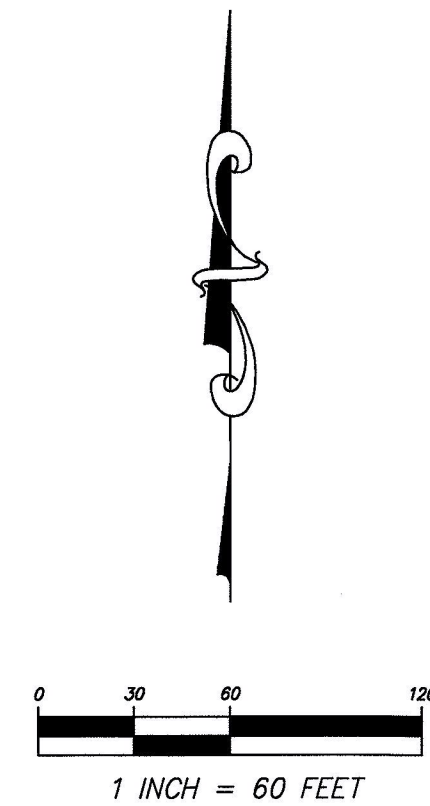
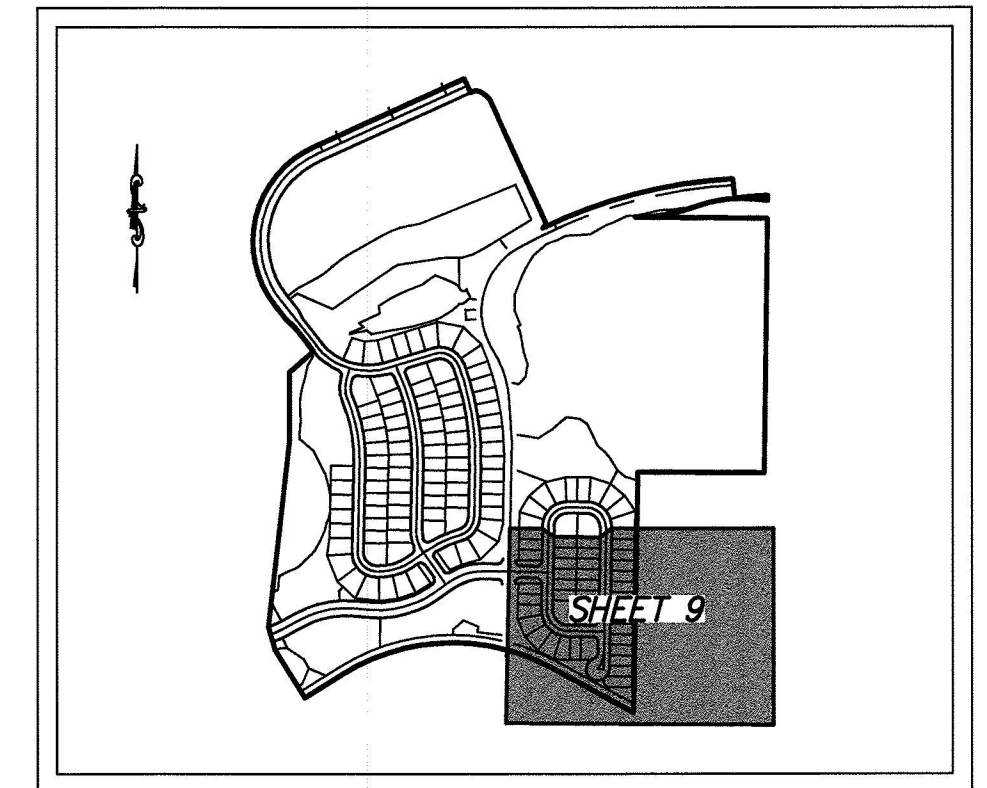
