

HERON CREEK PLACE PHASE 2

BEING A REPLAT OF ALL OF TRACT B, PART OF PARCEL 1 AND PART OF LOT 9, HERON CREEK PLACE, PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 13, LYING IN SECTIONS 21 AND 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

THE UNDERSIGNED, MARSH CREEK HOLDINGS LTD, A FLORIDA LIMITED PARTNERSHIP, HERON CREEK ASSOCIATES, LTD, A FLORIDA LIMITED PARTNERSHIP, TTRES FL NORTH PORT SUMTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND NORTH PORT MF VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA (COLLECTIVELY REFERRED TO AS THE "OWNERS"), CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THIS PLAT ENTITLED "HERON CREEK PLACE PHASE 2" TO BE MADE AND DO HEREBY DEDICATE THE FOLLOWING EASEMENTS:

PRIVATE ROAD ACCESS EASEMENTS

TO ALL OWNERS OF PROPERTY WITH THIS SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS AND TO ALL UTILITIES SERVING THIS SUBDIVISION AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THIS SUBDIVISION A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS "TRACT A" AND "TRACT F".

DRAINAGE EASEMENTS

THE PARTNERSHIPS DO HEREBY GRANT TO A NONEXCLUSIVE EASEMENT FOR STORM WATER DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT" AND DO HEREBY FURTHER GRANT A NONEXCLUSIVE DRAINAGE EASEMENT TO THE CITY OF NORTH PORT FOR STORM WATER DRAINAGE PURPOSES FROM THE SUMTER BOULEVARD RIGHT-OF-WAY INTO THE POND ON TRACT "E", OVER, UNDER, AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "PUBLIC DRAINAGE EASEMENT", THE INSTALLATION, OPERATION, AND MAINTENANCE OF WHICH SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION.

STORMWATER RETENTION AND LAKE MAINTENANCE EASEMENT

THE PARTNERSHIPS DO HEREBY GRANT TO A NONEXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE PURPOSES, INCLUDING RIGHTS OF ACCESS AND MAINTENANCE, OVER, UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "STORMWATER RETENTION EASEMENT".

LANDSCAPE ACESS EASEMENT

THE PARTNERSHIPS DO HEREBY GRANT TO A NONEXCLUSIVE PUBLIC UTILITY EASEMENT FOR ACCESS OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE ACCESS EASEMENT" AS NECESSARY TO INSTALL AND MAINTAIN LANDSCAPING WITHIN THIS AREA.

LIFT STATION EASEMENT

THE PARTNERSHIPS DO HEREBY GRANT A NONEXCLUSIVE PUBLIC UTILITY EASEMENT TO THE CITY OF NORTH PORT FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A SANITARY SEWAGE LIFT STATION AND RELATED FACILITIES UNDER, OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "LIFT STATION EASEMENT".

UTILITY EASEMENTS

THE PARTNERSHIPS DO HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS TO THE CITY OF NORTH PORT; AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES, AND FACILITIES, UNDER EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT". ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY OF , 2024:

WITNESS: MARSH CREEK HOLDINGS LTD, A FLORIDA LIMITED PARTNERSHIP
PRINT: BY: MARSH CREEK PROPERTIES, INC., A FLORIDA CORPORATION,
AS ITS GENERAL PARTNER
WITNESS: BY:
PRINT: RONALD A. YORK, AS ITS VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, RONALD A. YORK, VICE PRESIDENT OF MARSH CREEK PROPERTIES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS DAY OF , 2024.

COMMISSION EXPIRES NOTARY PUBLIC STATE OF FLORIDA AT LARGE

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY OF , 2024:

WITNESS: HERON CREEK ASSOCIATES, LTD, A FLORIDA LIMITED PARTNERSHIP
PRINT: BY: MARSH CREEK COMMUNITIES, INC., A FLORIDA CORPORATION,
AS ITS GENERAL PARTNER
WITNESS: BY:
PRINT: RONALD A. YORK, AS ITS VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, RONALD A. YORK, VICE PRESIDENT OF MARSH CREEK COMMUNITIES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID CORPORATION.

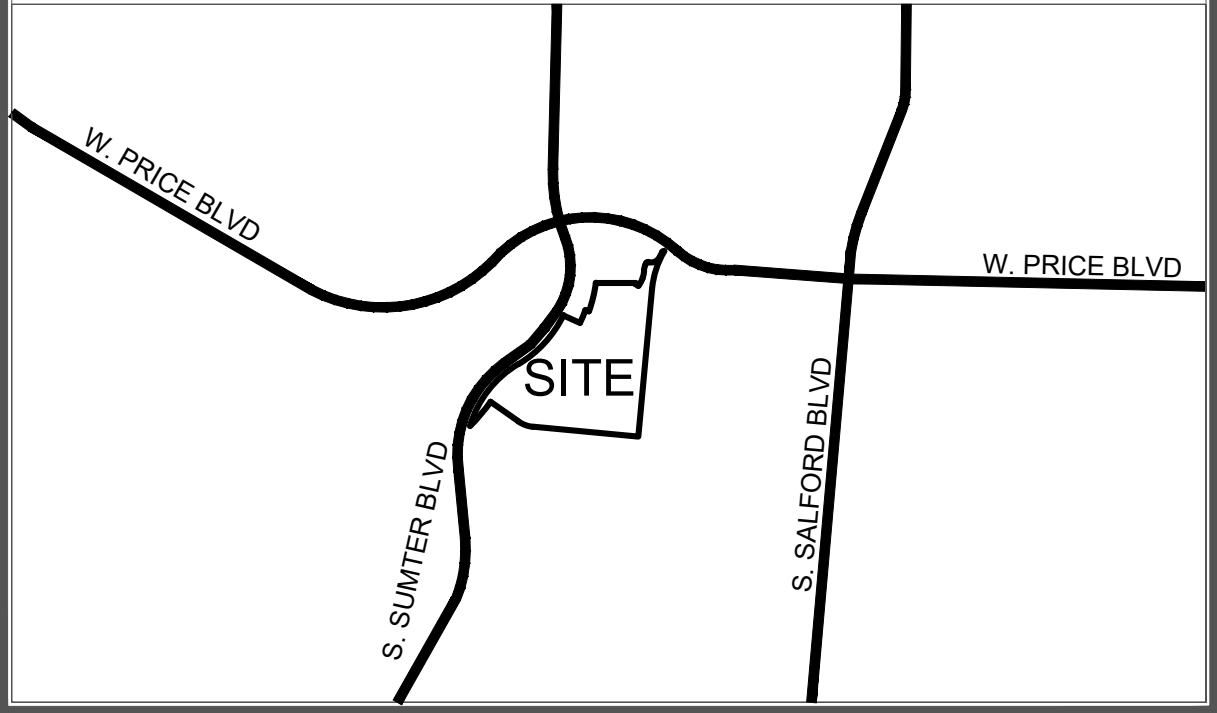
WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS DAY OF , 2024.

