Application No.
PP-15-04-01
(Preliminary Plat)

Applicant
Babcock Property Holdings LLC /
Babcock Phase 1A

Quasi-Judicial

Commission District I

Charlotte County Government

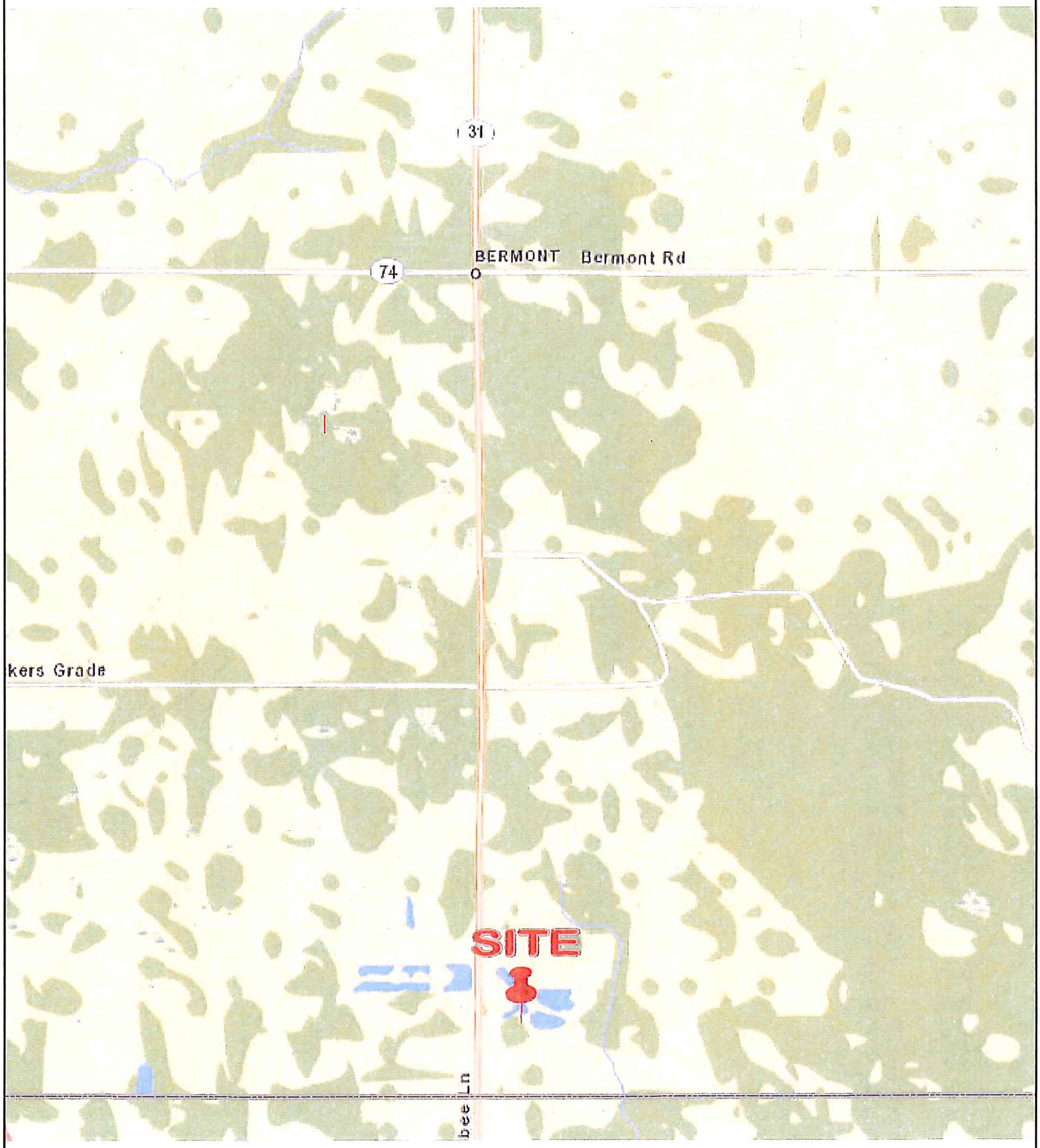
"To exceed expectations in the delivery of public services."

www.CharlotteCountyFL.com

Community Development

CHARLOTTE COUNTY

Location Map for PP-15-04-01



30 & 31/42/26 East County

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NOT TO SCALE

Path: M:\Departments\LIS\Projects\Petition_Maps\Land_Development\2015\PreliminaryPlats\PP-15-04-01\PCKT_LocationPP-15-04-01.mxd

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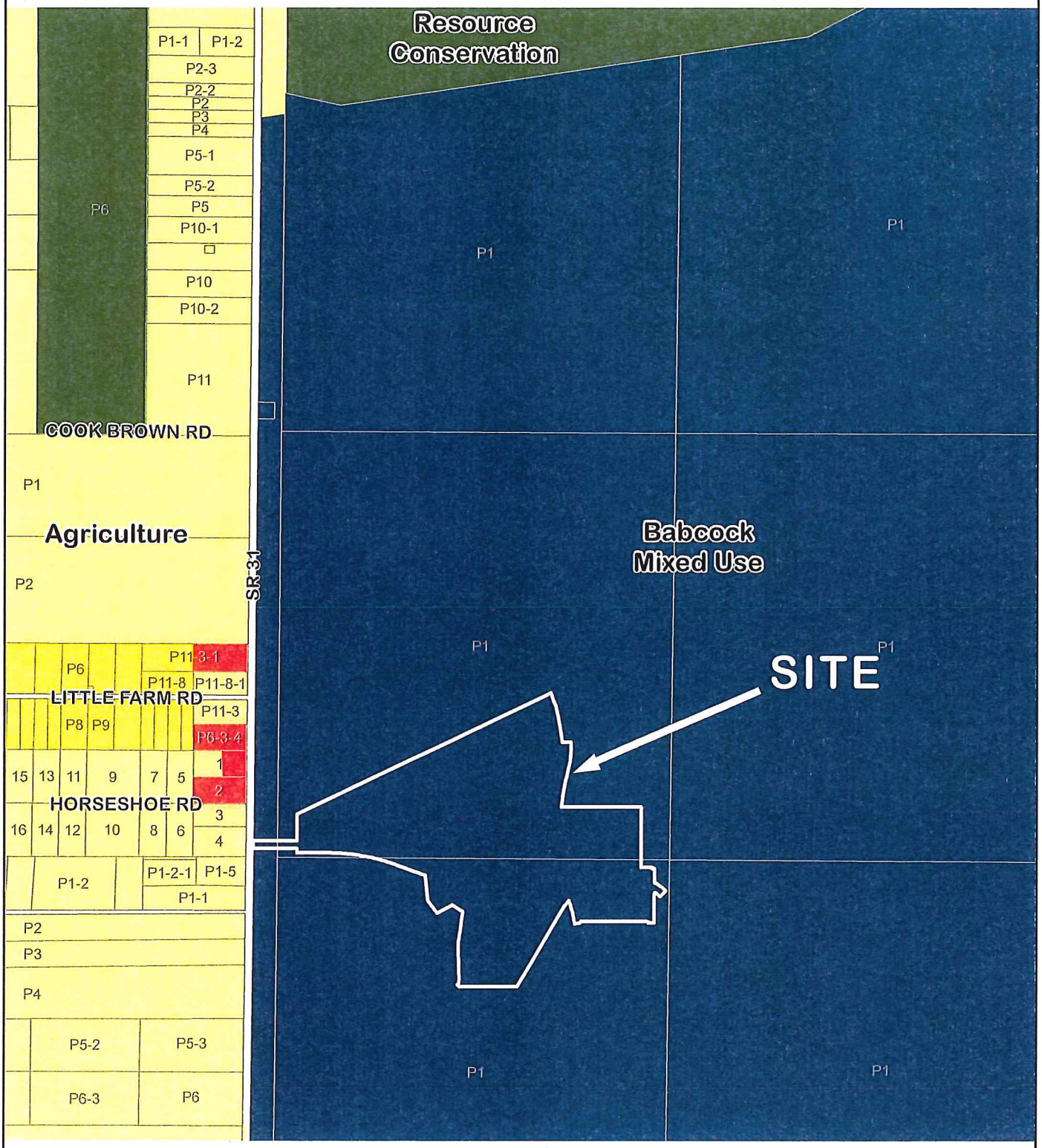
Community Development

CHARLOTTE COUNTY

Future Land Use Map for PP-15-04-01



30 & 31/42/26 East County

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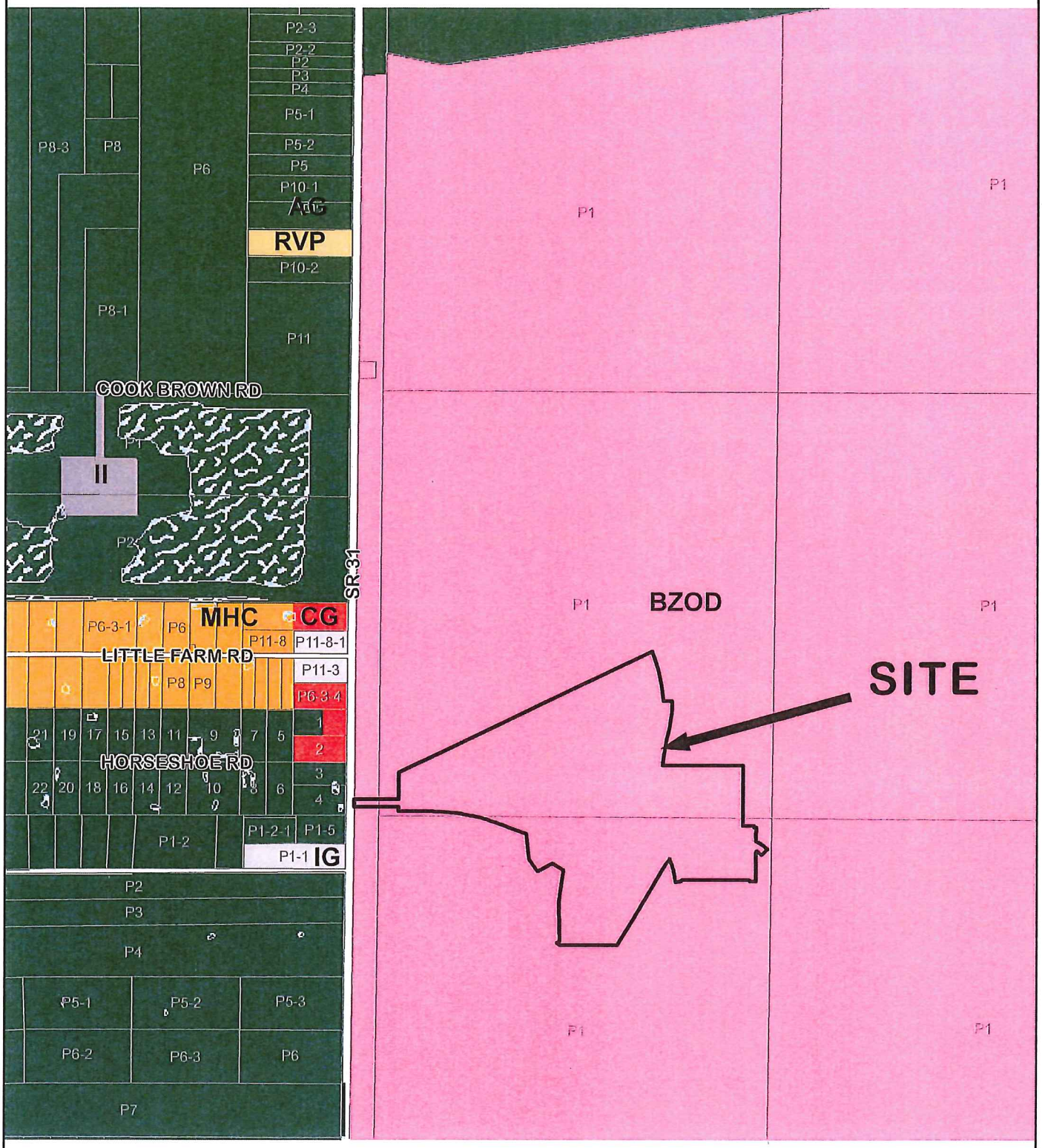
Community Development

CHARLOTTE COUNTY

Zoning Map for PP-15-04-01



30 & 31/42/26 East County

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MEMORANDUM

Date: May 26, 2015

To: Charlotte County Board of County Commissioners,
Planning and Zoning Board

From: Steven A. Ellis, Planner II SAE
Community Development / Zoning

Subject: PP-15-04-01, Babcock Phase 1A

Babcock Property Holdings, LLC has requested Preliminary Plat approval for a subdivision to be named, Babcock Phase 1A, consisting of 198 mixed use lots. The site is 183.97 acres, more or less, and is located south of Bermont Road, north of the border with Lee County, east of State Road 31, and west of the border with Glades County, in Sections 30 and 31, Township 42 S, Range 26 E, in Commission District I.

The site is located within the boundaries of the Urban Service Area. The Future Land Use Map designation is Babcock Mixed Use. The Zoning District is Babcock Ranch Zoning Overlay District (BZOD). The project lies in Flood Zone D, and in Storm Surge Evacuation Zone D.

Charlotte County Public Schools (CCPS) has received a School Impact Analysis application from the applicant, requesting a determination regarding School Concurrency. The CCPS response identified sufficient capacity at the elementary and middle school levels, but not at the high school level. As required by Interlocal Agreement, the applicant must obtain a School Concurrency Availability Determination Letter (SCADL) indicating that the deficit has been adequately accounted for, via a binding and enforceable agreement, prior to submitting Final Plat application.

Based on departmental reviews, staff has identified four other issues that rose to the level of conditions, for a total of five.

Departmental Review –

Addressing has reviewed the application and had the following comments.

In review of the engineering drawings there are no street names indicated. The Addressing Section requires that the streets must be named prior to final plat approval. Prior to submitting a list of street names in writing to the Addressing Department to be checked for availability, verification and approval there are guidelines for naming streets and the guidelines must be followed. A copy of the *Guidelines for New Street Naming* can be obtained from the Addressing Section.

CCU has reviewed the application and had no comments.

Charlotte County Public Schools has reviewed the application and had the following comments:

As you aware since receiving the initial email below with attachments you (The County) has received an SIA requesting a SCADL be done. Attached you will find a copy of the SCADL letter sent to the Babcock Representative. **[referenced letter included in all Board packets]**

Comprehensive Planning has reviewed the application and had the following comment:

The Comprehensive Planning Section has no comments/conditions regarding PP-15-04-01.

Engineering has reviewed the application and had no comments.

Environmental Health has reviewed the application and had no comments.

GIS has reviewed the application and had the following comments:

I took the AutoCAD drawing and converted it into ArcMap shape files. The parcels and lakes fit the ground geometry according to the DOR 2014 aerials. I do not see any issues with the Babcock Phase 1A Preliminary Plat.

LIS has reviewed the application and had no comments.

Land Development has reviewed the application and had the following comments:

Charlotte County Public Schools (CCPS) has received a School Impact Analysis application from the applicant, requesting a determination regarding School Concurrency. The CCPS response identified sufficient capacity at the Elementary and Middle School levels, but not at the High School level. The applicant must obtain a School Concurrency Availability Determination Letter (SCADL) indicating that the deficit has been adequately accounted for prior to submitting Final Plat application.

Property Appraiser's Office has reviewed the application and had no comments.

Real Estate Services has reviewed the application and had the following comments:

No comments at this time. Reserve right to comment as additional plans are presented.

Transportation has reviewed the application and had no comments.

Zoning/Current Planning has reviewed the application and had no comments.

Zoning/Environmental has reviewed the application and had no comments.
A Florida Land Use, Cover and Forms Classification System (FLUCCS) Map and listed species assessment has been provided by Johnson Engineering dated February, 2015. Five potentially occupied gopher tortoise burrows were identified throughout the site.

The Zoning/Environmental Section recommends approval of application PP-15-04-01 Preliminary Plat with the following conditions:

1. The project must adhere to ALL conditions in the Babcock Ranch Community Master Development of Regional Impact Master Development Order dated January 28, 2014 and the Babcock Ranch Community Increment 1 DO dated January 28, 2014.

2. Prior to final plat approval, the applicant must clearly identify all Active Greenways within Phase 1A as shown on Map #'s 11G & 11F.

3. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be utilized during all land clearing and development activities.

The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

RECOMMENDATION

Community Development recommends approval of Petition #PP-15-04-01 with the following five (5) conditions:

1. All streets must be given names approved by the Addressing Section prior to submitting Final Plat application.

2. Applicant must obtain a School Concurrency Availability Determination Letter (SCADL) from the Charlotte County Public School District indicating that sufficient capacity exists, or has been accounted for through a binding and enforceable agreement, at elementary, middle, and high school levels prior to submitting Final Plat application.

3. The project must adhere to all conditions in the Babcock Ranch Community Master Development of Regional Impact Master Development Order dated January 28, 2014, and the Babcock Ranch Community Increment 1 Development Order dated January 28, 2014.

4. Prior to final plat approval the applicant must clearly identify all Active Greenways within Phase 1A as shown on Map #'s 11G & 11F.

5. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be utilized during all land clearing and development activities.

MEMORANDUM

Date: May 21, 2015

To: Steven Ellis, Planner II

From: Jamie Scudera, Environmental Specialist

Subject: PP-15-04-01
Babcock 1A
Property Acct. #'s 422630100001, 422619100001 & 422631100001

The Current Planning and Zoning (Environmental Review) Section has reviewed the above referenced petition for **Environmental and Landscape and Tree compliance** and offers the following comments:

A Florida Land Use, Cover and Forms Classification System (**FLUCCS**) Map and listed species assessment has been provided by Johnson Engineering dated February 2015. Five potentially occupied gopher tortoise burrows were identified throughout the site.

The Current Planning and Zoning (Environmental Review) Section recommends **approval** of application **PP-15-04-01 Preliminary Plat** with the following conditions:

1. The project must adhere to ALL conditions in the **Babcock Ranch Community Master Development of Regional Impact Master Development Order** dated January 28, 2014 and the **Babcock Ranch Community Increment 1 DO** dated January 28, 2014.

2. Prior to final plat approval the applicant must clearly identify all Active Greenways within Phase 1A as shown on Map #'s 11G & 11F.

3. The project must comply with **Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation** requirements of the County Code. Best Use Management Plans must be utilized during all land clearing and development activities.

The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

Thank you for giving the Environmental Review Section an opportunity to review this Preliminary Plat application. If there are any questions please contact me at (941) 743-1290.

JS P: animal/PLATS-2015/PP-15-04-01(BabcockPhase1A).doc

COMMUNITY DEVELOPMENT DEPARTMENT
Planning and Zoning Division
18500 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1242 | Fax: 941.743.1292

Ellis, Steven

From: Nocheck, Elizabeth
Sent: Thursday, May 21, 2015 11:37 AM
To: Ellis, Steven
Subject: RE: PP-15-04-01, Babcock Phase 1A

The Comprehensive Planning Section has no comments/conditions regarding PP-15-04-01.

Thanks!

Elizabeth Nocheck
Planner II, Landscape Review Specialist
Community Development Department
18400 Murdock Circle
Port Charlotte, FL 33948-1094
phone: 941.764.4920 fax: 941.743.1598
Please click www.charlottecountyfl.gov to visit the Charlotte County homepage
"To Exceed Expectations in the Delivery of Public Services"

From: Ellis, Steven
Sent: Tuesday, May 19, 2015 9:37 AM
To: Nocheck, Elizabeth
Subject: FW: PP-15-04-01, Babcock Phase 1A

Ta da!

From: Ellis, Steven
Sent: Monday, April 20, 2015 10:37 AM
To: Matarese, Monte; Vattikuti, Venkat; Pederzolli, Gary; Quillen, Ken; Rodriguez, Anthony; Scudera, Jamie; Gilbreath, Gina; Olivo, Jerry; Duckworth, Richard (richard.duckworth@yourcharlotteschools.net); MacDonald, John; Horton, Maggie; Collins, Gerry; Alexander, Debbie; DUrso, Chris; Hunter, Judy; Anspach, Dawn
Cc: Cullinan, Shaun; Clim, Diane
Subject: PP-15-04-01, Babcock Phase 1A

Please review the attachments.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
Fax: 941-743-1598
www.charlottecountyfl.gov

INTEROFFICE MEMORANDUM
Development Review Division

To: Steven Ellis

From: Gerry M. Collins
Design Technician - Addressing

Date: April 20, 2015

RE: Addressing Comments

PP-15-04-01 – Babcock Phase 1A

In review of the engineering drawings there are no street names indicated. The Addressing Department requires that the streets must be named prior to final plat approval. Prior to submitting a list of street names in writing to the Addressing Department to be checked for availability, verification and approval there are guidelines for naming streets and the **guidelines must be followed**. A copy of the Guidelines for New Street Naming can be obtained from the Addressing Department and the request can be done by email. Please email Gerry.Collins@CharlotteCountyFl.gov.

Ellis, Steven

From: Alexander, Debbie
Sent: Monday, April 27, 2015 3:06 PM
To: Ouimet, Sherri; Grossman, Gary; Searfoss, Bill; Vattikuti, Venkat; Aiuto, Phil; Bliss, Karen; Ford, Steven; Carson, Robert; Ouimet, Jason; Doll, Richard
Cc: Payette, Paul; Walter, Bradford; VonderMuehll, JoAnn; Peruyera, Carlos; Ellis, Steven
Subject: Preliminary Plat - PP-15-04-01 - Babcock Phase 1A

No comments at this time. Reserve right to comment as additional plans are presented.

Debra F. Alexander
Real Estate Specialist I
Real Estate Services Division
Budget and Administrative Services Department
Charlotte County Government
(941) 764-5589
(941) 764 5591 (Fax)
www.Debbie.Alexander@CharlotteCountyFL.gov
"To Exceed Expectations in the Delivery of
Public Services"

Ellis, Steven

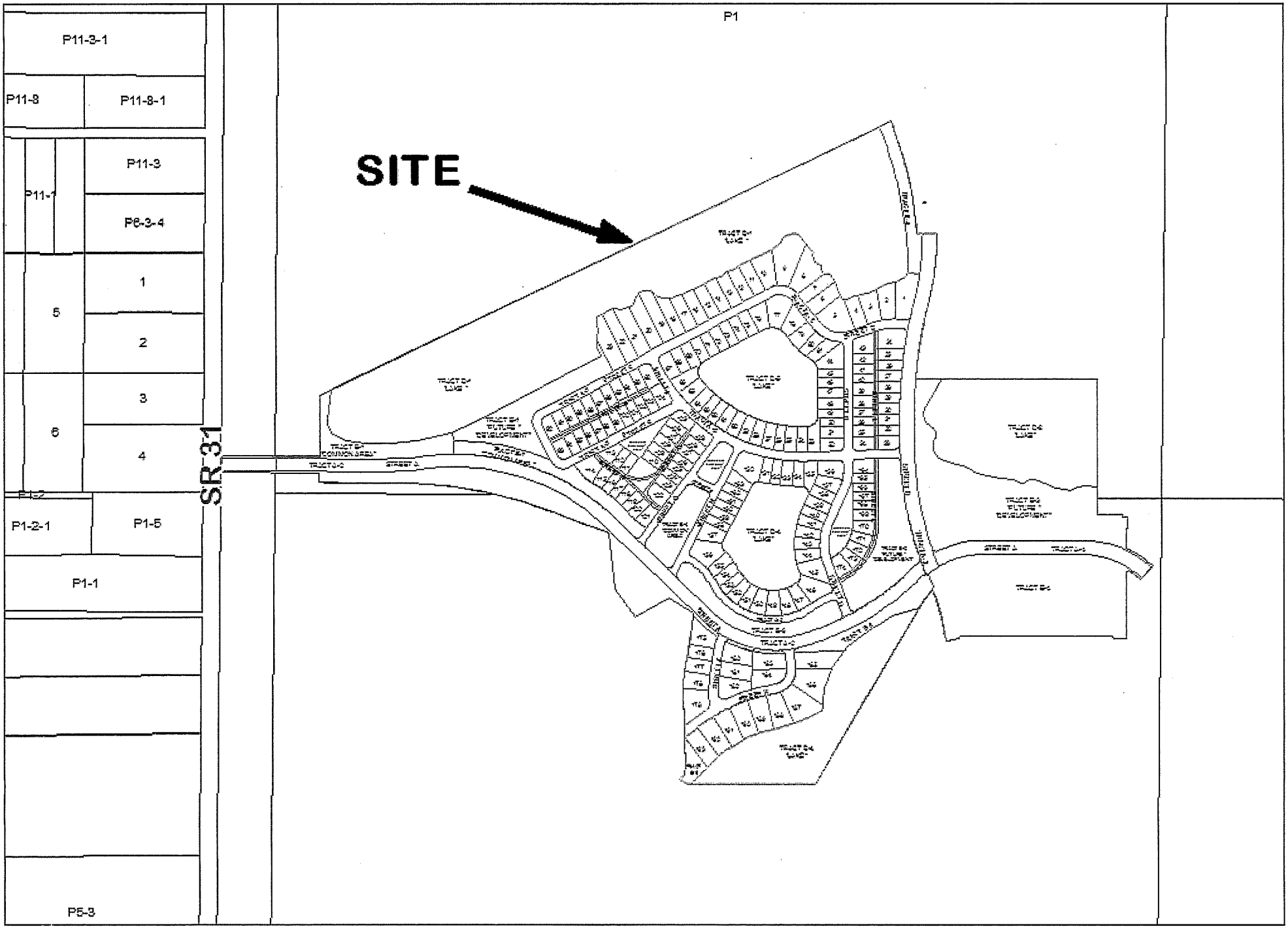
From: Pederzolli, Gary
Sent: Friday, May 01, 2015 2:31 PM
To: Ellis, Steven
Subject: RE: PP-15-04-01, Babcock Phase 1A

Steven,
I took the AutoCAD drawing and converted it into ArcMap shapefiles. The parcels and lakes fit the ground geometry according to the DOR 2014 aerials. I do not see any issues with the Babcock Phase 1A Preliminary Plat.

