

BOARD OF SUPERVISOR'S

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

AGENDA

March 3, 2016



Board of Supervisor's

Terrence Kirschner, Chairman

William Riley, Vice Chairman

Nancy Lyons, Supervisor

David Negip, Supervisor

John Wisz, Supervisor

James P. Ward
District Manager
2041 Northeast 6th Terrace
Wilton Manors, Fl. 33305

Phone: 954-658-4900
E-mail: ward9490@comcast.net



HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT

February 25, 2016

Board of Supervisors
Heritage Harbour North
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Heritage Harbour North Community Development District will be held on **Thursday, March 3, 2016 at 2:00 P.M.** at the **River Strand County Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Fl. 34212.**

1. Call to Order & Roll Call
2. Consideration of Minutes:
 - a) September 3, 2015
3. Consideration of acceptance of the following plats and dedications of certain utility infrastructure to Manatee County.

Plats:

- a) Subphase J – Unit 4
- b) Moorings at Heritage Harbour
- c) Enclave – Subphase G

Infrastructure Dedications

- d) Utility facilities for Subphase G
- e) Utility facilities for Phase J1
- f) Utility facilities for Phase J2

4. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Manager
5. Supervisor's Requests and Audience Comments



James P. Ward
District Manager

2041 NORTHEAST 6TH TERRACE
WILTON MANORS, FL 33305

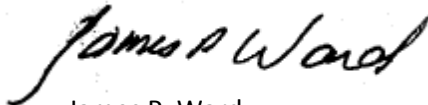
PHONE (954) 658-4900

E-MAIL ward9490@comcast.net

6. Adjournment

The Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,
Heritage Harbour North
Community Development District



James P. Ward
District Manager

Enclosures

The Fiscal Year 2016 schedule is as follows

October 1, 2014	November 5, 2015
December 3, 2015	January 7, 2016
February 4, 2016	March 3, 2016
April 7, 2016	May 5, 2016
June 2, 2016	July 7, 2016
August 4, 2016	September 1, 2016



James P. Ward
District Manager

2041 NORTHEAST 6TH TERRACE
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E-MAIL ward9490@comcast.net

**MINUTES OF MEETING OF HERITAGE HARBOUR NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Heritage Harbour North Community Development District's Board of Supervisors was held on Thursday, September 3, 2015, at 2:00 p.m., at the River Strand Golf and Country Club (Clubhouse), 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Present and constituting a quorum were:

Terrence Kirschner	Chairperson
William Riley	Vice Chairperson
Nancy Lyons	Assistant Secretary
David Nigip	Assistant Secretary
John Wisz	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic (telephonically)	District Counsel
Shane Cooper	District Engineer

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:07 p.m., and roll call determined that all members of the Board were present.

2. Consideration of Minutes:

April 2, 2015

Ms. Lyons stated that on page 15, line 7, the word "not" should be inserted before the word "need".

On Motion was made by Ms. Lyons and seconded by Mr. Wisz, to accept the Meeting Minutes of April 2, 2015 as amended above, and with all in favor the motion was approved.

3 Public Hearings

a) Fiscal Year 2016 Budget

I. Public Comment and Testimony

On Motion was made by Mr. Riley and seconded by Mr. Nigip to open the Public Hearing, and with all in favor the motion was approved.

There were no public comments. Mr. Ward reported that there were no written communications received regarding the proposed budget.

On Motion was made by Ms. Lyons and seconded by Mr. Riley to close the Public Hearing, and with all in favor the motion was approved.

II. Board Comment and Consideration

There were no questions or comments from the Board.

III. Consideration of Resolution 2015-10, relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year 2016.

On Motion was made by Mr. Nigip and seconded by Mr. Wisz to accept Resolution 2015-10 as described above, and with all in favor the motion was approved.

b) Fiscal Year 2016 Imposing Special Assessments; Adopting an Assessment Roll and Approving the General Fund Special Assessment Methodology.

I. Public Comment and Testimony

On Motion was made by Mr. Riley and seconded by Ms. Lyons to open the Public Hearing, and with all in favor the motion was approved.

There were no public comments. Mr. Ward reported that there were no written communications received.

On Motion was made by Ms. Lyons and seconded by Mr. Wisz to close the Public Hearing, and with all in favor the motion was approved.

II. Board Comment and Consideration

There were no questions or comments from the Board.

III. Consideration of Resolution 2015-11 Imposing Special Assessments, Certifying an Assessment Roll, and Approving the General Fund Special Assessment Methodology.

On Motion was made by Mr. Nigip and seconded by Ms. Lyons to approve Resolution 2015-11 as described above, and with all in favor the motion was approved.

4. Consideration Of Resolution 2015-12 Designating Dates, Time And Location For Regular Meetings Of The Board Of Supervisors Of The District.

Mr. Ward reported that the dates, times and location are consistent with what has been done in the current year, which is the first Thursday of each month at 2:00 p.m. at the River Strand Golf & Country Club, 7155 Grand Estuary Trail, Bradenton, FL 34212.

Motion was made by Mr. Riley and seconded by Mr. Nigip to approve Resolution 2015-12 as described above, and with all in favor the motion was approved.

5. Consideration of Acceptance of Certain Infrastructure Related to Certain Parcels Within the District - Bills of Sale, Easements, etc.

Mr. Urbancic explained that in the packets are various documents relating to Requisition 3, which is a conveyance of utilities that the District has been acquiring from the developer initially with bond proceeds. The documents represent the acquisition through bills of sale, along with the accompanying title information showing that all contractor bills have been paid and there are no liens or claims to that property.

Mr. Ward explained that this is actually Asset Acquisition Requisition 6; not 3.

On Motion was made by Mr. Kirschner and seconded by Mr. Wisz to accept the Infrastructure Dedications and to Convey the Utility Facilities as described above, and with all in favor the motion was approved.

6. Staff Reports

- a) District Attorney - Mr. Urbancic stated he has nothing further to report.
- b) District Engineer - Mr. Cooper stated he has nothing to report.
- c) District Manager - Mr. Ward asked if there were any questions on the July 31st Financial Statements. There were none.

7. Supervisor's Requests and Audience Comments

Nothing to request and no audience comments.

8. Adjournment

On Motion was made by Mr. Nigip and seconded by Ms. Lyons to adjourn the meeting, and with all in favor the motion was approved.

The meeting was adjourned at 2:17 p.m.

James P. Ward Secretary

Terrence Kirschner, Chairman

HERITAGE HARBOUR, SUBPHASE J, UNIT 4B

A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
BEING A REPLAT OF TRACT 700, HERITAGE HARBOUR, SUBPHASE J, UNIT 2,
RECORDED IN PLAT BOOK 56, PAGES 67-89, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 6 SHEETS

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.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE "DEVELOPER", ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. IF TWO OR MORE LOTS ARE COMBINED AS ONE BUILDING SITE, THE UTILITY COMPANY SHALL BE REIMBURSED FOR THE COSTS INCURRED RELOCATING THE FACILITIES.

PUBLIC UTILITY EASEMENTS - THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE EASEMENT TO MANATEE COUNTY, ITS SUCCESSORS AND ASSIGNS, TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES FOR THE PURPOSE OF INSTALLATION, READING, AND MAINTENANCE OF WATER LINES, WATER SERVICES, WATER VALVES, FIRE HYDRANTS, AND ANY ASSOCIATED PUBLIC WATER UTILITY.

THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO MANATEE COUNTY, FLORIDA POWER & LIGHT COMPANY, VERIZON FLORIDA, LLC, HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND OTHER COMPANIES AUTHORIZED BY THE DEVELOPER FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, REUSE WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES, LINES, AND FACILITIES UNDER "TRACT 316", AS SHOWN ON THIS PLAT.

THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY, VERIZON FLORIDA, LLC, HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND OTHER AUTHORIZED UTILITY COMPANIES, TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND THAT PORTION OF THE SUBDIVISION ADJOINING AND ADJACENT TO "TRACT 316" FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, REUSE WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES LINES AND FACILITIES.

DRAINAGE EASEMENT - THE "DEVELOPER" HEREBY GRANTS TO RIVER STRAND GOLF & COUNTRY CLUB, INC., HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND HERITAGE HARBOUR MASTER ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

LAKE MAINTENANCE EASEMENT - THE "DEVELOPER" HEREBY GRANTS TO RIVER STRAND GOLF & COUNTRY CLUB, INC., AND HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT AN EASEMENT FOR LAKE MAINTENANCE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "LAKE MAINTENANCE EASEMENT".

INGRESS AND EGRESS OVER ROADS - THE "DEVELOPER" HEREBY GRANTS TO ALL MEMBERS OF THE RIVER STRAND GOLF & COUNTRY CLUB, INC., AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS "TRACT 316", AS SHOWN ON THIS PLAT.

CERTIFICATE OF APPROVAL OF MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2015.

ATTEST:

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

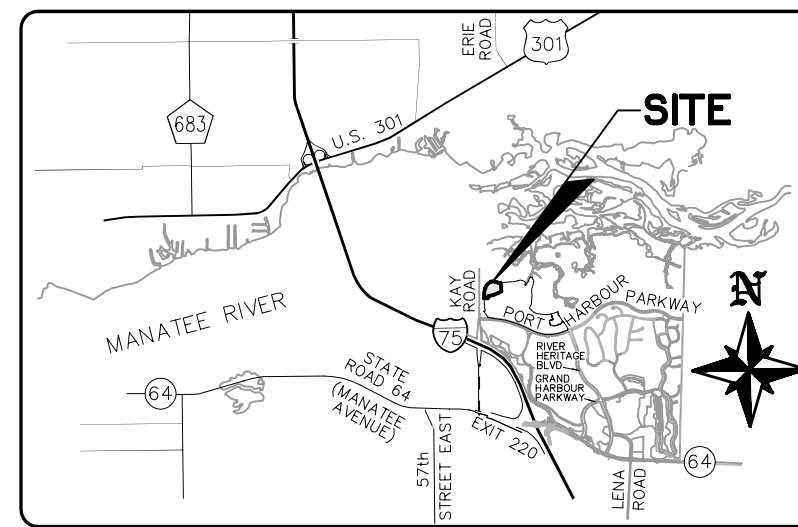
ANGELINA M. COLONNESO
CLERK AD INTERIM OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE PLATTING REQUIREMENTS OF MANATEE COUNTY'S LAND DEVELOPMENT CODE. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

DATE: _____

TODD E. BOYLE, R.S.M.
STATE OF FLORIDA LICENSE 6047



VICINITY SKETCH
(NOT TO SCALE)

SHEET INDEX

COVER SHEET 1 OF 6
LEGAL DESCRIPTION 2 OF 6
OVERALL BOUNDARY & KEY SHEET 3 OF 6
DETAIL SHEETS 4 THROUGH 6

TRACT DESIGNATIONS

"TRACT 118", "TRACT 119" AND "TRACT 120" IS A "COMMUNITY COMMON AREA" TRACTS UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE RIVER STRAND GOLF & COUNTRY CLUB, INC. ("THE RIVER STRAND RESTRICTIONS") WHICH SHALL BE MAINTAINED BY THE RIVER STRAND GOLF & COUNTRY CLUB, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY "THE RIVER STRAND RESTRICTIONS".

"TRACT 316" IS A "PRIVATE ROAD RIGHT OF WAY, DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENT" TRACTS WHICH SHALL BE MAINTAINED BY THE RIVER STRAND GOLF & COUNTRY CLUB, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY "THE RIVER STRAND RESTRICTIONS".

TRACT "512" IS A "LAKE MAINTENANCE EASEMENT & DRAINAGE EASEMENT" TRACTS WHICH SHALL BE MAINTAINED BY HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE HARBOUR (THE "MASTER COVENANTS").

NOTES

- AS OF MARCH 17, 2014, THIS PROJECT LIES WITHIN ZONES "X" & "AE" HAVING A BASE FLOOD ELEVATION OF 6 FEET PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER PANEL 12081C0190E. PRIOR TO CONSTRUCTION VERIFY MOST CURRENT DATA WITH F.E.M.A.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE DERIVED FROM A STANDARD NATIONAL GEODETIC SURVEY BENCHMARK. THE BENCHMARK IS A DISK SET IN THE TOP OF A CONCRETE MONUMENT, DESIGNATION E 559, PID DE8655, WITH A PUBLISHED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ELEVATION OF 10.57 FEET. THE DRAINAGE PLANS ASSOCIATED WITH THIS RECORD PLAT WILL BE RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, AND THE ELEVATIONS SHOWN THEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE CONVERSION FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IS PLUS 0.97 FEET AND WAS DERIVED BY THE USE OF THE U.S. ARMY CORPS OF ENGINEERS ARMY CORPSCON V. 6.0.1 SOFTWARE.
- STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL MONUMENTS; 1-75 84 A21, 1-75 84 A24 & 1-75 84 A38, N.A.D. 1983/90, FLORIDA WEST ZONE WITH A MEAN SCALE FACTOR OF 0.9999672.
- BEARINGS ARE BASED ON THE WESTERLY LINE OF TRACT 700, HERITAGE HARBOUR, SUBPHASE J, UNIT 2 AS RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA HAVING A BEARING OF S 03°47'14" E.
- ALL NUMERICAL EXPRESSIONS SHOWN HEREON ARE TO THE NEAREST FOOT OR TENTH OF A FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT.
- ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
- ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.
- ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO THE CURVES THEY INTERSECT UNLESS OTHERWISE NOTED.

CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS TO THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT WERE ACCEPTED AT AN OPEN MEETING OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

THIS _____ DAY OF _____, A.D., 2015.

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

ATTEST:

TERRENCE KIRSCHNER, AS CHAIRMAN

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, DARIN McMURRAY, AS VICE-PRESIDENT OF LENNAR HOMES, A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED HERITAGE HARBOUR, SUBPHASE J, UNIT 4B TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING;

1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:

- A PUBLIC UTILITY EASEMENT ACROSS TRACT 316; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) AS DEPICTED ON THIS PLAT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF SUCH TRACT AND THE WESTERLY RIGHT-OF-WAY LINE OF RIVER HERITAGE BOULEVARD FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS _____ DAY OF _____, A.D., 2015.

WITNESSES: _____ LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNATURE OF WITNESS

PRINT NAME OF WITNESS

SIGNATURE OF WITNESS

PRINT NAME OF WITNESS

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

BEFORE ME PERSONALLY APPEARED DARIN McMURRAY, 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 LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2015.

(AFFIX SEAL)

NOTARY PUBLIC - STATE OF FLORIDA

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

I, ANGELINA M. COLONNESO, CLERK AD INTERIM OF THE CIRCUIT COURT OF MANATEE 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 _____ OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2015.

CLERK AD INTERIM OF THE CIRCUIT COURT,
MANATEE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED FLORIDA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF BANKS ENGINEERING, FLORIDA BUSINESS LICENSE No. 6690, A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE PLATTING REQUIREMENTS OF MANATEE COUNTY'S LAND DEVELOPMENT CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED AS OF _____, 2015, AND THE PERMANENT CONTROL POINTS (PCP'S) AND THE LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DRAFT

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA
LICENSE NUMBER 4009

DATE: _____

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
573 Interstate Boulevard, Sarasota, FL 34240
Phone (941) 360-1618 • Fax (941) 625-1149

HERITAGE HARBOUR, SUBPHASE J, UNIT 4B
A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
BEING A REPLAT OF TRACT 700, HERITAGE HARBOUR, SUBPHASE J, UNIT 2,
RECORDED IN PLAT BOOK 56, PAGES 67-89, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

TRACT 700 HERITAGE HARBOUR, SUBPHASE J, UNIT 2, AS RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 700, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4,929.59 FEET TO WHICH POINT A RADIAL LINE BEARS S 88°40'54" W; THENCE NORTHERLY ALONG SAID CURVE AND THE PERIMETER BOUNDARY OF SAID TRACT THROUGH A CENTRAL ANGLE OF 02°17'40" FOR 197.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,121.65 FEET TO WHICH POINT A RADIAL LINE BEARS S 87°33'22" W; THENCE NORTHERLY ALONG SAID CURVE AND SAID PERIMETER BOUNDARY THROUGH A CENTRAL ANGLE OF 09°08'25" FOR 178.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 863.54 FEET TO WHICH POINT A RADIAL LINE BEARS N 81°03'14" W; THENCE NORTHERLY ALONG SAID CURVE AND SAID PERIMETER BOUNDARY THROUGH A CENTRAL ANGLE OF 11°41'49" FOR 176.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 505.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 71°45'50" W; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID PERIMETER BOUNDARY THROUGH A CENTRAL ANGLE OF 52°58'41" FOR 466.94 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID PERIMETER BOUNDARY THROUGH A CENTRAL ANGLE OF 38°28'06" FOR 238.35 FEET; THENCE ALONG SAID PERIMETER BOUNDARY THE FOLLOWING 11 COURSES:

1. S 70°19'03" E FOR 115.32 FEET
2. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 245.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°28'11" FOR 100.36 FEET; THENCE
3. N 86°12'46" E FOR 30.55 FEET
4. TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 64°29'31" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'22" FOR 142.17 FEET; THENCE
5. S 03°47'14" E FOR 290.11 FEET
6. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 482.06 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°24'36" FOR 28.69 FEET; THENCE
7. S 64°02'49" W FOR 410.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 645.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'32" FOR 293.73 FEET; THENCE
8. N 89°51'39" W FOR 39.55 FEET; THENCE
9. S 00°08'21" W FOR 105.00 FEET; THENCE
10. S 78°49'45" W FOR 50.99 FEET; THENCE
11. N 89°51'39" W FOR 154.67 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 12.90 ACRES MORE OR LESS.

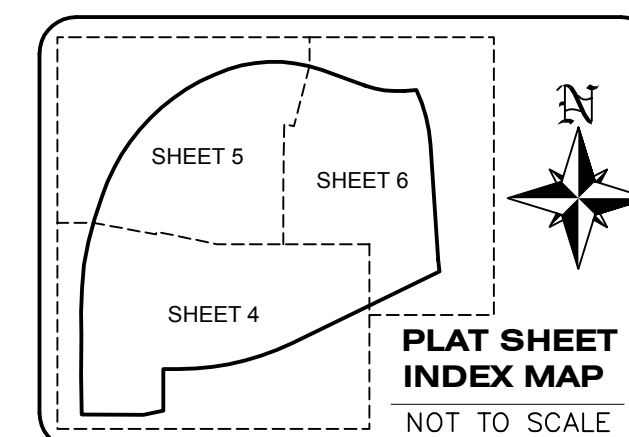
LEGEND

LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(NR)	NON-RADIAL
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
(OA)	OVERALL
S.F.	SQUARE FEET
L.M.E.	LAKE MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.I.	POINT OF INTERSECTION
D.E.	DRAINAGE EASEMENT
C.C.A.	COMMUNITY COMMON AREA
D.B.	DRY BASIN MAINTENANCE EASEMENT
C.E.	CONSERVATION EASEMENT
BM	BENCH MARK
PB	PLAT BOOK
PGS.	PAGES
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
C1	CURVE DATA: SEE CURVE TABLE
L1	LIME DATA: SEE LINE TABLE

SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) FOUND 5/8" CAPPED IRON ROD STAMPED "BANKS ENG INC, SARASOTA LB 6690 SURVEY MARKER" UNLESS OTHERWISE NOTED
- ⊙ PERMANENT CONTROL POINT (PCP) SET, NAIL & DISK STAMPED "PCP BANKS ENG LB 6690"
- ⊕ PLAT BENCH MARK (SEE BENCH MARK NOTE)
- DENOTES A CHANGE IN DIRECTION ALONG RIGHT OF WAY LINE OR LOT LINE

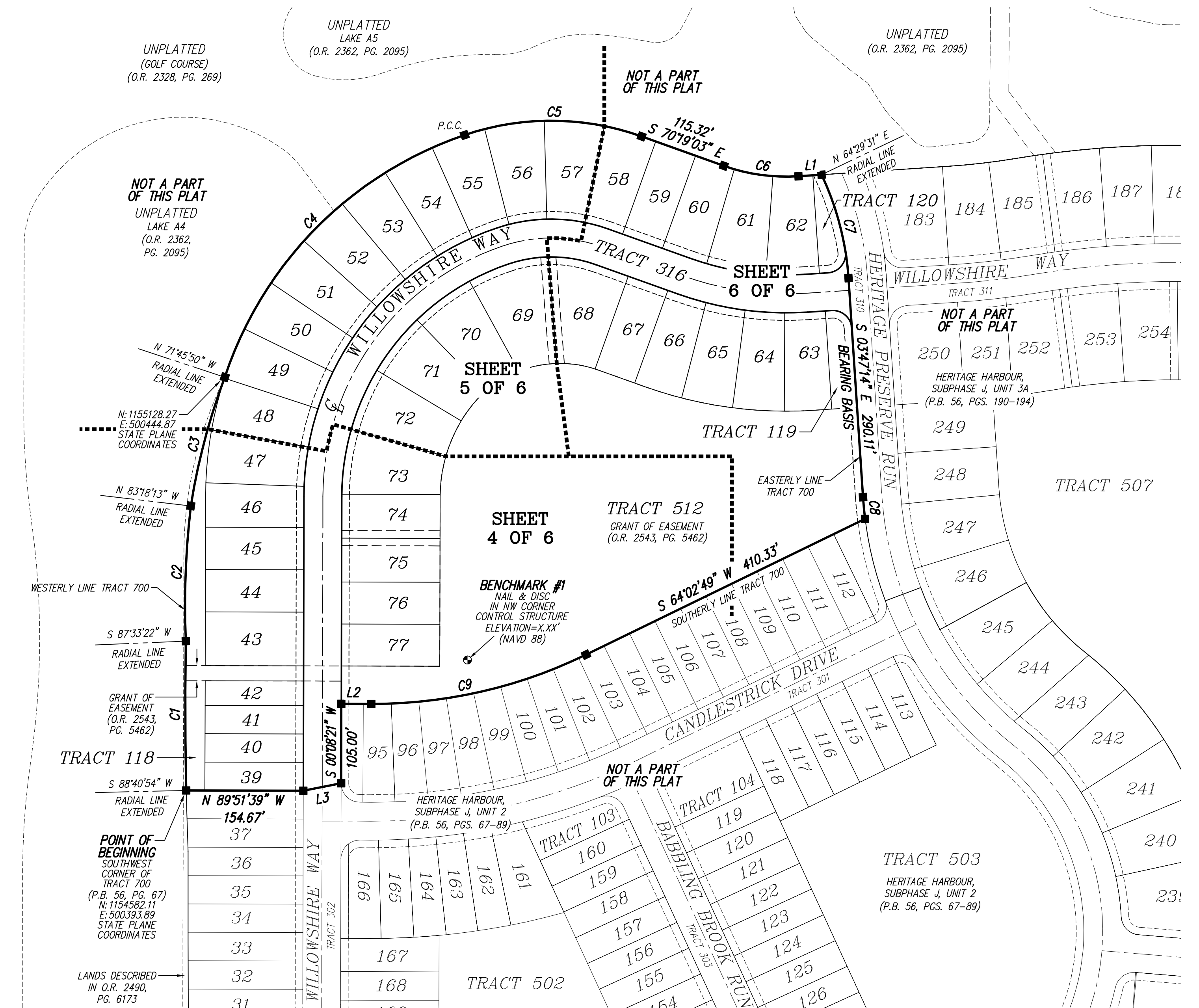
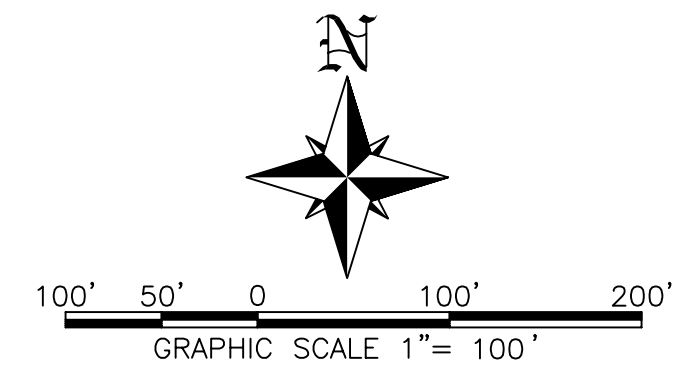
SEE SHEET 3 OF 6 FOR SHEET
 INDEX AND OVERALL BOUNDARY
 INFORMATION



