HERITAGE CREEK

A Replat of Lot 6, and a portion of Lots 4 and 5, Block "C" of "Gulf Coast Groves" Recorded in Plat Book 1 Page 6

A Subdivision Lying in Sections 10 and 11 Township 40 S Range 19 E Sarasota County, Florida

SHEET 1 OF 4

PLAT BOOK 47 PAGE 18

Description

Lots 4, 5 and 6, Block "C", Gulf Coast Groves, as per plat recorded in Plat Book 1, Page 6, of the Public Records of Sarasota County, Florida, less a portion of Lots 4 and 5, deeded to the State of Florida in Official Record Book 2740, Page 1751 and less Right-of-Way for State Road 776 (Englewood Road) as per deed recorded in Official Record Book 2700, Page 1827, Public Records of Sarasota County, Florida. Subject to a Boundary Line Agreement recorded as Official Records Instrument Number 2007142054. All of which being more particularly described as follows :

Begin at the Southwest corner of said Lot 6, Block "C" of the aforesaid plat; thence run along the Western boundary of said Lots 6 and 5, N 18°31'53" W, a distance of 387.25 ft.; thence S 89°44'13" E, a distance of 34.60 ft.; thence S 00°03'55" E, a distance of 67.60 ft.; thence S 89°11'05" E, a distance of 70.00 ft.; thence N 00°03'55" W, a distance of 100.00 ft. to a point in the Northern boundary of said Lot 5; thence along said Northern boundary, S 89°11'05" E, a distance of 353.88 ft.; thence N 00°41'30" E, a distance of 198.97 ft.; thence S 89°15'27" E, a distance of 379.18 ft. to the Southwestern Right-of-Way of State Road 776; thence along said Right-of-Way the following two courses; S 27°41'24" E, a distance of 522.83 ft. to a curve concave to the Northeast with a radius of 11523.16'; thence along the arc of said curve through a central angle of 00°43'25", a distance of 145.53 ft.; thence N 89°54'38" W, a distance of 155.36 ft.; distance of 51.78 ft.; thence N 89°34'11" W, a distance of 821.20 ft. to the Point of Beginning.

Containing 469,902 square feet or 10.79 acres of land more or less.

Reservation of Easements

LOT LINE EASEMENTS: Unless otherwise indicated, easements of twenty (20') feet in width along each front lot line, ten (10') feet in width along each rear lot line and six (6) feet along each side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities 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.

PUBLIC UTILITY EASEMENTS: "Developer" does hereby grant to Sarasota County, Florida Power & Light Company, and other utility companies authorized by "Developer", a non-exclusive easement for the installation and maintenance of underground power, gas, telephone, water, sewer, electric, cable television, and other utilities lines and facilities under and across each area depicted on this plat as a "Public Utility Easement".

Tract Designations

TRACTS "A" AND "B":	Landscape Buffers, Common Areas
TRACTS "C" AND "D":	Public Utility Easements, Landscape, Common Areas
TRACTS "H" AND "E":	Preservation Areas, Common Areas
TRACTS "F" AND "G":	Stormwater Drainage/Retention, Public Flowage Easement, Common Area
TRACT "I":	Public Right-of-Way, Public Utility Easement

Preservation Areas

Tract "H" and a portion of Tract "E" as shown herein are areas of native habitat that shall perpetually be maintained in existing or restored native condition. No activities including, but not limited to, removal of trees or understory plants, filling, excavating, storing of materials, or other alteration is permissible within preservation areas without prior written consent from Sarasota County's Resource Protection Office.

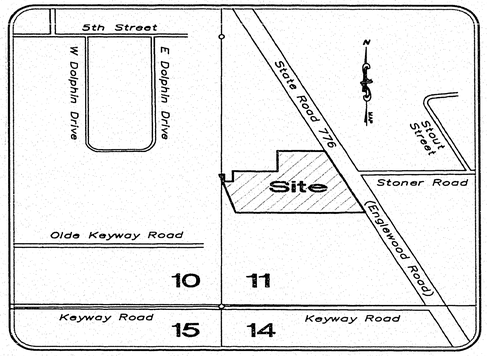
Stormwater

Any amendment to the restrictions which would affect the Stormwater management system must have the prior written approval of the Sarasota County engineer or his authorized designee.

