

HERON CREEK TOWN CENTER NORTH

A SUBDIVISION LYING IN SECTIONS 21 & 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ & KAREH, INC.
CONSULTING ENGINEERS AND SURVEYORS
13041 MCGREGOR BLVD. (239) 481-1331
FORT MYERS, FLORIDA 33919
(PROJECT NO. 42927)

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.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

MARSH CREEK HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HERON CREEK ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, DO HEREBY CERTIFY OWNERSHIP BY SAID PARTNERSHIPS OF THE PROPERTY DESCRIBED ON THIS PLAT AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "TRACT AND EASEMENT DESCRIPTIONS" SHOWN HEREON AND DO HEREBY FURTHER DEDICATE TO THE CITY OF NORTH PORT "TRACT B" AS DEPICTED ON THIS PLAT FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES. IN WITNESS WHEREOF, THE PARTNERSHIPS HAVE CAUSED THIS CERTIFICATE TO BE EXECUTED IN THEIR NAMES THIS _____ DAY OF _____, A.D., 2016.

MARSH CREEK HOLDINGS, LTD.

WITNESSES:

BY: MARSH CREEK PROPERTIES, INC.,
A FLORIDA CORPORATION, AS ITS
GENERAL PARTNER

SIGNATURE OF WITNESS: _____

PRINT NAME OF WITNESS: _____

BY: _____
J. MICHAEL HARTENSTINE,
AS ITS VICE PRESIDENT

SIGNATURE OF WITNESS: _____

PRINT NAME OF WITNESS: _____

HERON CREEK ASSOCIATES, LTD.
BY: MARSH CREEK COMMUNITIES, INC.,
A FLORIDA CORPORATION, AS ITS
GENERAL PARTNER

STATE OF FLORIDA)
COUNTY OF SARASOTA

BY: _____
J. MICHAEL HARTENSTINE,
AS ITS VICE PRESIDENT

BEFORE ME PERSONALLY APPEARED J. MICHAEL HARTENSTINE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS VICE PRESIDENT OF MARSH CREEK PROPERTIES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF MARSH CREEK HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND AS VICE PRESIDENT OF MARSH CREEK COMMUNITIES, INC., A FLORIDA CORPORATION AND GENERAL PARTNER OF HERON CREEK ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE CORPORATIONS AND THE PARTNERSHIPS. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2016.

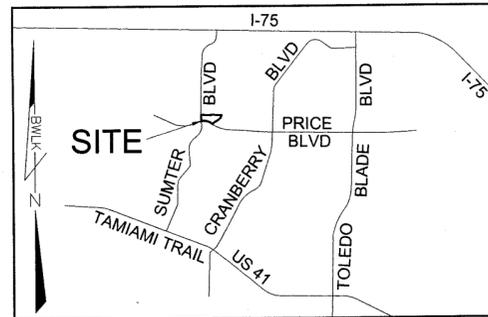
NOTARY PUBLIC - STATE OF FLORIDA

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE CITY OF NORTH PORT, UNIFIED LAND DEVELOPMENT CODE, "SUBDIVISION REGULATIONS". PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") WERE SET ON APRIL _____, 2016.

SCOTT C. WHITAKER, REGISTERED PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 4324
BEAN, WHITAKER, LUTZ & KAREH, INC.
FLORIDA BUSINESS CERTIFICATION NUMBER LB 4919
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919-5910
PHONE (239) 481-1331

DATE OF PLAT: _____



VICINITY SKETCH
NOT TO SCALE

TRACT AND EASEMENT DESCRIPTIONS:

TRACT A FOR PRIVATE ACCESS, DRAINAGE AND UTILITIES.
TRACT B FOR PUBLIC ROAD RIGHT-OF-WAY AND UTILITIES.
TRACT C FOR DRAINAGE AND STORMWATER MANAGEMENT.

PRIVATE ROAD ACCESS EASEMENTS

MARSH CREEK HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP AND HERON CREEK ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP (THE "PARTNERSHIPS") DO HEREBY GRANT TO ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS "TRACT A."

DRAINAGE EASEMENTS

THE PARTNERSHIPS DO HEREBY GRANT TO HERON CREEK TOWN CENTER NORTH ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION") A NONEXCLUSIVE EASEMENT FOR STORM WATER DRAINAGE PURPOSES UNDER AND ACROSS TRACT A, TRACT B, TRACT C, AND 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 THE INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES OVER, UNDER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "PUBLIC DRAINAGE EASEMENT."

PEDESTRIAN EASEMENT

THE PARTNERSHIPS DO HEREBY GRANT TO THE GENERAL PUBLIC A NONEXCLUSIVE EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "PEDESTRIAN EASEMENT".