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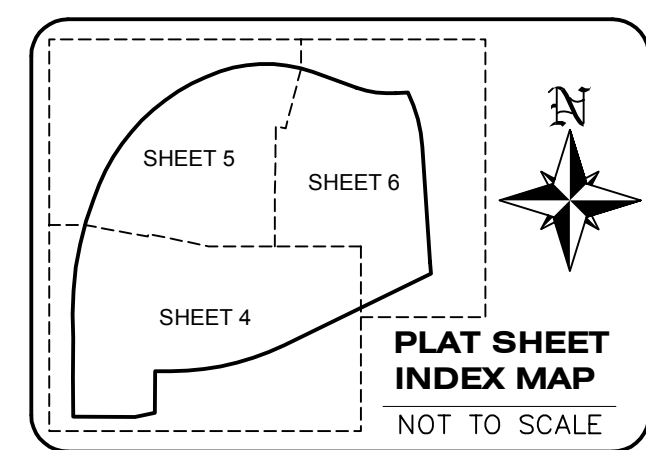
HERITAGE HARBOUR, SUBPHASE J, UNIT 4B

A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
BEING A REPLAT OF TRACT 700, HERITAGE HARBOUR, SUBPHASE J, UNIT 2,
RECORDED IN PLAT BOOK 56, PAGES 67-89, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA



- LEGEND**
- LB LICENSED BUSINESS
 - LS LICENSED SURVEYOR
 - (NR) NON-RADIAL
 - P.C. POINT OF CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.T. POINT OF TANGENCY
 - (OA) OVERALL
 - S.F. SQUARE FEET
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.I. POINT OF INTERSECTION
 - D.E. DRAINAGE EASEMENT
 - C.C.A. COMMUNITY COMMON AREA
 - D.B. DRY BASIN MAINTENANCE EASEMENT
 - C.E. CONSERVATION EASEMENT
 - BM BENCH MARK
 - PB PLAT BOOK
 - PGS. PAGES
 - PG. PAGE
 - O.R. OFFICIAL RECORDS BOOK
 - C1 CURVE DATA: SEE CURVE TABLE
 - L1 LIME DATA: SEE LINE TABLE

- SYMBOL LEGEND**
- PERMANENT REFERENCE MONUMENT (PRM)
FOUND AND/OR SET 5/8" CAPPED IRON ROD
AND CAP STAMPED BANKS ENG LB 6690
UNLESS OTHERWISE NOTED
 - ⊙ PERMANENT CONTROL POINT (PCP) SET, NAIL
& DISK STAMPED "PCP BANKS ENG LB 6690"
 - PLAT BENCH MARK (SEE BENCH MARK NOTE)
 - DENOTES A CHANGE IN DIRECTION ALONG
RIGHT OF WAY LINE OR LOT LINE



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	4929.59'	02°17'40"	197.40'	197.39'	N 00°10'17" W
C2	1121.65'	09°08'25"	178.93'	178.75'	N 02°07'34" E
C3	863.54'	11°41'49"	176.29'	175.98'	N 14°47'41" E
C4	505.00'	52°58'41"	466.94'	450.49'	N 44°43'30" E
C5	355.00'	38°28'06"	238.35'	233.90'	S 89°33'06" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C6	245.00'	23°28'11"	100.36'	99.66'	S 82°03'08" E
C7	375.00'	21°43'22"	142.17'	141.32'	S 14°38'48" E
C8	482.06'	03°24'36"	28.69'	28.69'	S 05°29'32" E
C9	645.00'	26°05'32"	293.73'	291.20'	S 77°05'35" W

LINE TABLE

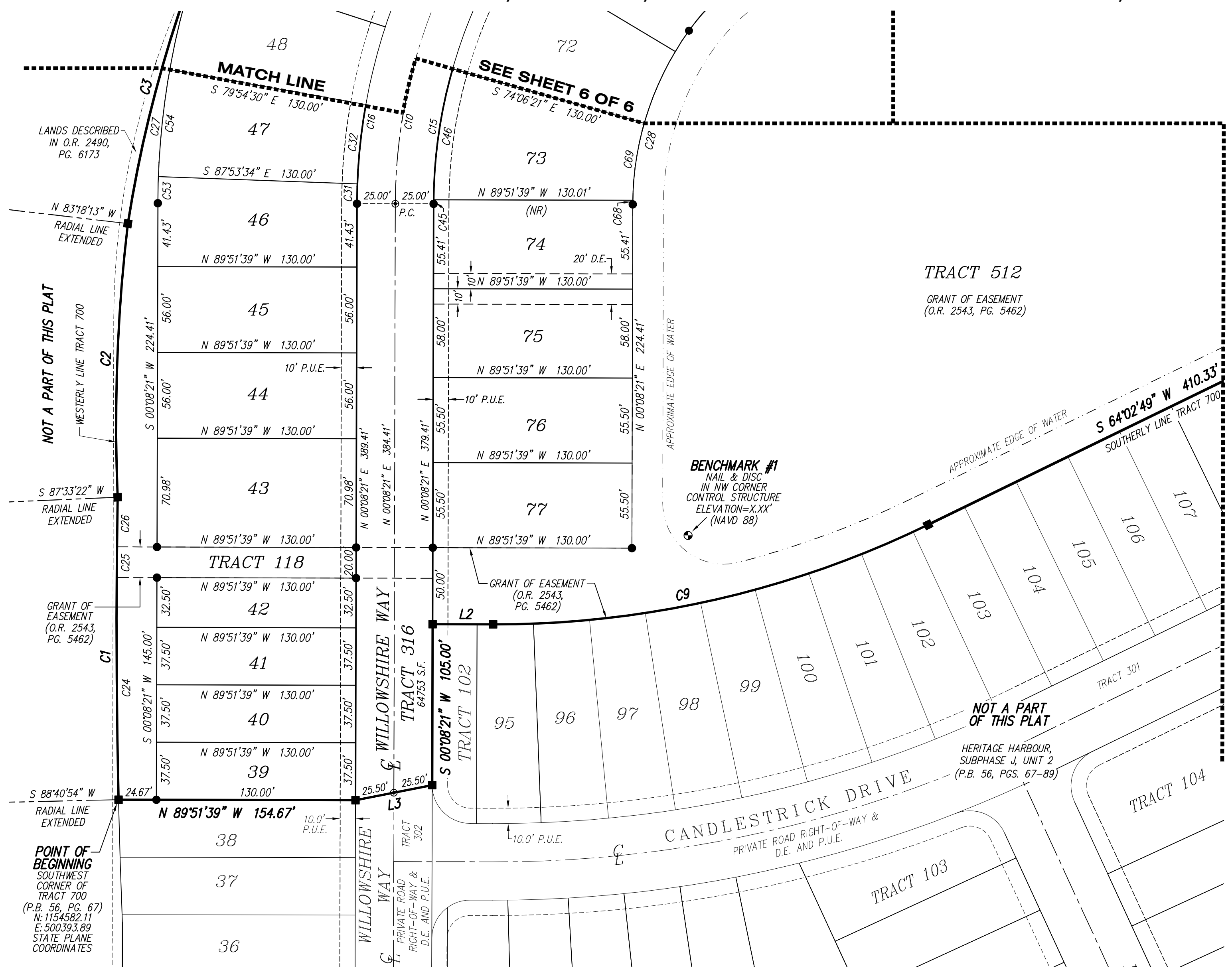
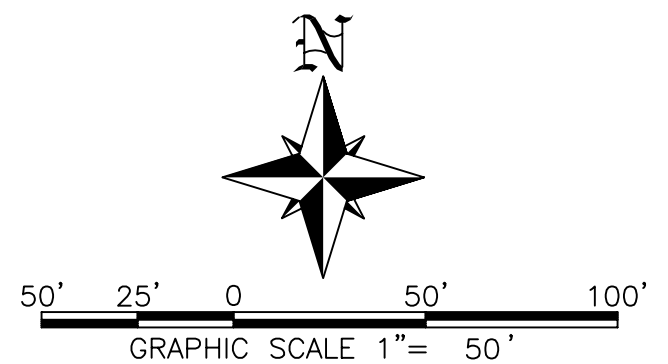
LINE	BEARING	DISTANCE
L1	N 86°12'46" E	30.55'
L2	N 89°51'39" W	39.55'
L3	S 78°49'45" W	50.99'

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CURVE TABLE

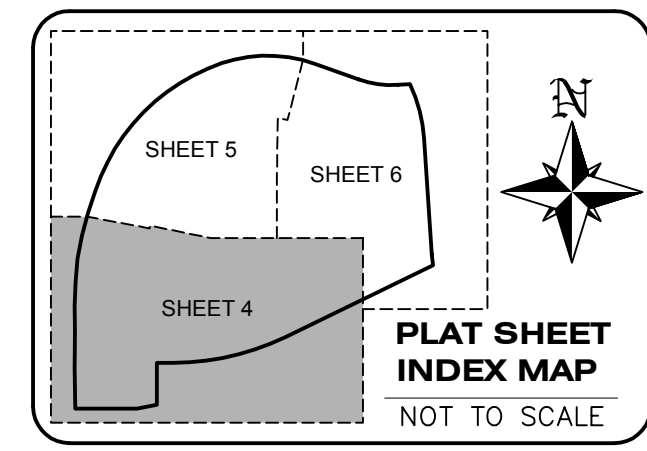
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	4929.59'	02°17'40"	197.40'	197.39'	N 00°10'17" W
C2	1121.65'	09°08'25"	178.93'	178.75'	N 02°07'34" E
C3	863.54'	11°41'49"	176.29'	175.98'	N 14°47'41" E
C9	645.00'	26°05'32"	293.73'	291.20'	S 77°05'35" W
C10	350.00'	71°04'30"	434.17'	406.87'	N 35°40'36" E
C15	325.00'	71°04'30"	403.16'	377.80'	N 35°40'36" E
C16	375.00'	71°04'30"	465.19'	435.93'	N 35°40'36" E
C24	4929.59'	01°41'08"	145.01'	145.01'	N 00°28'33" W
C25	4929.59'	00°13'57"	20.00'	20.00'	N 00°29'00" E
C26	4929.59'	00°22'35"	32.38'	32.38'	N 00°47'16" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C27	505.00'	18°05'49"	159.51'	158.84'	N 09°11'15" E
C28	195.00'	35°35'43"	121.14'	119.21'	N 17°56'12" E
C31	375.00'	01°58'06"	12.88'	12.88'	N 01°07'23" E
C32	375.00'	07°59'04"	52.26'	52.22'	N 06°05'58" E
C45	325.00'	00°27'22"	2.59'	2.59'	N 00°22'02" E
C46	325.00'	15°17'57"	86.78'	86.52'	N 08°14'41" E
C53	505.00'	01°58'06"	17.35'	17.35'	N 01°07'23" E
C54	505.00'	07°59'04"	70.37'	70.32'	N 06°05'58" E
C68	195.00'	00°45'37"	2.59'	2.59'	N 00°31'09" E
C69	195.00'	14°59'42"	51.03'	50.89'	N 08°23'48" E

LINE TABLE

LINE	BEARING	DISTANCE
L2	N 89°51'39" W	39.55'
L3	S 78°49'45" W	50.99'

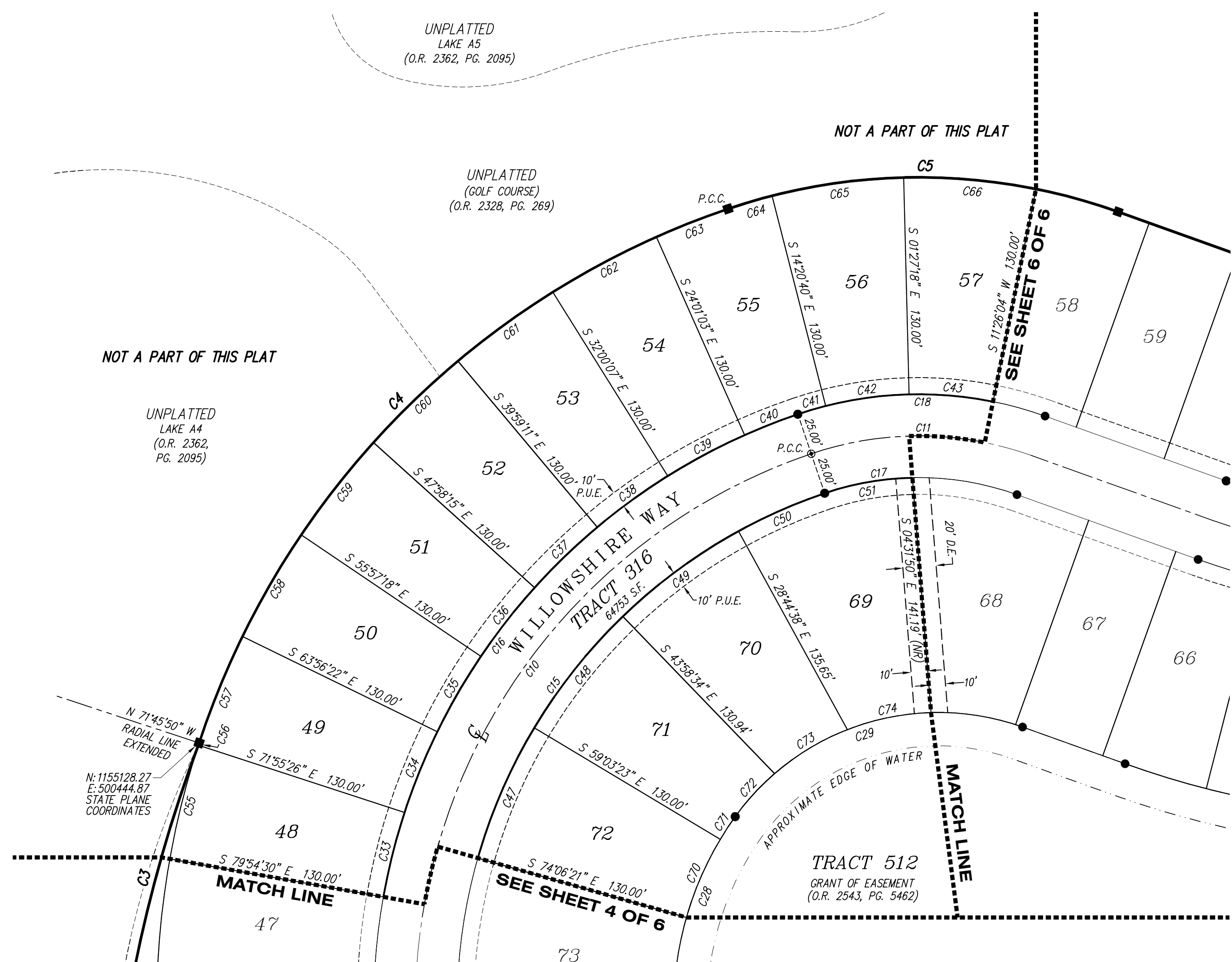


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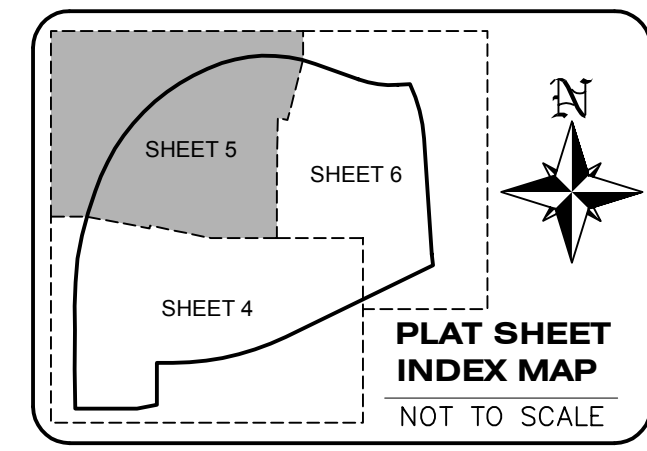
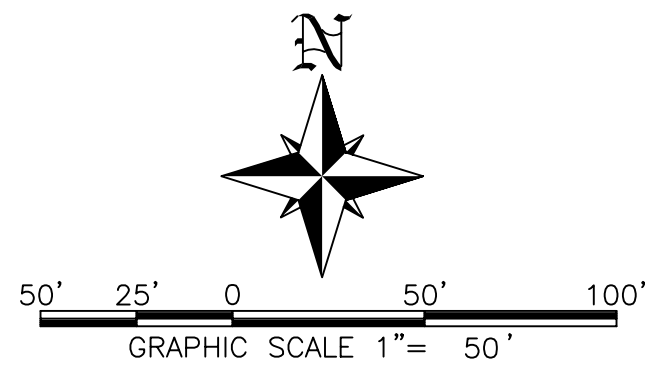
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C3	863.54'	11°41'49"	176.29'	175.98'	N 14°47'41" E
C4	505.00'	52°58'41"	466.94'	450.49'	N 44°43'30" E
C5	355.00'	38°28'06"	238.35'	233.90'	S 89°33'06" E
C10	350.00'	71°04'30"	434.17'	406.87'	S 35°40'36" E
C11	200.00'	38°28'06"	134.28'	131.77'	S 89°33'06" E
C15	325.00'	71°04'30"	403.16'	377.80'	N 35°40'36" E
C16	375.00'	71°04'30"	465.19'	435.93'	N 35°40'36" E
C17	175.00'	38°28'06"	117.50'	115.30'	S 89°33'06" E
C18	225.00'	38°28'06"	151.07'	148.24'	S 89°33'06" E
C28	195.00'	35°35'43"	121.14'	119.21'	N 17°56'12" E
C29	150.00'	73°56'54"	193.60'	180.44'	N 72°42'30" E
C33	375.00'	07°59'04"	52.26'	52.22'	N 14°05'02" E
C34	375.00'	07°59'04"	52.26'	52.22'	N 22°04'06" E
C35	375.00'	07°59'04"	52.26'	52.22'	N 30°03'10" E
C36	375.00'	07°59'04"	52.26'	52.22'	N 38°02'14" E
C37	375.00'	07°59'04"	52.26'	52.22'	N 46°01'17" E
C38	375.00'	07°59'04"	52.26'	52.22'	N 54°00'21" E
C39	375.00'	07°59'04"	52.26'	52.22'	N 61°59'25" E
C40	375.00'	05°13'54"	34.24'	34.23'	N 68°35'54" E
C41	225.00'	04°26'29"	17.44'	17.44'	N 73°26'05" E
C42	225.00'	12°53'22"	50.62'	50.51'	N 82°06'01" E
C43	225.00'	12°53'22"	50.62'	50.51'	S 85°00'37" E
C47	325.00'	15°02'57"	85.36'	85.12'	N 23°25'08" E
C48	325.00'	15°04'49"	85.54'	85.29'	N 38°29'01" E
C49	325.00'	15°13'56"	86.40'	86.15'	N 53°38'24" E
C50	325.00'	09°57'29"	56.48'	56.41'	N 66°14'07" E
C51	175.00'	17°33'44"	53.64'	53.43'	N 79°59'43" E
C55	505.00'	07°59'04"	70.37'	70.32'	N 14°05'02" E
C56	505.00'	00°09'36"	1.41'	1.41'	N 18°09'22" E
C57	505.00'	07°49'28"	68.96'	68.91'	N 22°08'54" E
C58	505.00'	07°59'04"	70.37'	70.32'	N 30°03'10" E
C59	505.00'	07°59'04"	70.37'	70.32'	N 38°02'14" E
C60	505.00'	07°59'04"	70.37'	70.32'	N 46°01'17" E
C61	505.00'	07°59'04"	70.37'	70.32'	N 54°00'21" E
C62	505.00'	07°59'04"	70.37'	70.32'	N 61°59'25" E
C63	505.00'	05°13'54"	46.11'	46.10'	N 68°35'54" E
C64	355.00'	04°26'29"	27.52'	27.51'	N 73°26'05" E
C65	355.00'	12°53'22"	79.86'	79.69'	N 82°06'01" E
C66	355.00'	12°53'22"	79.86'	79.69'	S 85°00'37" E
C70	195.00'	15°02'57"	51.22'	51.07'	N 23°25'08" E
C71	195.00'	04°47'27"	16.30'	16.30'	N 33°20'20" E
C72	150.00'	13°21'41"	34.98'	34.90'	N 42°24'54" E
C73	150.00'	19°35'14"	51.28'	51.03'	N 58°53'21" E
C74	150.00'	19°39'05"	51.45'	51.20'	N 78°30'31" E

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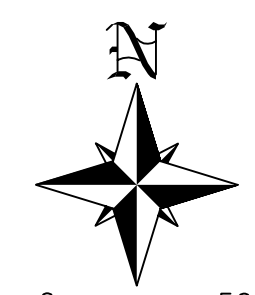


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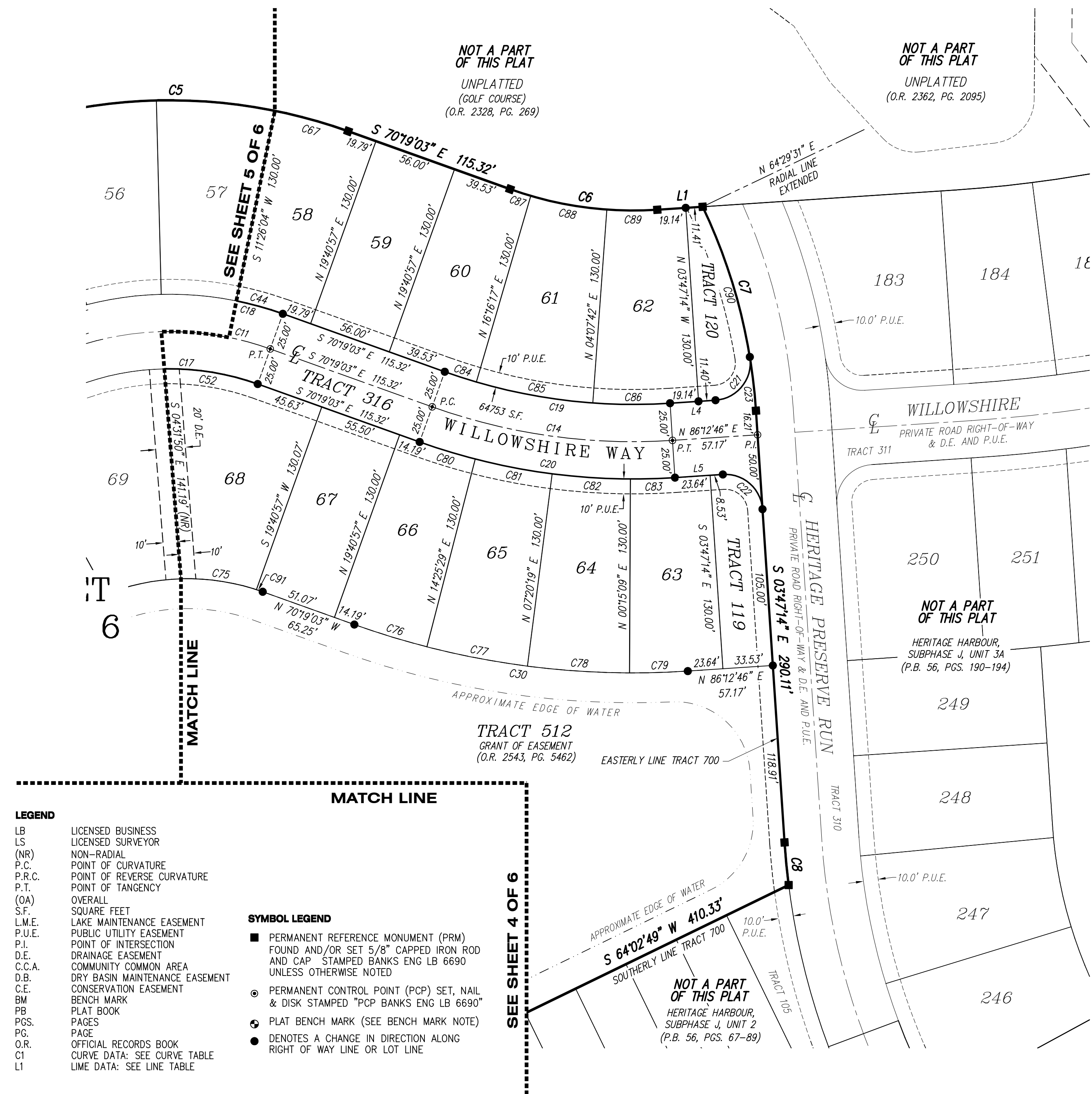


