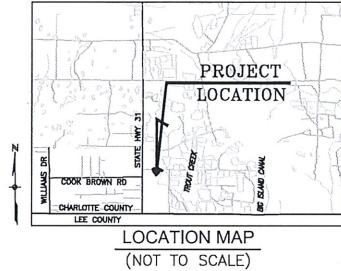


PREPARED BY:  
**JOHNSON**  
**ENGINEERING**  
JOHNSON ENGINEERING, INC.  
2182 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33901



**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:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT A-29, BABCOCK RANCH COMMUNITY, GREENWAY BOULEVARD, AS RECORDED IN PLAT BOOK 23, PAGES 7A THROUGH 7K, PUBLIC RECORDS, CHARLOTTE COUNTY, FLORIDA (NORTHING:890448.04, EASTING:739430.30); THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT FOR THE FOLLOWING FIVE (5) COURSES: (1) N.35°23'55"W., A DISTANCE OF 21.35 FEET; (2) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, (DELTA 83°37'16") (CHORD BEARING N.06°24'43"E), A DISTANCE OF 36.49 FEET; (3) ON THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,310.00 FEET, (DELTA 68°23'21") (CHORD BEARING N.82°25'01"E), (CHORD 1,472.45 FEET) FOR A DISTANCE OF 1,563.64 FEET; (4) S.63°23'18"E., A DISTANCE OF 1,151.79 FEET; (5) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, (DELTA 08°16'21") (CHORD BEARING S.59°15'08"E), (CHORD 14.43 FEET) FOR A DISTANCE OF 14.44 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT I-37 SAID PLAT OF BABCOCK RANCH COMMUNITY, GREENWAY BOULEVARD (NORTHING:895877.27, EASTING:739210.34); THENCE S.11°50'08"W., ALONG SAID EAST LINE, A DISTANCE OF 10.93 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING TWO (2) COURSES: (1) ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, (DELTA 11°00'36") (CHORD BEARING N.57°53'00"W.), (CHORD 17.27 FEET) FOR A DISTANCE OF 17.29 FEET; (2) N.63°23'18"W., A DISTANCE OF 218.07 FEET; THENCE S.29°14'30"W., DEPARTING SAID SOUTH LINE, A DISTANCE OF 150.78 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF TRACT D-8, BABCOCK RANCH COMMUNITY, CYPRESS LODGE, AS RECORDED IN PLAT BOOK 23, PAGES 17A THROUGH 17K, SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE FOR THE FOLLOWING ELEVEN (11) COURSES: (1) ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,176.64 FEET, (DELTA 04°10'34") (CHORD BEARING N.61°37'48"W.), (CHORD 158.61 FEET) FOR A DISTANCE OF 158.65 FEET; (2) ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 196.40 FEET, (DELTA 30°00'31") (CHORD BEARING N.85°94'08"W.), (CHORD 101.69 FEET) FOR A DISTANCE OF 102.88 FEET; (3) ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5,418.94 FEET, (DELTA 02°03'37") (CHORD BEARING S.80°27'42"W.), (CHORD 194.86 FEET) FOR A DISTANCE OF 194.87 FEET; (4) ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 76.80 FEET, (DELTA 72°07'57") (CHORD BEARING S.39°43'32"W.), (CHORD 90.18 FEET) FOR A DISTANCE OF 96.44 FEET; (5) S.03°39'34"W., A DISTANCE OF 75.01 FEET; (6) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 686.00 FEET, (DELTA 30°51'41") (CHORD BEARING S.19°52'24"W.), (CHORD 165.05 FEET) FOR A DISTANCE OF 359.50 FEET; (7) ON THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 2,238.43 FEET, (DELTA 18°29'07") (CHORD BEARING S.43°45'46"W.), (CHORD 719.05 FEET) FOR A DISTANCE OF 722.18 FEET; (8) S.88°41'49"W., A DISTANCE OF 23.11 FEET; (9) S.85°51'43"W., A DISTANCE OF 22.22 FEET; (10) S.84°08'25"W., A DISTANCE OF 105.51 FEET; (11) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET, (DELTA 32°31'40") (CHORD BEARING S.47°52'28"W.), (CHORD 53.22 FEET) FOR A DISTANCE OF 53.94 FEET; THENCE S.42°49'12"W., DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 8.72 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, (DELTA 29°53'26") (CHORD BEARING S.57°45'55"W.), (CHORD 25.79 FEET) FOR A DISTANCE OF 26.08 FEET; THENCE S.72°42'37"W., A DISTANCE OF 42.65 FEET; THENCE N.20°45'04"W., A DISTANCE OF 115.23 FEET; THENCE S.87°32'25"W., A DISTANCE OF 10.58 FEET; THENCE N.20°45'04"W., A DISTANCE OF 103.82 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, (DELTA 19°08'21") (CHORD BEARING N.30°19'15"W.), (CHORD 162.92 FEET) FOR A DISTANCE OF 163.88 FEET; THENCE N.39°53'25"W., A DISTANCE OF 324.48 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET, (DELTA 10°17'43") (CHORD BEARING N.20°44'34"W.), (CHORD 179.71 FEET) FOR A DISTANCE OF 180.65 FEET; THENCE N.19°35'42"W., A DISTANCE OF 51.66 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF AFOREMENTIONED TRACT I-37, BABCOCK RANCH COMMUNITY, GREENWAY BOULEVARD; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) CONTINUE N.19°35'42"W., A DISTANCE OF 85.48 FEET; (2) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,038.00 FEET, (DELTA 15°48'13") (CHORD BEARING N.27°29'48"W.), (CHORD 284.57 FEET) FOR A DISTANCE OF 285.48 FEET; (3) N.35°23'55"W., A DISTANCE OF 126.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,130,373 SQUARE FEET OR 48.91 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREIN ABOVE ARE BASED ON THE WEST LINE OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHEREIN SAID EASTERLY LINE BEARS N.00°31'45"E.