LANDSCAPE BUFFER EASEMENT

THE PARTNERSHIPS DO HEREBY GRANT TO HERON CREEK TOWN CENTER NORTH ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION") A NONEXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER 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 SEWERAGE 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; THE ASSOCIATION; NORTH PORT UTILITIES; FLORIDA POWER AND LIGHT COMPANY; VERIZON; HORIZON GAS INC.; 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 TRACT A, TRACT B, AND 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 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

EASEMENT NOTE:

WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE INTERIOR EASEMENTS WITHIN THE COMBINED LOTS SHALL MOVE TO THE OUTSIDE BOUNDARIES OF THE NEWLY FORMED PARCEL (MAINTAINING A 10' WIDTH).

CITY ATTORNEY APPROVAL:

I, THE UNDERSIGNED, AS CITY ATTORNEY, FOR THE CITY OF NORTH PORT, FLORIDA, CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT, THIS _____ DAY OF _____, A.D., 2016.

BY: _____
CITY ATTORNEY, CITY OF NORTH PORT

CERTIFICATE OF RECORDING BY THE CLERK OF CIRCUIT COURT:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, KAREN E. RUSHING, CLERK OF CIRCUIT COURT 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 _____ ON PAGES _____ THROUGH _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2016.

KAREN E. RUSHING, CLERK
CLERK OF THE CIRCUIT COURT
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 CHAPTER 37, SUBDIVISION REGULATIONS OF THE CITY OF NORTH PORT'S UNIFIED LAND DEVELOPMENT CODE, ORDINANCE NO. 90-28.

DATE: _____ CITY ENGINEER
REGISTRATION NO. _____

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT OF HERON CREEK TOWN CENTER NORTH AS CONTAINED WITHIN THIS PLAT, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA.

ATTEST: _____ CITY CLERK
BY: _____ CHAIRMAN OF THE BOARD OF CITY COMMISSIONERS
DATE APPROVED: _____

CERTIFICATE OF APPROVAL OF THE 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., 2016.
CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

BY: _____ CHAIRMAN

CERTIFICATE OF APPROVAL OF SURVEYOR REVIEWING PLAT FOR THE CITY OF NORTH PORT, FLORIDA:

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.

DATE: _____ SIGNATURE
ALAN K. FISH
CITY SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3941

HERON CREEK TOWN CENTER NORTH

A SUBDIVISION LYING IN SECTIONS 21 & 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 5

THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ & KAREH, INC.
CONSULTING ENGINEERS AND SURVEYORS
13041 MCGREGOR BLVD. (239) 481-1331
FORT MYERS, FLORIDA 33919

KEY SHEET

PLAT BOUNDARY AND LOT/TRACT AREAS

DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF SARASOTA, CITY OF NORTH PORT, LYING IN SECTIONS 21 AND 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE FIFTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION PER THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 50 AND 50-A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE CENTERLINE OF THE SNOVER WATERWAY (200 FEET WIDE) AS SHOWN ON THE PLAT OF THE EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION PER THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 6, 6-A THROUGH 6-B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S00°43'08"W, ALONG THE EASTERLY BOUNDARY LINE OF SAID FIFTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SUMTER BOULEVARD (200 FEET WIDE) FOR 1152.76 FEET TO THE SOUTHWEST CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2890 AT PAGE 1965, PUBLIC RECORDS OF SAID SARASOTA COUNTY; THENCE CONTINUE S00°43'08"W, ALONG THE EASTERLY BOUNDARY LINE OF SAID FIFTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SUMTER BOULEVARD FOR 49.50 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2974 AT PAGE 1086, PUBLIC RECORDS OF SAID SARASOTA COUNTY, AND THE POINT OF BEGINNING; THENCE S89°16'51"E ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 674.88 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 94.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S58°56'37"W; THENCE CONTINUE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 116°26'55", CHORD BEARING S89°16'51"E, FOR AN ARC DISTANCE OF 191.05 FEET; THENCE CONTINUE S89°16'51"E ALONG SAID SOUTHERLY LINE FOR 332.09 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2974 AT PAGE 1086; THENCE N00°43'09"E ALONG THE EASTERLY LINE OF SAID PARCEL FOR 49.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S89°16'51"E ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2890 AT PAGE 1965 AND THE SOUTHERLY LINE OF THE NORTH PORT WATER CONTROL DISTRICT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2357 AT PAGE 382, PUBLIC RECORDS OF SAID SARASOTA COUNTY, FOR 1348.83 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY AND AN INTERSECTION WITH THE WESTERLY LINE OF THE BLUERIDGE WATERWAY (100 FEET WIDE) AS RECORDED IN OFFICIAL RECORDS BOOK 1941 AT PAGE 6, PUBLIC RECORDS OF SAID SARASOTA COUNTY, BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1000.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S77°26'14"E; THENCE CONTINUE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLUERIDGE WATERWAY AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°49'01" FOR AN ARC DISTANCE OF 974.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 1150.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N21°37'14"W; THENCE CONTINUE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND THE WESTERLY LINE OF SAID BLUERIDGE WATERWAY THROUGH A CENTRAL ANGLE OF 31°46'15" FOR AN ARC DISTANCE OF 637.68 FEET TO THE NORTHEAST CORNER OF PARCEL 101 (PERMANENT RIGHT-OF-WAY FOR PRICE BOULEVARD) AS RECORDED IN INSTRUMENT #2013113894, PUBLIC RECORDS OF SAID SARASOTA COUNTY; THENCE N56°24'18"W ALONG THE NORTHERLY LINE OF SAID PARCEL 101 BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PRICE BOULEVARD (120.00 FEET WIDE) FOR 131.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1660.00 FEET; THENCE CONTINUE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRICE BOULEVARD AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°33'44" FOR AN ARC DISTANCE OF 1291.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 101 AND AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S42°30'26"W; THENCE CONTINUE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID PRICE BOULEVARD AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°56'40" FOR AN ARC DISTANCE OF 14.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SUMTER BOULEVARD (200 FEET WIDE) AND THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 1900.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S75°27'06"W; THENCE CONTINUE NORTHERLY ALONG SAID CURVE TO THE RIGHT AND SAID EASTERLY RIGHT-OF-WAY LINE OF SUMTER BOULEVARD THROUGH A CENTRAL ANGLE OF 15°16'02" FOR AN ARC DISTANCE OF 506.28 FEET TO A POINT OF TANGENCY; THENCE CONTINUE N00°43'08"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 244.45 FEET TO THE POINT OF BEGINNING.