LINE TABLE

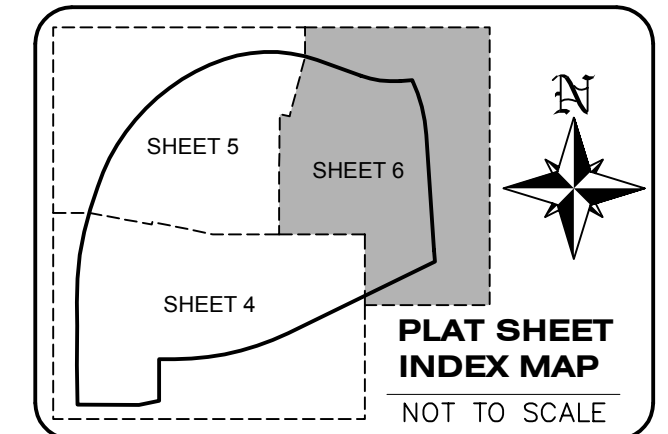
LINE	BEARING	DISTANCE
L1	N 86°12'46" E	30.55'
L4	S 86°12'46" W	30.54'
L5	S 86°12'46" W	32.17'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C5	355.00'	38°28'06"	238.35'	233.90'	S 89°33'06" E
C6	245.00'	23°28'11"	100.36'	99.66'	S 82°03'08" E
C7	375.00'	21°43'22"	142.17'	141.32'	S 14°38'48" E
C8	482.06'	03°24'36"	28.69'	28.69'	S 05°29'32" E
C11	200.00'	38°28'06"	134.28'	131.77'	S 89°33'06" E
C14	400.00'	23°28'11"	163.85'	162.71'	N 82°03'08" W
C17	175.00'	38°28'06"	117.50'	115.30'	S 89°33'06" E
C18	225.00'	38°28'06"	151.07'	148.24'	S 89°33'06" E
C19	375.00'	23°28'11"	153.61'	152.54'	N 82°03'08" W
C20	425.00'	23°28'11"	174.09'	172.88'	N 82°03'08" W
C21	25.00'	95°32'20"	41.69'	37.02'	S 38°26'36" W
C22	25.00'	90°00'00"	39.27'	35.36'	S 48°47'14" E
C23	375.00'	05°32'26"	36.26'	36.25'	S 06°33'21" E
C30	555.00'	23°28'11"	227.34'	225.76'	N 82°03'08" W
C44	225.00'	08°14'53"	32.39'	32.36'	S 74°26'29" E
C52	175.00'	20°54'22"	63.85'	63.50'	S 80°46'14" E
C67	355.00'	08°14'53"	51.10'	51.06'	S 74°26'29" E
C75	150.00'	19°39'16"	51.46'	51.20'	S 81°50'19" E
C76	555.00'	05°15'29"	50.93'	50.91'	N 72°56'47" W
C77	555.00'	07°05'10"	68.64'	68.60'	N 79°07'06" W
C78	555.00'	07°05'10"	68.64'	68.60'	N 86°12'16" W
C79	555.00'	04°02'23"	39.13'	39.12'	S 88°13'58" W
C80	425.00'	05°15'29"	39.00'	38.99'	N 72°56'47" W
C81	425.00'	07°05'10"	52.56'	52.53'	N 79°07'06" W
C82	425.00'	07°05'10"	52.56'	52.53'	N 86°12'16" W
C83	425.00'	04°02'23"	29.97'	29.96'	S 88°13'58" W
C84	375.00'	03°24'41"	22.33'	22.32'	N 72°01'23" W
C85	375.00'	12°08'35"	79.48'	79.33'	N 79°48'01" W
C86	375.00'	07°54'56"	51.81'	51.77'	N 89°49'46" W
C87	245.00'	03°24'41"	14.59'	14.58'	N 72°01'23" W
C88	245.00'	12°08'35"	51.92'	51.83'	N 79°48'01" W
C89	245.00'	07°54'56"	33.85'	33.82'	N 89°49'46" W
C90	375.00'	16°10'55"	105.91'	105.56'	S 17°25'02" E
C91	150.00'	01°41'38"	4.43'	4.43'	S 71°09'52" E



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THE MOORINGS AT HERITAGE HARBOUR

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 8 SHEETS

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE "DEVELOPER", ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

PUBLIC UTILITY EASEMENTS - THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE EASEMENT TO MANATEE COUNTY, ITS SUCCESSORS AND ASSIGNS, TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES FOR THE PURPOSE OF INSTALLATION, READING, AND MAINTENANCE OF WATER LINES, WATER SERVICES, WATER VALVES, FIRE HYDRANTS, AND ANY ASSOCIATED PUBLIC UTILITY.

THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO MANATEE COUNTY, FLORIDA POWER & LIGHT COMPANY, AND OTHER COMPANIES AUTHORIZED BY THE DEVELOPER FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, REUSE WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES, LINES, AND FACILITIES UNDER TRACT "A" AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC UTILITY EASEMENT".

THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES, TEN (10) FEET IN WIDTH ACROSS THAT PORTION OF THE SUBDIVISION ADJOINING AND ADJACENT TO TRACT "A" FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, REUSE WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES LINES AND FACILITIES.

THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY TEN (10) FEET IN WIDTH ACROSS THAT PORTION OF THE SUBDIVISION ADJOINING TRACT "A" AND (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES FOR THE EXPRESS PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL FACILITIES. WHERE SAID LOTS ARE COMBINED, THE SIDE LOT LINE OF THE NEWLY FORMED LOT SHALL CARRY A FIVE (5) FEET EASEMENT AND THE UTILITY SHALL BE REIMBURSED FOR ANY AND ALL COSTS OF RELOCATING EXISTING FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS.

THE "DEVELOPER" HEREBY GRANTS TO ALL OWNERS OF PROPERTY IN THE MOORINGS AT HERITAGE HARBOUR, AND THEIR GUESTS, LICENSEES, 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 NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACTS "A".

PRIVATE DRAINAGE EASEMENT - THE DEVELOPER DOES HEREBY GRANT TO HERITAGE HARBOUR MASTER ASSOCIATION, INC., AND THE MOORINGS AT HERITAGE HARBOUR INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

DRAINAGE EASEMENT - THE "DEVELOPER" HEREBY GRANTS TO RIVER STRAND GOLF & COUNTRY CLUB, INC., HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND HERITAGE HARBOUR MASTER ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

INGRESS AND EGRESS OVER ROADS - THE "DEVELOPER" HEREBY GRANTS TO ALL OWNERS OF THE PROPERTY IN THE MOORINGS AT HERITAGE HARBOUR, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, AND ALL UTILITIES SERVING THE SUBDIVISION, ALL EMERGENCY AND LAW ENFORCEMENT SERVING THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A" AS SHOWN ON THIS PLAT.

CERTIFICATE OF APPROVAL OF MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2015.

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

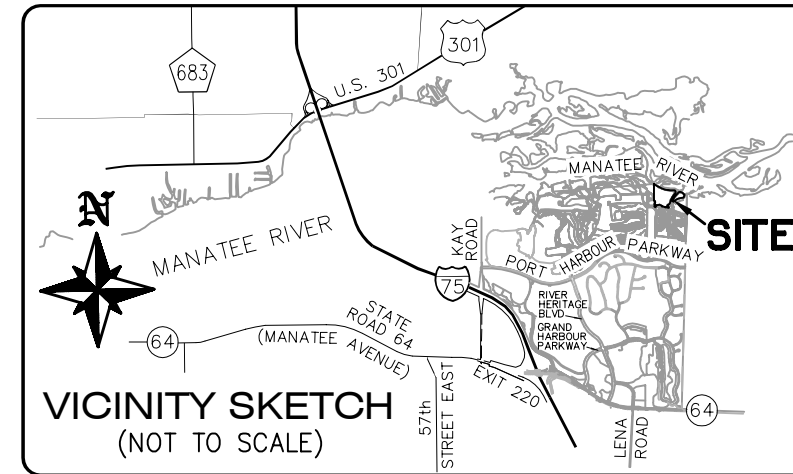
ANGELINA M. COLONNESO
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TODD E. BOYLE, R.S.M.
STATE OF FLORIDA LICENSE 6047
MANATEE COUNTY SURVEYOR

DATE: _____



SHEET INDEX
COVER SHEET 1 OF 8
LEGAL DESCRIPTION SHEET 2 OF 8
OVER BOUNDARY AND KEY SHEET 3 OF 8
DETAIL SHEETS 3 THROUGH 8 OF 8

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.

TRACT DESIGNATIONS

TRACT "A" IS A "PRIVATE ROAD, DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENT" WHICH SHALL BE MAINTAINED BY THE MOORINGS AT HERITAGE HARBOUR, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE MOORINGS AT HERITAGE HARBOUR RESTRICTIONS.

TRACT "B-1" THROUGH "B-4" CONSECUTIVELY AS "COMMON AREA" TRACTS UNDER THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE MOORINGS AT HERITAGE HARBOUR WHICH SHALL BE MAINTAINED BY THE THE MOORINGS AT HERITAGE HARBOUR, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE MOORINGS AT HERITAGE HARBOUR RESTRICTIONS.

TRACTS "W-1" AND "W-2" ARE CONSERVATION EASEMENT TRACTS, WHICH SHALL BE MAINTAINED BY THE HERITAGE HARBOUR MASTER ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER OF COVENANTS. ACTIVITIES WITHIN ANY AREA DEPICTED ON THIS PLAT AS A WETLAND SHALL BE RESTRICTED TO THE EXTENT SET FORTH IN THE DEVELOPMENT OVER FOR SUBDIVISION AND AS PROVIDED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

TRACT "L" IS A "LAKE MAINTENANCE EASEMENT & DRAINAGE EASEMENT" TRACTS WHICH SHALL BE MAINTAINED BY HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE HARBOUR (THE "MASTER COVENANTS").

NOTES

1. THIS PROJECT LIES WITHIN ZONE "AE" HAVING A BASE FLOOD ELEVATION OF 7.0 FEET PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL NUMBER 12081C0190E. PRIOR TO CONSTRUCTION VERIFY MOST CURRENT DATA WITH F.E.M.A.
2. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE DERIVED FROM A STANDARD NATIONAL GEODETIC SURVEY BENCHMARK. THE BENCHMARK IS A DISK SET IN THE TOP OF A CONCRETE MONUMENT, DESIGNATION E 559, PID DE8655, WITH A PUBLISHED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ELEVATION OF 10.57 FEET. THE DRAINAGE PLANS ASSOCIATED WITH THIS RECORD PLAT WILL BE RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, AND THE ELEVATIONS SHOWN THEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE CONVERSION FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IS PLUS 0.97 FEET AND WAS DERIVED BY THE USE OF THE U.S. ARMY CORPS OF ENGINEERS ARMY CORPSCON V. 6.0.1 SOFTWARE.
3. STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL MONUMENTS; 1-75 84 A21, 1-75 84 A24 & 1-75 84 A38, N.A.D. 1983/90, FLORIDA WEST ZONE WITH A MEAN SCALE FACTOR OF 0.9999672.
4. BEARINGS ARE BASED ON THE EASTERLY LINE OF TRACT 416 OF HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3 AS RECORDED IN PLAT BOOK 48 AT PAGES 99 THROUGH 133 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AS BEARING N 00°23'05" E.
5. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT.
6. ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
7. ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.
8. ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
9. ALL LOT LINES ARE RADIAL TO THE CURVES THEY INTERSECT UNLESS OTHERWISE NOTED.
10. MEAN HIGH WATER LINE (ELEVATION 0.53 FEET NAVD 88) AS SHOWN HEREON WAS FIELD LOCATED ON 06/10/11 AS PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY APPROVED PROCEDURE 06/10/11; EXTEND MEAN HIGH WATER HEIGHT FROM POINT IDENTIFICATION NUMBER 426.
11. OVERALL PROPERTY CONTAINS 23.76 ACRES, MORE OR LESS.

CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS TO THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT WERE ACCEPTED AT AN OPEN MEETING OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

THIS _____ DAY OF _____, A.D., 2015.

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

ATTEST:

BY: _____
TERRENCE KIRSCHNER, AS CHAIRMAN

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, DARIN McMURRAY, AS VICE-PRESIDENT OF LENNAR HOMES, A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED THE MOORINGS AT HERITAGE HARBOUR TO BE MADE AND DOES HEREBY DEDICATE REQUIRED UTILITIES AND ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON, AND ALL POTABLE WATER AND WASTEWATER INFRASTRUCTURE FACILITIES TO THE GENERAL PUBLIC FOR THEIR USE, FOREVER.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS _____ DAY OF _____, A.D., 2015.

WITNESSES:

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNATURE OF WITNESS

PRINT NAME OF WITNESS

BY: _____
DARIN McMURRAY, AS VICE-PRESIDENT

SIGNATURE OF WITNESS

PRINT NAME OF WITNESS

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

BEFORE ME PERSONALLY APPEARED DARIN McMURRAY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS VICE-PRESIDENT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2015.

(AFFIX SEAL)

NOTARY PUBLIC - STATE OF FLORIDA

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

I, ANGELINA M. COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE 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 _____ OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2015.

CLERK OF THE CIRCUIT COURT,
MANATEE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED FLORIDA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF BANKS ENGINEERING, FLORIDA BUSINESS LICENSE No. 6690, A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM's) WERE INSTALLED AS OF _____, 2015, AND THE PERMANENT CONTROL POINTS (PCP's) AND THE LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DRAFT

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA
LICENSE NUMBER 4009

DATE: _____

BANKS
ENGINEERING

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ENGINEERING BUSINESS # EB 6469
SURVEY LICENSE # LB 6690

THE MOORINGS AT HERITAGE HARBOUR

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 8 SHEETS

LEGAL DESCRIPTION: (AS PREPARED BY THIS FIRM)

PARCEL M1

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING OVER, ACROSS, AND THROUGH PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1639, PAGE 1711, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 416, HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, RECORDED IN PLAT BOOK 48, PAGES 99-132, SAID PUBLIC RECORDS, AND THE EASTERLY LINE OF TRACT 636, SAID HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3; THENCE N.00°23'05"E., ALONG THE EASTERLY LINE OF SAID TRACT 416 AND THE EASTERLY LINE OF TRACT 643, SAID HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, FOR 851.18 FEET TO THE MEAN HIGH WATER LINE OF MANATEE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 30 (THIRTY) CALLS: 1) THENCE S.52°35'42"E., FOR 15.85 FEET; 2) THENCE S.60°17'48"E., FOR 96.81 FEET; 3) THENCE S.59°26'20"E., FOR 124.82 FEET; 4) THENCE S.61°07'34"E., FOR 97.82 FEET; 5) THENCE S.64°35'16"E., FOR 130.62 FEET; 6) THENCE S.69°10'17"E., FOR 54.57 FEET; 7) THENCE S.71°34'15"E., FOR 136.55 FEET; 8) THENCE S.76°46'50"E., FOR 112.09 FEET; 9) THENCE S.86°48'26"E., FOR 61.47 FEET; 10) THENCE S.85°54'18"E., FOR 89.61 FEET; 11) THENCE N.89°22'48"E., FOR 70.56 FEET; 12) THENCE S.86°26'30"E., FOR 86.46 FEET; 13) THENCE S.83°19'29"E., FOR 78.87 FEET; 14) THENCE S.62°05'05"E., FOR 34.02 FEET; 15) THENCE S.32°52'42"E., FOR 24.85 FEET; 16) THENCE S.10°21'32"E., FOR 52.48 FEET; 17) THENCE S.24°28'43"W., FOR 46.58 FEET; 18) THENCE S.38°28'01"W., FOR 56.47 FEET; 19) THENCE S.36°44'55"W., FOR 36.55 FEET; 20) THENCE S.34°11'57"W., FOR 156.74 FEET; 21) THENCE S.28°57'48"W., FOR 189.79 FEET; 22) THENCE S.14°09'03"W., FOR 111.70 FEET; 23) THENCE S.14°02'07"W., FOR 64.61 FEET; 24) THENCE S.31°13'24"W., FOR 59.14 FEET; 25) THENCE S.67°24'11"W., FOR 59.59 FEET; 26) THENCE S.52°46'52"W., FOR 45.40 FEET; 27) THENCE S.33°27'25"W., FOR 48.10 FEET; 28) THENCE S.54°40'40"E., FOR 74.13 FEET; 29) THENCE S.46°30'54"E., FOR 40.81 FEET; 30) THENCE S.02°08'21"W., FOR 30.89 FEET TO THE NORTHERLY LINE OF TRACT 630, SAID HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3; THENCE N.78°52'12"W., ALONG SAID NORTHERLY LINE OF TRACT 630, FOR 144.45 FEET; THENCE N.82°25'39"W., ALONG SAID NORTHERLY LINE OF TRACT 630, FOR 21.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, DELTA ANGLE OF 36°53'44", CHORD BEARING OF S.79°07'31"W., CHORD DISTANCE OF 31.64 FEET; THENCE ALONG SAID NORTHERLY LINE OF TRACT 630 AND SAID CURVE TO THE LEFT, FOR 32.20 FEET; THENCE N.66°11'33"W., ALONG SAID NORTHERLY LINE OF TRACT 630, FOR 94.43 FEET; THENCE N.84°56'42"W., ALONG SAID NORTHERLY LINE OF TRACT 630, FOR 73.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 97°59'42", CHORD BEARING OF N.22°42'50"W., CHORD DISTANCE OF 45.28 FEET; THENCE ALONG SAID NORTHERLY LINE OF TRACT 630 AND SAID CURVE TO THE LEFT, FOR 51.31 FEET; THENCE N.71°42'41"W., ALONG SAID NORTHERLY LINE OF TRACT 630, FOR 59.31 FEET; THENCE N.55°06'51"W., ALONG SAID NORTHERLY LINE OF TRACT 630, FOR 62.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 47°47'45", CHORD BEARING OF N.79°00'44"W., CHORD DISTANCE OF 24.31 FEET; THENCE ALONG SAID NORTHERLY LINE OF TRACT 630 AND SAID CURVE TO THE LEFT, FOR 25.03 FEET; THENCE S.77°05'24"W., ALONG SAID NORTHERLY LINE OF TRACT 630, FOR 56.73 FEET; THENCE S.59°47'40"W., ALONG SAID NORTHERLY LINE OF TRACT 630, FOR 18.03 FEET; THENCE N.81°25'00"W., ALONG SAID NORTHERLY LINE OF TRACT 630, FOR 31.81 FEET; THENCE S.43°24'18"W., ALONG SAID NORTHERLY LINE OF TRACT 630 AND THE NORTHERLY LINE OF TRACT 153, SAID HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, FOR 138.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 265.00 FEET, DELTA ANGLE OF 04°17'31", CHORD BEARING OF S.41°15'33"W., CHORD DISTANCE OF 19.85 FEET; THENCE ALONG SAID NORTHERLY LINE OF TRACT 153 AND SAID CURVE TO THE LEFT, FOR 19.85 FEET TO THE NORTHERLY LINE OF TRACT 210, SAID HERITAGE HARBOUR, PHASE I, SUBPHASE E, RECORDED IN PLAT BOOK 47, PAGES 107-129, SAID PUBLIC RECORDS; THENCE N.50°53'13"W., ALONG SAID NORTHERLY LINE OF TRACT 210, THE NORTHERLY LINE OF TRACT 804, SAID HERITAGE HARBOUR, PHASE I, SUBPHASE E, AND THE NORTHERLY LINE OF TRACT 219, SAID HERITAGE HARBOUR, PHASE I, SUBPHASE E, FOR 70.00 FEET TO THE EASTERLY LINE OF SAID TRACT 636 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, DELTA ANGLE OF 04°17'31", CHORD BEARING OF N.41°15'33"E., CHORD DISTANCE OF 25.09 FEET; THENCE ALONG SAID EASTERLY LINE OF TRACT 636 AND SAID CURVE TO THE RIGHT, FOR 25.09 FEET; THENCE N.43°24'18"E., ALONG SAID EASTERLY LINE OF TRACT 636, FOR 85.33 FEET; THENCE N.87°36'07"W., ALONG SAID EASTERLY LINE OF TRACT 636, FOR 20.76 FEET; THENCE N.83°50'45"W., ALONG SAID EASTERLY LINE OF TRACT 636, FOR 37.65 FEET; THENCE N.61°20'56"W., ALONG SAID EASTERLY LINE OF TRACT 636, FOR 5.14 FEET; THENCE N.02°35'00"E., ALONG SAID EASTERLY LINE OF TRACT 636, FOR 38.80 FEET; THENCE N.26°59'11"E., ALONG SAID EASTERLY LINE OF TRACT 636, FOR 54.15 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 12°42'29", CHORD BEARING OF N.20°37'57"E., CHORD DISTANCE OF 6.64 FEET; THENCE ALONG SAID EASTERLY LINE OF TRACT 636 AND SAID CURVE TO THE LEFT, FOR 6.65 FEET; THENCE N.14°16'43"E., ALONG SAID EASTERLY LINE OF TRACT 636, FOR 45.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 58°33'14", CHORD BEARING OF N.14°59'58"W., CHORD DISTANCE OF 29.34 FEET; THENCE ALONG SAID EASTERLY LINE OF TRACT 636 AND SAID CURVE TO THE LEFT, FOR 30.66 FEET; THENCE N.44°16'37"W., ALONG SAID EASTERLY LINE OF TRACT 636, FOR 59.90 FEET; THENCE N.41°19'33"W., ALONG SAID EASTERLY LINE OF TRACT 636, FOR 28.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 882,566 SQUARE FEET OR 20.26 ACRES, MORE OR LESS.

AND;

PARCEL M2

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING OVER, ACROSS, AND THROUGH PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1639, PAGE 1711, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24-34-18; THENCE N.01°24'52"E. ALONG THE EAST LINE OF SAID SECTION 24, FOR 1914.25 FEET TO THE SOUTHEAST CORNER OF HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, RECORDED IN PLAT BOOK 48, PAGES 99-132, SAID PUBLIC RECORDS; THENCE N.01°24'52"E., CONTINUING ALONG SAID EAST LINE OF SECTION 24 AND THE EAST LINE OF SAID HERITAGE HARBOUR, PHASE I, UNIT 1, UNIT 2, & UNIT 3, FOR 2429.83 FEET TO THE NORTHEAST CORNER OF TRACT 628, SAID HERITAGE HARBOUR, PHASE I, UNIT 1, UNIT 2, & UNIT 3, AND THE BEGINNING OF A SURVEY TIE LINE; THENCE S.82°32'06"W., ALONG SAID SURVEY TIE LINE, FOR 116.96 FEET TO THE WESTERLY LINE OF SAID TRACT 628 AND THE POINT OF BEGINNING; THENCE S.26°01'24"W., ALONG SAID WESTERLY LINE OF TRACT 628, FOR 92.80 FEET; THENCE S.16°14'13"W., CONTINUING ALONG SAID WESTERLY LINE OF TRACT 628, FOR 63.60 FEET; THENCE S.07°03'24"W., CONTINUING ALONG SAID WESTERLY LINE OF TRACT 628, FOR 6.09 FEET TO THE NORTHERLY LINE OF TRACT 152, SAID HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 203.00 FEET, DELTA ANGLE OF 42°57'09", CHORD BEARING OF S.85°15'49"W., CHORD DISTANCE OF 148.64 FEET; THENCE ALONG SAID NORTHERLY LINE OF TRACT 152 AND SAID CURVE TO THE LEFT, FOR 152.18 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 673.37 FEET, DELTA ANGLE OF 11°40'07", CHORD BEARING OF S.69°37'18"W., CHORD DISTANCE OF 136.90 FEET; THENCE ALONG SAID NORTHERLY LINE OF TRACT 152 AND SAID CURVE TO THE RIGHT, FOR 137.14 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, DELTA ANGLE OF 37°05'42", CHORD BEARING OF S.56°54'30"W., CHORD DISTANCE OF 299.01 FEET; THENCE ALONG SAID NORTHERLY LINE OF TRACT 152 AND SAID CURVE TO THE LEFT, FOR 304.29 FEET; THENCE N.51°38'21"W., ALONG SAID NORTHERLY LINE OF TRACT 152 AND ALONG THE NORTHERLY LINE OF TRACT 630, SAID HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, FOR 87.17 FEET TO THE MEAN HIGH WATER LINE OF MANATEE RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING 10 (TEN) CALLS: 1) THENCE N.20°50'00"E., FOR 20.37 FEET; 2) THENCE N.31°24'28"E., FOR 228.25 FEET; 3) THENCE N.40°09'55"E., FOR 163.80 FEET; 4) THENCE N.39°40'45"E., FOR 68.04 FEET; 5) THENCE N.44°20'15"E., FOR 82.43 FEET; 6) THENCE N.77°46'00"E., FOR 63.71 FEET; 7) THENCE S.88°27'43"E., FOR 42.49 FEET; 8) THENCE S.74°42'27"E., FOR 78.24 FEET; 9) THENCE S.50°38'12"E., FOR 161.49 FEET; 10) THENCE S.39°39'11"E., FOR 26.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 152,456 SQUARE FEET OR 3.50 ACRES, MORE OR LESS.

