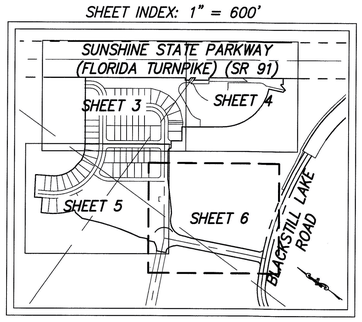
HIGHLAND RANCH ESPLANADE PHASE 1

LOCATED IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT BOOK: 66 PAGE: 36

SHEET INDEX: 1" = 600'

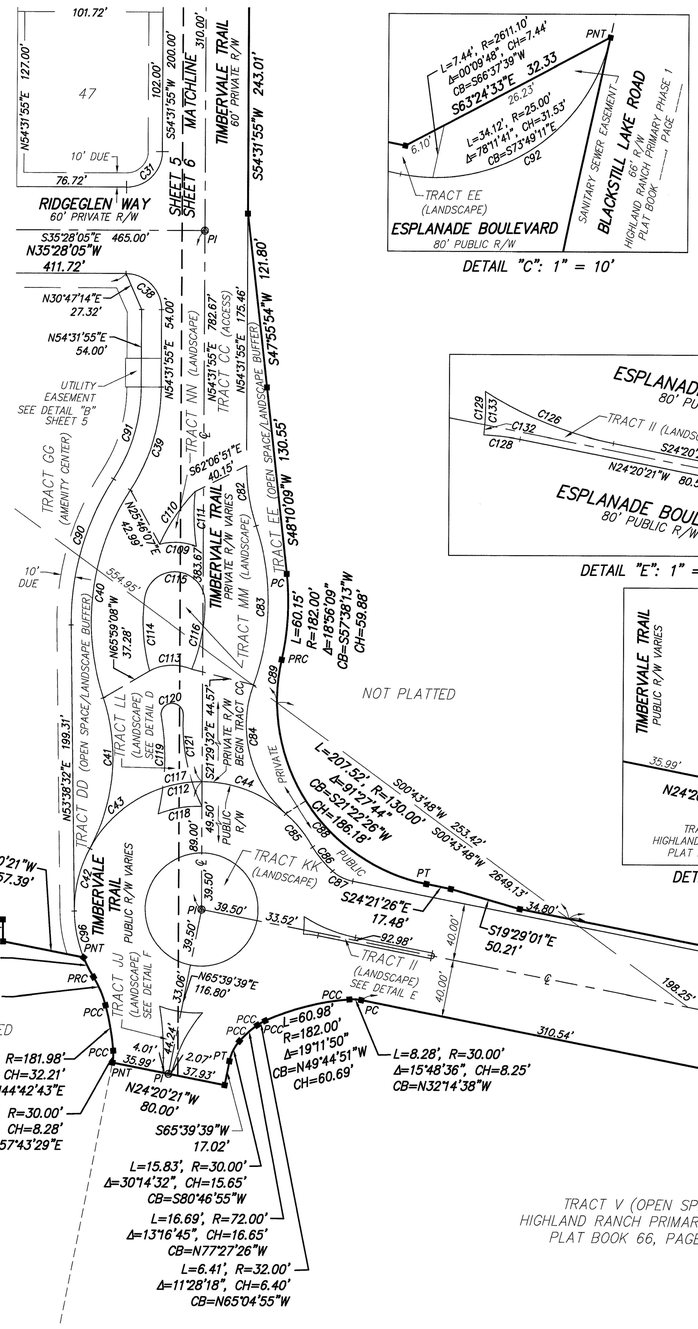


LEGEND AND ABBREVIATIONS:

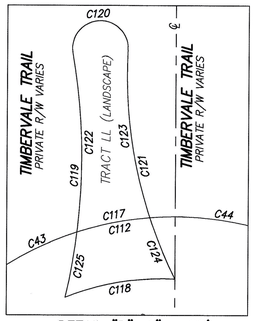
- ± MORE OR LESS
- ID IDENTIFICATION
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG PAGE
- CCR CERTIFIED CORNER RECORD
- DUE DRAINAGE AND UTILITY EASEMENT
- ℄ CENTERLINE
- SET 4x4 CONCRETE MONUMENT (PRM LB 8011) PERMANENT REFERENCE MARKER
- FOUND NAIL & DISK (AS NOTED)
- SET 4"x4" CONCRETE MONUMENT (AS NOTED)
- SET NAIL & DISK (PCP LB 8011) PERMANENT CONTROL POINT
- SET 5/8" IRON ROD & CAP (LB 8011)
- FOUND 1/2" IRON ROD (LB 68)
- FOUND 3" IRON PIPE (NO ID)
- CHANGE IN DIRECTION (R/W LINE)
- WE WALL EASEMENT
- D.E DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- IP IRON PIPE
- FND FOUND
- PI POINT OF INTERSECTION
- L LENGTH
- R RADIUS
- Δ DELTA
- DB DEED BOOK
- CB CHORD BEARING
- CH CHORD DISTANCE
- PNT POINT OF NON-TANGENCY
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- POC POINT ON 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
- FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- EL ELEVATION
- FEMA FEDERAL EMERGENCY MANAGEMENT ASSOCIATION
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NAVD NATIONAL AMERICAN VERTICAL DATUM

SHEET INDEX

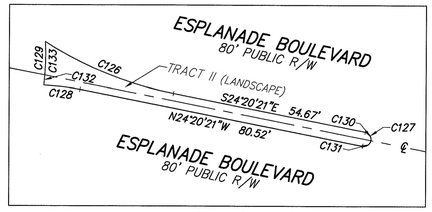
SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	VICINITY MAP
SHEET 3 – 6	PLAT DETAILS



