NORTH CREEK ESTATES

SECTION 3, TOWNSHIP 38 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000095630 2 PGS
2000 JUL 27 04:40 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCLINGER Receipt#059969

NOTICES:

1. This plat, as recorded in its graphic forms, is the official description 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.
2. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
3. All lots created by this plat may be accessed only from the Cul-de-sacs. The limited access right-of-way lines along Tamiami Trail is created so that ingress and egress to lots adjacent to this road can only be from Reflection Way.
4. The parcel referred to as real property in the Certificate of Ownership and Dedication hereon and identified as Parcel "A" is dedicated and set apart for the following specific purpose: Parcel "A", private road & public utility easement.

LEGAL DESCRIPTION (furnished)

Begin 33 feet east of the northwest corner of the northwest quarter of the northeast quarter of Section 3, Township 38 South, Range 18 East; Thence south along the east right-of-way line of the Tamiami Trail 463.5 feet to the center of North Creek and the Point-of-Beginning; Thence continue south along the Tamiami Trail 330 feet; Thence South 87° 34' East 660.6 Feet to a stake; Thence North to the center of North Creek; Thence westerly along the center of North Creek to the Point-of-Beginning, being in the northwest quarter of the northeast quarter of Section 3, Township 38 South, Range 18 East, less the right-of-way for the Tamiami Trail.

Also less the tidal lands of North Creek below the mean high water line of North Creek.

LEGAL DESCRIPTION (as surveyed)

Being a parcel of land lying in Section 3, Township 38 South, Range 18 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the northwest corner of the northwest quarter of the northeast quarter of said Section 3; Thence along the northerly line of said Section 3, North 89°54'02" East 60.08 feet to the easterly right-of-way line of U.S. 41, Tamiami Trail; Thence along said right-of-way line South 00°21'02" West 434.18 feet; and Thence continuing along said right-of-way line South 00°25'07" West 360.75 feet to the Point-of-Beginning, the same being the northwesterly corner of Oak Creek, a subdivision recorded in Plat Book 36, Pages 30 and 30A of the Public Records of Sarasota County, Florida; Thence from said Point-of-Beginning and along a northerly line of Oak Creek, South 87°28'30" East 632.76 feet; Thence continuing along a westerly line of Oak Creek North 00°25'41" East 293.01 feet, to the mean high water line of North Creek; Thence along the mean high water line of North Creek the following courses:

1. NORTH 81°05'03" WEST 68.18 FEET
2. NORTH 74°53'44" WEST 161.32 FEET
3. NORTH 81°51'48" WEST 86.98 FEET
4. SOUTH 65°14'35" WEST 61.00 FEET
5. SOUTH 84°49'14" WEST 50.65 FEET
6. SOUTH 64°19'52" WEST 43.86 FEET
7. SOUTH 88°47'14" WEST 77.78 FEET
8. SOUTH 75°38'36" WEST 28.10 FEET
9. NORTH 79°01'56" WEST 31.93 FEET
10. NORTH 48°19'41" WEST 41.50 FEET
11. NORTH 73°29'44" WEST 10.52 FEET

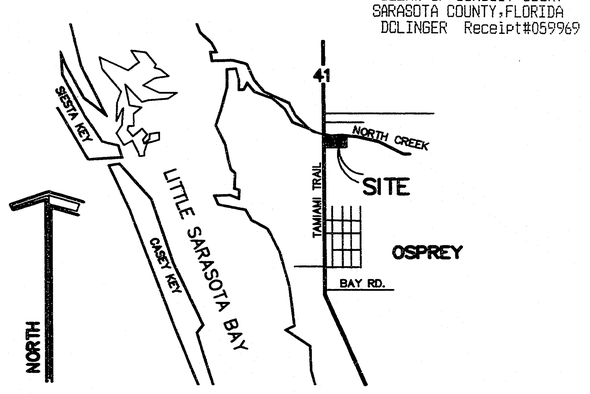
to the easterly right-of-way line of U.S. 41, Tamiami Trail; and Thence along said right-of-way line, South 00°25'07" West 309.00 feet, to the Point-of-Beginning, containing 4.491 acres, more or less.