## BABCOCK RANCH COMMUNITY VILLAGE III SOUTHWEST

A SUBDIVISION BEING  
A REPLAT OF TRACTS D-48, & I-37

BABCOCK RANCH COMMUNITY PHASE GREENWAY BOULEVARD, PLAT BOOK 23, PAGES 7A - 7K

AND A PORTION OF

SECTIONS 19 & 30, TOWNSHIP 42 SOUTH, RANGE 36 EAST

CHARLOTTE COUNTY, FLORIDA

#### 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 \_\_\_\_\_, 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

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 9

#### 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, VILLAGE III SOUTHWEST ("PLAT"), A SUBDIVISION LYING IN, SECTIONS 19 & 30, 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-36", 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-36" 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-36" FOR ROAD RIGHT-OF-WAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE AND UTILITIES.

2. OWNER DOES HEREBY DEDICATE AND SET APART TRACTS "I-37", "I-50" AND "I-51", INCLUSIVE, AS SHOWN AND DESCRIBED ON THIS PLAT, FOR INGRESS AND EGRESS, SIDEWALKS, UTILITIES, DRAINAGE, SIGNS, LANDSCAPING AND OTHER COMMUNITY INFRASTRUCTURE AND IMPROVEMENTS (COLLECTIVELY "MISCELLANEOUS IMPROVEMENTS"), AS WELL AS RECREATION, OPEN SPACE, AND OTHER PROPER PURPOSES, TO THE ISD; PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS, ASSIGNS AND DESIGNEES, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "I-37", "I-50" AND "I-51", INCLUSIVE, FOR INSTALLATION AND MAINTENANCE OF MISCELLANEOUS IMPROVEMENTS AND GRANTS UNTO GRANTEES A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "I-37", "I-50" AND "I-51", INCLUSIVE, FOR RECREATION AND OPEN SPACE PURPOSES.

3. OWNER DOES HEREBY DEDICATE AND SET APART TRACTS "D-48" AND "D-82", THE LAKE MAINTENANCE EASEMENTS ("L.M.E."), AND THE VARIABLE WIDTH DRAINAGE EASEMENTS ("D.E.") AS SHOWN AND DESCRIBED ON THIS PLAT FOR DRAINAGE, SURFACE WATER MANAGEMENT, INGRESS AND EGRESS FOR MAINTENANCE PURPOSES, LANDSCAPING, IRRIGATION AND UTILITY PURPOSES TO THE ISD; PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS, ASSIGNS AND DESIGNEES, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "D-48" AND "D-82", AND RESERVES UNTO THE LOT OWNERS ON WHICH THE LME'S AND DE'S ARE LOCATED THE RIGHT TO ENTER UPON AND USE THE LME'S AND DE'S FOR ANY LAWFUL PURPOSE THAT DOES NOT INTERFERE WITH THE PURPOSES DEDICATED TO THE ISD HEREIN.

4. OWNER RESERVES UNTO OWNER, ITS SUCCESSORS AND ASSIGNS, TRACTS "R-33" THROUGH "R-35", 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.

5. 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.

6. OWNER 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 OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS, AND ASSIGNS A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER THE TCUE'S, AND RESERVE UNTO THE LOT OWNERS ON WHICH THE TCUE'S ARE LOCATED THE RIGHT TO ENTER UPON AND USE THE TCUE'S FOR ANY LAWFUL PURPOSE THAT DOES NOT INTERFERE WITH THE PURPOSES DEDICATED TO TCU HEREIN.

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.

BABCOCK PROPERTY HOLDINGS, L.L.C.

PRINT NAME:

WITNESSES:

PRINT NAME:

WITNESSES:

BY:

PRINT NAME:

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, 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 54-17. I FURTHER CERTIFY THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIED 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 05, 2018. 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



PREPARED BY:

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

# BABCOCK RANCH COMMUNITY VILLAGE III SOUTHWEST

A SUBDIVISION BEING  
A REPLAT OF TRACTS D-48, & I-37  
BABCOCK RANCH COMMUNITY PHASE GREENWAY BOULEVARD, PLAT BOOK 23, PAGES 7A - 7K  
AND A PORTION OF  
SECTIONS 19 & 30, TOWNSHIP 42 SOUTH, RANGE 36 EAST  
CHARLOTTE COUNTY, FLORIDA

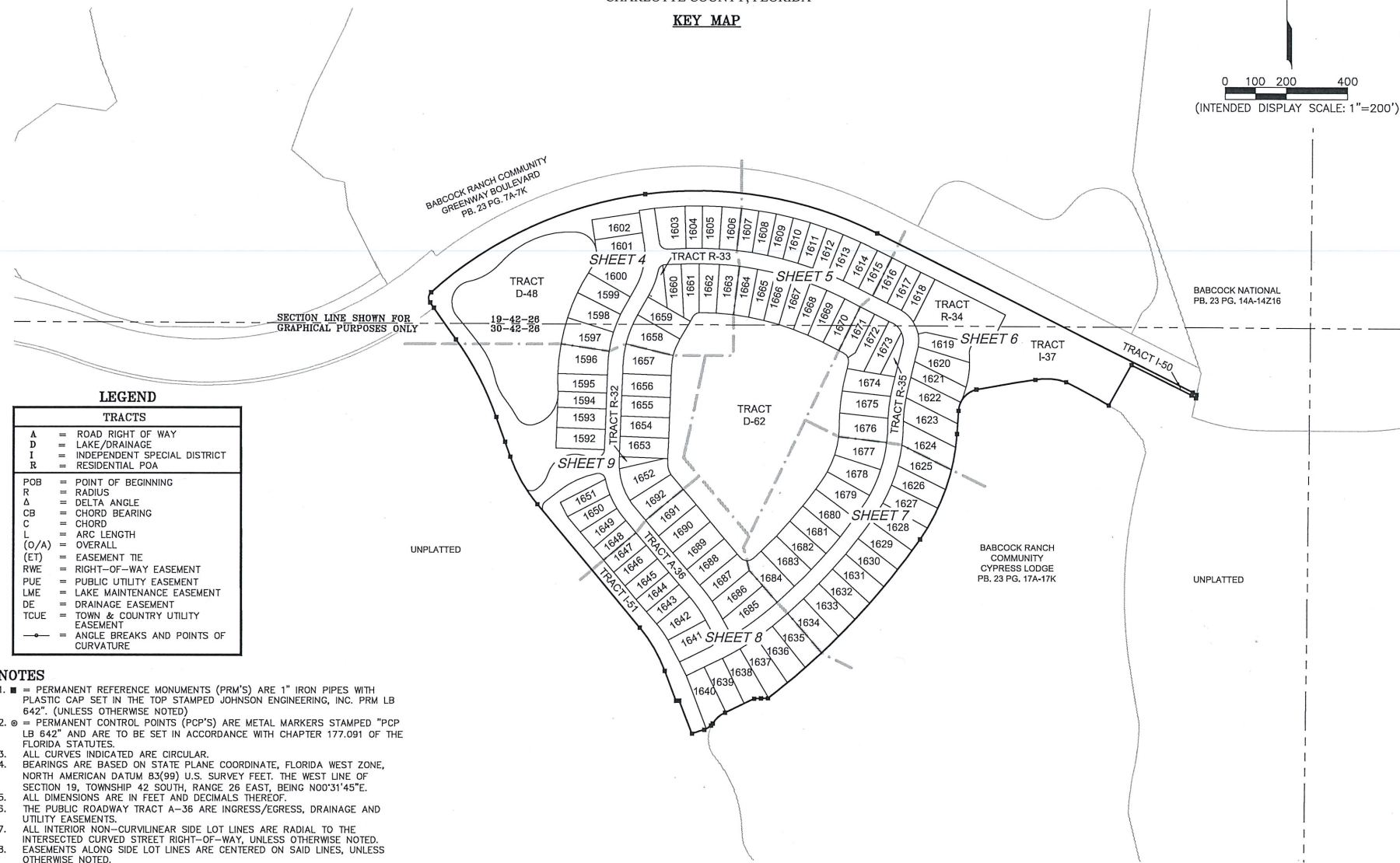
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 3 OF 9



