

PREPARED BY:

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

BABCOCK RANCH COMMUNITY, PHASE 1B3

A SUBDIVISION BEING

A REPLAT OF TRACTS E-9, I-28, & R-12

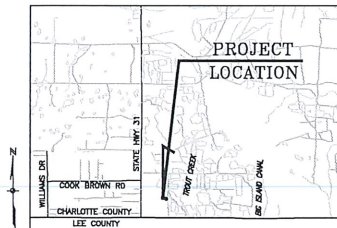
BABCOCK RANCH COMMUNITY PHASE 1B2, PLAT BOOK 22, PAGES 13A - 13I

SECTIONS 31 & 32, TOWNSHIP 42 SOUTH, RANGE 26 EAST

CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 5



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

A PARCEL OF LAND LYING IN SECTIONS 31 & 32, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT E-9, TRACT I-28 AND TRACT R-12 OF BABCOCK RANCH COMMUNITY, PHASE 1B2, AS RECORDED IN PLAT BOOK 22, PAGES 13A THROUGH 13I, OF THE CHARLOTTE COUNTY PUBLIC RECORDS.

CONTAINING 449,720.02 SQUARE FEET OR 10.32 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREIN ABOVE ARE BASED ON THE WEST LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHEREIN SAID EASTERLY LINE BEARS S.00°36'48"W.

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 _____
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 _____, 2020 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 _____, 2020 A.D.

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

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING. THIS DAY OF _____, 2020 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 _____, 2020 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 THIS PLAT FOR CONFORMANCE WITH CHAPTER 177, FLORIDA STATUTES AND FIND THAT THE PLAT IS IN CONFORMANCE WITH THE PROVISIONS OF SAID CHAPTER.

STEVEN L. FORD
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4992

DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BABCOCK PROPERTY HOLDINGS, L.L.C. ("OWNER") CERTIFIES THAT IT IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT OF BABCOCK RANCH COMMUNITY PHASE 1B3 ("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-35", AS SHOWN AND DESCRIBED ON THIS PLAT, FOR PUBLIC ROADWAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE, SIONS, 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-35" 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-35" FOR ROAD RIGHT-OF-WAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE AND UTILITIES.

2. OWNER RESERVES UNTO OWNER, ITS SUCCESSORS AND ASSIGNS, TRACTS "R-12" AND "R-31", INCLUSIVE, AS SHOWN AND DESCRIBED ON THIS PLAT FOR FUTURE GRANT AND CONVEYANCE, IN WHOLE OR IN PART, TO BABCOCK RANCH RESIDENTIAL ASSOCIATION, INC. (RPOA) OR ANOTHER APPROPRIATE ENTITY, IN OWNER'S DISCRETION.

3. 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.

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 _____, 2020.

PRINT NAME:

BABCOCK PROPERTY HOLDINGS, L.L.C.

WITNESSES:

BY: _____

PRINT NAME:

PRINT NAME:

WITNESSES:

TITLE:

STATE OF FLORIDA
COUNTY OF CHARLOTTE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY _____ AS _____ OF BABCOCK PROPERTY HOLDINGS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY. HE [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY SEAL:

NOTARY PUBLIC

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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 (PPMS) WERE INSTALLED ON AUGUST 05, 2019. 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

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A REPLAT OF TRACTS E-9, I-28, & R-12

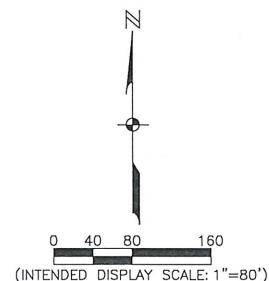
BABCOCK RANCH COMMUNITY PHASE 1B2, PLAT BOOK 22, PAGES 13A - 13I