SURVEYOR'S CERTIFICATE

Know to all men by these presents, that I, the undersigned Florida Licensed Surveyor and Mapper, do hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey data complies with all the requirements of Chapter 177, Florida Statues and the Sarasota Land Development Regulations, as amended, and that the Permanent Reference Monuments (PRM's), Bench marks (BM's) and Permanent Control Points (P.C.P.'s) were installed on May 4, 2000.

4/17/98
Date of Survey

Lawrence R. Weber
Professional Surveyor and Mapper
Florida Certificate No. 3868



LOCATION MAP
NOT TO SCALE

NOTES:

1. Notice to purchaser is simultaneously recorded in Official Records Instrument Number 2000095627 of the Public Records of Sarasota County, Florida.
2. Declaration of Covenants, Conditions and Restrictions has been recorded in Official Records Instrument Number 1999078143 of the Public Records of Sarasota County, Florida. An Amendment to the Declaration of Covenants, Conditions and Restrictions has been simultaneously recorded in Official Records Instrument Number 2000095629 of the Public Records of Sarasota County, Florida.
3. Private Roadways: All streets or roads designated hereon as private streets or roads are hereby specifically set aside for use of abutting property owners only, and in no way constitute a dedication to the general public or the County of Sarasota. It being specifically understood that no obligation is imposed upon the County, nor shall any request be ever entertained by the County to maintain or improve said private streets or roads.
4. Lot line easements: Unless otherwise indicated, easements of ten (10') feet in width along each front lot line, eight (8') feet in width along each rear lot line and five (5') feet in width along each side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities, cable television and drainage. Where an area greater than one lot is used as a building site, the outside boundary of said site shall be subject to the lot line easements.
5. The Mean High Water (MHW) elevation of 1.10 feet NGVD 1929, for North Creek at this site was based on the extension of tidal datum from Florida Department of Environmental Protection MWH File No. 1227. Preliminary approval for which was given by DEP Bureau of Surveying and Mapping letter of March 27, 2000. The foregoing procedures were filed with DEP Bureau of Surveying and Mapping on June 20, 2000, in accordance with Chapter 18-5, FAC, pursuant to Sections 177.37 and .38, F.S. and is recorded in the Public Repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File #2303.

CERTIFICATE OF OWNERSHIP AND DEDICATION
State of Florida)
)s.s.
County of Sarasota)

Gilbert Waters, a married man, does hereby certify ownership of "North Creek Estates" as shown and described hereon.

PUBLIC
The undersigned does hereby dedicate and set apart all of the public utility easements and Sarasota County stormwater utility access and maintenance easements shown and described on this plat for said uses and purposed to the County of Sarasota forever.

PRIVATE
The undersigned does further dedicate and set apart all of Parcel "A" as real property and Preserve Area "B" as an easement, inclusive, for the uses and purposes described in the declaration, the private streets, front, rear and side lot line non-exclusive utility and private drainage easements and other easements labeled private as shown and described on this plat, for said uses and purposes, to the North Creek Estates Homeowners Association, Inc., their successor, assigns, respective guests, licensees, invitee, utilities serving the subdivision, cable tv, emergency and law enforcement personnel serving the subdivision and other persons providing essential services to the subdivision forever. Subject, however, to any rights dedicated to the County of Sarasota by this plat.

In witness whereof, the undersigned has set his hand and seal this 13th day of June, 2000.

Witness:

by: Gilbert Waters

State of Florida)
) ss
County of Sarasota)

Before me, the undersigned notary public, personally appeared Gilbert Waters, to me known to be the individual described in and who executed the foregoing certificate of dedication and he duly acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, this 13th day of June A.D., 2000.

JULIE H. YORK
MY COMMISSION # CC 817351
EXPIRES: August 17, 2002
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, State of Florida at large
My commission expires: 2002

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION
State of Florida) S.S.
County of Sarasota)

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida this 25th day of July, 2000.

County Surveyor

Chairman, Board of County Commissioners

County Engineer

County Attorney

CERTIFICATE OF APPROVAL OF COUNTY CLERK
State of Florida) S.S.
County of Sarasota)

I, Karen E. Rushing, Clerk of the 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 41, Pages 33-33A Public Records of Sarasota County, Florida, this 27 day of July, A.D., 2000.

Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida

by Deputy Clerk

WEBER ENGINEERING & SURVEYING, INC.
Surveying & Mapping Business Authorization No. LB 4010
4020 Beneva Road Suite B, Sarasota, Florida 34233
Telephone (941) 921-3914

PLAT BOOK 41, PAGE 33A
SHEET 2 OF 2

NORTH CREEK ESTATES

SECTION 3, TOWNSHIP 38 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

NOTES:

1. Bearings shown hereon are based on the North Right-of-way line of North Creek Lane having a bearing of S00°25'07"E per Deed Description.
2. Bench Mark Elevation shown hereon is relative to N.G.V.D., 1929 Datum and is based on Sarasota County Bench Mark 142E, with a published elevation of 7.87 NGVD 1929.
3. Total Area of Subdivision: 4.491 Acres

LEGEND

- ■ Denotes P.R.M. Found, # as noted
- □ Denotes P.R.M. Set, 4"x4" Concrete Monument, PSM #3868
- ○ Denotes P.C.P. Set, 4"x4" Concrete Monument, PSM #3868
- ∘ Denotes P.C.P. Set in Centerline, PK Nail & Disk, PSM #3868
- ⊕ Denotes Benchmark Set, Elevation as noted
- O.A. Indicates an Overall Dimension
- MHW Mean High Water
- (3) Denotes Curve Number
- (L1) Denotes Line Number

