

# **HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT**

## **REVISED MEETING AGENDA**

**Tuesday, May 7, 2024, at 5:00 p.m.**

**Meeting to be held at: Stoneybrook  
Recreation Center 200 Golden Harbour  
Trail Bradenton, FL 34212**



2654 Cypress Ridge Blvd. Suite101  
Wesley Chapel, FL 33544  
(813) 652-2454

# Heritage Harbour South Development District

## Board of Supervisors

Philip Frankel, Chair  
Robin Spencer, Vice Chair  
Mike Neville, Assistant Secretary  
Eric Hallberg, Assistant Secretary  
Darnell Bacon, Assistant Secretary

## Staff:

Jennifer Goldyn, Regional Director  
Kristee Cole, District Manager  
Andrew Cohen, District Counsel  
Rick Schappacher, District Engineer

## Revised Meeting Agenda Tuesday, May 7, 2024 – 5:00 p.m.

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1. **Call to Order and Roll Call**
2. **Audience Comments – Three- (3) Minute Time Limit**
3. **Business Administration**
  - A. Consideration of Regular Meeting Minutes from April 2, 2024 .....Page 3
  - B. Review of the March 2024 Financial Statement and Check Register .....Page 7
4. **Staff Reports**
  - A. District Counsel
    1. Review of Historical Plat Agreements.....Page 38
  - B. District Engineer
    1. Signage Repair Update
    2. Striping Repair Update
    3. Sidewalk Repair Update
    4. Marketplace Updates
  - C. District Manager
    1. Report on Number of Registered Voters – 2,091 .....Page 140
5. **Business Items**
  - A. Consideration of Resolution 2024-06, Revising Special Assessments (Under Separate Cover)
  - B. Consideration of Resolution 2024-07, Setting a Public Hearing on Revised Special Assessments (Under Separate Cover)
  - C. Consideration of Assessment Funding Agreement.....Page 141
  - D. Consideration of District Counsel Fee Increase Letter .....Page 146
  - E. Consideration of Gazebo Proposal.....Page 147
  - F. Discussion regarding Stoneybrook Agreement .....Page 152
  - G. Discussion regarding Gatehouse Rental by ICON
6. **HOA updates**
  - A. Heritage Harbour Master HOA
  - B. Stoneybrook HOA
  - C. Lighthouse Cove HOA
  - D. Golf Course Update
7. **Audience Comments**
8. **Supervisor Requests**
9. **Adjournment**

*The next meeting is scheduled for Tuesday, June 4, 2024, at 5:00 p.m.*

## District Office:

313 Campus Street  
Celebration FL 34747  
407-566-1935

<https://www.heritageharboursouthcdd.org/>

## Meeting Location:

Stoneybrook Recreation Center  
200 Golden Harbour Trail  
Bradenton, FL 34212

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

The Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on Tuesday, April 2, 2024, at 5:01 p.m. at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, FL 34212.

Present and constituting a quorum were:

Philip Frankel	Board Supervisor, Chair
Robin Spencer	Board Supervisor, Vice Chair
Eric Hallberg	Board Supervisor, Asst. Secretary
Mike Neville	Board Supervisor, Asst. Secretary

Also present were:

Jennifer Goldyn	Regional Director, Inframark
Rick Schappacher	District Engineer, Schappacher Engineering
Andy Cohen	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Christina Brantley	President, Master Association
Shawn Durie	President, Stoneybrook HOA

**FIRST ORDER OF BUSINESS**                      **Call to Order and Roll Call**

Ms. Goldyn called the meeting to order at 5:01 p.m. and a quorum was established.

**SECOND ORDER OF BUSINESS**                      **Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**                      **Business Administration**

**A. Consideration of Meeting Minutes from March 5, 2024**

On MOTION from Mr. Neville, seconded by Ms. Spencer, with all in favor, the meeting minutes from March 5, 2024, were approved.

**B. Review of the February 2024 Financial Statement and Check Register**

On MOTION from Ms. Spencer, seconded by Mr. Hallberg, with all in favor, the February 2024 Check Register was approved.

**FOURTH ORDER OF BUSINESS**                      **Staff Reports**

**A. District Counsel**

Mr. Cohen announced that Leah Popelka will be attending the May 2024 meeting. He assured the Board of his commitment to preparing the Funding Agreement with Mark Bruce, regarding the costs of advertisements, methodology, and attorney fees.

43 Mr. Cohen informed the Board about Dan Lewis' ongoing efforts regarding  
44 Aquaterra and his preparation of a memorandum for the Board's consideration.

45

46 **B. District Engineer**

47 **1. Signage Repair Update**

48 Mr. Schappacher updated the Board regarding the Golf Course, mentioning that  
49 there are a few remaining signs to be installed, but the ones installed so far look good. He  
50 noted that originally the street-sized stop signs were installed, but have now been replaced  
51 with smaller ones.

52

53 **2. Striping Repair Update**

54 Mr. Schappacher informed the Board that the vendor had the work completed, but  
55 upon inspection, it was found that the Basketball Court remained unfinished. He assured  
56 the Board that he would follow up with the vendor to get this completed.

57

58 **3. Sidewalk Repair Update**

59 Mr. Schappacher reported to the Board that the repairs have been completed, and  
60 the flumes are now finished.

61

62 **4. Marketplace Updates**

63 Mr. Schappacher updated the Board on the progress of construction near Aldi,  
64 mentioning the addition of an extra entry and exit. He also informed them about the  
65 ongoing installation of stormwater pipes, with the expectation of completion by May 2024.  
66 Mr. Frankel reiterated the Master's responsibility for maintaining and replacing  
67 components of the walking path, as needed.

68 Mr. Schappacher presented the Beacon Lake Walking Path Report, noting  
69 deficiencies totaling 1,240 LF out of 7,440 LF. He emphasized the need for Marketplace  
70 to address issues on the south side of the west end, especially with upcoming apartment  
71 construction. Ms. Spencer wants the issues addressed sooner than later to avoid liability  
72 issues.

73

74 **C. District Manager**

75 The Board requested a change in the picture that is on the website and to have  
76 the financials and minutes listed separately.

77

78 **1. Review of 1<sup>st</sup> Quarter Website Audit**

79 Ms. Goldyn reviewed and notified the Board the website passed the audit.

80

81

82 **FIFTH ORDER OF BUSINESS**                      **New Business Items**

83 **A. Discussion regarding Preparation for Combined Summer Meeting**

84 It was decided that the special meeting would be held on April 24<sup>th</sup>, 2024 at 5:00 p.m.

85 Mr. Cohen brought up the agreements that were drafted by his office between the  
86 CDD and Master, the CDD & Stoneybrook, and the CDD and Light House Cove. These  
87 agreements would have been recorded showing which entity is responsible for the  
88 maintenance and repairs within the District boundaries. The agreements stalled and  
89 Counsel and Chair have recommended that the Board revisit them.

90  
91 **B. Consideration of the Gate Access System Proposal**

92 Mr. Cohen stated there are two parts that the Board needs to take action on, being  
93 the means of entry and the speed bump.

94  

On MOTION from Mr. Frankel, seconded by Mr. Neville, with all in favor, the Board selected option one of the gate access system proposal, provided that it is revised to include a button for access for individuals opting not to provide their license information, and subject to final review by District Counsel.

95  
96 The Board took no action regarding the speed bump. Ms. Spencer said it would be  
97 in the Board's best interest to post signage notifying those entering that their picture is being  
98 taken. Mr. Cohen noted it is not a requirement but a good idea as it may deter people from  
99 misbehaving and would cover privacy issues.

100 Mr. Durie told the Board the paint on the resident and visitor sides at the gate needs  
101 to be repainted and requested they also be made larger.

102  
103 **SIXTH ORDER OF BUSINESS**                      **Old Business Items**

104 **A. Consideration of Tree Removal Proposals**

105  

On MOTION from Mr. Neville, seconded by Mr. Hallberg, with all in favor, the tree removal proposal from Brown's Tree Service, in the amount of \$2,135, was approved.

106  
107 **SEVENTH ORDER OF BUSINESS**                      **HOA Updates**

108 **A. Heritage Harbour Master HOA**

109 **1. Discussion regarding the Beacon Walking Path Concerns**

110 This was discussed under the District Engineer's report.

111 Ms. Brantley updated the Board on the playground stating that it will be opened soon  
112 once the sod takes hold. She also informed the Board the swing set will be revamped and  
113 playground mushrooms will be added.

114 Ms. Brantley stated the Board will be voting on the demo and replacement of the  
115 gazebos at their meeting on April 3rd, 2024, as the vendor will be in attendance.

116 The Dog Park will open on Monday, April 8th, 2024. Ms. Brantley informed the Board  
117 they will review their budget at the May 7, 2024 meeting, and their attorney is currently  
118 reviewing the gatehouse contract.

119  
120 **B. Stoneybrook HOA**  
121 No report was provided.  
122

123 **C. Lighthouse Cove HOA**  
124 No report was provided.  
125

126 **D. Golf Course Update**  
127 No report was provided.  
128

129 **EIGHTH ORDER OF BUSINESS**          **Audience Comments**  
130         There were no audience comments.  
131

132 **NINTH ORDER OF BUSINESS**          **Supervisor Requests**  
133         Mr. Hallberg questioned who was responsible for replacing the Beacon Lake walking  
134 path. Mr. Frankel requested clarification from District Counsel, to which Mr. Cohen agreed  
135 to provide a legal opinion at the next meeting.

136         Mr. Hallberg highlighted that the agreement with the Master is approaching its  
137 expiration, suggesting that this could be a good time to revisit the verbiage.

138         Mr. Neville wanted to clarify everyone understood that all parties left understanding  
139 the agreement between the Master and the CDD, when it was originally signed.

140  
141 **TENTH ORDER OF BUSINESS**          **Adjournment**  
142

143 On MOTION by Mr. Frankel, seconded by Mr. Neville, with all in favor, the Board of 144 Supervisors approved to adjourn the meeting at 6:46 p.m.
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145  
146  
147  
148  
149 \_\_\_\_\_  
Secretary / Assistant Secretary

145  
146  
147  
148  
149 \_\_\_\_\_  
Chairman / Vice Chairman

**HERITAGE HARBOUR SOUTH**

Community Development District

*Financial Report*

*March 31, 2024*

**Prepared by**



**HERITAGE HARBOUR SOUTH**

Community Development District

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**HERITAGE HARBOUR SOUTH**

Community Development District

**Financial Statements**

(Unaudited)