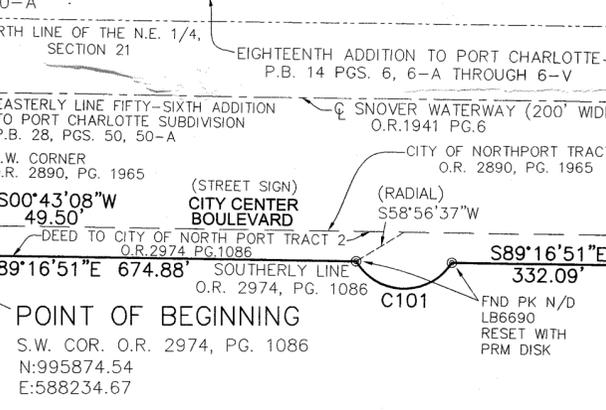
CONTAINING 1,862,775 SQUARE FEET (42.76 ACRES), MORE OR LESS.

NOTES:

- DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL CURVES ARE CIRCULAR.
- ALL LINES ARE RADIAL, UNLESS OTHERWISE SHOWN.
- BEARINGS ARE BASED ON THE PLAT OF THE FIFTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 50 AND 50-A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA WITH THE EAST LINE OF SUMTER BOULEVARD AS BEARING S00°43'08"W.
- INTERIOR MONUMENTATION IS TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
- THE DECLARATION OF RESTRICTIONS FOR HERON CREEK TOWN CENTER NORTH (THE "DECLARATION") IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT # _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- TRACTS A AND C 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.
- COORDINATES SHOWN HEREIN ARE FLORIDA STATE PLANE GRID FOR THE FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT).
- NO BUILDINGS OR OTHER STRUCTURES MAY BE CONSTRUCTED ON ANY AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER EASEMENT" WITHOUT THE WRITTEN APPROVAL OF THE CITY OF NORTH PORT.

POINT OF COMMENCEMENT

N.E. COR. FIFTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION
P.B. 28, PGS. 50 AND 50-A



POINT OF BEGINNING
S.W. COR. O.R. 2974, PG. 1086
N:995874.54
E:588234.67

SHEET 3

SHEET 4

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD LENGTH	CHORD BEARING
C101	94.00'	116°26'55"	191.05'	159.82'	S89°16'51"E
C102	1000.00'	55°49'01"	974.19'	936.12'	S40°28'16"W
C103	1150.00'	31°46'15"	637.68'	629.54'	S52°29'39"W
C104	1660.00'	44°33'44"	1291.08'	1258.78'	N78°41'10"W
C105	25.00'	32°56'40"	14.37'	14.18'	N31°01'14"W
C106	1900.00'	15°16'02"	506.28'	504.78'	N06°54'53"W

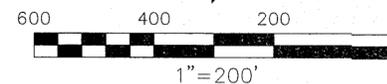
LEGEND

- P.B. = PLAT BOOK
ORIG. = ORIGINAL
S.F. = SQUARE FEET
R/W = RIGHT-OF-WAY
COR. = CORNER
PGS. = PAGES
PG. = PAGE
(NR) = NON RADIAL
(R) = RADIAL
(P) = PLAT
A = ARC LENGTH
R = RADIUS
P.R.C. = POINT OF REVERSE CURVE
P.C.C. = POINT OF COMPOUND CURVE
L.S.E. = LIFT STATION EASEMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.D.E. = PUBLIC DRAINAGE EASEMENT
O.R. = OFFICIAL RECORDS BOOK
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.E. = PEDESTRIAN EASEMENT
BRG = CHORD BEARING
CH = CHORD LENGTH
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
Δ = DELTA ANGLE

