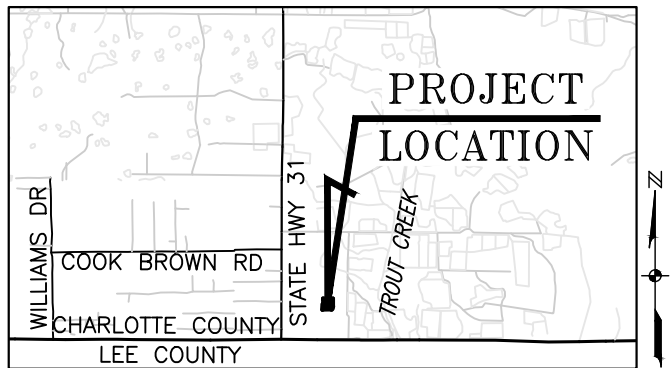


PREPARED BY:

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

TOWNWALK

A SUBDIVISION IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST
AND INCLUDING A PARTIAL REPLAT OF
TRACT E-20, BABCOCK RANCH COMMUNITY CYPRESS PARKWAY,
PLAT BOOK 23, PAGES 15A-15K
CHARLOTTE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF TRACT E-20, BABCOCK RANCH COMMUNITY CYPRESS PARKWAY, AS RECORDED IN PLAT BOOK 23, PAGE 15A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT I-29, BABCOCK RANCH COMMUNITY, PHASE 1B2, AS RECORDED IN PLAT BOOK 22, PAGES 13A THROUGH 13I, OF THE AFOREMENTIONED PUBLIC RECORDS, THENCE N.13°08'25"E., ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 142.72 FEET TO THE POINT OF BEGINNING; THENCE S.58°28'36"W., DEPARTING SAID WEST LINE, A DISTANCE OF 116.23 FEET; THENCE ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,539.77 FEET, (DELTA 14°52'41") (CHORD BEARING S.89°07'01"W.), (CHORD 916.60 FEET) FOR A DISTANCE OF 919.18 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF TRACT A-32, BABCOCK RANCH COMMUNITY CYPRESS PARKWAY, AS RECORDED IN PLAT BOOK 23, PAGES 15A THROUGH 15K, SAID PUBLIC RECORDS;

- THENCE ALONG SAID EAST LINE FOR THE FOLLOWING SIX (6) COURSES:
- (1) ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,240.00 FEET, (DELTA 01°11'04") (CHORD BEARING N.08°14'00"W.), (CHORD 25.63 FEET) FOR A DISTANCE OF 25.63 FEET;
 - (2) ON THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,160.00 FEET, (DELTA 24°46'40") (CHORD BEARING N.03°33'48"E.), (CHORD 497.75 FEET) FOR A DISTANCE OF 501.65 FEET;
 - (3) ON THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,240.00 FEET, (DELTA 03°15'35") (CHORD BEARING N.14°19'21"E.), (CHORD 70.54 FEET) FOR A DISTANCE OF 70.55 FEET;
 - (4) N.05°06'03"E., A DISTANCE OF 7.75 FEET;
 - (5) ON THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,239.00 FEET, (DELTA 17°21'15") (CHORD BEARING N.03°39'37"E.), (CHORD 373.85 FEET) FOR A DISTANCE OF 375.28 FEET;
 - (6) ON THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,161.00 FEET, (DELTA 08°17'35") (CHORD BEARING N.00°52'14"W.), (CHORD 167.90 FEET) FOR A DISTANCE OF 168.04 FEET;
- THENCE N.90°00'00"E., DEPARTING SAID EAST LINE, A DISTANCE OF 994.24 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED WEST LINE OF TRACT I-29; THENCE ALONG SAID WEST LINE FOR THE FOLLOWING FIVE (5) COURSES:
- (1) S.01°05'25"E., A DISTANCE OF 152.74 FEET;
 - (2) S.03°44'51"E., A DISTANCE OF 158.32 FEET;
 - (3) S.00°05'36"E., A DISTANCE OF 455.62 FEET;
 - (4) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 373.00 FEET, (DELTA 13°14'01") (CHORD BEARING S.06°31'24"W.), (CHORD 85.96 FEET) FOR A DISTANCE OF 86.15 FEET;
 - (5) S.13°08'25"W., A DISTANCE OF 218.28 FEET

TO THE POINT OF BEGINNING.

CONTAINING 1,144,706 SQUARE FEET OR 26.28 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 83(99) U.S. SURVEY FEET. WHEREIN THE WEST LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, BEARS S00°36'46"W.

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 5J-17. 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 MARCH 25, 2019. 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 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.

JAMES KELLY DAVIS
COUNTY SURVEYOR, CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7060

DATE

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
JOHANNA WHELAN

DATE

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
JOANNE VERNON P.E.

DATE

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 _____, 2022 A.D.

CLERK OF THE CIRCUIT COURT IN AND FOR CHARLOTTE COUNTY
ROGER D. EATON

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 _____, 2022 A.D.

CHAIRPERSON, CHARLOTTE COUNTY PLANNING AND ZONING BOARD
MICHAEL GRAVESEN

CERTIFICATE OF APPROVAL OF COUNTY ATTORNEY

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING. THIS DAY OF _____, 2022 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 _____, 2022 A.D.

WILLIAM G. TRUEX
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

PLAT BOOK _____ PAGE _____

SHEET 1 OF 8

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

PARK SQUARE BRC OWNER, L.L.C, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER") CERTIFIES THAT IT IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT OF TOWNWALK ("PLAT"), A SUBDIVISION LYING IN, SECTION 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 TRACT "B-158" AS SHOWN AND DESCRIBED ON THIS PLAT, FOR PRIVATE ROADWAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE, SIGNS, UTILITIES, AND OTHER PROPER PURPOSES TO THE TOWNWALK HOMEOWNER'S ASSOCIATION, INC. (HOA) PROVIDED, HOWEVER, THAT OWNER DOES HEREBY RESERVE UNTO OWNER, ITS SUCCESSORS, ASSIGNS, AND DESIGNEES, A NON-EXCLUSIVE EASEMENT ON, OVER, AND UNDER TRACT "B-158" FOR ALL PURPOSES AND GRANTS UNTO THE REAL PROPERTY OWNERS WITHIN THIS PLAT AND THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GUESTS AND INVITEES (COLLECTIVELY, THE "GRANTEES") A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER TRACT "B-158" FOR ROAD RIGHT-OF-WAY, INGRESS AND EGRESS, SIDEWALKS, DRAINAGE AND UTILITIES.

