

# HIGHLAND RANCH THE CANYONS PHASE 2

LOCATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,  
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

INSTRUMENT #2015067369  
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NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$75.00

PLAT  
BOOK: 67 PAGE: 1

## HIGHLAND RANCH THE CANYONS PHASE 2 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

1. TO CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.: TRACT "LL" AND TRACT "MM" ARE SUBJECT TO PERPETUAL RIGHTS OF INGRESS AND EGRESS BY ALL LOT OWNERS OF HIGHLAND RANCH, THEIR TENANTS, INVITEES AND LICENSEES, TOGETHER WITH THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT, AND EMERGENCY AND MEDICAL SERVICES, AND THEIR VEHICLES AND PERSONNEL, A DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN OR NOTED HEREON AND A DRAINAGE AND WALL EASEMENT IS HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS DRAINAGE AND WALL EASEMENTS SHOWN OR NOTED HEREON.

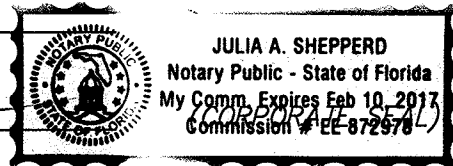
2. TO THE CITY OF CLERMONT: UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON \_\_\_\_\_, A.D. 2015.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

NAME: CHRIS TYREE

SIGNED: *Chris Tyree*  
TITLE: VICE PRESIDENT



SIGNED AND SEALED IN THE PRESENCE OF:

*Alex Madison* *Alex Madison*  
WITNESS SIGNATURE PRINTED NAME

*Thomas Bradley* *THOMAS BRADLEY*  
WITNESS SIGNATURE PRINTED NAME

STATE OF FLORIDA, COUNTY OF Orange  
May 26, 2015

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_, 2015, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED CHRIS TYREE, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN BY ME OR PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

*Julia A. Shepherd* (NOTARY SEAL)  
*Julia A. Shepherd* Feb. 10, 2017  
SIGNATURE OF NOTARY MY COMMISSION EXPIRES

## REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT. BOOTH, ERN, STRAUGHAN AND HOTT, INC. 902 NORTH SINCLAIR AVENUE, TAVARES, FL 32778 (352) 343-8481 LICENSE BUSINESS NO. 7514

FOR THE FIRM: *James M. Straghan* DATE 6/12/15  
JAMES M. STRAUGHAN, PSM/PRINCIPAL  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5309

## CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS REVIEWED IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES AND PRESENTED TO THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COUNCIL OF CLERMONT FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN \_\_\_\_\_

ATTEST: *Tracy A. Krayd* *Gail L. Ash*  
CITY CLERK MAYOR  
PRINT NAME PRINT NAME

SHEET 1 OF 4

## PLAT NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS BEING NORTH 89°53'45" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS NOTED OTHERWISE. NON-RADIAL LINES ARE NOTED BY (NR).
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT AND A 5 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE SIDES AND THE REAR UNLESS NOTED OTHERWISE.
- TRACT "LL" (TRAIL) SHALL BE OWNED AND MAINTAINED BY THE CANYONS AT HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. (ASSOCIATION).
- TRACT "MM" (AMENITY TRACT) SHALL BE OWNED BY AND MAINTAINED BY THE "ASSOCIATION".
- THE WALL EASEMENT PORTION OF THE DRAINAGE AND WALL EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE "ASSOCIATION". THE DRAINAGE EASEMENT PORTION OF THE DRAINAGE AND WALL EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE CITY OF CLERMONT AS DESCRIBED IN THE DEDICATION HEREON.
- THE FOLLOWING EASEMENTS, ASSIGNMENTS, AGREEMENTS AND ANNEXATIONS AFFECT THIS PLAT AND ARE BLANKET IN NATURE, THUS ARE NOT PLOTTABLE.

- MISCELLANEOUS ORDINANCE NO. 559-M RECORDED IN OFFICIAL RECORDS BOOK 3203, PAGE 1411.
- MISCELLANEOUS ORDINANCE NO. 559-M RECORDED IN OFFICIAL RECORDS BOOK 3241, PAGE 2436.
- MISCELLANEOUS ORDINANCE NO. 559-M RECORDED IN OFFICIAL RECORDS BOOK 3350, PAGE 1572.
- ROAD ACCESS AND WATER AND SEWER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4354, PAGE 1346.
- DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1036.
- LIFTSTATION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1056.
- GENERAL ASSIGNMENT OF ENTITLEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1071.
- PERPETUAL UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4537, PAGE 2092.