0 100 200 400  
(INTENDED DISPLAY SCALE: 1"=200')

## KEY MAP





PREPARED BY:

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

# BABCOCK RANCH COMMUNITY VILLAGE III SOUTHWEST

A SUBDIVISION BEING  
A REPLAT OF TRACTS D-48, & I-37

BABCOCK RANCH COMMUNITY PHASE GREENWAY BOULEVARD, PLAT BOOK 23, PAGES 7A - 7K  
AND A PORTION OF  
SECTIONS 19 & 30, TOWNSHIP 42 SOUTH, RANGE 36 EAST  
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 4 OF 9

## LEGEND

### TRACTS

A = ROAD RIGHT OF WAY  
D = LAKE/DRAINAGE  
I = INDEPENDENT SPECIAL DISTRICT  
R = RESIDENTIAL POA

POB = POINT OF BEGINNING  
R = RADIUS  
Δ = DELTA ANGLE  
CB = CHORD BEARING  
C = CHORD  
L = ARC LENGTH  
(O/A) = OVERALL  
(ET) = EASEMENT TIE  
RWE = RIGHT-OF-WAY EASEMENT  
PUE = PUBLIC UTILITY EASEMENT  
LME = LAKE MAINTENANCE EASEMENT  
DE = DRAINAGE EASEMENT  
TCUE = TOWN & COUNTRY UTILITY EASEMENT  
— = ANGLE BREAKS AND POINTS OF CURVATURE

LINE	BEARING	DISTANCE
L1	N29°43'10"E	7.79'
L2	S60°16'50"E	10.00'
L3	S60°39'29"E	31.23'
L4	S29°20'31"W	30.00'
L5	N60°39'29"W	30.02'
L6	N29°43'10"E	1.67'

0 25 50 100  
(INTENDED DISPLAY SCALE: 1"=50')