From: Ellis, Steven
Sent: Monday, April 20, 2015 10:37 AM
To: Matarese, Monte; Vattikuti, Venkat; Pederzolli, Gary; Quillen, Ken; Rodriguez, Anthony; Scudera, Jamie; Gilbreath, Gina; Olivo, Jerry; Duckworth, Richard (richard.duckworth@yourcharlotteschools.net); MacDonald, John; Horton, Maggie; Collins, Gerry; Alexander, Debbie; DUrso, Chris; Hunter, Judy; Anspach, Dawn
Cc: Cullinan, Shaun; Clim, Diane
Subject: PP-15-04-01, Babcock Phase 1A

Please review the attachments.

Steven A. Ellis, Planner II
Community Development Department
Zoning Division
18400 Murdock Circle
Port Charlotte, FL 33948
Voice: 941-764-4954
Fax: 941-743-1598
www.charlottecountyfl.gov



PP-15-04-01 - Proposed Changes

CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

PRELIMINARY PLAT APPLICATION

Date Received:	4/17/15	**Log-in Date:**	4/20/15
Petition #:	PP-15-04-01	CAP #	PPX-15-00005
Receipt #:	173616	**Amount Paid:**	$4,206.00

1. Name of proposed subdivision: Babcock Phase 1A

2. Parties involved in the application:

A. Name of Applicant: Babcock Property Holdings, LLC		
Mailing Address: 17837 Murdock Circle		
City: Port Charlotte	State: FL	Zip Code: 33948
Phone Number: (941) 235-6900		Fax Number: (941) 235-6919
Email Address: tdanahy@kitsonpartners.com		

B. Name of Agent: Amy N. Wicks, Kimley-Horn & Associates, Inc.		
Mailing Address: 1412 Jackson Street, Suite 2		
City: Fort Myers	State: FL	Zip Code: 33901
Phone Number: (239) 271-2634		Fax Number:
Email Address: amy.wicks@kimley-horn.com		

C. Owner of Record*: Babcock Property Holdings, LLC (see Attachment C-1)		
Mailing Address: 17837 Murdock Circle		
City: Port Charlotte	State: FL	Zip Code: 33948
Phone Number: (941) 235-6900		Fax Number: (941) 235-6919
Email Address: tdanahy@kitsonpartners.com		

* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

D. Name of Surveyor: Kevin M. RisCassi, Johnson Engineering, Inc.

Mailing Address: 2122 Johnson Street		
City: Fort Myers	State: FL	Zip Code: 33901
Phone Number: (239) 334-0046		Fax Number: (239) 334-3661
Email Address: kmr@johnsoneng.com		

E. Name of Engineer: Amy N. Wicks, Kimley-Horn & Associates, Inc.

Mailing Address: 1412 Jackson Street, Suite 2		
City: Fort Myers	State: FL	Zip Code: 33901
Phone Number: (239) 271-2634		Fax Number:
Email Address: amy.wicks@kimley-horn.com		

F. Name of Attorney: Robert H. Berntsson, Esq.

Mailing Address: 18401 Murdock Circle, Suite C		
City: Port Charlotte	State: FL	Zip Code: 33948
Phone Number: (941) 627-1000		Fax Number: (941) 255-5483
Email Address: rberntsson@bigwlaw.com		

3. **Property Location**

Section: 30 & 31 Township: 42S Range: 26E

Property ID # 422630100001, 422619100001, 422631100001

Commission District: 1

4. **Total acreage:** 183.97

5. **Has the property ever been the subject of a public hearing?**

X Yes ____ No

If yes,

Hearing Held by:	*Date:*	*Petition #:*
X Board of County Commissioners	(see below *)	
X Planning and Zoning Board	(see below *)	
____ Board of Zoning Appeals		
____ Other (Describe)		

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

*Multiple hearings regarding Comp. Plan, Zoning, and Master & Incremental DRI Approvals - attached to ftp site: ftp://charco:BABCOCK_FTP@www.charlottefl.com/Construction%20Services/babcock/

6. **Has an administrative interpretation ever been applied for or received for the subject property?**

_____Yes ___X___No

If yes, Date: _____ Type: _____

PROVIDE A COPY OF THIS INTERPRETATION.

7. **Has this property been platted before?**

_____Yes ___X___No

If yes, in what name? _____

Date recorded: _____

Has the previous plat been vacated? _____Yes _____No

8. ***Zoning designation(s):** Babcock Overlay Zoning District

***Future Land Use Map designation(s):** Babcock Mixed Use

*if more than one, provide acreage of each

Number of lots allowed: 5626 Number of lots proposed: 198

Minimum lot size: 1000 sq ft Minimum lot dimension: N/A per 3-9-51

Total density: 1.5 units/acre

9. **Type of proposed development:**

___X___ Single-family _____ Mobile home ___X___ Institutional

___X___ Multi-family ___X___ Commercial

___X___ Industrial ___X___ Mixed Use

10. **Is any variance from the subdivision requirements anticipated or requested per Article II, Section 3-7-21, of the County Code?**

_____Yes ___X___No

If yes, attach a description of the variance request..

11. **Is this proposed plat part of a Development of Regional Impact (DRI)?**

___X___Yes _____No

If yes, name the DRI: Babcock Ranch Community Master & Increment 1 Development of Regional Impact

12. **Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.?**
X Yes _____ No

If yes, please specify: X Zone

13. **What is the proposed minimum elevation of road crown and of the lots?**
Road: 27.4 feet above sea level Lots: 29.9 FFE feet above sea level

Existing elevation ranges from an average low of 27 to an average high of 30 feet above sea level.

Elevations based on: ☐ NGVD – 1929 ■ NGVD – 1988

14. **What type of potable water and sanitary sewer facilities will service this plat?**
_____ Wells _____ Septic Tanks

X Central Water X Central Sewer

Attach:
- Utility letters proving service is available, Attached

or
- Health Dept. letter verifying that the septic systems are acceptable based on the proposed subdivision

15. **Is development of utility infrastructure proposed prior to final plat?**
X Yes _____ No

16. **Rights-of-way for this proposed subdivision are intended to be:**
X dedicated * _____ private _____ existing dedicated roads
* to the BRCISD

17. **Is any excavation activity proposed as part of this subdivision?** X Yes _____ No
If yes, indicate the type (canal, lake, etc.) and proposed use (navigable, drainage, scenic, etc.):

Lakes, drainage, in addition to permitted lake numbers 2,6, and 7a under permit # 07-EX-16 (attached)

18. **Is the subdivision to be developed prior to the filing of the final plat?** X Yes _____ No
If no, bonding of the infrastructure is required in a form that is acceptable to the Charlotte County Board of County Commissioners under the conditions of the Charlotte County Subdivision Regulations.

If constructing new roads, and they are to be dedicated to the County, all paperwork shall be in accordance with Article VII of Charlotte County Code 3-7.
ALL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

19. Will the subdivision be constructed in phases? _____Yes ___X___No
If yes, please specify:

_____

AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Preliminary Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 17th day of April, 2015, by Thomas J. Danahy who is personally known to me ~~or has/have produced~~ ~~as identification and~~ who ~~did~~/did not take an oath.

Elizabeth A. Andres	Thomas J. Danahy
Notary Public Signature	Signature of Applicant/Agent
ELIZABETH A. ANDRES	Thomas J. Danahy
Notary Printed Signature	Printed Signature of Applicant/Agent
President, Babcock Property Holdings, LLC	17837 Murdock Circle
Title	Address
#FF 212008	Port Charlotte, FL 33948
Commission Code	City, State, Zip
	(941) 235-6900
	Telephone Number

NOTARY PUBLIC STATE OF FLORIDA
ELIZABETH A. ANDRES
MY COMMISSION # FF 212008
EXPIRES: April 16, 2019
Bonded Thru Budget Notary Services

APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Preliminary Plat of the property described and which is the subject matter of the proposed hearing.
I give authorization for Amy N. Wicks, Kimley-Horn & Associates, Inc. to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 17th day of April, 2015, by Thomas J. Danahy who is personally known to me ~~or has/have produced~~ ~~as identification~~ and who ~~did/~~did not take an oath.

Elizabeth A. Andres	Thomas J. Danahy
Notary Public Signature	Signature of Applicant
ELIZABETH A. ANDRES	Thomas J. Danahy
Notary Printed Signature	Printed Signature of Applicant
President, Babcock Property Holdings, LLC	17837 Murdock Circle
Title	Address
#FF 212008	Port Charlotte, FL 33948
Commission Code	City, State, Zip
	(941) 235-6900
	Telephone Number

NOTARY PUBLIC STATE OF FLORIDA
ELIZABETH A. ANDRES
MY COMMISSION # FF 212008
EXPIRES: April 16, 2019
Bonded Thru Budget Notary Services

Contents

Boundary Survey
Proof Taxes Paid
Listed Species Survey & FLUCCS Map
Heritage Tree Survey
Preliminary Site Plan Approval Letter
Preliminary Plat Application Information Owner of Record – Attachment 2.C-1
Utility Letter of Availability – Attachment 14-1
Permit # 07-EX-16 – Attachment 17-1

PROOF TAXES PAID

Charlotte County Tax Collector

Vickie L. Potts, CFC

Tax Collector Home Search Reports Shopping Cart

Accuracy of the information provided on this web site is not guaranteed for legal purposes. Changes may occur daily and to get the most current information, please contact The Tax Collector's Office.

2014 Roll Details — Real Estate Account At 42001 BERMONT RD, PUNTA GORDA

Real Estate Account #422619100001 Parcel details Latest bill Full bill history

2014	2013	2012	2011	...	2000
Paid	Paid	Paid	Paid		Paid

Owner: BABCOCK PROPERTY HOLDINGS LLC
4500 PGA BLVD
STE 400
PALM BEACH GARDENS, FL 33418

Situs: 42001 BERMONT RD
PUNTA GORDA

Account number: **422619100001**
Alternate Key: 10003568436
Millage code: 205
Millage rate: 16.87480

Assessed value: 214,575
School assessed value: 214,575

Location is not guaranteed to be accurate. Property Appraiser - GIS

2014 annual bill

	View
Ad valorem:	$3,620.90
Non-ad valorem:	$0.00
Total Discountable:	3620.90
No Discount NAVA:	0.00
Total tax:	

Paid 2014-11-19 $3,476.06
Receipt #777-00001100

Legal description

ZZZ 064126 P2 06 41 26 MULTIPLE PARCEL 2 441.02 ACRES M/L TOTAL IN TOWNSHIP 41 SOUTH RANGE 26 EAST THE E 300 FT OF W 350 FT OF SECTION 6 7 18 19 30 & 31 IN TOWNSHIP 42 SOUTH RANGE 26E THE E 300 FT OF W 350 FT OF SECTIONS 6 7 18 19 30 & 31 SEE HISTORICAL

Location

Book, page, item: --
Geo number: 0074869-000000-5
Range: 26
Township: 42
Section: 06
Neighborhood: ZZZ
Total acres: 0.000

Charlotte County Tax Collector

Vickie L. Potts, CFC

Accuracy of the information provided on this web site is not guaranteed for legal purposes. Changes may occur daily and to get the most current information, please contact The Tax Collector's Office.

2014 Roll Details — Real Estate Account At 14500 SR 31, PUNTA GORDA

Real Estate Account #422631100001

Parcel details | Latest bill | Full bill history

2014	2013	2012	2011	...	2000
Paid	Paid	Paid	Paid		Paid

Owner: BABCOCK PROPERTY HOLDINGS LLC
4500 PGA BLVD
STE 400
PALM BEACH GARDENS, FL 33418

Situs: 14500 SR 31
PUNTA GORDA

Account number: **422631100001**
Alternate Key: 10003568450
Millage code: 205
Millage rate: 16.87480

Assessed value: 2,229,479
School assessed value: 3,357,019

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

	View
Ad valorem:	$45,926.35
Non-ad valorem:	$0.00
Total Discountable:	45926.35
No Discount NAVA:	0.00
Total tax:	

Paid 2014-11-19 $44,089.30
Receipt #777-00001100

Legal description

ZZZ 314226 P1 31-42-26 PARCEL 1 598.99 AC. M/L AKA PARTIAL AREA 6 E1791/239 OOT1826/995 FJ1856/9 AGMT1941/20 RES2680/1365 3010/105

Location

Book, page, item: --
Geo number: 0074894-000000-4
Range: 26
Township: 42
Section: 31
Neighborhood: ZZZ
Total acres: 0.000

Charlotte County Tax Collector

Vickie L. Potts, CFC

Accuracy of the information provided on this web site is not guaranteed for legal purposes. Changes may occur daily and to get the most current information, please contact The Tax Collector's Office.

2014 Roll Details — Real Estate Account At 13500 SR 31, PUNTA GORDA

Real Estate Account #422630100001

Parcel details | Latest bill | Full bill history

2014	2013	2012	2011	...	2000
Paid	Paid	Paid	Paid		Paid

Owner: BABCOCK PROPERTY HOLDINGS LLC
4500 PGA BLVD
STE 400
PALM BEACH GARDENS, FL 33418

Situs: 13500 SR 31
PUNTA GORDA

Account number: **422630100001**
Alternate Key: 10003568449
Millage code: 205
Millage rate: 16.87480

Assessed value: 2,689,870
School assessed value: 4,357,276

Location is not guaranteed to be accurate.

Property Appraiser - GIS

2014 annual bill

	View
Ad valorem:	$57,671.46
Non-ad valorem:	$3,263.79
Total Discountable:	60935.25
No Discount NAVA:	0.00
Total tax:	

Paid 2014-11-19 $58,497.84
Receipt #777-00001100

Legal description

ZZZ 304226 P1 30 42 26 PARCEL 1 594.85 AC. M/L AKA PARTIAL AREA 6 E1791/239 OOT1826/995 FJ1856/9 RES2680/1365 3010/105

Location

Book, page, item: --
Geo number: 0074893-000000-5
Range: 26
Township: 42
Section: 30
Neighborhood: ZZZ
Total acres: 0.000

LISTED SPECIES SURVEY & FLUCCS MAP

Babcock Ranch Phase 1A/Town Square

PROTECTED SPECIES SURVEY

February 2015

Prepared for:

Babcock Property Holdings, LLC
17837 Murdock Circle
Port Charlotte, Florida 33948

Prepared by:

JOHNSON ENGINEERING
2122 Johnson Street
Fort Myers, Florida 33901

JEI # 20149689-003

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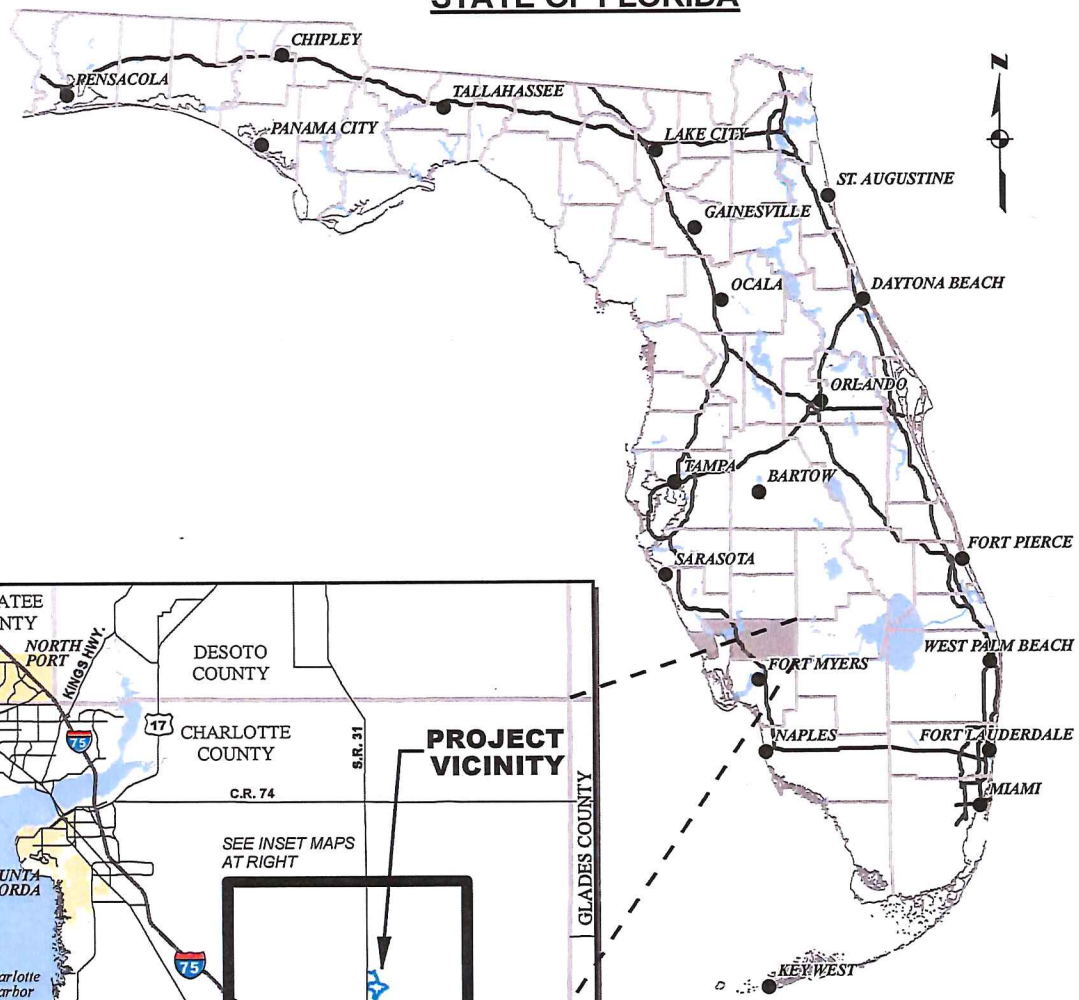
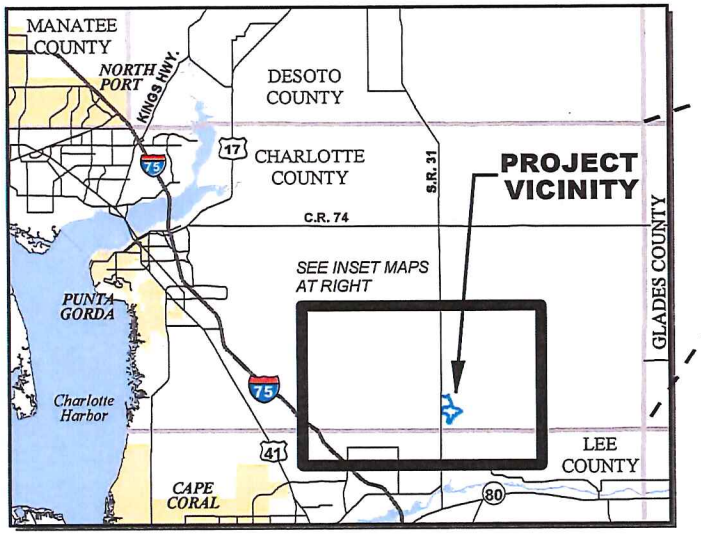
1.0 INTRODUCTION

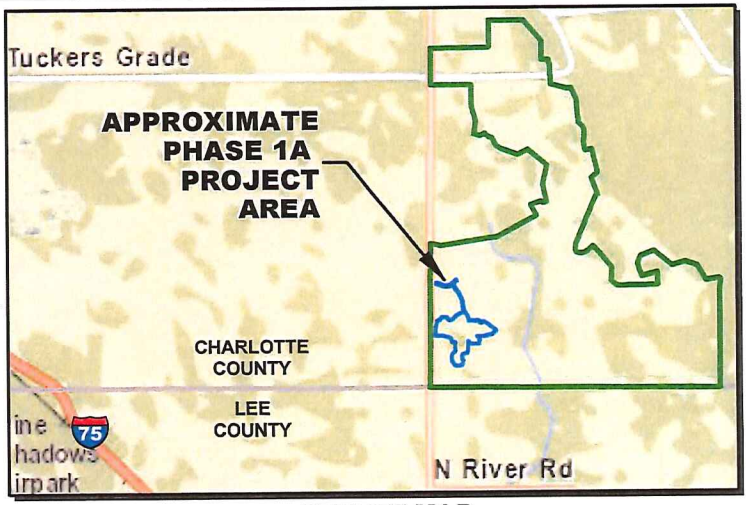
The purpose of this application is to request construction approval for the Phase 1A/Town Square development from Charlotte County. Phase 1A/Town Square is a 358.44-acre area located on the western portion of the Babcock Ranch Community, immediately east of SR 31 and approximately 0.5 miles north of the Charlotte/Lee County boundary. The project limits are located in Sections 19, 30 and 31, Township 41 South, Range 26 East, Charlotte County, Florida. A project location map is provided in **Figure 1-1**. The following represents the results of an updated Protected Species Survey (PSS) conducted for the Phase 1A/Town Square project limits

STATE OF FLORIDA

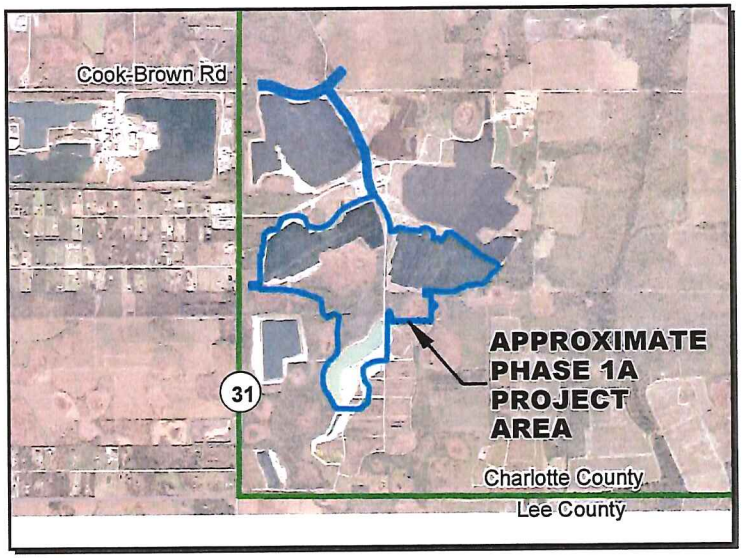




CHARLOTTE COUNTY
N.T.S.



STREET MAP
N.T.S.



VICINITY AERIAL
N.T.S.

NOTES:
These drawings are for permitting purposes only and are NOT intended for construction use.