2. OWNER DOES HEREBY DEDICATE AND SET APART TRACT "B-158" FOR PERPETUAL USE AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS TO THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT (ISD) FOR PURPOSE OF SURFACE WATER MANAGEMENT, DRAINAGE AND UTILITIES.

3. OWNER DOES HEREBY DEDICATE AND SET APART TRACT "B-158" FOR PERPETUAL USE AND RIGHT OF INGRESS AND EGRESS OVER ALL ROADWAYS TO THE MSKP TOWN AND COUNTRY UTILITY D/B/A TOWN AND COUNTRY UTILITY ("T.C.U") AND BABCOCK RANCH IRRIGATION, LLC ("B.R.I.") FOR PURPOSE OF UTILITIES AND IRRIGATION.

4. OWNER DOES HEREBY DEDICATE TO THE TOWNWALK HOMEOWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITH THE RESPONSIBILITY FOR MAINTENANCE, TRACTS "B-159" THROUGH "B-166", INCLUSIVE, AS SHOWN AND DESCRIBED ON THIS PLAT FOR FUTURE GRANT AND CONVEYANCE, IN WHOLE OR IN PART, AS COMMON AREAS, SUBJECT TO THE EASEMENTS DEPICTED HEREON.

5. OWNER DOES HEREBY DEDICATE TO THE ISD, AND MSKP TOWN AND COUNTRY UTILITY, LLC D /B /A TOWN AND COUNTRY UTILITIES ("TCU") AND BABCOCK RANCH IRRIGATION, LLC ("BRI"), 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 FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES, CABLE TELEVISION AND INTERNET SERVICES; 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. ALL EASEMENTS ARE DEDICATED SUBJECT TO ANY ASSESSMENTS, RATES, FEES, OR CHARGES THAT HAVE OR WILL BE IMPOSED BY THE ISD.

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 ANY TRACTS IN FAVOR OF THE PUBLIC OR ISD, OTHER THAN AS DESCRIBED IN THIS DEDICATION

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SET ITS HAND AND SEAL THIS _____ DAY OF _____, 2022.

WITNESSES:

PARK SQUARE BRC OWNER, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____

BY: _____

PRINT NAME: _____

PRINT NAME:

TITLE: _____

STATE OF FLORIDA
COUNTY OF CHARLOTTE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY _____ AS _____ OF PARK SQUARE OWNER BRC, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY. HE [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY SEAL:

NOTARY PUBLIC

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PREPARED BY:

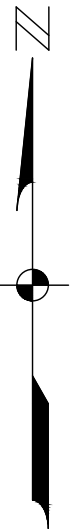
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TOWNWALK

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PLAT BOOK 23, PAGES 15A-15K
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 8



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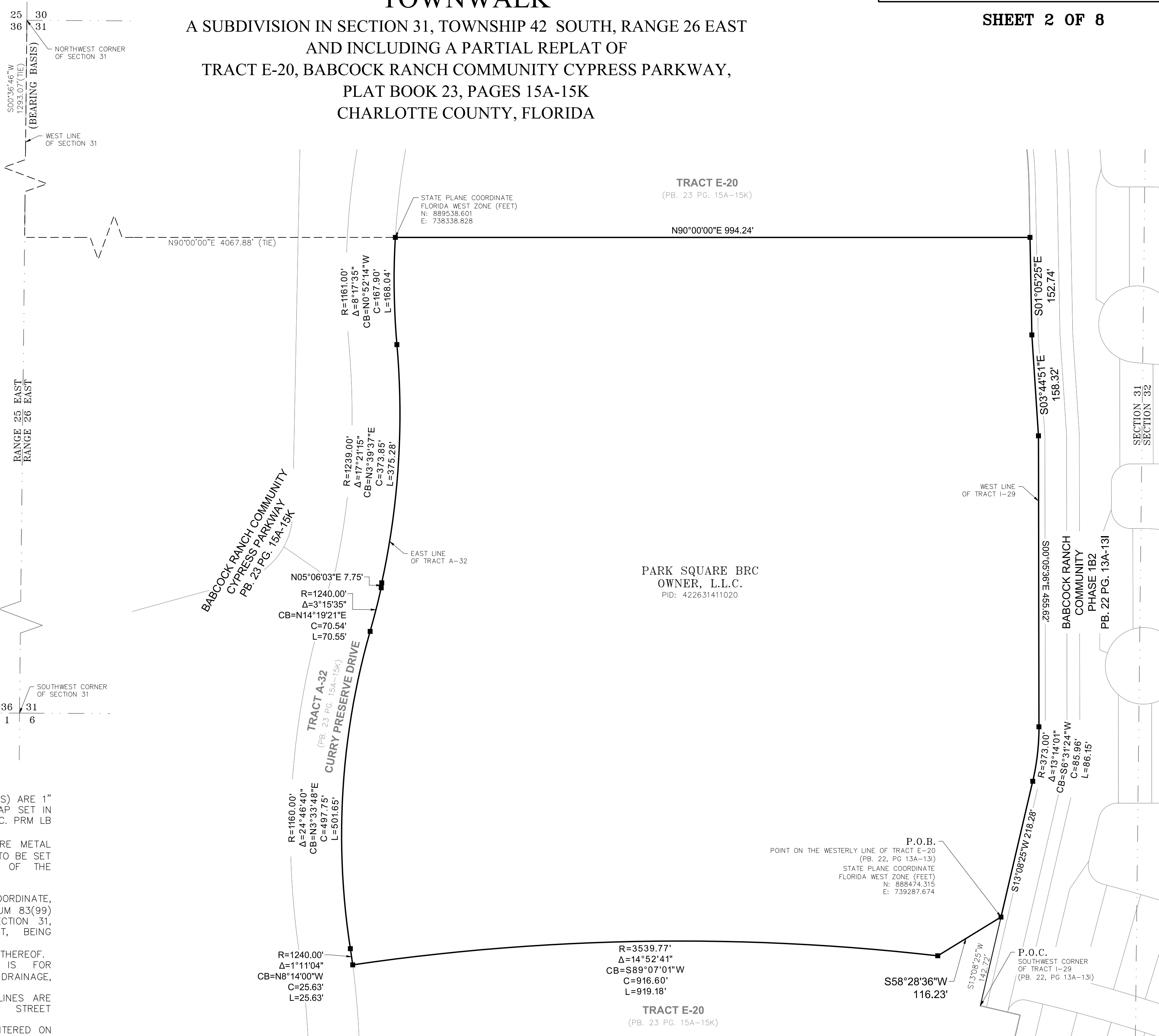
(INTENDED DISPLAY SCALE: 1"=100')

LEGEND

TRACTS	
A	= ROAD RIGHT OF WAY
B	= COMMON AREAS
PB	= PLAT BOOK
PG	= PAGE
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POB	= POINT OF BEGINNING
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Δ	= DELTA ANGLE
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C	= CHORD
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RWE	= RIGHT-OF-WAY EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
DE	= DRAINAGE EASEMENT
—●—	= ANGLE BREAKS AND POINTS OF CURVATURE

NOTES

- = PERMANENT REFERENCE MONUMENTS (PRM'S) ARE 1" GALVANIZED STEEL PIPES WITH ALUMINUM CAP SET IN THE TOP STAMPED JOHNSON ENGINEERING, INC. PRM LB 642". (UNLESS OTHERWISE NOTED)
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- BEARINGS ARE BASED ON STATE PLANE COORDINATE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 83(99) U.S. SURVEY FEET. THE WEST LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST, BEING S00°36'46"W.
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- ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.