**March 31, 2024**

**HERITAGE HARBOUR SOUTH**

Community Development District

*Governmental Funds*

**Balance Sheet**  
March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>RESERVE FUND</u>	<u>DEBT SERVICE FUND SERIES</u>	<u>DEBT SERVICE FUND</u>	<u>GENERAL FIXED ASSETS</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<b>ASSETS</b>							
Cash - Checking Account	\$ 1,041,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,041,878
Due From Other Funds	-	76,733	465,798	114,142	-	-	656,673
Investments:							
Money Market Account	489,705	-	-	-	-	-	489,705
Custody	-	336,686	-	-	-	-	336,686
Interest Fund (A-1)	-	-	80	-	-	-	80
Interest Fund (A-2)	-	-	12	-	-	-	12
Prepayment Account	-	-	-	1,276	-	-	1,276
Principal Fund (A-1)	-	-	5	-	-	-	5
Reserve Fund	-	-	-	30,421	-	-	30,421
Reserve Fund (A-1)	-	-	229,001	-	-	-	229,001
Reserve Fund (A-2)	-	-	29,763	-	-	-	29,763
Revenue Fund	-	-	165,710	41,058	-	-	206,768
Sinking Fund (A-2)	-	-	16	-	-	-	16
Fixed Assets							
Land	-	-	-	-	15,752,186	-	15,752,186
Improvements Other Than Buildir	-	-	-	-	16,013,940	-	16,013,940
Amount Avail In Debt Services	-	-	-	-	-	600,440	600,440
Amount To Be Provided	-	-	-	-	-	4,749,560	4,749,560
<b>TOTAL ASSETS</b>	<b>\$ 1,531,583</b>	<b>\$ 413,419</b>	<b>\$ 890,385</b>	<b>\$ 186,897</b>	<b>\$ 31,766,126</b>	<b>\$ 5,350,000</b>	<b>\$ 40,138,410</b>
<b>LIABILITIES</b>							
Accrued Expenses	2,380	-	-	-	-	-	2,380
Bonds Payable	-	-	-	-	-	5,350,000	5,350,000
Due To Other Funds	656,673	-	-	-	-	-	656,673
<b>TOTAL LIABILITIES</b>	<b>659,053</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,350,000</b>	<b>6,009,053</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	-	890,385	186,897	-	-	1,077,282
Assigned to:							
Operating Reserves	73,100	-	-	-	-	-	73,100
Reserves - Capital Projects	-	65,000	-	-	-	-	65,000
Reserves - Disaster Relief	-	25,000	-	-	-	-	25,000
Unassigned:	799,430	323,419	-	-	31,766,126	-	32,888,975
<b>TOTAL FUND BALANCES</b>	<b>\$ 872,530</b>	<b>\$ 413,419</b>	<b>\$ 890,385</b>	<b>\$ 186,897</b>	<b>\$ 31,766,126</b>	<b>\$ -</b>	<b>\$ 34,129,357</b>
<b>TOTAL LIABILITIES &amp; FUND BALANC</b>	<b>\$ 1,531,583</b>	<b>\$ 413,419</b>	<b>\$ 890,385</b>	<b>\$ 186,897</b>	<b>\$ 31,766,126</b>	<b>\$ 5,350,000</b>	<b>\$ 40,138,410</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 12,658	\$ 12,658	0.00%
Special Assmnts- Tax Collector	292,399	292,399	273,837	(18,562)	93.65%
<b>TOTAL REVENUES</b>	<b>292,399</b>	<b>292,399</b>	<b>286,495</b>	<b>(5,904)</b>	<b>97.98%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	12,000	6,000	5,000	1,000	41.67%
ProfServ-Arbitrage Rebate	500	500	500	-	100.00%
ProfServ-Trustee Fees	12,000	12,000	10,166	1,834	84.72%
Assessment Roll	5,460	5,460	-	5,460	0.00%
Disclosure Report	1,000	1,000	-	1,000	0.00%
District Counsel	52,000	26,000	17,190	8,810	33.06%
District Engineer	30,000	15,000	15,000	-	50.00%
District Manager	54,600	27,300	27,300	-	50.00%
Auditing Services	3,405	3,405	3,402	3	99.91%
Website Hosting/Email services	4,000	2,000	936	1,064	23.40%
Miscellaneous Mailings	250	250	162	88	64.80%
Public Officials Insurance	4,176	4,176	3,458	718	82.81%
Legal Advertising	500	500	406	94	81.20%
Miscellaneous Services	1,650	600	-	600	0.00%
Misc. Administrative Fees	650	650	-	650	0.00%
Dues, Licenses, Subscriptions	175	175	-	175	0.00%
<b>Total Administration</b>	<b>182,366</b>	<b>105,016</b>	<b>83,520</b>	<b>21,496</b>	<b>45.80%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b><u>Law Enforcement</u></b>					
Deputy Services	12,000	6,000	975	5,025	8.13%
<b>Total Law Enforcement</b>	<b>12,000</b>	<b>6,000</b>	<b>975</b>	<b>5,025</b>	<b>8.13%</b>
<b><u>Other Physical Environment</u></b>					
Insurance - General Liability	5,950	5,950	4,912	1,038	82.55%
Property Insurance	22,040	22,040	26,455	(4,415)	120.03%
R&M-Irrigation	1,000	500	-	500	0.00%
<b>Total Other Physical Environment</b>	<b>28,990</b>	<b>28,490</b>	<b>31,367</b>	<b>(2,877)</b>	<b>108.20%</b>
<b><u>Road and Street Facilities</u></b>					
R&M-Sidewalks	22,000	11,000	16,000	(5,000)	72.73%
Roadway Repair & Maintenance	27,100	13,550	13,264	286	48.94%
Street Sign Repairs/Replacements	7,500	3,750	3,750	-	50.00%
Guard & Gate Facility Maintenance	500	250	-	250	0.00%
<b>Total Road and Street Facilities</b>	<b>57,100</b>	<b>28,550</b>	<b>33,014</b>	<b>(4,464)</b>	<b>57.82%</b>
<b><u>Reserves</u></b>					
Misc-Contingency	37,943	16,050	16,050	-	42.30%
<b>Total Reserves</b>	<b>37,943</b>	<b>16,050</b>	<b>16,050</b>	<b>-</b>	<b>42.30%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>318,399</b>	<b>184,106</b>	<b>164,926</b>	<b>19,180</b>	<b>51.80%</b>
Excess (deficiency) of revenues Over (under) expenditures	(26,000)	108,293	121,569	13,276	-467.57%
Net change in fund balance	\$ (26,000)	\$ 108,293	\$ 121,569	\$ 13,276	-467.57%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>750,961</b>	<b>750,961</b>	<b>750,961</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 724,961</b>	<b>\$ 859,254</b>	<b>\$ 872,530</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending March 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 7,387	\$ 7,387	0.00%
Special Assmnts- Tax Collector	90,000	90,000	76,733	(13,267)	85.26%
<b>TOTAL REVENUES</b>	<b>90,000</b>	<b>90,000</b>	<b>84,120</b>	<b>(5,880)</b>	<b>93.47%</b>
<b><u>EXPENDITURES</u></b>					
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>90,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	-	90,000	84,120	(5,880)	0.00%
Net change in fund balance	\$ -	\$ 90,000	\$ 84,120	\$ (5,880)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>329,299</b>	<b>329,299</b>	<b>329,299</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 329,299</b>	<b>\$ 419,299</b>	<b>\$ 413,419</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 12,575	\$ 12,575	0.00%
Special Assmnts- Tax Collector	503,211	503,211	461,258	(41,953)	91.66%
<b>TOTAL REVENUES</b>	<b>503,211</b>	<b>503,211</b>	<b>473,833</b>	<b>(29,378)</b>	<b>94.16%</b>
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Interest Expense	208,211	104,105	106,393	(2,288)	51.10%
<b>Total Debt Service</b>	<b>503,211</b>	<b>104,105</b>	<b>106,393</b>	<b>(2,288)</b>	<b>21.14%</b>
<b>TOTAL EXPENDITURES</b>	<b>503,211</b>	<b>104,105</b>	<b>106,393</b>	<b>(2,288)</b>	<b>21.14%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	399,106	367,440	(31,666)	0.00%
Net change in fund balance	\$ -	\$ 399,106	\$ 367,440	\$ (31,666)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>522,945</b>	<b>522,945</b>	<b>522,945</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 522,945</b>	<b>\$ 922,051</b>	<b>\$ 890,385</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending March 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 1,572	\$ 1,572	0.00%
Special Assmnts- Tax Collector	122,959	122,959	113,032	(9,927)	91.93%
<b>TOTAL REVENUES</b>	<b>122,959</b>	<b>122,959</b>	<b>114,604</b>	<b>(8,355)</b>	<b>93.21%</b>
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Interest Expense	47,959	23,405	22,336	1,069	46.57%
<b>Total Debt Service</b>	<b>122,959</b>	<b>23,405</b>	<b>22,336</b>	<b>1,069</b>	<b>18.17%</b>
<b>TOTAL EXPENDITURES</b>	<b>122,959</b>	<b>23,405</b>	<b>22,336</b>	<b>1,069</b>	<b>18.17%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	99,554	92,268	(7,286)	0.00%
Net change in fund balance	\$ -	\$ 99,554	\$ 92,268	\$ (7,286)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>94,629</b>	<b>94,629</b>	<b>94,629</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 94,629</b>	<b>\$ 194,183</b>	<b>\$ 186,897</b>		

**Notes to the Financial Statements**  
**March 31, 2024**

**Financial Overview / Highlights**

- ▶ Total General Fund revenues are at approximately 97.98% of the Annual Budget.▶
- Total General Fund expenditures are at approximately 53.5% of the Annual Budget.

**Balance Sheet**

Account Name	YTD Actual	Explanation
<b>Assets</b>		
Due from Other Funds	656,673	Due to Reserve fund and Debt Service. Transferring this month.
<b>Liabilities</b>		
Accounts Payable	0	Invoices for current month, but not paid in current month.
Due to Other Funds	656,673	Due to Reserve fund and Debt Service. Transferring this month.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>General Fund 001</b>				
<b>Revenues</b>				
Interest Income	-	12,658	N/A	Interest earned on investments from Money Market account.
Special Assessments-Tax Collector	292,399	273,837	93.65%	Collections were at 90.34% at this time last year.
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
Arbitrage Rebate	500	500	100.00%	Paid in full for the year.
Trustee Fees	12,000	10,166	84.72%	Paid in full for the year for both bonds.
District Counsel	52,000	17,190	33.06%	Attend meetings, review documents miscellaneous phone calls, etc.
Public Officials Insurance	4,176	3,458	82.81%	Paid in full for the year.
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	5,950	4,912	82.55%	Paid in full for the year.
Property Insurance	22,040	26,455	120.03%	Paid in full and need to increase budget for next year.
<b><u>Road and Street Facilities</u></b>				
Sidewalk Repair & Maintenance	22,000	16,000	72.73%	Pressure cleaned sidewalks.
Street Sign Repairs/Replacements	7,500	3,750	50.00%	Install Street Sign
<b><u>Reserves</u></b>				
Misc-Contingency	37,943	16,050	42.30%	R&R 350" CLF Replacement Fence



**Notes to the Financial Statements**  
**March 31, 2024**

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<b>Expenditures (con't)</b>				
<b>Reserve Fund 005</b>				
<b>Revenues</b>				
Interest Income	-	7,387	N/A	Interest earned on Custody trust account.
Special Assessments-Tax Collector	90,000	76,733	85.26%	Collections were at 90.34% at this time last year.
<b>Debt Service - Series 2013</b>				
<b>Revenues</b>				
Interest Income	-	12,575	N/A	Interest earned on trust accounts.
Special Assessments-Tax Collector	503,211	461,258	91.66%	Collections were at 90.34% at this time last year.
<b>Expenditures</b>				
<b><u>Debt Service</u></b>				
Interest Expense	208,211	106,393	51.10%	Next payment will be made in May.
<b>Debt Service - Series 2015</b>				
<b>Revenues</b>				
Interest Income	-	1,153	N/A	Interest earned on trust accounts.
Special Assessments-Tax Collector	122,959	113,032	91.93%	Collections were at 90.34% at this time last year.
<b>Expenditures</b>				
<b><u>Debt Service</u></b>				
Interest Expense	47,959	22,336	46.57%	Next payment will be made in May.

# **HERITAGE HARBOUR SOUTH**

Community Development District

## **Supporting Schedules**

**March 31, 2024**

**HERITAGE HARBOUR SOUTH**

Community Development District

**Non-Ad Valorem Special Assessments - Manatee County Tax Collector  
Monthly Collection Distributions  
For the Fiscal Year Ending September 30, 2024**

					Allocation by Fund			
Date Rcvd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Reserve Fund	Series 2013 Debt Service Fund	Series 2015 Debt Service Fund
<b>Assessments Levied</b>				<b>\$1,848,350</b>	<b>\$321,183</b>	<b>\$90,000</b>	<b>\$541,009</b>	<b>\$132,575</b>
Allocation %				59%	17.38%	4.87%	29.27%	7.17%
11/09/23	\$ 8,269	\$ 345	\$ 256	\$ 8,870	\$ 2,448	\$ 686	\$ 4,124	\$ 1,011
11/22/23	12,306	513	381	13,200	3,644	1,021	6,138	1,504
12/07/23	167,741	6,989	5,188	179,918	49,666	13,917	83,658	20,501
12/14/23	620,519	25,855	19,191	665,566	183,726	51,483	309,473	75,837
01/29/24	72,689	2,248	2,248	77,186	21,522	6,031	36,253	8,884
02/13/24	26,864	548	2,248	29,660	7,954	2,229	13,398	3,283
03/19/24	16,470	166	2,248	18,885	4,877	1,366	8,214	2,013
<b>TOTAL</b>	<b>\$ 924,860</b>	<b>\$ 36,664</b>	<b>\$ 47,497</b>	<b>\$ 1,009,021</b>	<b>\$ 273,837</b>	<b>\$ 76,733</b>	<b>\$ 461,258</b>	<b>\$ 113,032</b>
% COLLECTED				54.59%				
<b>TOTAL OUTSTANDING</b>					<b>\$ 47,346</b>	<b>\$ 13,267</b>	<b>\$ 79,751</b>	<b>\$ 19,543</b>

# HERITAGE HARBOUR SOUTH

Community Development District

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## Cash and Investment Balances March 31, 2024

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>			
Operating Account - Business Checking	BankUnited	0.00%	\$ 1,041,878 <sup>(1)</sup>
Money Market Account	BankUnited	5.45%	\$ 489,705
Reserve Custody Account	US Bank	5.25%	\$ 336,686
Series 2013 A1 Interest	WellsFargo Trust	5.22%	\$ 80
Series 2013 A2 Interest	WellsFargo Trust	5.22%	\$ 12
Series 2013 A1 Principal	WellsFargo Trust	5.22%	\$ 5
Series 2013 A1 Reserve	WellsFargo Trust	5.22%	\$ 230,000
Series 2013 A2 Reserve	WellsFargo Trust	5.22%	\$ 29,893
Series 2013 A1/A2 Revenue	WellsFargo Trust	5.22%	\$ 206,768
Series 2013 A2 Sinking	WellsFargo Trust	5.22%	\$ 16
		<b>Subtotal</b>	<b>\$ 466,774</b>
Series 2015 Prepayment	US Bank	5.25%	\$ 1,276
Series 2015 Reserve	US Bank	5.25%	\$ 30,421
Series 2015 Revenue	US Bank	5.25%	\$ 41,058
		<b>Subtotal</b>	<b>\$ 72,755</b>
		<b>Grand Total</b>	<b>\$ 2,407,797</b>

1) \$656,673 to transfer to debt service in April

# HERITAGE HARBOUR SOUTH

Community Development District

**Payment Register by Fund**  
**For the Period from 03/01/24 to 03/31/24**  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 15070</b>							
001	03/07/24	BERGER,TOOMBS,ELAM,GAINES & FRANK	01312024	AUDIT FYE 2022	Auditing Services	532002-51301	\$3,325.00
						<b>Check Total</b>	<b>\$3,325.00</b>
<b>CHECK # 15072</b>							
001	03/07/24	INFRAMARK	110781	FEB24 VARIABLE CHARGES-POSTAGE	Miscellaneous Mailings	541030-51301	\$3.17
001	03/07/24	INFRAMARK	111512	MAR24 MANAGEMENT SERVICES	District Manager	531150-51301	\$4,550.00
						<b>Check Total</b>	<b>\$4,553.17</b>
<b>CHECK # 15073</b>							
001	03/07/24	LLS TAX SOLUTIONS INC.	003122	ARBITRAGE SERVICES SERIES 2015	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
						<b>Check Total</b>	<b>\$500.00</b>
<b>CHECK # 15074</b>							
001	03/07/24	PERSSON,COHEN,MOONEY,FERNANDEZ & JACKSON. P 4789		LEGAL SERVICES 02/24	District Counsel	531146-51401	\$4,189.50
						<b>Check Total</b>	<b>\$4,189.50</b>
<b>CHECK # 15075</b>							
001	03/07/24	SCHAPPACHER ENGINEERING LLC	2609	ENGINEERING SRVCS THRU 01/31/24	District Engineer	531147-51501	\$637.50
						<b>Check Total</b>	<b>\$637.50</b>
<b>CHECK # 15076</b>							
001	03/07/24	ERIC NELS HALLBERG	020624	BOARD MEETING 02/06/24	P/R-Board of Supervisors	511001-51101	\$200.00
						<b>Check Total</b>	<b>\$200.00</b>
<b>CHECK # 15077</b>							
001	03/18/24	ERIC NELS HALLBERG	030524	BOARD MEETING 03/05/2024	P/R-Board of Supervisors	511001-51101	\$200.00
						<b>Check Total</b>	<b>\$200.00</b>
<b>CHECK # 15078</b>							
001	03/18/24	MANATEE COUNTY SHERIFF'S OFFICE	2281	PATROL SERVICE FOR 02/09/24 AND 02/23/24	Deputy Services	534205-52101	\$390.00
						<b>Check Total</b>	<b>\$390.00</b>
<b>CHECK # 15079</b>							
001	03/18/24	SCHAPPACHER ENGINEERING LLC	2626	ENGINEERING SRVCS THRU 02/28/24	District Engineer	531147-51501	\$4,487.50
						<b>Check Total</b>	<b>\$4,487.50</b>
<b>CHECK # 15080</b>							
001	03/26/24	JJ PAVEMENT MARKETING WORKS LLC	SC03212404-01	THERMOPLASTICS MARKINGS	Roadway Repair & Maintenance	546167-54101	\$5,060.45
						<b>Check Total</b>	<b>\$5,060.45</b>
<b>CHECK # 15081</b>							
001	03/26/24	MCCLATCHY COMPANY LLC	206388		Legal Advertising	548002-51301	\$406.03
						<b>Check Total</b>	<b>\$406.03</b>
<b>CHECK # DD126</b>							
001	03/12/24	DARNELL BACON -EFT	020624	BOARD MEETING 02/06/24	P/R-Board of Supervisors	511001-51101	\$200.00
						<b>Check Total</b>	<b>\$200.00</b>
<b>CHECK # DD127</b>							
001	03/12/24	MICHAEL J NEVILLE - EFT	020724 EFT	SUPERVISOR FEE 02/06/24	P/R-Board of Supervisors	511001-51101	\$200.00
						<b>Check Total</b>	<b>\$200.00</b>
<b>CHECK # DD128</b>							
001	03/12/24	PHILIP I FRANKEL - EFT	020624	BOARD MEETING 02/06/24	P/R-Board of Supervisors	511001-51101	\$200.00
						<b>Check Total</b>	<b>\$200.00</b>