COMMISSION EXPIRES NOTARY PUBLIC STATE OF FLORIDA AT LARGE

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY OF , 2024:

WITNESS: TTRES FL NORTH PORT SUMTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PRINT: BY: TIMOTHY E. FEARS, AS AUTHORIZED REPRESENTATIVE
WITNESS:
PRINT:

VICINITY MAP - NOT TO SCALE



STATE OF FLORIDA)
COUNTY OF) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, TIMOTHY E. FEARS, AUTHORIZED REPRESENTATIVE OF TTRES FL NORTH PORT SUMTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS DAY OF , 2024.

COMMISSION EXPIRES NOTARY PUBLIC STATE OF FLORIDA AT LARGE

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY OF , 2024:

WITNESS: NORTH PORT MF VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PRINT: BY: VENTURES DEVELOPMENT GROUP, LLC, A LOUISIANA LIMITED
LIABILITY COMPANY, AS ITS MANAGER
WITNESS: BY:
PRINT: ROBERT E. MCCONNELL, JR., AS ITS MANAGING MEMBER

STATE OF FLORIDA)
COUNTY OF) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, ROBERT E. MCCONNELL, JR., MANAGING MEMBER OF VENTURES DEVELOPMENT GROUP, LLC, A LOUISIANA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS DAY OF , 2024.

COMMISSION EXPIRES NOTARY PUBLIC STATE OF FLORIDA AT LARGE

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY OF HERON CREEK PLACE, PHASE 1, HAVING A GRID BEARING OF N.84°45'35"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- THE MORTGAGEES JOINDER IN AND RATIFICATIONS IN THIS SUBDIVISION PLAT ARE BEING RECORDED BY SEPARATE INSTRUMENT SIMULTANEOUSLY WITH THIS PLAT IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENT "098" AND TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON THE NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
- CONSENT TO DEDICATION BY MORTGAGEE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- TRACTS A, B, C, F AND THE STORMWATER RETENTION AREA ARE PART OF THE "COMMON AREAS" UNDER THE TERMS OF THE DECLARATION WHICH WILL BE MAINTAINED BY THE ASSOCIATION AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION OF RESTRICTIONS FOR HERON CREEK PLACE RECORDED IN OFFICIAL RECORD INSTRUMENT NO. 2013052852, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS FOR HERON CREEK PLACE, RECORDED IN OFFICIAL RECORD INSTRUMENT NO. 2015039143, AND SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS FOR HERON CREEK PLACE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND AS MAY BE SUBSEQUENTLY AMENDED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONES "X" & "AE" (BASE FLOOD ELEVATION VARIES). ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12115C0379F FOR CITY OF NORTH PORT, COMMUNITY NO. 120279, SARASOTA COUNTY, FLORIDA, DATED NOVEMBER 4, 2016 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)).

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA 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 , PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THIS DAY OF , 2024.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA

BY: DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CITY ENGINEER:

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

DATE: CITY ENGINEER
REGISTRATION NO.

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING, THIS DAY OF , A.D., 2024.

BY: CITY ATTORNEY

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECODING BY THE NORTH PORT CITY COMMISSION, COUNTY OF SARASOTA, FLORIDA, THIS DAY OF , 2024.

ATTEST: CITY CLERK BY: MAYOR

DATE APPROVED

CERTIFICATE OF APPROVAL OF CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD THIS DAY OF , A.D., 2024.

CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

BY: CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION IT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

DATE: STEVEN M. WATTS, FL PSM #4588
CITY SURVEYOR AND MAPPER

SURVEYORS CERTIFICATE:

I, THE UNDERSIGNED FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE CITY OF NORTH PORT UNIFIED DEVELOPMENT CODE, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON FEBRUARY 9TH, 2024. THE PERMANENT CONTROL POINTS (PCP'S), LOT CORNERS, AND BENCHMARKS INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

BY: MATTHEW C. KNEELAND
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7092
MRIC SPATIAL (LICENSED BUSINESS NUMBER LB8325)
701 S. HOWARD AVE, SUITE 106-320
TAMPA, FL 33606


701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSPatial.com
Licensed Business #8325