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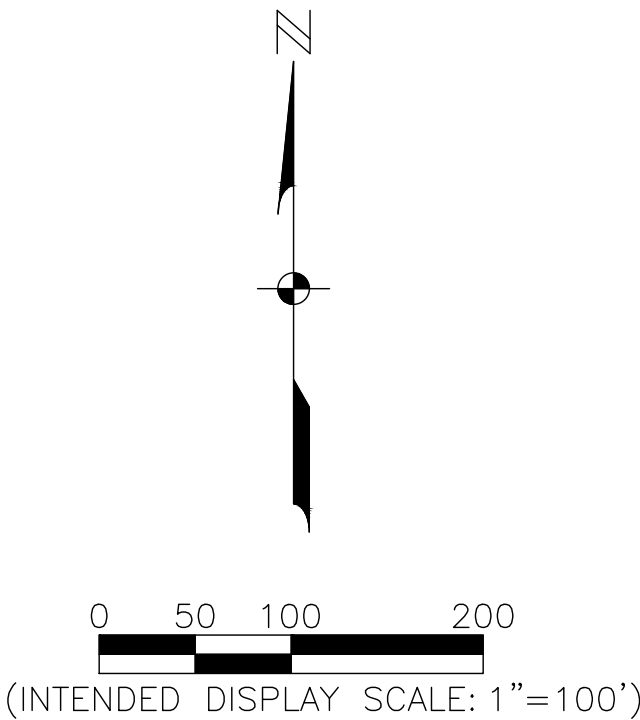
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PLAT BOOK _____ PAGE _____