Sections 19, 20, 29-32, Township 42 South, Range 26 East
Project Latitude: 26d 47' 07" N, Project Longitude: 81d 45' 01" W

Babcock Ranch Community
Phase 1A/Town Square
Charlotte County, Florida

JOHNSON ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Feb. 2015	20149689-003		Not to Scale	Figure 1-1

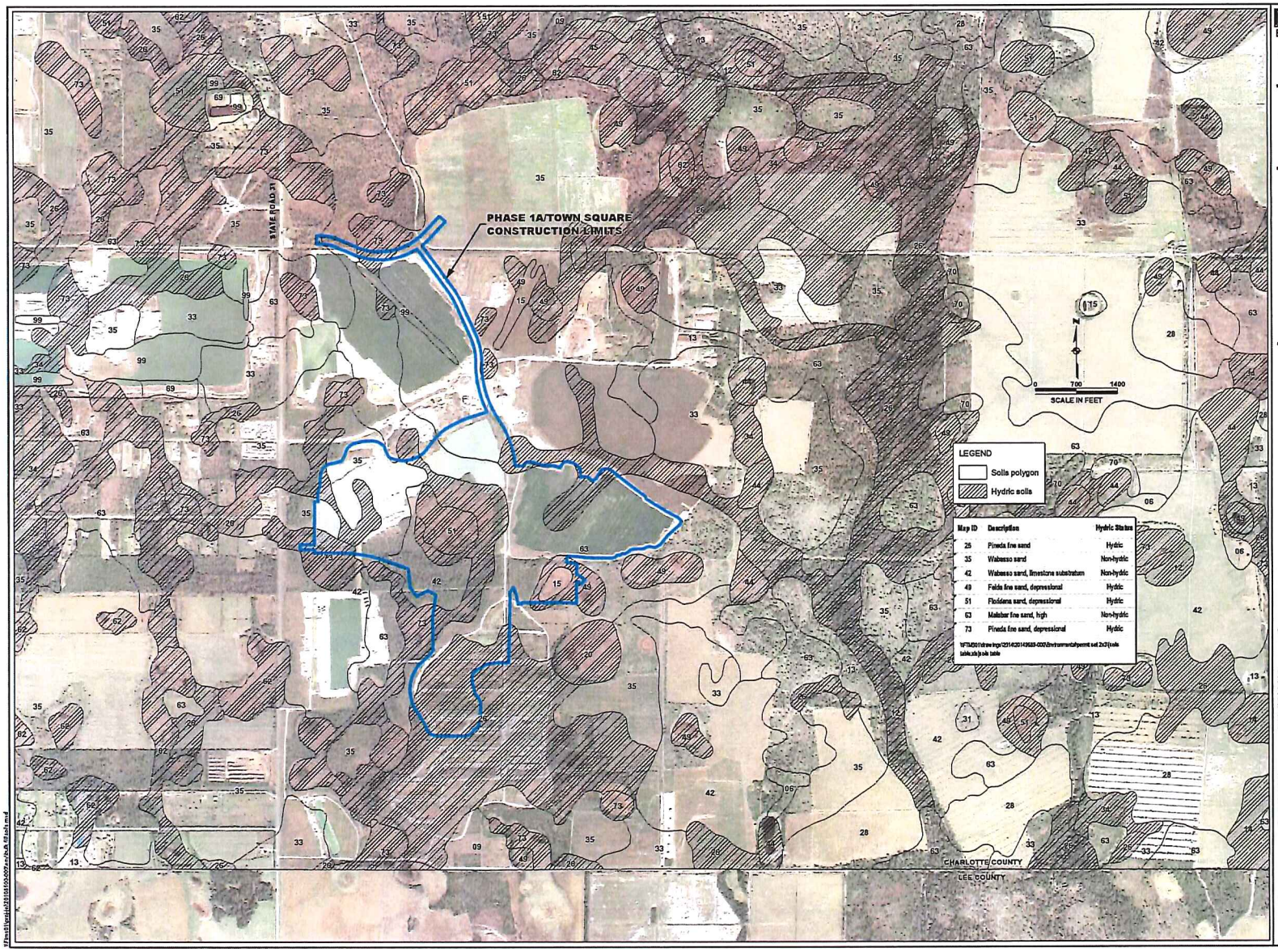
2.0 EXISTING CONDITIONS

The habitat types and land uses within the project area were delineated utilizing a Charlotte County digital aerial image, Natural Resources Conservation Service (NRCS) soil survey maps for Charlotte County (**Figure 2-1**) and on-site field investigations. The habitat types were classified based on the nomenclature of the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS) [Florida Department of Transportation (FDOT) 1999]. This system, originally developed by FDOT, allows for a uniform but flexible means of classifying land uses important for determining the presence of wetlands and suitable habitat for protected species. The resulting FLUCFCS map can be found in **Appendix A**. The approximate acreages and descriptions for the FLUCFCS Codes can be found in **Table 2-1**.

Table 2-1. FLUCFCS Code Descriptions and Acreages.

FLUCFCS Code	Description	Approximate Acreage	State Status
162	Mine	240.34	N
211	Improved Pasture	0.66	N
215	Field crops	0.79	N
329	Other shrubs and brush	18.25	N
411	Pine Flatwoods	3.83	N
4119E1	Pine Flatwoods (1% to 24% exotics)	26.05	N
4421	Eucalyptus plantation	0.15	N
6319	Wetland shrubs, disturbed	15.81	W
641	Freshwater marsh	44.29	W
643	Wet prairie	7.23	W
814	Roads	1.04	N
	Total	**358.44 Ac.**	

LEGEND
N = Non-Wetland, W = Wetland



Map ID	Description	Hydric Status
25	Pineda fine sand	Hydric
35	Wabasso sand	Non-hydric
42	Wabasso sand, limestone substratum	Non-hydric
49	Felda fine sand, depressional	Hydric
51	Floridana sand, depressional	Hydric
63	Malabar fine sand, high	Non-hydric
73	Pineda fine sand, depressional	Hydric

JOHNSON ENGINEERING

KIMLEY-HORN & ASSOCIATES

BABCOCK RANCH COMMUNITY
PHASE 1A/TOWN SQUARE
CHARLOTTE COUNTY, FLORIDA

REVISIONS

NO	DESCRIPTION	DATE

DATE: February 2015
PROJECT NO. 20149689-002
FILE NO. –
SCALE: As Shown

SOILS MAP

SHEET NUMBER

Figure 2-1

3.0 SURVEY METHODOLOGY

Prior to the on-site survey, previous listed species surveys were reviewed, and an office review of available GIS data, literature and internet information was conducted. The initial listed species surveys for the overall Babcock Ranch Community was conducted in 2006 and subsequent species specific surveys were conducted in 2007. The literature review included Florida's official list of endangered species, threatened species and species of special concern [FWC 2013], Florida Natural Areas Inventory [FNAI] and U.S. Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) [USFWSECOS].

The field survey was conducted between 9:30am and 4:30pm on February 17, 2015. Weather conditions were mostly sunny, average temperature was 75° with winds between 5 and 10 miles per hour. The PSS was conducted in accordance with standard FWC survey guidelines as well as methods outlined in the Gopher Tortoise Permitting Guidelines [FWC 2013]. Linear belt transects were utilized to survey the project area. The distance between the transects was established to cover a minimum of 15% of each FLUCFCS Code, per FWC requirements. See Appendix A for survey transect locations. Survey coverage was increased within areas where the potential for gopher tortoise (*Gopherus polyphemus*) burrows was expected based on suitable habitat. Locations of all observed protected species were GPS survey located and flagged in the field with orange survey tape. Gopher tortoise burrows were numbered and labeled as potentially occupied or abandoned. A summary of visibility, number and total length of transects performed and percent of each habitat covered is provided in **Table 3-1**.

Table 3-1 Summary of Habitat Survey Coverage

FLUCFCS CODE	TOTAL AREA (ACRES)	NUMBER OF TRANSECTS	APPROX. TRANSECT LENGTH (Feet)	APPROX. VISIBILITY (Feet)	APPROX. PERCENT COVERED
162	240.34	15	39,260	40	15
211	0.66	2	540	40	75
215	0.79	2	860	30	75
329	18.25	14	10,600	30	40
411	3.83	7	4,170	30	75
4119E1	26.05	12	15,130	30	40
4421	0.15	2	160	30	75
6319	15.81	4	11,480	30	50
641	44.29	13	14,470	40	30
643	7.23	4	4,200	30	40
814	1.04	2	850	40	75

4.0 RESULTS

Table 4-1 provides a list of observed protected wildlife species and **Table 4-2** provides a list of all observed non-protected wildlife species.

A total of five adult gopher tortoise burrows were located in the project area, as shown in **Appendix A**. The gopher tortoise is listed by the FWC as Threatened and is protected under Florida law, Chapter 68A-27, Florida Administrative Code (FAC).

All of the burrows were assigned a status of Potentially Occupied (PO) based on observations of the burrow and immediate surroundings. The PO classification includes burrows with obvious signs of use and those with minimal or no obvious signs of use but appeared to be in good repair, with the classic half-moon shaped entrance. To estimate the number of gopher tortoises recorded during the survey, the number of potentially occupied burrows is multiplied by a conversion factor of 0.5, as shown below:

- 5 potentially occupied burrows x 0.5 = 2.5

All five gopher tortoise burrows were located within FLUCFCS codes 411, 4119E1, and 6319 habitat. Approximately 50-75% of this habitat was estimated to have been surveyed, thus extrapolating for 100% coverage approximately three gopher tortoises may be within the project limits. Although the Eastern indigo snake was not observed during the field surveys, the potential exists for this species to occur on the site since it is considered a commensal species of the gopher tortoise.

A little blue heron (*Egretta caerulea*) and Florida sandhill cranes (*Grus canadensis pratensis*) were observed foraging north of Wetland ID number 124 near the Earthsource Mine. At this time the Florida sandhill crane is listed as State Threatened by the FWC and is not listed by the USFWS. The little blue heron is listed as a Species of Special Concern (SSC) by the FWC and is also not listed by the USFWS.

In addition to the above protected species observed, the project area is in the Florida Panther (*Puma concolor coryi*) Focus Area, the Core Foraging Area (CFA) of three wood stork rookeries (USFWS #'s 619041, 616165, and 619012) and within the northern crested caracara (*Caracara cheriway*) consultation area. A Biological Opinion (BO) (USFWS Consultation Code: 41420-2007-F-0900) was issued in August 2009 for the overall Babcock Ranch Community. The overall mitigation plan for the Babcock Ranch Community provides excess mitigation for the Florida panther and wood stork. Management plans for the listed species identified have been previously reviewed and approved by Charlotte County, FWC, USFWS, SFWMD, and the Southwest Florida Regional Planning Council as part of the approved ERP and DRI.

Based on the review of the FWC bald eagle nest internet database, the project site is located beyond any USFWS recommended buffer zones for bald eagle nests. No other evidence of protected flora or fauna was observed during the survey.

Table 4-1 Observed Protected Wildlife Species.

Common Name	Scientific Name	USFWS Listed Status	FWC Listed Status
Florida Sandhill Crane	*Grus canadensis pratensis*	Not Listed	Threatened
Gopher Tortoise	*Gopherus polyphemus*	Not Listed	Threatened
Little Blue Heron	*Egretta caerulea*	Not Listed	Species of Special Concern

Table 4-2 Observed Non-Listed Wildlife Species.

Common Name	*Scientific Name*
Anhinga	*Anhinga anhinga*
Feral Dog	*Canis familiaris*
Feral Hog	*Sus scrofa*
Kill Deer	*Charadruis vociferus*
Loggerhead Shrike	*Lanius ludovicianus*
Nine-Banded Armadillo	*Dasypus novemcinctus*
Raccoon	*Procyon lotor*
Red-Bellied Woodpecker	*Melanerpes carolinus*
Red-shouldered Hawk	*Buteo lineatus*
Turkey Vulture	*Cathartes aura*

5.0 MANAGEMENT PLAN

A relocation permit will be obtained from FWC for all gopher tortoise burrows located within the construction limits. To preclude gopher tortoises from entering the construction limits, a silt fence will be installed around the perimeter. The proposed site improvements will also adhere to the Standard Protection Measures for the Eastern indigo snake during construction.

Based on the number of burrows estimated for the project area, a "10 or Fewer Off-site Relocation Permit" will be required. Since FWC requires a 100% survey completed no more than 90 days prior to construction start, and no fewer than 72 hours before commencing gopher tortoise capture and relocation activities, this survey will not be applicable towards a relocation or conservation permit, and therefore an additional survey will be required.

6.0 REFERENCES

Florida Department of Transportation, State Topographic Bureau, Thermatic Mapping Section, 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a.

Florida Fish and Wildlife Conservation Commission. 2013. Gopher Tortoise Permitting Guidelines. Tallahassee, Florida.

Florida Fish and Wildlife Conservation Commission. 2013. *Florida's Endangered Species, Threatened Species, and Species of Special Concern*. Tallahassee, Florida.

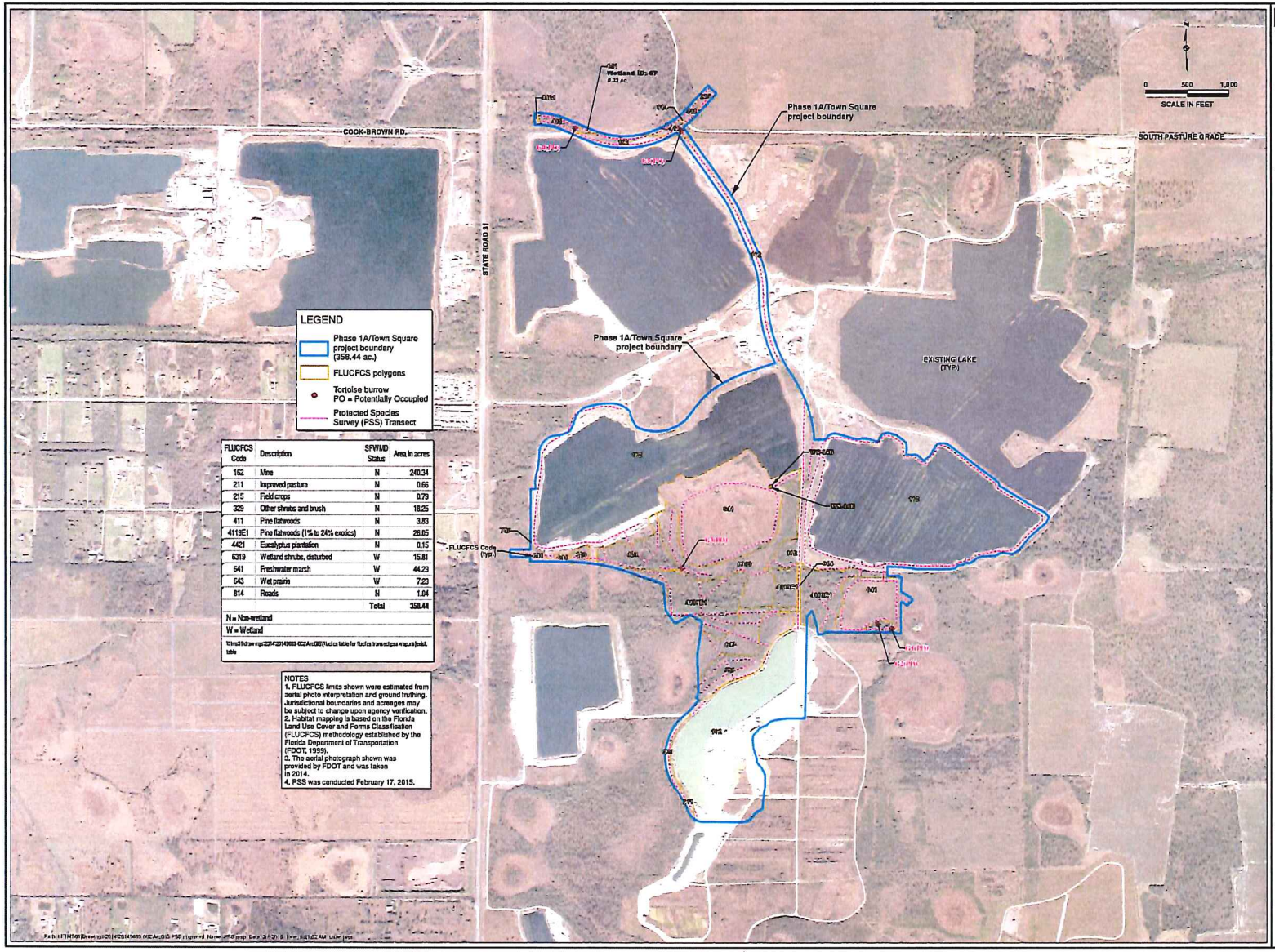
Florida Natural Areas Inventory.
http://www.fnai.org/InvasivesInfoPages.cfm

Natural Resources Conservation Service. Soil Survey of Pasco County, Florida. U.S. Department of Agriculture, Washington, D.C.

U.S. Fish and Wildlife Service Environmental Conservation Online System.
http://ecos.fws.gov/tess_public/reports/species-by-current-range-county?fips=12101

APPENDIX A

FLUCFCS, Transect and
Protected Species Survey Map



FLUCFCS Code	Description	SFWMD Status	Area in acres
162	Mine	N	240.34
211	Improved pasture	N	0.66
215	Field crops	N	0.79
329	Other shrubs and brush	N	18.25
411	Pine flatwoods	N	3.83
411/E1	Pine flatwoods (1% to 24% exotics)	N	26.05
4421	Eucalyptus plantation	N	0.15
6319	Wetland shrubs, disturbed	W	15.81
641	Freshwater marsh	W	44.29
643	Wet prairie	W	7.23
814	Roads	N	1.04
		Total	358.44

N = Non-wetland

W = Wetland

\\hrs01\drawings\2014\20140969.002\ArcGIS\flucfcs table for flucfcs transect pss map.xls]exist. table

NOTES
1. FLUCFCS limits shown were estimated from aerial photo interpretation and ground truthing. Jurisdictional boundaries and acreages may be subject to change upon agency verification.
2. Habitat mapping is based on the Florida Land Use Cover and Forms Classification (FLUCFCS) methodology established by the Florida Department of Transportation (FDOT, 1999).
3. The aerial photograph shown was provided by FDOT and was taken in 2014.
4. PSS was conducted February 17, 2015.

JOHNSON ENGINEERING
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3161
E.B. #642 L.B. #642

KIMLEY-HORN & ASSOCIATES

BABCOCK RANCH COMMUNITY PHASE 1A/TOWN SQUARE CHARLOTTE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE: February 2015
PROJECT NO. 20140969.002
FILE NO. -
SCALE: As Shown

FLUCFCS, TRANSECT & PROTECTED SPECIES MAP

SHEET NUMBER

Appendix A

HERITAGE TREE SURVEY

HERITAGE TREE SURVEY

Items of note in Section 3-9-51 of the Code of Laws and Ordinances of Charlotte County, FL include:

Landscape and Tree Requirements are explicitly addressed in section 3-9-51(a)(D)1. An excerpt from that text is as follows:

Due to the unique circumstances of the property and the excess of Preservation Tree Points, all development within the District is exempt from the County tree removal permit process and Article XVIII of Chapter 3-5, Landscaping and Buffers requirements of the County Code and Article IX of Chapter 3-2, Tree Requirements, of the County Code. The Landscape Requirements of the Babcock Zoning Code provided herein are applicable.

PRELIMINARY SITE APPROVAL LETTER

JOHNSON ENGINEERING, INC.
EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER
P.O. BOX 1550
FORT MYERS, FL 33902

BANK OF AMERICA

63-4/630

27080

CHECK DATE April 9, 2015

COPY

PAY Four Thousand Two Hundred Six and 00/100 Dollars

AMOUNT 4,206.00

TO Charlotte County Board of County Commissioners
18500 Murdock Circle
Murdock, FL 33948-1094

AUTHORIZED SIGNATURE

HEAT SENSITIVE COLOR FADES WITH HEAT

⑈027080⑈ ⑆063000047⑆ 005566371702⑈

JOHNSON ENGINEERING, INC.

27080

Check Date: 4/9/2015

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
20149943-006	4/9/2015	000000073789	4,206.00			4,206.00
Charlotte County Board of County		TOTAL	4,206.00			4,206.00
10100000:Bank of America Ope 1		0230				

April 8, 2015

Kimley-Horn and Associates Inc.
Attn: Amy Wicks
1412 Jackson St. Ste. 2
Fort Myers FL 33901

Re: DRC-P-15-06 Preliminary Site Plan
Babcock Ranch at Community-Phase 1A & Town Square – April 9, 2015 agenda

Dear Amy:

County staff has reviewed your Preliminary Site Plan for Babcock Ranch Community-Phase 1A & Town Square. This project consists of the construction of a 219 unit residential development, a commercial center plus the associated roadway, stormwater, utility and landscaping infrastructure. This 358.4 +/- acre site is located at 12150, 13500 and 14500 State Road 31 in Sections 19, 30 & 31, Township 42 South, Range 26 in Punta Gorda, Florida. It is located in the Babcock Charlotte DRI.

It is the decision of the Zoning Official to approve the Preliminary Site Plan for DRC-P-15-06. The following conditions must be met:

1. Stormwater Plan approval per Charlotte County Ordinance 89-37 will be required for the subject project (this does not preclude Preliminary Site Plan Approval). The applicant may contact Mr. Phil Aiuto, P.E., for details regarding this permit. *Phil Aiuto – Stormwater*

2. No improvements proposed within any County maintained right-of-way. All roads to remain private and not maintained by Charlotte County. *Bill Searfoss – Construction Services*

3. The Site Plan Review Application cites in "Part 4-Project Information" in subset "B" there is required a Proposed Plat that should be labeled as EXHIBIT 4-B-1; this was not included as this is preliminary but would need to be submitted for Final DRC review. *Steven Ford – County Surveyor*

4. We recommend that the applicant should work with the FDOT on the access configuration from the development on to SR 31. Please contact Mark Clark at 239-225-1984 or via email at mark.clark@dot.state.fl.us.

5. CCU has received plans and documentation specific to Phase IA and the Town Center. The documentation is extensive and will require some time to review. CCU will work with the Developer to ensure that CCU concerns and comments are addressed prior to final site plan submittal. The Developer should contact CCU in order to schedule a series of meetings to review the supplied documentation in a group setting so that CCU may expedite utility final site plan approval. Chris D'Urso should be contacted at 941-883-3530.

6. All facilities located outside of public right-of-way shall be located in a dedicated utility easement.

7. All facilities shall be constructed in accordance with CCU design compliance standards. Use CCU Minimum Technical & Drawing Standards found at the link: http://www.charlottecountyfl.com/CCU/Engineering/DesignCompliance.asp

8. Specialty facilities such as wastewater plants, etc. shall be reviewed based upon current standards consistent with similar CCU facilities.

9. The project must adhere to ALL conditions in the **Babcock Ranch Community Master Development of Regional Impact Master Development Order** dated January 28, 2014 and the **Babcock Ranch Community Increment 1 DO** dated January 28, 2014.

10. The applicant has submitted a protected species survey by Johnson Engineering dated February 2015 documenting 5 potentially occupied Gopher Tortoise burrows. An approved Florida Fish and Wildlife Conservation Commission (FWCC) gopher tortoise relocation permit must be obtained prior to the commencement of the development (at the time of clearing permit application) along with verification of successful on/off site relocation.

11. The project must comply with the **Babcock Ranch Community Master Development of Regional Impact Master Development Order** dated 01/28/14, 6. *Vegetation, Wildlife, and Wetlands,* A. *Representations and Commitments as Conditions,* (6) "Littoral shelves will be constructed within lake systems and will provide additional foraging areas for wildlife. Littoral shelves will be provided along a minimum of ten percent (10%) of the length of the shoreline of each such lake." Please clearly identify all littoral shelve areas for each storm water lake on final site and landscape plans.

12. The project must comply with Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.

13. Please provide calculations showing the substitutions of trees for shrubs throughout the development and dimensions and calculations for all perimeter landscaping requirements.

14. The plan shows trees lining all interior streets of the development. There appear to be no trees shown along the entry/exit road for the development. Do trees currently exist along this proposed roadway? Providing trees around this road would provide continuity with the rest of the development. Additional trees are not required; this is more of a question than a condition.

15. Sheet L-9 shows four buildings listed as 4 or 5 unit structures. Is additional landscaping to be provided in these areas?

16. On sheet L-11, please provide a note indicating the trees shown in gray (existing trees) are to be preserved. A similar note is provided on sheet L-9.

17. Supply the approved preliminary plat documents with the Final Site plan application.

18. Supply the commercial building design, use and handicapped parking plan with the Final Site Plan application.

Preliminary Site Plan approval is valid for 12 months. If you wish to request a 12 month extension, you must make this request in written form a minimum of 30 days prior to the expiration date. Final site plan approval will not be granted until all conditions are met. No permits to build will be issued until final approval. If you have any questions regarding the review, please call the listed reviewer.

Sincerely,

Shaun Cullinan
Zoning Official

SC/dlc

cc: Thomas J. Danahy
17837 Murdock Circle
Port Charlotte FL 33948

UTILITY LETTER OF AVAILABILITY - Attachment 14-1

ATTACHMENT 14-1

MSKP TOWN AND COUNTRY UTILITY, LLC
17837 Murdock Circle
Port Charlotte, FL 33948

April 16, 2015

John Broderick
Babcock Property Holdings
17837 Murdock Circle
Port Charlotte, FL 33948

RE: Babcock Ranch Phase 1A

Dear Mr. Broderick:

This letter provides the ongoing planning and permitting completed and in process done by MSKP Town and Country Utility, LLC (TCU) to ensure that potable water and wastewater service are delivered to the Phase 1A development at Babcock Ranch.

Potable Water
TCU has in place Water Use Permit No. 08-00122-W, issued May 14, 2012, as the source water for a membrane treatment plant that will be constructed on the Utility Site within Babcock Ranch. TCU also has Permit No. 294514-002-WC issued March 30, 2015 by the Florida Department of Environmental Protection (FDEP) to construct the membrane treatment plant.

Wastewater
TCU secured Permit No. FLA665495, issued August 5, 2014, to construct and operate a wastewater treatment facility co-located on the same site as the water treatment plant. In addition, TCU has secured Permit No. 297077-001-UC-1I to construct a Class I deep injection well for disposal of concentrate and reclaimed water. It is not anticipated that this well will be constructed as part of this phase of the treatment plant.

Transmission and Collection Systems
The potable water transmission, major wastewater force and irrigation mains that will serve Phase 1A are currently being designed. It is anticipated that permit applications for these mains will be submitted to FDEP within the next two months.

MSKP TOWN AND COUNTRY UTILITY, LLC
17837 Murdock Circle
Port Charlotte, FL 33948

Construction

Construction of the water and wastewater treatment facilities are anticipated to commence in mid-2015 to coincide with beginning of the earthmoving and horizontal infrastructure construction that will be part of Phase 1A. TCU is working closely with the developer of the community to ensure that water and wastewater service will be available before the initial home and/or commercial buildings are ready for occupancy.

Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

Michael Acosta, P.E.
Director, Utility Operations

PRELIMINARY PLAT APPLICATION INFORMATION OWNER OF RECORD – ATTACHMENT 2.C-1

Attachment 2.C.-1

Babcock Property Holdings, LLC
PRELIMINARY PLAT APPLICATION INFORMATION
OWNER OF RECORD

List identifying Officers of Owner/Applicant and the name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others.

1. Applicant:

   Babcock Property Holdings, LLC
   c/o Kitson & Partners, LLC
   4500 PGA Boulevard, Suite 400
   Palm Beach Gardens, FL 33418

   Officers of Applicant:

   Sydney W. Kitson – CEO
   Thomas J. Danahy – President
   Thomas M. Hoban – Vice President
   Glenn C. Geiger – Vice President
   Erica S. Woods – Vice President/Asst. Secretary
   George G. Speer – Secretary/Treasurer
   Alfred Dougherty – Vice President

2. Member of Applicant Having a Beneficial Interest:

   KE Babcock Holdings, LLC
   4500 PGA Boulevard, Suite 400
   Palm Beach Gardens, FL 33418

3. Member of KE Babcock Holdings, LLC Having a Beneficial Interest:

   Kitson & Partners Communities, LLC
   4500 PGA Blvd, Suite 400
   Palm Beach Gardens, FL 33418

4. Member of Kitson & Partners Communities, LLC Having a Beneficial Interest:

   Kitson – Evergreen, LLC
   4500 PGA Blvd., Suite 400
   Palm Beach Gardens, FL 33418

Attachment 2.C.-1

5. Members of Kitson - Evergreen, LLC Having a Beneficial Interest:

   Kitson Investment Partners
   4500 PGA Blvd., Suite 400
   Palm Beach Gardens, FL 33418

   Evergreen Florida Development, LLC
   150 South Wacker Drive, 31st Floor
   Chicago, IL 60606

6. Members of Kitson Investment Partners Having a Beneficial Interest:

   Sydney Kitson
   4500 PGA Blvd., Suite 400
   Palm Beach Gardens, FL 33418

   Thomas Hoban
   4500 PGA Blvd., Suite 400
   Palm Beach Gardens, FL 33418

   Charles DeSanti
   4500 PGA Blvd., Suite 400
   Palm Beach Gardens, FL 33418

   Richard Brockway
   4500 PGA Blvd., Suite 400
   Palm Beach Gardens, FL 33418

7. Member of Evergreen Florida Development, LLC Having a Beneficial Interest:

   Evergreen Real Estate Partners, LLC
   150 South Wacker Drive, 31st Floor
   Chicago, IL 60606

8. Member of Evergreen Real Estate Partners, LLC Having a Beneficial Interest:

   Washington State Investment Board*
   2100 Evergreen Park Drive SW
   Olympia, Washington 98502

   (*WSIB is a State Pension Plan beneficially owned by its plan participants.)

PERMIT #07-EX-16

Charlotte County

~~Land Development~~ Department

Building & Growth Management

Excavation Permit No. 07-EX-16

Notice of

AUTHORIZATION
To COMMENCE CONSTRUCTION

EarthSource Inc (Babcock)

Project Name

Group III

Project Description

incorporates remainder of Permit 01-EX-03

Location

13500 SR 31 Punta Gorda

Issued To

Babcock Property Holdings LLC

Subject to the following stipulations:

Total CY 28.2 million

- Obtain clearing permit from Charlotte County prior to land disturbance
- Must meet all specific permit conditions (per ordinance 2003-003)
- No blasting or rock crushing
- Maximum depth = 49 feet
- Hours of Operation is 24 hrs / 7 days

Off-site removal of 24 million CY only

Except Hours of ~~Operation~~ Trucking off-site shall be 7 A.M. to 6 P.M.

Monday through Friday 7 to 12 on Saturday

DATE ISSUED July 6, 2011 EXPIRES. July 6, 2021

ISSUING AUTHORITY Dan Quick

Dan Quick

This Notice Should Be Conspicuously Displayed At The Worksite

January 9, 2013

John Broderick
EarthSource, Inc.
17837 Murdock Circle
Port Charlotte, FL 33948

Re: EarthSource Mine Permit #07-EX-16

Dear Mr. Broderick:

Thank you for your request for the extension of EarthSource Mine Permit #07-EX-16. This extension has been granted. The new expiration date will be September 7, 2023.

Should you have any questions or concerns, please let me know.

Sincerely,

Joanne Vernon

Joanne Vernon, P.E.,
Assistant County Engineer/Excavation Administrator

JV:gg

copy: Jay Drew, Excavation Coordinator
File 130109JV-07-EX-16

COMMUNITY DEVELOPMENT ENGINEERING
410 Taylor Street, Unit 104 | Punta Gorda, FL 33950
Phone: 941.575.3632 | Fax: 941.575.3664

Permit Stipulations

1 Appropriate signage noting "Trucks Entering the Highway" shall be maintained and located 500 feet in both directions from the exit.

~~2 Applicant shall provide executed surety for the following:~~

~~a) For site reclamation in the amount based on the calculations of the littoral shelf square footage per Ordinance 2007-054 prior to issuance of permit.~~

This has been superseded by Resolution #2010-036 and will be satisfied during each annual review.

3 Storm water discharge from the site shall be limited to pre-developed rate.

4 All excavated materials are to be weighed. Scale data is to be provided with the Annual Report. Tonnage of materials shipped off-site and used on-site shall be reported separately and shall be clearly denoted so that Charlotte County and Applicant can monitor quantities.

5 Dewatering shall be allowed pursuant to Dewatering Operation & Wetland Protection Report prepared by Johnson Engineering and signed and sealed by Andy Tilton on January, 28 2009, copy of report must be on-site at all times.

6 Applicant shall ensure compliance with all applicable County, State & Federal regulations.

7 Hours of operation for the scale house and trucking activities shall be limited to 7:00 am to 6:00 pm Monday through Friday and 7:00 am to Noon on Saturday, except as requested by the Applicant and approved by the Excavation Administrator.

8 Excavation activities located closer than one mile to a residential structure or a public roadway shall be limited to 7:00 am to 6:00 pm Monday through Friday and 7:00 am to Noon on Saturday.

9 Excavation activities located at one mile or greater from the nearest residential structure or public roadway which do not generate truck traffic leaving the site may be conducted without restrictions on operating times.

10 Noise levels shall not exceed 55 db, measured at the property line per County Noise Ordinance 3-9-81.

11 All bonds shall be kept current and originals sent to the County each year.

12 Equipment must not be located within the setbacks. All setbacks must remain free and clear of all construction and equipment.

13 Listed species survey dated less than a year old for each new excavated pit shall be provided to Charlotte County for review and approval by the environmental staff prior to any work including, but not limited to, clearing, grading, silt fence construction, tree removal or excavation. All State and Federal permits must be provided to County staff prior to working in new areas.

14 All State and Federal Permits including the FDEP revised Environmental Resource Permit for dewatering must be submitted to the Excavation Administrator prior to issuance of the County permit.

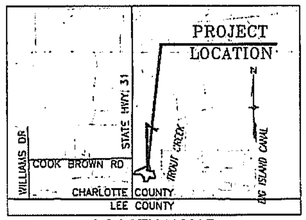
15 Deceleration lanes shall be provided on SR 31, stipulation from the Preliminary Hearing May 18, 2007.

16 The annual report shall have radon results and protocol for radon findings provided to the County on an annual basis.

PREPARED BY:
JOHNSON ENGINEERING
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

BABCOCK PHASE 1A

A SUBDIVISION IN
SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30 AND SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE S89°39'43"E, ON THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 31, THENCE ON SAID RIGHT-OF-WAY LINE, N00°26'10"E, A DISTANCE OF 110.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE, N00°26'10"E, A DISTANCE OF 90.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S89°33'50"E, A DISTANCE OF 542.00 FEET; THENCE N00°26'10"E, A DISTANCE OF 340.43 FEET; THENCE N64°28'05"E, A DISTANCE OF 3,493.66 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 2,148.37 FEET, A CENTRAL ANGLE OF 16°56'36", A CHORD BEARING OF S13°11'48"E, AND A CHORD DISTANCE OF 633.00 FEET, FOR AN ARC DISTANCE OF 635.31 FEET; THENCE N89°46'40"E, A DISTANCE OF 109.05 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 1,580.00 FEET, A CENTRAL ANGLE OF 14°38'58", A CHORD BEARING OF S07°06'09"W, AND A CHORD DISTANCE OF 402.88 FEET, FOR AN ARC DISTANCE OF 403.98 FEET; THENCE ON THE ARC OF A REVERSE CURVE TO THE LEFT HAVING: A RADIUS OF 2,460.00 FEET, A CENTRAL ANGLE OF 09°27'34", A CHORD BEARING OF S09°41'51"W, AND A CHORD DISTANCE OF 405.69 FEET, FOR AN ARC DISTANCE OF 406.15 FEET; THENCE N90°00'00"E, A DISTANCE OF 997.75 FEET; THENCE S00°00'00"E, A DISTANCE OF 750.65 FEET; THENCE N90°00'00"E, A DISTANCE OF 140.68 FEET; THENCE S00°00'00"E, A DISTANCE OF 18.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 29.33 FEET; THENCE S00°00'00"E, A DISTANCE OF 55.34 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 4.33 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S45°00'00"W, AND A CHORD DISTANCE OF 6.12 FEET, FOR AN ARC DISTANCE OF 6.80 FEET; THENCE S00°00'00"E, A DISTANCE OF 113.09 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 17°52'29", A CHORD BEARING OF S54°52'53"E, AND A CHORD DISTANCE OF 170.89 FEET, FOR AN ARC DISTANCE OF 171.58 FEET; THENCE S44°03'21"W, A DISTANCE OF 100.00 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 08°15'07", A CHORD BEARING OF N50°04'12"W, AND A CHORD DISTANCE OF 64.75 FEET, FOR AN ARC DISTANCE OF 64.81 FEET; THENCE ON THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 125°48'14", A CHORD BEARING OF S62°54'07"W, AND A CHORD DISTANCE OF 26.71 FEET, FOR AN ARC DISTANCE OF 32.94 FEET; THENCE S00°00'00"E, A DISTANCE OF 358.03 FEET; THENCE S90°00'00"W, A DISTANCE OF 70.00 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N45°00'00"W, AND A CHORD DISTANCE OF 21.21 FEET, FOR AN ARC DISTANCE OF 23.56 FEET; THENCE S90°00'00"W, A DISTANCE OF 825.32 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 100°14'00", A CHORD BEARING OF S39°53'00"W, AND A CHORD DISTANCE OF 23.02 FEET, FOR AN ARC DISTANCE OF 26.24 FEET; THENCE S79°46'00"W, A DISTANCE OF 70.00 FEET; THENCE N10°14'00"W, A DISTANCE OF 85.67 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING: A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 10°23'50", A CHORD BEARING OF N15°25'55"W, AND A CHORD DISTANCE OF 174.87 FEET, FOR AN ARC DISTANCE OF 175.11 FEET; THENCE N20°37'50"W, A DISTANCE OF 38.67 FEET; THENCE S38°05'04"W, A DISTANCE OF 96.33 FEET; THENCE S30°38'46"W, A DISTANCE OF 1,158.57 FEET; THENCE S90°00'00"W, A DISTANCE OF 708.33 FEET; THENCE N50°30'45"W, A DISTANCE OF 47.12 FEET; THENCE N51°52'42"E, A DISTANCE OF 30.72 FEET; THENCE N05°38'14"E, A DISTANCE OF 54.19 FEET; THENCE N01°29'57"W, A DISTANCE OF 442.67 FEET; THENCE N08°20'14"E, A DISTANCE OF 393.95 FEET; THENCE N57°13'44"W, A DISTANCE OF 157.96 FEET; THENCE S61°28'52"W, A DISTANCE OF 217.56 FEET; THENCE N36°01'38"W, A DISTANCE OF 188.89 FEET; THENCE N05°24'51"W, A DISTANCE OF 318.05 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING: A RADIUS OF 6,602.50 FEET, A CENTRAL ANGLE OF 02°02'44", A CHORD BEARING OF N70°32'38"W, AND A CHORD DISTANCE OF 235.70 FEET, FOR AN ARC DISTANCE OF 235.72 FEET; THENCE N69°07'00"W, A DISTANCE OF 93.20 FEET; THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 2,397.50 FEET, A CENTRAL ANGLE OF 20°51'05", A CHORD BEARING OF N79°08'17"W, AND A CHORD DISTANCE OF 867.71 FEET, FOR AN ARC DISTANCE OF 872.52 FEET; THENCE N89°33'50"W, A DISTANCE OF 391.88 FEET; THENCE N89°22'07"W, A DISTANCE OF 44.38 FEET; THENCE N00°26'10"E, A DISTANCE OF 53.21 FEET; THENCE N89°33'50"W, A DISTANCE OF 542.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 183.97 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 83(99) U.S. SURVEY FEET. THE SOUTH LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING S89°39'43"E.

SURVEYOR'S CERTIFICATION

"KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE PLAT IS BASED ON A BOUNDARY SURVEY THAT CONFORMS WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 21 HH-6. I FURTHER CERTIFY THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE APPLICABLE CHARLOTTE COUNTY REGULATIONS, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE INSTALLED ON ____________. THE PERMANENT CONTROL POINTS (PCPS) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT (WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND).

KEVIN M. RISCASSI (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6433

CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, CENTRAL WATER AND SEWAGE IS PROVIDED.

ENVIRONMENTAL ADMINISTRATOR — DATE
KARL HENRY

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

I, THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT AN ACCEPTABLE INSTRUMENT OF AGREEMENT FOR GUARANTEEING SATISFACTORY CONSTRUCTION OF ALL IMPROVEMENTS IN ACCORDANCE WITH CHARLOTTE COUNTY SUBDIVISION REGULATIONS HAS BEEN PROVIDED. SAID AGREEMENT INCLUDES CONFORMANCE TO ALL CONSTRUCTION, PAVING AND DRAINAGE PLANS ON FILE IN THE PUBLIC WORKS DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL OF THE PRELIMINARY PLAT.

COUNTY ENGINEER — DATE
JOANNE VERNON P.E.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I, ______________, COUNTY CLERK OF CHARLOTTE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____________, PAGE(S) ____________, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, THIS ____________ DAY OF ____________/____________/____________, A.D., 19____________.

CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY
BARBARA T. SCOTT

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT MEETS REQUIREMENTS OF THE CHARLOTTE COUNTY SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE PLAN THIS ____ DAY OF ____________, 2015 A.D.

CHAIRPERSON, CHARLOTTE COUNTY PLANNING AND ZONING BOARD
PAULA HESS

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING. THIS ____ DAY OF ______________, 2015 A.D.

COUNTY ATTORNEY
JANETTE S. KNOWLTON

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CHARLOTTE, FLORIDA THIS ____ DAY OF ______________, 2015 A.D.

BILL TRUEX
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY CHARLOTTE COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMANCE WITH CHAPTER 177, FLORIDA STATUTES AND FIND THAT THE PLAT IS IN CONFORMANCE WITH THE PROVISIONS OF SAID CHAPTER.

STEVEN L. FORD — DATE
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA

NOTICE:

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BABCOCK PROPERTY HOLDINGS, LLC ("OWNER") CERTIFIES THAT IT IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT OF BABCOCK PHASE 1A ("PLAT"), A SUBDIVISION LYING IN SECTION 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, AND HEREBY DEDICATES THE FOLLOWING TRACTS AND EASEMENTS:

1. OWNER DOES HEREBY DEDICATE AND SET APART TRACTS "A-1" THROUGH "A-6" AS SHOWN AND DESCRIBED ON THIS PLAT OF BABCOCK PHASE 1A FOR PUBLIC ROADWAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE, SIGNS AND OTHER PROPER PURPOSES TO THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT (ISD) PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER AND UNTO THE REAL PROPERTY OWNERS WITHIN THIS PLAT AND THEIR HEIRS, SUCCESSORS, ASSIGNS, GUESTS AND INVITEES (COLLECTIVELY, THE "GRANTEES") A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "A-1" THROUGH "A-6" FOR ROAD RIGHT-OF-WAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE AND UTILITIES. FURTHER PROVIDED, HOWEVER, THAT OWNER HEREBY RESERVES UNTO OWNER AND ITS HEIRS, SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "A-1" THROUGH "A-6" FOR ALL PURPOSES.

2. OWNER DOES HEREBY DEDICATE AND SET APART TRACTS "B-1" THROUGH "B-10", INCLUSIVE, AS SHOWN AND DESCRIBED ON THIS PLAT OF BABCOCK PHASE 1A FOR INGRESS AND EGRESS, SIDEWALKS, DRAINAGE, UTILITIES, SIGNS, RECREATION, LANDSCAPING, COMMON AREA AND OTHER PROPER PURPOSES TO THE (ISD) PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER AND UNTO THE GRANTEES A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACTS "B-1" THROUGH "B-10", INCLUSIVE, FOR INGRESS AND EGRESS, DRAINAGE, UTILITIES AND RECREATION.

3. OWNER DOES HEREBY DEDICATE TRACTS "D-1" THROUGH "D-5", THE LAKE MAINTENANCE EASEMENTS, AND THE VARIABLE WIDTH DRAINAGE EASEMENTS AS SHOWN AND DESCRIBED ON THIS PLAT FOR DRAINAGE, SURFACE WATER MANAGEMENT, INGRESS AND EGRESS FOR MAINTENANCE PURPOSES, LANDSCAPING, IRRIGATION AND UTILITY PURPOSES TO THE (ISD) AND GRANTEES FOREVER; PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO THE LOT OWNERS ON WHICH THE DRAINAGE EASEMENTS ARE LOCATED A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER THE VARIABLE WIDTH DRAINAGE EASEMENTS FOR ANY LAWFUL PURPOSE THAT DOES NOT INTERFERE WITH THE PURPOSES DEDICATED TO THE ASSOCIATION AND GRANTEES HEREIN.

4. TO THE (ISD) THE RIGHT-OF-WAY EASEMENTS ("R.W.E.") AND THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS ("P.U.E."), AS SHOWN ON THIS PLAT, AND FURTHER GRANTS TO THE LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES THE P.U.E. SHOWN ON THIS PLAT TOGETHER WITH TRACTS "A-1" THROUGH "A-6" AND TRACTS "B-1" THROUGH "B-10", FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, CABLE TELEVISION OR OTHER PUBLIC OR PRIVATE UTILITY SERVICE PROVIDER; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ANY ONE UTILITY SERVICE PROVIDER SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY OTHER UTILITY SERVICE PROVIDER, AND, IN THE EVENT A UTILITY SERVICE PROVIDER DAMAGES THE FACILITIES OF ANOTHER UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IT IS NOT THE INTENT OF THE OWNER TO DEDICATE TO THE GENERAL PUBLIC THE PUBLIC UTILITY EASEMENTS OR ANY OTHER EASEMENTS SHOWN ON THIS PLAT, OTHER THAN AS DESCRIBED IN THIS DEDICATION.

IT IS ALSO NOT THE INTENT OF THE OWNER BY EXECUTING THIS CERTIFICATE OF OWNERSHIP AND DEDICATION TO MAKE ANY AFFIRMATIVE GRANT, OR TO CREATE ANY RIGHT, TITLE OR INTEREST IN AND TO LOTS 1 THROUGH 193, IN FAVOR OF THE PUBLIC OR THE (ISD), OTHER THAN AS DESCRIBED IN THIS DEDICATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SET ITS HAND AND SEAL THIS ______ DAY OF ______________, 2015.

WITNESSES: — BABCOCK PROPERTY HOLDINGS, LLC

NAME: ____________

NAME: ____________

BY: ____________
PRINT NAME:
TITLE: ____________

STATE OF FLORIDA
COUNTY OF ________

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____________, 2015, BY ______________, AS ______________ OF BABCOCK PROPERTY HOLDINGS, LLC, WHO DID NOT TAKE AN OATH.

SIGNATURE OF NOTARY PUBLIC
MY COMMISSION EXPIRES:
COMMISSION NO.

PERSONALLY KNOWN ____________ OR PRODUCED IDENTIFICATION ____________.
IDENTIFICATION PRODUCED______________.

PREPARED BY:

JOHNSON ENGINEERING
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PLAT BOOK _____ PAGE _____

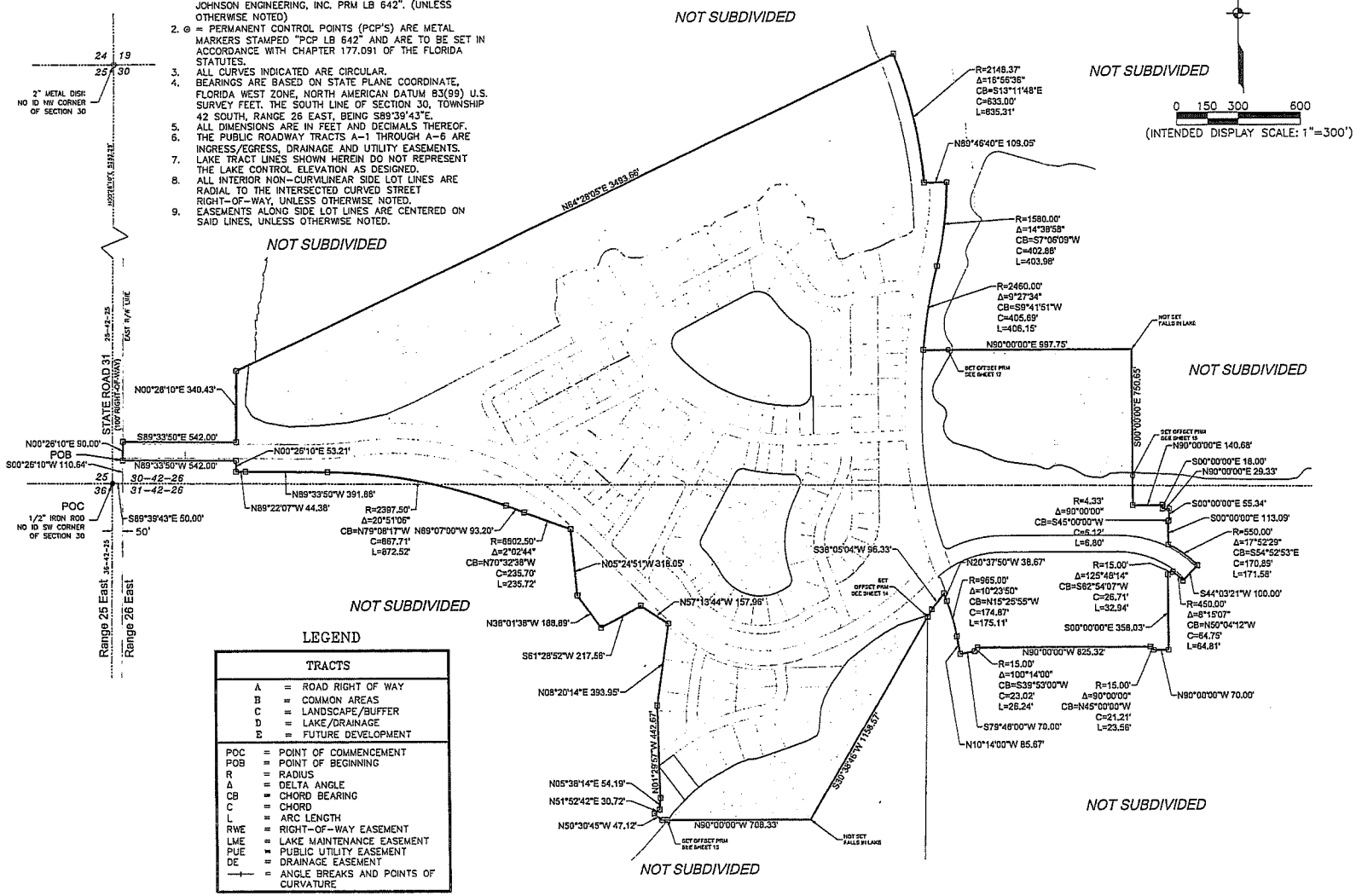
BABCOCK PHASE 1A

A SUBDIVISION IN
SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

SHEET 2 OF 16

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 3/4" IRON PIPES WITH PLASTIC CAP SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
2. ⊙ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
3. ALL CURVES INDICATED ARE CIRCULAR.
4. BEARINGS ARE BASED ON STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 83(99) U.S. SURVEY FEET. THE SOUTH LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING S89°39'43"E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE PUBLIC ROADWAY TRACTS A-1 THROUGH A-6 ARE INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVALINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.