# HERITAGE HARBOUR SOUTH

Community Development District

Payment Register by Fund  
For the Period from 03/01/24 to 03/31/24  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # DD129</b>								
001	03/19/24	DARNELL BACON -EFT	030524	BOARD MEETING 03/05/2024	P/R-Board of Supervisors	511001-51101	\$200.00	
						<b>Check Total</b>	<u>\$200.00</u>	
<b>CHECK # DD130</b>								
001	03/19/24	MICHAEL J NEVILLE - EFT	030524	BOARD MEETING 03/05/2024	P/R-Board of Supervisors	511001-51101	\$200.00	
						<b>Check Total</b>	<u>\$200.00</u>	
<b>CHECK # DD131</b>								
001	03/19/24	PHILIP I FRANKEL - EFT	030524	BOARD MEETING 03/05/2024	P/R-Board of Supervisors	511001-51101	\$200.00	
						<b>Check Total</b>	<u>\$200.00</u>	
<b>CHECK # 15069</b>								
001	03/06/24	ROBIN SPENCER	PAYROLL	March 06, 2024 Payroll Posting			\$184.70	
						Fund Total	<u>25333.85</u>	
							Total Checks Paid	<u>25333.85</u>



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#110781

**DATE**

2/28/2024

**BILL TO**

Heritage Harbour South Community  
Development  
313 Campus St  
Celebration FL 34747-4982  
United States

**CUSTOMER ID**

C4958

**NET TERMS**

Net 30

**PO#****DUE DATE**

3/29/2024

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage 001-541006-51301-5000	1	Ea	3.17		3.17
<b>Subtotal</b>					<b>3.17</b>

<b>Subtotal</b>	<b>\$3.17</b>
<b>Tax</b>	<b>\$0.00</b>
<b>Total Due</b>	<b>\$3.17</b>

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: [REDACTED] / Account Number: [REDACTED]

Wire - Bank Routing Number: [REDACTED] / SWIFT Code: [REDACTED] / Account Number: [REDACTED]

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#111512

**DATE**

3/1/2024

**BILL TO**

Heritage Harbour South Community  
Development  
313 Campus St  
Celebration FL 34747-4982  
United States

**CUSTOMER ID**

C4958

**NET TERMS**

Net 30

**PO#****DUE DATE**

3/31/2024

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,550.00		4,550.00
<b>Subtotal</b>					<b>4,550.00</b>

<b>Subtotal</b>	\$4,550.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$4,550.00</b>

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: [REDACTED] / Account Number: [REDACTED]

Wire - Bank Routing Number: [REDACTED] / SWIFT Code [REDACTED] / Account Number [REDACTED]

Please include the Customer ID and the Invoice Number on your form of payment.



LLS Tax Solutions Inc.  
2172 W Nine Mile Rd., #352  
Pensacola, FL 32534  
850-754-0311  
liscott@llstax.com



## INVOICE

### BILL TO

Heritage Harbour South  
Community Development  
District  
c/o Rizzetta & Company,  
Inc.  
3434 Colwell Avenue,  
Suite 200  
Tampa, FL 33614

INVOICE # 003122

DATE 08/31/2023

DUE DATE 09/30/2023

TERMS Net 30

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DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$1,685,000 Heritage Harbour South Community Development District Capital Improvement Revenue Refunding Bond, Series 2015 – Rebate Requirement Calculation for the period ended July 20, 2023.	500.00
<hr/>	
BALANCE DUE	<b>\$500.00</b>



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.  
ATTORNEYS AND COUNSELORS AT LAW

# INVOICE

Invoice # 4789  
Date: 03/04/2024  
Due On: 04/04/2024

Heritage Harbour South Community Development District  
inframark@avidbill.com

## Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$4,189.50	)- ( \$0.00	<b>\$4,189.50</b>

## HHSOUTH

### Heritage Harbour South Community Development District

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	02/01/2024	Tele-conv. with Supervisor Spencer re: operation of gates and access issues for CDD roadways.	0.25	\$294.00	\$73.50
Service	AHC	02/05/2024	Continued review of agenda package and prepare for 2/6 CDD meeting. Tele-conv. with Supervisor Neville re: issues for CDD meeting. E-mail minute revisions and audit letter revisions to District management. Review e-mails from Engineer re: 2/6 agenda items.	3.00	\$294.00	\$882.00
Service	AHC	02/06/2024	Final review and preparation for CDD meeting. Attend meeting.	4.00	\$294.00	\$1,176.00
Service	AHC	02/07/2024	Follow-up on action items from 2/6 CDD meeting.	0.25	\$294.00	\$73.50
Service	AHC	02/08/2024	Review revised audit engagement letter and provide comments.	0.25	\$294.00	\$73.50
Service	AHC	02/13/2024	Begin preparation of draft lease agreement between Master HOA and CDD for gatehouse area.	0.50	\$294.00	\$147.00
Service	AHC	02/14/2024	Continued drafting lease for gatehouse and e-mail draft to Chairman and District management for review/comment. Review issues regarding Villas and addition of O&M and Bond debt. E-mail finance department.	1.00	\$294.00	\$294.00

Service	AHC	02/15/2024	Exchange e-mails with district management re: coordination of Teams meeting to discuss golf course revised assessments.	0.25	\$294.00	\$73.50
Service	AHC	02/16/2024	Review and reply to e-mail regarding issues concerning vulture control.	0.25	\$294.00	\$73.50
Service	DPL	02/17/2024	AQUATERRA: review of Aquaterra documents	1.00	\$294.00	\$294.00
Service	AHC	02/20/2024	Coordinate Teams meeting to discuss Golf Course assessment issues and initial review of chart from finance team.	0.25	\$294.00	\$73.50
Service	AHC	02/21/2024	Review draft minutes from 2/6 CDD meeting and provide comments. Prepare for and attend Teams meeting with District management and finance team to discuss golf course villas assessments. Tele-conv. with Chairman post meeting to update regarding assessments.	1.50	\$294.00	\$441.00
Service	AHC	02/22/2024	Tele-conv. with CDD financial advisor re: changes to golf course assessments. Exchange multiple e-mails with District management re: Board seats/elections. Prepare Resolution for General Election and e-mail to District management.	1.50	\$294.00	\$441.00
Service	AHC	02/27/2024	Initial review of agenda package for 3/5 CDD meeting.	0.25	\$294.00	\$73.50
<b>Subtotal</b>						<b>\$4,189.50</b>
<b>Total</b>						<b>\$4,189.50</b>

*Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.*

*For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.*

Schappacher Engineering LLC

# Invoice

PO Box 21256  
 Bradenton, FL 34204  
 941-251-7613

Date	Invoice #
2/9/2024	2609

<b>Bill To</b>
Heritage Harbour South CDD C/O Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071

<b>Terms</b>	<b>Project</b>
Due on receipt	HH South CDD Engineering...

Serviced	Description	Quantity	Rate	Amount
1/9/2024	Review invoice for sidewalk repairs and forward to CDD manager for payment. Send contract for signage repairs to CDD chairperson for signature. Review e-mail from CDD chairperson regarding ponding issues on sidewalks and reach out for clarification. Coordinate with CDD manager for signed contracts for sidewalk repairs. Coordinate with CDD manager for payment of signage repair deposit invoice.	1	150.00	150.00
1/10/2024	Prepare justification of costs for CDD manager. Distribute fully executed sidewalk contract to all parties.	0.5	150.00	75.00
1/15/2024	Review photos of Beacon Lake bank and asphalt path, respond with recommendations.	0.25	150.00	37.50
1/16/2024	Respond to e-mail regarding sidewalk ponding.	0.25	150.00	37.50
1/17/2024	Coordinate with sign vendor to get W9 and invoice to Inframark.	0.25	150.00	37.50
1/25/2024	Updates with CDD chairperson, prepare maps and coordinate with Marketplace engineer for roadway concerns on Heritage Green Way, River Heritage Isles and Grand Harbour Parkway.	1	150.00	150.00
1/29/2024	Coordinate with CDD manager for resident concern about pump behind 219 Beacon Harbour Loop. Review plans and respond. Coordinate with Marketplace representative for updates on work and roadways.	0.75	150.00	112.50
1/31/2024	Respond to CDD manager regarding resident concern about a compromised tree.	0.25	150.00	37.50

Please make checks payable to Schappacher Engineering Thank you for your business!	<b>Total</b>	\$637.50
---	--------------	----------

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Heritage Harbour South CDD

Board Meeting Date: March 5, 2024

Name	In Attendance Please X	Paid
1 Eric Hallberg	X	\$200.00

*Kristee Cole*  
District Manager Signature

3/5/2024  
Date

REVISED 3/6/2024 7:36



**Manatee County Sheriff's Office**

600 Highway 301 Boulevard West

Bradenton, FL 34205

**INVOICE**

Invoice ID:	2281
Date:	02/01/2024
Customer #:	
Due Date:	03/31/2024
Reference:	

**Bill To:**

Heritage Harbour South CDD

Attention:

8000 Stone Harbour Loop

Bradenton, FL 34212

kristee.cole@inframark.com;leann.chiarelli@inframark.com

DESCRIPTION	QTY	RATE	TOTAL
Marked Car - Richard Brissette from 2/9/2024 5:00 PM to 2/9/2024 8:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
Marked Car - Richard Brissette from 2/23/2024 5:00 PM to 2/23/2024 8:00 PM	3.000	\$60.00	\$180.00
\$5.00 Equipment Fee	3.000	\$5.00	\$15.00
<b>TOTAL:</b>	<b>12.000</b>		<b>\$390.00</b>

<b>Amount Paid:</b>	<b>\$0.00</b>
<b>Balance Due:</b>	<b>\$390.00</b>

**Notes**

February 2024

PO Box 21256  
 Bradenton, FL 34204  
 941-251-7613

Date	Invoice #
2/7/2024	2626

<b>Bill To</b>
Heritage Harbour South CDD C/O Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
2/2/2024	Site review for Annual Asset Review in reference to CDD owned infrastructure.	6.75	150.00	1,012.50
2/5/2024	Download and log photos from site reviews. Prepare photo summary for sidewalk deficiencies. Prepare photo summary of sidewalk flumes throughout community. Respond to CDD manager regarding sidewalk flumes and discuss compromised tree. Coordinate with arborist and send photos for assessment.	4.75	150.00	712.50
2/6/2024	Prepare bid packages and send to contractors for bid consideration. Prepare striping repair bid package. Coordinate with Marketplace representatives for updates, coordinate with staff on Roadway Lifespan Map updates. Coordinate with signage vendor for installation schedule. Site reviews prior to CDD meeting to check on roadways within Marketplace, check on tree behind 9008 Brookfield Terrace and check on pot holes. Attend CDD meeting and forward photo summaries to board members.	7.75	150.00	1,162.50
2/7/2024	Follow up with Marketplace and engineer in response to board discussions at CDD meeting. Revise sidewalk bid form to add sidewalk flumes and coordinate changes with bidders. Finalize striping repair bid package and send to vendors for bids. Forward ownership map to Stoneybrook HOA showing CDD ownership of parcels. Coordinate with Mark Bruce on alerting golfers to yield to cars.	5.25	150.00	787.50
2/8/2024	Prepare roadway pothole photo summary and map, forward to vendors for repairs. Prepare photos summary report for compromised tree behind 9008 Brookside Terrace and forward to CDD manager. Coordinate with Mark Bruce for proper notification of golfers crossing roads.	2	150.00	300.00
2/13/2024	Prepare justification of costs for Inframark.	0.25	150.00	37.50
2/17/2024	Roadway lifespan map updates	0.25	100.00	25.00
2/19/2024	Forward documents to CDD manager to include in next agenda package.	0.25	150.00	37.50
2/20/2024	Review e-mail on damaged sidewalk and need for added sidewalk flume. Revise documents to include this then send out bid reminders to vendors.	0.75	150.00	112.50
Please make checks payable to Schappacher Engineering Thank you for your business!		<b>Total</b>		

Schappacher Engineering LLC

PO Box 21256  
 Bradenton, FL 34204  
 941-251-7613

# Invoice

Date	Invoice #
2/7/2024	2626

<b>Bill To</b>
Heritage Harbour South CDD C/O Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071