SHEET 3 OF 8

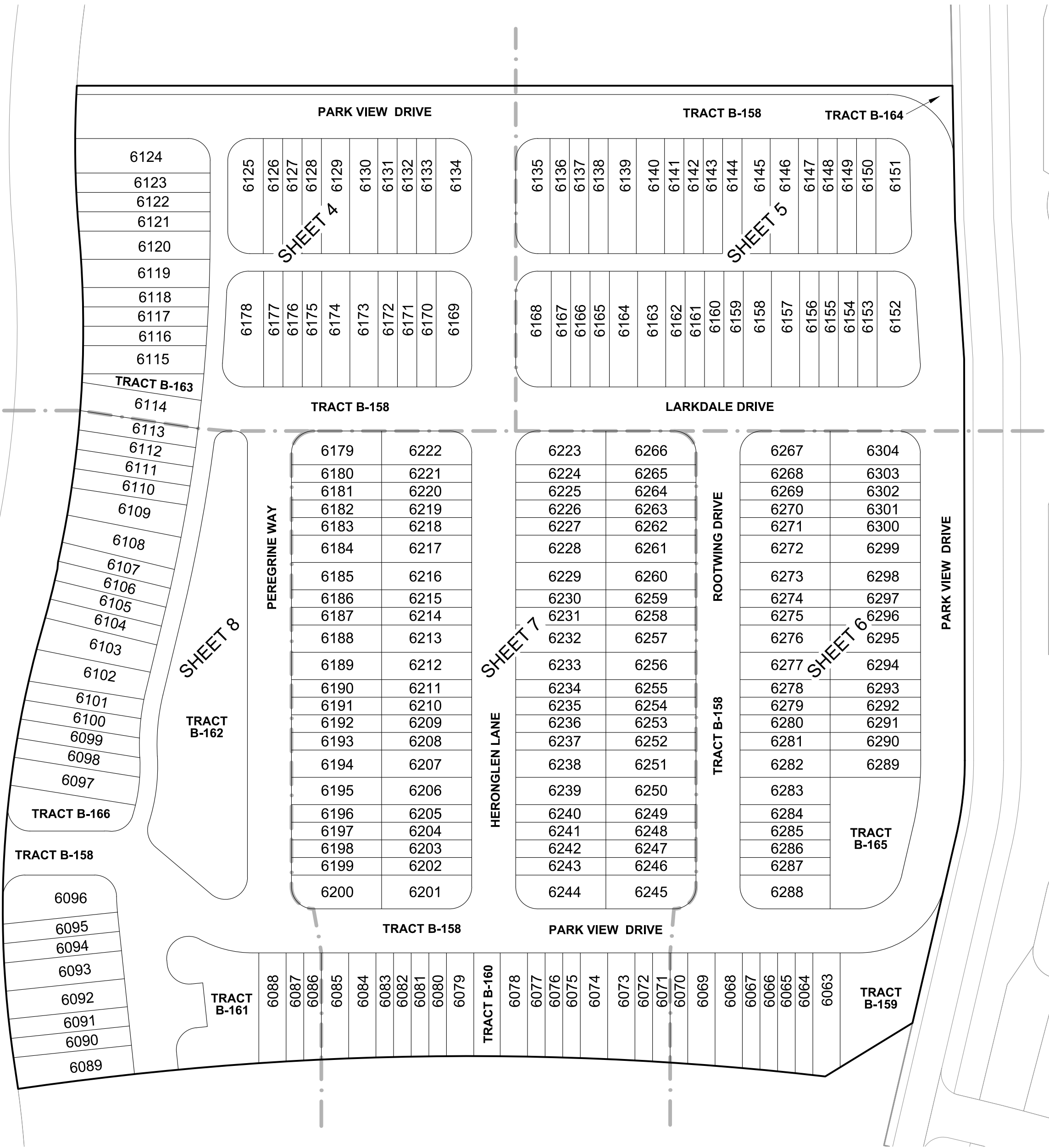


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NOTES

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PLAT BOOK _____ PAGE _____

NOTES SHEET 4 OF 8

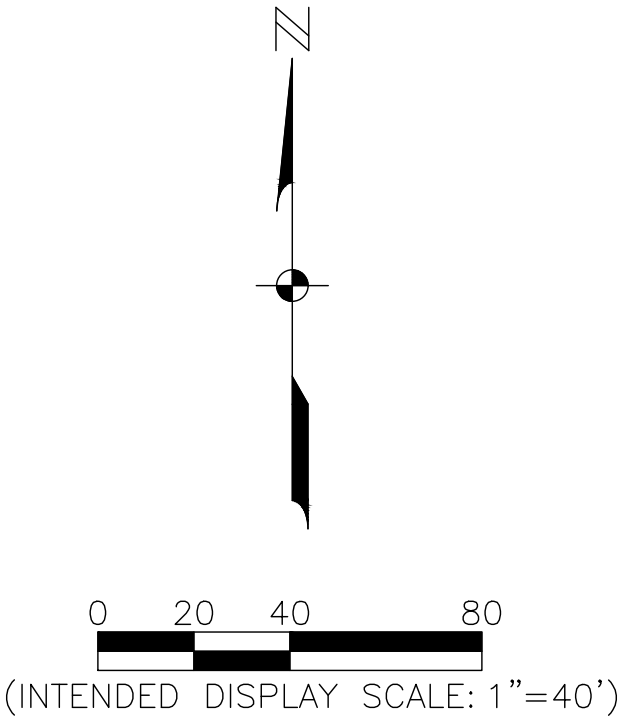
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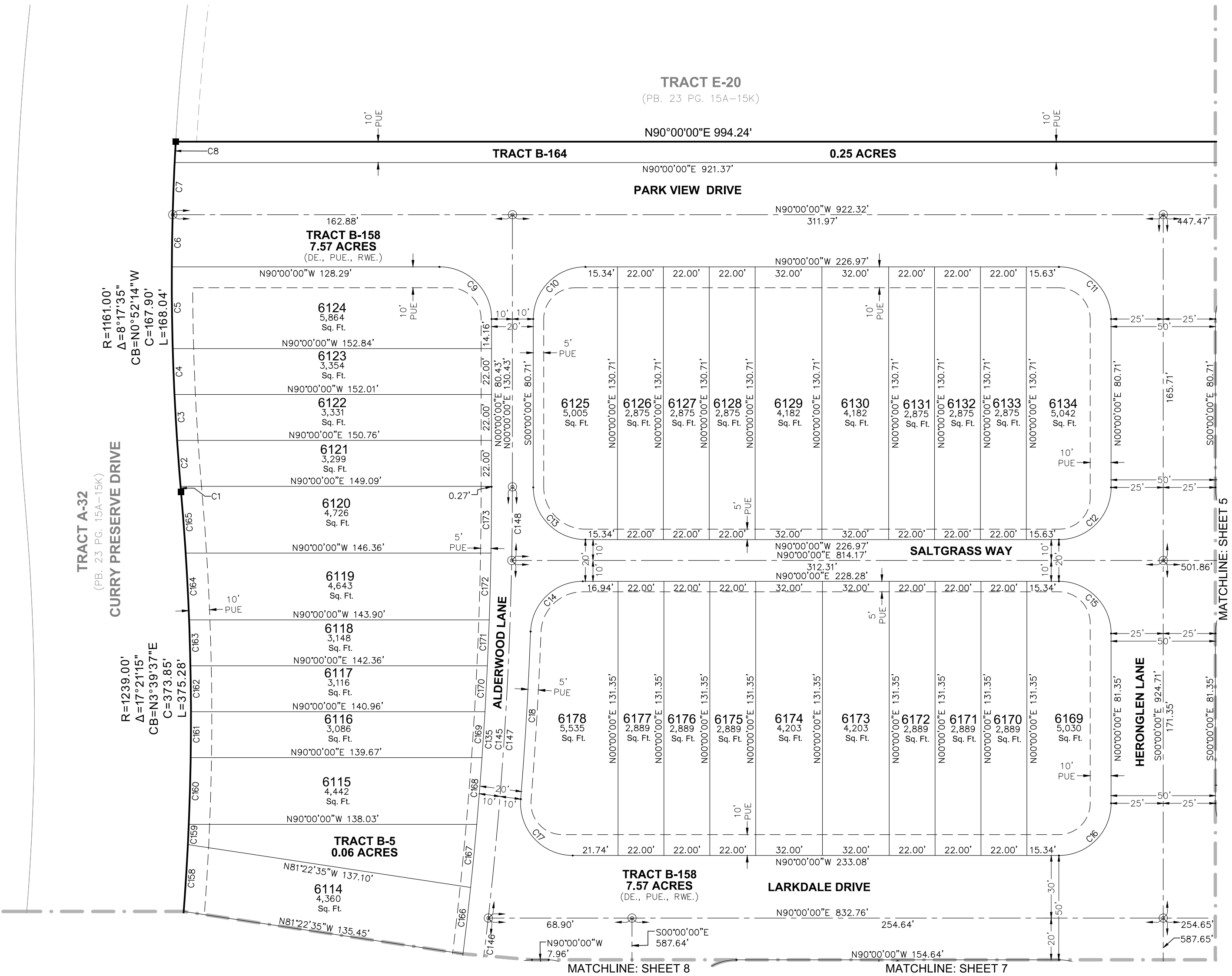
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CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1161.00'	0°08'04"	N04°56'59"W	2.72'	2.72'
C2	1161.00'	1°05'20"	N04°20'17"W	22.06'	22.06'
C3	1161.00'	1°05'15"	N03°15'00"W	22.04'	22.04'
C4	1161.00'	1°05'11"	N02°09'47"W	22.02'	22.02'
C5	1161.00'	1°55'59"	N00°39'12"W	39.17'	39.17'
C6	1161.00'	1°14'03"	S00°55'50"W	25.01'	25.01'
C7	1161.00'	1°14'03"	S02°09'53"W	25.01'	25.01'
C8	1161.00'	0°29'39"	N03°01'44"E	10.01'	10.01'
C9	25.00'	90°00'00"	N45°00'00"W	35.36'	39.27'
C10	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'
C11	25.00'	90°00'00"	N45°00'00"W	35.36'	39.27'
C12	25.00'	90°00'00"	N45°00'00"E	35.36'	39.27'
C13	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'
C14	25.00'	87°51'48"	S46°04'06"W	34.69'	38.34'
C15	25.00'	90°00'00"	N45°00'00"W	35.36'	39.27'
C16	25.00'	90°00'00"	N45°00'00"E	35.36'	39.27'
C17	25.00'	94°36'50"	S42°41'35"E	36.75'	41.28'
C18	1860.00'	2°28'38"	S03°22'31"W	80.41'	80.42'
C135	1840.00'	1°33'23"36"	N06°46'18"E	433.92'	434.93'
C145	1850.00'	1°33'23"36"	S06°46'18"W	436.27'	437.29'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C146	1850.00'	7°07'49"	N09°58'41"E	230.08'	230.23'
C147	1850.00'	5°19'13"	N03°45'10"E	171.72'	171.78'
C148	1850.00'	1°05'34"	N00°32'47"E	35.28'	35.28'
C158	1239.00'	1°29'08"	N03°32'47"E	32.13'	32.13'
C159	1239.00'	0°26'51"	N02°34'48"E	9.68'	9.68'
C160	1239.00'	1°28'50"	N01°36'57"E	32.01'	32.01'
C161	1239.00'	1°01'03"	N00°22'01"E	22.00'	22.00'
C162	1239.00'	1°01'03"	N00°39'02"W	22.00'	22.00'
C163	1239.00'	1°01'04"	N01°40'05"W	22.01'	22.01'
C164	1239.00'	1°28'54"	N02°55'04"W	32.04'	32.04'
C165	1239.00'	1°21'30"	N04°20'16"W	29.37'	29.37'
C166	1840.00'	0°59'50"	N06°29'13"E	32.02'	32.02'
C167	1840.00'	0°56'44"	N05°30'56"E	30.37'	30.37'
C168	1840.00'	0°59'59"	N04°32'34"E	32.10'	32.10'
C169	1840.00'	0°41'11"	N03°41'59"E	22.05'	22.05'
C170	1840.00'	0°41'10"	N03°00'49"E	22.03'	22.03'
C171	1840.00'	0°41'08"	N02°19'40"E	22.02'	22.02'
C172	1840.00'	0°59'49"	N01°29'11"E	32.01'	32.01'
C173	1840.00'	0°59'17"	N00°29'39"E	31.73'	31.73'