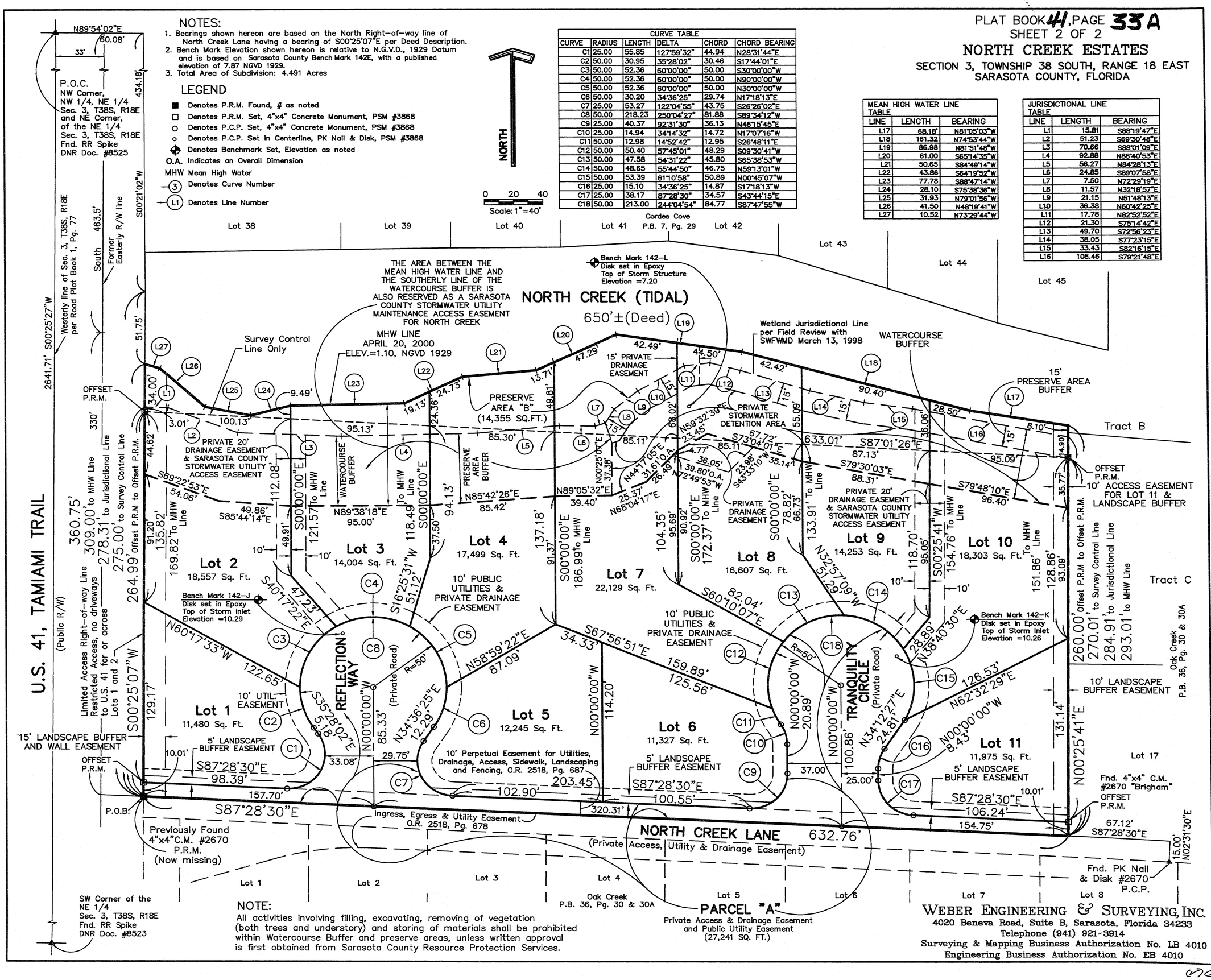
NORTH

0 20 40
Scale: 1"=40'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00	55.85	127°59'32"	44.94	N28°31'44"E
C2	50.00	30.95	35°28'02"	30.46	S17°44'01"E
C3	50.00	52.36	60°00'00"	50.00	S30°00'00"W
C4	50.00	52.36	60°00'00"	50.00	N90°00'00"W
C5	50.00	52.36	60°00'00"	50.00	N30°00'00"W
C6	50.00	30.20	34°36'25"	29.74	N17°18'13"E
C7	25.00	53.27	122°04'55"	43.75	S26°26'02"E
C8	50.00	218.23	250°04'27"	81.88	S89°34'12"W
C9	25.00	40.37	92°31'30"	36.13	N46°15'45"E
C10	25.00	14.94	34°14'32"	14.72	N17°07'16"W
C11	50.00	12.98	14°52'42"	12.95	S26°48'11"E
C12	50.00	50.40	57°45'01"	48.29	S09°30'41"W
C13	50.00	47.58	54°31'22"	45.80	S65°38'53"W
C14	50.00	48.65	55°44'50"	46.75	N59°13'01"W
C15	50.00	53.39	61°10'58"	50.89	N00°45'07"W
C16	25.00	15.10	34°36'25"	14.87	S17°18'13"W
C17	25.00	38.17	87°28'30"	34.57	S43°44'15"E
C18	50.00	213.00	244°04'54"	84.77	S87°47'55"W

MEAN HIGH WATER LINE TABLE		
LINE	LENGTH	BEARING
L17	68.18'	N81°05'03"W
L18	161.32	N74°53'44"W
L19	86.98	N81°51'48"W
L20	61.00	S65°14'35"W
L21	50.65	S84°49'14"W
L22	43.86	S64°19'52"W
L23	77.78	S88°47'14"W
L24	28.10	S75°38'36"W
L25	31.93	N79°01'56"W
L26	41.50	N48°19'41"W
L27	10.52	N73°29'44"W

JURISDICTIONAL LINE TABLE		
LINE	LENGTH	BEARING
L1	15.81	S88°19'47"E
L2	51.23	S69°30'48"E
L3	70.66	S88°01'09"E
L4	92.88	N88°40'53"E
L5	56.27	N84°28'13"E
L6	24.85	S89°07'58"E
L7	7.50	N72°29'19"E
L8	11.57	N32°18'57"E
L9	21.15	N51°48'13"E
L10	36.38	N60°42'25"E
L11	17.78	N82°52'52"E
L12	21.30	S75°14'42"E
L13	49.70	S72°56'23"E
L14	36.05	S77°23'15"E
L15	33.43	S82°16'15"E
L16	108.46	S79°21'48"E



NOTE:
All activities involving filling, excavating, removing of vegetation (both trees and understory) and storing of materials shall be prohibited within Watercourse Buffer and preserve areas, unless written approval is first obtained from Sarasota County Resource Protection Services.

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WGF