		Terms	Project	
		Due on receipt	HH South CDD Engineering...	
Serviced	Description	Quantity	Rate	Amount
2/21/2024	Review meeting minutes and respond to CDD manager with comments.	0.25	150.00	37.50
2/23/2024	Review bids for sidewalk repairs, respond to questions from bidders. Prepare bid tabulation form and forward to Inframark to include in next agenda package. Send out bid reminders for striping repairs.	1	150.00	150.00
2/28/2024	Coordinate with CDD manager regarding documents for upcoming CDD meeting. Coordinate with Marketplace developer for updates on access roads, traffic light and repairs along Beacon Lake.	0.75	150.00	112.50
Please make checks payable to Schappacher Engineering Thank you for your business!		<b>Total</b>		\$4,487.50





JJ Pavement Marking Works LLC  
 6008 61st CT E PALMETTO FL 34221  
 PH: [941 803-6223](tel:9418036223)  
 EMAIL: [jjpavementmarkingworks@gmail.com](mailto:jjpavementmarkingworks@gmail.com)

INVOICE NUMBER	DATE
SC03212404-01	3/21/2024

# INVOICE

BILL TO:
Heritage Harbour South CDD c/o Inframark 313 Campus Street Celebration, FL 34747

JOB:	HERITAGE HARBOR	DATES:	3/15/24&3/19/24
------	-----------------	--------	-----------------

ITEM	DESCRIPTION	QTY	UNIT	TOTAL
	<b>THERMOPLASTIC MARKINGS</b>			<b>\$5,060.45</b>
	12" WHT	1424'	2.85 LF	
	24" WHT	169'	4.85 LF	
	HIGH DEFINITION CROSSWALK	64'	2.85 LF	
<b>TOTAL DUE :</b>				<b>\$5,060.45</b>

RECOMMENDED FOR PAYMENT:

THANK YOU

*Rick Schypa* 3/22/24

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Heritage Harbour South CDD

Board Meeting Date: February 6, 2024

Name	In Attendance Please X	Paid
1 Mike Neville	X	\$200.00

*Kristee Cole*

\_\_\_\_\_  
District Manager Signature

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Heritage Harbour South CDD

Board Meeting Date: March 5, 2024

Name	In Attendance Please X	Paid
1 Darnell Bacon	X	\$200.00

*Kristee Cole*  
District Manager Signature

3/5/2024  
Date

REVISED 3/6/2024 7:37

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Heritage Harbour South CDD

Board Meeting Date: March 5, 2024

Name	In Attendance Please X	Paid
1 Mike Neville	X	\$200.00

*Kristee Cole*  
District Manager Signature

3/5/2024  
Date

REVISED 3/6/2024 7:36

# Attendance Confirmation

for  
Board of Supervisors

---

District Name: Heritage Harbour South CDD

Board Meeting Date: March 5, 2024

Name	In Attendance Please X	Paid
1 Phil Frankel	X	\$200.00

*Kristee Cole*  
District Manager Signature

3/5/2024  
Date

REVISED 3/6/2024 7:36

Prepared by and return to:  
Kelly M. Fernandez, Esq.  
Persson & Cohen, P.A.  
6853 Energy Ct.  
Lakewood Ranch, FL 34240

**NOTICE AS TO OWNERSHIP AND MAINTENANCE OF ROAD RIGHT-OF-WAY,  
LAKE AND DRAINAGE EASEMENT, AND CONSERVATION EASEMENT TRACTS**

THIS NOTICE is made on this \_\_\_ day of \_\_\_\_\_, 2016, by Stoneybrook at Heritage Harbour Community Association, Inc., a Florida not-for-profit corporation, whose address is 200 Golden Harbour Trail, Bradenton, FL 34212 (hereinafter "Association").

**WITNESSETH**

WHEREAS, the Association is the homeowners' association responsible for governing the subdivision known as Stoneybrook at Heritage Harbour; and

WHEREAS, Heritage Harbour South Community Development District (hereinafter "Heritage Harbour South CDD") is a community development district established on August 28, 2001 pursuant to Chapter 190, Florida Statutes, by Manatee County Ordinance No. 01-45; and

WHEREAS, the Plat recorded for Stoneybrook at Heritage Harbour, Subphase A, Unit 1 in Plat Book 39, Page 160, et seq. of the Public Records of Manatee County, Florida (hereinafter "Subphase A, Unit 1 Plat") indicates that Tracts 300-309 are road rights-of-way to be maintained by the Association, and Tracts 800-802 are road rights-of-way to be maintained by Heritage Harbour Master Association, Inc. (hereinafter "Master Association"); and

WHEREAS, the Subphase A, Unit 1 Plat indicates that Tracts 500-511 are lake and drainage easement areas that are to be maintained by the Master Association; and

WHEREAS, the Subphase A, Unit 1 Plat indicates that Tracts 600-608 are conservation easements that are to be maintained by the Master Association; and

WHEREAS, the Plat recorded for Stoneybrook at Heritage Harbour, Subphase A, Unit 2

800: River  
Heritage  
Bowl  
801: Heritage  
Greenway  
802: Grand  
Harbour  
Parkway



& Unit 3 in Plat Book 42, Page 70, et seq. of the Public Records of Manatee County, Florida (hereinafter "Subphase A, Units 2 & 3 Plat") indicates that Tracts 302, 303, 305, and 310 are road rights-of-way and drainage easements and public utility easements to be maintained by the Association; and

WHEREAS, the Plat recorded for Stoneybrook at Heritage Harbour, Subphase A, Unit 4 in Plat Book 43, Page 91, et seq. of the Public Records of Manatee County, Florida (hereinafter "Subphase A, Unit 4 Plat") indicates that Tract 316 is a private road right-of-way to be maintained by the Association; and

WHEREAS, the Subphase A, Unit 4 Plat indicates that Tract 520 is a lake and drainage easement area that is to be maintained by the Master Association; and

WHEREAS, the Plat recorded for Stoneybrook at Heritage Harbour, Subphase C, Unit 1 in Plat Book 43, Page 34, et seq. of the Public Records of Manatee County, Florida (hereinafter "Subphase C, Unit 1 Plat") indicates that Tracts 317-320 are road rights-of-way to be maintained by the Association; and

WHEREAS, the Subphase C, Unit 1 Plat indicates that Tracts 517-519 are lake and drainage easement areas that are to be maintained by the Master Association; and

WHEREAS, the Subphase C, Unit 1 Plat indicates that Tracts 611-613 are conservation easements that are to be maintained by the Master Association; and

WHEREAS, the Plat recorded for Stoneybrook at Heritage Harbour, Subphase C, Unit 2 in Plat Book 44, Page 74, et seq. of the Public Records of Manatee County, Florida (hereinafter "Subphase C, Unit 2 Plat") indicates that Tracts 321 and 327 are road rights-of-way to be maintained by the Association; and

WHEREAS, the Subphase C, Unit 2 Plat indicates that Tracts 521-530 are lake and





drainage easement areas that are to be maintained by the Master Association; and

WHEREAS, the Subphase C, Unit 2 Plat indicates that Tracts 614-617 are conservation easement areas that are to be maintained by the Master Association; and

WHEREAS, the Plat recorded for Stoneybrook at Heritage Harbour, Subphase D, Unit 1 in Plat Book 44, Page 168, et seq. of the Public Records of Manatee County, Florida (hereinafter "Subphase D, Unit 1 Plat") indicates that Tracts 322-326 and 328 are road right-of-way and drainage easement and public utility easement tracts that are to be maintained by the Association; and

WHEREAS, the Subphase D, Unit 1 Plat indicates that Tracts 532-550 are lake and drainage easement areas that are to be maintained by the Master Association; and

WHEREAS, the Subphase D, Unit 1 Plat indicates that Tracts 618-624 are conservation easement areas that are to be maintained by the Master Association; and

WHEREAS, the Plat recorded for Stoneybrook at Heritage Harbour, Subphase D, Unit 2 in Plat Book 50, Page 10, et seq. of the Public Records of Manatee County, Florida (hereinafter "Subphase D, Unit 2 Plat") indicates that Tract 335 is a private road right-of-way and private drainage easement and public utility easement tract that is to be maintained by the Association; and

WHEREAS, subsequent to the establishment of Heritage Harbour South CDD, Tracts 300-310, 316-328, 335, 500-511, 517-530, 532-550, 600-608, 611-624, and 800-802 were conveyed to Heritage Harbour South CDD and thereby dedicated to public use; and

WHEREAS, Heritage Harbour South CDD is responsible for the maintenance of the aforementioned Tracts, unless agreed otherwise in a properly approved written instrument; and

WHEREAS, Heritage Harbour South CDD has requested, and the Association has



agreed, to clarify for the public record the ownership and control of the aforementioned Tracts.

NOW THEREFORE, the Association hereby states as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Heritage Harbour South CDD owns Tracts 300-310, 316-328, 335, 500-511, 517-530, 532-550, 600-608, and 611-624 and is responsible for maintaining them unless otherwise agreed in a properly approved written instrument. Heritage Harbour South CDD owns Tracts 800-802; however, they lie outside of the boundaries of Heritage Harbour South CDD and are maintained by the Master Association.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK



IN WITNESS WHEREOF, the undersigned has executed this Notice as of the day and year written above.

**STONEYBROOK AT HERITAGE  
HARBOUR COMMUNITY  
ASSOCIATION, INC.**

Witnesses:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
(Title of Authorized Representative)

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me by \_\_\_\_\_ who is  
(Notary choose one)  personally known to me, or  who has produced \_\_\_\_\_ as  
identification, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature of Notary Public

(Notary Seal)

Acknowledged this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by:

**HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman



STONEYBROOK AT HERITAGE HARBOUR  
SUBPHASE A, UNIT 1

A SUBDIVISION

IN SECTIONS 23, 24, 25, 26 & 36,  
TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

1634116

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS  
Herbournet, L.L.C., a Florida limited liability company, does hereby certify ownership by said limited liability company of the property described on this Plat as Stoneysbrook at Heritage Harbour, Subphase A, Unit 1, and does hereby right-of-way (a) all public easements and (b) all public easements for water and sanitary sewer lines and facilities lying within said public easements.  
IN WITNESS WHEREOF, the limited liability company, has caused this certificate to be executed in its name this 17th day of June, 2002.

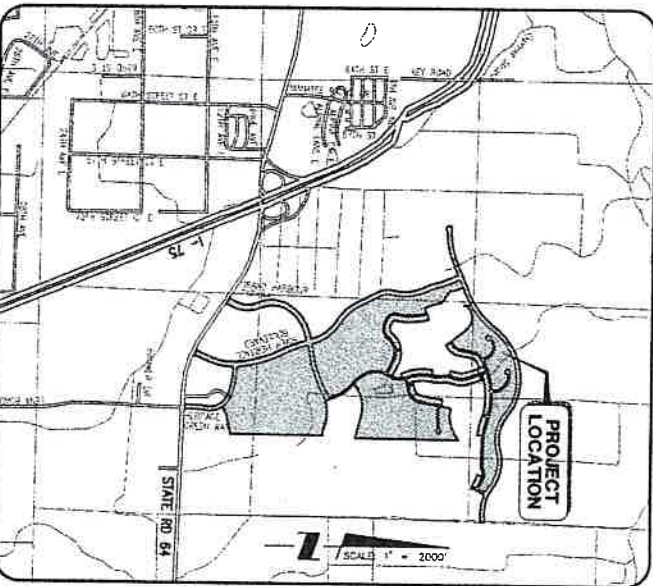
Herbournet, L.L.C.  
By: USHIN, INC. a Florida Corporation  
an authorized member  
By: Anthony J. Squitieri, Vice President

Witnesses  
DENNIS J. CRAFT (printed)  
DENNIS J. CRAFT (printed)

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS  
The foregoing Certificate of Ownership and Dedication was substantiated before me this 17th day of June, 2002, by Anthony J. Squitieri, an Vice President of USHIN, Inc., a Florida corporation, and operating member of Herbournet, L.L.C. on behalf of the limited liability company and who is personally known to me and did take an oath.

Serial Number: \_\_\_\_\_  
Notary Public  
Name: DENNIS J. CRAFT



LOCATION MAP

"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 supplanting in authority by any other graphic or digital form of the plat.  
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County."

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS  
It is hereby certified that this plat has been prepared in conformity with the requirements of Chapter 177, Part 1 of the Florida Statutes and Chapter 9 of the Land Development Code of Manatee County, Florida.  
Date: 6/17/02  
For the Manatee County Surveyor

CERTIFICATE OF APPROVAL OF 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 orders of dedication accepted by the Board of County Commissioners of Manatee County, Florida, this 17th day of June, 2002.

ATTEST:  
R. B. Shore, Clerk of Circuit Court  
Board of County Commissioners  
Seal of Manatee County, Florida

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS  
I, R. B. Shore, Clerk of the Circuit Court of Manatee County, Florida, hereby certify that this plat has been examined and that it conforms in form with all the requirements of the Statutes of Florida pertaining to maps and plats and that this has been filed for record in Plat Book 39, pages 160-163 of the Public Records of Manatee County, Florida, this 17th day of June, 2002.

R. B. Shore, Clerk of Circuit Court  
Manatee County, Florida



CERTIFICATE OF SURVEYOR

I, the undersigned Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all requirements of Chapter 177, Florida Statutes and Manatee County Land Development Code and that the Permanent Reference Monuments have been installed. The Permanent Control Points and Lot corners will be maintained and my official affidavit within 1 year or prior to the release of the improvement plan.

DATE OF CERTIFICATION: June 17, 2002  
SIGNATURE: Robert R. Cunningham, P.S.M.  
Florida Certificate No. 3924

Wilson Miller

Surveyor - Engineers - Landowner Architects - Transportation Consultants

Wilson Miller, Inc.  
10000 Highway 98, Suite 200, Palmdale, CA 93550  
Tel: 818-340-1100 Fax: 818-340-1101  
Project Number: 02910-200-000

Boundings shown herein are relative to the south line of Section 23, Township 34 South, Range 18 East, having a bearing of N88°14'57"W.  
Florida's stream basins are defined by National Geographic Vertical Datum (NGVD) of 1929 based on Florida Department of Transportation Benchmark numbers 102 & 103 with positive elevations of 14.887 feet and 17.53 feet, respectively.  
All easements are private unless otherwise designated.