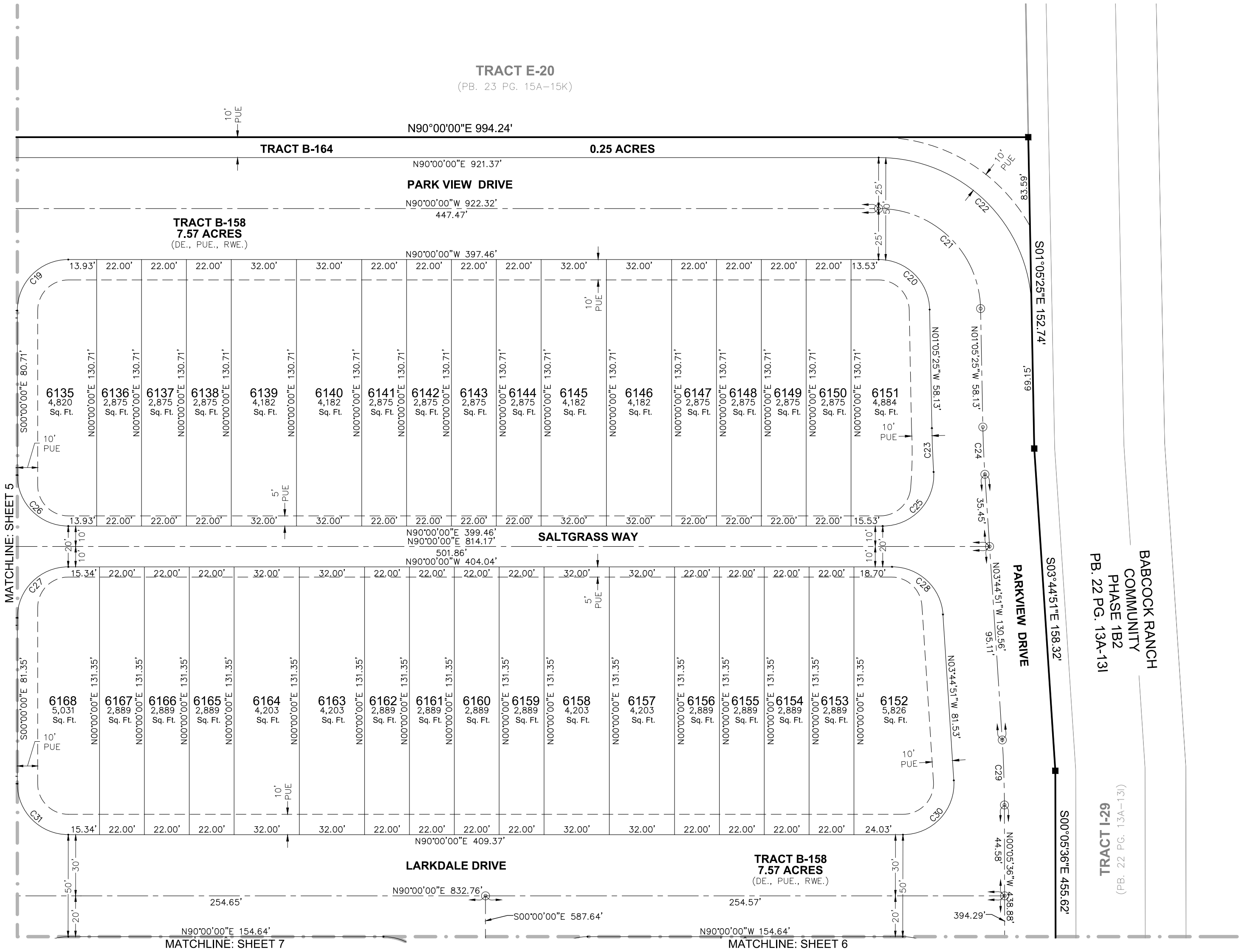
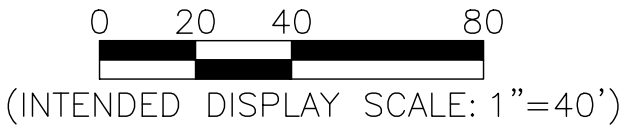
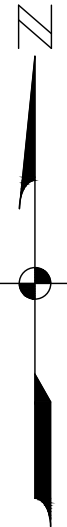


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TOWNWALK

A SUBDIVISION IN SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST
AND INCLUDING A PARTIAL REPLAT OF
TRACT E-20, BABCOCK RANCH COMMUNITY CYPRESS PARKWAY,
PLAT BOOK 23, PAGES 15A-15K
CHARLOTTE COUNTY, FLORIDA