LOT/TRACT AREAS:

LOT 1	94,365 SQUARE FEET
LOT 2	74,428 SQUARE FEET
LOT 3	79,686 SQUARE FEET
LOT 4	117,664 SQUARE FEET
LOT 5	116,493 SQUARE FEET
LOT 6	86,905 SQUARE FEET
LOT 7	102,213 SQUARE FEET
LOT 8	746,539 SQUARE FEET
TRACT A	73,669 SQUARE FEET
TRACT B	101,733 SQUARE FEET
TRACT C	269,080 SQUARE FEET

N



- = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
SET 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "BWLK PRM LB 4919"
- ⊙ = SET PERMANENT CONTROL POINT (P.C.P.)
MAG NAIL & ALUMINUM DISK STAMPED "BWLK LB 4919 PCP" UNLESS NOTED OTHERWISE
- = SET 5/8" IRON ROD WITH CAP STAMPED "BWLK 4919 ORIG. COR."
- ⊙ = FOUND 1/2" IRON ROD WITH CAP STAMPED "LB2512"

FEMA NOTE:
THIS PARCEL LIES IN FLOOD ZONE B PER FLOOD INSURANCE RATE MAP 120279 0010 B WITH INDEX AND EFFECTIVE DATE 9-2-81, COMMUNITY NAME: CITY OF NORTH PORT AND COMMUNITY NUMBER: 120279. SUBJECT TO MAP CHANGES BY FEMA.

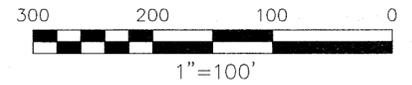
SECTION LINE NOTE:
THE EAST 1/4 CORNER LOCATION AND SECTION LINE LOCATIONS SHOWN HEREON ARE BASED ON (1) A SURVEY BY ALAN K. FISH, PLS 3941 OF A.L. VAN BUSKIRK ENGINEERS & PLANNERS, INC. DATED 8-5-93 WITH PROJECT NO. 93-793 AND (2) ADJOINING SUBDIVISIONS OF RECORD. NO CORNER WAS FOUND AT THE EAST 1/4 CORNER.

CALCULATED POSITION OF EAST 1/4 CORNER SECTION 21-39-21 (SEE SECTION LINE NOTE)

HERON CREEK TOWN CENTER NORTH

A SUBDIVISION LYING IN SECTIONS 21 & 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ & KAREH, INC.
CONSULTING ENGINEERS AND SURVEYORS
13041 MCGREGOR BLVD. (239) 481-1331
FORT MYERS, FLORIDA 33919



