

PREPARED BY:
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ENGINEERING
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 2122 JOHNSON STREET
 P.O. BOX 1650
 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

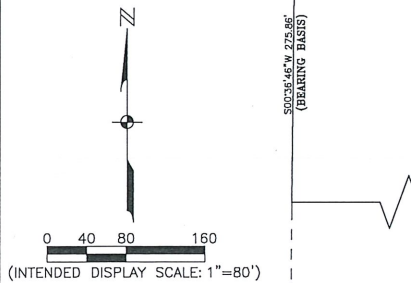
BOUNDARY

PLAT BOOK _____ PAGE _____

SHEET 2 OF 5

LEGEND

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

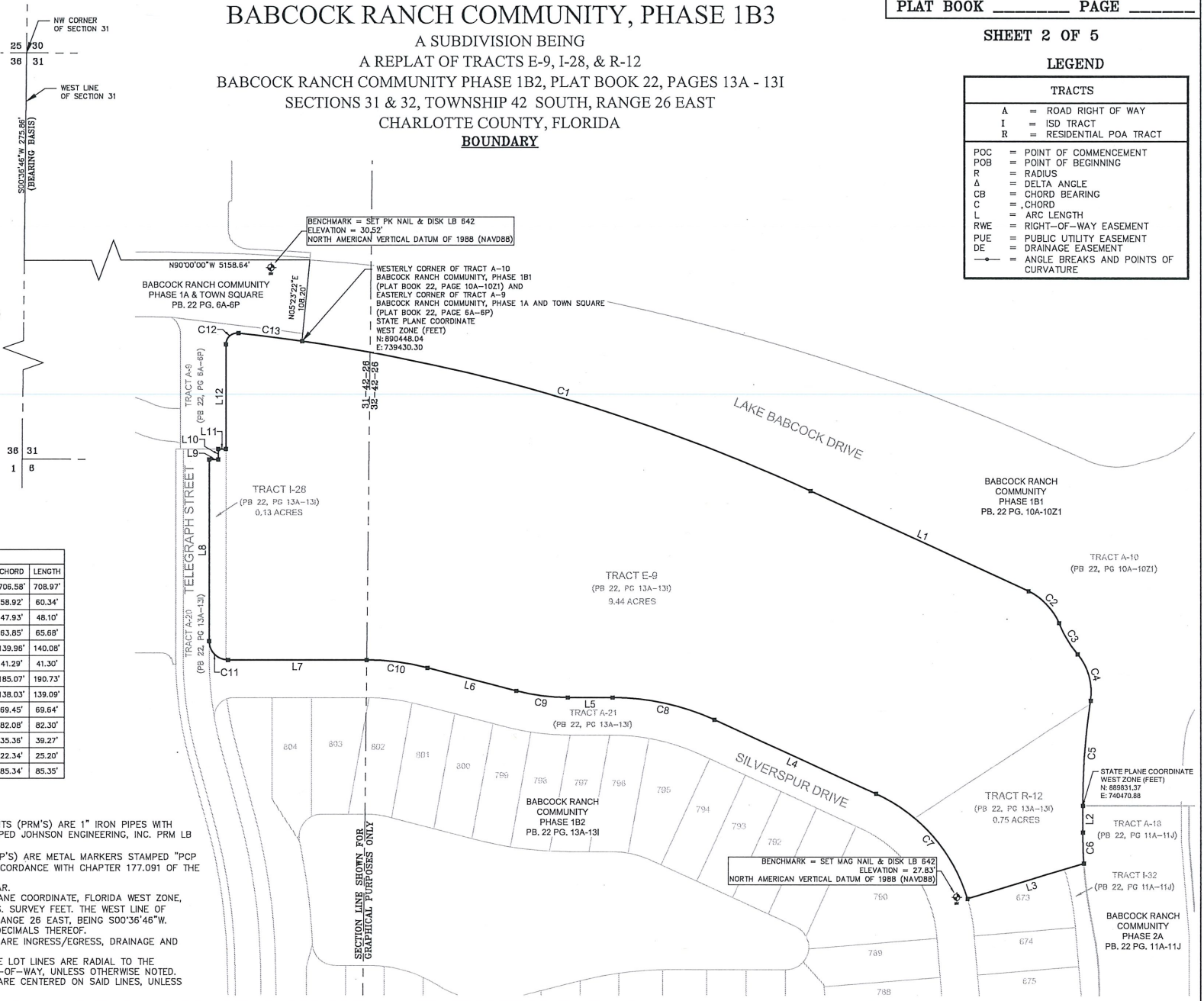


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°28'46"E	319.58'
L2	S00°00'01"E	35.63'
L3	S73°05'24"W	161.48'
L4	N65°28'46"W	236.97'
L5	N90°00'00"W	60.16'
L6	N75°29'28"W	121.82'
L7	N90°00'00"W	184.98'
L8	N00°00'00"E	241.37'
L9	N90°00'00"E	12.00'
L10	N00°00'00"E	13.97'
L11	N90°00'00"E	10.00'
L12	N00°00'00"E	139.45'

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2490.00'	16°18'49"	S73°38'10"E	706.58'
C2	80.00'	43°13'07"	S43°52'12"E	58.92'
C3	167.00'	16°30'06"	S30°30'42"E	47.93'
C4	80.00'	47°02'12"	S15°14'39"E	63.85'
C5	969.99'	8°16'28"	S04°08'14"W	139.98'
C6	611.02'	3°52'22"	S01°56'12"E	41.29'
C7	225.00'	48°34'09"	N41°11'41"W	185.07'
C8	325.00'	24°31'14"	N77°44'23"W	138.03'
C9	275.00'	14°30'32"	N82°44'44"W	69.45'
C10	325.00'	14°30'32"	N82°44'44"W	69.45'
C11	25.00'	90°00'00"	N45°00'00"W	35.36'
C12	15.00'	96°14'35"	N48°07'18"E	22.34'
C13	2490.00'	1°57'50"	S82°46'30"E	85.34'

NOTES

- = 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)
- ⊙ = 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.
- ALL CURVES INDICATED ARE CIRCULAR.
- 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.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE PUBLIC ROADWAY TRACT A-35 ARE INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS.
- ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.



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