## CERTIFICATE OF CLERK OF THE COURT

I, CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT HIGHLAND RANCH PRIMARY PHASE 1 SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF LAWS FLA. CH. 177. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AND RECORDED PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

NOT REQUIRED

CLERK OF THE CIRCUIT COURT, LAKE COUNTY, FLORIDA

## JOINER AND CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED AS HIGHLAND RANCH THE CANYONS PHASE 2, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF LANDS DESCRIBED THEREIN BY THE OWNER, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCES, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1080, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: PINELOCH MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: JAMES P. CARUSO, PRESIDENT

SIGNED: *James P. Caruso* (CORPORATE SEAL)  
TITLE: PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

*Richard L. Gonzalez* *Richard L. Gonzalez*  
WITNESS SIGNATURE PRINTED NAME  
*Julia A. Shepherd* *Julia A. Shepherd*  
WITNESS SIGNATURE PRINTED NAME

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

*Sue A. Opatich*  
NOTARY PRINTED NAME  
*Sue A. Opatich*  
SIGNATURE OF NOTARY  
MY COMMISSION EXPIRES 11-12-2018

## CERTIFICATE OF SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF SECTION 177, FLORIDA STATUTES.

DEWBERRY - 520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801 LICENSED BUSINESS NO. 8011

*William D. Donley* DATED 5/20/2015  
WILLIAM D. DONLEY  
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS 5381

## LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTIONS 9 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 89°53'45" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 397.05 FEET TO A POINT ON THE WESTERLY LINE OF TRACT GG, HIGHLAND RANCH ESPLANADE PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGE 31 OF THE PUBLIC RECORDS OF SAID LAKE COUNTY AND A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 01°49'09", A CHORD BEARING OF NORTH 24°00'21" WEST AND A CHORD DISTANCE OF 63.49 FEET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WESTERLY LINE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.50 FEET TO THE POINT OF NON-TANGENCY; THENCE NORTH 05°07'05" EAST, A DISTANCE OF 76.66 FEET; THENCE NORTH 36°20'10" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 565.60 FEET, A CENTRAL ANGLE OF 23°41'34", A CHORD BEARING OF NORTH 41°49'03" WEST AND A CHORD DISTANCE OF 232.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 233.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1994.40 FEET, A CENTRAL ANGLE OF 01°25'13", A CHORD BEARING OF NORTH 30°40'52" WEST AND A CHORD DISTANCE OF 49.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.43 FEET TO THE NORTHWEST CORNER OF LOT 35 OF AFOREMENTIONED HIGHLAND RANCH ESPLANADE PHASE 1 AND THE POINT OF NON-TANGENCY; THENCE DEPARTING AFORESAID WESTERLY LINE, SOUTH 58°36'31" WEST, A DISTANCE OF 42.40 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1952.00 FEET, A CENTRAL ANGLE OF 00°34'15", A CHORD BEARING OF NORTH 31°40'36" WEST AND A CHORD DISTANCE OF 19.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.44 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 58°02'17" WEST, A DISTANCE OF 121.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1831.00 FEET, A CENTRAL ANGLE OF 00°04'46", A CHORD BEARING OF NORTH 32°00'06" WEST AND A CHORD DISTANCE OF 2.54 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.54 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 57°57'31" WEST, A DISTANCE OF 181.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1650.00 FEET, A CENTRAL ANGLE OF 09°53'49", A CHORD BEARING OF SOUTH 27°05'34" EAST AND A CHORD DISTANCE OF 284.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 285.01 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 68°53'50" WEST, A DISTANCE OF 96.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°58'18", A CHORD BEARING OF NORTH 67°07'00" WEST AND A CHORD DISTANCE OF 34.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.38 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 70°31'42" WEST, A DISTANCE OF 60.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°58'09", A CHORD BEARING OF SOUTH 22°12'14" WEST AND A CHORD DISTANCE OF 35.65 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 10°37'05", A CHORD BEARING OF SOUTH 62°22'46" WEST AND A CHORD DISTANCE OF 98.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 11°35'26", A CHORD BEARING OF SOUTH 62°51'57" WEST AND A CHORD DISTANCE OF 94.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°41'25", A CHORD BEARING OF NORTH 66°59'37" WEST AND A CHORD DISTANCE OF 34.95 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.70 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 71°58'20" WEST, A DISTANCE OF 60.21 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°45'38", A CHORD BEARING OF SOUTH 23°29'37" WEST AND A CHORD DISTANCE OF 36.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 69°52'26" WEST, A DISTANCE OF 95.11 FEET; THENCE SOUTH 20°07'34" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 69°52'26" EAST, A DISTANCE OF 95.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°45'38", A CHORD BEARING OF SOUTH 63°44'45" EAST AND A CHORD DISTANCE OF 36.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.47 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1167.00 FEET, A CENTRAL ANGLE OF 04°40'26", A CHORD BEARING OF SOUTH 15°01'43" EAST AND A CHORD DISTANCE OF 95.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.20 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 69°52'26" WEST, A DISTANCE OF 458.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1151.00 FEET, A CENTRAL ANGLE OF 08°15'27", A CHORD BEARING OF SOUTH 74°00'10" WEST AND A CHORD DISTANCE OF 165.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.88 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 11°52'07" EAST, A DISTANCE OF 224.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 53°23'23", A CHORD BEARING OF SOUTH 38°33'48" EAST AND A CHORD DISTANCE OF 449.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 465.91 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65°15'29" EAST, A DISTANCE 90.68 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF TIMBERVALE TRAIL (80.00' PUBLIC RIGHT OF WAY), AS SHOWN ON THE PLAT OF HIGHLAND RANCH PRIMARY PHASE 1, RECORDED IN PLAT BOOK 66, PAGE 8 OF AFOREMENTIONED PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 40°55'09", A CHORD BEARING OF NORTH 45°12'05" EAST AND A CHORD DISTANCE OF 377.51 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 385.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 65°39'39" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 860.75 FEET TO THE NORTHWEST CORNER OF TIMBERVALE TRAIL AS SHOWN ON THE AFOREMENTIONED PLAT OF HIGHLAND RANCH ESPLANADE PHASE 1 AND THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 15°52'20", A CHORD BEARING OF NORTH 57°43'29" EAST AND A CHORD DISTANCE OF 8.28 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID TIMBERVALE TRAIL; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 181.98 FEET, A CENTRAL ANGLE OF 10°09'13", A CHORD BEARING OF NORTH 44°42'43" EAST AND CHORD DISTANCE OF 32.21 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.25 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 17°01'34", A CHORD BEARING OF NORTH 30°54'37" EAST AND A CHORD DISTANCE OF 21.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 09°51'31", A CHORD BEARING OF NORTH 27°19'35" EAST AND A CHORD DISTANCE OF 15.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.31 FEET TO THE SOUTHEASTERLY CORNER OF TRACT GG OF AFOREMENTIONED HIGHLAND RANCH ESPLANADE PHASE 1 AND THE POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES ALONG THE WEST LINE OF SAID TRACT GG, NORTH 24°20'21" WEST, A DISTANCE OF 57.39 FEET; THENCE NORTH 53°38'32" EAST, A DISTANCE OF 15.34 FEET; THENCE NORTH 24°20'21" WEST, A DISTANCE OF 67.87 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 12°46'10", A CHORD BEARING OF NORTH 16°42'41" WEST AND A CHORD DISTANCE OF 444.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.74 FEET TO THE POINT OF BEGINNING.