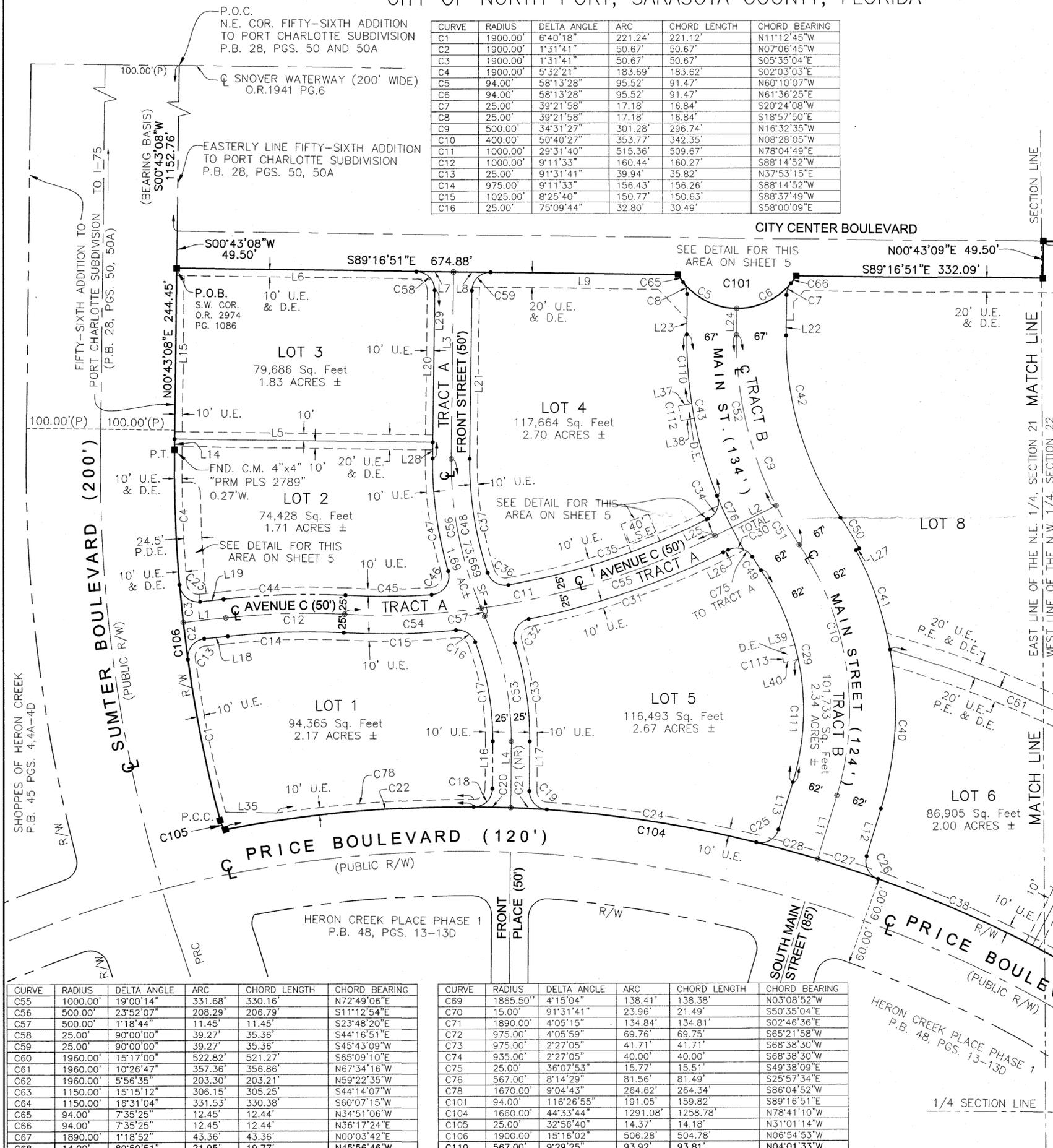
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD LENGTH	CHORD BEARING
C1	1900.00'	6°40'18"	221.24'	221.12'	N11°12'45"W
C2	1900.00'	1°31'41"	50.67'	50.67'	N07°06'45"W
C3	1900.00'	1°31'41"	50.67'	50.67'	S05°35'04"E
C4	1900.00'	5°32'21"	183.69'	183.62'	S02°03'03"E
C5	94.00'	58°13'28"	95.52'	91.47'	N60°10'07"W
C6	94.00'	58°13'28"	95.52'	91.47'	N61°36'25"E
C7	25.00'	39°21'58"	17.18'	16.84'	S20°24'08"W
C8	25.00'	39°21'58"	17.18'	16.84'	S18°57'50"E
C9	500.00'	34°31'27"	301.28'	296.74'	N16°32'35"W
C10	400.00'	50°40'27"	353.77'	342.35'	N08°28'05"W
C11	1000.00'	29°31'40"	515.36'	509.67'	N78°04'49"E
C12	1000.00'	9°11'33"	160.44'	160.27'	S88°14'52"W
C13	25.00'	91°31'41"	39.94'	35.82'	N37°53'15"E
C14	975.00'	9°11'33"	156.43'	156.26'	S88°14'52"W
C15	1025.00'	8°25'40"	150.77'	150.63'	S88°37'49"W
C16	25.00'	75°09'44"	32.80'	30.49'	S58°00'09"E

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD LENGTH	CHORD BEARING
C111	338.00'	28°31'37"	168.29'	166.55'	N02°36'20"E
C112	585.00'	1°57'32"	20.00'	20.00'	N09°46'54"W
C113	318.00'	3°36'15"	20.00'	20.00'	S13°21'12"E