NOTES:





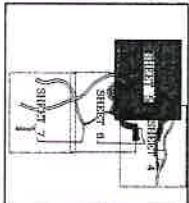




STONEBROOK AT HERITAGE HARBOUR, UNIT 1  
 SUBPHASE A, UNIT 1  
 A SUBDIVISION  
 IN SECTIONS 23, 24, 25, 26 & 36,  
 TOWNSHIP 34 SOUTH, RANGE 18 EAST,  
 MANATEE COUNTY, FLORIDA

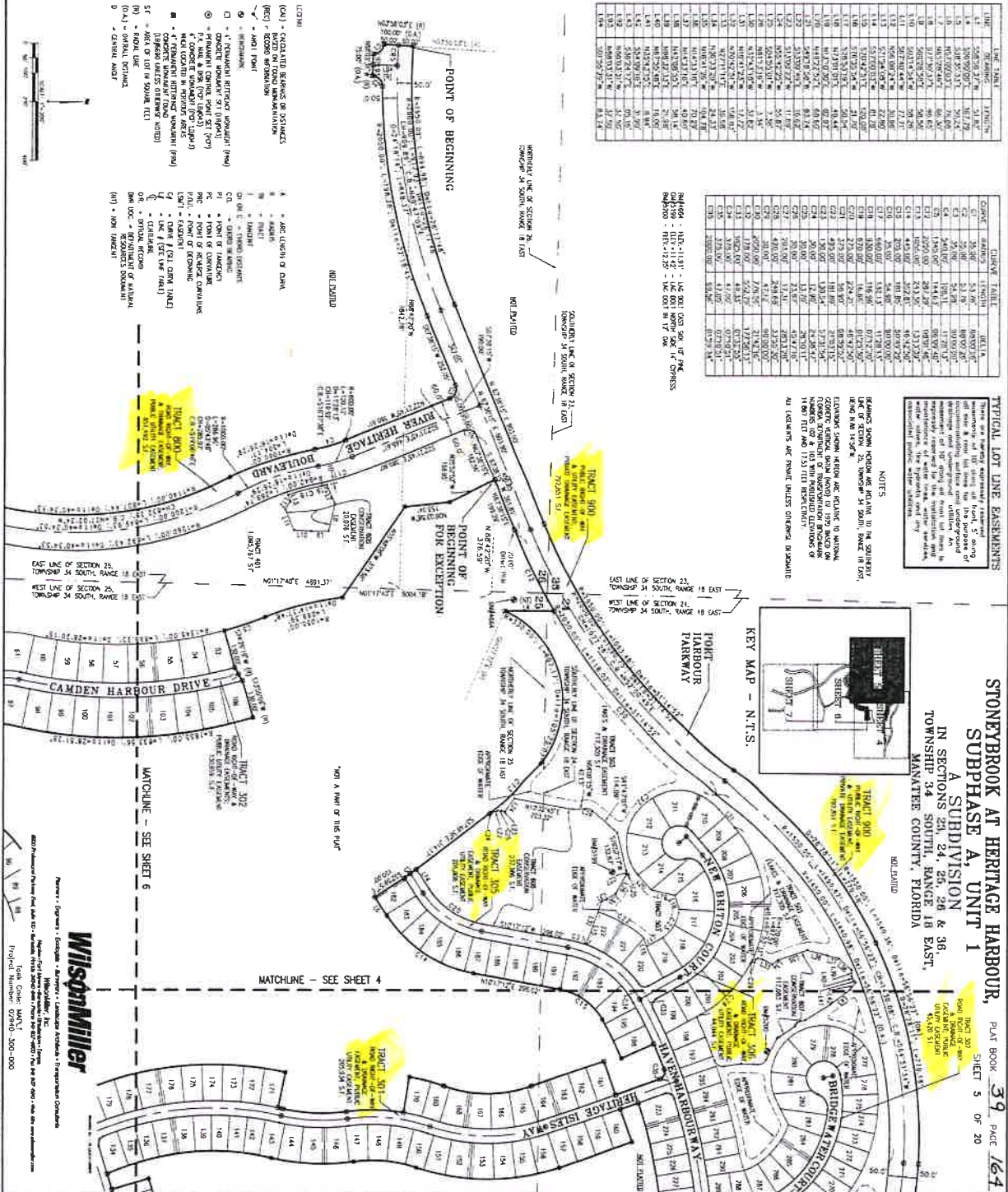
PLAT BOOK 39 PAGE 164  
 SHEET 5 OF 20

NOTES  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
 2. DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.  
 3. ALL CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH.  
 4. ALL UTILITIES AND PUBLIC UTILITY OFFICES TO BE MAINTAINED AS SHOWN ON THIS PLAN.  
 5. ALL UTILITIES AND PUBLIC UTILITY OFFICES TO BE MAINTAINED AS SHOWN ON THIS PLAN.



LINE	BEARING	LENGTH
1.00	N 0° 00' 00" W	120.00
1.01	S 89° 59' 59" E	120.00
1.02	N 0° 00' 00" W	120.00
1.03	S 89° 59' 59" E	120.00
1.04	N 0° 00' 00" W	120.00
1.05	S 89° 59' 59" E	120.00
1.06	N 0° 00' 00" W	120.00
1.07	S 89° 59' 59" E	120.00
1.08	N 0° 00' 00" W	120.00
1.09	S 89° 59' 59" E	120.00
1.10	N 0° 00' 00" W	120.00
1.11	S 89° 59' 59" E	120.00
1.12	N 0° 00' 00" W	120.00
1.13	S 89° 59' 59" E	120.00
1.14	N 0° 00' 00" W	120.00
1.15	S 89° 59' 59" E	120.00
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1.17	S 89° 59' 59" E	120.00
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1.19	S 89° 59' 59" E	120.00
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1.22	N 0° 00' 00" W	120.00
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1.34	N 0° 00' 00" W	120.00
1.35	S 89° 59' 59" E	120.00
1.36	N 0° 00' 00" W	120.00
1.37	S 89° 59' 59" E	120.00
1.38	N 0° 00' 00" W	120.00
1.39	S 89° 59' 59" E	120.00
1.40	N 0° 00' 00" W	120.00
1.41	S 89° 59' 59" E	120.00
1.42	N 0° 00' 00" W	120.00
1.43	S 89° 59' 59" E	120.00
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1.58	N 0° 00' 00" W	120.00
1.59	S 89° 59' 59" E	120.00
1.60	N 0° 00' 00" W	120.00

CONTRACT	DATE	DESCRIPTION
1.00	12/15/11	FOUNDATION
1.01	12/15/11	FOUNDATION
1.02	12/15/11	FOUNDATION
1.03	12/15/11	FOUNDATION
1.04	12/15/11	FOUNDATION
1.05	12/15/11	FOUNDATION
1.06	12/15/11	FOUNDATION
1.07	12/15/11	FOUNDATION
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1.58	12/15/11	FOUNDATION
1.59	12/15/11	FOUNDATION
1.60	12/15/11	FOUNDATION



LEGEND  
 (C) - CALCULATED BEARING OR DISTANCE  
 (R) - ROAD OR ROAD ADMINISTRATION  
 (S) - SURFACE  
 (T) - TYPICAL  
 (U) - UTILITY  
 (V) - VERTICAL CURVE  
 (W) - WATERWAY  
 (X) - EXISTING  
 (Y) - YIELD  
 (Z) - ZONING

NOTES  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
 2. DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.  
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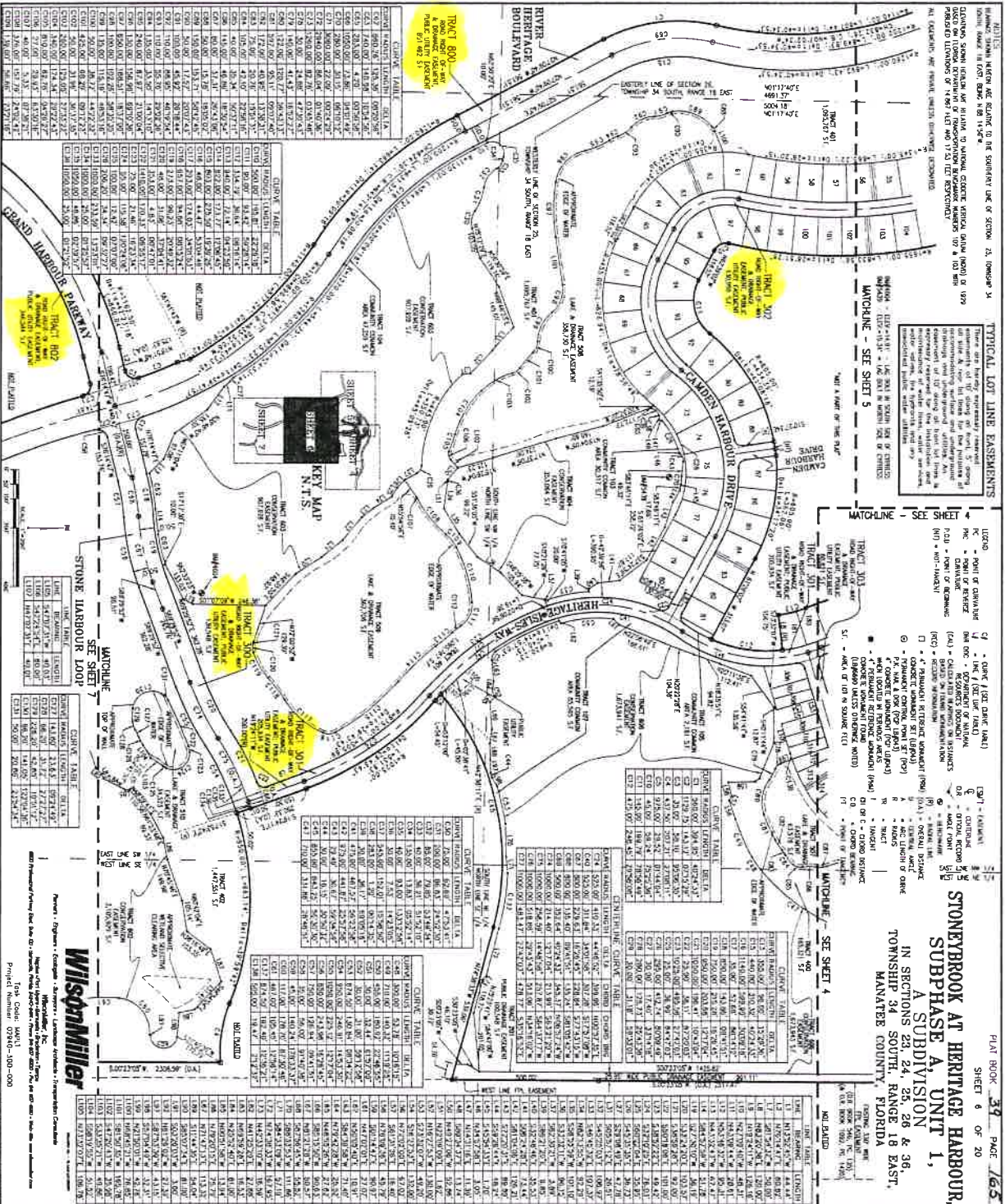
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WILSON MILLER  
 Surveyor  
 License No. 12345  
 1234 Main Street  
 Manatee County, Florida 34401  
 Phone: (813) 123-4567  
 Fax: (813) 987-6543  
 Email: wilsonmiller@wilsonmiller.com  
 Website: www.wilsonmiller.com



**STONEBROOK AT HERITAGE HARBOUR,  
SUBPHASE A, UNIT 1,  
A SUBDIVISION**  
IN SECTIONS 23, 24, 25, 26 & 36,  
TOWNSHIP 34 SOUTH, RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA



**TYPICAL LOT LINE EASTMENTS**  
These are hereby represented, warranted and guaranteed to be true and correct. The undersigned hereby warrants and guarantees that the lot lines shown on this plat are true and correct. The undersigned hereby warrants and guarantees that the lot lines shown on this plat are true and correct. The undersigned hereby warrants and guarantees that the lot lines shown on this plat are true and correct.