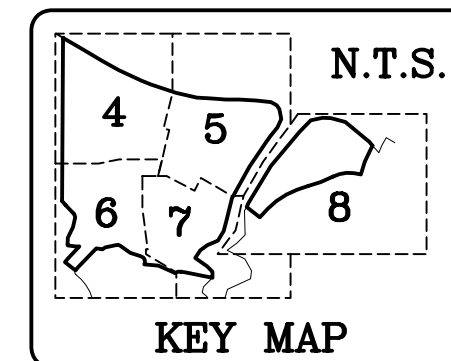
LEGEND:

- PG. - INDICATES PAGE
- PGS. - INDICATES PAGES
- P.B. - INDICATES PLAT BOOK
- ☐ - INDICATES CENTERLINE
- (NR) - INDICATES NON-RADIAL
- 18 - INDICATES LOT NUMBER
- S.F. - INDICATES SQUARE FEET
- R.P. - INDICATES RADIUS POINT
- STL - INDICATES SURVEY TIE LINE
- O.R. - INDICATES OFFICIAL RECORDS
- LB - INDICATES LICENSED BUSINESS
- P.T. - INDICATES POINT OF TANGENCY
- C.M. - INDICATES CONCRETE MONUMENT
- P.C. - INDICATES POINT OF CURVATURE
- L1 - INDICATES LINE 1 OF LINE TABLE
- P.I. - INDICATES POINT OF INTERSECTION
- C.E. - INDICATES CONSERVATION EASEMENT
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- SPC - INDICATES STATE PLANE COORDINATES
- D.E. - INDICATES PRIVATE DRAINAGE EASEMENT
- L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
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- F.P.L.E. - INDICATES FLORIDA POWER & LIGHT EASEMENT

SYMBOL LEGEND:

- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD AND CAP STAMPED BANKS ENG LB 6690 UNLESS OTHERWISE SHOWN
- ⊙ INDICATES PERMANENT CONTROL POINT (PCP) SET, NAIL & DISK STAMPED "PCP BANKS ENG LB 6690"
- ⊕ INDICATES PLAT BENCHMARK
- INDICATES CHANGE IN DIRECTION ALONG RIGHT OF WAY LINE OR TRACT LINE

SEE SHEET 3 OF 8 FOR SHEET INDEX AND OVERALL BOUNDARY INFORMATION



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THE MOORINGS AT HERITAGE HARBOUR

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

SYMBOL LEGEND:

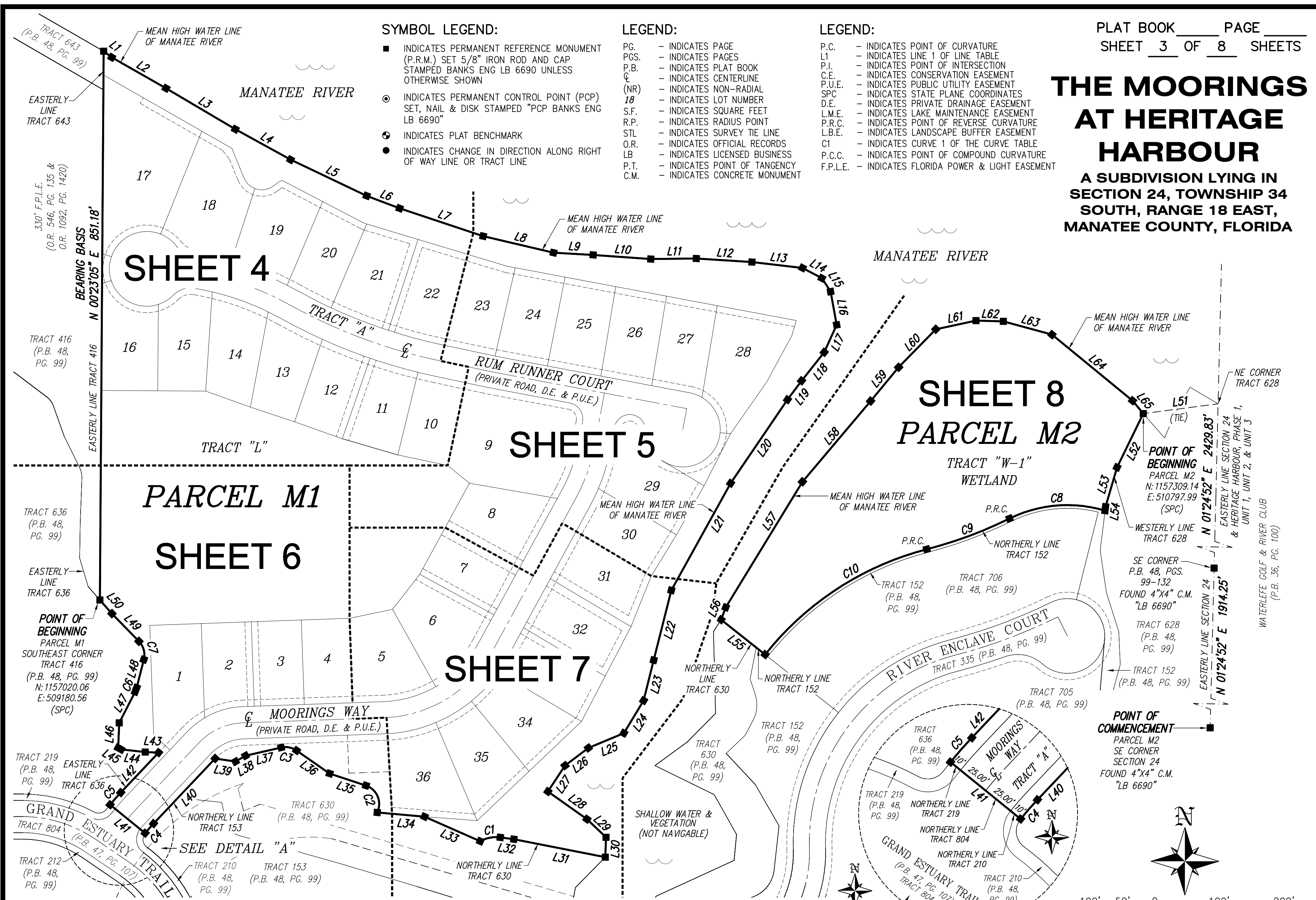
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- C.M. - INDICATES CONCRETE MONUMENT

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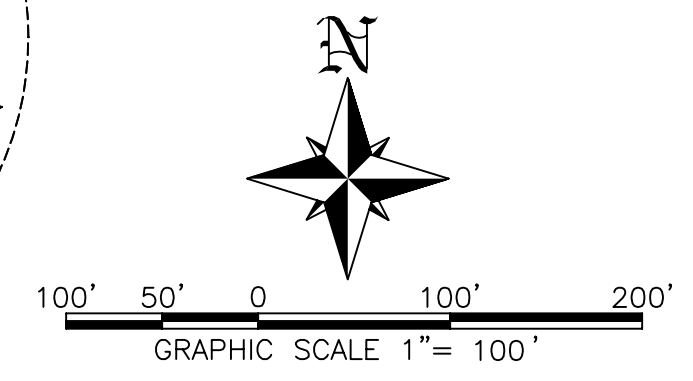
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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 52°35'42" E	15.85'	L14	S 62°05'05" E	34.02'	L27	S 33°27'25" W	48.10'	L40	S 43°24'18" W	138.96'	L53	S 16°14'13" W	63.60'
L2	S 60°17'48" E	96.81'	L15	S 32°52'42" E	24.85'	L28	S 54°40'40" E	74.13'	L41	N 50°53'13" W	70.00'	L54	S 07°03'24" W	6.08'
L3	S 59°26'20" E	124.82'	L16	S 10°21'32" E	52.48'	L29	S 46°30'54" E	40.81'	L42	N 43°24'18" E	85.33'	L55	N 51°38'21" W	87.17'
L4	S 61°07'34" E	97.82'	L17	S 24°28'43" W	46.58'	L30	S 02°08'21" W	30.89'	L43	N 87°36'07" W	20.76'	L56	N 20°50'00" E	20.37'
L5	S 64°35'16" E	130.62'	L18	S 38°28'01" W	56.47'	L31	N 78°52'12" W	144.45'	L44	N 83°50'45" W	37.65'	L57	N 31°24'28" E	228.25'
L6	S 69°10'17" E	54.57'	L19	S 36°44'55" W	36.55'	L32	N 82°25'39" W	21.29'	L45	N 61°20'56" W	5.14'	L58	N 40°09'55" E	163.80'
L7	S 71°34'15" E	136.55'	L20	S 34°11'57" W	156.74'	L33	N 66°11'33" W	94.43'	L46	N 02°35'00" E	38.80'	L59	N 39°40'45" E	68.04'
L8	S 76°46'50" E	112.09'	L21	S 28°57'48" W	189.79'	L34	N 84°56'42" W	73.55'	L47	N 26°59'11" E	54.15'	L60	N 44°20'15" E	82.43'
L9	S 86°48'26" E	61.47'	L22	S 14°09'03" W	111.70'	L35	N 71°42'41" W	59.31'	L48	N 14°16'43" E	45.06'	L61	N 77°46'00" E	63.71'
L10	S 85°54'18" E	89.61'	L23	S 14°02'07" W	64.61'	L36	N 55°06'51" W	62.44'	L49	N 44°16'37" W	59.90'	L62	S 88°27'43" E	42.49'
L11	N 89°22'48" E	70.56'	L24	S 31°13'24" W	59.14'	L37	S 77°05'24" W	56.73'	L50	N 41°19'33" W	28.19'	L63	S 74°42'27" E	78.24'
L12	S 86°26'30" E	86.46'	L25	S 67°24'11" W	59.59'	L38	S 59°47'40" W	18.03'	L51	N 82°32'06" E	116.96'	L64	S 50°38'12" E	161.49'
L13	S 83°19'29" E	78.87'	L26	S 52°46'52" W	45.40'	L39	N 81°25'00" W	31.81'	L52	S 26°01'24" W	92.80'	L65	S 39°39'11" E	26.04'

DETAIL "A" N.T.S.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	36°53'44"	32.20'	31.64'	N 79°07'31" E
C2	30.00'	97°59'42"	51.31'	45.28'	S 22°42'50" E
C3	30.00'	47°47'45"	25.03'	24.31'	S 79°00'44" E
C4	265.00'	04°17'31"	19.85'	19.85'	N 41°15'33" E
C5	335.00'	04°17'31"	25.09'	25.09'	N 41°15'33" E
C6	30.00'	12°42'29"	6.65'	6.64'	S 20°37'57" W
C7	30.00'	58°33'14"	30.66'	29.34'	S 14°59'58" E
C8	203.00'	42°57'09"	152.18'	148.64'	N 85°15'49" E
C9	673.37'	11°40'07"	137.14'	136.90'	S 69°37'18" W
C10	470.00'	37°05'42"	304.29'	299.01'	N 56°54'30" E



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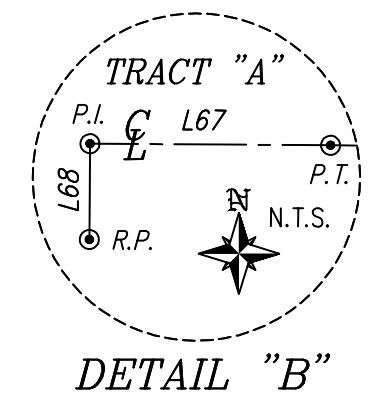
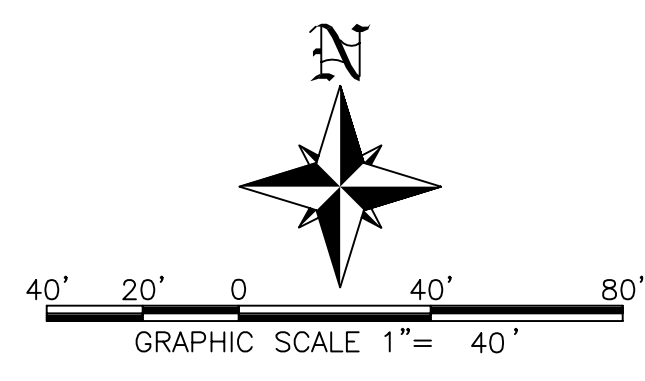
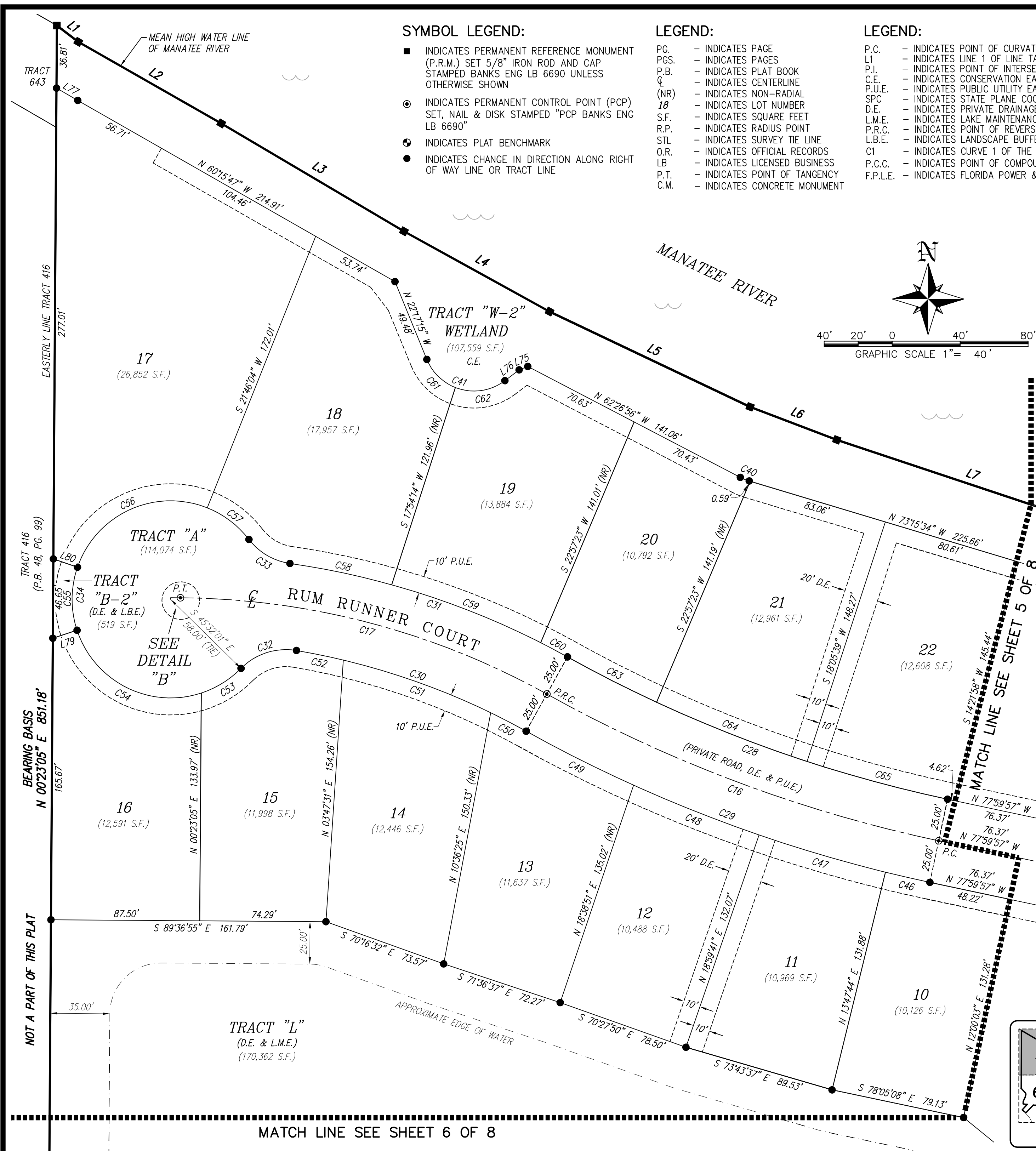
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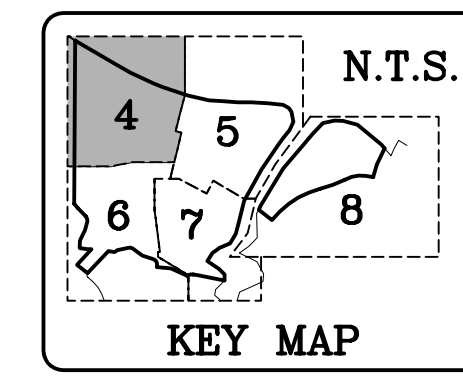


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 52°35'42" E	15.85'
L2	S 60°17'48" E	96.81'
L3	S 59°26'20" E	124.82'
L4	S 61°07'34" E	97.82'
L5	S 64°35'16" E	130.62'
L6	S 69°10'17" E	54.57'
L7	S 71°34'15" E	136.55'
L67	S 89°36'55" E	5.75'
L68	N 00°23'05" E	0.98'
L75	S 68°20'52" W	5.46'
L76	S 52°45'21" W	10.50'
L77	N 59°54'36" W	14.45'
L79	S 71°44'59" W	15.00'
L80	N 70°58'50" W	15.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C16	830.00'	17°03'28"	247.10'	246.19'	N 69°28'13" W
C17	450.00'	28°40'27"	225.21'	222.86'	S 75°16'42" E
C28	805.00'	17°03'28"	239.66'	238.78'	N 69°28'13" W
C29	855.00'	17°03'28"	254.55'	253.61'	N 69°28'13" W
C30	425.00'	19°24'21"	143.95'	143.26'	S 70°38'39" E
C31	475.00'	20°53'50"	173.25'	172.29'	S 71°23'24" E
C32	37.00'	55°11'11"	35.64'	34.28'	N 72°03'35" E
C33	37.00'	44°23'34"	28.67'	27.96'	N 59°38'32" W
C34	58.00'	278°05'15"	281.51'	76.04'	N 03°30'37" E
C40	30.00'	10°48'38"	5.66'	5.65'	N 67°51'15" W
C41	30.00'	104°57'24"	54.96'	47.59'	N 74°45'57" W
C46	855.00'	01°47'41"	26.78'	26.78'	N 77°06'06" W
C47	855.00'	05°11'57"	77.58'	77.56'	N 73°36'17" W
C48	855.00'	05°19'22"	79.43'	79.40'	N 68°20'38" W
C49	855.00'	04°44'28"	70.75'	70.73'	N 63°18'43" W
C50	425.00'	03°10'26"	23.54'	23.54'	S 62°31'42" E
C51	425.00'	12°26'25"	92.28'	92.10'	S 70°20'08" E
C52	425.00'	03°47'29"	28.12'	28.12'	S 78°27'05" E
C53	58.00'	27°29'52"	27.84'	27.57'	S 58°12'56" W
C54	58.00'	89°47'07"	90.89'	81.87'	N 63°08'35" W
C55	58.00'	37°16'11"	37.73'	37.07'	N 00°23'05" E
C56	58.00'	92°44'54"	93.89'	83.97'	N 65°23'37" E
C57	58.00'	30°47'10"	31.16'	30.79'	S 52°50'20" E
C58	475.00'	07°22'58"	61.21'	61.16'	S 78°08'50" E
C59	475.00'	11°21'46"	94.20'	94.05'	S 68°46'28" E
C60	475.00'	02°09'06"	17.84'	17.84'	S 62°01'02" E
C61	30.00'	46°16'54"	24.23'	23.58'	N 45°25'43" W
C62	30.00'	58°40'29"	30.72'	29.40'	S 82°05'36" W
C63	805.00'	04°11'13"	58.83'	58.81'	N 63°02'05" W
C64	805.00'	06°46'40"	95.23'	95.17'	N 68°31'02" W
C65	805.00'	06°05'35"	85.61'	85.57'	N 74°57'09" W



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MATCH LINE SEE SHEET 6 OF 8

THE MOORINGS AT HERITAGE HARBOUR

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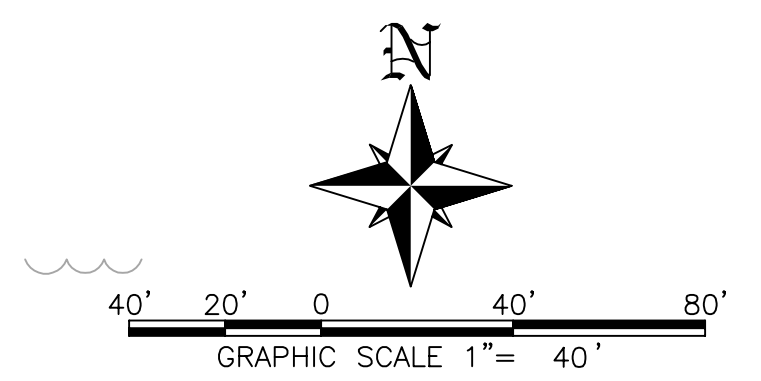
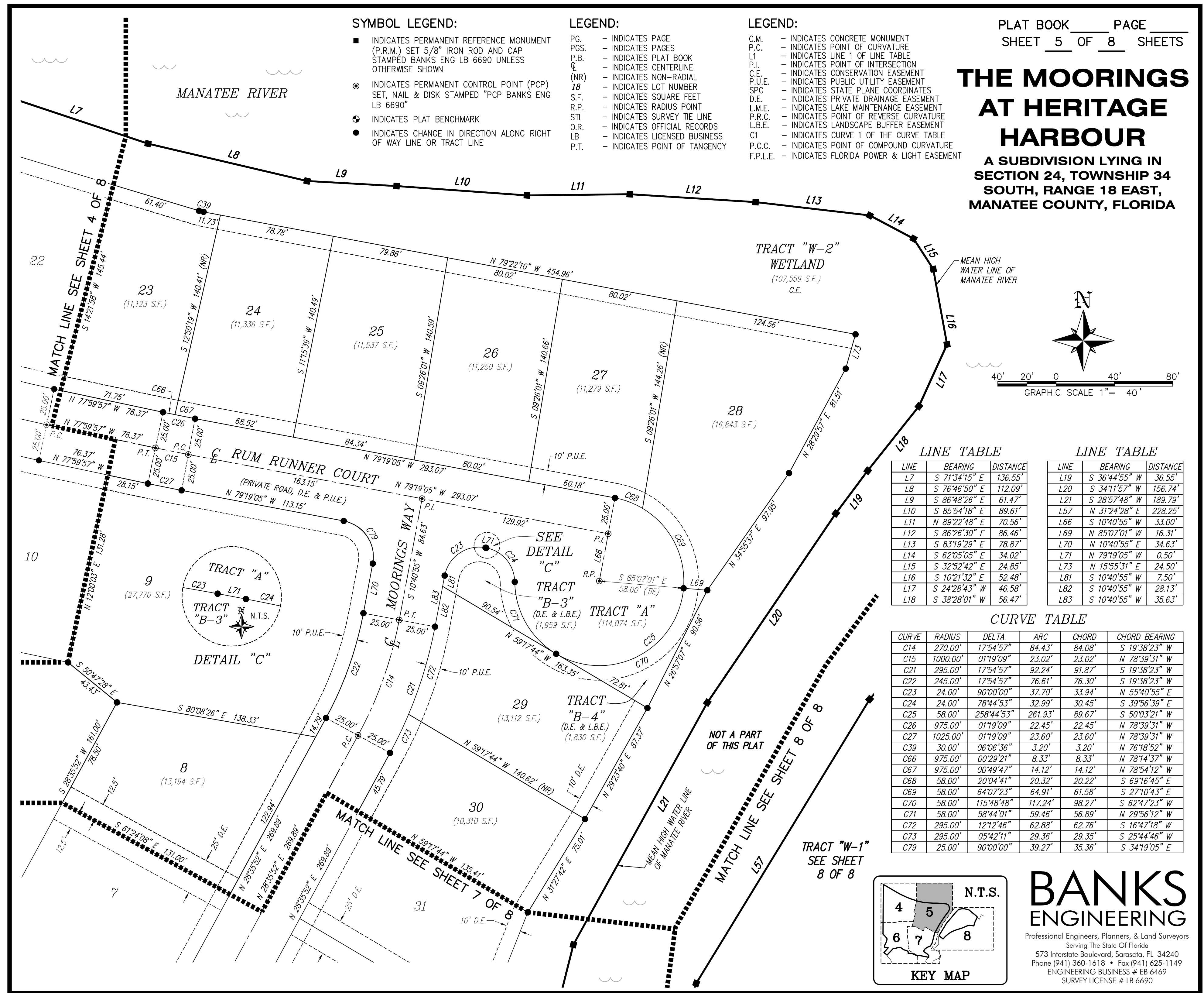
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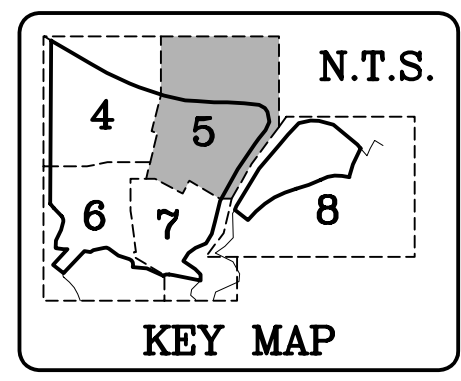
LINE	BEARING	DISTANCE
L7	S 71°34'15" E	136.55'
L8	S 76°46'50" E	112.09'
L9	S 86°48'26" E	61.47'
L10	S 85°54'18" E	89.61'
L11	N 89°22'48" E	70.56'
L12	S 86°26'30" E	86.46'
L13	S 83°19'29" E	78.87'
L14	S 62°05'05" E	34.02'
L15	S 32°52'42" E	24.85'
L16	S 10°21'32" E	52.48'
L17	S 24°28'43" W	46.58'
L18	S 38°28'01" W	56.47'