CONTAINING: 25.158 ACRES, MORE OR LESS.

## SHEET INDEX

SHEET 1 COVER SHEET, LEGAL DESCRIPTION, NOTES  
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SHEET 3 - 4 PLAT DETAILS

## NOTICE

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

## LEGEND AND ABBREVIATIONS:

± MORE OR LESS  
ID IDENTIFICATION  
ORB OFFICIAL RECORD BOOK  
PB PLAT BOOK  
PS PAGE  
CCR CERTIFIED CORNER RECORD  
DUE DRAINAGE AND UTILITY EASEMENT  
Q CENTERLINE  
□ FOUND 4"x4" CONCRETE MONUMENT (PRM LB 8011) UNLESS NOTED OTHERWISE  
● FOUND NAIL & DISK (AS NOTED)  
● SET 4"x4" CONCRETE MONUMENT (PRM LB 8011) PERMANENT REFERENCE MARKER  
● FOUND 5" IRON PIPE (NO ID)  
● SET NAIL & DISK (POP LB 8011) PERMANENT CONTROL POINT  
+ CHANGE IN DIRECTION (R/W LINE)  
DNE DRAINAGE AND WALL EASEMENT  
FND FOUND  
RP RADIUS POINT  
PI POINT OF INTERSECTION  
L LENGTH  
R RADIUS  
Δ DELTA  
CB CHORD BEARING  
CH CHORD DISTANCE  
PNT POINT OF NON-TANGENCY  
PC POINT OF CURVATURE  
POC POINT OF COMPOUND CURVATURE  
PRC POINT OF REVERSE CURVATURE  
PT POINT OF TANGENCY  
R/W RIGHT OF WAY  
(R) RADIAL  
(NR) NON RADIAL  
CM CONCRETE MONUMENT  
LB LICENSED BUSINESS  
LS LAND SURVEYOR  
DE DRAINAGE EASEMENT  
(TYP) TYPICAL  
— LINE BREAK

KEY MAP: 1" = 600'