SECTIONS 31 & 32, TOWNSHIP 42 SOUTH, RANGE 26 EAST

CHARLOTTE COUNTY, FLORIDA

KEY MAP

SHEET 3 OF 5



TRACTS	
A	= ROAD RIGHT OF WAY
I	= ISD TRACT
R	= RESIDENTIAL POA TRACT
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
R	= RADIUS
Δ	= DELTA ANGLE
CB	= CHORD BEARING
C	= CHORD
L	= ARC LENGTH
RWE	= RIGHT-OF-WAY EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
DE	= DRAINAGE EASEMENT
—●—	= ANGLE BREAKS AND POINTS OF CURVATURE

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 1" IRON PIPES WITH PLASTIC 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 WEST LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING S00°36'46"W.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE PUBLIC ROADWAY TRACT A-35 ARE INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS.
7. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
8. ALL ALONG-OF-ROAD SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

**SECTION LINE SHOWN FOR
GRAPHICAL PURPOSES ONLY**

\\fms01\Drawings\2019\20192003-000\Surveying\Plat\193 Plat.dwg (Key (3)) tjr Jul 02, 2020 -- 7:55am

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CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 4 OF 5

LEGEND

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— = ANGLE BREAKS AND POINTS OF CURVATURE

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2490.00'	18°16'39"	S74°37'05"E	790.95'	794.32'
C12	325.00'	7°09'46"	N86°25'07"W	40.60'	40.63'
C13	275.00'	0°10'07"	N89°54'57"W	0.81'	0.81'
C14	275.00'	14°20'25"	N82°39'41"W	68.65'	68.83'
C15	325.00'	2°11'34"	N76°35'15"W	12.44'	12.44'
C16	325.00'	10°07'23"	N82°44'44"W	57.35'	57.42'
C17	325.00'	2°11'35"	N88°54'12"W	12.44'	12.44'
C18	25.00'	31°19'56"	N74°20'02"W	13.50'	13.67'
C19	25.00'	58°40'04"	N29°20'02"W	24.49'	25.60'
C20	1185.00'	24°31'14"	N77°44'23"W	503.28'	507.14'
C21	1175.00'	24°31'14"	N77°44'23"W	499.03'	502.88'
C22	1165.00'	24°31'14"	N77°44'23"W	494.78'	498.58'
C23	1165.00'	1°22'27"	N89°18'46"W	27.94'	27.94'
C24	1165.00'	3°20'17"	N86°57'24"W	67.86'	67.87'
C25	1165.00'	2°53'24"	N83°50'34"W	58.76'	58.76'
C26	1165.00'	2°53'24"	N80°57'10"W	58.76'	58.76'
C27	1165.00'	2°53'24"	N78°03'46"W	58.76'	58.76'
C28	1165.00'	2°53'24"	N75°10'22"W	58.76'	58.76'
C50	1000.00'	24°31'14"	N77°44'23"W	424.71'	427.97'
C53	1000.00'	4°00'40"	N75°26'41"W	69.99'	70.01'
C54	1000.00'	3°00'36"	N78°57'19"W	52.53'	52.54'
C55	1000.00'	2°45'52"	N81°50'33"W	48.24'	48.25'
C56	1000.00'	3°01'08"	N84°44'03"W	52.68'	52.69'
C57	1000.00'	3°45'23"	N88°07'18"W	65.55'	65.56'
C58	1030.00'	24°31'14"	N77°44'23"W	437.45'	440.80'
C59	1030.00'	1°22'27"	N89°18'46"W	24.70'	24.70'
C60	1030.00'	3°20'17"	N86°57'24"W	60.00'	60.01'
C61	1030.00'	2°53'24"	N83°50'34"W	51.95'	51.95'
C62	1030.00'	2°53'24"	N80°57'10"W	51.95'	51.95'
C63	1030.00'	2°53'24"	N78°03'46"W	51.95'	51.95'
C64	1030.00'	2°53'24"	N75°10'22"W	51.95'	51.95'

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 1" IRON PIPES WITH PLASTIC CAP SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
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SECTIONS 31 & 32, TOWNSHIP 42 SOUTH, RANGE 36 EAST

CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

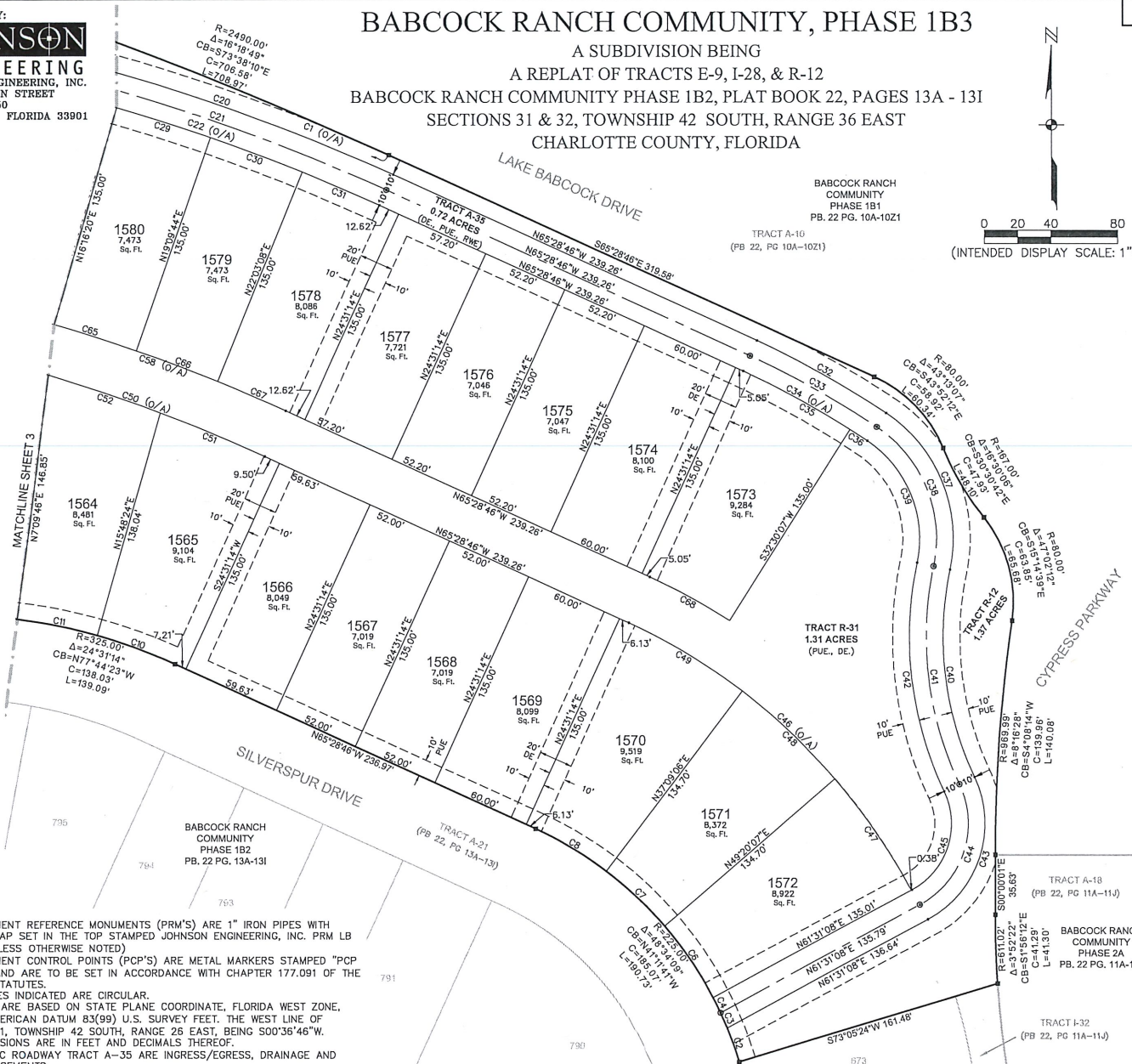
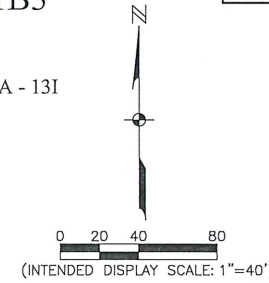
SHEET 5 OF 5