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD LENGTH	CHORD BEARING
C17	375.00'	20°53'45"	136.76'	136.01'	N09°58'25"W
C18	25.00'	90°08'46"	39.33'	35.40'	N45°32'51"E
C19	25.00'	86°27'05"	37.72'	34.24'	S42°45'04"E
C20	1660.00'	1°43'42"	50.07'	50.07'	S88°30'55"E
C21	1660.00'	1°40'27"	48.51'	48.51'	N86°48'51"W
C22	1660.00'	11°35'16"	335.73'	335.16'	N84°49'36"E
C23	25.00'	91°31'41"	39.94'	35.82'	S50°35'04"E
C24	1660.00'	9°53'09"	286.42'	286.06'	S81°02'02"E
C25	25.00'	87°02'24"	37.98'	34.43'	S60°23'20"W
C26	25.00'	87°02'27"	37.98'	34.43'	N26°39'05"W
C27	1660.00'	2°57'35"	85.75'	85.74'	N71°39'06"W
C28	1660.00'	2°57'35"	85.75'	85.74'	S74°36'41"E
C29	338.00'	50°40'27"	298.94'	289.29'	S08°28'05"E
C30	25.00'	85°06'49"	37.14'	33.82'	N74°07'37"W
C31	1025.00'	15°32'45"	278.11'	277.26'	N71°05'21"E
C32	25.00'	96°34'33"	42.14'	37.32'	N30°34'27"E
C33	425.00'	18°11'17"	134.91'	134.35'	N08°37'11"W
C34	25.00'	85°09'18"	37.16'	33.83'	S20°44'19"W
C35	975.00'	16°37'11"	282.82'	281.83'	N71°37'34"E
C36	25.00'	81°48'54"	35.70'	32.74'	N59°09'24"W
C37	475.00'	18°58'06"	157.25'	156.54'	S08°45'54"E
C38	1660.00'	7°49'26"	226.68'	226.50'	S66°15'36"E
C39	1660.00'	5°56'35"	172.18'	172.11'	N59°22'35"W
C40	462.00'	27°01'56"	217.97'	215.96'	S03°21'10"W
C41	462.00'	17°35'58"	141.91'	141.36'	S18°57'47"E
C42	433.00'	34°31'27"	260.91'	256.98'	S16°32'35"E
C43	567.00'	22°33'29"	223.23'	221.79'	N10°33'35"W
C44	1025.00'	9°11'33"	164.45'	164.27'	S88°14'52"W
C45	975.00'	6°46'40"	115.34'	115.27'	S89°27'19"W
C46	25.00'	102°15'00"	44.62'	38.93'	N34°56'28"E
C47	525.00'	16°54'11"	154.88'	154.32'	S07°43'57"E
C48	500.00'	25°10'51"	219.74'	217.98'	N11°52'16"W
C49	562.00'	2°14'06"	21.92'	21.92'	N32°41'15"W
C50	467.00'	6°02'32"	49.25'	49.23'	N30°47'02"W
C51	500.00'	7°07'17"	62.15'	62.11'	S30°14'40"E
C52	500.00'	27°24'10"	239.14'	236.86'	S12°58'56"E
C53	400.00'	24°56'10"	174.09'	172.72'	N11°59'37"W
C54	1000.00'	10°31'26"	183.68'	183.42'	N87°34'56"E

LINE	BEARING	DISTANCE
L1	S83°39'06"W	57.56'
L2	S63°18'59"W	92.24'
L3	N00°43'09"E	251.87'
L4	N00°28'28"E	89.99'
L5	S89°16'52"E	347.06'
L6	S89°16'51"E	322.06'
L7	S89°16'51"E	50.00'
L8	N89°16'51"W	50.00'
L9	S89°16'51"E	252.82'
L10	S27°39'07"W	300.00'
L11	S16°52'08"W	89.99'
L12	N16°52'08"E	67.24'
L13	S16°52'08"E	67.24'
L14	N00°43'08"E	14.46'
L15	S00°43'08"W	229.99'
L16	S00°28'28"W	64.11'
L17	S00°28'28"W	67.33'
L18	S83°39'06"W	31.89'
L19	S83°39'06"W	31.89'
L20	S00°43'09"W	204.99'
L21	S00°43'09"W	226.87'
L22	N00°43'09"E	54.15'
L23	N00°43'09"E	54.15'
L24	N00°43'09"E	35.63'
L25	N63°18'59"E	2.36'
L26	N63°18'59"E	7.37'
L27	N62°14'14"E	5.00'
L28	S00°43'09"W	21.88'
L29	S00°43'09"W	226.87'
L30	N56°24'18"W	188.05'
L31	S83°39'06"W	9.16'
L32	S89°24'16"W	10.49'
L33	N22°35'03"W	40.00'
L34	N20°07'58"W	40.00'
L35	S89°03'54"E	70.03'

LINE	BEARING	DISTANCE
L37	N80°13'06"E	18.00'
L38	S80°13'06"W	18.00'
L39	S76°38'48"W	20.01'
L40	S76°38'48"W	20.01'