**MATCHLINE - SEE SHEET 5**

**MATCHLINE - SEE SHEET 4**

**MATCHLINE - SEE SHEET 7**

**MATCHLINE - SEE SHEET 1**

**TRACT 101**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 101	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

**TRACT 102**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 102	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

**TRACT 103**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 103	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

**TRACT 104**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 104	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

**TRACT 105**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 105	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

**TRACT 106**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 106	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

**TRACT 107**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 107	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

**TRACT 108**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 108	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

**TRACT 109**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 109	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

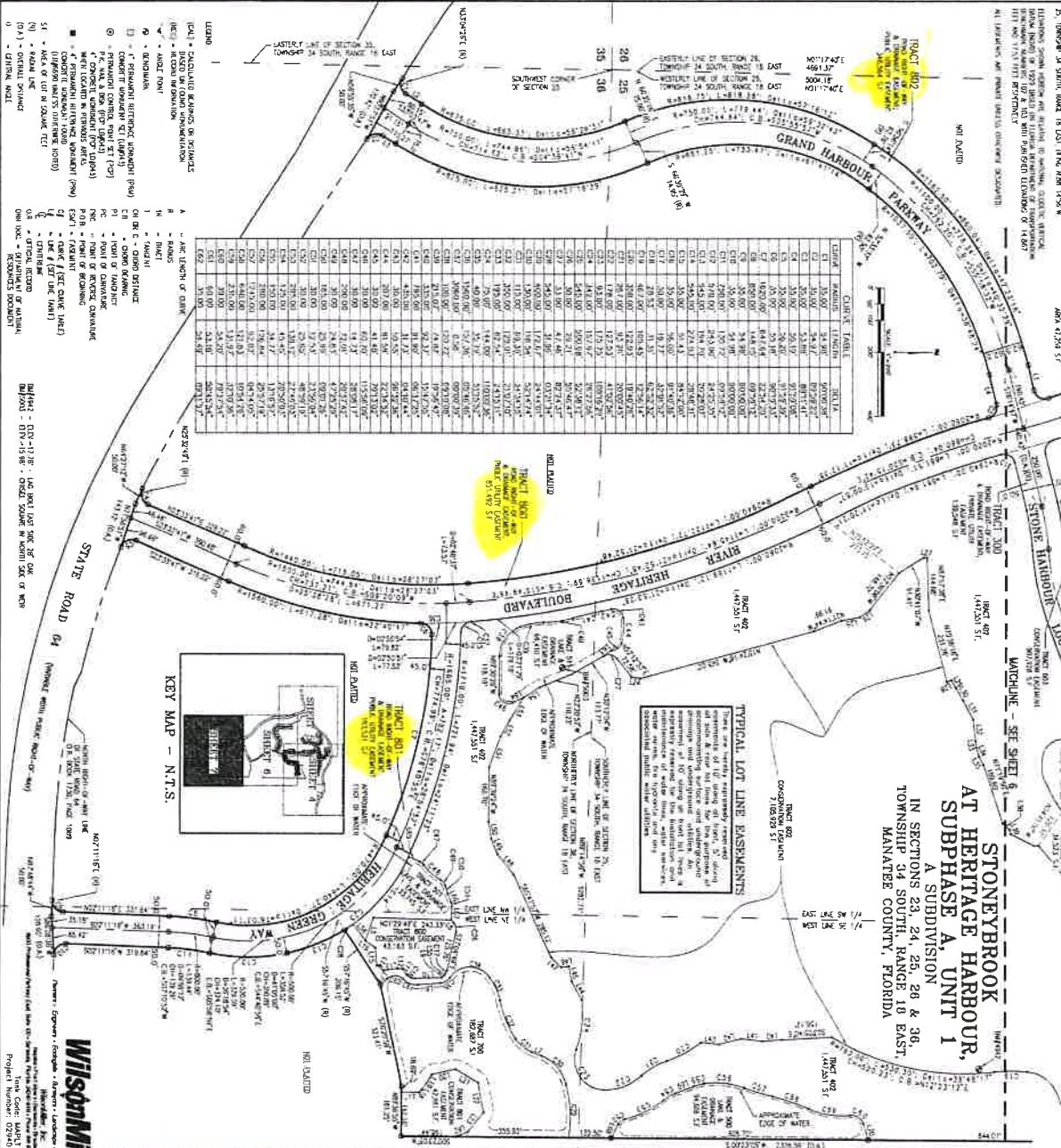
**TRACT 110**  
A PRODUCT DEVELOPMENT  
PLAT OF UNIT 1, BLOCK 1

TRACT 110	AREA	PERCENTAGE
101	1.00	100.00
102	1.00	100.00
103	1.00	100.00
104	1.00	100.00
105	1.00	100.00
106	1.00	100.00
107	1.00	100.00

Wilschmiller  
Professional Surveying, Inc.  
10000 W. US Highway 90, Suite 100, Ft. Myers, FL 33907  
Phone: (813) 938-1100  
Fax: (813) 938-1101  
www.wilschmiller.com



NOTES:  
 1. DIMENSIONS SHOWN ARE FOR THE CONSTRUCTION OF THE SUBDIVISION.  
 2. OWNER'S SURVEY IS TO BE USED IN THE CONSTRUCTION OF THE SUBDIVISION.  
 3. THE SUBDIVISION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 218, F.S.  
 4. THE SUBDIVISION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 218, F.S.  
 5. THE SUBDIVISION IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 218, F.S.



CLUSTER TABLE

TRACT	AREA	ACRES	AREA	AREA
402	1.0000	1.0000	1.0000	1.0000
403	1.0000	1.0000	1.0000	1.0000
404	1.0000	1.0000	1.0000	1.0000
405	1.0000	1.0000	1.0000	1.0000
406	1.0000	1.0000	1.0000	1.0000
407	1.0000	1.0000	1.0000	1.0000
408	1.0000	1.0000	1.0000	1.0000
409	1.0000	1.0000	1.0000	1.0000
410	1.0000	1.0000	1.0000	1.0000
411	1.0000	1.0000	1.0000	1.0000
412	1.0000	1.0000	1.0000	1.0000
413	1.0000	1.0000	1.0000	1.0000
414	1.0000	1.0000	1.0000	1.0000
415	1.0000	1.0000	1.0000	1.0000
416	1.0000	1.0000	1.0000	1.0000
417	1.0000	1.0000	1.0000	1.0000
418	1.0000	1.0000	1.0000	1.0000
419	1.0000	1.0000	1.0000	1.0000
420	1.0000	1.0000	1.0000	1.0000
421	1.0000	1.0000	1.0000	1.0000
422	1.0000	1.0000	1.0000	1.0000
423	1.0000	1.0000	1.0000	1.0000
424	1.0000	1.0000	1.0000	1.0000
425	1.0000	1.0000	1.0000	1.0000

**STONEYBROOK  
 AT HERITAGE HARBOUR,  
 SUBPHASE A, UNIT 1**  
 A SUBDIVISION  
 IN SECTIONS 23, 24, 25, 26 & 36,  
 TOWNSHIP 34 SOUTH, RANGE 10 EAST,  
 MANATEE COUNTY, FLORIDA

**Wilschmiller**  
 Incorporated, Inc.  
 10000 W. US Highway 90, Suite 100  
 Tampa, Florida 33615  
 Phone: (813) 888-1111  
 Fax: (813) 888-1112  
 Email: info@wilschmiller.com  
 Project Number: 02940-200-000





# STONEBROOK AT HERITAGE HARBOUR SUBPHASE A, UNIT 2 & UNIT 3

PLAT BOOK 42, PAGE 70  
SHEET 1 OF 10 SHEETS

A SUBDIVISION LYING IN  
SECTIONS 24 AND 25, TOWNSHIP 34 SOUTH,  
RANGE 18 EAST, MANATEE COUNTY, FLORIDA

1816147

**NOTICES:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVIVED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS 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 DESIGNATION**

TRACTS 106 AND 109, BEING OPEN SPACE AREAS, ARE PART OF THE "COMMONITY COMMON AREAS" LABELED THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF STONEYBROOK AT HERITAGE HARBOUR ("THE STONEYBROOK RESTRICTIONS") WHICH SHALL BE MAINTAINED BY STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS.

TRACTS 362, 363, 305 AND 310 ARE ROAD RIGHTS OF WAY & DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS WHICH SHALL BE MAINTAINED BY STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS.

**CERTIFICATE OF APPROVAL OF MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS**

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS 21<sup>ST</sup> DAY OF JULY, A.D. 2003.

ATTEST:

*[Signature]* CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

R.S. SHORE, CLERK OF CIRCUIT COURT, COUNTY OF MANATEE, FLORIDA

**CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER**

I, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION IT CONFORMS WITH CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY AND CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 7/21/03

MAJOR S. BOWEN, P.E., S.F.S.  
LAND SURVEYOR LICENSE NUMBER 12508  
FOR THE MANATEE COUNTY SURVEY

**CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT**

STATE OF FLORIDA )  
COUNTY OF MANATEE )

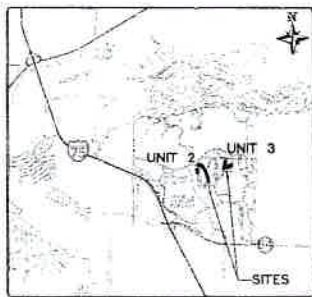
I, R.S. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 42, ON PAGES 70, THROUGH 79, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 21<sup>ST</sup> DAY OF JULY, A.D. 2003.

R.S. SHORE, CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

*[Signature]*  
DEPUTY CLERK

**SURVEYORS NOTES**

- \* ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCH MARKS USED WERE ESTABLISHED BY OTHERS FROM STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS #102 AND #103 WITH PARALLEL ELEVATIONS OF 14.887 FEET AND 11.53 FEET RESPECTIVELY.
- \* STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL MONUMENTS: 175 84-421, 175 84-424 & 175 84-426. NAD 83. MANATEE, FLORIDA MEET CORNER WITH A NEAR SCALE FACTOR OF 0.999972, ESTABLISHING A BEARING ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, OF 104°14'56".
- \* BEARINGS ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, A BEARING OF N107°14'56"W, FOR THE SOUTH LINE OF SECTION 25-34-18 WAS USED.
- \* ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DEDICATED.



**VICINITY SKETCH  
(NOT TO SCALE)**

- SHEET INDEX**
- 1 OF 10 - COVER SHEET
  - 2 OF 10 - OVERALL BOUNDARY SURVEY
  - 3 OF 10 - LEGAL DESCRIPTIONS
  - 4 OF 10 - SUBDIVISION DETAIL SHEET
  - 5 OF 10 - SUBDIVISION DETAIL SHEET
  - 6 OF 10 - SUBDIVISION DETAIL SHEET
  - 7 OF 10 - SUBDIVISION DETAIL SHEET
  - 8 OF 10 - SUBDIVISION DETAIL SHEET
  - 9 OF 10 - SUBDIVISION DETAIL SHEET
  - 10 OF 10 - SUBDIVISION DETAIL SHEET

**EASEMENT DESCRIPTIONS**

THERE ARE HEREBY EXPRESSLY RECORDED TO HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES FOR THE EXPRESS PURPOSES 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 NEARER THAN ONE LOT IS ATTACHED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL VARY SAID EASEMENTS; AND THE APPLICABLE UTILITY COMPANY SHALL BE RESPONSIBLE FOR ANY COSTS BY RELOCATING EXISTING FACILITIES AFFECTED BY THE DIMENSION OF LOTS.

HARBOURVEST, L.L.C. DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY, FLORIDA POWER & LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, REUSE WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS AND OTHER UTILITY LINES AND FACILITIES UNDER TRACTS 362, 363, 305, AND 310 AS SHOWN ON THIS PLAT AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A PUBLIC UTILITY EASEMENT.

HARBOURVEST, L.L.C. DOES HEREBY GRANT 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 METERS, WATER DEVICES, WATER VALVES, FIRE HYDRANTS AND ANY ASSOCIATED PUBLIC WATER UTILITIES.

HARBOURVEST, L.L.C. DOES HEREBY GRANT TO HERITAGE HARBOUR MASTER ASSOCIATION, INC. AND STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC., A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

HARBOURVEST, L.L.C. DOES HEREBY GRANT TO ALL OWNERS OF THE PROPERTY IN STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNITS 2 & 3, AND THEIR CESTES, LICENSEES, PARTIES, 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 HORSES AND EXPRESS DRIVES AND EXPRESS TRACTS 302, 303, 305, AND 310 AS SHOWN ON THIS PLAT.

HARBOURVEST, L.L.C. DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES FOR THE EXPRESS PURPOSES 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 NEARER THAN ONE LOT IS ATTACHED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL VARY SAID EASEMENTS; AND THE APPLICABLE UTILITY COMPANY SHALL BE RESPONSIBLE FOR ANY COSTS BY RELOCATING EXISTING FACILITIES AFFECTED BY THE DIMENSION OF LOTS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS

HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY OWNERSHIP BY SAID COMPANY OF THE PROPERTY DESCRIBED ON THIS PLAT AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, AND DOES HEREBY DEDICATE TO MANATEE COUNTY (1) ALL PUBLIC EASEMENTS SHOWN ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE EASEMENT DESCRIPTIONS SHOWN HEREON, AND (2) ALL POTABLE WATER AND SANITARY SEWER LINES AND FACILITIES LYING WITH SAID PUBLIC EASEMENTS.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED IN ITS NAME THIS 14<sup>TH</sup> DAY OF JULY, A.D. 2003.

HARBOURVEST, L.L.C.  
BY: *[Signature]*  
ANTHONY J. SULLIVAN, AS ITS VICE PRESIDENT

WITNESSES:  
*[Signature]*  
ERNEST M. CAMPBELL  
PRINT NAME OF WITNESS

*[Signature]*  
JAMES C. LOSTON  
PRINT NAME OF WITNESS

STATE OF FLORIDA )  
COUNTY OF MANATEE )

BEFORE ME PERSONALLY APPEARED ANTHONY J. SULLIVAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE LEGAL OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS VICE PRESIDENT OF HARBOURVEST, L.L.C., A FLORIDA CORPORATION AND OPERATING MEMBER OF HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE DEQUITED SUCH CERTIFICATE ON BEHALF OF THE CORPORATION AND THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14<sup>TH</sup> DAY OF JULY, A.D. 2003.

DEANNA J. CRAFT  
NOTARY PUBLIC - STATE OF FLORIDA

**SURVEYORS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 103024221, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF BANKS ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING LICENSE NO. 11886, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) AND THE PLAT MONUMENTS (PMNTS) WERE INSTALLED AS OF 08/11/03, AND THE PERMANENT CONTROL POINTS (PCPTS) WERE INSTALLED AS OF 08/11/03, AND LOT CORNERS WILL BE INSTALLED WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT AND CERTIFIED BY AFFIDAVIT PRIOR TO THE RELEASE OF THE INSTRUMENT.