Surveyor's Notes

1. The bearings and coordinates indicated and shown herein are a projection of a Sarasota County Control Station designated "004". Coordinates are in U.S. Survey Feet and are relative to the Florida State Plane Coordinate System West Zone NAD 83/90.
2. Benchmark Elevations based on Florida Department of Transportation Benchmark "827+65". Said benchmark having a National Geodetic Vertical Datum (NGVD) 1929 elevation of 12.11 feet.
3. The Mean High Water elevation of +1.0', NGVD 1929, was determined by interpolation of published FDEP Mean High Water Line data as documented on the FDEP "Land and Boundary Information System (LABINS)" website. The location of said line shown herein is approximate in nature and was determined from an interpolation between known topographic spot elevations on the banks of "Forked Creek".

RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2008100196 4 PGS
2008 JUL 23 03:07 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1071317



LOCATION MAP
(not to scale)

The character and intended use of this site is for residential single family — cluster housings.

Certificate of Approval of County Clerk

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 47 Page 18, Public Records of Sarasota County, Florida, this 23 day of JULY, A.D., 2008.

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

By: Fred Mellen
Deputy Clerk

THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT AT OFFICIAL RECORDS INSTRUMENT No. 200800195 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Declaration of Covenants, Conditions and Restrictions subjecting all or a portion of the lands of HERITAGE CREEK Plat is recorded concurrently herewith in Official Records Instrument No. 2008100196 of the Public Records of Sarasota County, Florida.

Certificate of Ownership and Dedication

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

Heritage Creek, L.L.C., a Florida limited liability company, by its duly elected Managing Members, Michael K. Greig, Jeffrey O. Gates and Donald C. Fee, acting by and with authority of its Board of Managers and Jeffrey O. Gates, individually, certifies ownership by said Company and said individual of "HERITAGE CREEK" shown and described hereon.

PRIVATE
Said Company does hereby dedicate and set apart Tracts A, B, C, D, E, F, G and H as shown and described hereon, for said uses and purposes to HERITAGE CREEK HOMEOWNERS ASSOCIATION, INC. a Florida Corporation not for profit, its successors and assigns, and its guests, licensees, invitees, utilities serving the subdivision and other persons providing essential services to the subdivision, forever; subject however, to any rights dedicated to the County of Sarasota, Florida by this Plat.

PUBLIC
Said Company further dedicates and sets apart Tract I (Public Right-of-Way and Public Utility Easement) and Public Utility Easements, as so designated and described on this Plat soley for said uses and purposes to the County of Sarasota, Florida, forever.

IN WITNESS WHEREOF, the undersigned Company has caused these presents to be executed by its Managing Members, this 27th day of MAY, A.D., 2008.

Witnesses: Heritage Creek, L.L.C.

Stephen K. Boone
(Print Name)

Margaret J Frook
(Print Name)

Margaret J Frook

By: Michael K. Greig, Managing Member

By: Jeffrey O. Gates, Managing Member and Individual

By: Donald C. Fee, Managing Member

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I hereby certify that on this 27th day of MAY, 2008 before me, an officer duly authorized to take acknowledgments in the state and county named above, personally appeared Jeffrey O. Gates, individually, and Michael K. Greig, Jeffrey O. Gates and Donald C. Fee, managing members of Heritage Creek, L.L.C., to me known to be the persons described in and who executed the foregoing certificate of ownership and dedication, and they acknowledged that they executed same for and on behalf of the L.L.C. and that they were duly authorized by the L.L.C. to do so.

Notary Public, State of Florida at Large

My Commission Expires: 4/26/12

NOTARY PUBLIC-STATE OF FLORIDA
Stephen K. Boone
Commission # DD756062
Expires: APR. 26, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

Certificate of Review of the County Surveyor

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177 of the Florida Statutes and Sarasota County Land Development Regulations, as amended.

Teri S. Owen, P.S.M. 5928
Sarasota County Surveyor

6-19-08
Date

STATE OF FLORIDA LICENSED SURVEYOR 5928

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 Surveyor

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Florida Licensed and Registered Surveyor/Mapper, hereby certify that this plat is a true and correct representation of the lands surveyed, 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 Sarasota County Land Development regulations, as amended, and that the Permanent Reference Monuments (PRMs), Permanent Control Points (PCPs) and Lot Corners have been installed.

