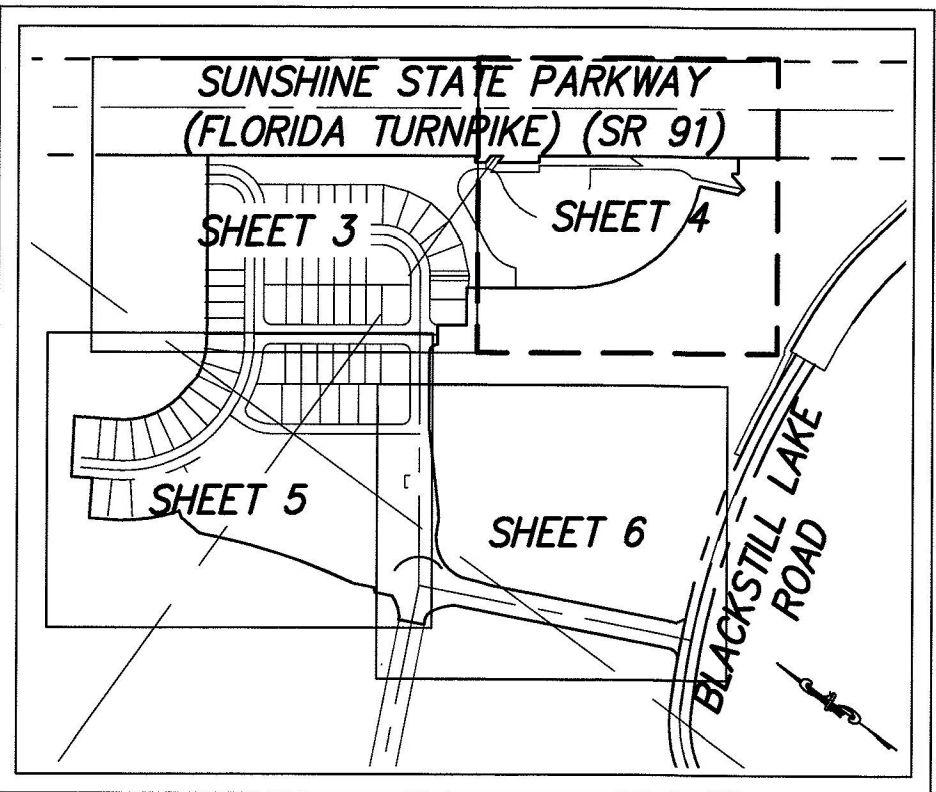


HIGHLAND RANCH ESPLANADE PHASE 1
LOCATED IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

PLAT BOOK: **66** PAGE: **34**

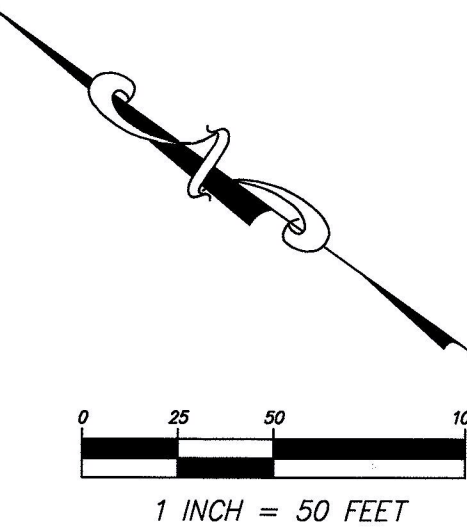
SHEET INDEX	
SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	VICINITY MAP
SHEET 3 - 6	PLAT DETAILS

SHEET INDEX: 1" = 600'



LEGEND AND ABBREVIATIONS:

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



NOTICE

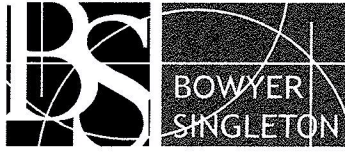
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Drawing name: S:\Block West_Taylor_Morrison_99253009_Platting_Highland Ranch Esplanade Phase 1_surplat.dwg Plot Sheet: 4 Nov 14, 2014 8:10am by: tcornden



LAND DEVELOPMENT &
TRANSPORTATION ENGINEERING
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CERTIFICATE OF AUTHORIZATION NO. LB 8011