LEGEND

TRACTS		
A	=	ROAD RIGHT OF WAY
B	=	COMMON AREAS
C	=	LANDSCAPE/BUFFER
D	=	LAKE/DRAINAGE
E	=	FUTURE DEVELOPMENT
POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
R	=	RADIUS
Δ	=	DELTA ANGLE
CB	=	CHORD BEARING
C	=	CHORD
L	=	ARC LENGTH
RWE	=	RIGHT-OF-WAY EASEMENT
LME	=	LAKE MAINTENANCE EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
DE	=	DRAINAGE EASEMENT
—+—	=	ANGLE BREAKS AND POINTS OF CURVATURE

OVERALL BOUNDARY INFORMATION

\\lino01\data-jeg\2014\2014945-005\Survey\dg\Plat\Ver PHASE 1A PLAT.dwg (2 KEY SHEET BOUNDARY) apr Apr 16, 2015 - 11:21am

PREPARED BY:

JOHNSON ENGINEERING
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

BABCOCK PHASE 1A

A SUBDIVISION IN
SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 3 OF 16

NOTES

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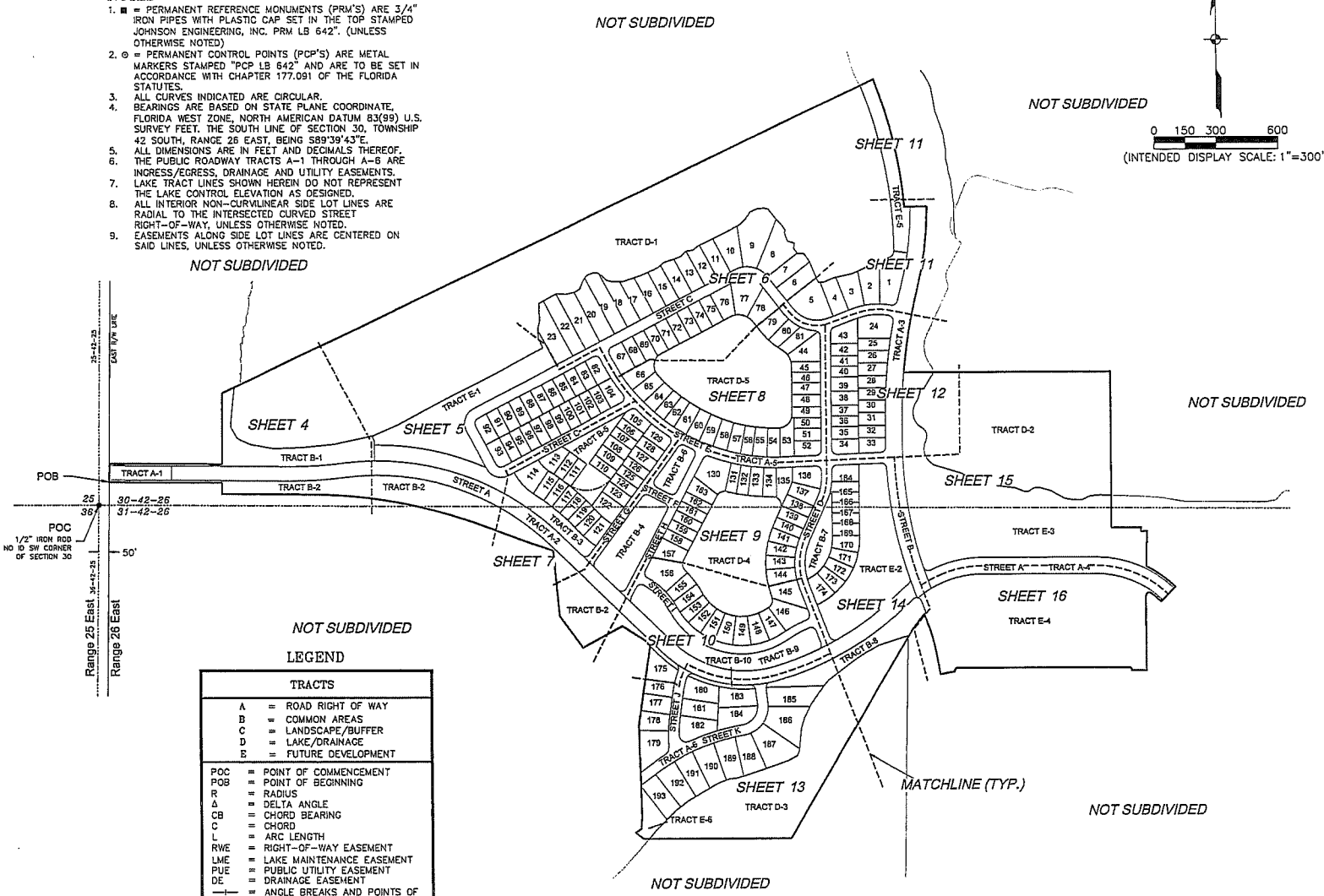
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.



LEGEND

TRACTS		
A	=	ROAD RIGHT OF WAY
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POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
R	=	RADIUS
Δ	=	DELTA ANGLE
CB	=	CHORD BEARING
C	=	CHORD
L	=	ARC LENGTH
RWE	=	RIGHT-OF-WAY EASEMENT
LME	=	LAKE MAINTENANCE EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
DE	=	DRAINAGE EASEMENT
—+—	=	ANGLE BREAKS AND POINTS OF CURVATURE

KEY MAP

\\FTMS01\Drawings\2014\2014943-008\Surveying\Plat\NEW PHASE 1A PLAT.dwg (3 KEY SHEET TRACTS) rgd Apr 16, 2015 - 12:52pm

PREPARED BY:

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BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 4 OF 16

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 3/4" IRON PIPES WITH PLASTIC CAP SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
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5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE PUBLIC ROADWAY TRACTS A-1 THROUGH A-6 ARE INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
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LEGEND

TRACTS		
A	=	ROAD RIGHT OF WAY
B	=	COMMON AREAS
C	=	LANDSCAPE/BUFFER
D	=	LAKE/DRAINAGE
E	=	FUTURE DEVELOPMENT
POC	=	POINT OF COMMENCEMENT
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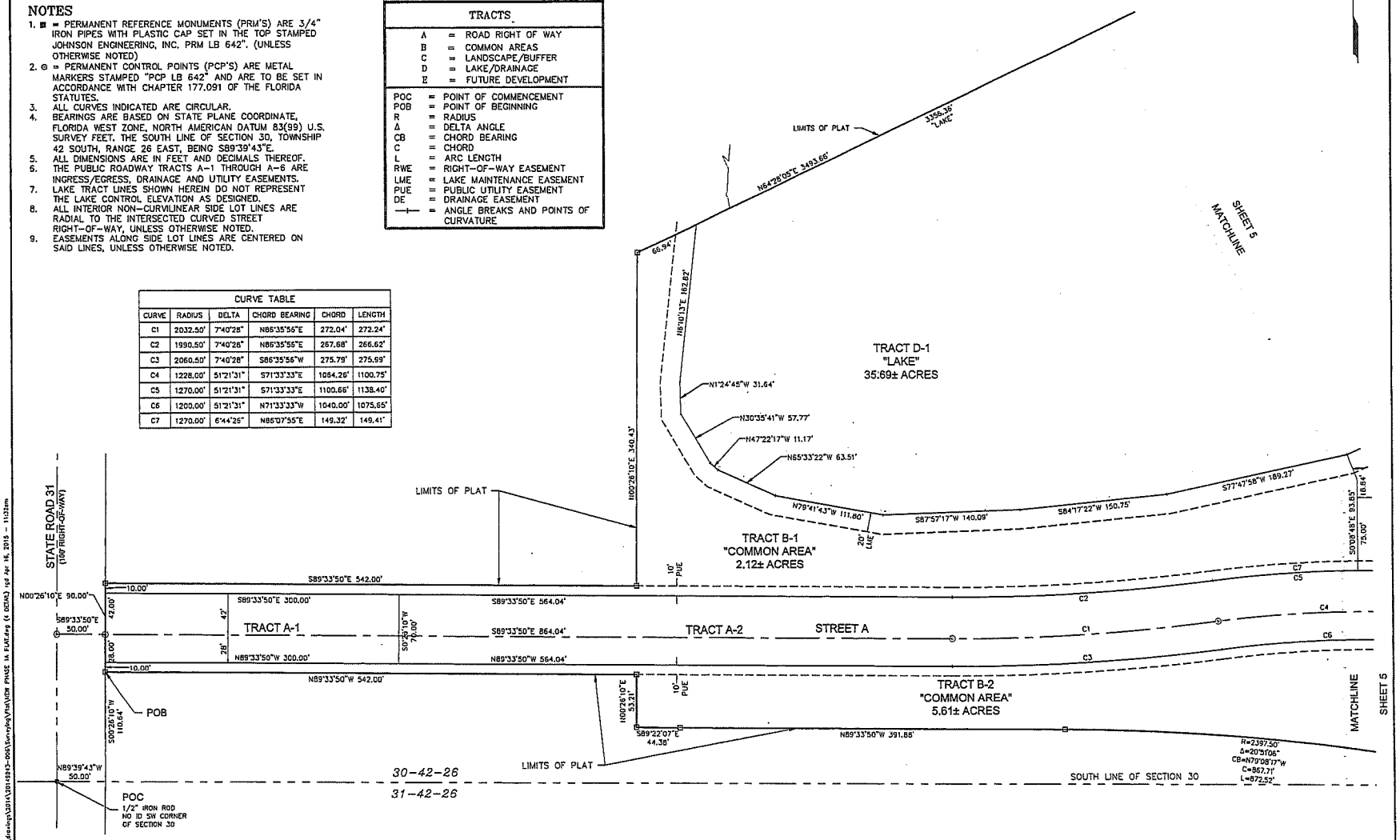
PUE	=	PUBLIC UTILITY EASEMENT
DE	=	DRAINAGE EASEMENT
—⊢—	=	ANGLE BREAKS AND POINTS OF CURVATURE

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2032.50'	7°40'28"	N86°35'56"E	272.04'	272.24'
C2	1990.50'	7°40'28"	N86°35'56"E	267.68'	266.62'
C3	2060.50'	7°40'28"	S86°35'56"W	275.79'	275.99'
C4	1228.00'	51°21'31"	S71°33'33"E	1064.26'	1100.75'
C5	1270.00'	51°21'31"	S71°33'33"E	1100.66'	1138.40'
C6	1200.00'	51°21'31"	N71°33'33"W	1040.00'	1075.65'
C7	1270.00'	6°44'26"	N86°07'55"E	149.32'	149.41'



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BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

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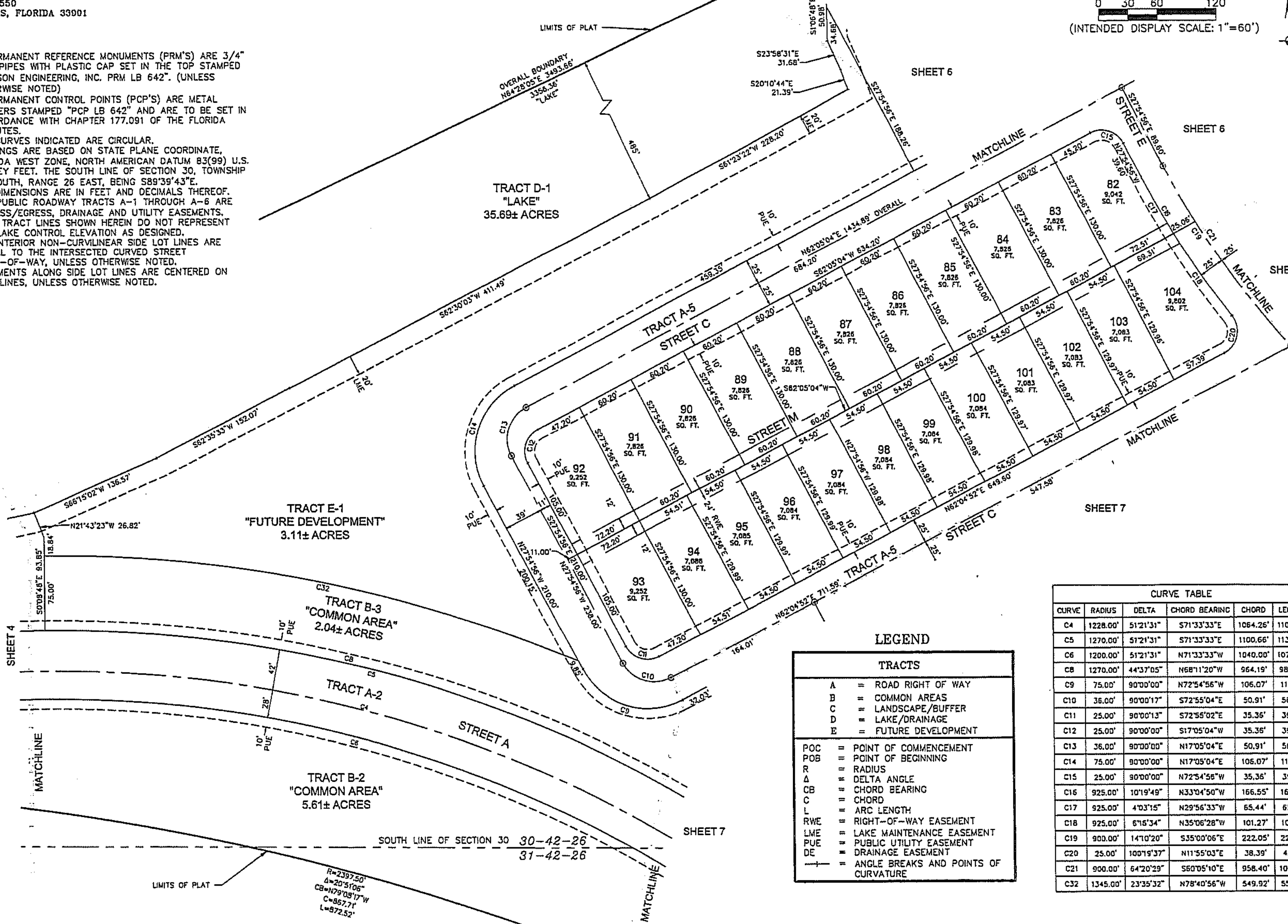
0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')



LEGEND

TRACTS		
A	=	ROAD RIGHT OF WAY
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—+—	=	ANGLE BREAKS AND POINTS OF CURVATURE

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C4	1228.00'	51°21'31"	S71°33'33"E	1064.26'	1100.75'
C5	1270.00'	51°21'31"	S71°33'33"E	1100.66'	1138.40'
C6	1200.00'	51°21'31"	N71°33'33"W	1040.00'	1075.65'
C8	1270.00'	44°37'05"	N68°11'20"W	964.19'	988.99'
C9	75.00'	90°00'00"	N72°54'56"W	106.07'	117.81'
C10	36.00'	90°00'17"	S72°55'04"E	50.91'	56.55'
C11	25.00'	90°00'13"	S72°55'02"E	35.36'	39.27'
C12	25.00'	90°00'00"	S17°05'04"W	35.36'	39.27'
C13	36.00'	90°00'00"	N17°05'04"E	50.91'	56.55'
C14	75.00'	90°00'00"	N17°05'04"E	106.07'	117.81'
C15	25.00'	90°00'00"	N72°54'56"W	35.36'	39.27'
C16	925.00'	10°19'49"	N33°04'50"W	166.55'	166.78'
C17	925.00'	4°03'15"	N29°56'33"W	65.44'	65.45'
C18	925.00'	6°16'34"	N35°06'28"W	101.27'	101.32'
C19	900.00'	14°10'20"	S35°00'06"E	222.05'	222.62'
C20	25.00'	100°19'37"	N11°55'03"E	38.39'	43.78'
C21	900.00'	64°20'29"	S60°05'10"E	958.40'	1010.67'
C32	1345.00'	23°35'32"	N78°40'56"W	549.92'	553.82'

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PLAT BOOK _____ PAGE _____

BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

SHEET 6 OF 16

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')

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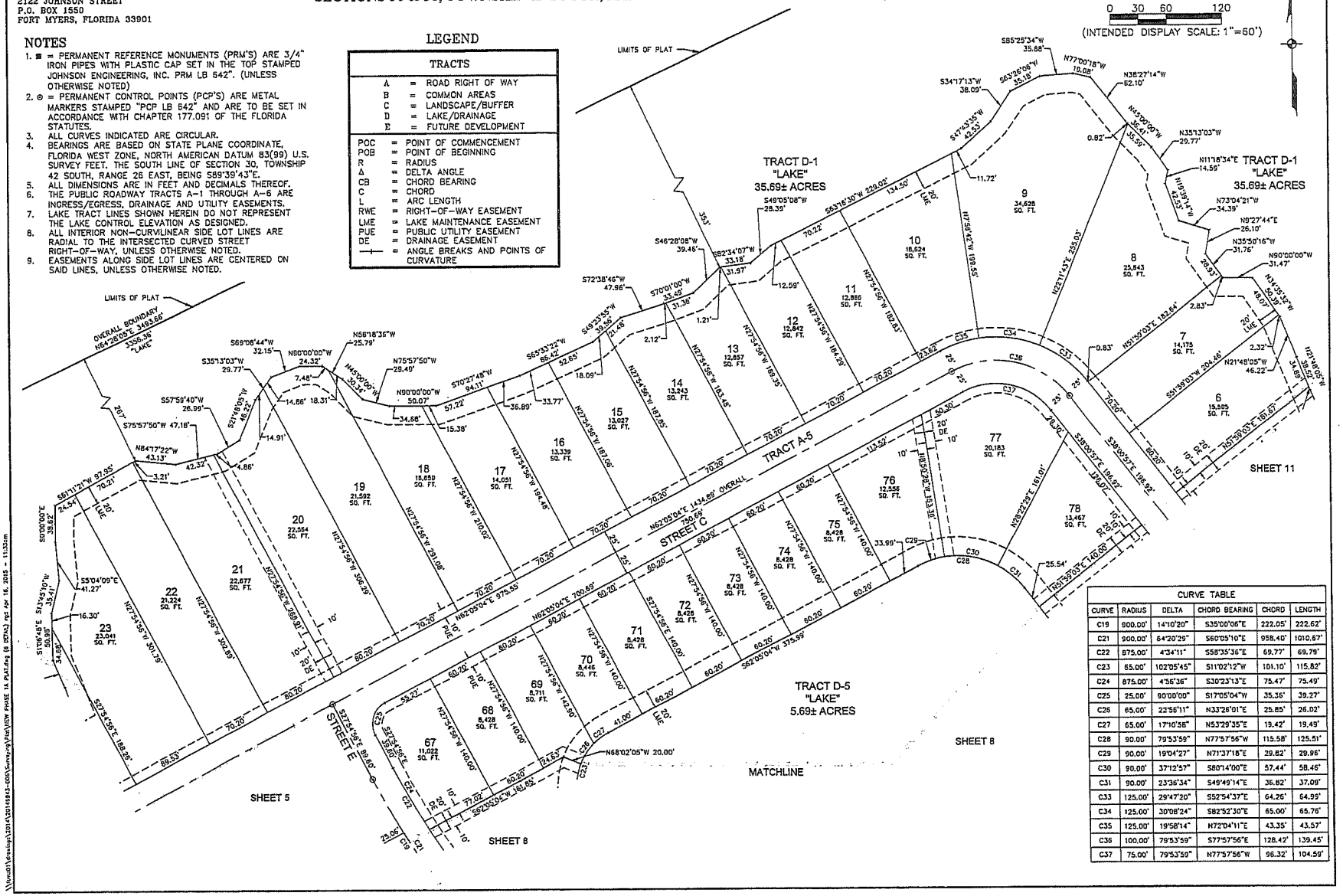
—+—	=	ANGLE BREAKS AND POINTS OF CURVATURE



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	900.00'	14°10'20"	S35°00'06"E	222.05'	222.62'
C21	900.00'	64°20'29"	S60°05'10"E	958.40'	1010.67'
C22	875.00'	4°34'11"	S58°35'36"E	69.77'	69.79'
C23	65.00'	102°05'45"	S11°02'12"W	101.10'	115.82'
C24	875.00'	4°56'36"	S30°23'13"E	75.47'	75.49'
C25	25.00'	90°00'00"	S17°05'04"W	35.35'	39.27'
C26	65.00'	22°56'11"	N33°26'01"E	25.85'	26.02'
C27	65.00'	17°10'58"	N53°29'35"E	19.42'	19.49'
C28	90.00'	79°53'59"	N77°57'56"W	115.58'	125.51'
C29	90.00'	19°04'27"	N71°37'18"E	29.82'	29.96'
C30	90.00'	37°12'57"	S80°14'00"E	57.44'	58.46'
C31	90.00'	23°36'34"	S49°49'14"E	36.82'	37.09'
C33	125.00'	29°47'20"	S52°54'37"E	64.26'	64.99'
C34	125.00'	30°08'24"	S82°52'30"E	65.00'	65.76'
C35	125.00'	19°58'14"	N72°04'11"E	43.35'	43.57'
C36	100.00'	79°53'59"	S77°57'56"E	128.42'	139.45'
C37	75.00'	79°53'59"	N77°57'56"W	96.32'	104.59'

PREPARED BY:

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BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 7 OF 16

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')

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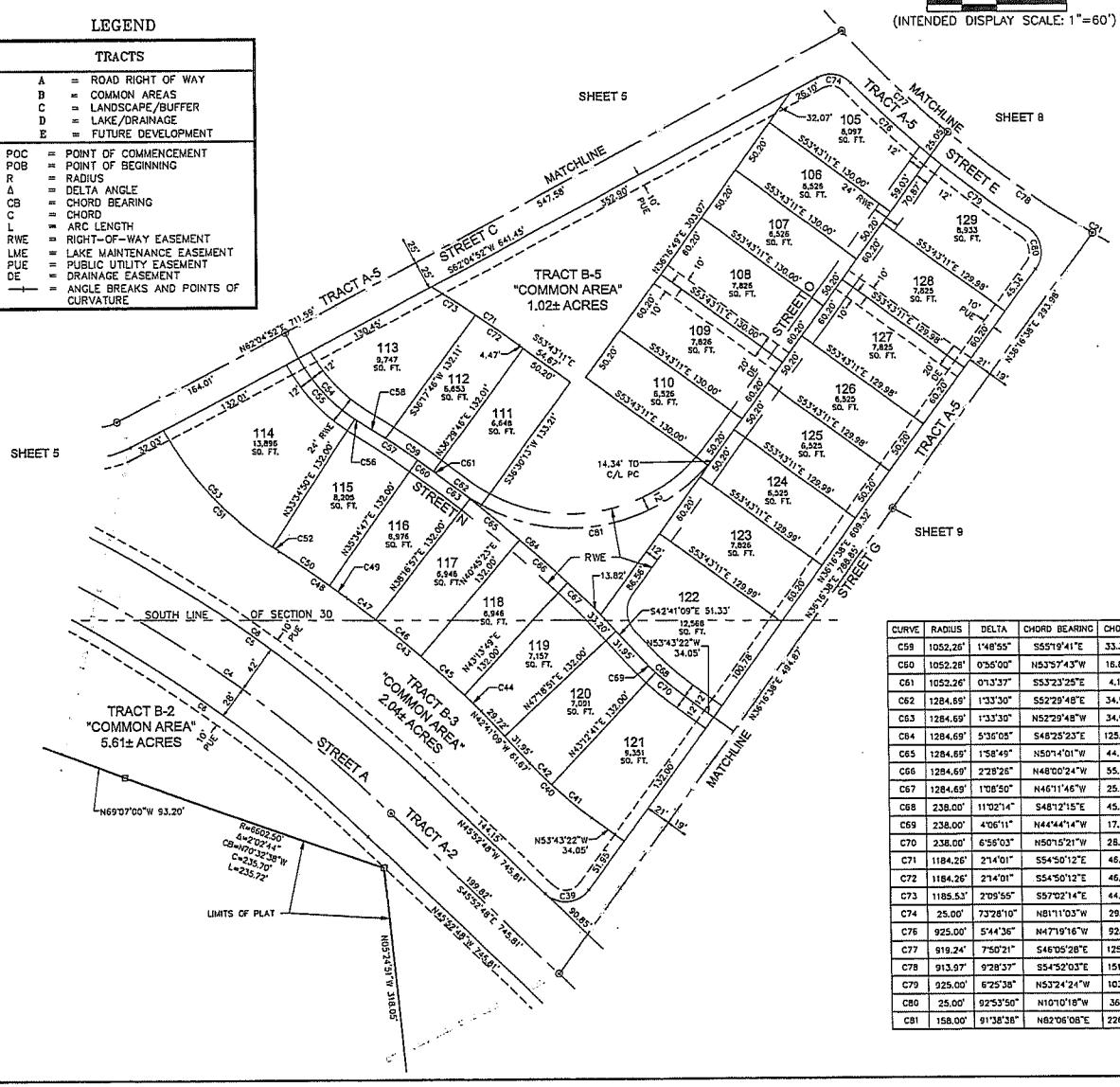