LINE TABLE

LINE	BEARING	DISTANCE
L19	S 36°44'55" W	36.55'
L20	S 34°11'57" W	156.74'
L21	S 28°57'48" W	189.79'
L57	N 31°24'28" E	228.25'
L66	S 10°40'55" W	33.00'
L69	N 85°07'01" W	16.31'
L70	N 10°40'55" E	34.63'
L71	N 79°19'05" W	0.50'
L73	N 15°55'31" E	24.50'
L81	S 10°40'55" W	7.50'
L82	S 10°40'55" W	28.13'
L83	S 10°40'55" W	35.63'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C14	270.00'	17°54'57"	84.43'	84.08'	S 19°38'23" W
C15	1000.00'	01°19'09"	23.02'	23.02'	N 78°39'31" W
C21	295.00'	17°54'57"	92.24'	91.87'	S 19°38'23" W
C22	245.00'	17°54'57"	76.61'	76.30'	S 19°38'23" W
C23	24.00'	90°00'00"	37.70'	33.94'	N 55°40'55" E
C24	24.00'	78°44'53"	32.99'	30.45'	S 39°56'39" E
C25	58.00'	258°44'53"	261.93'	89.67'	S 50°03'21" W
C26	975.00'	01°19'09"	22.45'	22.45'	N 78°39'31" W
C27	1025.00'	01°19'09"	23.60'	23.60'	N 78°39'31" W
C39	30.00'	06°06'36"	3.20'	3.20'	N 76°18'52" W
C66	975.00'	00°49'47"	8.33'	8.33'	N 78°14'37" W
C67	975.00'	00°49'47"	14.12'	14.12'	N 78°54'12" W
C68	58.00'	20°04'41"	20.32'	20.22'	S 69°16'45" E
C69	58.00'	64°07'23"	64.91'	61.58'	S 27°10'43" E
C70	58.00'	115°48'48"	117.24'	98.27'	S 62°47'23" W
C71	58.00'	58°44'01"	59.46'	56.89'	N 29°56'12" W
C72	295.00'	12°12'46"	62.88'	62.76'	S 16°47'18" W
C73	295.00'	05°42'11"	29.36'	29.35'	S 25°44'46" W
C79	25.00'	90°00'00"	39.27'	35.36'	S 34°19'05" E

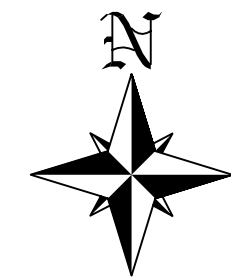


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THE MOORINGS AT HERITAGE HARBOUR

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

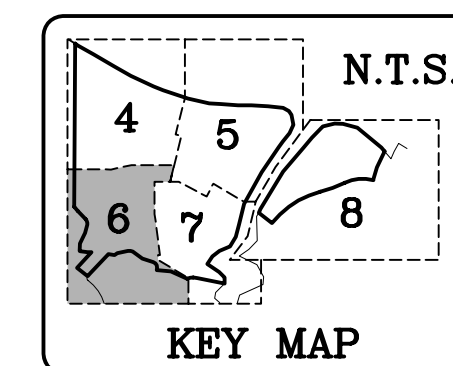


CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	30.00'	97°59'42"	51.31'	45.28'	S 22°42'50" E
C3	30.00'	47°47'45"	25.03'	24.31'	S 79°00'44" E
C4	265.00'	04°17'31"	19.85'	19.85'	N 41°15'33" E
C5	335.00'	04°17'31"	25.09'	25.09'	N 41°15'33" E
C6	30.00'	12°42'29"	6.65'	6.64'	S 20°37'57" W
C7	30.00'	58°33'14"	30.66'	29.34'	S 14°59'58" E
C11	300.00'	04°17'31"	22.47'	22.47'	N 41°15'33" E
C12	100.00'	44°34'04"	77.79'	75.84'	N 65°41'20" E
C13	200.00'	59°22'30"	207.26'	198.11'	N 58°17'07" E
C18	275.00'	04°17'31"	20.60'	20.60'	N 41°15'33" E
C19	75.00'	44°34'04"	58.34'	56.88'	N 65°41'20" E
C20	225.00'	59°22'30"	233.17'	222.87'	N 58°17'07" E
C35	325.00'	04°17'31"	24.35'	24.34'	N 41°15'33" E
C36	125.00'	44°34'04"	97.23'	94.80'	N 65°41'20" E
C37	175.00'	59°22'30"	181.35'	173.34'	N 58°17'07" E
C42	125.00'	15°56'53"	34.79'	34.68'	N 51°22'45" E
C43	125.00'	28°37'11"	62.44'	61.79'	N 73°39'47" E
C78	225.00'	01°08'10"	4.46'	4.46'	S 87°24'17" W

LINE TABLE

LINE	BEARING	DISTANCE
L34	N 84°56'42" W	73.55'
L35	N 71°42'41" W	59.31'
L36	N 55°06'51" W	62.44'
L37	S 77°05'24" W	56.73'
L38	S 59°47'40" W	18.03'
L39	N 81°25'00" W	31.81'
L40	S 43°24'18" W	138.96'
L41	N 50°53'13" W	70.00'
L42	N 43°24'18" E	85.33'
L43	N 87°36'07" W	20.76'
L44	N 83°50'45" W	37.65'
L45	N 61°20'56" W	5.14'
L46	N 02°35'00" E	38.80'
L47	N 26°59'11" E	54.15'
L48	N 14°16'43" E	45.06'
L49	N 44°16'37" W	59.90'
L50	N 41°19'33" W	28.19'
L78	S 46°35'42" E	34.80'



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SYMBOL LEGEND:

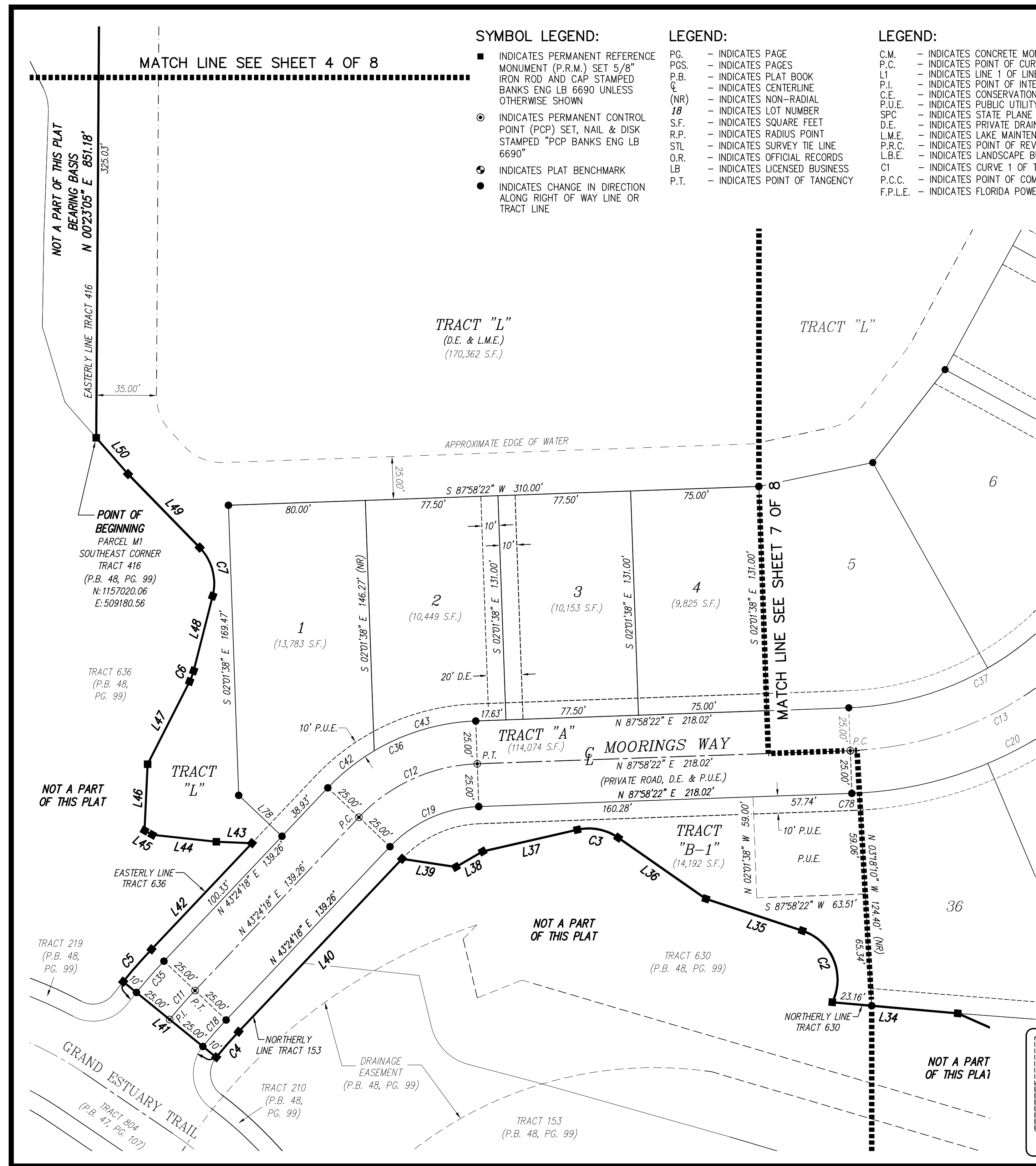
- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD AND CAP STAMPED BANKS ENG LB 6690 UNLESS OTHERWISE SHOWN
- ⊙ INDICATES PERMANENT CONTROL POINT (PCP) SET, NAIL & DISK STAMPED "PCP BANKS ENG LB 6690"
- ⊕ INDICATES PLAT BENCHMARK
- INDICATES CHANGE IN DIRECTION ALONG RIGHT OF WAY LINE OR TRACT LINE

LEGEND:

- PG. - INDICATES PAGE
- PGS. - INDICATES PAGES
- P.B. - INDICATES PLAT BOOK
- ℄ - INDICATES CENTERLINE
- (NR) - INDICATES NON-RADIAL
- 18 - INDICATES LOT NUMBER
- S.F. - INDICATES SQUARE FEET
- R.P. - INDICATES RADIUS POINT
- STL - INDICATES SURVEY TIE LINE
- O.R. - INDICATES OFFICIAL RECORDS
- LB - INDICATES LICENSED BUSINESS
- P.T. - INDICATES POINT OF TANGENCY

LEGEND:

- C.M. - INDICATES CONCRETE MONUMENT
- P.C. - INDICATES POINT OF CURVATURE
- L1 - INDICATES LINE 1 OF LINE TABLE
- P.I. - INDICATES POINT OF INTERSECTION
- C.E. - INDICATES CONSERVATION EASEMENT
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- SPC - INDICATES STATE PLANE COORDINATES
- D.E. - INDICATES PRIVATE DRAINAGE EASEMENT
- L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
- P.R.C. - INDICATES POINT OF REVERSE CURVATURE
- L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
- C1 - INDICATES CURVE 1 OF THE CURVE TABLE
- P.C.C. - INDICATES POINT OF COMPOUND CURVATURE
- F.P.L.E. - INDICATES FLORIDA POWER & LIGHT EASEMENT



MATCH LINE SEE SHEET 4 OF 8

MATCH LINE SEE SHEET 7 OF 8

NOT A PART OF THIS PLAT
BEARING BASIS
N 00°23'05" E 851.18'
325.03'

POINT OF BEGINNING
PARCEL M1
SOUTHEAST CORNER
TRACT 416
(P.B. 48, PG. 99)
N: 1157020.06
E: 509180.56

NOT A PART OF THIS PLAT

TRACT 219
(P.B. 48, PG. 99)

GRAND ESTUARY TRAIL
TRACT 804
(P.B. 47, PG. 107)

TRACT 210
(P.B. 48, PG. 99)

TRACT 153
(P.B. 48, PG. 99)

TRACT 630
(P.B. 48, PG. 99)

NOT A PART OF THIS PLAT

TRACT "L"
(D.E. & L.M.E.)
(170,362 S.F.)

TRACT "A"
(114,074 S.F.)
MOORINGS WAY
(PRIVATE ROAD, D.E. & P.U.E.)
N 87°58'22" E 218.02'
N 87°58'22" E 218.02'

TRACT "B-1"
(14,192 S.F.)

APPROXIMATE EDGE OF WATER

DRAINAGE EASEMENT
(P.B. 48, PG. 99)

EASTERLY LINE
TRACT 636

NORTHERLY LINE
TRACT 153

NORTHERLY LINE
TRACT 630

TRACT 636
(P.B. 48, PG. 99)

TRACT 1
(13,783 S.F.)

TRACT 2
(10,449 S.F.)

TRACT 3
(10,153 S.F.)

TRACT 4
(9,825 S.F.)

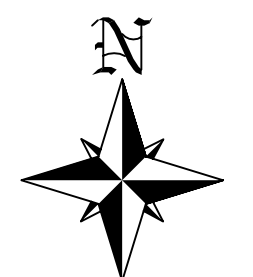
TRACT 5

TRACT 6

TRACT 36

THE MOORINGS AT HERITAGE HARBOUR

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



- SYMBOL LEGEND:**
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 - (NR) - INDICATES NON-RADIAL
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 - O.R. - INDICATES OFFICIAL RECORDS
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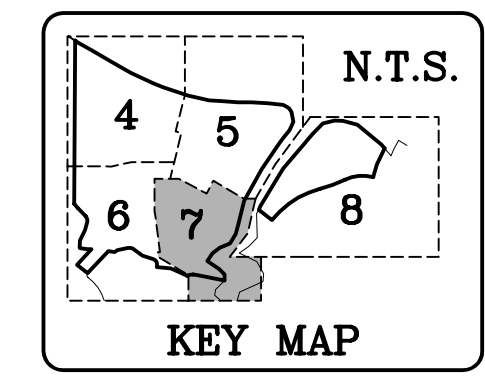
- LEGEND:**
- C.M. - INDICATES CONCRETE MONUMENT
 - P.C. - INDICATES POINT OF CURVATURE
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 - C.E. - INDICATES CONSERVATION EASEMENT
 - P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
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 - D.E. - INDICATES PRIVATE DRAINAGE EASEMENT
 - L.M.E. - INDICATES LAKE MAINTENANCE EASEMENT
 - P.R.C. - INDICATES POINT OF REVERSE CURVATURE
 - L.B.E. - INDICATES LANDSCAPE BUFFER EASEMENT
 - C1 - INDICATES CURVE 1 OF THE CURVE TABLE
 - P.C.C. - INDICATES POINT OF COMPOUND CURVATURE
 - F.P.L.E. - INDICATES FLORIDA POWER & LIGHT EASEMENT

LINE TABLE

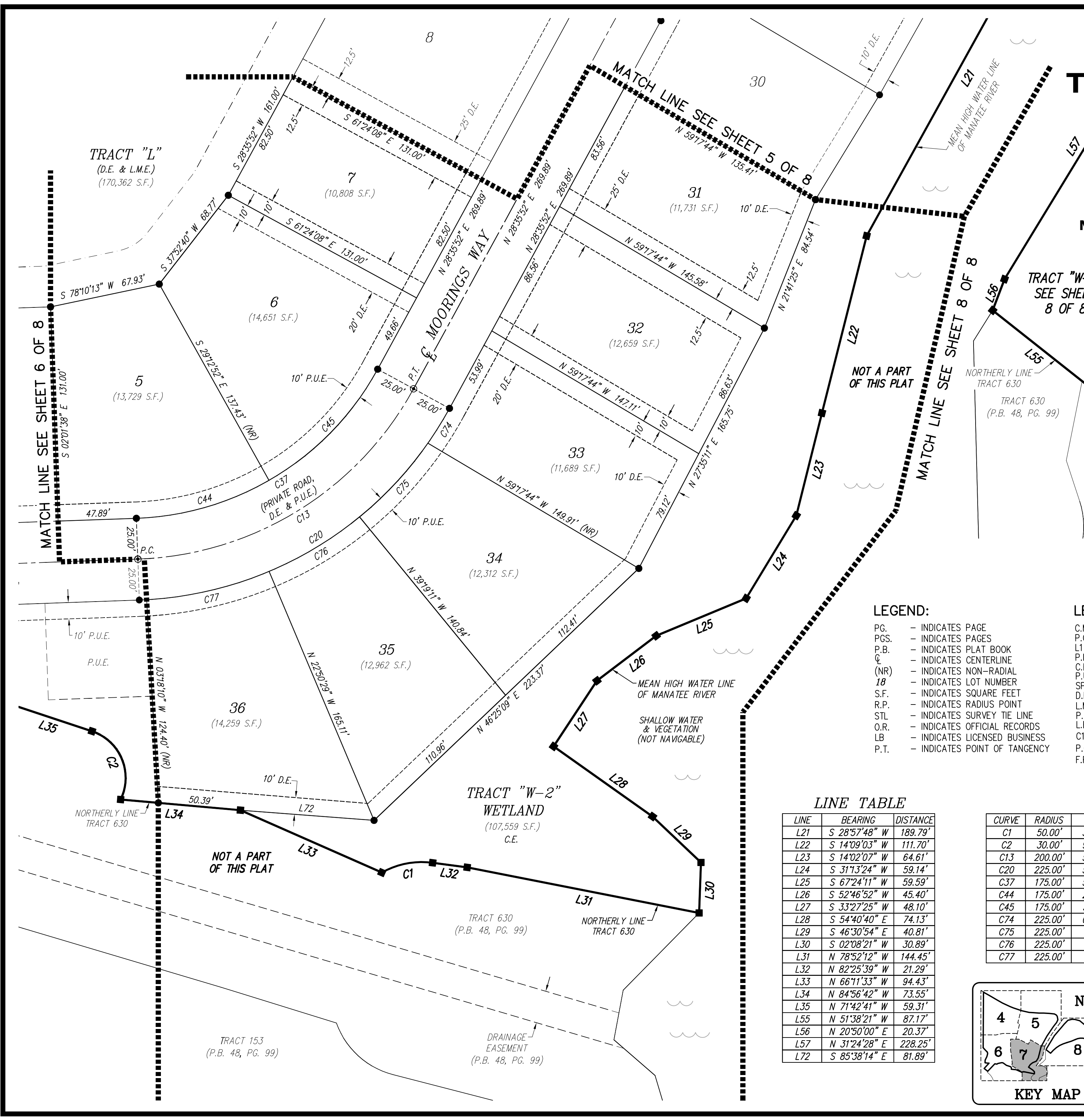
LINE	BEARING	DISTANCE
L21	S 28°57'48" W	189.79'
L22	S 14°09'03" W	111.70'
L23	S 14°02'07" W	64.61'
L24	S 31°13'24" W	59.14'
L25	S 67°24'11" W	59.59'
L26	S 52°46'52" W	45.40'
L27	S 33°27'25" W	48.10'
L28	S 54°40'40" E	74.13'
L29	S 46°30'54" E	40.81'
L30	S 02°08'21" W	30.89'
L31	N 78°52'12" W	144.45'
L32	N 82°25'39" W	21.29'
L33	N 66°11'33" W	94.43'
L34	N 84°56'42" W	73.55'
L35	N 71°42'41" W	59.31'
L55	N 51°38'21" W	87.17'
L56	N 20°50'00" E	20.37'
L57	N 31°24'28" E	228.25'
L72	S 85°38'14" E	81.89'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	36°53'44"	32.20'	31.64'	N 79°07'31" E
C2	30.00'	97°59'42"	51.31'	45.28'	S 22°42'50" E
C13	200.00'	59°22'30"	207.26'	198.11'	N 58°17'07" E
C20	225.00'	59°22'30"	233.17'	222.87'	N 58°17'07" E
C37	175.00'	59°22'30"	181.35'	173.34'	N 58°17'07" E
C44	175.00'	27°52'53"	85.16'	84.32'	S 74°01'56" W
C45	175.00'	31°29'38"	96.19'	94.99'	S 44°20'41" W
C74	225.00'	06°22'56"	25.06'	25.05'	S 31°47'20" W
C75	225.00'	15°42'01"	61.65'	61.46'	S 42°49'48" W
C76	225.00'	16°28'42"	64.71'	64.49'	S 58°55'10" W
C77	225.00'	19°40'42"	77.28'	76.90'	S 76°59'52" W



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SURVEY LICENSE # LB 6690



TRACT "L"
(D.E. & L.M.E.)
(170,362 S.F.)

TRACT "W-1"
SEE SHEET
8 OF 8

TRACT 630
(P.B. 48, PG. 99)

TRACT "W-2"
WETLAND
(107,559 S.F.)
C.E.