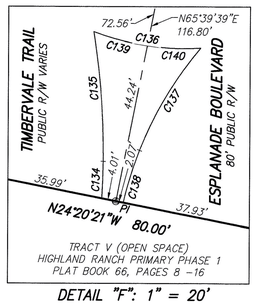
DETAIL "C": 1" = 10'



DETAIL "D": 1" = 20'



DETAIL "E": 1" = 20'



DETAIL "F": 1" = 20'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C31	39.27	25.00	90°00'00"	35.36	S80°28'05"E
C38	39.27	25.00	90°00'00"	35.36	N09°31'55"E
C39	75.79	132.00	32°53'50"	74.75	N70°58'50"E
C40	150.99	168.00	51°29'46"	145.96	S61°40'52"W
C41	108.23	132.00	46°58'45"	105.23	N59°25'21"E
C42	45.47	89.00	29°16'11"	45.47	S68°16'38"W
C43	67.84	89.00	43°40'15"	66.21	N75°15'09"W
C44	71.13	89.00	45°47'35"	69.25	N17°09'21"W
C82	42.74	132.00	18°33'06"	42.55	S45°15'22"W
C83	112.76	168.00	38°27'18"	110.65	N55°12'28"E
C84	98.31	82.00	68°41'40"	92.53	S40°05'17"W
C85	30.02	89.00	19°19'43"	29.88	N15°24'18"E
C86	21.95	72.02	17°27'59"	21.87	S14°45'47"W
C87	15.90	30.00	30°22'08"	15.72	S09°09'16"E
C88	177.18	130.00	78°05'24"	163.78	S14°41'16"W
C89	30.34	130.00	13°22'20"	30.27	S60°25'08"W
C90	107.32	182.00	33°47'13"	105.78	N70°32'08"E
C91	67.15	118.00	32°53'50"	66.82	N70°58'50"E
C92	38.65	25.00	88°34'41"	34.91	S68°37'41"E
C96	33.22	89.00	21°23'11"	33.03	N42°56'56"E
C98	11.34	58.66	011°04'48"	11.33	S29°52'45"E
C99	35.99	198.66	010°22'46"	35.94	S19°08'58"E
C100	39.19	216.34	010°22'46"	39.14	N19°08'58"W
C101	9.14	2.91	180°00'00"	5.82	S65°39'39"W
C102	28.27	216.34	007°29'17"	28.25	S28°04'59"E
C103	25.96	198.66	007°29'17"	25.94	N28°04'59"W
C104	24.57	58.66	024°00'10"	24.39	N12°20'16"W
C105	58.50	2591.10	001°17'37"	58.50	S66°26'10"W
C106	54.52	2591.10	001°12'20"	54.52	S64°50'18"W
C107	5.89	2591.10	000°07'49"	5.89	S65°43'27"W
C108	9.87	2591.10	000°13'05"	9.87	S65°33'00"W
C109	25.95	41.70	035°39'20"	25.53	N32°23'28"W
C110	44.56	131.75	019°22'50"	44.35	S88°12'30"W
C111	38.39	152.25	014°26'53"	38.29	S53°10'50"W
C112	159.73	89.00	102°49'43"	139.14	N45°40'25"W
C113	30.55	34.25	051°05'57"	29.54	N37°53'36"W
C114	50.87	131.75	022°07'25"	50.56	S50°20'41"W
C115	64.02	21.20	173°00'36"	42.32	N32°05'18"W
C116	47.84	123.75	022°09'01"	47.54	N65°29'30"E
C117	20.76	89.00	013°21'53"	20.71	N46°44'05"W
C118	31.29	73.25	024°28'19"	31.05	N45°02'03"W
C119	68.41	168.25	023°17'45"	67.94	N56°06'25"E
C120	26.13	7.75	193°08'44"	15.40	N38°58'05"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C121	65.83	126.25	029°52'25"	65.08	S42°40'04"W
C122	50.01	168.25	017°01'45"	49.82	N52°58'25"E
C123	47.40	126.25	021°30'38"	47.12	S46°50'57"W
C124	18.43	126.25	008°21'47"	18.41	S31°54'45"W
C125	18.40	168.25	006°16'00"	18.39	N64°37'18"E
C126	38.89	104.25	021°22'35"	38.67	S13°39'03"E
C127	6.28	2.00	180°00'00"	4.00	N65°39'39"E
C128	10.23	64.25	009°07'14"	10.22	N28°53'58"W
C129	12.16	73.25	009°30'36"	12.14	N56°21'14"E
C130	3.14	2.00	090°00'00"	2.83	N20°39'39"E
C131	3.14	2.00	090°00'00"	2.83	S69°20'21"E
C132	2.83	73.25	002°12'39"	2.83	N60°00'13"E
C133	9.33	73.25	007°17'57"	9.33	N55°14'55"E
C134	10.33	214.25	002°45'49"	10.33	N56°20'48"E
C135	31.21	214.25	008°20'49"	31.18	N49°26'13"E
C136	30.44	73.25	023°48'44"	30.22	S26°58'37"E
C137	33.40	101.25	018°54'01"	33.25	S85°17'37"W
C138	10.16	101.25	005°44'53"	10.15	S70°04'25"W
C139	15.45	73.25	012°04'55"	15.42	S21°06'42"E
C140	15.00	73.25	011°43'50"	14.97	S33°01'04"E

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.

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CERTIFICATE OF AUTHORIZATION No. LB 8011

Drawing name: S:\Block West_Taylor Morrison_9925.009_Platting_5009.4519\Platting\Highlands Ranch Esplanade Phase 1_surplat.dwg Plot Sheet 6 Nov 14, 2014 9:33am by: tcamden