CURVE TABLE					
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C5	1270.00'	51°21'31"	S71°33'33"E	1100.68'	1138.40'
C6	1200.00'	51°21'31"	N71°33'33"W	1040.00'	1075.65'
C21	900.00'	64°20'29"	S60°05'10"E	958.40'	1010.67'
C39	25.00'	97°50'35"	N85°11'55"E	37.69'	42.69'
C40	370.00'	11°02'14"	N48°12'15"W	71.16'	71.27'
C41	370.00'	6°56'03"	N50°15'21"W	44.75'	44.78'
C42	370.00'	4°06'11"	N44°44'14"W	26.49'	26.50'
C43	1152.69'	7°29'24"	N49°31'52"W	150.56'	150.68'
C44	1152.69'	0°59'01"	N46°16'40"W	19.79'	19.79'
C45	1152.69'	2°28'26"	N48°00'24"W	49.77'	49.77'
C46	1152.69'	2°28'26"	N50°28'50"W	49.77'	49.77'
C47	1152.69'	1°33'25"	N52°29'46"W	31.32'	31.32'
C48	920.26'	4°30'04"	N55°30'32"W	71.71'	71.73'
C49	920.26'	1°08'40"	N53°50'53"W	18.38'	18.38'
C50	920.26'	3°19'18"	N56°04'52"W	53.34'	53.35'
C51	282.00'	29°22'56"	N43°03'03"W	143.03'	144.61'
C52	282.00'	1°19'21"	N57°04'51"W	6.51'	6.51'
C53	282.00'	28°03'34"	N42°23'22"W	136.73'	138.10'
C54	150.00'	28°59'39"	S43°14'42"E	75.10'	75.91'
C55	150.00'	27°40'18"	S42°35'01"E	71.74'	72.44'
C56	150.00'	1°19'21"	S57°04'51"E	3.46'	3.46'
C57	1052.26'	3°19'18"	S56°04'52"E	60.99'	61.00'
C58	1052.26'	1°30'23"	S56°59'20"E	27.66'	27.66'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C59	1052.26'	1°48'55"	S55°19'41"E	33.34'	33.34'
C60	1052.26'	0°55'00"	N53°57'43"W	16.83'	16.83'
C61	1052.26'	0°13'37"	S53°23'25"E	4.17'	4.17'
C62	1284.69'	1°33'30"	S52°29'48"E	34.94'	34.94'
C63	1284.69'	1°33'30"	N52°29'48"W	34.94'	34.94'
C64	1284.69'	5°36'05"	S48°25'23"E	125.54'	125.59'
C65	1284.69'	1°58'49"	N50°14'01"W	44.40'	44.40'
C66	1284.69'	2°28'26"	N48°00'24"W	55.47'	55.47'
C67	1284.69'	1°08'50"	N46°11'46"W	25.72'	25.72'
C68	238.00'	11°02'14"	S48°12'15"E	45.78'	45.85'
C69	238.00'	4°06'11"	N44°44'14"W	17.04'	17.04'
C70	238.00'	6°56'03"	N50°15'21"W	28.79'	28.80'
C71	1184.26'	2°14'01"	S54°50'12"E	46.16'	46.17'
C72	1184.26'	2°14'01"	S54°50'12"E	46.16'	46.17'
C73	1185.53'	2°09'55"	S57°02'14"E	44.80'	44.80'
C74	25.00'	73°28'10"	N81°11'03"W	29.91'	32.06'
C76	925.00'	5°44'36"	N47°19'16"W	92.68'	92.72'
C77	919.24'	7°50'21"	S46°05'28"E	125.67'	125.77'
C78	913.97'	9°28'37"	S54°52'03"E	151.00'	151.17'
C79	925.00'	6°25'38"	N53°24'24"W	103.71'	103.76'
C80	25.00'	92°53'50"	N10°10'18"W	36.24'	40.53'
C81	158.00'	91°38'38"	N82°06'08"E	226.63'	252.72'

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PREPARED BY:

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PLAT BOOK _____ PAGE _____

BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

SHEET 8 OF 16

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	900.00'	14°10'20"	S35°00'05"E	222.05'	222.62'
C21	900.00'	64°20'29"	S60°05'10"E	958.40'	1010.67'
C22	875.00'	4°34'11"	S58°35'36"E	69.77'	69.79'
C23	65.00'	102°05'45"	S11°02'12"W	101.10'	115.82'
C26	65.00'	22°56'11"	N33°26'01"E	25.85'	26.02'
C77	919.24'	7°50'21"	S46°05'28"E	125.67'	125.77'
C78	913.97'	9°28'37"	S54°52'03"E	151.00'	151.17'
C82	932.14'	7°30'56"	S63°38'22"E	122.18'	122.27'
C83	897.78'	24°48'54"	S79°52'01"E	385.80'	388.83'
C84	875.00'	5°55'35"	S35°49'19"E	90.47'	90.51'
C85	875.00'	5°19'59"	S41°27'06"E	81.42'	81.45'
C86	875.00'	4°34'11"	S46°24'11"E	69.77'	69.79'
C87	875.00'	3°48'37"	S50°35'35"E	58.18'	58.19'
C88	875.00'	3°48'37"	S54°24'12"E	58.18'	58.19'
C89	875.00'	4°34'11"	S58°35'36"E	69.77'	69.79'
C90	875.00'	4°34'11"	S63°09'47"E	69.77'	69.79'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C91	875.00'	4°34'09"	S67°43'57"E	69.76'	69.78'
C92	875.00'	4°34'11"	S72°18'07"E	69.77'	69.79'
C93	875.00'	4°34'11"	S76°52'18"E	69.77'	69.79'
C94	875.00'	3°48'37"	S81°03'42"E	58.18'	58.19'
C95	875.00'	4°34'11"	S85°15'05"E	69.77'	69.79'
C96	875.00'	4°16'57"	S89°40'39"E	65.39'	65.40'
C97	875.00'	0°26'17"	N87°57'44"E	6.69'	6.69'
C98	25.00'	87°45'20"	N43°51'55"E	34.66'	38.29'
C99	65.00'	48°00'26"	N02°02'18"W	52.88'	54.46'
C100	65.00'	13°58'10"	N33°01'36"W	15.81'	15.85'
C101	735.00'	4°06'24"	N42°03'54"W	52.67'	52.68'
C102	735.00'	4°34'11"	N46°24'11"W	58.61'	58.62'
C103	735.00'	3°48'37"	N50°35'35"W	48.87'	48.88'
C104	735.00'	3°48'37"	N54°24'12"W	48.87'	48.88'
C105	735.00'	4°34'11"	N58°35'36"W	58.61'	58.62'
C106	735.00'	51°38'41"	S65°50'01"E	640.30'	662.50'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C107	735.00'	4°34'11"	N63°09'47"W	58.61'	58.62'
C108	735.00'	4°34'09"	N67°43'57"W	58.60'	58.61'
C109	735.00'	4°34'11"	N72°18'07"W	58.61'	58.62'
C110	735.00'	4°34'11"	N76°52'18"W	58.61'	58.62'
C111	735.00'	3°48'37"	N81°03'42"W	48.87'	48.88'
C112	735.00'	4°34'11"	N85°15'05"W	58.61'	58.62'
C113	735.00'	4°07'09"	N89°35'46"W	52.83'	52.84'
C114	65.00'	88°21'25"	N44°09'57"E	90.60'	100.24'
C115	65.00'	5°45'20"	S85°28'00"W	6.53'	6.53'
C116	65.00'	67°29'27"	S48°50'36"W	72.22'	76.57'
C117	65.00'	15°06'37"	S07°32'34"W	17.09'	17.14'
C118	25.00'	87°02'01"	N43°31'45"W	34.43'	37.98'
C119	25.00'	53°45'59"	N26°53'44"W	22.61'	23.46'
C120	25.00'	33°14'27"	N70°23'57"W	14.30'	14.50'
C121	200.00'	49°01'49"	N62°31'51"W	165.97'	171.15'
C122	200.00'	21°40'49"	N76°12'21"W	75.23'	75.68'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C123	200.00'	19°30'59"	N55°36'27"W	67.80'	68.13'
C124	200.00'	7°50'01"	N41°55'57"W	27.32'	27.34'
C125	90.00'	23°55'58"	S25°15'36"E	37.32'	37.59'
C126	90.00'	13°16'52"	S08°39'11"E	20.82'	20.86'
C127	90.00'	23°55'58"	S25°15'36"E	37.32'	37.59'
C128	90.00'	22°31'58"	S48°29'34"E	35.17'	35.39'
C129	340.00'	9°57'38"	S50°49'47"E	59.03'	59.11'
C130	340.00'	3°56'57"	S57°47'05"E	23.43'	23.44'
C131	340.00'	9°57'38"	S50°49'47"E	59.03'	59.11'
C132	340.00'	7°50'01"	S41°55'57"E	46.45'	46.49'
C133	175.00'	72°34'31"	S74°18'12"E	207.14'	221.67'
C134	175.00'	64°39'27"	S70°20'40"E	187.17'	197.48'
C135	175.00'	7°55'04"	N73°22'04"E	24.16'	24.18'

NOTES

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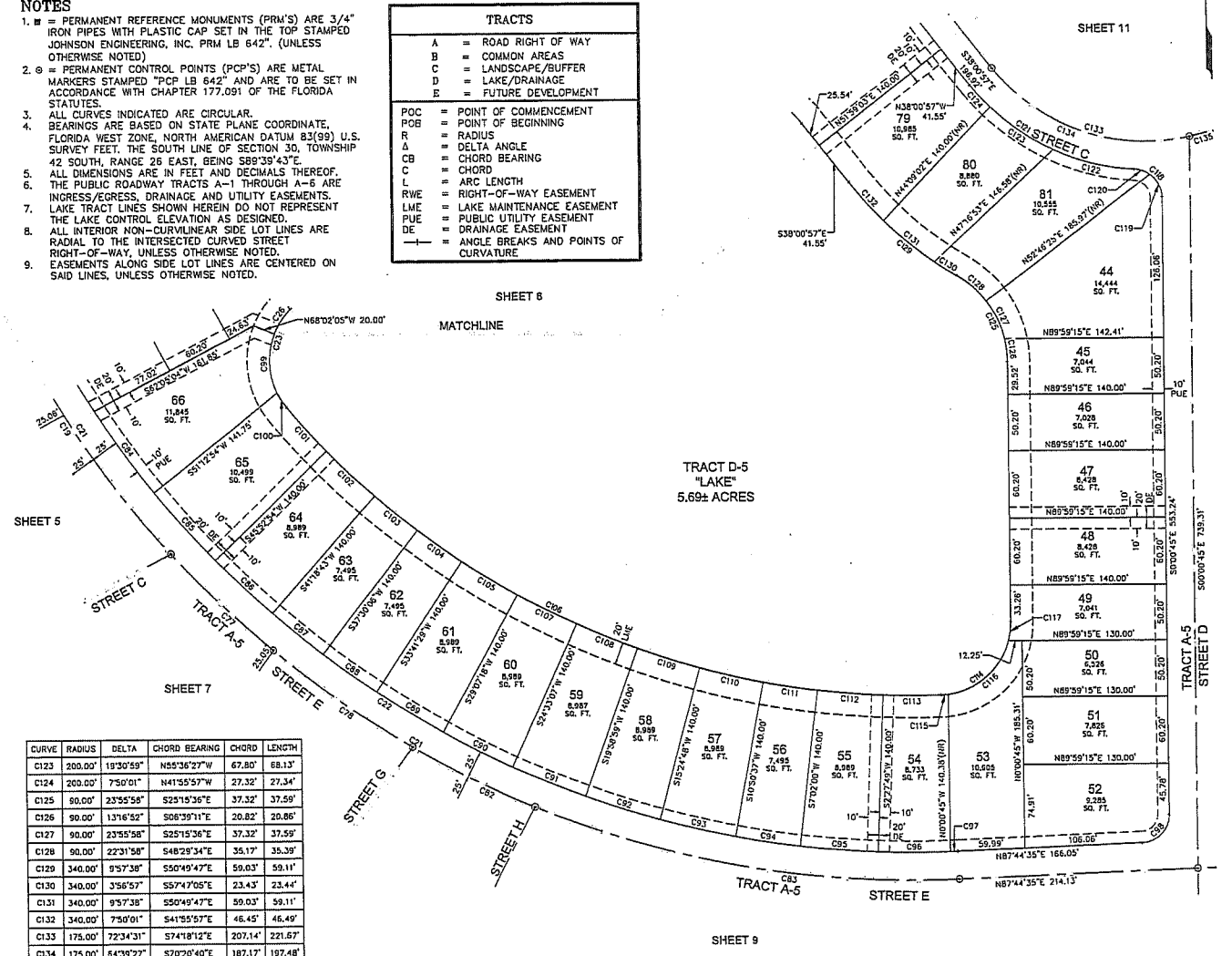
LEGEND

TRACTS		
A	=	ROAD RIGHT OF WAY
B	=	COMMON AREAS
C	=	LANDSCAPE/BUFFER
D	=	LAKE/DRAINAGE
E	=	FUTURE DEVELOPMENT

POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
R	=	RADIUS
Δ	=	DELTA ANGLE
CB	=	CHORD BEARING
C	=	CHORD
L	=	ARC LENGTH
RWE	=	RIGHT-OF-WAY EASEMENT
LME	=	LAKE MAINTENANCE EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
DE	=	DRAINAGE EASEMENT
—|—	=	ANGLE BREAKS AND POINTS OF CURVATURE



\\Vmo01\drawings\2014\2014392-005\Survey\Plat\BCH PHASE 1A PLAT.dwg (8 BETA) rgd Apr 16, 2015 - 11:35am

PREPARED BY:

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BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 9 OF 16

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PUE	=	PUBLIC UTILITY EASEMENT
DE	=	DRAINAGE EASEMENT
—+—	=	ANGLE BREAKS AND POINTS OF CURVATURE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°31'37"W	35.00'
L2	N62°28'23"W	35.00'
L3	N27°31'37"E	35.00'
L4	S62°28'23"E	35.00'

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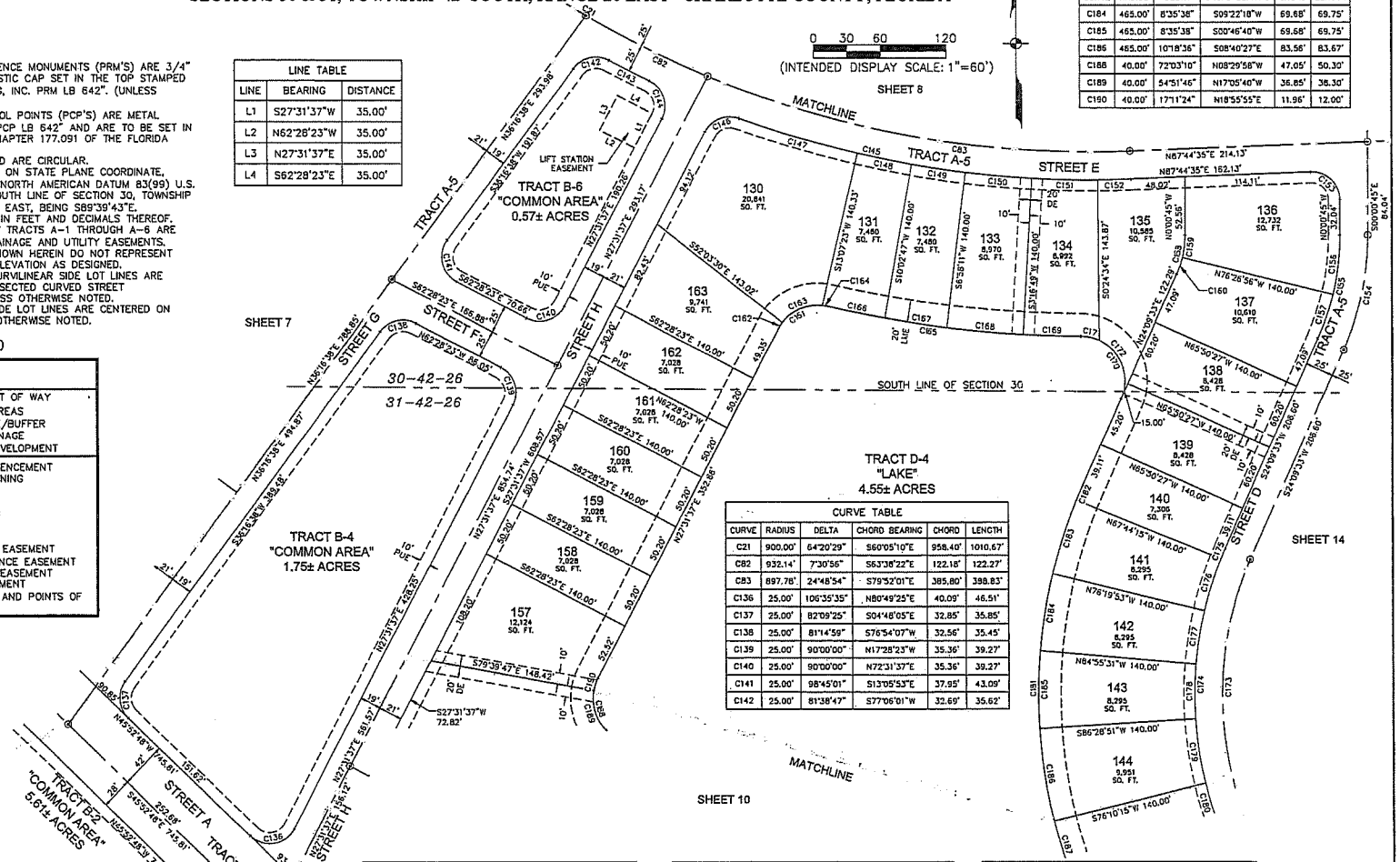
(INTENDED DISPLAY SCALE: 1"=60')



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	900.00'	64°20'29"	S60°05'10"E	958.40'	1010.67'
C82	932.14'	7°30'56"	S63°38'22"E	122.18'	122.27'
C83	897.78'	24°48'54"	S79°52'01"E	385.80'	388.83'
C136	25.00'	106°35'35"	N80°49'25"E	40.09'	46.51'
C137	25.00'	82°09'25"	S04°48'05"E	32.85'	35.85'
C138	25.00'	81°14'59"	S76°54'07"W	32.56'	35.45'
C139	25.00'	90°00'00"	N17°28'23"W	35.36'	39.27'
C140	25.00'	90°00'00"	N72°31'37"E	35.36'	39.27'
C141	25.00'	98°45'01"	S13°05'53"E	37.95'	43.09'
C142	25.00'	81°38'47"	S77°06'01"W	32.69'	35.62'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C184	465.00'	8°35'38"	S09°22'18"W	69.68'	69.75'
C185	465.00'	8°35'38"	S00°46'40"W	69.68'	69.75'
C186	465.00'	10°18'36"	S08°40'27"E	83.56'	83.67'
C188	40.00'	72°03'10"	N08°29'58"W	47.05'	50.30'
C189	40.00'	54°51'46"	N17°05'40"W	36.85'	38.30'
C190	40.00'	17°11'24"	N18°55'55"E	11.96'	12.00'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C143	925.00'	2°30'06"	N63°19'39"W	40.39'	40.39'
C144	25.00'	92°06'19"	N18°31'33"W	35.00'	40.19'
C145	925.00'	22°13'45"	S81°08'32"E	356.63'	358.87'
C146	25.00'	82°26'43"	S68°44'59"W	32.95'	35.97'
C147	925.00'	6°50'57"	N73°27'09"W	110.51'	110.58'
C148	925.00'	3°04'36"	N78°24'55"W	49.66'	49.67'
C149	925.00'	3°04'36"	N81°29'31"W	49.66'	49.67'
C150	925.00'	3°41'23"	N84°52'30"W	59.56'	59.57'
C151	925.00'	3°41'23"	N88°33'53"W	59.56'	59.57'
C152	925.00'	1°50'51"	S88°40'01"W	29.82'	29.83'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C153	25.00'	92°14'40"	N46°08'05"W	36.04'	40.25'
C154	250.00'	24°10'18"	S12°04'24"W	104.69'	105.47'
C155	225.00'	24°10'18"	S12°04'24"W	94.22'	94.92'
C156	225.00'	13°33'49"	N06°46'10"E	53.14'	53.26'
C157	225.00'	10°36'29"	N18°51'19"E	41.60'	41.66'
C158	85.00'	24°10'18"	N12°04'24"E	35.59'	35.86'
C159	85.00'	13°33'49"	N06°46'10"E	20.08'	20.12'
C160	85.00'	10°36'29"	N18°51'19"E	15.71'	15.74'
C161	40.00'	75°19'37"	N65°11'26"E	48.88'	52.59'
C162	40.00'	10°24'53"	S32°44'04"W	7.26'	7.27'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C163	40.00'	57°43'43"	N66°48'22"E	38.62'	40.30'
C164	40.00'	7°11'00"	S80°44'16"E	5.01'	5.01'
C165	1065.00'	12°21'28"	S83°19'30"E	229.26'	229.71'
C166	1065.00'	2°48'27"	S78°32'59"E	52.18'	52.19'
C167	1065.00'	3°04'36"	S81°29'31"E	57.18'	57.19'
C168	1065.00'	3°41'23"	S84°52'30"E	68.57'	68.58'
C169	1065.00'	2°47'03"	S88°06'43"E	51.75'	51.75'
C170	40.00'	113°39'47"	S32°40'21"E	66.97'	79.35'
C171	40.00'	24°58'44"	S77°00'52"E	17.30'	17.44'
C172	40.00'	88°41'03"	S20°10'58"E	55.92'	61.91'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C173	300.00'	45°06'09"	S01°36'28"W	230.11'	236.16'
C174	325.00'	45°06'09"	S01°36'28"W	249.28'	255.84'
C175	325.00'	1°53'49"	N23°12'39"E	10.76'	10.76'
C176	325.00'	8°35'38"	N17°57'56"E	48.70'	48.75'
C177	325.00'	8°35'38"	N09°22'18"E	48.70'	48.75'
C178	325.00'	8°35'38"	N00°46'40"E	48.70'	48.75'
C179	325.00'	10°18'36"	N08°40'27"W	58.40'	58.48'
C181	465.00'	44°44'22"	S01°47'22"W	353.94'	363.09'
C182	465.00'	1°53'49"	S23°12'39"W	15.39'	15.39'
C183	465.00'	8°35'38"	S17°57'56"W	69.68'	69.75'

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PREPARED BY:

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2122 JOHNSON STREET
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BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 10 OF 16

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')

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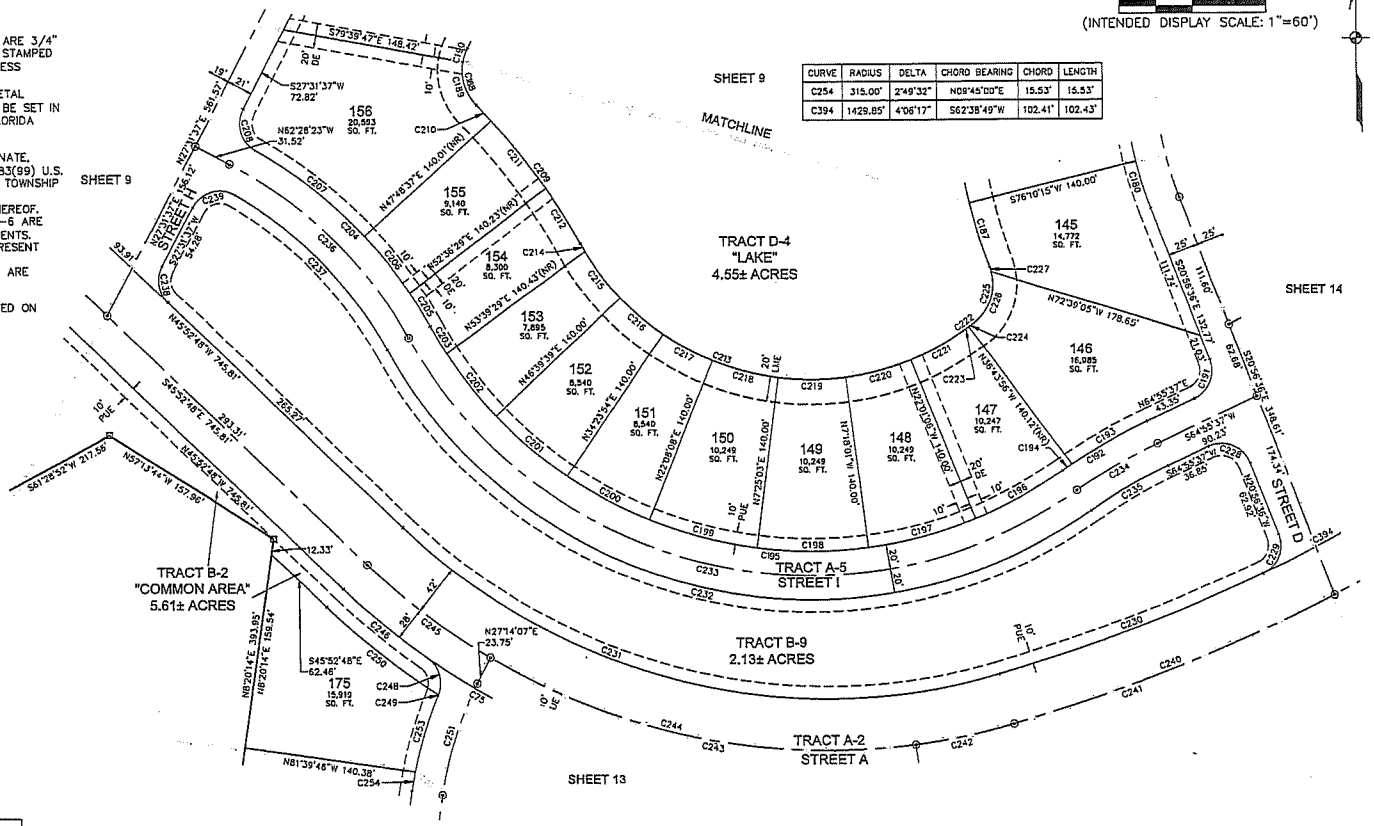

