOTES:

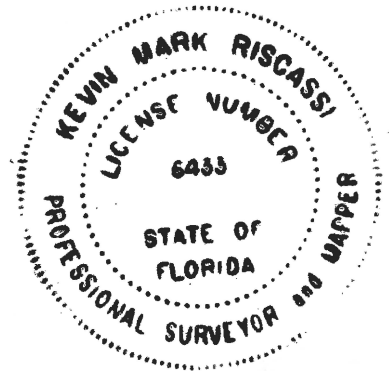
- DATE OF LAST FIELDWORK: OCTOBER 4, 2022.
- COORDINATES AND HORIZONTAL DATA SHOWN HEREON ARE IN FEET AND ARE PROJECTED ONTO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 1999 ADJUSTMENT.
- BEARING REFERENCE: THE SOUTHERLY LINE OF TRACT E-35, BABCOCK RANCH COMMUNITY SPINE ROAD EE5 & GG5, CHARLOTTE COUNTY, FLORIDA, WHEREIN SAID SOUTHERLY LINE BEARS S60°40'05"W.
- SUBSTANTIAL VISIBLE IMPROVEMENTS OTHER THAN THOSE SHOWN, NOT LOCATED. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. A TITLE COMMITMENT AND/OR ABSTRACT OF TITLE WAS NOT PROVIDED TO THE SURVEYOR.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM. 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. THIS SURVEY DOES NOT PURPORT TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE OR LOCAL AGENCY.
- THIS SURVEY DOES NOT DETERMINE PROPERTY OWNERSHIP OR PROPERTY RIGHTS. THIS SURVEY LOCATED THE BOUNDARY IN ACCORDANCE WITH AND IN RELATION TO THE LEGAL DESCRIPTION.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- OFFSITE EASEMENTS BENEFITING THE SUBJECT PROPERTY ARE SHOWN ONLY WHERE THEY CONNECT TO THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT I-73, BABCOCK RANCH COMMUNITY SPINE ROAD EE5 & GG5, AS RECORDED IN PLAT BOOK 26, PAGE 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.

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This item has been electronically signed and sealed by Kevin Riscassi using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THIS SURVEY IS ONLY FOR THE BENEFIT OF:

BABCOCK PROPERTY HOLDINGS, L.L.C.  
CHARLOTTE COUNTY

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

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

DATE: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS CERTIFICATION IS TO THE DATE OF LAST FIELD WORK AS SHOWN IN NOTE 1 AND NOT THE SIGNATURE DATE.