SECTION LINE SHOWN FOR  
GRAPHICAL PURPOSES ONLY

MATCHLINE SHEET 9

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1260.00'	33°06'10"	N79°56'24"W	717.89'	727.97'
C2	1260.00'	43°04'46"	S85°45'54"W	99.21'	99.24'
C3	1260.00'	23°17'17"	S89°19'56"W	57.64'	57.65'
C4	1260.00'	25°53'51"	N87°54'30"W	63.71'	63.72'
C5	1260.00'	25°53'51"	N85°00'39"W	63.71'	63.72'
C6	3510.86'	2°00'04"	S38°28'30"E	122.61'	122.62'
C7	69.98'	117°33'31"	S19°18'14"W	119.66'	143.55'
C8	187.25'	36°38'40"	S59°45'39"W	117.73'	119.76'
C9	303.83'	52°40'00"	S87°46'20"W	269.38'	279.10'
C10	70.74'	119°49'08"	N25°37'42"W	122.42'	147.94'
C11	70.74'	77°01'24"	N47°01'33"W	88.10'	95.10'
C12	70.74'	171°17'41"	N00°07'59"E	21.27'	21.35'
C13	70.74'	25°30'01"	N21°31'50"E	31.23'	31.48'
C14	857.28'	35°24'17"	N14°17'10"E	399.72'	406.15'
C15	857.28'	21°17'33"	N33°08'04"E	26.30'	26.30'
C16	857.28'	6°27'08"	N28°45'44"E	73.98'	74.02'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C17	657.28'	7°39'19"	N21°42'30"E	87.75'	87.82'
C18	657.28'	7°39'55"	N14°02'53"E	87.87'	87.93'
C19	375.00'	27°29'38"	N15°58'21"E	178.23'	179.95'
C20	400.00'	27°29'38"	S15°58'21"W	190.11'	191.94'
C21	400.00'	9°01'02"	S12°57'47"W	62.89'	62.95'
C22	400.00'	9°01'02"	S21°58'49"W	62.89'	62.95'
C23	400.00'	31°35'00"	S28°06'15"W	22.55'	22.55'
C24	350.00'	27°29'38"	N15°58'21"E	166.34'	167.95'
C25	350.00'	16°08'02"	N21°40'09"E	98.03'	98.35'
C26	250.00'	38°14'01"	N10°36'09"E	163.75'	166.83'
C27	250.00'	27°17'24"	N16°04'28"E	117.95'	119.08'
C28	250.00'	10°56'37"	N03°02'33"W	47.68'	47.75'
C29	225.00'	38°14'01"	S10°36'09"W	147.37'	150.14'
C30	225.00'	18°19'30"	S20°33'25"W	71.66'	71.96'
C31	225.00'	19°54'31"	S01°26'24"W	77.79'	78.18'
C32	275.00'	17°42'45"	N20°51'47"E	84.68'	85.01'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C33	25.00'	79°14'16"	N51°37'32"E	31.88'	34.57'
C34	25.00'	55°09'22"	N39°35'06"E	23.15'	24.07'
C35	25.00'	24°04'53"	N79°12'14"E	10.43'	10.51'
C36	275.00'	11°39'39"	N07°51'02"W	6.37'	6.37'
C37	25.00'	81°57'27"	N48°09'55"W	32.79'	35.76'
C38	350.00'	6°15'12"	S89°18'10"W	38.18'	38.20'
C39	325.00'	4°40'47"	S88°30'58"W	26.54'	26.55'
C40	375.00'	5°04'06"	N88°42'37"E	33.16'	33.17'
C41	1096.00'	30°28'08"	N78°36'22"W	575.37'	582.19'
C42	1121.00'	30°28'08"	N78°36'22"W	588.50'	595.47'
C43	1121.00'	1°50'43"	S87°05'55"W	36.10'	36.10'
C44	1121.00'	2°37'17"	S89°19'56"W	51.28'	51.29'
C45	1121.00'	2°53'51"	N87°54'30"W	56.69'	56.69'
C46	1121.00'	2°53'51"	N85°00'39"W	56.69'	56.69'
C47	1071.00'	30°28'08"	S78°36'22"E	562.25'	568.91'
C48	1071.00'	0°51'28"	N86°36'18"E	16.03'	16.03'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C49	1071.00'	3°10'56"	N88°37'30"E	59.48'	59.48'
C50	1071.00'	3°10'56"	S88°01'31"E	65.74'	65.75'
C51	1071.00'	3°10'56"	S84°30'28"E	65.74'	65.75'
C52	191.00'	27°29'38"	S15°58'21"W	90.78'	91.65'
C53	191.00'	16°08'02"	S21°40'09"W	53.50'	53.67'
C54	30.00'	60°48'56"	S60°07'38"W	30.37'	31.84'
C55	30.00'	51°04'19"	S55°15'19"W	25.86'	26.74'
C56	214.00'	9°44'37"	S85°39'48"W	5.10'	5.10'
C57	912.00'	26°04'35"	N78°25'38"W	411.50'	415.07'
C58	912.00'	3°11'54"	N87°51'57"W	50.90'	50.91'
C59	912.00'	3°11'54"	N84°30'28"W	55.98'	55.99'
C60	285.00'	5°42'08"	N26°52'06"E	28.35'	28.36'

## 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)
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 19, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING N00°31'45"E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE PUBLIC ROADWAY TRACT A-36 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. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