RUSSELL P. HYATT CERTIFICATE NO. 5303 STATE OF FLORIDA REGISTERED SURVEYOR

Hyatt Survey Services, Inc. LB No.: 7203

Russell P. Hyatt
P.S.M. Florida Certificate No. 5303

5/21/08
Date

Certificate of Approval of County Commission

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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 8 day of July, A.D., 2008.

Approved:

Chairman, Board of County Commissioners

County Attorney

County Engineer

Hyatt Survey Services, Inc.
Geographic Data Specialists
11007 8TH AVENUE EAST BRADENTON, FLORIDA 34212
LB No.: 7203 (941) 748 4693

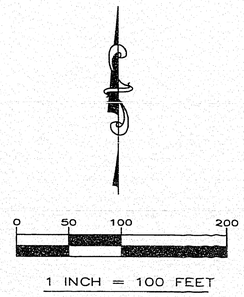
PLAT BOOK 47 PAGE 18A

HERITAGE CREEK

A Replat of Lot 6, and a portion of Lots 4 and 5, Block "C" of "Gulf Coast Groves" Recorded in Plat Book 1 Page 6
A Subdivision Lying in
Sections 10 and 11 Township 40 S Range 19 E
Sarasota County, Florida

SHEET 2 OF 4

(KEY MAP)



Hyatt Survey Services, Inc.
Geographic Data Specialists
11007 8TH AVENUE EAST BRADENTON, FLORIDA 34212
LB No.: 7203 (941) 748 4693

PLAT BOOK 47 PAGE 18B

HERITAGE CREEK

A Replat of Lot 6, and a portion of Lots 4 and 5, Block "C" of "Gulf Coast Groves"

Recorded in Plat Book 1 Page 6

A Subdivision Lying in

Sections 10 and 11 Township 40 S Range 19 E

Sarasota County, Florida

SHEET 3 OF 4

F.D.O.T. Parcel (O.R.B. 2740 Pg. 1751)

S 89°15'27" E 379.18'

Tract "A" 7855 S.F. / 0.18 AC.

S 89°15'27" E 317.92'

15' Landscape Buffer

408-E "X" Cut North Rim of Manhole Elev.=12.83'

N 973243.650 E 531448.583

10' Water District Easement O.R. # 2005120550

S 27°41'22" E 204.30'

Southwest Right-of-Way Line (O.R.B. 2700 Pg. 1827)

10' Landscape Buffer

N 00°41'30" E 198.97'

Tract "F" 49711 S.F. / 1.14 AC. (Public Flowage Easement)

Sheet 4 of 4 Matchline

SEE SHEET 4 OF 4 FOR CONTINUATION

Lot	Area	Dimensions
8	6573 S.F.	58.00' × 109.94'
7	5743 S.F.	52.90' × 86.69'
6	5821 S.F.	53.00' × 109.85'
5	5844 S.F.	53.00' × 109.81'
4	6283 S.F.	53.00' × 112.90' (NR)
3	9674 S.F.	53.02' × 103.77'
2	6107 S.F.	53.00' × 114.79'
1	6082 S.F.	53.00' × 113.85' (NR)
31	6969 S.F.	57.54' × 110.00'
32	6050 S.F.	55.00' × 110.00'
33	6050 S.F.	55.00' × 110.00'
34	7104 S.F.	217.20' (NR) × 49.86'
30	6079 S.F.	53.00' × 114.72'
29	5888 S.F.	53.00' × 159.00'
28	6211 S.F.	53.00' × 89.70'
23	5830 S.F.	53.00' × 110.00'
24	5830 S.F.	53.00' × 110.00'
25	5830 S.F.	53.00' × 110.00'
26	5886 S.F.	53.00' × 110.00'
27	5952 S.F.	53.00' × 107.47'

Nostalgia Place (Public Right-of-Way)

408-F PK Nail Elev.=13.06'

N 89°18'30" W 85.04'

S 89°18'30" E 85.04'

PC PI PT

N 00°41'30" E 25.00'

50.00'

North Line of Lot 5 (PB 1, PG. 6)