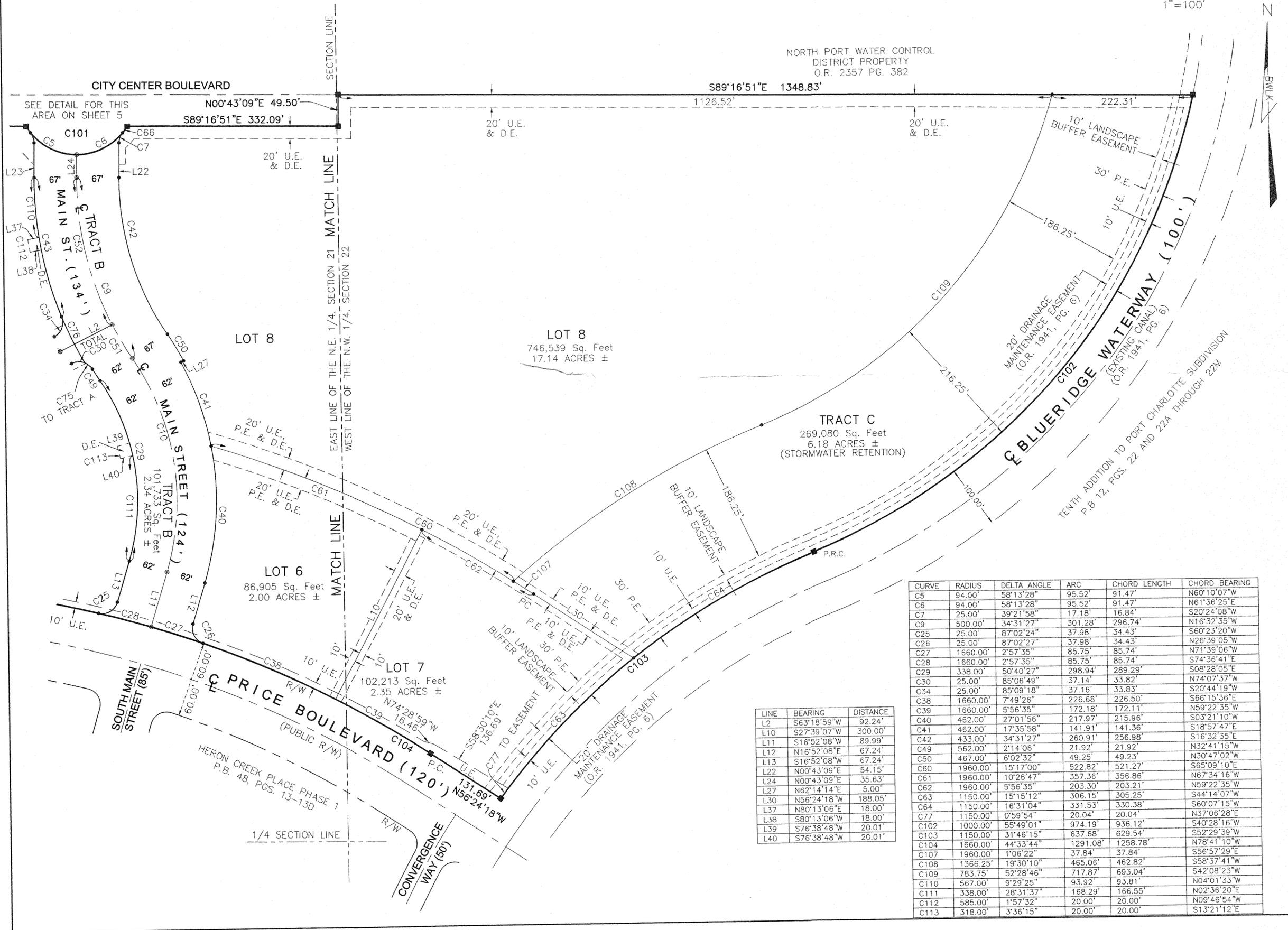
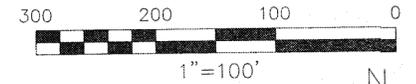
CURVE	RADIUS	DELTA ANGLE	ARC	CHORD LENGTH	CHORD BEARING
C55	1000.00'	19°00'14"	331.68'	330.16'	N72°49'06"E
C56	500.00'	23°52'07"	208.29'	206.79'	S11°12'54"E
C57	500.00'	1°18'44"	11.45'	11.45'	S23°48'20"E
C58	25.00'	90°00'00"	39.27'	35.36'	S44°16'51"E
C59	25.00'	90°00'00"	39.27'	35.36'	S45°43'09"W
C60	1960.00'	15°17'00"	522.82'	521.27'	S65°09'10"E
C61	1960.00'	10°26'47"	357.36'	356.86'	N67°34'16"W
C62	1960.00'	5°56'35"	203.30'	203.21'	N59°22'35"W
C63	1150.00'	15°15'12"	306.15'	305.25'	S44°14'07"W
C64	1150.00'	16°31'04"	331.53'	330.38'	S60°07'15"W
C65	94.00'	7°35'25"	12.45'	12.44'	N34°51'06"W
C66	94.00'	7°35'25"	12.45'	12.44'	N36°17'24"E
C67	1890.00'	1°18'52"	43.36'	43.36'	N00°03'42"E
C68	14.00'	89°50'51"	21.95'	19.77'	N45°56'46"W

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD LENGTH	CHORD BEARING
C69	1865.50'	4°15'04"	138.41'	138.38'	N03°08'52"W
C70	15.00'	91°31'41"	23.96'	21.49'	S50°35'04"E
C71	1890.00'	4°05'15"	134.84'	134.81'	S02°46'36"E
C72	975.00'	4°05'59"	69.76'	69.75'	S65°21'58"W
C73	975.00'	2°27'05"	41.71'	41.71'	S68°38'30"W
C74	935.00'	2°27'05"	40.00'	40.00'	S68°38'30"W
C75	25.00'	36°07'53"	15.77'	15.51'	S49°38'09"E
C76	567.00'	8°14'29"	81.56'	81.49'	S25°57'34"E
C78	1670.00'	9°04'43"	264.62'	264.34'	S86°04'52"W
C101	94.00'	116°26'55"	191.05'	159.82'	S89°16'51"E
C104	1660.00'	44°33'44"	1291.08'	1258.78'	N78°41'10"W
C105	25.00'	32°56'40"	14.37'	14.18'	N31°01'14"W
C106	1900.00'	15°16'02"	506.28'	504.78'	N06°54'53"W
C110	567.00'	9°29'25"	93.92'	93.81'	N04°01'33"W