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

BABCOCK RANCH COMMUNITY  
VILLAGE III SOUTHWEST

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 5 OF 9

A SUBDIVISION BEING

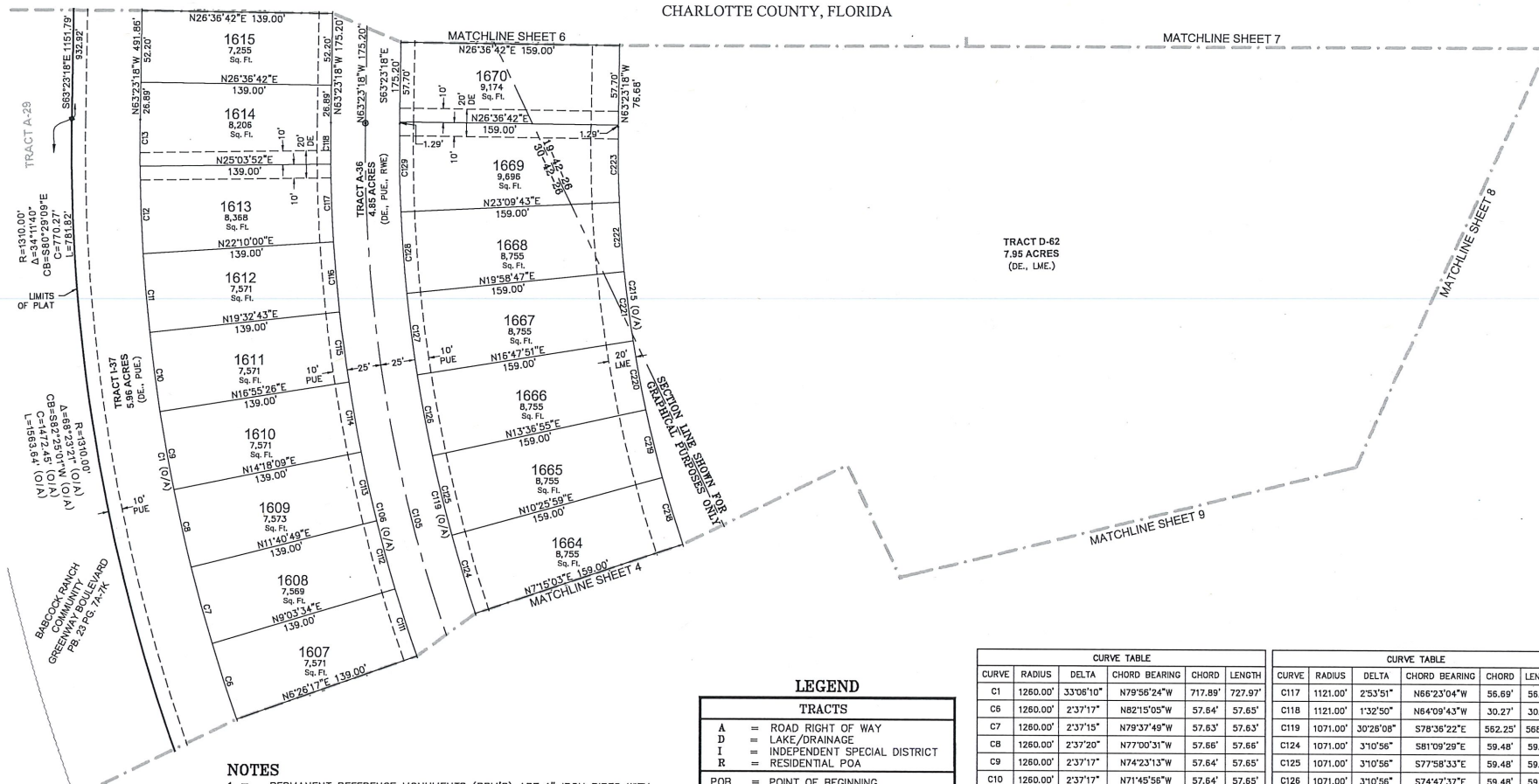
A REPLAT OF TRACTS D-48, &amp; I-37

BABCOCK RANCH COMMUNITY PHASE GREENWAY BOULEVARD, PLAT BOOK 23, PAGES 7A - 7K

AND A PORTION OF

SECTIONS 19 & 30, TOWNSHIP 42 SOUTH, RANGE 36 EAST


CHARLOTTE COUNTY, FLORIDA



### LEGEND

## TRACTS

A = ROAD RIGHT OF WAY  
D = LAKE/DRAINAGE  
I = INDEPENDENT SPECIAL DISTRICT  
R = RESIDENTIAL POA

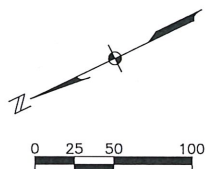
POB	=	POINT OF BEGINNING
R	=	RADIUS
$\Delta$	=	DELTA ANGLE
CB	=	CHORD BEARING
C	=	CHORD
L	=	ARC LENGTH
(O/A)	=	OVERALL
(ET)	=	EASEMENT TIE
RWE	=	RIGHT-OF-WAY EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
LME	=	LAKE MAINTENANCE EASEMENT
DE	=	DRAINAGE EASEMENT
TCUE	=	TOWN & COUNTRY UTILITY EASEMENT
	=	ANGLE BREAKS AND POINTS OF CURVATURE

## 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)
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.
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5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE PUBLIC ROADWAY TRACT A-36 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. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1260.0'	33°06'10"	N79°56'24"W	717.89'	727.95'
C6	1260.0'	2°37'17"	N82°15'05"W	57.84'	57.84'
C7	1260.0'	2°37'15"	N79°37'49"W	57.83'	57.83'
C8	1260.0'	2°37'20"	N77°00'31"W	57.66'	57.66'
C9	1260.0'	2°37'17"	N74°23'13"W	57.84'	57.84'
C10	1260.0'	2°37'17"	N71°45'56"W	57.64'	57.64'
C11	1260.0'	2°37'17"	N69°08'38"W	57.64'	57.64'
C12	1260.0'	2°35'51"	N66°23'04"W	63.71'	63.71'
C13	1260.0'	1°32'50"	N64°09'43"W	34.02'	34.02'
C105	1098.0'	30°26'08"	N78°36'22"W	575.37'	585.41'
C106	1121.0'	30°26'08"	N78°36'22"W	588.50'	592.54'
C111	1121.0'	2°37'17"	N82°15'05"W	51.29'	51.29'
C112	1121.0'	2°37'15"	N79°37'49"W	51.27'	51.28'
C113	1121.0'	2°37'20"	N77°00'31"W	51.30'	51.30'
C114	1121.0'	2°37'17"	N74°23'13"W	51.29'	51.29'
C115	1121.0'	2°37'17"	N71°45'56"W	51.29'	51.29'
C116	1121.0'	2°37'17"	N69°08'38"W	51.29'	51.29'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C117	1121.00'	2°53'51"	N68°23'04"W	56.89'	56.88'
C118	1121.00'	1°32'50"	N69°49'33"W	30.27'	30.27'
C119	1071.00'	3°02'08"	S70°38'22"E	582.25'	582.25'
C124	1071.00'	3°10'56"	S81°09'29"E	59.48'	59.48'
C125	1071.00'	3°10'56"	S77°58'33"E	59.48'	59.48'
C126	1071.00'	3°10'56"	S74°47'37"E	59.48'	59.48'
C127	1071.00'	3°10'56"	S71°36'41"E	59.48'	59.48'
C128	1071.00'	3°10'56"	S68°25'45"E	59.48'	59.48'
C129	1071.00'	3°26'58"	S65°06'48"E	64.47'	64.48'
C125	912.00'	28°04'35"	N78°25'36"W	411.50'	413.05'
C218	912.00'	3°10'56"	N81°29'19"W	50.65'	50.65'
C219	912.00'	3°10'56"	N77°58'33"W	50.65'	50.65'
C220	912.00'	3°10'56"	N74°47'37"W	50.65'	50.65'
C221	912.00'	3°10'56"	N71°36'41"W	50.65'	50.65'
C222	912.00'	3°10'56"	N68°25'45"W	50.65'	50.65'
C223	912.00'	3°26'58"	N65°06'48"W	54.90'	54.90'



(INTENDED DISPLAY SCALE: 1"=50')



PREPARED BY:

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

# BABCOCK RANCH COMMUNITY VILLAGE III SOUTHWEST

A SUBDIVISION BEING

A REPLAT OF TRACTS D-48, & I-37

BABCOCK RANCH COMMUNITY PHASE GREENWAY BOULEVARD, PLAT BOOK 23, PAGES 7A - 7K

AND A PORTION OF

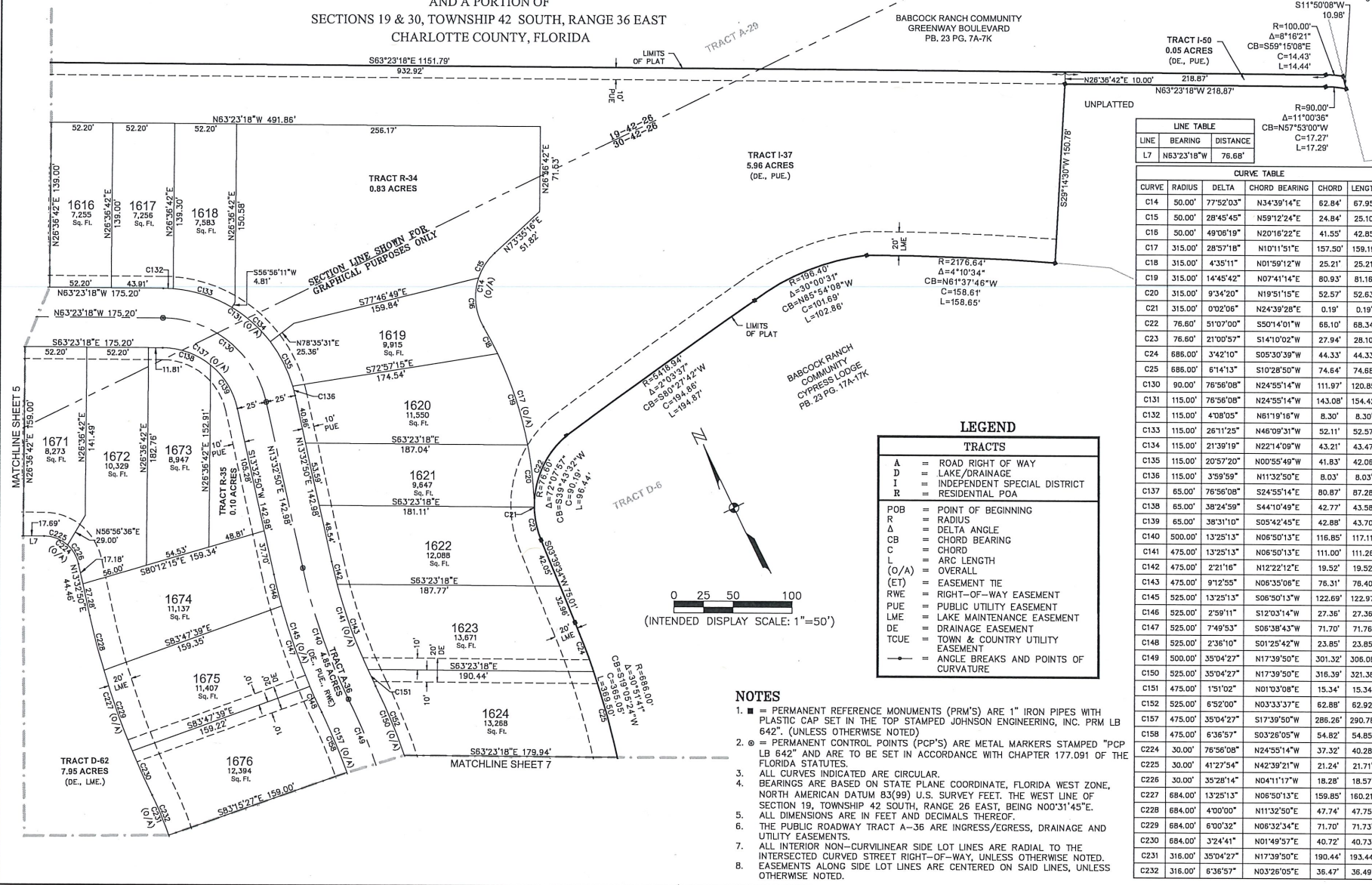
SECTIONS 19 & 30, TOWNSHIP 42 SOUTH, RANGE 36 EAST  
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK

PAGE

SHEET 6 OF 9

BABCOCK NATIONAL  
PB. 23 PG. 1A-1A-1E





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**JOHNSON**  
ENGINEERING  
JOHNSON ENGINEERING, INC.  
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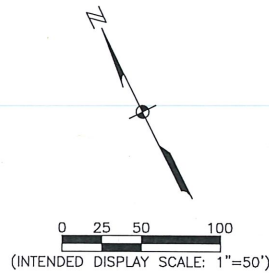
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK

PAGE

SHEET 7 OF 9

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	686.00'	5°37'29"	S16°24'41"W	67.32'	67.34'
C27	686.00'	5°33'13"	S22°00'03"W	68.47'	66.49'
C28	686.00'	8°02'03"	S27°47'41"W	72.21'	72.25'
C29	686.00'	3°42'32"	S32°39'59"W	44.40'	44.41'
C30	2238.43'	1°08'22"	S35°05'26"W	44.52'	44.52'
C31	2238.43'	1°59'00"	S36°39'07"W	77.48'	77.48'
C32	2238.43'	1°49'53"	S38°33'33"W	71.55'	71.55'
C33	2238.43'	1°49'56"	S40°23'28"W	71.58'	71.58'
C34	2238.43'	1°50'00"	S42°13'28"W	71.62'	71.63'
C35	2238.43'	1°59'15"	S44°08'04"W	77.64'	77.65'
C36	2238.43'	1°59'24"	S46°07'23"W	77.74'	77.74'
C149	500.00'	35°04'27"	N17°39'50"E	301.32'	306.08'
C150	525.00'	35°04'27"	N17°39'50"E	316.39'	321.38'
C153	525.00'	7°31'19"	N10°45'16"E	68.87'	68.92'
C154	525.00'	7°18'53"	N18°10'22"E	66.98'	67.02'
C155	525.00'	7°08'26"	N25°24'02"E	65.39'	65.43'
C156	525.00'	6°13'49"	N32°05'09"E	57.06'	57.09'
C157	475.00'	35°04'27"	S17°39'50"W	286.26'	290.78'
C159	475.00'	11°01'49"	S12°15'28"W	91.30'	91.45'
C160	475.00'	11°01'49"	S23°17'18"W	91.30'	91.45'
C161	475.00'	6°23'51"	S32°00'08"W	53.01'	53.04'
C162	1738.00'	16°42'11"	N43°33'09"E	504.88'	506.67'
C163	1763.00'	16°42'11"	N43°33'09"E	512.14'	513.96'
C164	1763.00'	0°24'48"	N35°24'28"E	12.72'	12.72'
C165	1763.00'	2°18'14"	N36°45'59"E	70.89'	70.89'
C166	1763.00'	2°07'38"	N38°58'55"E	65.45'	65.45'
C167	1763.00'	2°07'38"	N41°06'33"E	65.45'	65.45'
C168	1763.00'	2°07'38"	N43°14'10"E	65.45'	65.45'
C169	1763.00'	2°18'14"	N45°27'06"E	70.89'	70.89'
C170	1763.00'	2°18'14"	N47°45'20"E	70.89'	70.89'
C173	1713.00'	16°42'11"	S43°33'09"W	497.61'	499.38'
C174	1713.00'	1°12'23"	S35°48'15"W	36.07'	36.07'
C175	1713.00'	2°35'49"	S37°42'21"W	77.64'	77.64'
C176	1713.00'	2°23'52"	S40°12'12"W	71.68'	71.69'
C177	1713.00'	2°23'52"	S42°36'04"W	71.68'	71.69'
C178	1713.00'	2°35'49"	S45°05'55"W	77.64'	77.64'
C179	1713.00'	2°35'49"	S47°41'44"W	77.64'	77.64'
C231	316.00'	35°04'27"	N17°39'50"E	190.44'	193.44'
C233	316.00'	11°01'49"	N12°15'28"E	60.74'	60.84'
C234	316.00'	11°01'49"	N23°17'18"E	60.74'	60.84'
C235	316.00'	6°23'51"	N32°00'08"E	35.27'	35.28'
C236	1554.00'	12°29'37"	N41°26'52"E	338.19'	338.86'
C237	1554.00'	1°12'23"	N35°48'15"W	32.72'	32.72'
C238	1554.00'	2°35'49"	N37°42'21"E	70.43'	70.44'
C239	1554.00'	2°23'52"	N40°12'12"E	65.03'	65.03'
C240	1554.00'	2°23'52"	N42°36'04"E	65.03'	65.03'
C241	1554.00'	2°35'49"	N45°05'55"E	70.43'	70.44'
C242	1554.00'	1°17'51"	N47°02'45"E	35.19'	35.19'
C243	30.00'	92°24'54"	S88°05'52"E	43.31'	46.39'
C244	30.00'	43°13'40"	N69°18'31"E	22.10'	22.63'

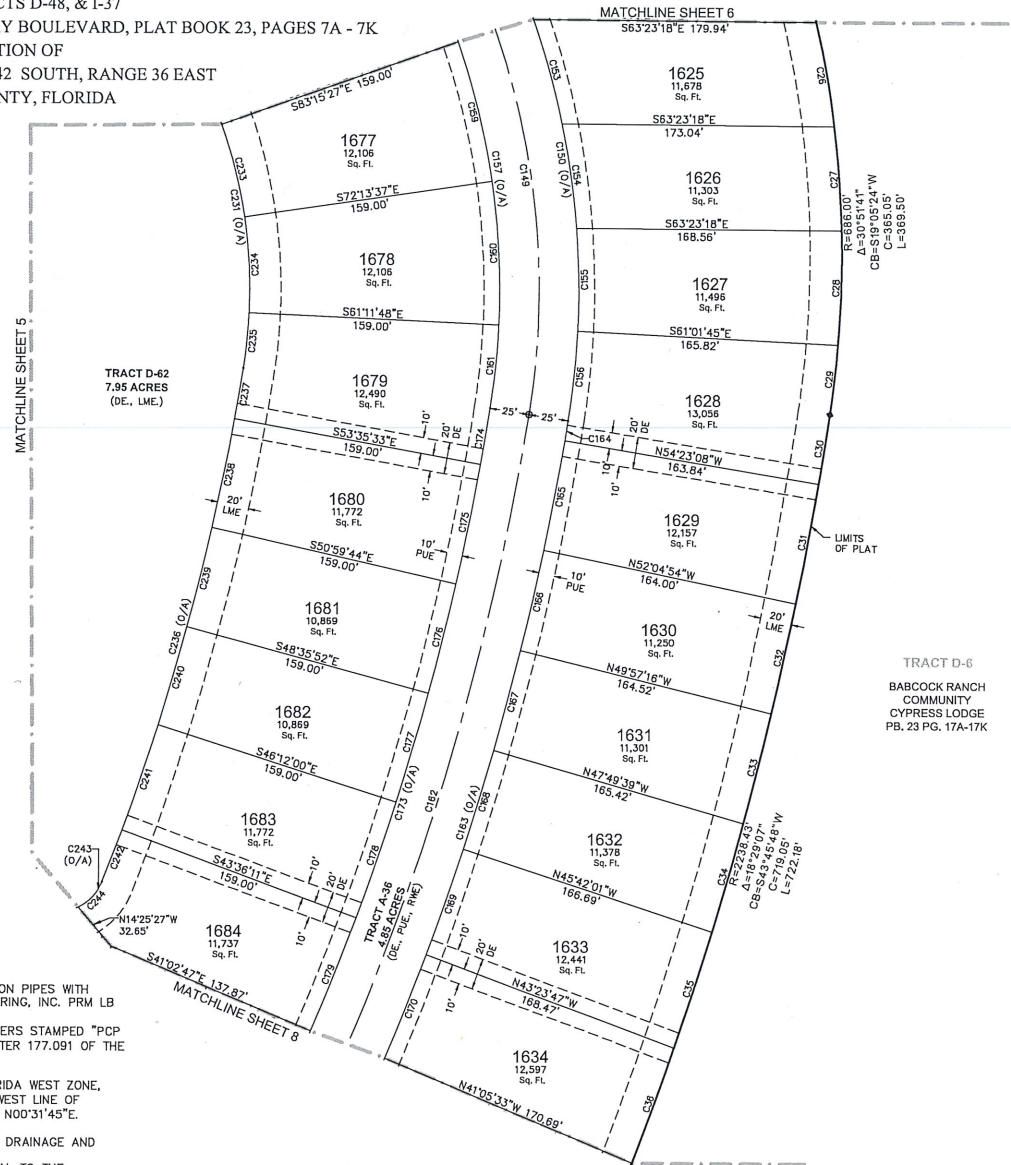


## LEGEND

TRACTS	
A	= ROAD RIGHT OF WAY
D	= LAKE/DRAINAGE
I	= INDEPENDENT SPECIAL DISTRICT
R	= RESIDENTIAL POA
POB	= POINT OF BEGINNING
R	= RADIUS
Δ	= DELTA ANGLE
CB	= CHORD BEARING
C	= CHORD
L	= ARC LENGTH
(O/A)	= OVERALL
(ET)	= EASEMENT TIE
RWE	= RIGHT-OF-WAY EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
DE	= DRAINAGE EASEMENT
TCUE	= TOWN & COUNTRY UTILITY EASEMENT
—•—	= ANGLE BREAKS AND POINTS OF CURVATURE