BANKS ENGINEERING, INC., 15 8860, 1144 TALLEY ROAD, SUITE 115, SARASOTA, FLORIDA 34243

*[Signature]* STEVEN E. BIRNHOFFER, P.E., VICE PRESIDENT, FLORIDA CERTIFICATE 15 821

7/14/2003

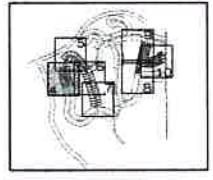
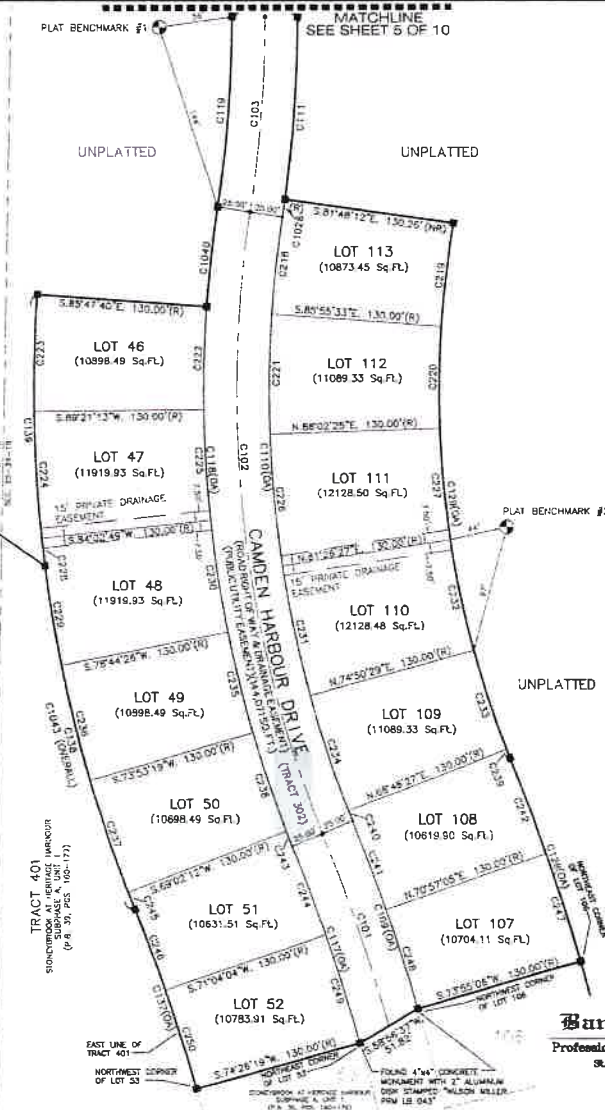
**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensee #15 8800  
1144 TALLEY ROAD, SUITE 115  
SARASOTA, FLORIDA 34243  
PHONE: (941)360-1811  
FAX: (941)360-8818



**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 2**  
A SUBDIVISION LYING IN SECTIONS 24 AND 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAIL SHEET**

NUMBER	RADIUS	DELTA	APC	CHORD	BEARING
C101	1500.00	05°53'47"	154.37	154.30	N.18°46'27"W
C102	900.00	30°41'01"	481.98	478.24	N.06°22'50"W
C103	1000.00	08°33'23"	149.34	149.20	N.04°40'58"E
C109	1525.00	05°38'27"	150.14	150.08	N.18°54'07"W
C110	875.00	30°41'01"	456.59	453.01	N.05°22'50"W
C111	1025.00	07°44'31"	139.33	139.28	S.04°18'02"W
C117	1475.00	05°02'40"	158.61	158.53	N.18°38'31"W
C118	925.00	30°41'01"	480.36	489.47	N.06°22'50"W
C119	975.00	08°33'23"	145.60	145.47	N.04°40'58"E
C128	1555.00	05°38'27"	162.94	162.87	S.18°54'07"E
C130	745.00	31°52'08"	414.39	409.06	S.02°47'17"E
C137	1345.00	08°02'40"	144.63	144.56	N.18°38'31"W
C138	1055.00	14°37'48"	209.59	208.66	N.14°24'26"W
C139	1055.00	11°17'02"	208.03	207.69	S.01°26'38"E
C218	875.00	04°53'13"	74.83	74.61	N.06°31'03"E
C219	745.00	08°04'21"	78.56	78.92	S.07°08'27"W
C220	745.00	08°02'02"	78.46	78.42	N.01°03'26"E
C221	875.00	06°02'00"	62.15	62.11	N.01°03'26"E
C222	925.00	04°51'07"	78.33	78.31	N.01°46'47"E
C223	1055.00	04°51'07"	89.34	89.31	N.01°46'47"E
C224	1055.00	05°18'24"	97.71	97.68	N.03°17'59"W
C225	925.00	05°18'24"	85.67	85.64	S.03°17'59"E
C226	875.00	08°35'58"	100.79	100.73	S.00°15'34"E
C227	745.00	08°35'58"	85.81	85.78	S.05°15'34"E
C228	1055.00	01°08'21"	30.98	30.98	N.08°31'21"W
C229	1055.00	04°10'02"	78.73	78.72	S.09°10'33"E
C230	925.00	05°18'24"	85.67	85.64	N.08°35'52"W
C231	875.00	08°35'58"	100.79	100.73	N.11°51'32"W
C232	745.00	08°35'58"	85.81	85.78	S.11°51'32"E
C233	745.00	08°02'02"	78.46	78.42	S.18°10'32"E
C234	875.00	06°02'02"	92.15	92.11	N.18°10'32"W
C235	925.00	04°51'07"	78.33	78.31	N.13°41'58"W
C236	1055.00	04°51'07"	89.34	89.31	N.13°41'58"W
C237	1055.00	04°51'07"	89.34	89.31	S.18°32'15"E
C238	925.00	04°51'07"	78.33	78.31	S.18°32'15"E
C239	745.00	06°31'48"	6.69	6.86	S.21°27'27"E
C240	875.00	00°31'48"	8.09	8.09	N.21°27'27"W
C241	1525.00	02°48'28"	71.17	71.16	S.20°23'08"E
C242	1855.00	02°40'28"	77.53	77.53	S.20°33'58"E
C243	925.00	00°45'33"	13.98	13.26	S.21°20'34"E
C244	1475.00	02°47'20"	71.83	71.82	S.20°19'38"E
C245	1055.00	00°45'33"	13.98	13.98	S.21°20'34"E
C246	1345.00	02°47'20"	85.50	85.49	S.20°19'38"E
C247	1855.00	02°38'02"	85.71	85.70	N.17°33'54"W
C248	1525.00	02°38'02"	78.57	78.96	N.17°33'54"W
C249	1475.00	03°22'15"	86.78	86.76	N.17°14'49"W
C250	1345.00	03°22'15"	79.13	79.12	N.17°14'49"W
C1028	1025.00	30°45'53"	13.68	13.66	N.08°34'44"E
C1040	875.00	04°45'20"	78.77	78.75	N.08°35'00"E
C1043	1055.00	23°50'41"	477.42	473.36	N.08°45'30"W

- PLAT BENCH MARK 1  
LAC 1047 IN EAST CORNER OF 14" PINE TREE WITH 3" BRASS DISK STAMPED "BANKS ENG SARASOTA BENCH MARK 172, 4714", ELEVATION = 11.91'
- PLAT BENCH MARK 2  
LAC 1057 IN WEST CORNER OF 14" PALM TREE WITH 2" BRASS DISK STAMPED "BANKS ENG SARASOTA BENCH MARK 171, 3721", ELEVATION = 11.61'



50 25 0 50 100  
GRAPHIC SCALE 1" = 50'

- SYMBOL LEGEND**
- (PRM) UNLESS OTHERWISE NOTED, DENOTES A SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG SARASOTA PRM LB 8890 SURVEY MARKED"
  - (PCP) UNLESS OTHERWISE NOTED, DENOTES A WOOD NAIL WITH 2" BRASS DISK STAMPED "BANKS ENG SARASOTA PCP LB 8890 SURVEY MARKED"
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIAL
  - (NR) NOT RADIAL
  - (O) OVERALL



**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 8690  
1144 TALLEYBROOK ROAD, SUITE 110  
SARASOTA, FLORIDA 34243  
PHONE: (941)360-1818  
FAX: (941)360-6815



# STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 4

A SUBDIVISION LYING IN  
SECTION 25, TOWNSHIP 34 SOUTH,  
RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA

PLAT BOOK 43 PAGE 91  
SHEET 1 OF 5 SHEETS

1922663

### EASEMENT DESCRIPTIONS

#### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO HARBORVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, 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 INTERFERED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

THERE ARE HEREBY EXPRESSLY RESERVED FOR FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND FIVE (5) FEET IN WIDTH ALONG ALL REAR AND SIDE LOT LINES FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL FACILITIES, WHERE MORE THAN ONE LOT IS COVERED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS OF RELOCATING EXISTING FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS.

HARBORVEST, L.L.C., 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, REPAIRING, AND MAINTENANCE OF TRATOR LINES, WATER SERVICES, WATER VALVES, FIRE HYDRANTS AND ANY ASSOCIATED PUBLIC WATER UTILITY.

HARBORVEST, L.L.C., HEREBY GRANTS A NON-EXCLUSIVE DRAINAGE EASEMENT TO MANATEE COUNTY, ITS SUCCESSORS AND ASSIGNS, UNDER AND ACROSS TRACT 7007, AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A PUBLIC UTILITY 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 17 DAY OF FEBRUARY, A.D., 2004.

*[Signature]*  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
ATTEST:  
*[Signature]*  
CLERK OF CIRCUIT COURT

#### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS

I, KEIL SPONGE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES 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 43, ON PAGES 91, THROUGH 95, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 17 DAY OF FEBRUARY, A.D., 2004.

*[Signature]*  
CLERK OF CIRCUIT COURT

#### CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS TO HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT ACCEPTED AT AN OPEN MEETING OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THIS 17 DAY OF FEBRUARY, A.D., 2004.

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

ATTEST:  
*[Signature]* ASSISTANT SECRETARY  
*[Signature]* ANTHONY E. SOLTER, CHAIRMAN



VICINITY SKETCH  
SHEET INDEX

- 1 OF 5 - COVER SHEET
- 2 OF 5 - BOUNDARY SURVEY & LEGAL DESCRIPTION
- 3 OF 5 - TRACT BOUNDARY SHEET
- 4 OF 5 - SUBDIVISION DETAIL SHEET
- 5 OF 5 - SUBDIVISION DETAIL SHEET

#### TRACT DESIGNATIONS

1. TRACTS "111" AND "121" BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF STONEYBROOK AT HERITAGE HARBOUR (THE "STONEBROOK RESTRICTIONS"), WHICH SHALL BE MAINTAINED BY STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS.

2. TRACT "207" IS A "PUBLIC DRAINAGE EASEMENT" TRACT, HARBORVEST, L.L.C. DOES HEREBY GRANT TO MANATEE COUNTY A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS THIS TRACT AS DEPICTED ON THIS PLAT.

3. TRACT "316" (DUAL GREENS TERRACE) IS A "PRIVATE ROAD RIGHT OF WAY" WHICH SHALL BE MAINTAINED BY STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS.

4. TRACT "207" IS A "LARGE DRAINAGE EASEMENT" AREA, WHICH SHALL BE MAINTAINED BY HERITAGE HARBOUR MASTER ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER REGULATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE HARBOUR (THE "MASTER COVENANTS").

5. TRACT "401" IS A "GOLF COURSE" TRACT.

#### SURVEYORS NOTES

\* ELEVATIONS REFER TO WADSWORTH GEODETIC VERTICAL DATUM OF 1929. BENCH MARKS USED WERE ESTABLISHED BY OTHERS FROM STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMANS #102 AND #103 WITH PUBLISHED ELEVATIONS OF 14.067 FEET AND 17.243 FEET RESPECTIVELY.

\* STATE PLANE COORDINATES SHOWN HEREIN ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL MONUMENTS, 1-75 BA A21, 1-75 BA A24 & 1-75 BA A24, 1800'00" FLORIDA WEST ZONE WITH A MEAN SCALE FACTOR OF 0.999972, ESTABLISHING A BEARING ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, OF N48°14'58"W.

\* BEARINGS ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, A BEARING OF N48°14'58"W, FOR THE SOUTH LINE OF SECTION 25-34-18-18B USED.

\* ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

#### CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER

I, HERBERT COOPER, SURVEYOR AND MAPPER, HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF MANATEE COUNTY AND CHAPTER 177, PART 6, FLORIDA STATUTES.

*[Signature]* P.E.M. DATE 2/16/04  
HERBERT COOPER, PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 4292  
MANATEE COUNTY SURVEYOR

#### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

HARBORVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT UNDER FLORIDA LAW, DO HEREBY CERTIFY OWNERSHIP OF THE PROPERTY "STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 4" AS SHOWN AND DESCRIBED ON THIS PLAT AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES 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 17 DAY OF FEBRUARY, A.D., 2004.

WITNESSES:  
*[Signature]* HARBORVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY  
*[Signature]* BY: LENNAL INC. A FLORIDA CORPORATION AND AS OPERATING MEMBER  
*[Signature]* BY: E.M. CAMPBELL  
CONRET M. CAMPBELL, VICE PRESIDENT

WITNESSES:  
*[Signature]* HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT  
*[Signature]* BY: ANTHONY E. SOLTER, CHAIRMAN  
*[Signature]* ATTEST:  
*[Signature]* BY: JOSEY L. HOSTETLER  
JOSEY L. HOSTETLER, COUNTY CLERK

NOTE:  
TRACT "207" IS OTHER WHOLLY OR PARTIALLY OWNED BY THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT.

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

BEFORE ME PERSONALLY APPEARED ERNEST M. CAMPBELL, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE MEMORIAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS VICE PRESIDENT OF LENNAL INC., A FLORIDA CORPORATION AND OPERATIVE MEMBER OF HARBORVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE CORPORATION AND COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF FEBRUARY, A.D., 2004.

*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA  
COUNTY OF SARASOTA ) SS

BEFORE ME PERSONALLY APPEARED ANTHONY E. SOLTER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE MEMORIAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS CHAIRMAN OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF FEBRUARY, A.D., 2004.