S89°18'30"E 14.33'

N89°16'54"W 25.25'

N56°13'37"W 41.60' (R)

S33°09'17"E 38.15' (R)

S37°00'09"W 31.48' (R)

S62°17'13"W 117.70' (NR)

S62°17'13"W 114.79'

S 27°42'47" E 77.14'

48.00'

S62°17'13"W 113.85' (NR)

Tract "C" 992 S.F. 100.77' / 110.77'

N 62°17'13" E 149.76'

Sauvignon Lane (Public Right-of-Way)

S 62°17'13" W 110.75'

Tract "D" 992 S.F. 100.78'

S62°17'13"W 113.82' (NR)

S 27°41'22" E 522.83'

S62°17'13"W 110.00'

S 27°42'47" E 157.34'

55.00'

N 27°42'47" W 55.00'

S62°17'13"W 110.00'

S62°17'13"W 110.00'

25.05'

41.21'

PC

PI

48.00'

N 27°42'47" W 85.96'

37.86'

N86°10'47"W 29.33' (NR)

S62°17'13"W 89.70'

Tract "I" 71108 S.F. / 1.63 AC.

20' Public Utility Easement

N55°22'39"W 46.95' (NR)

S62°17'13"W 100.74'

15' Public Utility Easement

10' Landscape Buffer

10'x15' Public Utility Easement

10' Water District Easement O.R. # 2005120550

10'x15' Public Utility Easement

State Road 776 "Englewood Road" (R/W width varies)

Tract "B" 17565 S.F. / 0.40 AC.

Radius=11525.16' Length=145.53' Delta=00°43'25"

Radius=11533.16' Length=117.53' Delta=00°35'02"

Tract "G" 23530 S.F. / 0.54 AC. (Public Flowage Easement)

S50°19'45"E 60.66' (R)

N 50°19'45" W 12.74' (NR)

20.30'

S 89°34'11" E 290.30'

N 89°34'11" W 206.84'

PT

154.62'

41.30'

N 89°34'11" W 206.84'

50'

North Line of Lot 6 (PB 1, PG. 6)

SEE SHEET 4 OF 4 FOR CONTINUATION

S 87°17'34" W 51.72'

N 89°54'38" W 133.65'

10' Water District Easement O.R. # 2005120550

20' Landscape Buffer

15' Drainage Easement

481.77'

N 89°34'11" W 502.83'

N 89°34'11" W 821.20'

S 87°17'34" W 51.78'

N 89°54'38" W 155.36'

N 972652.270 E 531758.968

Lot 7 Block C (Plat Bk. 1 Pg. 6)

BOUNDARY LINE AGREEMENT O.R. # 2007142054

0 20 40 80

1 INCH = 40 FEET

Curve Information

Number	Radius	Arc	Delta
C1	50.00'	20.14'	23°04'26"
C2	50.00'	29.54'	33°50'41"
C3	100.00'	25.12'	14°23'36"
C4	100.00'	38.25'	21°55'03"
C5	100.00'	20.03'	11°28'42"
C6	100.00'	24.10'	13°48'22"
C7	14.00'	5.11'	20°55'30"
C8	14.00'	16.88'	69°04'30"
C9	14.00'	16.88'	69°04'31"
C10	14.00'	5.11'	20°55'29"
C11	50.00'	28.33'	32°28'08"
C12	50.00'	30.47'	34°54'54"
C13	50.00'	20.58'	23°34'42"
C14	50.00'	23.72'	27°10'52"
C26	50.00'	103.10'	118°08'36"
C27	50.00'	53.75'	61°35'43"
C28	25.00'	30.77'	70°31'44"
C29	50.00'	45.79'	52°28'05"
C30	50.00'	123.17'	141°08'32"
C31	50.00'	218.63'	250°31'44"
C32	100.00'	107.50'	61°35'43"
C33	14.00'	21.99'	90°00'00"
C34	14.00'	21.99'	90°00'00"
C35	50.00'	103.10'	118°08'36"
C42	75.00'	154.65'	118°08'37"
C43	75.00'	80.63'	61°35'43"

Legend

◎	PRIMARY CONTROL POINT (PK NAIL AND DISC) LB 7203	PI	POINT OF INTERSECTION
⊡	PERMANENT REFERENCE MONUMENT (4 X 4 CONC. MON.) LB 7203	S.F.	SQUARE FEET
⊕	BENCHMARK	AC.	ACRES
IRC	IRON ROD AND CAP	LB	LICENSED BUSINESS
PC	POINT OF CURVATURE	(R)	RADIAL
PT	POINT OF TANGENCY	(NR)	NON-RADIAL
SPC	STATE PLANE COORDINATE (FLORIDA WEST ZONE)	O.R.B.	OFFICIAL RECORD BOOK

Hyatt Survey Services, Inc.