SHEET 5 OF 8

NOTES

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CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C19	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'
C20	25.00'	88°54'35"	N45°32'43"W	35.02'	38.79'
C21	50.00'	88°54'35"	N45°32'43"W	70.03'	77.59'
C22	75.00'	88°54'35"	S45°32'43"E	105.05'	116.38'
C23	525.00'	2°21'19"	N02°16'05"W	21.58'	21.58'
C24	500.00'	2°39'25"	N02°25'08"W	23.19'	23.19'
C25	25.00'	93°26'44"	N43°16'38"E	36.40'	40.77'
C26	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'
C27	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'
C28	25.00'	86°15'09"	N46°52'25"W	34.18'	37.63'
C30	25.00'	93°44'51"	N43°07'35"E	36.49'	40.91'
C31	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'

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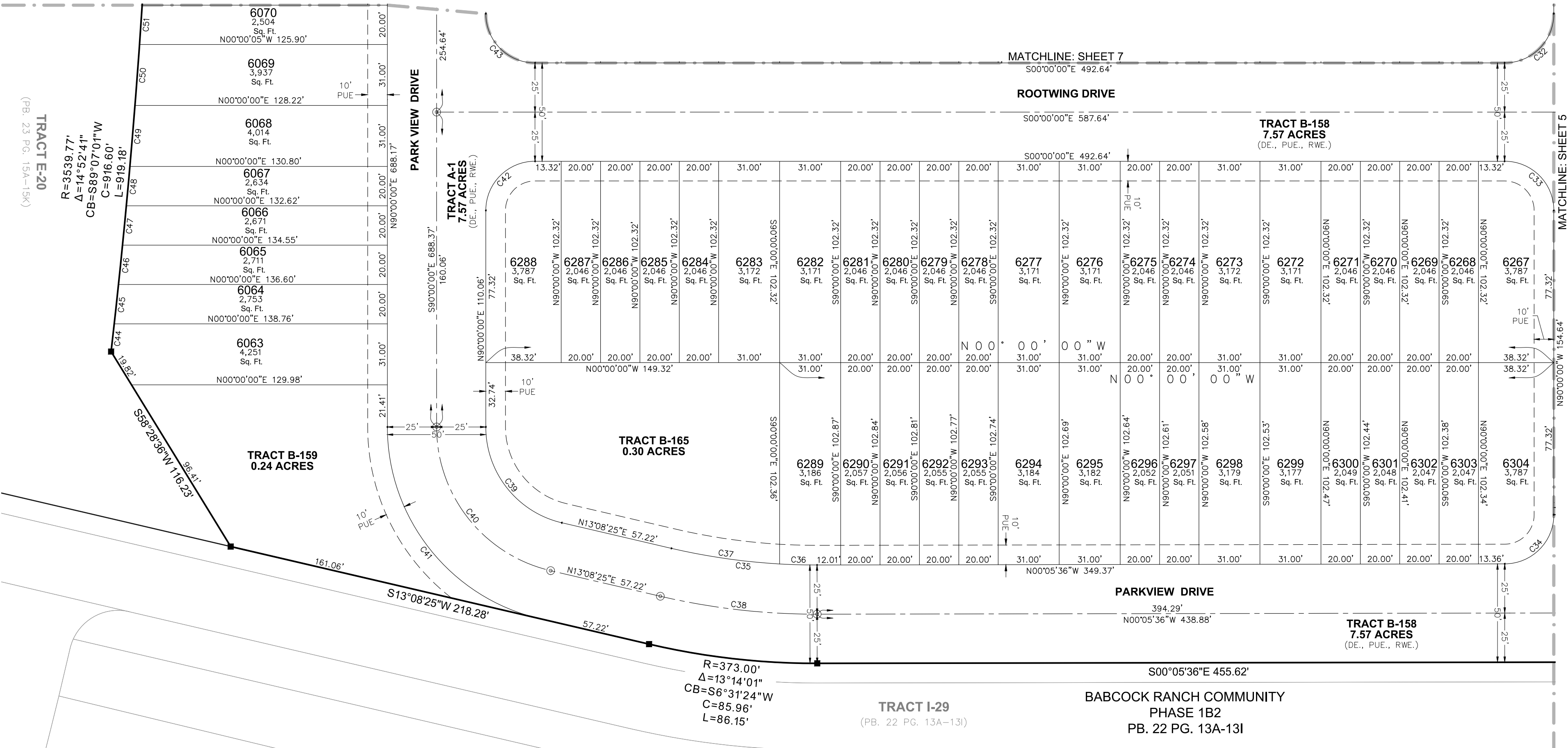
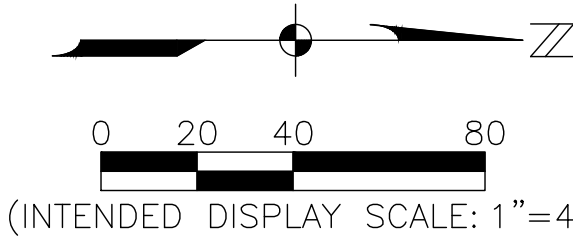
NOTES SHEET 6 OF 8

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CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C33	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'
C34	25.00'	89°54'24"	N45°02'48"W	35.33'	39.23'
C36	323.00'	3°22'13"	N01°35'30"E	19.00'	19.00'
C37	323.00'	9°51'48"	N08°12'31"E	55.54'	55.60'
C38	348.00'	13°14'01"	N06°31'24"E	80.20'	80.38'
C39	50.00'	76°51'35"	N51°34'12"E	62.16'	67.07'
C40	75.00'	76°51'35"	N51°34'12"E	93.23'	100.61'
C41	100.00'	76°51'35"	S51°34'12"W	124.31'	134.15'
C42	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'
C44	3539.77'	0°13'47"	N83°33'32"W	14.19'	14.19'
C45	3539.77'	0°19'32"	N83°50'11"W	20.12'	20.12'
C46	3539.77'	0°19'31"	N84°09'43"W	20.10'	20.10'
C47	3539.77'	0°19'31"	N84°29'14"W	20.09'	20.09'
C48	3539.77'	0°19'30"	N84°48'45"W	20.08'	20.08'
C49	3539.77'	0°30'13"	N85°13'36"W	31.11'	31.11'
C50	3539.77'	0°30'11"	N85°43'48"W	31.08'	31.08'
C51	3539.77'	0°19'28"	N86°08'38"W	20.05'	20.05'