HERON CREEK PLACE PHASE 2

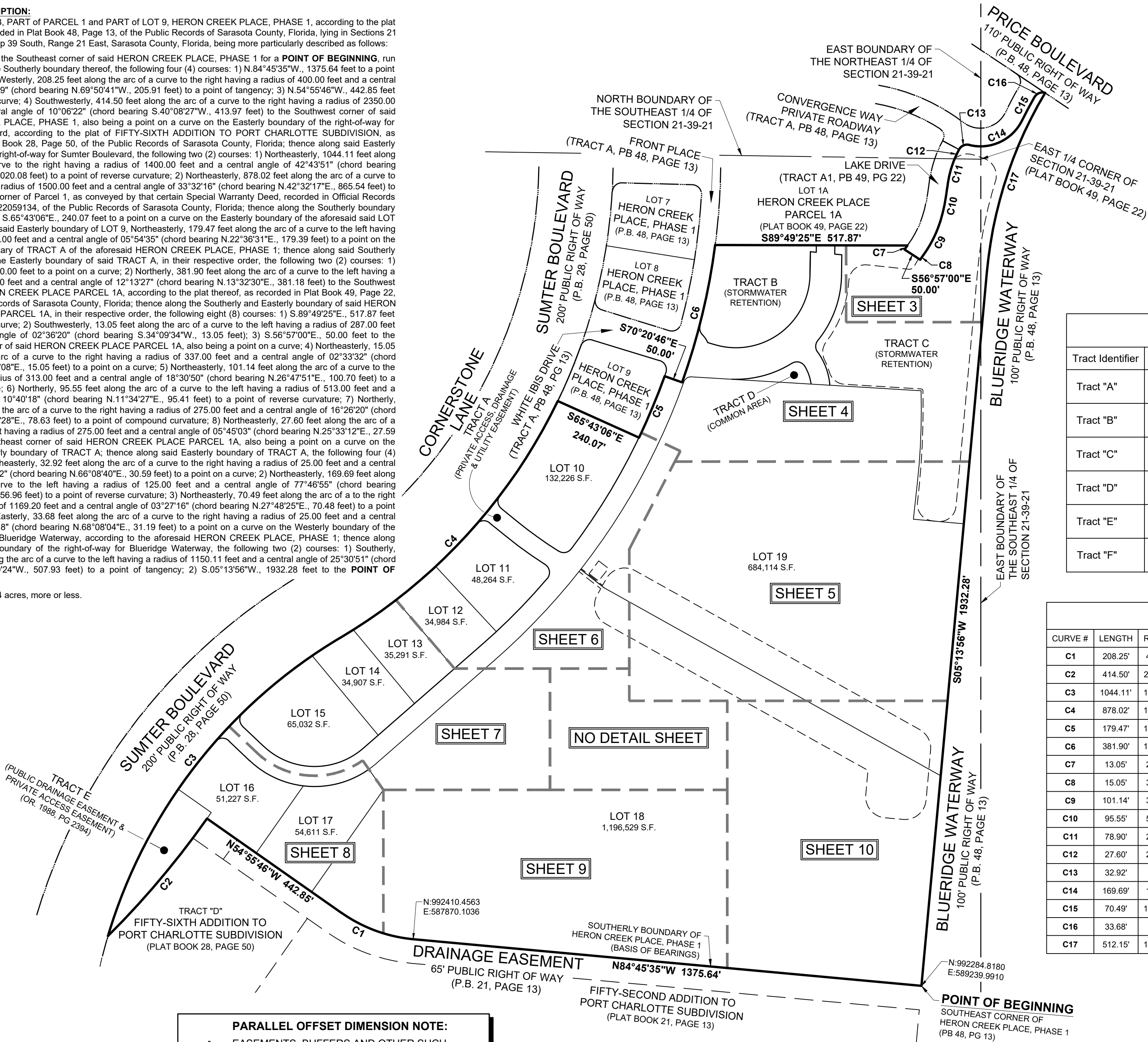
BEING A REPLAT OF ALL OF TRACT B, PART OF PARCEL 1 AND PART OF LOT 9, HERON CREEK PLACE, PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 13,
LYING IN SECTIONS 21 AND 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL of TRACT B, PART of PARCEL 1 and PART of LOT 9, HERON CREEK PLACE, PHASE 1, according to the plat thereof, as recorded in Plat Book 48, Page 13, of the Public Records of Sarasota County, Florida, lying in Sections 21 and 22, Township 39 South, Range 21 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said HERON CREEK PLACE, PHASE 1 for a **POINT OF BEGINNING**, run thence along the Southerly boundary thereof, the following four (4) courses: 1) N.84°45'35"W., 1375.64 feet to a point of curvature; 2) Westerly, 208.25 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of 29°49'49" (chord bearing N.69°50'41"W., 205.91 feet) to a point of tangency; 3) N.54°55'46"W., 442.85 feet to a point on a curve; 4) Southwesterly, 414.50 feet along the arc of a curve to the right having a radius of 2350.00 feet and a central angle of 10°06'22" (chord bearing S.40°08'27"W., 413.97 feet) to the Southwest corner of said HERON CREEK PLACE, PHASE 1, also being a point on a curve on the Easterly boundary of the right-of-way for Sumter Boulevard, according to the plat of FIFTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 28, Page 50, of the Public Records of Sarasota County, Florida; thence along said Easterly boundary of the right-of-way for Sumter Boulevard, the following two (2) courses: 1) Northeasterly, 1044.11 feet along the arc of a curve to the right having a radius of 1400.00 feet and a central angle of 42°43'51" (chord bearing N.37°56'29"E., 1020.08 feet) to a point of reverse curvature; 2) Northeasterly, 878.02 feet along the arc of a curve to the left having a radius of 1500.00 feet and a central angle of 33°32'16" (chord bearing N.42°32'17"E., 865.54 feet) to the Southwest corner of Parcel 1, as conveyed by that certain Special Warranty Deed, recorded in Official Records Instrument # 2022059134, of the Public Records of Sarasota County, Florida; thence along the Southerly boundary of said Parcel 1, S.65°43'06"E., 240.07 feet to a point on a curve on the Easterly boundary of the aforesaid said LOT 9; thence along said Easterly boundary of LOT 9, Northeasterly, 179.47 feet along the arc of a curve to the left having a radius of 1740.00 feet and a central angle of 05°54'35" (chord bearing N.22°36'31"E., 179.39 feet) to a point on the Southerly boundary of TRACT A of the aforesaid HERON CREEK PLACE, PHASE 1; thence along said Southerly boundary and the Easterly boundary of said TRACT A, in their respective order, the following two (2) courses: 1) S.70°20'46"E., 50.00 feet to a point on a curve; 2) Northerly, 381.90 feet along the arc of a curve to the left having a radius of 1790.00 feet and a central angle of 12°13'27" (chord bearing N.13°32'30"E., 381.18 feet) to the Southwest corner of HERON CREEK PLACE PARCEL 1A, according to the plat thereof, as recorded in Plat Book 49, Page 22, of the Public Records of Sarasota County, Florida; thence along the Southerly and Easterly boundary of said HERON CREEK PLACE PARCEL 1A, in their respective order, the following eight (8) courses: 1) S.89°49'25"E., 517.87 feet to a point on a curve; 2) Southwesterly, 13.05 feet along the arc of a curve to the left having a radius of 287.00 feet and a central angle of 02°36'20" (chord bearing S.34°09'34"W., 13.05 feet); 3) S.56°57'00"E., 50.00 feet to the Southeast corner of said HERON CREEK PLACE PARCEL 1A, also being a point on a curve; 4) Northeasterly, 15.05 feet along the arc of a curve to the right having a radius of 337.00 feet and a central angle of 02°33'32" (chord bearing N.34°33'08"E., 15.05 feet) to a point on a curve; 5) Northeasterly, 101.14 feet along the arc of a curve to the left having a radius of 313.00 feet and a central angle of 18°30'50" (chord bearing N.26°47'51"E., 100.70 feet) to a point on a curve; 6) Northerly, 95.55 feet along the arc of a curve to the left having a radius of 513.00 feet and a central angle of 10°40'18" (chord bearing N.11°34'27"E., 95.41 feet) to a point of reverse curvature; 7) Northerly, 78.90 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 16°26'20" (chord bearing N.14°27'28"E., 78.63 feet) to a point of compound curvature; 8) Northeasterly, 27.60 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 05°45'03" (chord bearing N.25°33'12"E., 27.59 feet) to the Northeast corner of said HERON CREEK PLACE PARCEL 1A, also being a point on a curve on the aforesaid Easterly boundary of TRACT A; thence along said Easterly boundary of TRACT A, the following four (4) courses: 1) Northeasterly, 32.92 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 75°26'22" (chord bearing N.66°08'40"E., 30.59 feet) to a point on a curve; 2) Northeasterly, 169.69 feet along the arc of a curve to the left having a radius of 125.00 feet and a central angle of 77°46'55" (chord bearing N.64°58'11"E., 156.96 feet) to a point of reverse curvature; 3) Northeasterly, 70.49 feet along the arc of a to the right having a radius of 1169.20 feet and a central angle of 03°27'16" (chord bearing N.27°48'25"E., 70.48 feet) to a point on a curve; 4) Easterly, 33.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 77°11'18" (chord bearing N.68°08'04"E., 31.19 feet) to a point on a curve on the Westerly boundary of the right-of-way for Blueridge Waterway, according to the aforesaid HERON CREEK PLACE, PHASE 1; thence along said Westerly boundary of the right-of-way for Blueridge Waterway, the following two (2) courses: 1) Southerly, 512.15 feet along the arc of a curve to the left having a radius of 1150.11 feet and a central angle of 25°30'51" (chord bearing S.17°59'24"W., 507.93 feet) to a point of tangency; 2) S.05°13'56"W., 1932.28 feet to the **POINT OF BEGINNING**.

Containing 64.44 acres, more or less.