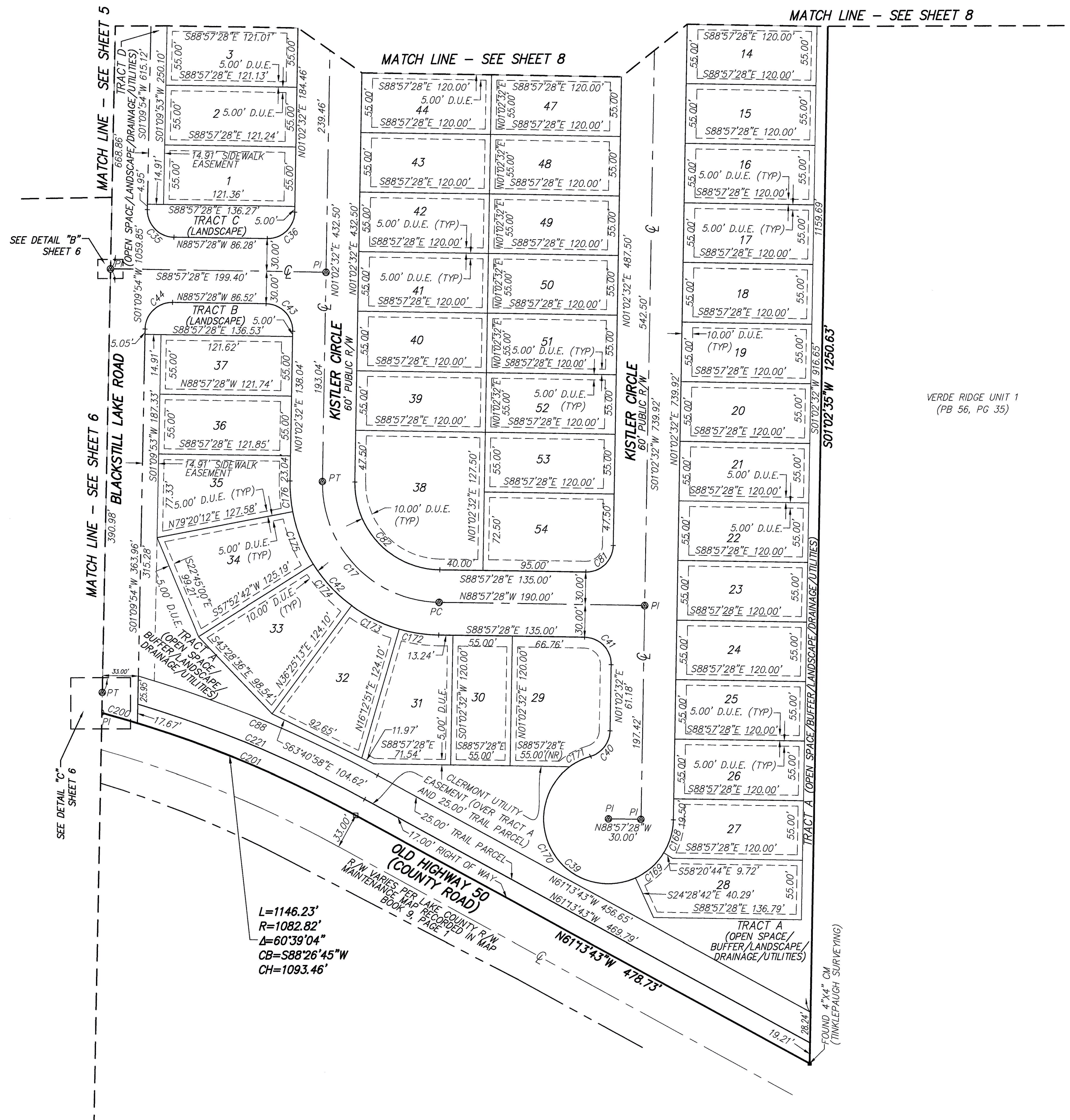