HERON CREEK TOWN CENTER NORTH

A SUBDIVISION LYING IN SECTIONS 21 & 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ & KAREH, INC.
CONSULTING ENGINEERS AND SURVEYORS
13041 MCGREGOR BLVD. (239) 481-1331
FORT MYERS, FLORIDA 33919



LOT 8
746,539 Sq. Feet
17.14 ACRES ±

TRACT C
269,080 Sq. Feet
6.18 ACRES ±
(STORMWATER RETENTION)

LOT 6
86,905 Sq. Feet
2.00 ACRES ±

LOT 7
102,213 Sq. Feet
2.35 ACRES ±

CURVE	RADIUS	DELTA ANGLE	ARC	CHORD LENGTH	CHORD BEARING
C5	94.00'	58°13'28"	95.52'	91.47'	N60°10'07"W
C6	94.00'	58°13'28"	95.52'	91.47'	N61°36'25"E
C7	25.00'	39°21'58"	17.18'	16.84'	S20°24'08"W
C9	500.00'	34°31'27"	301.28'	296.74'	N16°32'35"W
C25	25.00'	87°02'24"	37.98'	34.43'	S60°23'20"W
C26	25.00'	87°02'27"	37.98'	34.43'	N26°39'05"W
C27	1660.00'	2°57'35"	85.75'	85.74'	N71°39'06"W
C28	1660.00'	2°57'35"	85.75'	85.74'	S74°36'41"E
C29	338.00'	50°40'27"	298.94'	289.29'	S08°28'05"E
C30	25.00'	85°06'49"	37.14'	33.82'	N74°07'37"W
C34	25.00'	85°09'18"	37.16'	33.83'	S20°44'19"W
C38	1660.00'	7°49'26"	226.68'	226.50'	S66°15'36"E
C39	1660.00'	5°56'35"	172.18'	172.11'	N59°22'35"W
C40	462.00'	27°01'56"	217.97'	215.96'	S03°21'10"W
C41	462.00'	17°35'58"	141.91'	141.36'	S18°57'47"E
C42	433.00'	34°31'27"	260.91'	256.98'	S16°32'35"E
C49	562.00'	2°14'08"	21.92'	21.92'	N32°41'15"W
C50	467.00'	6°02'32"	49.25'	49.23'	N30°47'02"W
C60	1960.00'	15°17'00"	522.82'	521.27'	S65°09'10"E
C61	1960.00'	10°26'47"	357.36'	356.86'	N67°34'16"W
C62	1960.00'	5°56'35"	203.30'	203.21'	N59°22'35"W
C63	1150.00'	15°15'12"	306.15'	305.25'	S44°14'07"W
C64	1150.00'	16°31'04"	331.53'	330.38'	S60°07'15"W
C77	1150.00'	0°59'54"	20.04'	20.04'	N37°06'28"E
C102	1000.00'	55°49'01"	974.19'	936.12'	S40°28'16"W
C103	1150.00'	31°46'15"	637.68'	629.54'	S52°29'39"W
C104	1660.00'	44°33'44"	1291.08'	1258.78'	N78°41'10"W
C107	1960.00'	1°06'22"	37.84'	37.84'	S56°57'29"E
C108	1366.25'	19°30'10"	465.06'	462.82'	S58°37'41"W
C109	783.75'	52°28'46"	717.87'	693.04'	S42°08'23"W
C110	567.00'	9°29'25"	93.92'	93.81'	N04°01'33"W
C111	338.00'	28°31'37"	168.29'	166.55'	N02°36'20"E
C112	585.00'	1°57'32"	20.00'	20.00'	N09°46'54"W
C113	318.00'	3°36'15"	20.00'	20.00'	S13°21'12"E

LINE	BEARING	DISTANCE
L2	S63°18'59"W	92.24'
L10	S27°39'07"W	300.00'
L11	S16°52'08"W	89.99'
L12	N16°52'08"E	67.24'
L13	S16°52'08"W	67.24'
L22	N00°43'09"E	54.15'
L24	N00°43'09"E	35.63'
L27	N62°14'14"E	5.00'
L30	N56°24'18"W	188.05'
L37	N80°13'06"E	18.00'
L38	S80°13'06"W	18.00'
L39	S76°38'48"W	20.01'
L40	S76°38'48"W	20.01'

HERON CREEK TOWN CENTER NORTH

A SUBDIVISION LYING IN SECTIONS 21 & 22, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 5 OF 5

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