Tract Table		
Tract Identifier	Tract Use/Purpose	Area
Tract "A"	Private Access, Drainage, and Public Utility Easement	55,128 S.F.
Tract "B"	Stormwater Retention, Drainage Area, and Flowage Easement	68,071 S.F.
Tract "C"	Stormwater Retention, Drainage Area, and Flowage Easement	452,299 S.F.
Tract "D"	Common Area	5,300 S.F.
Tract "E"	Public Drainage, and Private Access Easement	100,741 S.F.
Tract "F"	Private Access, Drainage, and Public Utility Easement	107,993 S.F.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	208.25'	400.00'	029°49'49"	N69°50'41"W	205.91'
C2	414.50'	2350.00'	010°06'22"	S40°08'27"W	413.97'
C3	1044.11'	1400.00'	042°43'51"	N37°56'29"E	1020.08'
C4	878.02'	1500.00'	033°32'16"	N42°32'17"E	865.54'
C5	179.47'	1740.00'	005°54'35"	N22°36'31"E	179.39'
C6	381.90'	1790.00'	012°13'27"	N13°32'30"E	381.18'
C7	13.05'	287.00'	002°36'20"	S34°09'34"W	13.05'
C8	15.05'	337.00'	002°33'32"	N34°33'08"E	15.05'
C9	101.14'	313.00'	018°30'50"	N26°47'51"E	100.70'
C10	95.55'	513.00'	010°40'18"	N11°34'27"E	95.41'
C11	78.90'	275.00'	016°26'20"	N14°27'28"E	78.63'
C12	27.60'	275.00'	005°45'03"	N25°33'12"E	27.59'
C13	32.92'	25.00'	075°26'22"	N66°08'40"E	30.59'
C14	169.69'	125.00'	077°46'55"	N64°58'11"E	156.96'
C15	70.49'	1169.20'	003°27'16"	N27°48'25"E	70.48'
C16	33.68'	25.00'	077°11'18"	N68°08'04"E	31.19'
C17	512.15'	1150.11'	025°30'51"	S17°59'24"W	507.93'

LEGEND:

INS ----- INSTRUMENT
PG. ----- PAGE
(NR) ----- INDICATES NON-RADIAL LINE
O.R. ----- OFFICIAL RECORDS BOOK
P.B. ----- PLAT BOOK

PARALLEL OFFSET DIMENSION NOTE:

EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

KEY SHEET

**NOTE: REFER TO THE FOLLOWING SHEETS
OF THIS PLAT FOR DETAILED
LABELING AND DIMENSIONING.**

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

HERON CREEK PLACE PHASE 2

BEING A REPLAT OF ALL OF TRACT B, PART OF PARCEL 1 AND PART OF LOT 9, HERON CREEK PLACE, PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 13,
LYING IN SECTIONS 21 AND 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



Scale: 1" = 50'

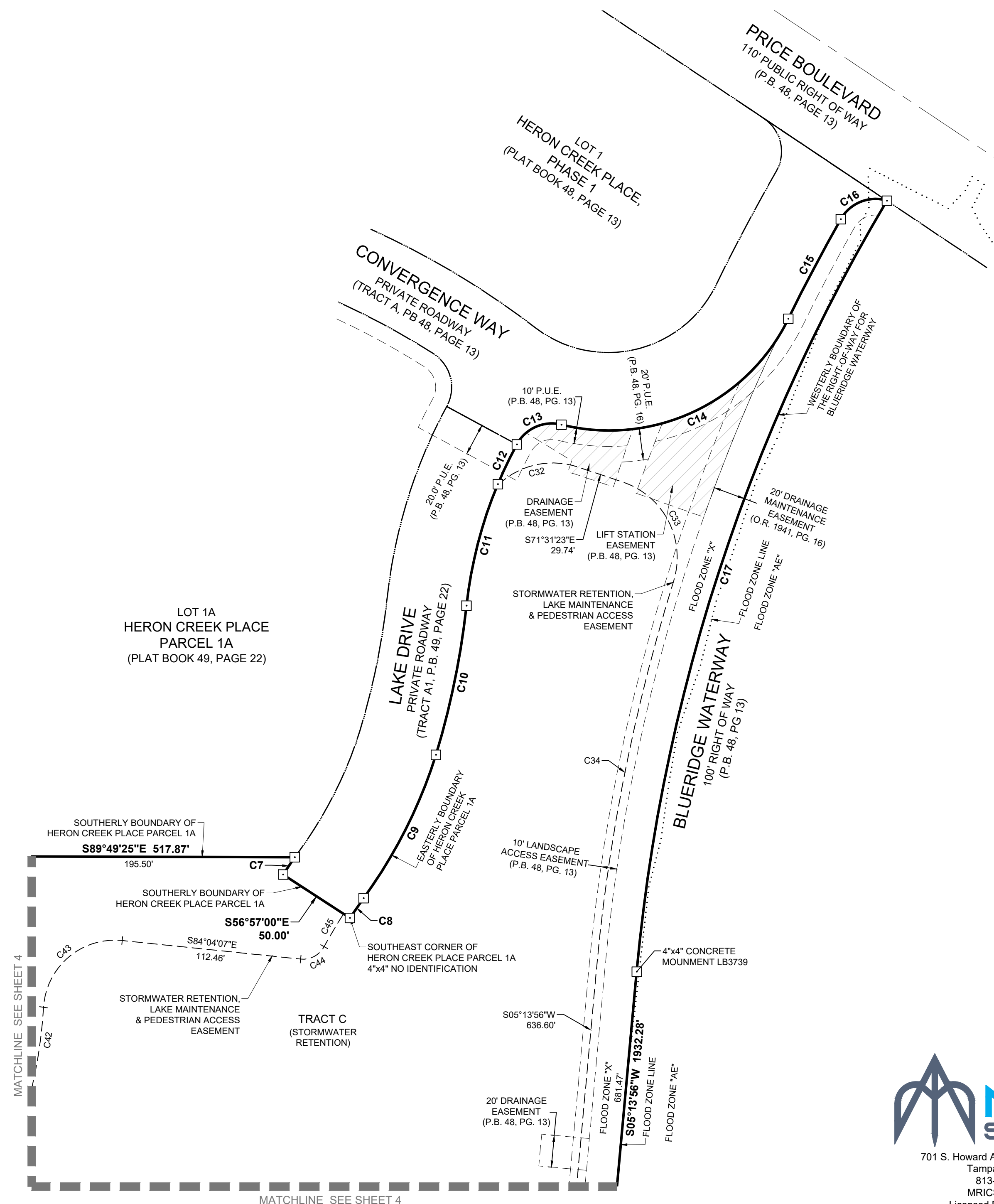
SEE SHEET 1 OF 10
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10
FOR PARALLEL OFFSET
DIMENSION NOTE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C7	13.05'	287.00'	002°36'20"	S34°09'34"W	13.05'
C8	15.05'	337.00'	002°33'32"	N34°33'08"E	15.05'
C9	101.14'	313.00'	018°30'50"	N26°47'51"E	100.70'
C10	95.55'	513.00'	010°40'18"	N11°34'27"E	95.41'
C11	78.90'	275.00'	016°26'20"	N14°27'28"E	78.63'
C12	27.60'	275.00'	005°45'03"	N25°33'12"E	27.59'
C13	32.92'	25.00'	075°26'22"	N66°08'40"E	30.59'
C14	169.69'	125.00'	077°46'55"	N64°58'11"E	156.96'
C15	70.49'	1169.20'	003°27'16"	N27°48'25"E	70.48'
C16	33.68'	25.00'	077°11'18"	N68°08'04"E	31.19'
C17	512.15'	1150.11'	025°30'51"	S17°59'24"W	507.93'
C32	54.80'	49.76'	063°05'41"	N76°55'47"E	52.07'
C33	77.15'	49.76'	088°49'50"	S27°06'28"E	69.65'
C34	247.69'	1175.24'	012°04'32"	S11°16'12"W	247.23'
C42	179.73'	305.08'	033°45'18"	N20°19'27"E	177.14'
C43	72.25'	44.76'	092°29'06"	N49°41'20"E	64.66'
C44	17.69'	15.00'	067°34'13"	N62°08'46"E	16.68'
C45	23.88'	291.76'	004°41'21"	N30°42'21"E	23.87'