TRACT 153
(P.B. 48, PG. 99)

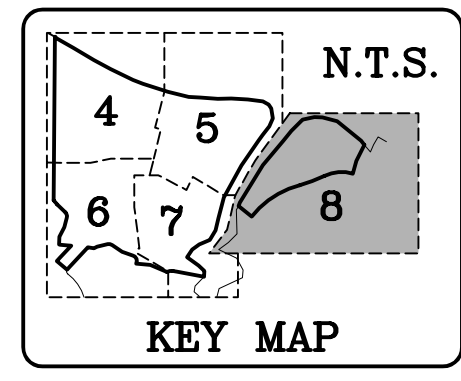
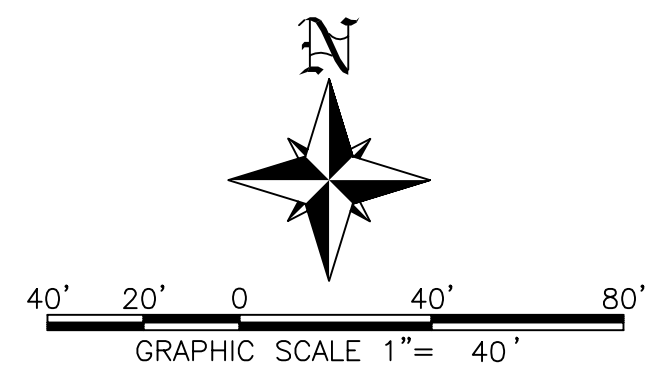
DRAINAGE
EASEMENT
(P.B. 48, PG. 99)

NOT A PART
OF THIS PLAT

NOT A PART
OF THIS PLAT

THE MOORINGS AT HERITAGE HARBOUR

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SYMBOL LEGEND:

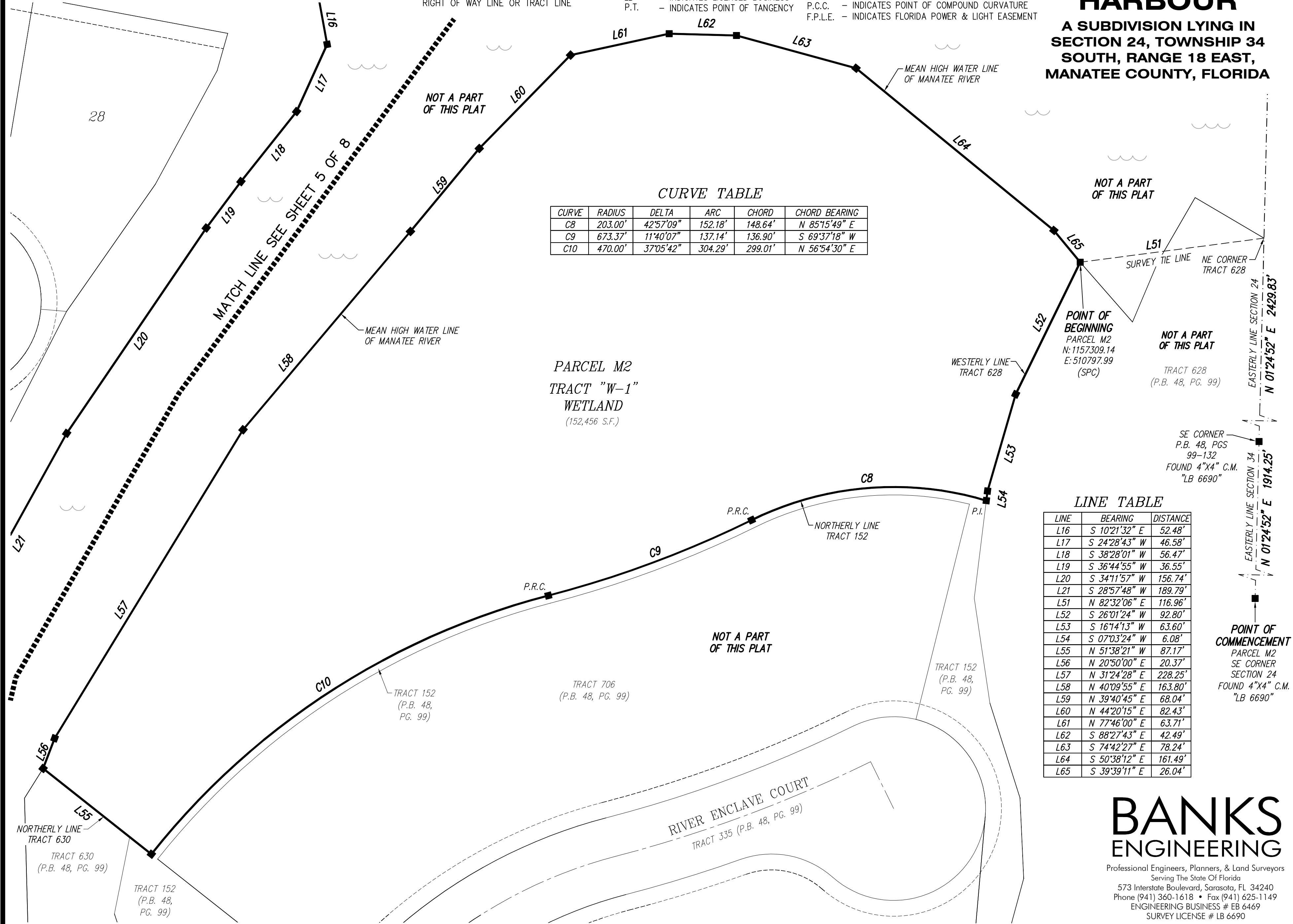
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- F.P.L.E. - INDICATES FLORIDA POWER & LIGHT EASEMENT



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C8	203.00'	42°57'09"	152.18'	148.64'	N 85°15'49" E
C9	673.37'	11°40'07"	137.14'	136.90'	S 69°37'18" W
C10	470.00'	37°05'42"	304.29'	299.01'	N 56°54'30" E

LINE TABLE

LINE	BEARING	DISTANCE
L16	S 10°21'32" E	52.48'
L17	S 24°28'43" W	46.58'
L18	S 38°28'01" W	56.47'
L19	S 36°44'55" W	36.55'
L20	S 34°11'57" W	156.74'
L21	S 28°57'48" W	189.79'
L51	N 82°32'06" E	116.96'
L52	S 26°01'24" W	92.80'
L53	S 16°14'13" W	63.60'
L54	S 07°03'24" W	6.08'
L55	N 51°38'21" W	87.17'
L56	N 20°50'00" E	20.37'
L57	N 31°24'28" E	228.25'
L58	N 40°09'55" E	163.80'
L59	N 39°40'45" E	68.04'
L60	N 44°20'15" E	82.43'
L61	N 77°46'00" E	63.71'
L62	S 88°27'43" E	42.49'
L63	S 74°42'27" E	78.24'
L64	S 50°38'12" E	161.49'
L65	S 39°39'11" E	26.04'

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ENCLAVE AT HERITAGE HARBOUR

PLAT BOOK _____ PAGE _____
SHEET 1 OF 3 SHEETS

**A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
BEING A REPLAT OF TRACTS 705 & 706, HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3,
RECORDED IN PLAT BOOK 48, PAGES 99-132, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA**

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.

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE "DEVELOPER", ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. IF TWO OR MORE LOTS ARE COMBINED AS ONE BUILDING SITE, THE UTILITY COMPANY SHALL BE REIMBURSED FOR THE COSTS INCURRED RELOCATING THE FACILITIES.

PUBLIC UTILITY EASEMENTS - THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE EASEMENT TO MANATEE COUNTY, ITS SUCCESSORS AND ASSIGNS, TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES FOR THE PURPOSE OF INSTALLATION, READING, AND MAINTENANCE OF WATER LINES, WATER SERVICES, WATER VALVES, FIRE HYDRANTS AND ANY ASSOCIATED PUBLIC WATER UTILITY.

THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY AND OTHER AUTHORIZED UTILITY COMPANIES, TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, REUSE WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES LINES AND FACILITIES.

PRIVATE DRAINAGE EASEMENT - THE "DEVELOPER" HEREBY GRANTS TO HERITAGE HARBOUR MASTER ASSOCIATION, INC., RIVER STRAND GOLF & COUNTRY CLUB, INC., AND HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

LAKE MAINTENANCE EASEMENT - THE "DEVELOPER" HEREBY GRANTS TO HERITAGE HARBOUR MASTER ASSOCIATION, INC., RIVER STRAND GOLF & COUNTRY CLUB, INC., AND HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT AN EASEMENT FOR LAKE MAINTENANCE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "LAKE MAINTENANCE EASEMENT".

CERTIFICATE OF APPROVAL OF MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2015.

CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

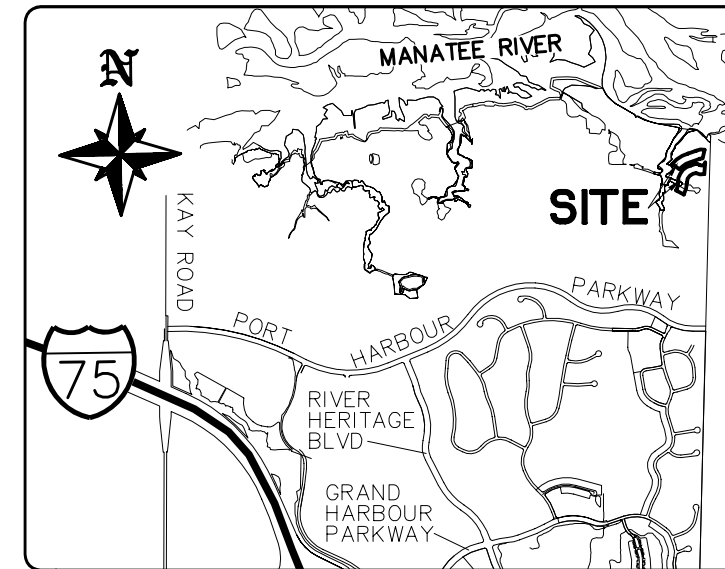
ANGELINA M. COLONNESO
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TODD E. BOYLE, R.S.M.
STATE OF FLORIDA LICENSE 6047
MANATEE COUNTY SURVEYOR

DATE: _____



VICINITY SKETCH
(NOT TO SCALE)

SHEET INDEX
1 OF 3 - COVER SHEET
2 OF 3 - SITE BOUNDARY & LEGAL DESCRIPTION
3 OF 3 - DETAIL SHEET

NOTES

- THIS PROJECT LIES WITHIN ZONE "AE" HAVING A BASE FLOOD ELEVATION OF 8.0 FEET PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.), PANEL NUMBER 12081C0190E. PRIOR TO CONSTRUCTION VERIFY MOST CURRENT DATA WITH F.E.M.A.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE DERIVED FROM A STANDARD NATIONAL GEODETIC SURVEY BENCHMARK. THE BENCHMARK IS A DISK SET IN THE TOP OF A CONCRETE MONUMENT, DESIGNATION E 559, PID DE8655, WITH A PUBLISHED NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ELEVATION OF 10.57 FEET. THE DRAINAGE PLANS ASSOCIATED WITH THIS RECORD PLAT WILL BE RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, AND THE ELEVATIONS SHOWN THEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE CONVERSION FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IS PLUS 0.97 FEET AND WAS DERIVED BY THE USE OF THE U.S. ARMY CORPS OF ENGINEERS ARMY CORPSCON V. 6.0.1 SOFTWARE.
- STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL MONUMENTS; 1-75 84 A21, 1-75 84 A24 & 1-75 84 A38, N.A.D. 1983/90, FLORIDA WEST ZONE WITH A MEAN SCALE FACTOR OF 0.9999672.
- BEARINGS ARE BASED ON THE EAST LINE OF HERITAGE HARBOUR, PHASE I, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, ALSO BEING THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24-34-18, HAVING A BEARING OF S.01°24'52"W.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT.
- ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
- ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.
- ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO THE CURVES THEY INTERSECT UNLESS OTHERWISE NOTED.
- OVERALL PROPERTY CONTAINS 3.69 ACRES, MORE OR LESS.

TRACT DESIGNATIONS

TRACT "L" IS A "LAKE MAINTENANCE EASEMENT & DRAINAGE EASEMENT" TRACTS WHICH SHALL BE MAINTAINED BY HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE HARBOUR (THE "MASTER COVENANTS").

CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS TO THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT WERE ACCEPTED AT AN OPEN MEETING OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

THIS _____ DAY OF _____, A.D., 2015.

HERITAGE HARBOUR NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

ATTEST:

BY: _____
TERRENCE KIRSCHNER, AS CHAIRMAN

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, DARIN McMURRAY, AS VICE-PRESIDENT OF LENNAR HOMES, A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED ENCLAVE AT HERITAGE HARBOUR TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING;

- TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT FOR USES AND PURPOSES SHOWN ON THIS PLAT AND PURPOSES STATED IN THE EASEMENT DESCRIPTIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS DAY OF _____, A.D., 2015.

WITNESSES: _____

SIGNATURE OF WITNESS _____

PRINT NAME OF WITNESS _____

SIGNATURE OF WITNESS _____

PRINT NAME OF WITNESS _____

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

BEFORE ME PERSONALLY APPEARED DARIN McMURRAY, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS VICE-PRESIDENT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2015.

NOTARY PUBLIC - STATE OF FLORIDA

(AFFIX SEAL)

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

I, ANGELINA M. COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE 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 _____ OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2015.

CLERK OF THE CIRCUIT COURT,
MANATEE COUNTY, FLORIDA

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED FLORIDA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF BANKS ENGINEERING, FLORIDA BUSINESS LICENSE No. 6690, A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM's) WERE INSTALLED AS OF _____, 2015 AND THE LOT CORNERS WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DRAFT

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA
LICENSE NUMBER 4009

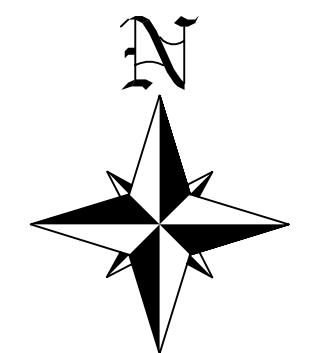
DATE: _____

**BANKS
ENGINEERING**

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
573 Interstate Boulevard, Sarasota, FL 34240
Phone (941) 360-1618 • Fax (941) 625-1149
ENGINEERING BUSINESS # EB 6469
SURVEY LICENSE # LB 6690

ENCLAVE AT HERITAGE HARBOUR

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING A REPLAT OF TRACTS 705 & 706, HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, RECORDED IN PLAT BOOK 48, PAGES 99-132, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

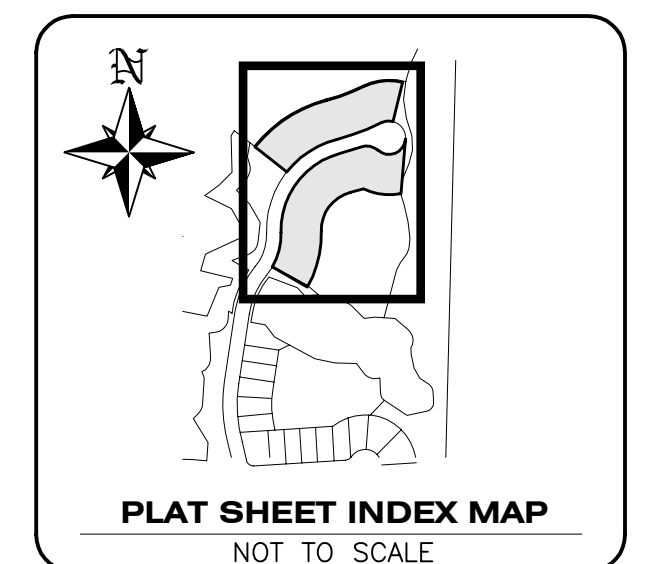


LEGEND

LB	LICENSED BUSINESS
(NR)	NOT RADIAL
SQ. FT.	SQUARE FEET
BM	BENCH MARK
4303	LOT NUMBER 4303
L1	LOT 1 FROM LINE TABLE
C1	CURVE 1 FROM CURVE TABLE

SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) FOUND AND/OR SET 5/8" CAPPED IRON ROD AND CAP STAMPED BANKS ENG LB 6690 UNLESS OTHERWISE NOTED
- ⊕ PLAT BENCH MARK (SEE BENCH MARK NOTE)



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ENGINEERING BUSINESS # EB 6469
SURVEY LICENSE # LB 6690

LEGAL DESCRIPTION

TRACT 705 AND TRACT 706, HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGES 99-132, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING OVER, ACROSS, AND THROUGH TRACT 705, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHEASTERLY CORNER OF TRACT 557, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, AND THE WESTERLY LINE OF TRACT 628, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 557 AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 198.00 FEET, DELTA ANGLE OF 38°39'17", CHORD BEARING OF N.82°41'26"W., CHORD DISTANCE OF 131.06 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF TRACT 557 AND SAID CURVE TO THE RIGHT, FOR 133.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1008.37 FEET, DELTA ANGLE OF 02°39'52", CHORD BEARING OF S.74°07'25"W., CHORD DISTANCE OF 46.89 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, FOR 46.89 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, DELTA ANGLE OF 77°14'43", CHORD BEARING OF S.36°50'00"W., CHORD DISTANCE OF 168.53 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, FOR 182.01 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, DELTA ANGLE OF 31°48'12", CHORD BEARING OF S.14°06'44"W., CHORD DISTANCE OF 200.01 FEET; THENCE ALONG SAID CURVE TO THE RIGHT, FOR 202.60 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 557 AND THE NORTHERLY LINE OF TRACT 151, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3; THENCE N.59°59'10"W., ALONG THE NORTHERLY LINE OF SAID TRACT 151, FOR 140.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RIVER ENCLAVE COURT, ALSO KNOWN AS TRACT 335, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, DELTA ANGLE OF 31°48'12", CHORD BEARING OF N.14°06'44"E., CHORD DISTANCE OF 123.29 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF RIVER ENCLAVE COURT AND SAID CURVE TO THE LEFT, FOR 124.89 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, DELTA ANGLE OF 77°14'43", CHORD BEARING OF N.36°50'00"E., CHORD DISTANCE OF 343.30 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT, FOR 370.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 868.37 FEET, DELTA ANGLE OF 05°00'32", CHORD BEARING OF N.72°57'05"E., CHORD DISTANCE OF 75.89 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT, FOR 75.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 58.00 FEET, DELTA ANGLE OF 61°10'59", CHORD BEARING OF S.78°57'41"E., CHORD DISTANCE OF 59.03 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT, FOR 61.94 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FEET, DELTA ANGLE OF 126°36'55", CHORD BEARING OF N.68°19'21"E., CHORD DISTANCE OF 103.64 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT, FOR 128.17 FEET TO THE WESTERLY LINE OF TRACT 152, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3; THENCE S.05°00'55"W., ALONG SAID WESTERLY LINE OF TRACT 152 AND SAID TRACT 628, FOR 189.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 91,170.2 SQUARE FEET OR 2.09 ACRES, MORE OR LESS.

TOGETHER WITH:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING OVER, ACROSS, AND THROUGH TRACT 706, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

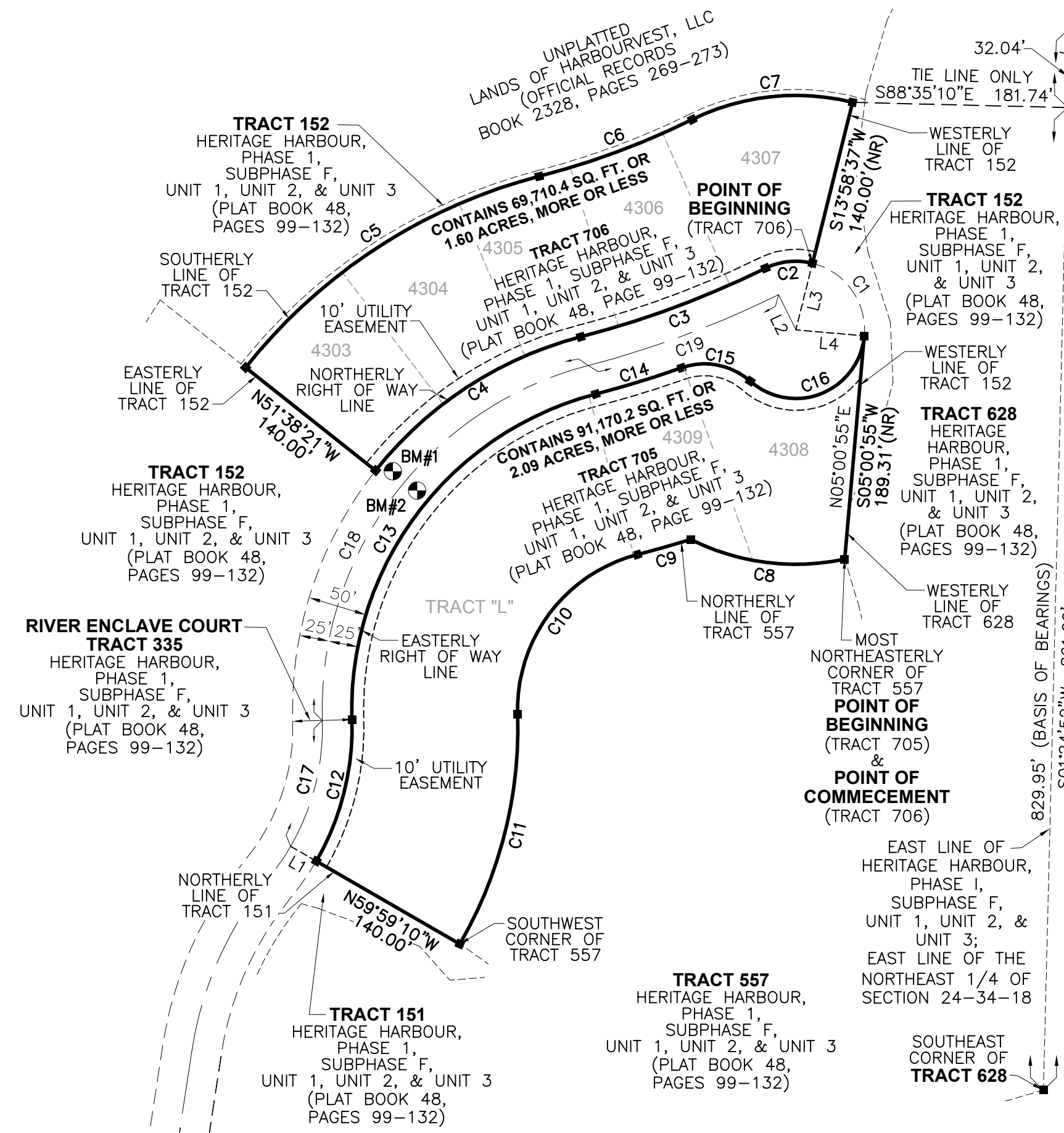
COMMENCE AT THE MOST NORTHEASTERLY CORNER OF TRACT 557, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, AND THE WESTERLY LINE OF TRACT 628, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3; THENCE N.05°00'55"E., ALONG THE WESTERLY LINE OF TRACT 628, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, AND THE WESTERLY LINE OF TRACT 152, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, FOR 189.31 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RIVER ENCLAVE COURT, ALSO KNOWN AS TRACT 335, SAID HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, AND A CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FEET, DELTA ANGLE OF 81°02'13", CHORD BEARING OF N.35°30'13"W., CHORD DISTANCE OF 75.36 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT, FOR 82.03 FEET TO THE **POINT OF BEGINNING** AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FEET, DELTA ANGLE OF 40°11'26", CHORD BEARING OF S.83°52'57"W., CHORD DISTANCE OF 39.86 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RIVER ENCLAVE COURT AND SAID CURVE TO THE LEFT, FOR 40.68 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 818.37 FEET, DELTA ANGLE OF 11°40'07", CHORD BEARING OF S.69°37'18"W., CHORD DISTANCE OF 166.38 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF RIVER ENCLAVE COURT AND SAID CURVE TO THE RIGHT, FOR 166.67 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, DELTA ANGLE OF 37°05'42", CHORD BEARING OF S.56°54'30"W., CHORD DISTANCE OF 206.76 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF RIVER ENCLAVE COURT AND SAID CURVE TO THE LEFT, FOR 210.42 FEET TO THE EASTERLY LINE OF SAID TRACT 152; THENCE N.51°38'21"W., ALONG SAID EASTERLY LINE OF TRACT 152, FOR 140.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, DELTA ANGLE OF 37°05'42", CHORD BEARING OF N.56°54'30"E., CHORD DISTANCE OF 295.83 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 152 AND SAID CURVE TO THE RIGHT, FOR 301.06 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 678.37 FEET, DELTA ANGLE OF 11°40'05", CHORD BEARING OF N.69°37'19"E., CHORD DISTANCE OF 137.91 FEET; THENCE ALONG SAID SOUTHERLY LINE OF TRACT 152 AND SAID CURVE TO THE LEFT, FOR 138.15 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 198.00 FEET, DELTA ANGLE OF 40°11'31", CHORD BEARING OF N.83°52'52"E., CHORD DISTANCE OF 136.06 FEET; THENCE ALONG SAID SOUTHERLY LINE OF TRACT 152 AND SAID CURVE TO THE RIGHT, FOR 138.89 FEET TO THE WESTERLY LINE OF SAID TRACT 152; THENCE S.13°58'37"W., ALONG SAID WESTERLY LINE OF TRACT 152, FOR 140.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 69,710.4 SQUARE FEET OR 1.60 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	58.00'	81°02'13"	82.03'	75.36'	N 35°30'13" W
C2	58.00'	40°11'26"	40.68'	39.86'	S 83°52'57" W
C3	818.37'	11°40'07"	166.67'	166.38'	S 69°37'18" W
C4	325.00'	37°05'42"	210.42'	206.76'	S 56°54'30" W
C5	465.00'	37°05'42"	301.06'	295.83'	N 56°54'30" E
C6	678.37'	11°40'05"	138.15'	137.91'	N 69°37'19" E
C7	198.00'	40°11'31"	138.89'	136.06'	N 83°52'52" E
C8	198.00'	38°39'17"	133.58'	131.06'	N 82°41'26" W
C9	1008.37'	02°39'52"	46.89'	46.89'	S 74°07'25" W
C10	135.00'	77°14'43"	182.01'	168.53'	S 36°50'00" W
C11	365.00'	31°48'12"	202.60'	200.01'	S 14°06'44" W
C12	225.00'	31°48'12"	124.89'	123.29'	N 14°06'44" E
C13	275.00'	77°14'43"	370.75'	343.30'	N 36°50'00" E
C14	868.37'	05°00'32"	75.91'	75.89'	S 72°57'05" W
C15	58.00'	61°10'59"	61.94'	59.03'	S 78°57'41" E
C16	58.00'	126°36'55"	128.17'	103.64'	N 68°19'21" E
C17	200.00'	31°48'12"	111.01'	109.60'	S 14°06'44" W
C18	300.00'	77°14'43"	404.46'	374.51'	N 36°50'00" E
C19	843.37'	11°40'07"	171.76'	171.46'	S 69°37'18" W

OVERALL SITE BOUNDARY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°59'10" W	25.00'
L2	S 26°12'54" E	33.00'
L3	N 13°58'37" E	58.00'
L4	S 84°59'04" E	58.00'

BENCH MARK NOTE

BM#1 SQUARE CUT ON CURB INLET WITH DISK STAMPED "BANKS ENG, SARASOTA, BENCH MARK 908", ELEVATION 7.34'

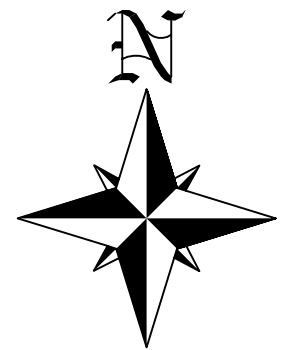
BM#2 SQUARE CUT ON CURB INLET WITH DISK STAMPED "BANKS ENG, SARASOTA, BENCH MARK 907", ELEVATION 7.41'

NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
- ALL LOT LINES SHOWN ARE RADIAL UNLESS SHOWN OTHERWISE.