Geographic Data Specialists

11007 8TH AVENUE EAST BRADENTON, FLORIDA 34212

LB No.: 7203 (941) 748 4693

PLAT BOOK 47 PAGE 18C

HERITAGE CREEK

A Replat of Lot 6, and a portion of Lots 4 and 5, Block "C" of "Gulf Coast Groves"

Recorded in Plat Book 1 Page 6

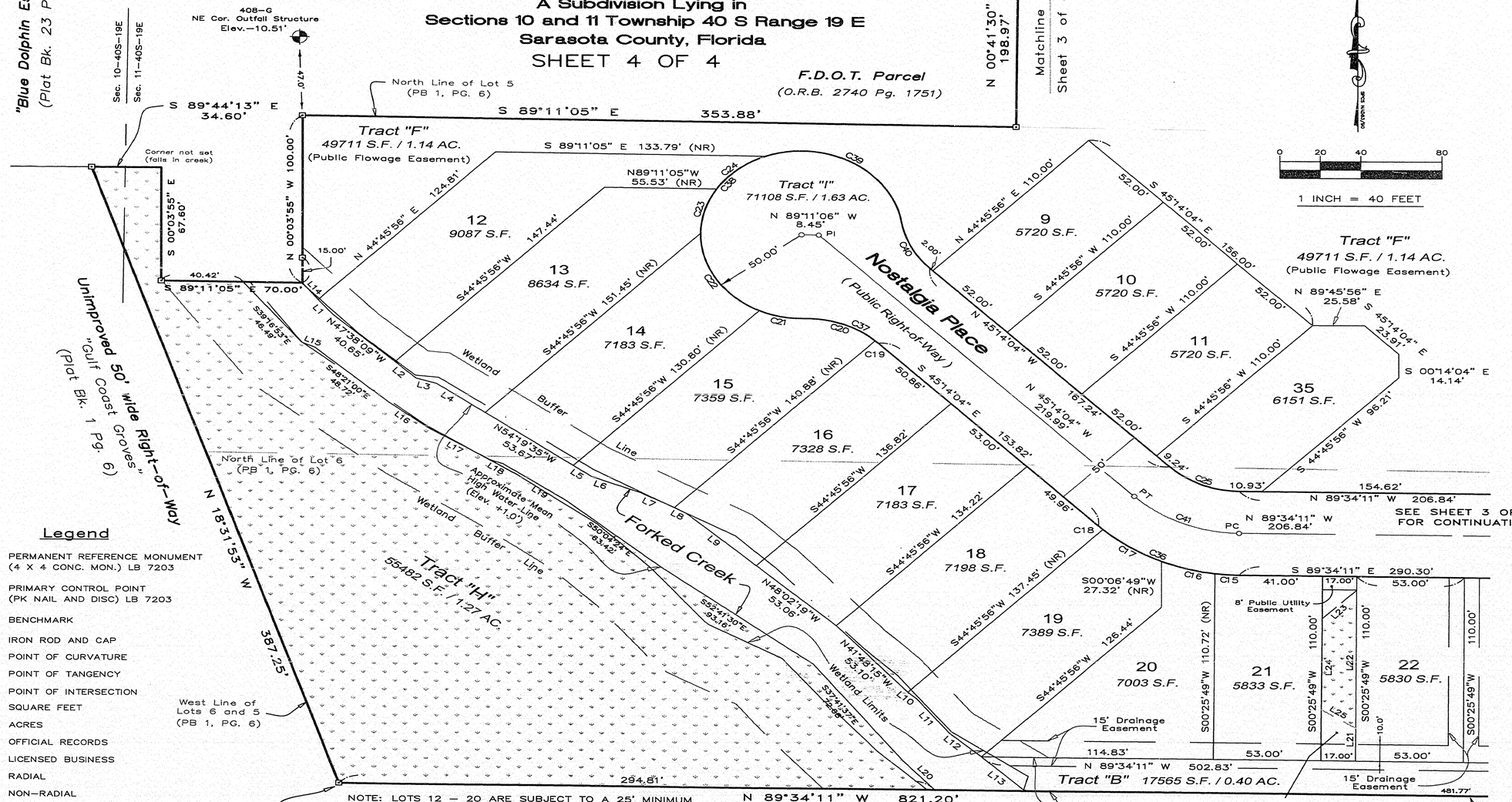
A Subdivision Lying in

Sections 10 and 11 Township 40 S Range 19 E

Sarasota County, Florida

SHEET 4 OF 4

SEE SHEET 3 OF 4 FOR CONTINUATION



Legend

- PERMANENT REFERENCE MONUMENT (4 X 4 CONC. MON.) LB 7203
- PRIMARY CONTROL POINT (PK NAIL AND DISC) LB 7203
- BENCHMARK
- IRC — IRON ROD AND CAP
- PC — POINT OF CURVATURE
- PT — POINT OF TANGENCY
- PI — POINT OF INTERSECTION
- S.F. — SQUARE FEET
- AC. — ACRES
- O.R. — OFFICIAL RECORDS
- LB — LICENSED BUSINESS
- (R) — RADIAL
- (NR) — NON-RADIAL
- PRESERVATION AREA

POINT OF BEGINNING
N 972656.236 E 530731.710
SOUTHWEST CORNER
LOT 6 BLOCK "C"
(PB 1, PG. 6)

NOTE: LOTS 12 — 20 ARE SUBJECT TO A 25' MINIMUM SETBACK REQUIREMENT ALONG THE EAST BANK OF FORKED CREEK.

N 89°34'11" W 821.20'

Lot 7 Block C
(Plat Bk. 1 Pg. 6)

BOUNDARY LINE AGREEMENT O.R. # 2007142054

Line Information

Line	Distance	Bearing	Line	Distance	Bearing