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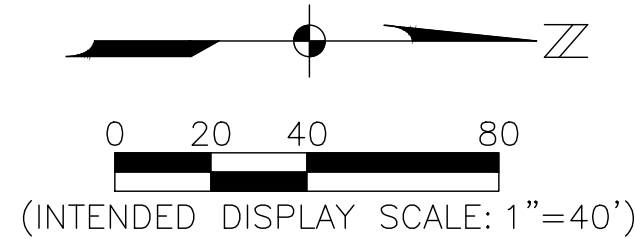
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CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C32	25.00'	90°00'00"	N45°00'00"W	35.36'	39.27'
C43	25.00'	90°00'00"	N45°00'00"E	35.36'	39.27'
C52	3539.77'	0°19'28"	N86°28'06"W	20.04'	20.04'
C53	3539.77'	0°19'27"	N86°47'33"W	20.03'	20.03'
C54	3539.77'	0°30'09"	N87°12'21"W	31.04'	31.04'
C55	3539.77'	0°30'08"	N87°42'29"W	31.02'	31.02'
C56	3539.77'	0°19'26"	N88°07'16"W	20.01'	20.01'
C57	3539.77'	0°19'26"	N88°26'42"W	20.01'	20.01'
C58	3539.77'	0°19'26"	N88°46'08"W	20.00'	20.00'
C59	3539.77'	0°30'07"	N89°10'54"W	31.01'	31.01'
C60	3539.77'	0°29'08"	N89°40'32"W	30.00'	30.00'
C61	3539.77'	0°30'06"	S89°49'51"W	31.00'	31.00'
C62	3539.77'	0°19'25"	S89°25'05"W	20.00'	20.00'
C63	3539.77'	0°19'26"	S89°05'40"W	20.00'	20.00'
C64	3539.77'	0°19'26"	S88°46'14"W	20.00'	20.00'
C65	3539.77'	0°19'26"	S88°26'48"W	20.01'	20.01'
C66	3539.77'	0°30'07"	S88°02'02"W	31.02'	31.02'
C67	3539.77'	0°30'08"	S87°31'54"W	31.03'	31.03'
C68	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'
C69	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'
C70	25.00'	90°00'00"	N45°00'00"W	35.36'	39.27'
C71	25.00'	90°00'00"	N45°00'00"E	35.36'	39.27'
C72	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'
C73	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'