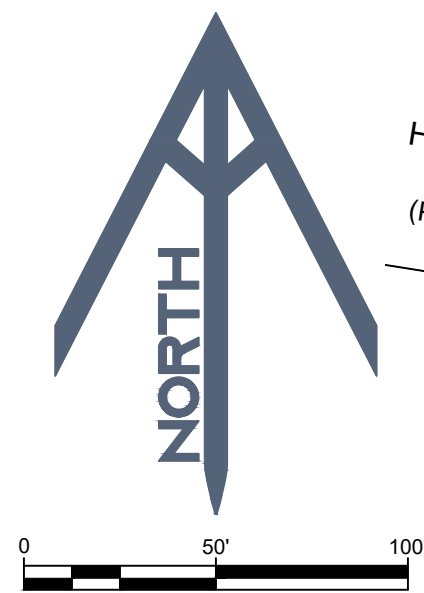
LEGEND:

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- PG. PAGE
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HERON CREEK PLACE PHASE 2

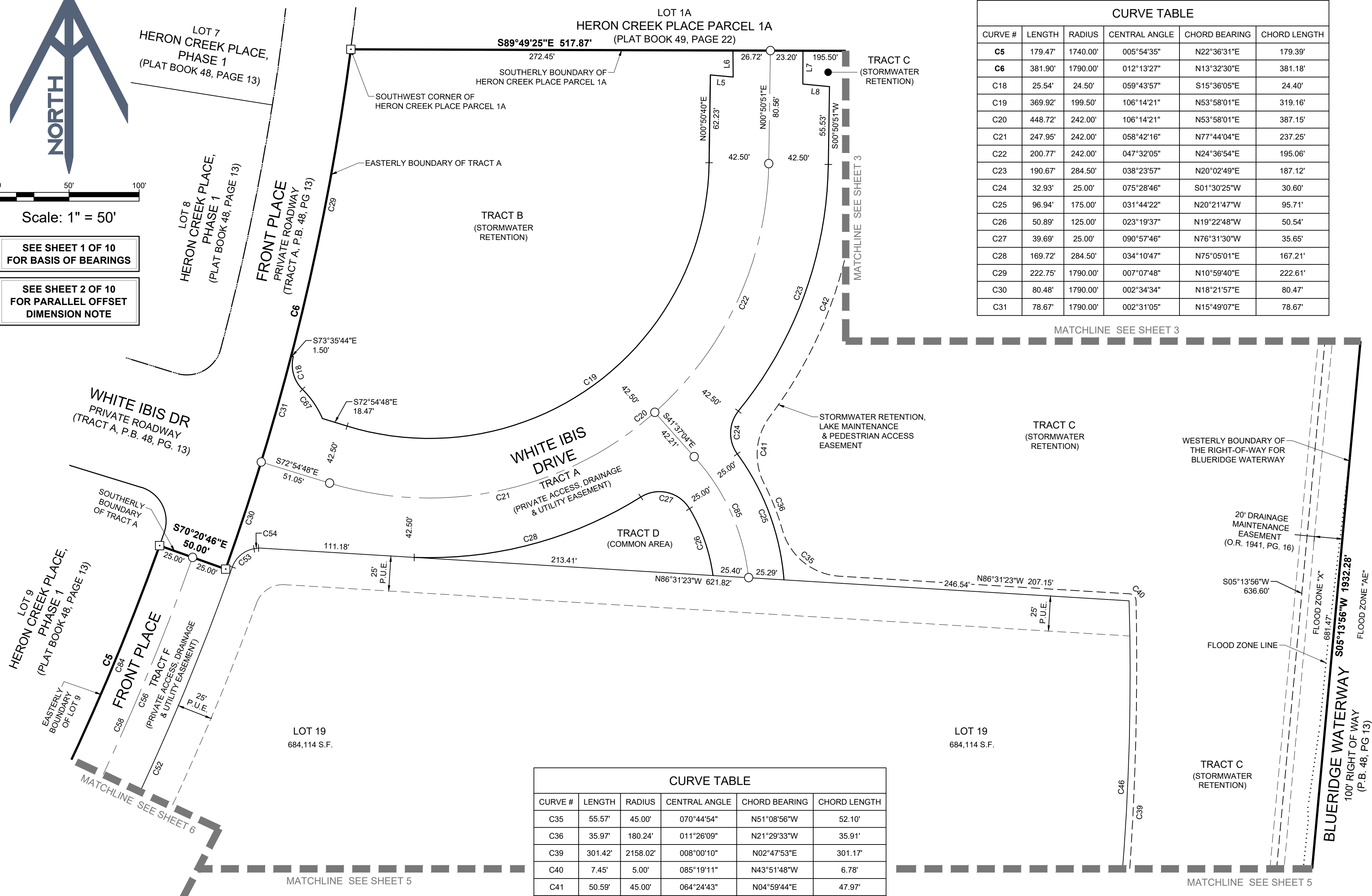
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Scale: 1" = 50'