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C254	315.00'	2°49'32"	N09°45'00"E	15.53'	15.53'
C394	1429.85'	4°06'17"	S62°38'49"W	102.41'	102.43'

LEGEND

TRACTS	
A	= ROAD RIGHT OF WAY
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POC	= POINT OF COMMENCEMENT
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C	= CHORD
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LME	= LAKE MAINTENANCE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
DE	= DRAINAGE EASEMENT
—|—	= ANGLE BREAKS AND POINTS OF CURVATURE

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C75	570.00'	9°45'06"	S59°36'55"E	96.90'	97.01'
C173	300.00'	45°06'09"	S01°36'28"W	230.11'	236.16'
C174	325.00'	45°06'09"	S01°36'28"W	249.28'	255.84'
C180	325.00'	7°06'51"	N17°23'11"W	40.33'	40.35'
C181	465.00'	44°44'22"	S01°47'22"W	353.94'	363.09'
C187	465.00'	6°45'03"	S17°12'17"E	54.76'	54.79'
C188	40.00'	72°03'10"	N08°29'58"W	47.05'	50.30'
C189	40.00'	54°51'46"	N17°05'40"W	36.85'	38.30'
C190	40.00'	17°11'24"	N18°55'55"E	11.96'	12.00'
C191	25.00'	85°52'13"	N21°59'30"E	34.06'	37.47'
C192	450.00'	10°07'27"	S59°51'53"W	79.41'	79.51'
C193	450.00'	8°54'45"	N60°28'14"E	69.93'	70.00'
C194	450.00'	1°12'42"	N55°24'31"E	9.52'	9.52'
C195	355.00'	96°33'44"	N76°54'58"W	529.96'	598.29'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C196	355.00'	13°10'45"	N61°23'32"E	81.48'	81.66'
C197	355.00'	14°43'04"	N75°20'27"E	90.94'	91.19'
C198	355.00'	14°43'04"	S89°56'29"E	90.94'	91.19'
C199	355.00'	14°43'04"	S75°13'24"E	90.94'	91.19'
C200	355.00'	12°15'46"	S61°43'59"E	75.83'	75.98'
C201	355.00'	12°15'46"	S49°28'13"E	75.83'	75.98'
C202	355.00'	10°28'48"	S38°05'56"E	64.84'	64.93'
C203	355.00'	4°13'19"	S30°44'53"E	26.15'	26.16'
C204	370.00'	31°44'15"	N44°30'14"W	202.34'	204.95'
C205	370.00'	4°55'48"	S31°06'00"E	31.83'	31.84'
C206	370.61'	9°11'14"	S38°09'59"E	59.36'	59.43'
C207	370.00'	17°36'19"	S51°34'12"E	113.24'	113.69'
C208	25.00'	87°53'59"	S16°25'22"E	34.70'	38.35'
C209	510.00'	15°53'27"	N35°34'50"W	140.89'	141.45'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C210	551.23'	1°46'25"	N43°34'03"W	17.06'	17.06'
C211	510.00'	7°59'32"	N38°36'46"W	71.08'	71.14'
C212	510.00'	5°58'53"	N31°37'33"W	53.22'	53.24'
C213	215.00'	96°33'44"	N76°54'58"W	320.96'	362.35'
C214	215.00'	1°56'59"	N29°36'36"W	7.32'	7.32'
C215	215.00'	12°45'15"	N36°57'43"W	47.76'	47.86'
C216	215.00'	12°15'46"	N49°28'13"W	45.93'	46.02'
C217	215.00'	12°15'46"	N61°43'59"W	45.93'	46.02'
C218	215.00'	14°43'04"	N75°13'24"W	55.08'	55.23'
C219	215.00'	14°43'04"	N89°56'29"W	55.08'	55.23'
C220	215.00'	14°43'04"	S75°20'27"W	55.08'	55.23'
C221	215.00'	13°10'45"	S61°23'32"W	49.35'	49.45'
C222	590.00'	0°51'28"	S55°13'54"W	8.83'	8.83'
C223	590.00'	0°33'35"	S55°04'57"W	5.76'	5.76'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C224	590.00'	0°17'48"	S55°30'38"W	3.06'	3.06'
C225	40.00'	76°14'26"	S17°32'24"W	49.39'	53.23'
C226	40.00'	70°31'35"	S20°23'50"W	46.19'	49.24'
C227	40.00'	5°42'51"	S17°43'23"E	3.99'	3.99'
C228	25.00'	94°07'47"	N88°00'30"W	36.61'	41.07'
C229	25.00'	85°38'05"	N21°52'26"E	33.98'	37.37'
C230	1429.85'	9°15'16"	N69°19'36"E	230.70'	230.95'
C231	500.00'	60°09'57"	S75°57'46"E	501.25'	525.05'
C232	395.00'	96°33'44"	N76°54'58"W	589.67'	665.71'
C233	375.00'	96°33'44"	N76°54'58"W	559.81'	632.00'
C234	430.00'	10°07'27"	S59°51'53"W	75.88'	75.98'
C235	410.00'	10°07'27"	S59°51'53"W	72.35'	72.45'
C236	350.00'	33°50'17"	N45°33'15"W	203.71'	206.70'
C237	330.00'	31°07'03"	N44°11'38"W	177.03'	179.22'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C238	25.00'	73°24'25"	S09°10'35"E	29.88'	32.03'
C239	25.00'	92°43'14"	S73°53'14"W	36.18'	40.46'
C240	1471.85'	28°40'49"	N59°36'50"E	729.09'	736.76'
C241	1471.85'	11°00'37"	N68°26'56"E	282.41'	282.84'
C242	542.00'	8°45'24"	N78°19'57"E	82.75'	82.83'
C243	542.00'	38°07'01"	S78°13'51"E	353.96'	360.58'
C244	542.00'	60°09'58"	S75°57'46"E	543.36'	569.15'
C245	542.00'	13°17'32"	S52°31'34"E	125.46'	125.74'
C246	570.00'	8°51'34"	N50°18'35"W	88.05'	88.14'
C248	25.00'	77°15'23"	N16°05'08"W	31.21'	33.71'
C249	25.00'	0°33'45"	N22°49'26"E	0.25'	0.25'
C250	590.00'	11°13'39"	S51°29'37"E	115.43'	115.61'
C251	290.00'	18°53'54"	N17°47'11"E	95.22'	95.65'
C253	315.00'	11°56'33"	N17°08'02"E	65.54'	65.66'

\\Vinci01\Jobs\Sys\2014\2014993-005\Survey\Sys\Plat\VIEW PHASE 1A PLAT.dwg (10 OSTAX) rgd Apr 16, 2015 - 11:33am

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BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 11 OF 16

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')

LEGEND

TRACTS		
A	=	ROAD RIGHT OF WAY
B	=	COMMON AREAS
C	=	LANDSCAPE/BUFFER
D	=	LAKE/DRAINAGE
E	=	FUTURE DEVELOPMENT
POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
R	=	RADIUS
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CB	=	CHORD BEARING
C	=	CHORD
L	=	ARC LENGTH
RWE	=	RIGHT-OF-WAY EASEMENT
LME	=	LAKE MAINTENANCE EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
DE	=	DRAINAGE EASEMENT
—+—	=	ANGLE BREAKS AND POINTS OF CURVATURE

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 3/4" IRON PIPES WITH PLASTIC CAP SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
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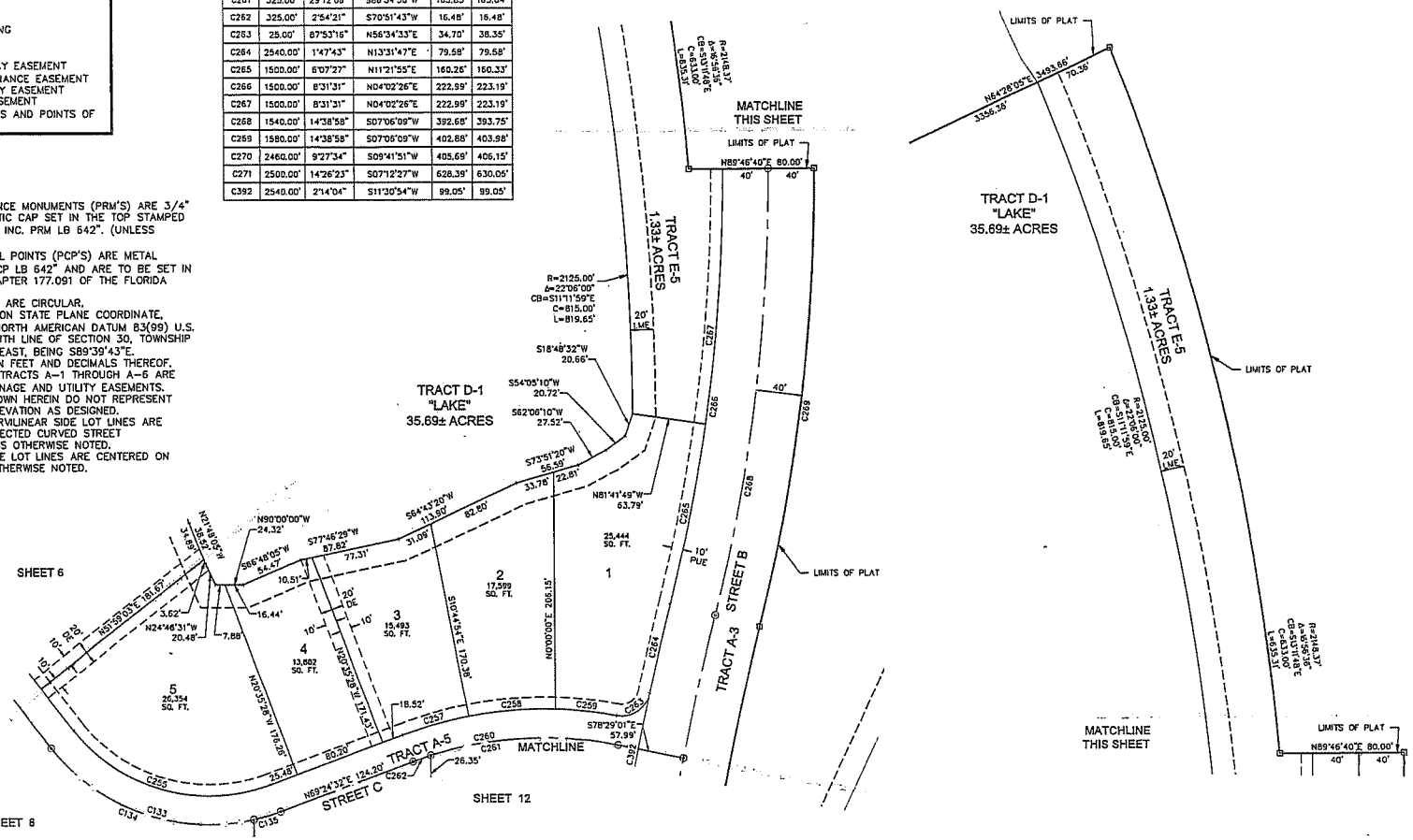
CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C133	175.00'	72°34'31"	S74°18'12"E	207.14'	221.67'
C134	175.00'	64°39'27"	S70°20'40"E	187.17'	197.48'
C135	175.00'	7°55'04"	N73°22'04"E	24.18'	24.18'
C255	150.00'	72°34'31"	S74°18'12"E	177.55'	190.00'
C257	350.00'	9°50'34"	N74°19'49"E	60.05'	60.13'
C258	350.00'	12°25'51"	N85°28'02"E	75.79'	75.94'
C259	350.00'	8°50'14"	S83°53'56"E	53.93'	53.98'
C260	325.00'	32°06'27"	N85°27'46"E	179.75'	182.12'
C261	325.00'	29°12'06"	S86°54'56"W	163.85'	165.64'
C262	325.00'	2°54'21"	S70°51'43"W	16.48'	16.48'
C263	25.00'	87°53'16"	N56°34'33"E	34.70'	38.35'
C264	2540.00'	1°47'43"	N13°31'47"E	79.58'	79.58'
C265	1500.00'	6°07'27"	N11°21'55"E	160.26'	160.33'
C266	1500.00'	8°31'31"	N04°02'26"E	222.99'	223.19'
C267	1500.00'	8°31'31"	N04°02'26"E	222.99'	223.19'
C268	1540.00'	14°38'58"	S07°06'09"W	392.68'	393.75'
C269	1580.00'	14°38'58"	S07°06'09"W	402.88'	403.98'
C270	2460.00'	9°27'34"	S09°41'51"W	405.69'	406.15'
C271	2500.00'	14°26'23"	S07°12'27"W	628.39'	630.05'
C392	2540.00'	2°14'04"	S11°30'54"W	99.05'	99.05'



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PLAT BOOK _____ PAGE _____

SHEET 12 OF 16

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')

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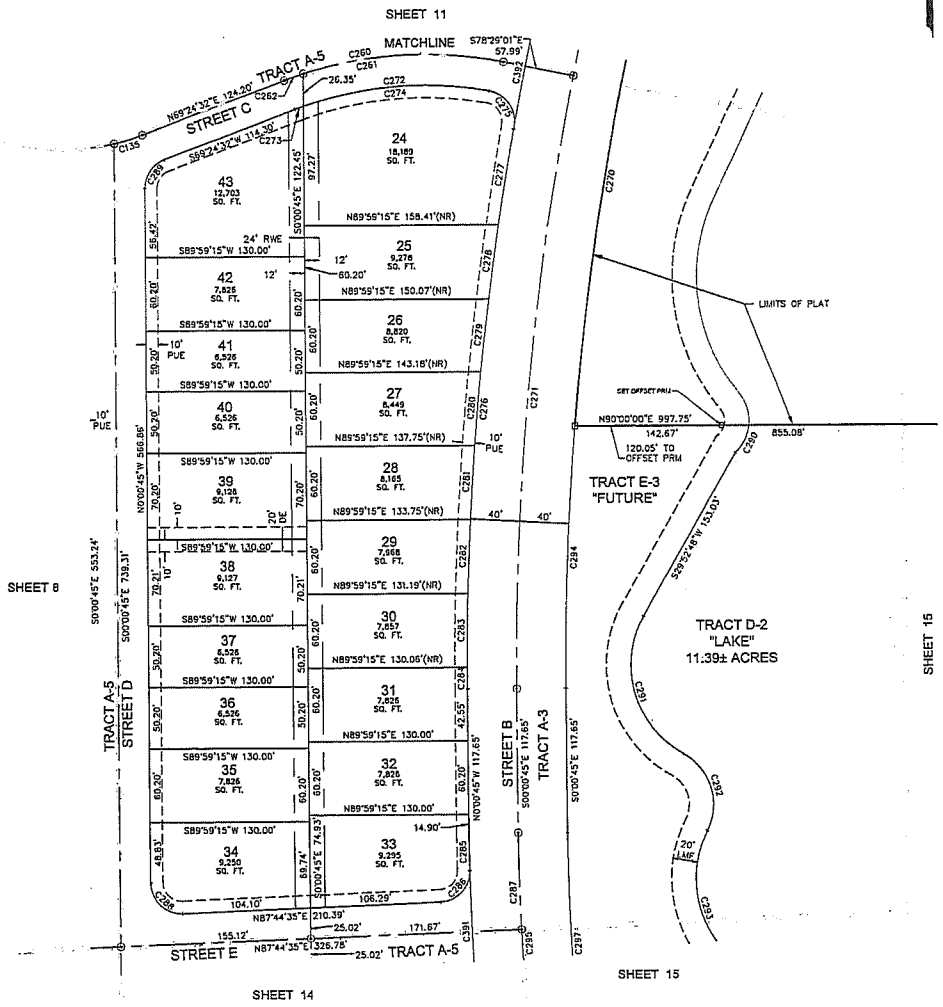
—+—	=	ANGLE BREAKS AND POINTS OF CURVATURE

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C135	175.00'	7°55'04"	N73°22'04"E	24.16'	24.18'
C260	325.00'	32°06'27"	N85°27'46"E	179.75'	182.12'
C261	325.00'	29°12'06"	S86°54'56"W	163.85'	165.64'
C262	325.00'	2°54'21"	S70°51'43"W	16.48'	16.48'
C270	2460.00'	9°27'34"	S09°41'51"W	405.69'	406.15'
C271	2500.00'	14°26'23"	S07°12'27"W	628.39'	630.05'
C272	300.00'	30°44'56"	S84°47'00"W	159.08'	161.00'
C273	300.00'	1°22'40"	S70°05'52"W	7.21'	7.21'
C274	300.00'	29°22'16"	S85°26'20"W	152.11'	153.79'
C275	25.00'	90°14'24"	N34°43'20"W	35.43'	39.37'
C276	2540.00'	10°24'37"	N05°11'34"E	460.87'	461.50'
C277	2540.00'	1°49'57"	N09°28'54"E	81.23'	81.23'
C278	2540.00'	1°22'16"	N07°52'48"E	60.78'	60.78'
C279	2540.00'	1°22'01"	N06°30'40"E	60.59'	60.59'
C280	2540.00'	1°21'49"	N05°08'45"E	60.44'	60.45'
C281	2540.00'	1°21'40"	N03°47'01"E	60.33'	60.33'
C282	2540.00'	1°21'33"	N02°25'25"E	60.25'	60.26'
C283	2540.00'	1°21'30"	N01°03'53"E	60.21'	60.21'
C284	2540.00'	0°23'53"	N00°11'12"E	17.65'	17.65'
C285	2040.00'	0°51'25"	N00°26'27"W	30.51'	30.51'
C286	25.00'	88°36'45"	N43°26'13"E	34.92'	38.66'
C287	2000.00'	2°14'40"	S01°08'05"E	78.34'	78.34'
C288	25.00'	92°14'40"	S46°08'05"E	36.04'	40.25'
C289	25.00'	69°25'17"	S34°41'54"W	28.47'	30.29'
C290	34.69'	42°30'24"	S27°19'33"W	25.15'	25.74'
C291	81.58'	91°06'21"	S15°40'23"E	116.48'	129.72'
C292	46.92'	88°54'13"	S16°46'27"E	65.71'	72.80'
C293	85.96'	88°35'11"	S16°36'57"E	120.05'	132.90'
C294	2460.00'	4°58'49"	S02°28'39"W	213.76'	213.83'
C295	2000.00'	20°23'14"	S10°12'22"E	707.90'	711.65'
C297	1960.00'	18°05'12"	S09°03'21"E	616.15'	618.72'
C391	2040.00'	2°46'30"	S02°15'25"E	98.79'	98.80'
C392	2540.00'	2°14'04"	S11°30'54"W	99.05'	99.05'



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BABCOCK PHASE 1A

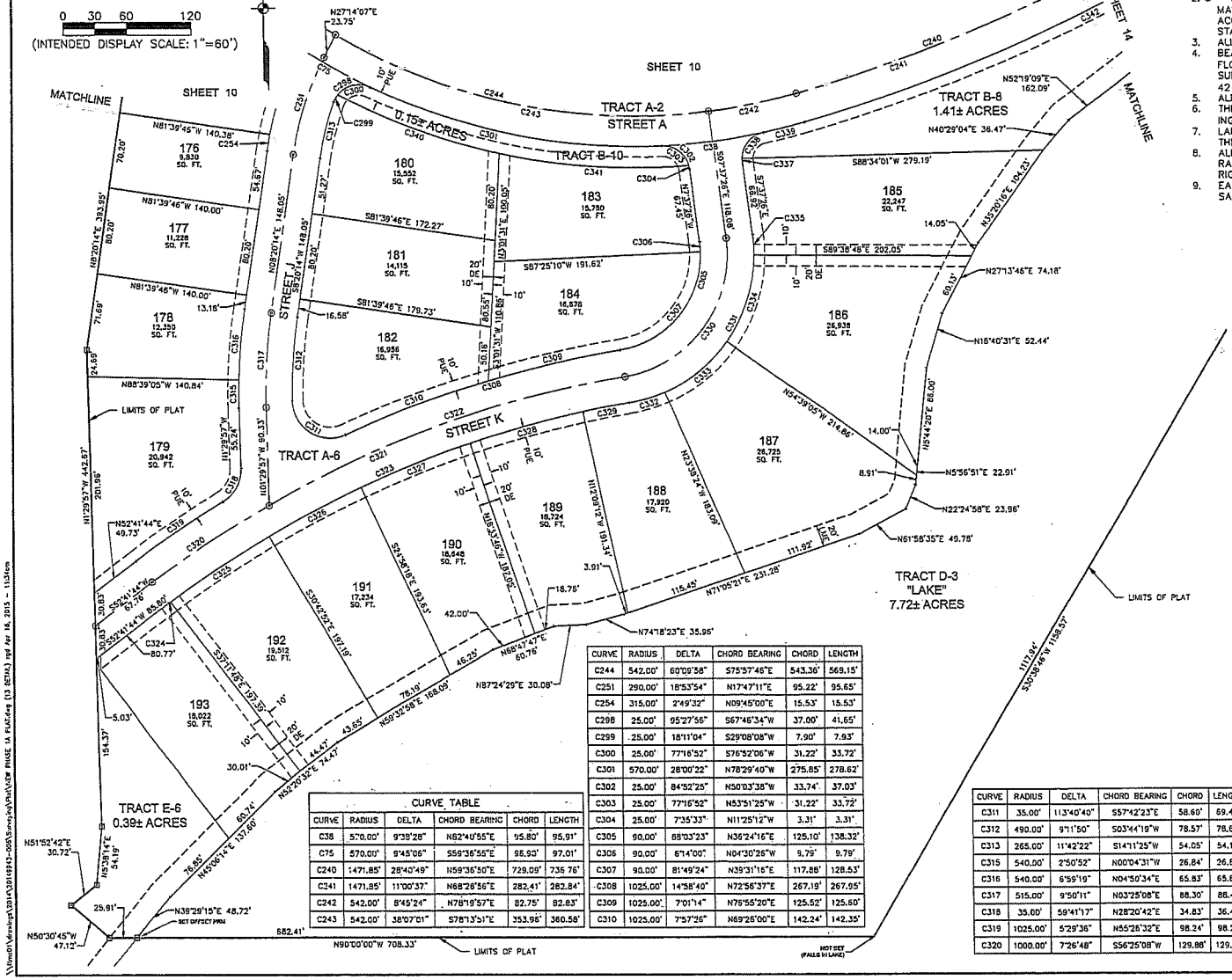
A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 13 OF 16

0 30 60 120
(INTENDED DISPLAY SCALE: 1"=60')



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CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C38	570.00'	9°39'28"	N82°40'55"E	95.80'	95.91'
C75	570.00'	9°45'06"	S59°36'55"E	96.93'	97.01'
C240	1471.85'	26°40'49"	N59°36'50"E	729.09'	735.76'
C241	1471.85'	11°00'37"	N68°26'56"E	282.41'	282.84'
C242	542.00'	8°45'24"	N78°19'57"E	82.75'	82.83'
C243	542.00'	38°07'01"	S78°13'51"E	353.96'	360.58'
C244	542.00'	60°09'58"	S75°57'46"E	543.36'	569.15'
C251	290.00'	18°53'54"	N17°47'11"E	95.22'	95.65'
C254	315.00'	2°49'32"	N09°45'00"E	15.53'	15.53'
C298	25.00'	95°27'56"	S67°46'34"W	37.00'	41.65'
C299	25.00'	18°11'04"	S29°08'08"W	7.90'	7.93'
C300	25.00'	77°16'52"	S76°52'06"W	31.22'	33.72'
C301	570.00'	28°00'22"	N78°29'40"W	275.85'	278.62'
C302	25.00'	84°52'25"	N50°03'38"W	33.74'	37.03'
C303	25.00'	77°16'52"	N53°51'25"W	31.22'	33.72'
C304	25.00'	7°35'33"	N11°25'12"W	3.31'	3.31'
C305	90.00'	88°03'23"	N36°24'16"E	125.10'	138.32'
C306	90.00'	6°14'00"	N04°30'28"W	9.79'	9.79'
C307	90.00'	81°49'24"	N39°31'16"E	117.88'	128.53'
C308	1025.00'	14°58'40"	N72°56'37"E	267.19'	267.95'
C309	1025.00'	7°01'14"	N76°55'20"E	125.52'	125.60'
C310	1025.00'	7°57'26"	N69°26'00"E	142.24'	142.35'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C311	35.00'	113°40'40"	S57°42'23"E	58.60'	69.44'
C312	490.00'	9°11'50"	S03°14'19"W	78.57'	78.66'
C313	265.00'	11°42'22"	S14°11'25"W	54.05'	54.14'
C315	540.00'	2°50'52"	N00°04'31"W	26.84'	26.84'
C316	540.00'	6°59'19"	N04°50'34"E	65.83'	65.87'
C317	515.00'	9°50'11"	N03°25'08"E	88.30'	88.41'
C318	35.00'	59°41'17"	N28°20'42"E	34.83'	36.46'
C319	1025.00'	5°29'36"	N55°26'32"E	98.24'	98.27'
C320	1000.00'	7°26'48"	S56°25'08"W	129.88'	129.97'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C321	1000.00'	27°44'13"	S66°33'51"W	479.39'	484.10'
C322	1000.00'	20°17'25"	S70°17'15"W	352.29'	354.13'
C323	975.00'	27°44'13"	S66°33'51"W	467.40'	472.00'
C324	975.00'	0°06'28"	N52°44'58"E	1.83'	1.83'
C325	975.00'	6°28'56"	S56°02'40"W	110.25'	110.31'
C326	975.00'	5°44'35"	S62°09'25"W	97.69'	97.73'
C327	975.00'	6°24'32"	S68°13'58"W	109.00'	109.06'
C328	975.00'	6°24'34"	S74°38'31"W	109.01'	109.07'
C329	975.00'	2°35'10"	S79°08'23"W	44.00'	44.01'
C330	115.00'	88°03'23"	S36°24'16"W	159.85'	176.74'
C331	140.00'	88°03'23"	S36°24'16"W	194.60'	215.16'
C332	140.00'	14°04'21"	S73°23'47"W	34.30'	34.39'
C333	140.00'	31°00'41"	S50°51'16"W	74.85'	75.77'
C334	140.00'	34°59'43"	S17°51'04"W	84.19'	85.51'
C335	140.00'	7°58'38"	S03°38'07"E	19.48'	19.49'
C337	25.00'	8°07'09"	S03°33'51"E	3.54'	3.54'
C338	25.00'	77°21'58"	S39°10'42"W	31.25'	33.76'
C339	570.00'	3°54'26"	S75°54'28"W	38.86'	38.87'
C340	590.00'	15°34'27"	S69°54'34"E	159.88'	160.37'
C341	590.00'	17°10'11"	S86°16'53"E	176.14'	176.80'
C342	1499.85'	28°40'49"	S59°36'50"W	742.96'	750.78'