L1	12.43'	N40°30'53"W	L14	12.67'	S38°00'53"E
L2	14.31'	N46°51'31"W	L15	6.97'	S66°05'03"E
L3	10.76'	N73°05'59"W	L16	25.57'	S52°13'26"E
L4	29.56'	N54°22'56"W	L17	36.53'	S58°29'33"E
L5	11.21'	N54°19'35"W	L18	5.83'	S70°54'12"E
L6	25.80'	N68°44'16"W	L19	37.33'	S55°18'39"E
L7	19.12'	N62°26'35"W	L20	23.45'	S42°31'07"E
L8	6.51'	N60°15'27"W	L21	19.65'	N00°25'49"E
L9	46.77'	N48°11'50"W	L22	82.14'	N00°25'49"E
L10	5.74'	N49°16'24"W	L23	24.09'	S45°19'04"W
L11	26.38'	N38°25'00"W	L24	54.35'	S00°25'49"W
L12	21.12'	N48°43'35"W	L25	20.10'	S57°19'48"E
L13	29.45'	N46°47'11"W			

Curve Information

Number	Radius	Arc	Delta	Number	Radius	Arc	Delta
C15	100.00'	12.03'	6°53'32"	C24	50.00'	31.71'	36°20'09"
C16	100.00'	27.62'	15°49'28"	C25	50.00'	38.69'	44°20'07"
C17	100.00'	34.69'	19°52'31"	C36	100.00'	77.38'	44°20'07"
C18	100.00'	3.04'	1°44'36"	C37	50.00'	40.37'	46°15'43"
C19	50.00'	2.14'	2°26'58"	C38	50.00'	228.90'	262°17'56"
C20	50.00'	38.23'	43°48'45"	C39	50.00'	88.77'	101°43'05"
C21	50.00'	22.90'	26°14'47"	C40	50.00'	31.45'	36°02'13"
C22	50.00'	57.49'	65°52'57"	C41	75.00'	58.03'	44°20'07"
C23	50.00'	28.03'	32°06'58"				

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