SEE SHEET 1 OF 10
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10
FOR PARALLEL OFFSET
DIMENSION NOTE



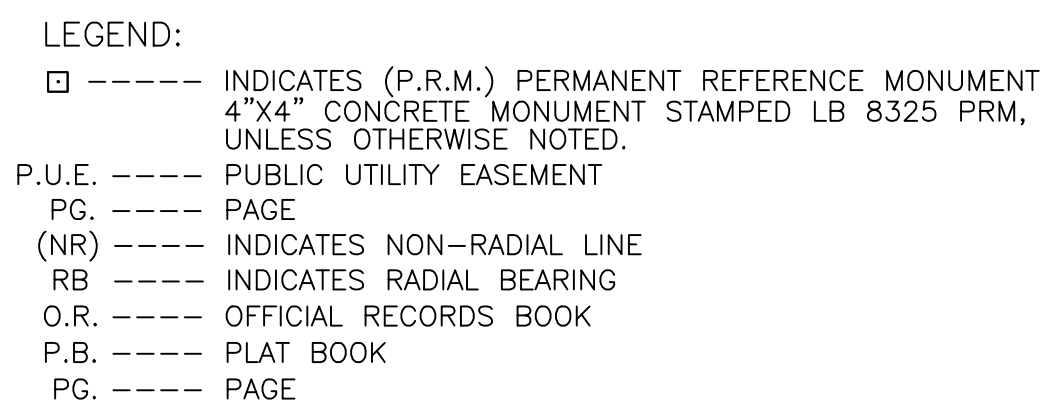
CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C5	179.47'	1740.00'	005°54'35"	N22°36'31"E	179.39'
C6	381.90'	1790.00'	012°13'27"	N13°32'30"E	381.18'
C18	25.54'	24.50'	059°43'57"	S15°36'05"E	24.40'
C19	369.92'	199.50'	106°14'21"	N53°58'01"E	319.16'
C20	448.72'	242.00'	106°14'21"	N53°58'01"E	387.15'
C21	247.95'	242.00'	058°42'16"	N77°44'04"E	237.25'
C22	200.77'	242.00'	047°32'05"	N24°36'54"E	195.06'
C23	190.67'	284.50'	038°23'57"	N20°02'49"E	187.12'
C24	32.93'	25.00'	075°28'46"	S01°30'25"W	30.60'
C25	96.94'	175.00'	031°44'22"	N20°21'47"W	95.71'
C26	50.89'	125.00'	023°19'37"	N19°22'48"W	50.54'
C27	39.69'	25.00'	090°57'46"	N76°31'30"W	35.65'
C28	169.72'	284.50'	034°10'47"	N75°05'01"E	167.21'
C29	222.75'	1790.00'	007°07'48"	N10°59'40"E	222.61'
C30	80.48'	1790.00'	002°34'34"	N18°21'57"E	80.47'
C31	78.67'	1790.00'	002°31'05"	N15°49'07"E	78.67'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C35	55.57'	45.00'	070°44'54"	N51°08'56"W	52.10'
C36	35.97'	180.24'	011°26'09"	N21°29'33"W	35.91'
C39	301.42'	2158.02'	008°00'10"	N02°47'53"E	301.17'
C40	7.45'	5.00'	085°19'11"	N43°51'48"W	6.78'
C41	50.59'	45.00'	064°24'43"	N04°59'44"E	47.97'
C42	179.73'	305.08'	033°45'18"	N20°19'27"E	177.14'
C46	251.21'	1802.23'	007°59'10"	N02°20'12"E	251.00'
C52	579.56'	1794.08'	018°30'32"	N28°48'42"E	577.04'
C53	21.22'	20.15'	060°21'25"	S50°02'36"W	20.26'
C54	3.24'	68.00'	002°43'44"	N78°58'18"E	3.24'
C56	900.06'	1765.00'	029°13'04"	N34°15'46"E	890.34'
C58	584.33'	1765.00'	018°58'07"	N29°08'17"E	581.66'
C67	25.26'	65.50'	022°05'56"	N34°25'05"W	25.11'
C84	531.76'	1740.00'	017°30'36"	N28°24'32"E	529.69'
C85	96.28'	150.00'	036°46'33"	N24°13'14"W	94.63'

LEGEND:

- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT STAMPED LB 8325 PRM,
UNLESS OTHERWISE NOTED.
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C37	71.55'	45.00'	091°05'49"	S50°46'50"W	64.25'
C38	71.06'	45.00'	090°28'13"	N38°26'09"W	63.90'
C39	301.42'	2158.02'	008°00'10"	N02°47'53"E	301.17'
C46	251.21'	1802.23'	007°59'10"	N02°20'12"E	250.00'
C87	89.54'	57.00'	090°00'00"	N74°11'22"E	80.61'



HERON CREEK PLACE PHASE 2

BEING A REPLAT OF ALL OF TRACT B, PART OF PARCEL 1 AND PART OF LOT 9, HERON CREEK PLACE, PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGE 13, LYING IN SECTIONS 21 AND 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C4	878.02'	1500.00'	033°32'16"	N42°32'17"E	865.54'
C51	338.32'	1794.00'	010°48'18"	N43°28'09"E	337.82'
C52	579.56'	1794.08'	018°30'32"	N28°48'42"E	577.04'
C56	900.06'	1765.00'	029°13'04"	N34°15'46"E	890.34'
C57	315.73'	1765.00'	010°14'57"	N43°44'49"E	315.31'
C58	584.33'	1765.00'	018°58'07"	N29°08'17"E	581.66'
C61	253.43'	1740.00'	008°20'42"	N44°41'57"E	253.21'
C62	54.85'	1740.00'	001°48'23"	N47°58'06"E	54.85'
C63	198.58'	1740.00'	006°32'20"	N43°47'45"E	198.47'
C64	42.70'	25.00'	097°51'24"	N08°24'07"W	37.69'
C65	132.05'	1175.00'	006°26'21"	S54°06'38"E	131.98'
C66	38.45'	25.00'	088°07'16"	S85°02'55"W	34.77'
C75	140.35'	1500.00'	005°21'40"	N49°44'46"E	140.30'
C76	159.11'	1500.00'	006°04'39"	N44°01'36"E	159.04'
C77	49.19'	1500.00'	001°52'44"	N40°02'55"E	49.19'
C78	49.19'	1500.00'	001°52'44"	N38°10'11"E	49.19'
C79	300.05'	1500.00'	011°27'40"	N31°29'59"E	299.55'
C80	185.85'	1150.00'	009°15'34"	S55°31'14"E	185.65'
C81	38.45'	25.00'	088°07'16"	S06°49'49"E	34.77'
C82	137.51'	1125.00'	007°00'11"	S54°23'33"E	137.42'
C83	37.06'	25.00'	084°56'31"	N79°38'06"E	33.76'
C84	531.76'	1740.00'	017°30'36"	N28°24'32"E	529.69'
C87	89.54'	57.00'	090°00'00"	N74°11'22"E	80.61'
C91	89.54'	57.00'	090°00'00"	N15°48'38"W	80.61'
C92	43.39'	1819.08'	001°21'59"	N37°14'12"E	43.38'
C94	352.29'	1740.00'	011°36'01"	N31°21'49"E	351.68'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S52°45'46"E	32.73'
L2	S37°15'45"W	43.37'
L3	N52°46'50"W	32.71'