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CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2490.00'	181°39'	S74°37'05"E	790.95'	794.32'
C2	225.00'	5°26'52"	N19°38'02"W	21.39'	21.39'
C3	225.00'	2°33'21"	N23°38'09"W	10.04'	10.04'
C4	225.00'	2°32'55"	N28°11'17"W	10.01'	10.01'
C6	225.00'	1°31'20"	N34°03'49"W	51.73'	51.85'
C7	225.00'	1°21'01"	N46°45'24"W	47.76'	47.85'
C8	225.00'	1°23'51"	N59°09'50"W	49.50'	49.60'
C10	325.00'	8°42'50"	N69°50'11"W	49.38'	49.43'
C11	325.00'	8°38'39"	N78°30'55"W	48.99'	49.03'
C20	1185.00'	24°31'14"	N77°44'23"W	503.28'	507.14'
C21	1175.00'	24°31'14"	N77°44'23"W	499.03'	502.86'
C22	1165.00'	2°53'24"	N72°16'58"W	58.76'	58.76'
C29	1165.00'	2°53'24"	N72°16'58"W	58.76'	58.76'
C30	1165.00'	2°53'24"	N69°23'34"W	58.76'	58.76'
C31	1165.00'	2°28'08"	N66°42'49"W	50.18'	50.19'
C32	545.00'	9°19'30"	N60°49'01"W	88.60'	88.70'
C33	535.00'	9°19'30"	N60°49'01"W	86.98'	87.07'
C34	525.00'	9°19'30"	N60°49'01"W	85.35'	85.44'
C35	525.00'	7°58'52"	N61°29'20"W	73.07'	73.13'
C36	525.00'	1°20'37"	N56°49'35"W	12.31'	12.31'
C37	90.00'	68°05'04"	N22°06'44"W	100.76'	106.95'
C38	80.00'	68°05'04"	N22°06'44"W	89.57'	95.06'
C39	70.00'	68°05'04"	N22°06'44"W	78.37'	83.18'
C40	195.00'	37°13'38"	N06°41'01"W	124.48'	126.70'
C41	205.00'	37°13'38"	N06°41'01"W	130.87'	133.20'
C42	215.00'	37°13'38"	N06°41'01"W	137.25'	139.69'
C43	65.00'	86°48'59"	N18°06'39"E	89.33'	98.49'
C44	55.00'	86°48'59"	N18°06'39"E	75.59'	83.34'
C45	45.00'	86°48'59"	N18°06'39"E	61.85'	68.19'
C46	365.97'	11°58'27"	N46°45'18"W	76.35'	76.48'
C47	365.97'	12°35'18"	N34°27'55"W	80.35'	80.51'
C48	365.97'	11°58'27"	N46°45'18"W	76.35'	76.48'
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C51	1000.00'	3°53'27"	N67°25'29"W	67.89'	67.91'
C52	1000.00'	4°04'08"	N71°24'17"W	71.00'	71.02'
C58	1030.00'	24°31'14"	N77°44'23"W	437.45'	440.80'
C65	1030.00'	2°53'24"	N72°16'58"W	51.95'	51.95'
C66	1030.00'	2°53'24"	N69°23'34"W	51.95'	51.95'
C67	1030.00'	2°28'08"	N66°42'49"W	44.37'	44.37'
C68	390.00'	7°58'52"	N61°29'20"W	54.28'	54.33'

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 1" IRON PIPES WITH PLASTIC CAP SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
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6. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
7. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.
- 8.