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PREPARED BY:

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PLAT BOOK _____ PAGE _____

SHEET 14 OF 16

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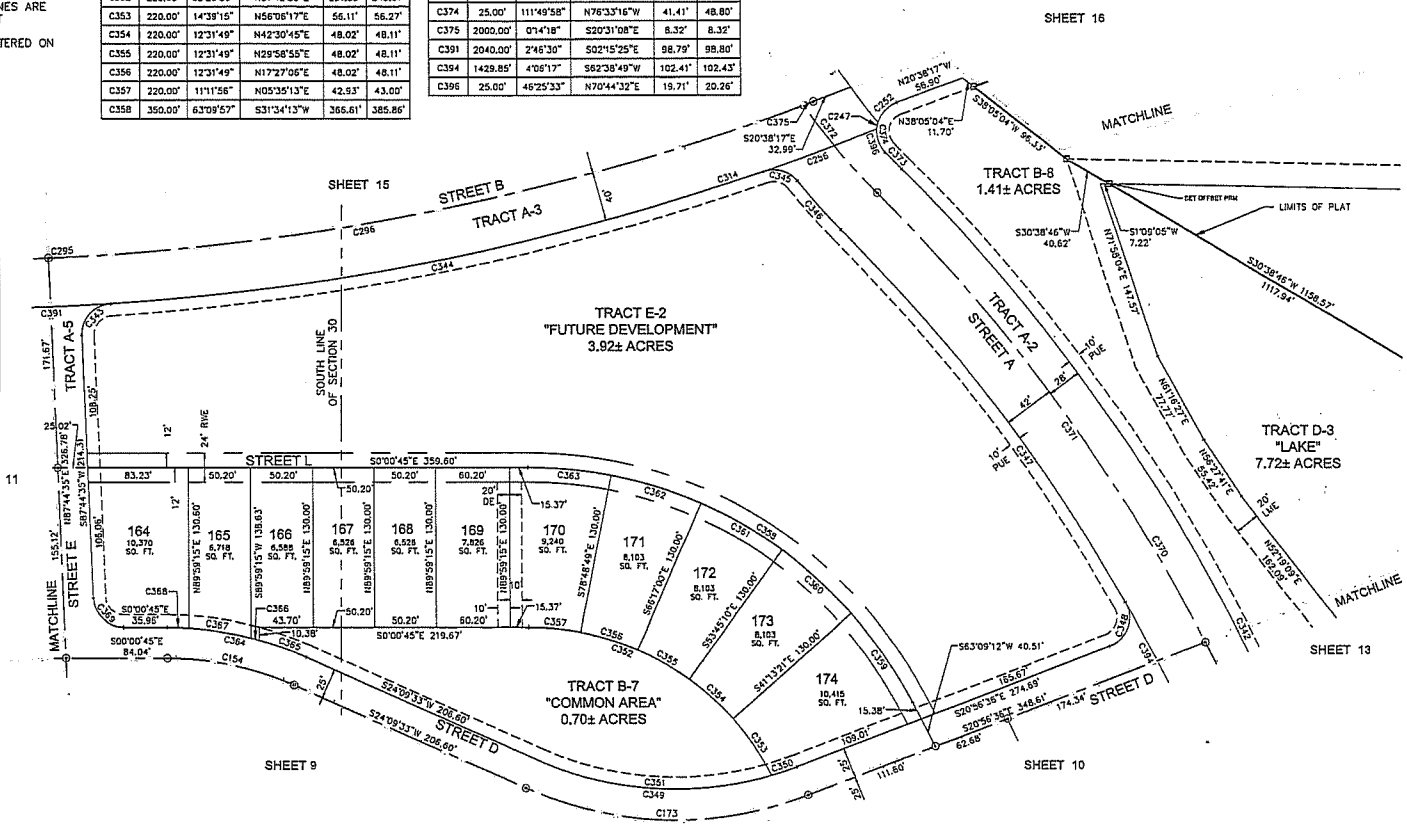
CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C154	250.00'	24°10'18"	S12°04'24"W	104.69'	105.47'
C173	300.00'	45°06'09"	S01°36'28"W	230.11'	235.16'
C287	2000.00'	2°14'40"	S01°08'05"E	78.34'	78.34'
C296	2000.00'	18°08'34"	S11°19'42"E	630.66'	633.30'
C342	1499.85'	28°40'49"	S59°36'50"W	742.96'	750.78'
C343	25.00'	88°36'45"	N47°57'02"W	34.92'	38.66'
C344	2040.00'	15°20'18"	N11°19'23"W	544.49'	546.12'
C345	25.00'	69°39'02"	N15°49'59"E	28.55'	30.39'
C346	570.00'	5°22'58"	N47°56'01"E	53.53'	53.55'
C348	25.00'	98°27'10"	S70°10'11"E	37.86'	42.96'
C349	275.00'	45°06'09"	S01°36'28"W	210.93'	216.48'
C350	275.00'	4°32'26"	S18°40'23"E	21.79'	21.79'
C351	275.00'	40°33'43"	S03°52'41"W	190.64'	194.68'
C352	220.00'	63°26'39"	N31°42'35"E	231.35'	243.61'
C353	220.00'	14°39'15"	N56°06'17"E	56.11'	56.27'
C354	220.00'	12°31'49"	N42°30'45"E	48.02'	48.11'
C355	220.00'	12°31'49"	N29°58'55"E	48.02'	48.11'
C356	220.00'	12°31'49"	N17°27'06"E	48.02'	48.11'
C357	220.00'	11°11'56"	N05°35'13"E	42.93'	43.00'
C358	350.00'	63°09'57"	S31°34'13"W	366.61'	385.86'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C359	350.00'	14°22'33"	S55°57'56"W	87.59'	87.62'
C360	350.00'	12°31'49"	S42°30'45"W	76.39'	76.54'
C361	350.00'	12°31'49"	S29°58'55"W	76.39'	76.54'
C362	350.00'	12°31'49"	S17°27'06"W	76.39'	76.54'
C363	350.00'	11°11'56"	S05°35'13"W	68.30'	68.41'
C364	275.00'	24°10'18"	S12°04'24"W	115.16'	116.02'
C365	275.00'	6°48'57"	S20°45'05"W	32.69'	32.71'
C366	275.00'	1°24'07"	S15°04'37"W	6.73'	6.73'
C367	275.00'	10°36'26"	S09°04'21"W	50.84'	50.91'
C368	275.00'	3°46'53"	S01°52'41"W	18.15'	18.15'
C369	25.00'	87°45'20"	S43°51'55"W	34.66'	38.29'
C370	1471.85'	28°40'49"	N59°36'50"E	729.09'	736.76'
C371	1471.85'	17°40'12"	N54°06'32"E	452.12'	453.92'
C372	528.00'	10°12'56"	S50°22'38"W	94.02'	94.14'
C373	500.00'	2°15'11"	S46°24'09"W	19.66'	19.66'
C374	25.00'	111°49'58"	N76°33'16"W	41.41'	48.80'
C375	2000.00'	0°14'18"	S20°31'08"E	8.32'	8.32'
C391	2040.00'	2°46'30"	S02°15'25"E	98.79'	98.80'
C394	1429.85'	4°06'17"	S62°38'49"W	102.41'	102.43'
C396	25.00'	46°25'33"	N70°44'32"E	19.71'	20.26'



PREPARED BY:

JOHNSON ENGINEERING
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

PLAT BOOK _____ PAGE _____

SHEET 15 OF 16

BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C293	85.96'	88°35'11"	S16°36'57"E	120.05'	132.90'
C295	2000.00'	20°23'14"	S10°12'22"E	707.90'	711.65'
C296	2000.00'	18°08'34"	S11°19'42"E	630.66'	633.30'
C297	1960.00'	18°05'12"	S09°03'21"E	616.15'	618.72'
C372	528.00'	10°12'56"	S50°22'38"W	94.02'	94.14'
C375	2000.00'	0°14'18"	S20°31'08"E	8.32'	8.32'
C376	85.96'	89°35'11"	S16°36'57"E	120.05'	132.90'
C377	4.33'	90°00'00"	S45°00'00"W	6.12'	6.80'
C378	500.00'	44°03'21"	N67°58'19"W	375.06'	384.46'
C379	1960.00'	3°14'25"	N19°43'10"W	110.83'	110.85'

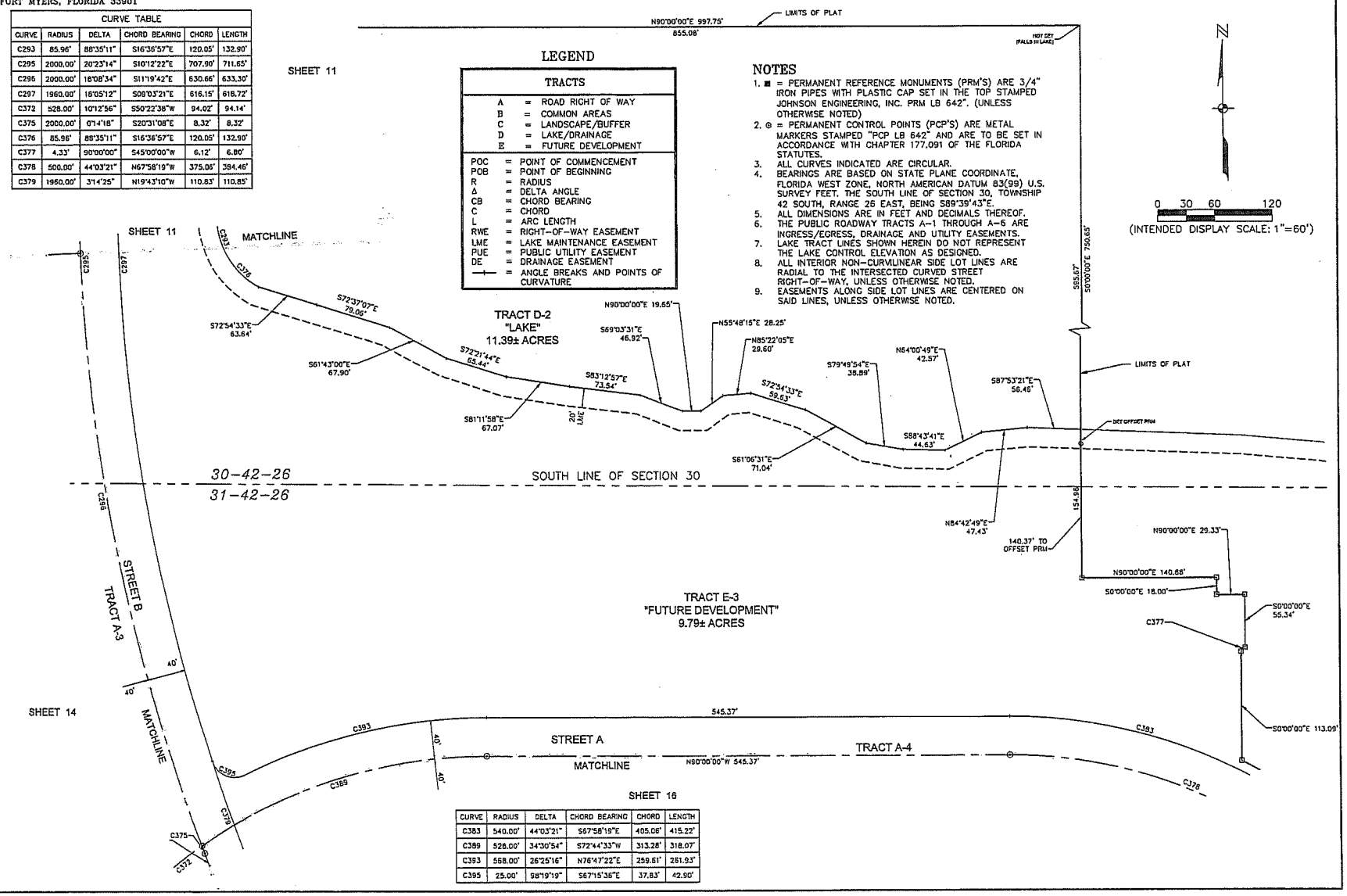
LEGEND

TRACTS		
A	=	ROAD RIGHT OF WAY
B	=	COMMON AREAS
C	=	LANDSCAPE/BUFFER
D	=	LAKE/DRAINAGE
E	=	FUTURE DEVELOPMENT

POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
R	=	RADIUS
Δ	=	DELTA ANGLE
CB	=	CHORD BEARING
C	=	CHORD
L	=	ARC LENGTH
RWE	=	RIGHT-OF-WAY EASEMENT
LME	=	LAKE MAINTENANCE EASEMENT
PUE	=	PUBLIC UTILITY EASEMENT
DE	=	DRAINAGE EASEMENT
—|—	=	ANGLE BREAKS AND POINTS OF CURVATURE

NOTES

1. ■ = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 3/4" IRON PIPES WITH PLASTIC CAP SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
2. ⊙ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
3. ALL CURVES INDICATED ARE CIRCULAR.
4. BEARINGS ARE BASED ON STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 83(99) U.S. SURVEY FEET. THE SOUTH LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING S89°39'43"E.
5. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
6. THE PUBLIC ROADWAY TRACTS A-1 THROUGH A-6 ARE INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS.
7. LAKE TRACT LINES SHOWN HEREIN DO NOT REPRESENT THE LAKE CONTROL ELEVATION AS DESIGNED.
8. ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
9. EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.



CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C383	540.00'	44°03'21"	S67°58'19"E	405.06'	415.22'
C389	528.00'	34°30'54"	S72°44'33"W	313.28'	318.07'
C393	558.00'	26°25'16"	N76°47'22"E	259.61'	261.93'
C395	25.00'	98°19'19"	S67°15'36"E	37.83'	42.90'

\\Vmc01\Vmc-Jobs\2014\2014-0243-006\Surveying\Plat\BABCOCK PHASE 1A PLAT.dwg (15 SECTIONS) jcd Apr 18, 2016 - 11:24am

PREPARED BY:

JOHNSON ENGINEERING
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901

BABCOCK PHASE 1A

A SUBDIVISION IN

SECTIONS 30 & 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

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LEGEND

TRACTS		
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PUE	=	PUBLIC UTILITY EASEMENT
DE	=	DRAINAGE EASEMENT
—+—	=	ANGLE BREAKS AND POINTS OF CURVATURE

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C247	25.00'	13°31'16"	S79°17'04"E	5.89'	5.90'
C252	25.00'	51°53'09"	N46°34'51"W	21.87'	22.64'
C336	488.00'	9°04'51"	N54°36'40"E	77.26'	77.34'
C372	528.00'	10°12'56"	S50°22'38"W	94.02'	94.14'
C375	2000.00'	0°14'18"	S20°31'09"E	8.32'	8.32'
C378	500.00'	44°03'21"	N67°58'19"W	375.06'	384.46'
C379	1960.00'	3°14'25"	N19°43'10"W	110.83'	110.85'
C380	488.00'	30°50'55"	N74°34'33"E	259.58'	262.74'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C382	450.00'	8°15'07"	N50°04'12"W	64.75'	64.81'
C384	460.00'	44°03'21"	S67°58'19"E	345.05'	353.70'
C385	15.00'	125°48'14"	S62°54'07"W	26.71'	32.94'
C386	15.00'	90°00'00"	N45°00'00"W	21.21'	23.56'
C387	15.00'	100°14'00"	S39°53'00"W	23.02'	26.24'
C388	965.00'	10°23'50"	N15°25'55"W	174.87'	175.11'
C389	528.00'	34°30'54"	S72°44'33"W	313.28'	318.07'
C390	550.00'	17°52'29"	S54°52'53"E	170.69'	171.58'

N

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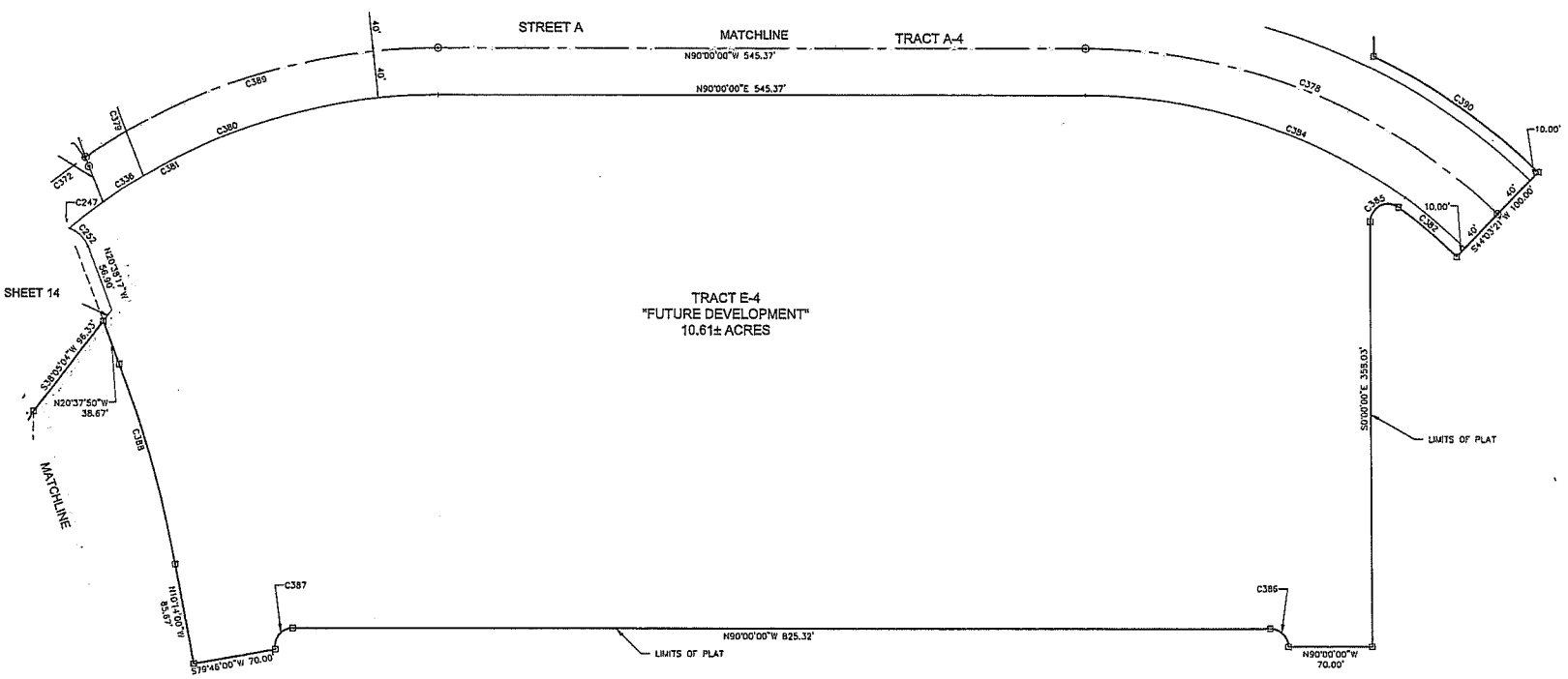

Douglas K. Whittaker, Ed.D.
Superintendent

CHARLOTTE COUNTY Public Schools
Our Vision - Student Success!

School Board

Lee Swift, Chairman
Barbara Rendell, Vice-Chairman
Alleen Miller
Bob Segur
Ian Vincent

May 14, 2015

Thomas J. Danahy, President
Babcock Property Holdings, LLC
17837 Murdock Circle
Port Charlotte, FL 33948

RE: Babcock Ranch Community Phase 1A - School Capacity Availability Determination Letter (SCADL)

Dear Mr. Danahy,

This letter is in response to your School Impact Analysis for Concurrency (SIA) received in our office on May 6, 2015 requesting the impact to area schools for the proposed development located 3.06 miles north of CR78 on SR31, Punta Gorda. You have indicated that the parcel is a 184.31 acre site and the proposed development will consist of 219 residential units.

In accordance with the approved 2013 Interlocal Agreement for Coordinated Planning and School Concurrency (ILA) Section 11.3a – Uniform School Concurrency Process, "A local government shall not issue a Certificate of Concurrency (COC) for a residential development until receiving confirmation of available school capacity within the adopted level of service for each school type, in the form of a School Capacity Availability Determination Letter (SCADL) from School Board staff, or an enforceable and binding agreement has been approved."

Charlotte County Public School District staff has reviewed the above request to determine the impact the proposed residential development will have on public schools. The development, if occupied <u>today</u> would have children attending:

East Elementary School (students generated – 14)
Punta Gorda Middle School (students generated – 8)
Charlotte High School (students generated – 11)

Based on the number of residential units and the projected student population that will be generated by the proposed development, the development will have an impact on the School District's proposed level of service.

- There is sufficient capacity to accommodate the proposed number of school children at:

  East Elementary School
  Punta Gorda Middle School

- There is <u>not</u> sufficient capacity to accommodate the proposed number of school children at:

  Charlotte High School

If you (or the applicant) intend(s) to move forward with this project, the applicant must meet with representatives from the School District to discuss solutions available to mitigate for the increase in student population that will be generated by this development as identified in the Interlocal Agreement (ILA) Section 11.2.5.

Note: This is not a final determination of capacity. Issuance of a SCADL by School Board staff identifying that capacity exists within the adopted Level of Service (LOS) provides only that school facilities are currently available, and capacity <u>will not be reserved</u> for the applicant's proposed residential development until the Local Government issues a Certificate of Concurrency (COC). Between the SCADL and the time of COC, <u>be aware</u> that school capacity may change causing you or the applicant to be offered the option of mitigation with the School District.

Please realize that the school age children from the proposed project may not be assigned to the public schools closest to their residences. Balancing enrollment or the need to provide capacity for the new student growth can affect school boundaries which are always subject to change.

Sincerely,

Geraldo (Jerry) Olivo
Assistant Superintendent
District Support Services

/lm

cc: Greg Griner, Chief Financial Officer, Charlotte County Public Schools
John Weant, Director of Information and Communication Systems, Charlotte County Public Schools
Joan LeBeau, – Chief Planner, City of Punta Gorda
Steven Ellis, Planner II, Charlotte County Community Development

Charlotte County Government

"To exceed expectations in the delivery of public services"

www.charlottecountyfl.gov

OFFICIAL RECEIPT

Trans Number : **173616**

Date Issued. : 04/20/2015

Application No. : PPX-15-00005

Project Name : N/A

Received From : Johnson Engineering, Inc

Applicant : Babcock Property Holdings, LLC

DBA : Babcock Property Holdings, LLC

Address : 17837 Murdock Circle
Port Charlotte, FL, 33948

PAYMENT INFO

Method of Payment Fee / Description		Ref Doc	Amount Paid	Comment
Check				
PRELIM_PLAT	Preliminary Plat - Flat Fee	27080	$1,830.00	
PRE_PLAT_LOT	Per Lot Fee for Preliminary Plat	27080	$2,376.00	
			$4,206.00	Total Check

Total Receipt Amount: **$4,206.00**

Change Due: $0.00

Cashier ID : GARCIAA

APPLICATION INFO

Application #	Invoice #	Invoice Amt	Job Address
PPX-15-00005	208018	$4,206.00	

Total Amount : $4,206.00

Community Development Department
Permitting | Licensing | Building Code | Plans Examiner | Inspections
18400 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1201 | Fax: 941.743.1213