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HERON CREEK PLACE PHASE 2

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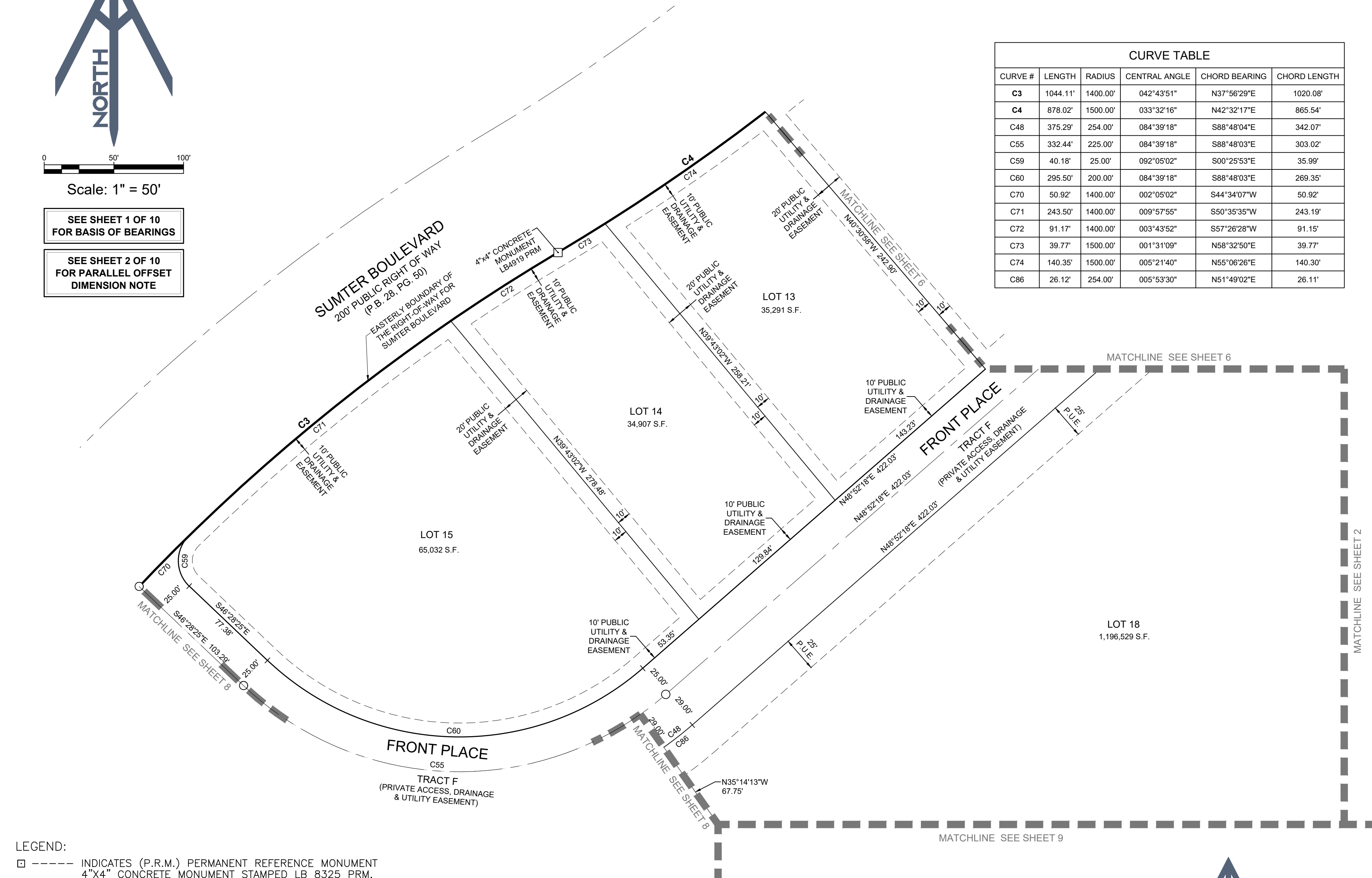


Scale: 1" = 50'

SEE SHEET 1 OF 10
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10
FOR PARALLEL OFFSET
DIMENSION NOTE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C3	1044.11'	1400.00'	042°43'51"	N37°56'29"E	1020.08'
C4	878.02'	1500.00'	033°32'16"	N42°32'17"E	865.54'
C48	375.29'	254.00'	084°39'18"	S88°48'04"E	342.07'
C55	332.44'	225.00'	084°39'18"	S88°48'03"E	303.02'
C59	40.18'	25.00'	092°05'02"	S00°25'53"E	35.99'
C60	295.50'	200.00'	084°39'18"	S88°48'03"E	269.35'
C70	50.92'	1400.00'	002°05'02"	S44°34'07"W	50.92'
C71	243.50'	1400.00'	009°57'55"	S50°35'35"W	243.19'
C72	91.17'	1400.00'	003°43'52"	S57°26'28"W	91.15'
C73	39.77'	1500.00'	001°31'09"	N58°32'50"E	39.77'
C74	140.35'	1500.00'	005°21'40"	N55°06'26"E	140.30'
C86	26.12'	254.00'	005°53'30"	N51°49'02"E	26.11'



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HERON CREEK PLACE PHASE 2

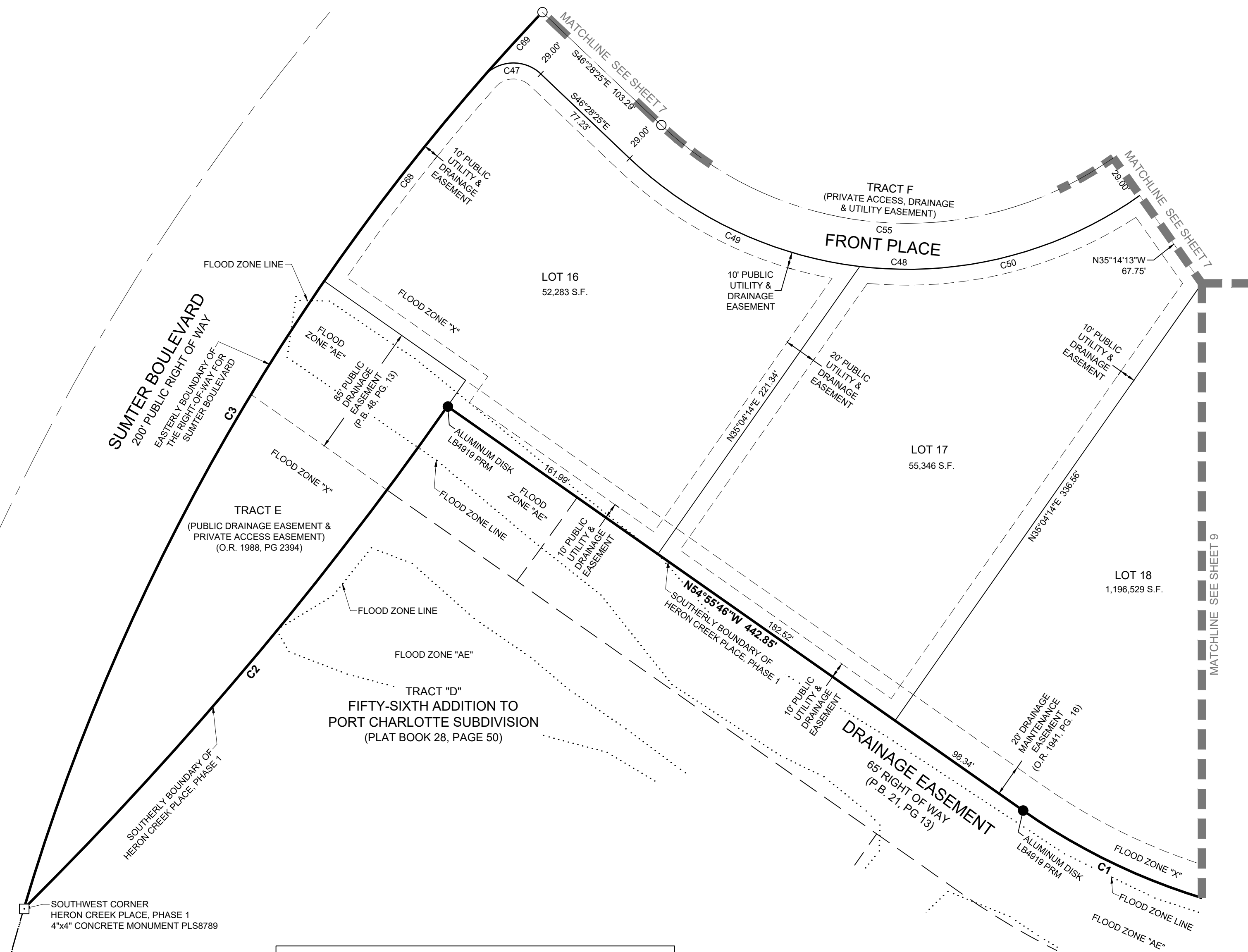
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SEE SHEET 1 OF 10
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SEE SHEET 2 OF 10
FOR PARALLEL OFFSET
DIMENSION NOTE



