

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

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.

CURVE		
CURVE	LENGTH	RADIUS
C59	49.70'	2486.0'
C60	49.70'	2486.0'
C61	24.97'	2486.0'
C62	5.00'	130.00'
C63	51.79'	130.00'
C64	147.41'	130.00'
C65	104.95'	70.00'
C66	5.00'	70.00'
C67		CURVE
C68		CURVE
C69		CURVE
C70		CURVE
C71	335.55'	1992.8'
C72	38.85'	1992.8'
C73	59.34'	1992.8'
C74	59.34'	1992.8'
C75	59.34'	1992.8'
C76	59.34'	1992.8'
C77	59.34'	1992.8'
C78	63.13'	2120.0'
C79	1.87'	2120.0'
C80	63.66'	252.0'
C81	81.71'	252.0'
C82	81.48'	252.0'
C83	29.28'	252.0'
C84	35.28'	2308.0'
C85	49.55'	2308.0'
C86	43.13'	2308.0'

C71	335.55'	1992.80	09°38'51"	335.15'	N38°30'37"W
C72	38.85'	1992.80	01°07'01"	38.85'	N34°44'42"W
C73	59.34'	1992.80	01°42'22"	59.34'	N35°39'24"W
C74	59.34'	1992.80	01°42'22"	59.34'	N37°21'46"W
C75	59.34'	1992.80	01°42'22"	59.34'	N39°04'08"W
C76	59.34'	1992.80	01°42'22"	59.34'	N40°46'29"W
C77	59.34'	1992.80	01°42'22"	59.34'	N42°28'51"W
C78	63.13'	2120.00	01°42'22"	63.13'	N32°14'40"W
C79	1.87'	2120.00	00°03'02"	1.87'	N33°07'21"W
C80	63.66'	252.00	14°28'25"	63.49'	S80°58'12"E
C81	81.71'	252.00	18°34'42"	81.35'	S64°26'39"E
C82	81.48'	252.00	18°31'33"	81.13'	S45°53'31"E
C83	29.28'	252.00	06°39'29"	29.27'	S33°18'00"E
C84	35.28'	2308.00	00°52'33"	35.28'	N30°24'33"W
C85	49.55'	2308.00	01°13'48"	49.55'	N31°27'43"W
C86	43.13'	2308.00	01°04'15"	43.13'	N32°36'45"W

CURVE TABLE		
CURVE	C107	C108
LENGTH	32.59'	30.68'
RADIUS	530.00	530.00
DELTA	03°31'23"	03°19'01"
CHORD	32.58'	30.68'
BEARING	S49°27'46"W	S52°52'58"W

28 27 26 25 24 23 22

17.95° 17.28° 18°15'12"W 35.83' (NR)

N00°16'35"W 80

POINT OF BEGINNING

PNT

C105

SEE DETAIL "A"

17°32'02"W 124.43'

79 78 77

5.00' DUE (TYP)

C52

N34°42'20"W 119.74'

N55°29'05"W 121.00'

50.00'

S56°40'35"W 47.36' (NR)

S55°56'28"W 50.02'

46.18'

1.18'

N34°42'20"W 119.74'

79 78

46.18'

1.18'

S56°40'35"W 47.36'

S55°56'28"W 50.02'

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HIGHLAND RANCH ESPLANADE PHASE 1

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DETAIL "A": 1" = 5'

EAST LINE OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST

L=34.13' CH=34.11'

L=0°29'33" CH=34.11'

CB=57°59'57"W CH=58.61'

POINT OF COMPLETMENT

L=57°46' R=261.00'

R=12°36'50" CH=57.34'

CB=56°56'28"W CH=57.34'

FIND 4"x4" CM WITH BROCKED TOP (NO ID) COR #33903

SE CORNER OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 26 EAST

N: 154.3992, 42.990

E: 429.332, 8857

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ESPLANADE PHASE 1
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STARGASS'
CIRCLE

SHEET 2 OF 2

 **Dewberry**

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CERTIFICATE OF AUTHORIZATION NO. LB 801

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