ENCLAVE AT HERITAGE HARBOUR

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING A REPLAT OF TRACTS 705 & 706, HERITAGE HARBOUR, PHASE 1, SUBPHASE F, UNIT 1, UNIT 2, & UNIT 3, RECORDED IN PLAT BOOK 48, PAGES 99-132, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

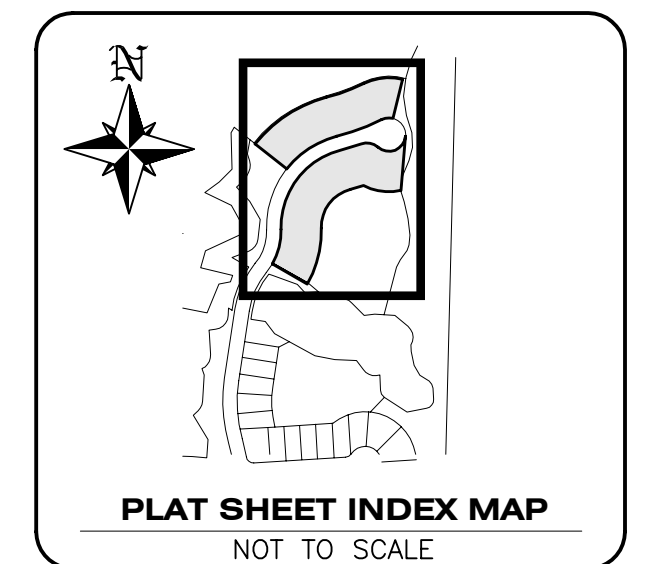


LEGEND

- LB LICENSED BUSINESS
- (NR) NOT RADIAL
- SQ. FT. SQUARE FEET
- BM BENCH MARK
- 4303 LOT NUMBER 4303
- L1 LOT 1 FROM LINE TABLE
- C1 CURVE 1 FROM CURVE TABLE

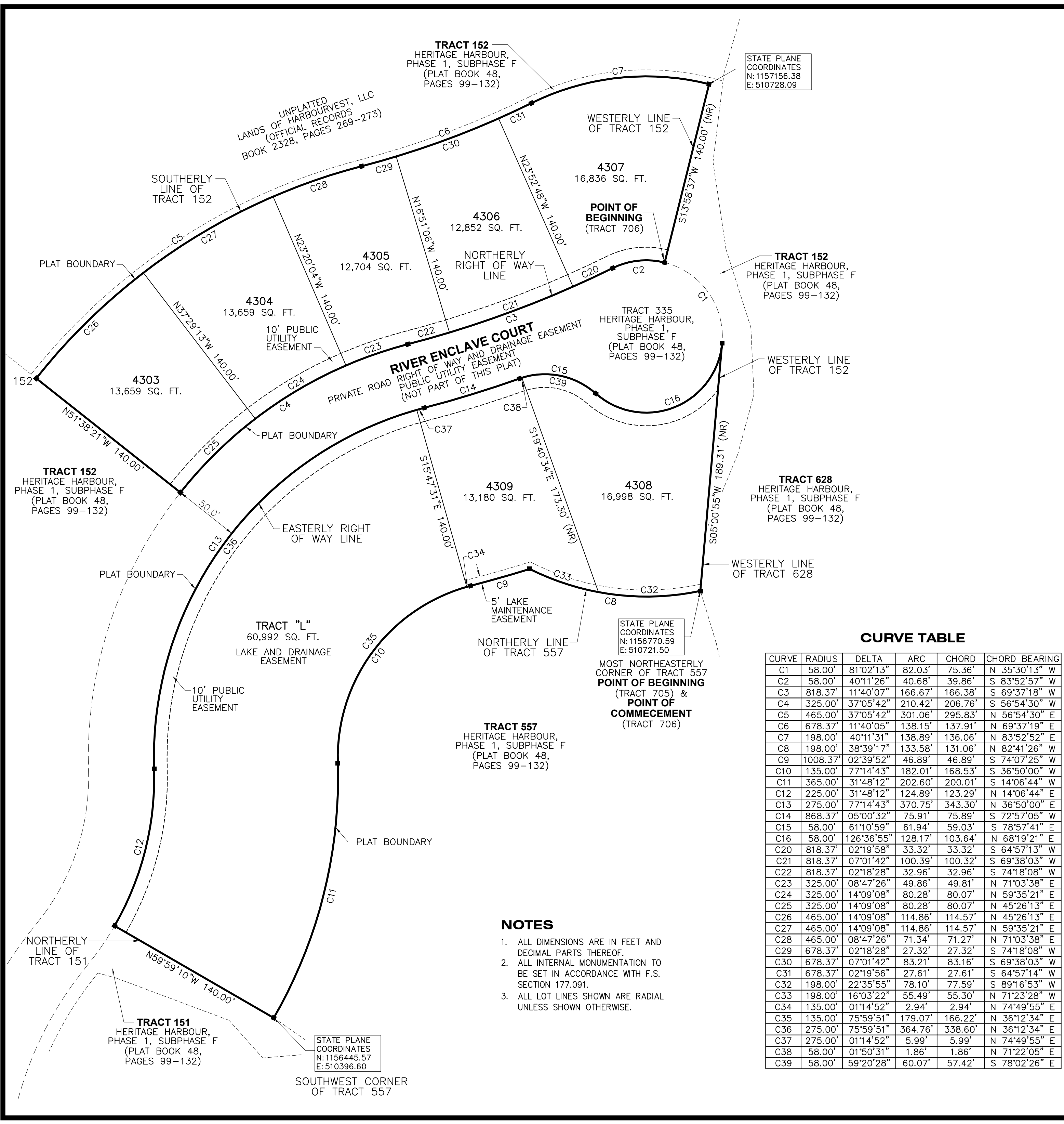
SYMBOL LEGEND

- PERMANENT REFERENCE MONUMENT (PRM) FOUND AND/OR SET 5/8" CAPPED IRON ROD AND CAP STAMPED BANKS ENG LB 6690 UNLESS OTHERWISE NOTED



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 SURVEY LICENSE # LB 6690



CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	58.00'	81°02'13"	82.03'	75.36'	N 35°30'13" W
C2	58.00'	40°11'26"	40.68'	39.86'	S 83°52'57" W
C3	818.37'	11°40'07"	166.67'	166.38'	S 69°37'18" W
C4	325.00'	37°05'42"	210.42'	206.76'	S 56°54'30" W
C5	465.00'	37°05'42"	301.06'	295.83'	N 56°54'30" E
C6	678.37'	11°40'05"	138.15'	137.91'	N 69°37'19" E
C7	198.00'	40°11'31"	138.89'	136.06'	N 83°52'52" E
C8	198.00'	38°39'17"	133.58'	131.06'	N 82°41'26" W
C9	1008.37'	02°39'52"	46.89'	46.89'	S 74°07'25" W
C10	135.00'	77°14'43"	182.01'	168.53'	S 36°50'00" W
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C12	225.00'	31°48'12"	124.89'	123.29'	N 14°06'44" E
C13	275.00'	77°14'43"	370.75'	343.30'	N 36°50'00" E
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C15	58.00'	61°10'59"	61.94'	59.03'	S 78°57'41" E
C16	58.00'	126°36'55"	128.17'	103.64'	N 68°19'21" E
C20	818.37'	02°19'58"	33.32'	33.32'	S 64°57'13" W
C21	818.37'	07°01'42"	100.39'	100.32'	S 69°38'03" W
C22	818.37'	02°18'28"	32.96'	32.96'	S 74°18'08" W
C23	325.00'	08°47'26"	49.86'	49.81'	N 71°03'38" E
C24	325.00'	14°09'08"	80.28'	80.07'	N 59°35'21" E
C25	325.00'	14°09'08"	80.28'	80.07'	N 45°26'13" E
C26	465.00'	14°09'08"	114.86'	114.57'	N 45°26'13" E
C27	465.00'	14°09'08"	114.86'	114.57'	N 59°35'21" E
C28	465.00'	08°47'26"	71.34'	71.27'	N 71°03'38" E
C29	678.37'	02°18'28"	27.32'	27.32'	S 74°18'08" W
C30	678.37'	07°01'42"	83.21'	83.16'	S 69°38'03" W
C31	678.37'	02°19'56"	27.61'	27.61'	S 64°57'14" W
C32	198.00'	22°35'55"	78.10'	77.59'	S 89°16'53" W
C33	198.00'	16°03'22"	55.49'	55.30'	N 71°23'28" W
C34	135.00'	01°14'52"	2.94'	2.94'	N 74°49'55" E
C35	135.00'	75°59'51"	179.07'	166.22'	N 36°12'34" E
C36	275.00'	75°59'51"	364.76'	338.60'	N 36°12'34" E
C37	275.00'	01°14'52"	5.99'	5.99'	N 74°49'55" E
C38	58.00'	01°50'31"	1.86'	1.86'	N 71°22'05" E
C39	58.00'	59°20'28"	60.07'	57.42'	S 78°02'26" E

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL INTERNAL MONUMENTATION TO BE SET IN ACCORDANCE WITH F.S. SECTION 177.091.
3. ALL LOT LINES SHOWN ARE RADIAL UNLESS SHOWN OTHERWISE.

STATE PLANE COORDINATES
 N: 1156445.57
 E: 510396.60

STATE PLANE COORDINATES
 N: 1157156.38
 E: 510728.09

STATE PLANE COORDINATES
 N: 1156770.59
 E: 510721.50

TRACT 151
 HERITAGE HARBOUR,
 PHASE 1, SUBPHASE F
 (PLAT BOOK 48,
 PAGES 99-132)

TRACT 152
 HERITAGE HARBOUR,
 PHASE 1, SUBPHASE F
 (PLAT BOOK 48,
 PAGES 99-132)

TRACT 152
 HERITAGE HARBOUR,
 PHASE 1, SUBPHASE F
 (PLAT BOOK 48,
 PAGES 99-132)

TRACT 152
 HERITAGE HARBOUR,
 PHASE 1, SUBPHASE F
 (PLAT BOOK 48,
 PAGES 99-132)

TRACT 628
 HERITAGE HARBOUR,
 PHASE 1, SUBPHASE F
 (PLAT BOOK 48,
 PAGES 99-132)

TRACT 557
 HERITAGE HARBOUR,
 PHASE 1, SUBPHASE F
 (PLAT BOOK 48,
 PAGES 99-132)

TRACT "L"
 60,992 SQ. FT.
 LAKE AND DRAINAGE
 EASEMENT

TRACT 335
 HERITAGE HARBOUR,
 PHASE 1,
 SUBPHASE F
 (PLAT BOOK 48,
 PAGES 99-132)

UNPLATTED
 LANDS OF HARBOURVEST, LLC
 (OFFICIAL RECORDS
 BOOK 2328, PAGES 269-273)

SOUTHWEST CORNER
 OF TRACT 557

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Heritage Harbour North Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as SELLER) whose address is 2041 NE 6th Terrace, Wilton Manors, FL 33305, for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from Manatee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY), has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following: Plat of Heritage Harbour, Subphase G

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "A", attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida; and

2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment, and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "A" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the _____ day of _____, 20__.

ATTEST:

Heritage Harbour North Community
Development District

James P. Ward, Secretary

By: _____
Terrence Kirschner, Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Terrence Kirschner, as Chairman of Heritage Harbour North Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the Heritage Harbour North Community Development District. He is personally known to me.

NOTARY PUBLIC Signature

Printed Name

Commission No.: _____

My Commission Expires: _____

WHEREFORE, the County and Developer have executed this Bill of Sale as of this _____ day of _____, 20__.

**MANATEE COUNTY, a political
subdivision of the State of Florida**
By: Board of County Commissioners

By: _____
County Administrator

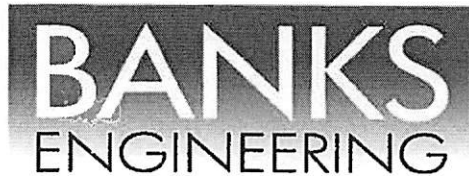
STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by ED HUNZEKER (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who is personally known to me.

NOTARY PUBLIC Signature

Printed Name



Professional Engineers, Planners & Land Surveyors

EXHIBIT "A"
DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

PARCEL-1

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N 00°08'21" E ALONG THE WEST LINE OF SAID SECTION 23 FOR 2,768.99 FEET; THENCE S 89°51'39" E LEAVING SAID WEST LINE FOR 308.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6.90 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 24°49'52" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 10.84 FEET; THENCE S 24°49'52" E FOR 135.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38.10 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°25'02" FOR 54.14 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 04°26'49" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°04'57" FOR 52.32 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°28'00" FOR 54.01 FEET; THENCE N 65°10'08" E FOR 59.10 FEET; THENCE N 24°16'36" W FOR 18.40 FEET; THENCE N 65°43'24" E FOR 16.50 FEET; THENCE S 24°16'36" E FOR 18.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 24°36'59" W; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°57'10" FOR 132.69 FEET; THENCE N 20°01'01" W FOR 26.45 FEET; THENCE N 69°58'59" E FOR 23.38 FEET; THENCE S 20°01'01" E FOR 26.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 18°47'27" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°56'42" FOR 427.18 FEET; THENCE N 02°50'45" W FOR 23.39 FEET; THENCE N 87°31'39" E FOR 20.30 FEET; THENCE S 02°05'57" E FOR 23.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,535.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 02°05'57" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°33'33" FOR 336.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,165.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'21" FOR 81.11 FEET; THENCE N 05°58'45" E FOR 36.57 FEET; THENCE S 84°01'15" E FOR 20.00 FEET; THENCE S 05°58'45" W FOR 36.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,165.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 05°29'14" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°04'31" FOR 245.53 FEET; THENCE N 07°04'47" W FOR 48.75 FEET; THENCE N 82°55'13" E FOR 20.00 FEET; THENCE S 07°04'47" E FOR 48.75 FEET TO THE

SHEET 1 OF 7

• SERVING THE STATE OF FLORIDA •

BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,165.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 07°34'17" E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°17'10" FOR 188.82 FEET; THENCE N 73°08'32" E FOR 210.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'45" FOR 78.80 FEET; THENCE N 12°03'31" W FOR 33.14 FEET; THENCE N 77°56'29" E FOR 20.00 FEET; THENCE S 12°03'31" E FOR 33.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 11°23'17" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°04'41" FOR 362.69 FEET TO POINT "A", THE SAME BEING THE NORTHWEST CORNER OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 2492, PAGE 3011 OF THE PUBLIC RECORDS OF SAID MANATEE COUNTY; THENCE S 08°41'24" W FOR 70.00 FEET TO THE WESTERLYMOST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 2492, PAGE 3011 OF SAID PUBLIC RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 08°41'24" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'52" FOR 430.28 FEET; THENCE S 73°08'32" W FOR 210.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,235.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°19'04" FOR 588.83 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,465.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°38'50" FOR 400.08 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°58'34" FOR 24.08 FEET; THENCE S 07°09'48" E FOR 111.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 435.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'21" FOR 31.93 FEET; THENCE S 87°02'34" W FOR 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 87°02'34" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°12'21" FOR 27.53 FEET; THENCE N 07°09'48" W FOR 7.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,345.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 08°13'42" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°25'34" FOR 10.00 FEET; THENCE N 07°09'48" W FOR 104.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°58'34" FOR 24.08 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,465.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°41'31" FOR 401.23 FEET; THENCE S 65°10'08" W FOR 174.51 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 68.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°57'06" FOR 10.62 FEET; THENCE N 24°49'52" W FOR 3.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.90 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 15°26'55" E; THENCE NORTHWESTERLY AND THEN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 180°40'55" FOR 204.66 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 38.10 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'51" FOR 12.40 FEET TO THE POINT OF BEGINNING.

AND

PARCEL-2

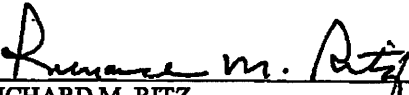
COMMENCING AT AFORESAID POINT "A", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 08°41'24" E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°12'15" FOR 21.75 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE N 04°16'06" W FOR 71.89 FEET; THENCE N 85°43'54" E FOR 20.00 FEET; THENCE S 04°16'06" E FOR 77.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,035.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 11°02'20" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'41" FOR 20.68 FEET TO THE POINT OF BEGINNING.

COMBINED PARCELS CONTAIN 189,697 SQUARE FEET OR 4.34 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA, AS BEARING N 00°08'21" E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF
RECORD.

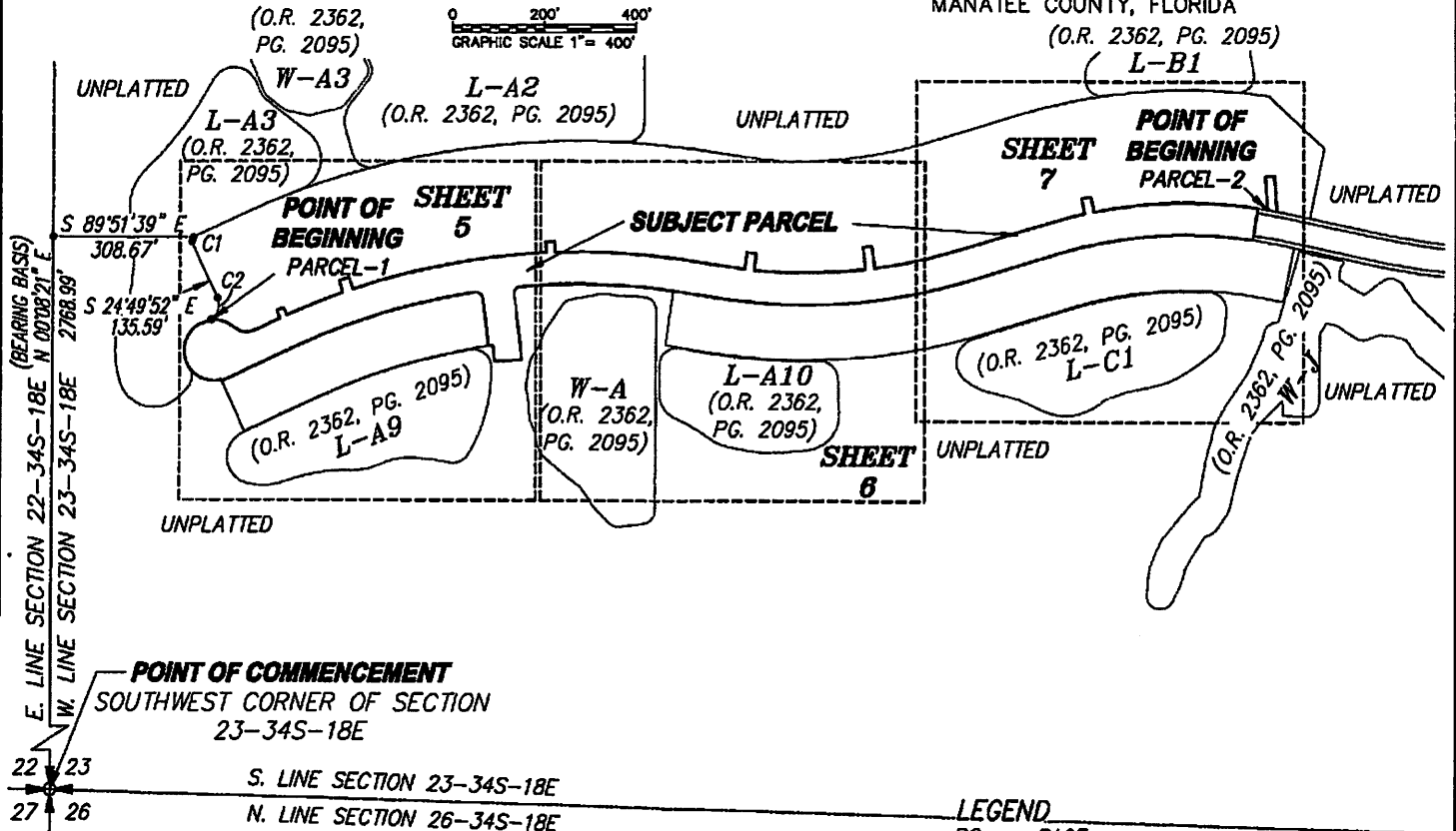
DECEMBER 10, 2015



RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

SKETCH TO ACCOMPANY DESCRIPTION

OF A
 PARCEL OF LAND
 LYING IN
 SECTIONS 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA
 (O.R. 2362, PG. 2095)



LEGEND

- PG. PAGE
- PGS. PAGES
- P.B. PLAT BOOK
- R.L. RADIAL LINE
- L.B. LICENSED BUSINESS
- R.L.E. RADIAL LINE EXTENDED
- L1 LINE 1 OF LINE TABLE
- E.B. ENGINEERING BUSINESS
- O.R. OFFICIAL RECORDS BOOK
- C1 CURVE 1 OF CURVE TABLE

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	6.90'	90°00'00"	10.84'	9.76'	S 20°10'08" W
C2	38.10'	81°25'02"	54.14'	49.70'	S 15°52'38" W

NOTES:

SEE SHEET 1 THROUGH 3 OF 7 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, AS BEARING N 00°08'21" E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 189,697 SQUARE FEET OR 4.34 ACRES, MORE OR LESS.