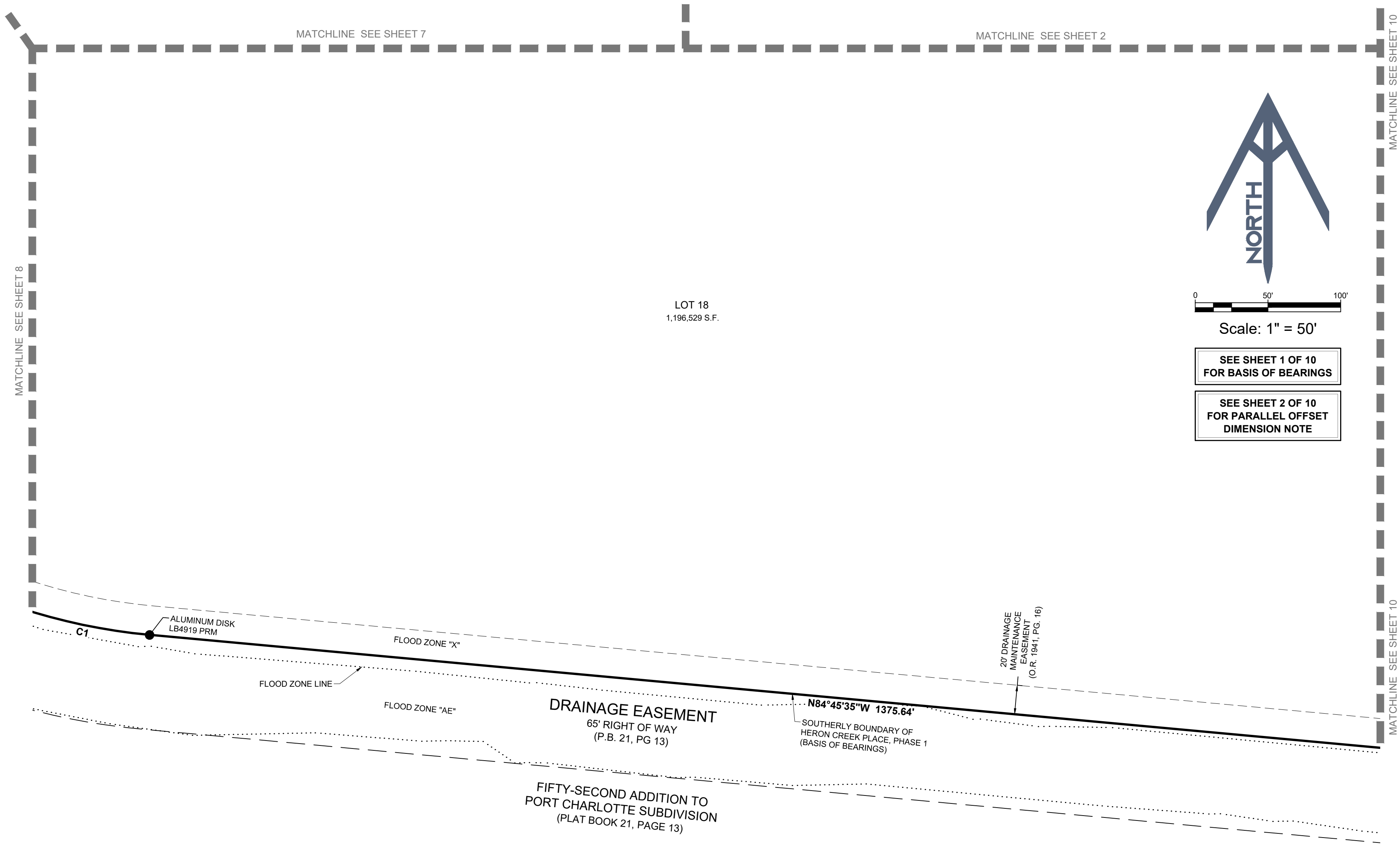
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	208.25'	400.00'	029°49'49"	N69°50'41"W	205.91'
C2	414.50'	2350.00'	010°06'22"	S40°08'27"W	413.97'
C3	1044.11'	1400.00'	042°43'51"	N37°56'29"E	1020.08'
C47	40.25'	25.00'	092°15'03"	S87°24'04"W	36.04'
C48	375.29'	254.00'	084°39'18"	S88°48'04"E	342.07'
C49	162.94'	254.00'	036°45'15"	S64°51'02"E	160.16'
C50	186.23'	254.00'	042°00'33"	N75°46'04"E	182.09'
C55	332.44'	225.00'	084°39'18"	S88°48'03"E	303.02'
C68	163.37'	1400.00'	006°41'10"	S37°55'58"W	163.28'
C69	55.00'	1400.00'	002°15'03"	S42°24'04"W	54.99'

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FOR PARALLEL OFFSET
DIMENSION NOTE

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CURVE TABLE					
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C1	208.25'	400.00'	029°49'49"	N69°50'41"W	205.91'

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SEE SHEET 1 OF 10
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 10
FOR PARALLEL OFFSET
DIMENSION NOTE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C88	65.70'	57.00'	066°02'34"	S27°47'21"E	62.12'
C89	89.54'	57.00'	090°00'00"	S50°13'56"W	80.61'
C90	89.54'	57.00'	090°00'00"	N39°46'04"W	80.61'

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MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 5

FIFTY-SECOND ADDITION TO
PORT CHARLOTTE SUBDIVISION
(PLAT BOOK 21, PAGE 13)

DRAINAGE EASEMENT
65' RIGHT OF WAY
(P.B. 21, PG 13)

LOT 18
1,196,529 S.F.

STORMWATER RETENTION, LAKE MAINTENANCE
& PEDESTRIAN ACCESS EASEMENT

STORMWATER RETENTION,
LAKE MAINTENANCE
& PEDESTRIAN ACCESS
EASEMENT

20' DRAINAGE
MAINTENANCE
EASEMENT
(O.R. 1941, PG. 16)

10' LANDSCAPE
ACCESS EASEMENT
(P.B. 48, PG. 13)

POINT OF BEGINNING
SOUTHEAST CORNER OF
HERON CREEK PLACE, PHASE 1
(PB 48, PG 13)
ALUMINUM DISK LB4919 PRM

FLOOD ZONE LINE
10' LANDSCAPE
ACCESS EASEMENT
(P.B. 48, PG. 13)

FLOOD ZONE "X"

BLUERIDGE WATERWAY
100' RIGHT OF WAY
(P.B. 48, PG 13)

FLOOD ZONE "AE"

S05°13'56"W 1932.28'
WESTERLY BOUNDARY OF
THE RIGHT-OF-WAY FOR
BLUERIDGE WATERWAY

FLOOD ZONE "AE"

BLUERIDGE WATERWAY
100' RIGHT OF WAY
(P.B. 48, PG 13)


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