HIGHLAND RANCH PRIMARY PHASE 1

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



CURVE TABLE (THIS SHEET ONLY)					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	110.00	172.79	90°00'00"	N43°57'28"E	155.56
C35	25.00	39.32	90°07'23"	S43°53'47"E	35.39
C36	25.00	39.27	90°00'00"	S46°02'32"E	35.36
C39	60.00	264.83	252°53'43"	S52°30'37"E	96.53
C40	25.00	31.81	72°53'43"	N37°29'23"E	29.70
C41	25.00	39.27	90°00'00"	S43°57'28"W	35.36
C42	140.00	219.91	90°00'00"	S43°57'28"E	197.99
C43	25.00	39.27	90°00'00"	S43°57'28"W	35.36
C44	25.00	39.22	89°52'37"	S46°06'13"W	35.32
C81	25.00	39.27	90°00'00"	N46°02'32"E	35.36
C82	80.00	125.66	90°00'00"	S43°57'28"E	113.14
C168	60.00	32.06	30°36'44"	N16°20'54"E	31.68
C169	60.00	35.47	33°52'02"	N48°35'17"E	34.95
C170	60.00	175.65	167°44'14"	S30°36'35"E	119.31
C171	60.00	21.65	20°40'43"	S63°35'54"W	21.54
C172	140.00	37.07	15°10'18"	S81°22'19"E	36.96
C173	140.00	49.38	20°12'22"	S63°40'58"E	49.12
C174	140.00	52.43	21°27'30"	S42°51'02"E	52.13
C175	140.00	52.43	21°27'30"	S21°23'33"E	52.13
C176	140.00	28.60	11°42'20"	S04°48'38"E	28.55
C200	1082.82	35.38	01°52'20"	N73°47'27"W	35.38
C201	1082.82	219.72	11°37'35"	N67°02'30"W	219.35



PLAT LEGEND	
± MORE OR LESS	L LENGTH
ID IDENTIFICATION	R RADIUS
ORB OFFICIAL RECORD BOOK	DB DEED BOOK
PB PLAT BOOK	CB CHORD BEARING
PC PAGE	CH CHORD DISTANCE
CCR CERTIFIED CORNER RECORD	PC POINT OF CURVATURE
(TYP) TYPICAL	Δ DELTA (CENTRAL ANGLE)
Q CENTERLINE	PRC POINT OF REVERSE CURVATURE
□ SET 4x4 CONCRETE MONUMENT (PRM LB 8011)	PT POINT OF TANGENCY
PERMANENT REFERENCE MARKER	R/W RIGHT OF WAY
● FOUND NAIL & DISK (AS NOTED)	(R) RADIAL
● FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)	(NR) NON RADIAL
● SET NAIL & DISK (POP LB 8011)	CM CONCRETE MONUMENT
PERMANENT CONTROL POINT	LB LICENSED BUSINESS
● SET 5/8" IRON ROD & CAP (LB 8011)	LS LAND SURVEYOR
● FOUND 1/2" IRON ROD (LB 68)	FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
— CHANGE IN DIRECTION (R/W LINE)	EL ELEVATION
▲ CHANGE IN DIRECTION (UPLAND BUFFER)	FEMA FEDERAL EMERGENCY MANAGEMENT ASSOCIATION
D.E DRAINAGE EASEMENT	NOVD NATIONAL GEODETIC VERTICAL DATUM
U.E UTILITY EASEMENT	NAVD NATIONAL AMERICAN VERTICAL DATUM
IP IRON PIPE	D.U.W.E DRAINAGE, UTILITY AND WALL EASEMENT
PI POINT OF INTERSECTION	W.E WALL EASEMENT
D.U.E DRAINAGE AND UTILITY EASEMENT	S.S.E SANITARY SEWER EASEMENT

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.

SHEET INDEX

SHEET 1	COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2	VICINITY MAP
SHEET 3 - 9	PLAT DETAILS

Dewberry LAND DEVELOPMENT & TRANSPORTATION ENGINEERING PLANNING | SURVEYING & MAPPING

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CERTIFICATE OF AUTHORIZATION NO. LB 8011