*****THIS IS NOT A SURVEY*****

RICHARD M. RITZ
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

KEY SHEET

PREPARED DECEMBER 10, 2015

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Saving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
 FT. MYERS, FLORIDA 33909
 PHONE (239)938-0400 FAX (239)938-2523
 ENGINEERING LICENSE # EB 8469
 SURVEY LICENSE # LS 6530
 WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION									
PORTION OF SECTION 23									
MANATEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-10-15	2532	14-58-54-02		DRB	RMR	1"=400'	4	7	23-34-18

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN

SECTIONS 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



GRAPHIC SCALE 1" = 100'

L-A3
(O.R. 2362, PG. 2095)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°10'08" E	59.10'
L2	N 24°16'36" W	18.40'
L3	N 65°43'24" E	16.50'
L4	S 24°16'36" E	18.26'
L5	N 20°01'01" W	26.45'
L6	N 69°58'59" E	23.38'
L7	S 20°01'01" E	26.77'
L21	S 87°02'34" W	60.00'
L22	N 07°09'48" W	7.46'
L23	N 24°49'52" W	3.14'

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

L-A9
(O.R. 2362, PG. 2095)

L-A3

P.O.B.
PARCEL-1

SUBJECT
PARCEL

SUBJECT
PARCEL

UNPLATTED

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	6.90'	90°00'00"	10.84'	9.76'	S 20°10'08" W
C2	38.10'	81°25'02"	54.14'	49.70'	S 15°52'38" W
C3	68.00'	44°04'57"	52.32'	51.04'	S 72°24'20" E
C4	48.00'	64°28'00"	54.01'	51.20'	S 82°35'52" E
C5	1535.00'	4°57'10"	132.69'	132.65'	N 67°51'36" E
C6	1535.00'	15°56'42"	427.18'	425.80'	N 79°10'54" E
C15	1465.00'	15°38'50"	400.08'	398.84'	N 87°21'49" W
C16	15.00'	91°58'34"	24.08'	21.58'	S 38°49'29" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C17	435.00'	4°12'21"	31.93'	31.93'	S 05°03'37" E
C18	375.00'	4°12'21"	27.53'	27.52'	N 05°03'37" W
C19	1345.00'	0°25'34"	10.00'	10.00'	S 81°33'31" W
C20	15.00'	91°58'34"	24.08'	21.58'	N 53°09'05" W
C21	1465.00'	15°41'31"	401.23'	399.97'	S 73°00'53" W
C22	68.00'	8°57'06"	10.62'	10.61'	S 69°38'41" W
C23	64.90'	180°40'55"	204.66'	129.80'	N 15°06'27" W
C24	38.10'	18°38'51"	12.40'	12.35'	N 65°54'35" E

THIS IS NOT A SURVEY

BANKS

ENGINEERING

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-3480 FAX (239)638-2523

ENGINEERING LICENSE # EB 6450
SURVEY LICENSE # LS 6090

WWW.BANKSENG.COM

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-10-15	2532	11-2-28-18-02		DRB	RMR	1"=100'	5	7	23-34-18



0 50' 100'
GRAPHIC SCALE 1" = 100'

L-A2
(O.R. 2362, PG. 2095)

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTIONS 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

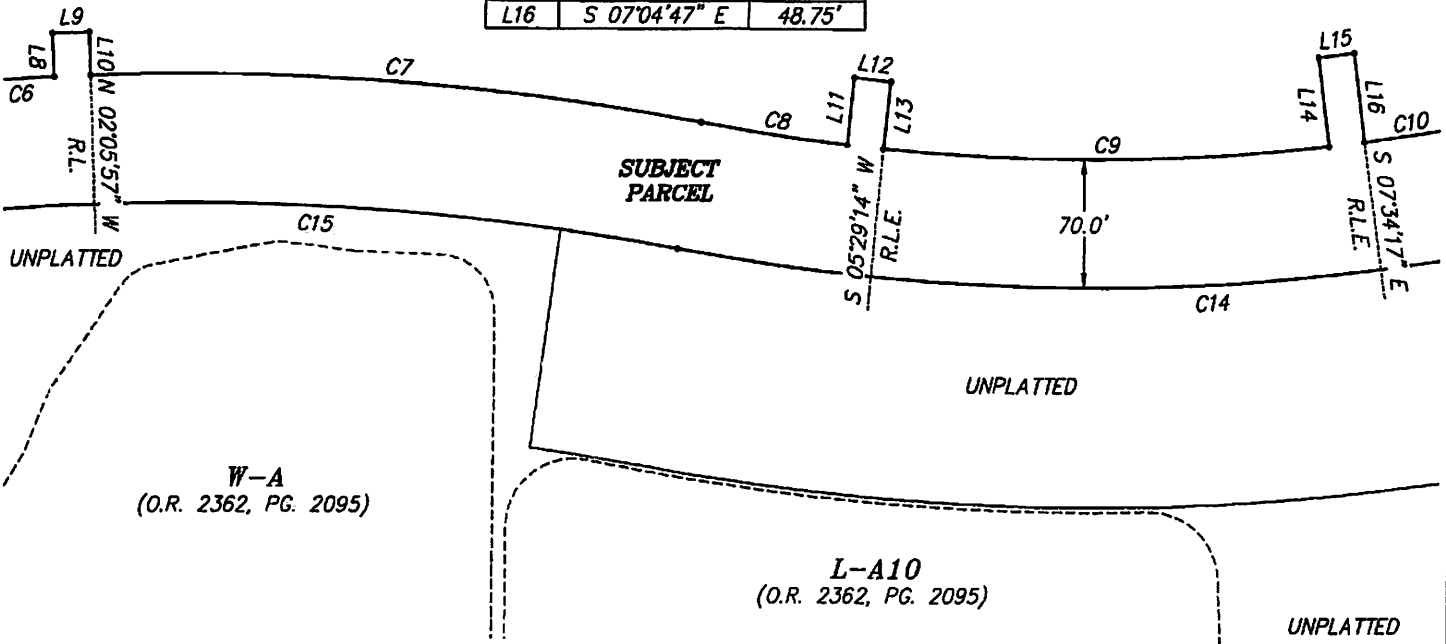
UNPLATTED

LINE TABLE

LINE	BEARING	DISTANCE
L8	N 02°50'45" W	23.39'
L9	N 87°31'39" E	20.30'
L10	S 02°05'57" E	23.39'
L11	N 05°58'45" E	36.57'
L12	S 84°01'15" E	20.00'
L13	S 05°58'45" W	36.57'
L14	N 07°04'47" W	48.75'
L15	N 82°55'13" E	20.00'
L16	S 07°04'47" E	48.75'

UNPLATTED

UNPLATTED



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C6	1535.00'	15°56'42"	427.18'	425.80'	N 79°10'54" E
C7	1535.00'	12°33'33"	336.47'	335.80'	S 85°49'11" E
C8	1165.00'	3°59'21"	81.11'	81.09'	S 81°32'04" E
C9	1165.00'	12°04'31"	245.53'	245.07'	N 89°26'59" E
C10	1165.00'	9°17'10"	188.82'	188.61'	N 77°47'08" E
C14	1235.00'	27°19'04"	588.83'	583.27'	S 86°48'04" W
C15	1465.00'	15°38'50"	400.08'	398.84'	N 87°21'49" W

THIS IS NOT A SURVEY

BANKS
ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

12311 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. WORTH, FLORIDA 33065
PHONE (238)839-8490 FAX (238)839-2523

ENGINEERING LICENSE # ED 8469
SURVEY LICENSE # LR 6830

WWW.BANKSINC.COM

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-10-15	2532	PL-058-PL-011	DRB	DRB	RMR	1"=100'	6	7	23-34-18



0 50' 100'
GRAPHIC SCALE 1" = 100'

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTIONS 23, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L17	N 12°03'31" W	33.14'
L18	N 77°56'29" E	20.00'
L19	S 12°03'31" E	33.18'
L20	S 08°41'24" W	70.00'
L24	N 04°16'06" W	71.89'
L25	N 85°43'54" E	20.00'
L26	S 04°16'06" E	77.15'

UNPLATTED

UNPLATTED

SUBJECT PARCEL

N 11°02'20" E
NONEXCLUSIVE R.L.E.
(O.R. 2492, PG. 3011)

NORTHWEST CORNER
(O.R. 2492, PG. 3011)

POINT "A"
P.O.C.
PARCEL-2

P.O.B. 50' A.E., D.E. & P.U.E.
(O.F. 2492, PG. 3020)

WESTERLYMOST CORNER
(O.R. 2492, PG. 3011)

NONEXCLUSIVE EASEMENT
(O.R. 2492, PG. 3011)

UNPLATTED

UNPLATTED

L-C1
(O.R. 2362, PG. 2095)

(O.R. 2362, PG. 2095)
W-J

UNPLATTED

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C10	1165.00'	9°17'10"	188.82'	188.61'	N 77°47'08" E
C11	1035.00'	4°21'45"	78.80'	78.78'	N 75°19'25" E
C12	1035.00'	20°04'41"	362.69'	360.84'	N 88°39'03" E
C13	965.00'	25°32'52"	430.28'	426.73'	S 85°54'58" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C14	1235.00'	27°9'04"	588.83'	583.27'	S 86°48'04" W
C25	1035.00'	1°12'15"	21.75'	21.75'	S 80°42'29" E
C26	1035.00'	1°08'41"	20.68'	20.68'	N 79°32'01" W

THIS IS NOT A SURVEY

BANKS ENGINEERING

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33908
PHONE (239)939-8480 FAX (239)939-2523
ENGINEERING LICENSE # EB 8489
SURVEY LICENSE # LD 6680

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Serving The State Of Florida

SKETCH TO ACCOMPANY DESCRIPTION
PORTION OF SECTION 23
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-10-15	2532	11-58-11-05		DRB	RMR	1"=100'	7	7	23-34-18

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Heritage Harbour North Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as SELLER) whose address is 2041 NE 6th Terrace, Wilton Manors, FL 33305, for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from Manatee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY), has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following: Plat of Heritage Harbour, Subphase J Unit 1

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "A" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida; and

2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment, and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "B" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the _____ day of _____, 2016.

ATTEST:

Heritage Harbour North Community
Development District

James P. Ward, Secretary

By: _____
Terrence Kirschner, Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Terrence Kirschner, as Chairman of Heritage Harbour North Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the Heritage Harbour North Community Development District. He is personally known to me.

NOTARY PUBLIC Signature

Printed Name

Commission No.: _____

My Commission Expires: _____

WHEREFORE, the County and Developer have executed this Bill of Sale as of this _____ day of _____, 2016.

**MANATEE COUNTY, a political
subdivision of the State of Florida**
By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by ED HUNZEKER (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who is personally known to me.

NOTARY PUBLIC Signature

Printed Name

EXHIBIT "A"

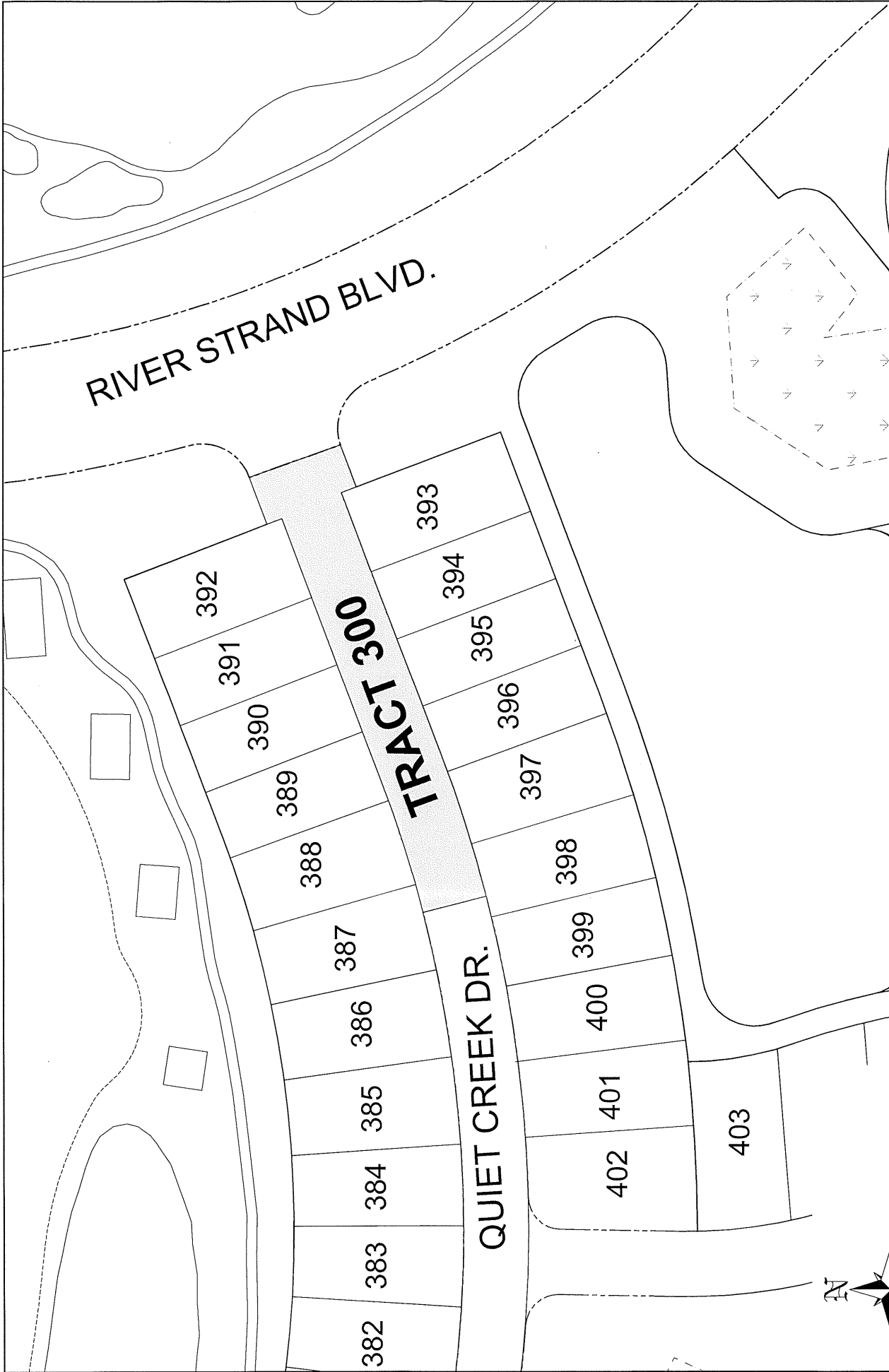


EXHIBIT "A" TO BILL OF SALE

HERITAGE HARBOUR NORTH CDD
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	6370	SANITARY	DRA	DRA	SCC	1"=100'	1	2	

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

675 INTERSTATE BLVD.
 SUITE 200
 SAFASITE, FL 34724
 PHONE: (941) 360-1818 FAX: (941) 360-8918
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSINC.COM

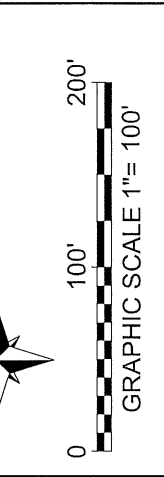


EXHIBIT "A" (CONTINUED)

DESCRIPTION OF TRANSFERRED IMPROVEMENTS:

ALL WASTEWATER LINES, MANHOLES, PIPES, VALVES, PUMPS, LATERALS, FORCE MAINS, TEES, BENDS, JOINTS, LIFT STATIONS, FACILITIES, EQUIPMENT AND RELATED APPURTENANCES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION OF TRACT 300, HERITAGE HARBOUR SUBPHASE J UNIT 1, RECORDED IN PLAT BOOK 55, PAGES 184 THROUGH 187 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS QUIET CREEK DRIVE.

BANKS
ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

574 INTERSTATE BLDG
 545 N. GULF BLVD
 TAMPA, FL 33604
 PHONE: (941) 360-1618 FAX: (941) 360-6918
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LS 6890
 WWW.BANKSENG.COM

EXHIBIT "A" TO BILL OF SALE
HERITAGE HARBOUR NORTH CDD
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	6370	SANITARY	DRA	DRA	SCG	N/A	2	2	

EXHIBIT "B"

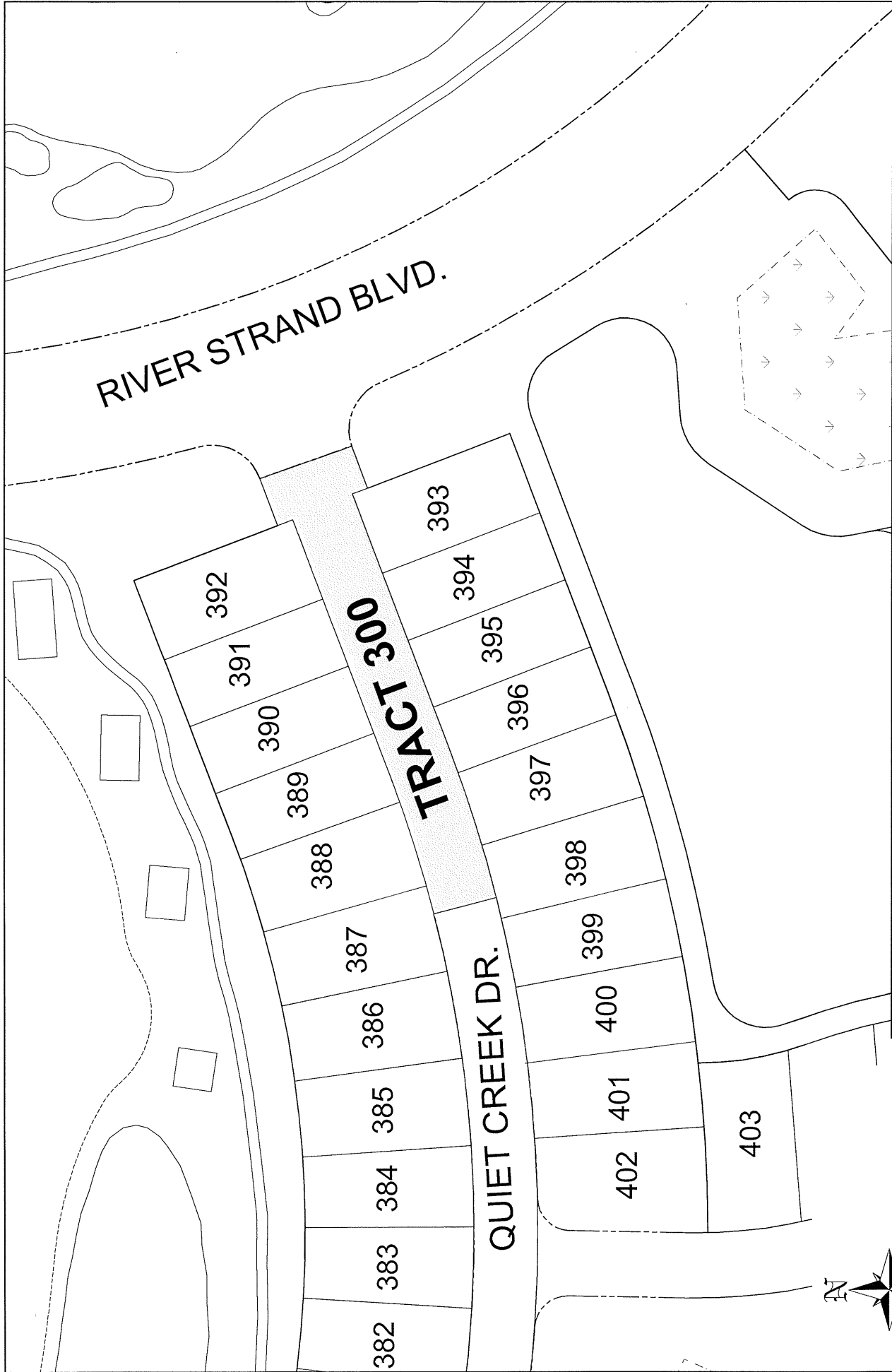


EXHIBIT "B" TO BILL OF SALE		HERITAGE HARBOUR NORTH CDD	
MANATEE COUNTY, FLORIDA		MANATEE COUNTY, FLORIDA	
DATE	PROJECT	DRAWING	DESIGN
SEPT. 2015	6370	WATER	DRA
		DRA	DRA
		CHECKED	CHECKED
		SCC	SCC
		SCALE	SCALE
		1"=100'	1"=100'
		SHEET	OF
		1	2
		FILE NO.	(S-T-R)

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors

577 INTERSTATE BLVD
SUITE 200
TAMPA, FL 33606
PHONE: (813) 360-1618 FAX: (813) 360-6978
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

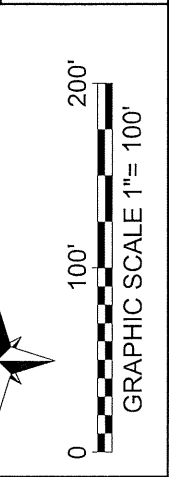


EXHIBIT "B" (CONTINUED)

DESCRIPTION OF TRANSFERRED IMPROVEMENTS:

ALL POTABLE WATER LINES, PIPES, VALVES, PUMPS, LATERALS, TEES, BENDS, JOINTS, FACILITIES, EQUIPMENT AND RELATED APPURTENANCES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION OF TRACT 300, HERITAGE HARBOUR SUBPHASE J UNIT 1, RECORDED IN PLAT BOOK 55, PAGES 184 THROUGH 187 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS QUIET CREEK DRIVE.

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

573 INTERSTATE BLVD.
 CLEARWATER, FL 34617
 PHONE: (941) 360-1818 FAX: (941) 360-8918
 ENGINEERING LICENSE # 157469
 SURVEY LICENSE # 157689
 WWW.BANKSENG.COM

EXHIBIT "B" TO BILL OF SALE											
HERITAGE HARBOUR NORTH CDD											
MANATEE COUNTY, FLORIDA											
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO.	(S-T-R)	
SEPT. 2015	6370	WATER	DRA	DRA	SCC	N/A	2	2			

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Heritage Harbour North Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter referred to as SELLER) whose address is 2041 NE 6th Terrace, Wilton Manors, FL 33305, for and in consideration of the sum of Ten and No Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, from Manatee County, Florida, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY), has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following: Plat of Heritage Harbour, Subphase J Unit 2

1. All wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "A" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida; and

2. All potable water lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, pump stations, facilities, equipment, and appurtenances thereto, located within or upon that certain real property owned by the SELLER as described and depicted in Exhibit "B" attached hereto and made a part hereof situate, lying and being in the County of Manatee, State of Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the ____ day of _____, 2016.

ATTEST:

Heritage Harbour North Community
Development District

James P. Ward, Secretary

By: _____
Terrence Kirschner, Chairman

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Terrence Kirschner, as Chairman of Heritage Harbour North Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the Heritage Harbour North Community Development District. He is personally known to me.

NOTARY PUBLIC Signature

Printed Name

Commission No.: _____

My Commission Expires: _____

WHEREFORE, the County and Developer have executed this Bill of Sale as of this ____ day of _____, 2016.

**MANATEE COUNTY, a political
subdivision of the State of Florida**
By: Board of County Commissioners

By: _____
County Administrator

STATE OF: Florida

COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by ED HUNZEKER (County Administrator) for and on behalf of the Manatee County Board of County Commissioners who is personally known to me.

NOTARY PUBLIC Signature

Printed Name

EXHIBIT "A"



EXHIBIT "A" TO BILL OF SALE

HERITAGE HARBOUR NORTH CDD

MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	6370	SANITARY	DRA	DRA	SCC	1"=400'	1	2	

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5075 INTERSTATE BLVD.
SUITE 200
PHOENIX, AZ 85044
PHONE: (602) 955-1618 FAX: (602) 955-6918
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6680
WWW.BANKSENG.COM

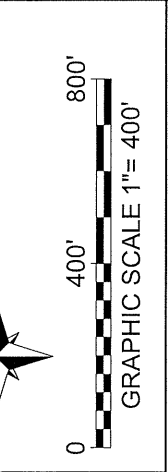


EXHIBIT "A" (CONTINUED)

DESCRIPTION OF TRANSFERRED IMPROVEMENTS:

ALL WASTEWATER LINES, MANHOLES, PIPES, VALVES, PUMPS, LATERALS, FORCE MAINS, TEES, BENDS, JOINTS, LIFT STATIONS, FACILITIES, EQUIPMENT AND RELATED APPURTENANCES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION OF TRACT 200, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS A PUBLIC UTILITY EASEMENT TRACT.

THAT PORTION OF TRACT 201, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS A PUBLIC UTILITY EASEMENT TRACT.

THAT PORTION OF TRACT 301, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS CANDLESTICK DRIVE.

THAT PORTION OF TRACT 302, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS WILLOWSHIRE WAY.

THAT PORTION OF TRACT 303, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS BABBLING BROOK RUN.

THAT PORTION OF TRACT 304, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS HERITAGE PRESERVE RUN.

THAT PORTION OF TRACT 305, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS WILD LAKE TERRACE.

THAT PORTION OF TRACT 306, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS HERITAGE PRESERVE RUN.

THAT PORTION OF TRACT 307, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS QUIET CREEK DRIVE.

THAT PORTION OF TRACT 308, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS SWEET TREE STREET.

THAT PORTION OF TRACT 309, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS WANDERING WETLANDS CIRCLE.

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

575 INTERSTATE BLVD.
 SUITE 100
 TAMPA, FLORIDA 33606
 PHONE: (813) 365-1518 FAX: (813) 360-8918
 ENGINEERING LICENSE # EB 6489
 SURVEY LICENSE # LB 8690
 WWW.BANKSING.COM

EXHIBIT "A" TO BILL OF SALE
HERITAGE HARBOUR NORTH CDD
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	6370	SANITARY	DRA	DRA	SCC	N/A	2	2	

EXHIBIT "B"



EXHIBIT "B" TO BILL OF SALE

HERITAGE HARBOUR NORTH CDD

MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	6370	WATER	DRA	DRA	SCC	1"=400'	1	2	

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Professional Engineers, Planners, & Land Surveyors

573 INTERSTATE BLVD.
SARASOTA, FLORIDA 34230
PHONE: (941) 360-1616 FAX: (941) 360-6918
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6550
WWW.BANKSENG.COM

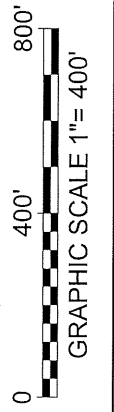


EXHIBIT "B" (CONTINUED)

DESCRIPTION OF TRANSFERRED IMPROVEMENTS:

ALL POTABLE WATER LINES, PIPES, VALVES, PUMPS, LATERALS, TEES, BENDS, JOINTS, FACILITIES, EQUIPMENT AND RELATED APPURTENANCES LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

THAT PORTION OF TRACT 200, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS A PUBLIC UTILITY EASEMENT TRACT.

THAT PORTION OF TRACT 201, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS A PUBLIC UTILITY EASEMENT TRACT.

THAT PORTION OF TRACT 301, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS CANDLESTICK DRIVE.

THAT PORTION OF TRACT 302, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS WILLOWSHIRE WAY.

THAT PORTION OF TRACT 303, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS BABBLING BROOK RUN.

THAT PORTION OF TRACT 304, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS HERITAGE PRESERVE RUN.

THAT PORTION OF TRACT 305, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS WILD LAKE TERRACE.

THAT PORTION OF TRACT 306, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS HERITAGE PRESERVE RUN.

THAT PORTION OF TRACT 307, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS QUIET CREEK DRIVE.

THAT PORTION OF TRACT 308, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS SWEET TREE STREET.

THAT PORTION OF TRACT 309, HERITAGE HARBOUR SUBPHASE J UNIT 2, RECORDED IN PLAT BOOK 56, PAGES 67 THROUGH 89 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH IS DEDICATED AS WANDERING WETLANDS CIRCLE.

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors

573 INTERSTATE BLVD.
 SUITE 200
 TAMPA, FLORIDA 33606
 PHONE: (813) 366-1616 FAX: (813) 366-8918
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6680
 WWW.BANKSENG.COM

EXHIBIT "B" TO BILL OF SALE
HERITAGE HARBOUR NORTH CDD
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
SEPT. 2015	6370	WATER	DRA	DRA	SCC	N/A	2	2	