## 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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7. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
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P.O. BOX 1550  
FORT MYERS, FLORIDA 33901

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A SUBDIVISION BEING  
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PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

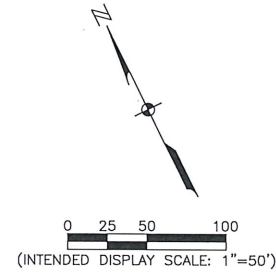
SHEET 8 OF 9

## LEGEND

TRACTS	
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TCUE	= TOWN & COUNTRY UTILITY EASEMENT
—	= ANGLE BREAKS AND POINTS OF CURVATURE

## CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C37	2238.43'	1°50'23"	S48°02'17"W	71.87'	71.88'
C38	2238.43'	1°57'08"	S49°56'01"W	76.24'	76.24'
C39	2238.43'	2°02'35"	S51°55'51"W	79.81'	79.82'
C40	2238.43'	0°03'13"	S52°58'45"W	2.09'	2.09'
C41	50.00'	29°53'26"	S57°45'55"W	25.79'	26.08'
C42	50.00'	29°53'26"	S57°45'55"W	25.79'	26.08'
C43	336.00'	11°30'38"	S34°08'08"E	67.39'	67.50'
C44	336.00'	11°30'38"	S29°00'36"E	7.39'	7.39'
C45	336.00'	101°4'59"	S34°45'55"W	80.03'	80.11'
C162	1738.00'	16°42'11"	N43°33'09"E	504.88'	506.67'
C163	1763.00'	16°42'11"	N43°33'09"E	512.14'	513.96'
C171	1763.00'	2°07'38"	N49°58'16"E	65.45'	65.45'
C172	1763.00'	0°52'10"	N51°28'10"E	26.75'	26.75'
C173	1713.00'	16°42'11"	S43°33'09"W	497.61'	499.38'
C180	1713.00'	2°54'36"	N50°26'57"E	86.99'	87.00'
C181	750.00'	121°4'48"	N58°01'38"E	160.00'	160.31'
C182	750.00'	9°42'59"	N56°45'44"E	127.03'	127.19'
C183	750.00'	2°31'49"	N62°53'08"E	33.12'	33.12'
C184	775.00'	121°4'48"	N58°01'38"E	165.34'	165.65'
C185	775.00'	2°49'12"	N53°18'51"E	38.14'	38.14'
C186	775.00'	4°46'09"	N57°06'31"E	64.49'	64.51'
C187	775.00'	4°39'27"	N61°49'19"E	62.98'	63.00'
C188	725.00'	5°37'13"	S54°42'51"W	71.09'	71.12'
C189	25.00'	94°05'46"	N75°25'39"W	36.60'	41.06'
C190	25.00'	92°31'49"	S17°53'08"W	36.13'	40.37'
C191	500.00'	11°30'38"	N34°08'06"W	100.28'	100.45'
C192	475.00'	11°30'38"	S34°08'06"E	95.27'	95.43'
C193	475.00'	0°53'31"	S28°49'32"E	7.39'	7.39'
C194	475.00'	10°37'08"	S34°34'51"E	87.91'	88.03'
C195	525.00'	11°30'38"	N34°08'06"W	105.29'	105.47'
C196	525.00'	5°35'36"	N31°10'35"W	51.23'	51.25'
C197	525.00'	5°55'02"	N36°55'54"W	54.20'	54.22'
C243	30.00'	92°24'54"	S86°05'52"E	43.31'	48.39'
C245	30.00'	49°11'14"	S64°29'02"E	24.97'	25.75'



## 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)
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 19, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING N00°31'45"E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE PUBLIC ROADWAY TRACT A-36 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. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.



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

A SUBDIVISION BEING  
A REPLAT OF TRACTS D-48, & I-37

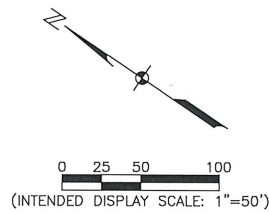
SECTIONS 19 & 30, TOWNSHIP 42 SOUTH, RANGE 36 EAST  
CHARLOTTE COUNTY, FLORIDA

SHEET 9 OF 9  
LEGEND

TRACTS	
A	= ROAD RIGHT OF WAY
L	= LAKE /DRAINAGE
I	= INDEPENDENT SPECIAL DISTRICT
R	= RESIDENTIAL POA
POB	= POINT OF BEGINNING
R	= RADIUS
A	= DELTA ANGLE
CB	= CHORD BEARING
C	= CHORD
L	= ARC LENGTH
(O/A)	= OVERALL
(ET)	= EASEMENT TIE
RWE	= RIGHT-OF-WAY EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
DE	= DRAINAGE EASEMENT
TCUE	= TOWN & COUNTRY UTILITY EASEMENT
—	= ANGLE BREAKS AND POINTS OF CURVATURE

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CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C247	66.00'	7°01'05"	S36°22'53"E	8.08'	8.08'
C248	66.00'	35°05'52"	S15°19'24"E	39.80'	40.43'
C249	510.00'	7°39'48"	S36°03'31"E	68.16'	68.21'
C250	150.00'	35°39'32"	S69°41'06"W	91.86'	93.35'



UNPLATTED

### LIMITS OF PLAY

C=179.71'  
L=180.65'