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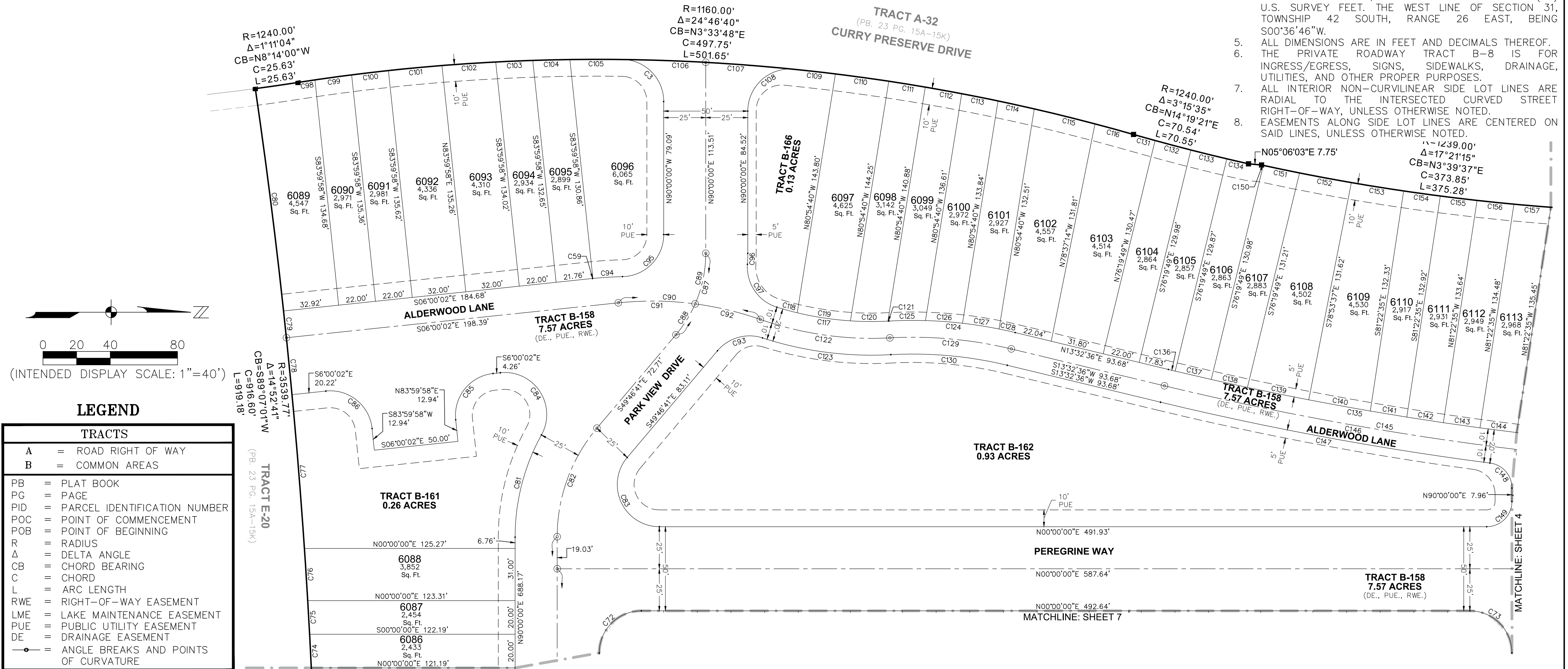
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CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE											
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH						
C3	25.00'	89°16'11"	S45°21'54"W	35.13'	38.95'	C85	25.00'	90°00'00"	S51°00'02"E	35.36'	39.27'	C100	1160.00'	1°05'12"	N06°41'26"W	22.00'	22.00'	C115	1160.00'	1°50'15"	N13°51'33"E	37.20'	37.20'	C130	240.00'	16°40'08"	S05°12'32"W	69.58'	69.82'	C145	1850.00'	13°32'36"	S06°46'18"W	436.27'	437.29'
C59	210.00'	0°03'57"	N05°58'03"W	0.24'	0.24'	C86	25.00'	90°00'00"	S38°59'58"W	35.36'	39.27'	C101	1160.00'	1°34'51"	N05°21'24"W	32.00'	32.00'	C116	1160.00'	1°10'28"	N15°21'55"E	23.78'	23.78'	C131	1240.00'	0°36'54"	N15°38'41"E	13.31'	13.31'	C146	1850.00'	13°32'36"	S06°46'18"W	436.27'	437.29'
C72	25.00'	90°00'00"	S45°00'00"E	35.36'	39.27'	C87	75.00'	40°13'19"	S69°53'21"E	51.58'	52.65'	C102	1160.00'	1°34'55"	N03°46'32"W	32.02'	32.03'	C117	190.00'	20°20'19"	N07°02'37"E	67.09'	67.44'	C132	1240.00'	1°01'00"	N14°49'44"E	22.00'	22.00'	C146	1850.00'	7°07'49"	N09°58'41"E	230.08'	230.23'
C73	25.00'	90°00'00"	S45°00'00"W	35.36'	39.27'	C88	75.00'	16°34'59"	N58°04'11"W	21.63'	21.71'	C103	1160.00'	1°05'20"	N02°26'25"W	22.04'	22.04'	C118	190.00'	3°46'11"	N15°19'41"E	12.50'	12.50'	C133	1240.00'	1°01'00"	N13°48'44"E	22.00'	22.00'	C147	1860.00'	6°08'20"	S10°28'26"W	199.19'	199.29'
C74	3539.77'	0°19'27"	S87°07'06"W	20.03'	20.03'	C89	75.00'	23°38'19"	N78°10'50"W	30.72'	30.94'	C104	1160.00'	1°05'25"	N01°21'03"W	22.07'	22.07'	C119	190.00'	9°39'42"	N08°36'45"E	32.00'	32.04'	C134	1240.00'	0°36'41"	N12°59'54"E	13.23'	13.23'	C148	15.00'	82°35'45"	S48°42'08"W	19.80'	21.62'
C75	3539.77'	0°19'27"	S86°47'39"W	20.03'	20.03'	C90	194.00'	25°18'43"	S06°39'20"W	85.01'	85.70'	C105	1160.00'	1°32'09"	N00°02'16"W	31.09'	31.09'	C120	190.00'	6°42'53"	N00°25'27"E	22.25'	22.27'	C135	1840.00'	13°32'36"	N06°46'18"E	433.92'	434.93'	C149	15.00'	90°00'00"	N45°00'00"W	21.21'	23.56'
C76	3539.77'	0°30'10"	S86°22'51"W	31.06'	31.06'	C91	194.00'	13°32'13"	S00°46'05"W	45.73'	45.84'	C106	1160.00'	2°27'20"	S01°57'29"W	49.71'	49.71'	C121	190.00'	0°11'33"	N03°01'45"W	0.64'	0.64'	C136	1840.00'	0°07'47"	N13°28'42"E	4.17'	4.17'	C150	1239.00'	0°03'04"	N12°18'42"E	1.11'	1.11'
C77	3539.77'	1°29'06"	S85°23'12"W	91.75'	91.75'	C92	194.00'	11°46'30"	S13°25'26"W	39.80'	39.87'	C107	1160.00'	2°36'09"	S04°29'13"W	52.68'	52.69'	C122	200.00'	22°26'13"	S08°05'35"W	77.82'	78.32'	C137	1840.00'	0°41'06"	N13°04'15"E	22.00'	22.00'	C151	1239.00'	1°01'05"	N11°46'38"E	22.01'	22.01'
C78	3539.77'	0°33'01"	S84°22'08"W	34.00'	34.00'	C93	25.00'	67°45'06"	S15°54'08"E	27.87'	29.56'	C108	25.00'	95°47'17"	S42°06'21"E	37.10'	41.80'	C123	210.00'	21°05'57"	S07°25'26"W	76.90'	77.33'	C138	1840.00'	0°41'07"	N12°23'08"E	22.01'	22.01'	C152	1239.00'	1°26'58"	N10°32'37"E	31.34'	31.34'
C79	3539.77'	0°15'32"	S83°57'52"W	16.00'	16.00'	C94	210.00'	4°48'32"	N03°31'49"W	17.62'	17.63'	C109	1160.00'	1°13'19"	N06°23'57"E	24.74'	24.74'	C124	260.00'	16°40'08"	N05°12'32"E	75.37'	75.64'	C139	1840.00'	1°09'31"	N11°27'49"E	37.21'	37.21'	C153	1239.00'	1°27'21"	N09°05'27"E	31.48'	31.48'
C80	3539.77'	2°09'25"	S82°45'23"W	133.25'	133.26'	C95	25.00'	88°52'27"	N45°33'47"W	35.01'	38.78'	C110	1160.00'	1°34'52"	N07°48'02"E	32.01'	32.01'	C125	260.00'	4°46'55"	N00°44'04"W	21.69'	21.70'	C140	1840.00'	1°09'30"	N10°18'18"E	37.20'	37.20'	C154	1239.00'	1°01'03"	N07°51'15"E	22.00'	22.00'
C81	125.00'	29°03'31"	N75°33'51"W	62.72'	63.40'	C96	100.00'	3°45'00"	S88°07'30"E	6.54'	6.54'	C111	1160.00'	1°05'12"	N09°08'04"E	22.00'	22.00'	C126	260.00'	4°52'05"	N04°05'26"E	22.08'	22.09'	C141	1840.00'	0°41'06"	N09°23'00"E	22.00'	22.00'	C155	1239.00'	1°01'04"	N06°50'11"E	22.01'	22.01'
C82	100.00'	40°13'19"	S69°53'21"E	68.77'	70.20'	C97	25.00'	76°32'13"	N55°28'53"E	30.97'	33.40'	C112	1160.00'	1°05'13"	N10°13'16"E	22.00'	22.00'	C127	260.00'	4°50'58"	N08°56'58"E	22.00'	22.01'	C142	1840.00'	0°41'06"	N08°41'54"E	22.00'	22.00'	C156	1239.00'	1°01'07"	N05°49'06"E	22.03'	22.03'
C83	25.00'	130°13'19"	N65°06'39"E	45.36'	56.82'	C98	1160.00'	0°30'16"	N08°34'24"W	10.21'	10.21'	C113	1160.00'	1°05'15"	N11°18'30"E	22.02'	22.02'	C128	260.00'	2°10'09"	N12°27'31"E	9.84'	9.84'	C143	1840.00'	0°41'06"	N08°00'48"E	22.00'	22.00'	C157	1239.00'	1°01'11"	N04°47'57"E	22.05'	22.05'
C84	25.00'	124°57'56"	S56°28'56"W	44.34'	54.53'	C99	1160.00'	1°05'14"	N07°46'39"W	22.01'	22.01'	C114	1160.00'	1°05'19"	N12°23'47"E	22.04'	22.04'	C129	250.00'	16°40'08"	S05°12'32"W	72.48'	72.73'	C144	1840.00'	0°41'07"	N07°19'41"E	22.01'	22.01'						

\\FMS01\Drawings\2021\20214281-000\Surveying\Plat\BRC Townhomes Plat.dwg (6) TUF Nov 18, 2022 - 12:32pm