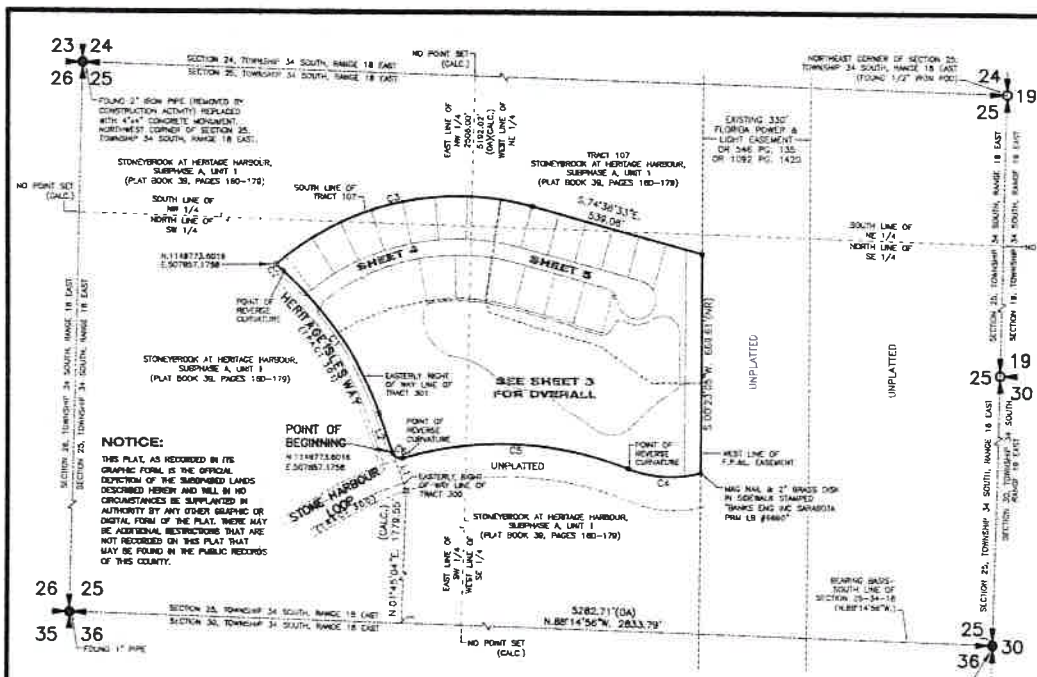
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

#### SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. LS 4811, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF BANKS ENGINEERING, INC., FLORIDA BUSINESS LICENSE NO. 6890, 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 PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 6, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON NOVEMBER 17, 2003 AND THE PERMANENT CONTROL POINTS (PCP'S), AND THE INDIVIDUAL LOT CORNERS WERE INSTALLED ON FEBRUARY 18, 2004.

*[Signature]*  
JOSEY L. HOSTETLER, P.E.M., STATE OF FLORIDA LICENSE NO. 4811  
**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #12 6890  
1144 TALLEYHAY ROAD, SUITE 110  
SARASOTA FLORIDA 34231  
PHONE: (941)360-1818  
FAX: (941)360-9818

**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 4**  
A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
**BOUNDARY & LEGAL DESCRIPTION**



**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL COPY OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER PRINTED OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL INSTRUCTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**LEGAL DESCRIPTION**

THAT PART OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SECTION 25, N.88°14'56"W, 2833.79 FEET; THENCE N.01°45'04"E, 1779.55 FEET TO A 4"x4" CONCRETE MONUMENT (LB #043) BEING ON THE EASTERLY RIGHT OF WAY LINE OF TRACT 300 (STONE HARBOUR LOOP) OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1 AS RECORDED IN PLAT BOOK 39, PAGES 180-179 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID TRACT 300 AND TRACT 301 (HERITAGE ISLES WAY) OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1 AS RECORDED IN PLAT BOOK 39, PAGES 180-179 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, N.18°24'11"W, 124.17 FEET TO A 4"x4" CONCRETE MONUMENT (LB#690) FOR A POINT OF BEGINNING OF LAND BEING DESCRIBED; SAID POINT OF BEGINNING ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID TRACT 301; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, N.19°24'11"W, 126.18 FEET TO A 4"x4" CONCRETE MONUMENT (LB#043) FOUND AT THE BEGINNING OF A TANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1025.00 FEET AND A DELTA ANGLE OF 2°43'43", WHOSE CHORD BEARS N.34°18'02"W; THENCE ALONG SAID CURVE IN A NORTHWESTERLY AND COUNTER CLOCKWISE DIRECTION, 531.83 FEET TO A 4"x4" CONCRETE MONUMENT (LB #043) FOUND AT THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 975.00 FEET AND A DELTA ANGLE OF 01°44'04", WHOSE CHORD BEARS N.48°15'52"W; THENCE ALONG SAID CURVE IN A NORTHWESTERLY AND CLOCKWISE DIRECTION, 28.52 FEET TO A 4"x4" CONCRETE MONUMENT (LB#043) FOUND ON THE SOUTHERLY LINE OF TRACT 107 OF SAID STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; THENCE ALONG SAID SOUTHERLY LINE OF TRACT 107 BEING A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 855.00 FEET AND A DELTA ANGLE OF 56°30'30", WHOSE CHORD BEARS N.77°06'12"E; THENCE ALONG SAID CURVE IN AN EASTERLY AND CLOCKWISE DIRECTION, 843.25 FEET TO A 4"x4" CONCRETE MONUMENT (LB#690); THENCE TANGENTIAL TO THE LAST CURVE, 5.74°30'33", 539.06 FEET TO A 4"x4" CONCRETE MONUMENT (LB#690); SAID MONUMENT BEING A POINT ON THE WESTERLY LINE OF A 330 FEET WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 548, PAGE 135, AND OFFICIAL RECORDS BOOK 1092, PAGE 1420 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE CONTINUING ALONG SAID WESTERLY LINE, S.00°23'05"W, 688.81 FEET TO A MAG NAIL AND DISK (LB#690) BEING A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 350.00 FEET AND A DELTA ANGLE OF 37°03'00", WHOSE CHORD BEARS N.86°48'24"W; THENCE ALONG SAID CURVE IN A WESTERLY AND CLOCKWISE DIRECTION, 224.33 FEET TO A 4"x4" CONCRETE MONUMENT (LB#690); SAID MONUMENT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1050.00 FEET AND A DELTA ANGLE OF 32°22'21", WHOSE CHORD BEARS N.87°29'33"W; THENCE ALONG SAID CURVE IN A WESTERLY AND COUNTER CLOCKWISE DIRECTION, 705.35 FEET TO A 4"x4" CONCRETE MONUMENT (LB#690); SAID MONUMENT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 87°20'03", WHOSE CHORD BEARS N.13°04'12"W; THENCE ALONG SAID CURVE IN A NORTHWESTERLY AND CLOCKWISE DIRECTION, 38.11 FEET TO THE POINT OF BEGINNING.

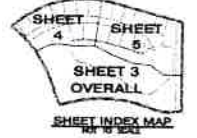
CONTAINS 815,027 SQUARE FEET OR 18,710 ACRES, MORE OR LESS.

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N.18°24'11"W	124.17'
L2	N.19°24'11"W	126.18'

**CURVE TABLE**

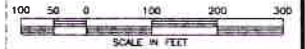
NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1025.00	2°43'43"	531.83	325.89	N.34°18'02"W
C2	975.00	01°44'04"	28.52	29.92	N.48°15'52"W
C3	855.00	56°30'30"	843.25	609.48	N.77°06'12"E
C4	350.00	37°03'00"	224.33	222.41	N.86°48'24"W
C5	1050.00	32°22'21"	705.35	692.16	N.87°29'33"W
C6	25.00	87°20'03"	38.11	34.92	N.13°04'12"W



**Banks Engineering, Inc.**  
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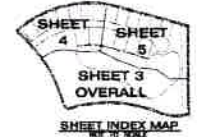
**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 4**

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
**TRACT BOUNDARY SHEET**



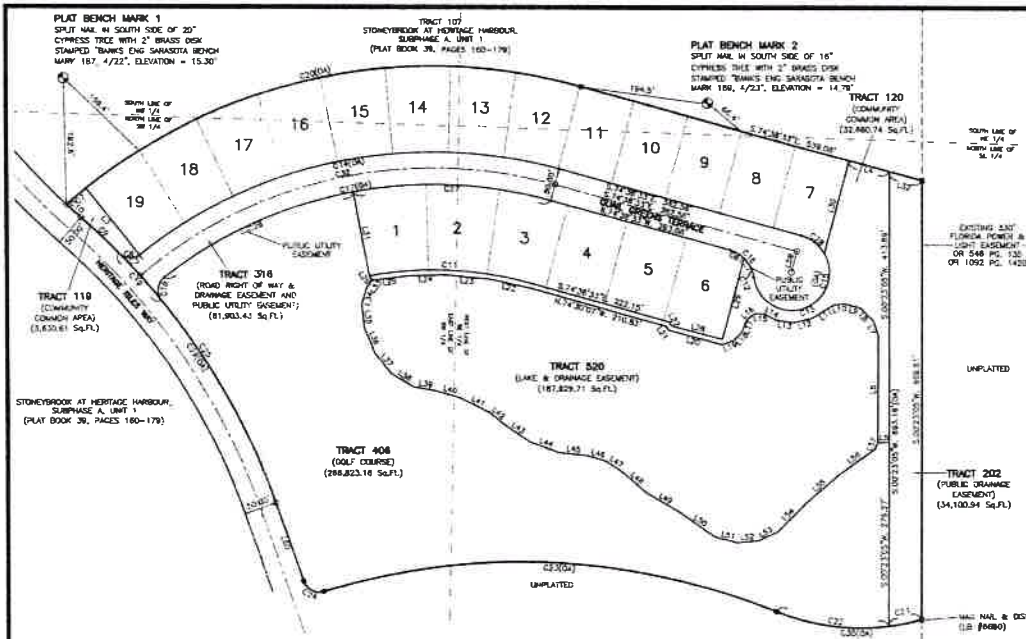
**SYMBOL LEGEND**

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA FLORIDA 8880 SURVEY MARKER"
  - (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "WILSON MILLER PRM LB POST"
  - (PCP) UNLESS OTHERWISE NOTED, DENOTES A 1/2" DIA. 18" HIGH CONCRETE POST WITH 1/2" DIA. 18" HIGH YELLOW PLASTIC CAP STAMPED "BANKS ENG INC LB 8880"
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- (R) RADIAL  
(DN) NOT RADIAL  
(OA) OVERALL  
(C) CALCULATED



**Banks Engineering, Inc.**

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SARASOTA, FLORIDA 34233  
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FAX: (813) 550-8818



**CURVE TABLE**

NUMBER	BEARING	LENGTH	CHORD	CHORD BEARING
C1	269.15	100.00	100.00	269.15
C2	269.15	100.00	100.00	269.15
C3	269.15	100.00	100.00	269.15
C4	269.15	100.00	100.00	269.15
C5	269.15	100.00	100.00	269.15
C6	269.15	100.00	100.00	269.15
C7	269.15	100.00	100.00	269.15
C8	269.15	100.00	100.00	269.15
C9	269.15	100.00	100.00	269.15
C10	269.15	100.00	100.00	269.15
C11	269.15	100.00	100.00	269.15
C12	269.15	100.00	100.00	269.15
C13	269.15	100.00	100.00	269.15
C14	269.15	100.00	100.00	269.15
C15	269.15	100.00	100.00	269.15
C16	269.15	100.00	100.00	269.15
C17	269.15	100.00	100.00	269.15
C18	269.15	100.00	100.00	269.15
C19	269.15	100.00	100.00	269.15
C20	269.15	100.00	100.00	269.15
C21	269.15	100.00	100.00	269.15
C22	269.15	100.00	100.00	269.15
C23	269.15	100.00	100.00	269.15
C24	269.15	100.00	100.00	269.15
C25	269.15	100.00	100.00	269.15
C26	269.15	100.00	100.00	269.15
C27	269.15	100.00	100.00	269.15
C28	269.15	100.00	100.00	269.15
C29	269.15	100.00	100.00	269.15
C30	269.15	100.00	100.00	269.15
C31	269.15	100.00	100.00	269.15
C32	269.15	100.00	100.00	269.15
C33	269.15	100.00	100.00	269.15

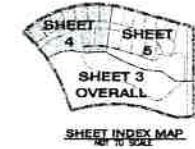
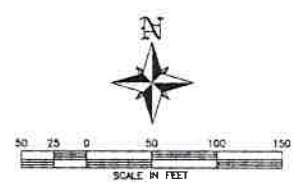
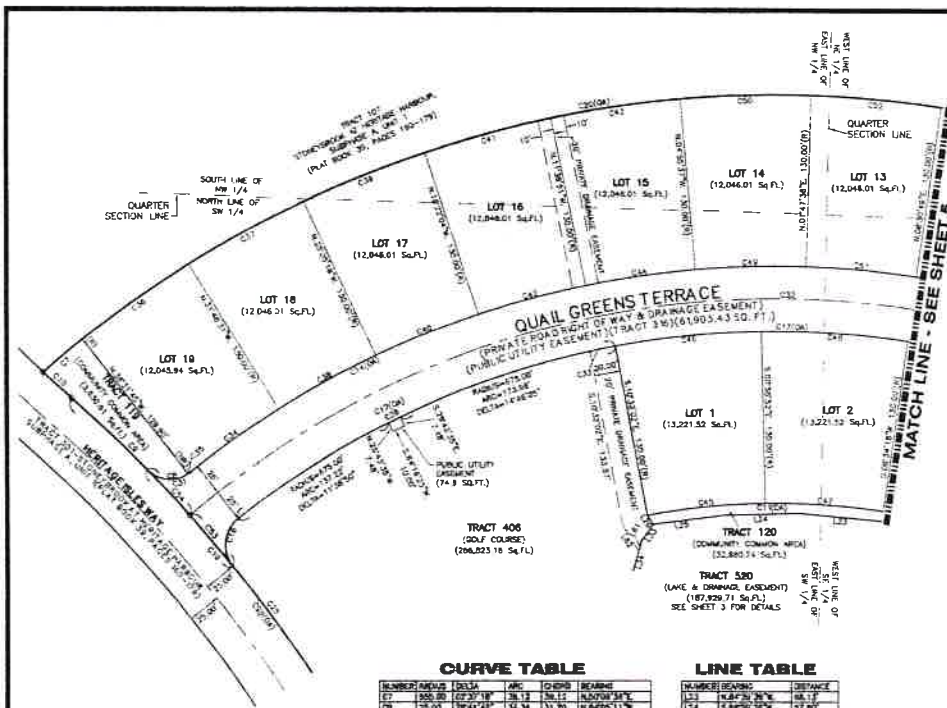
**LINE TABLES**

NUMBER	BEARING	LENGTH	NUMBER	BEARING	LENGTH
L1	269.15	100.00	L33	269.15	100.00
L2	269.15	100.00	L34	269.15	100.00
L3	269.15	100.00	L35	269.15	100.00
L4	269.15	100.00	L36	269.15	100.00
L5	269.15	100.00	L37	269.15	100.00
L6	269.15	100.00	L38	269.15	100.00
L7	269.15	100.00	L39	269.15	100.00
L8	269.15	100.00	L40	269.15	100.00
L9	269.15	100.00	L41	269.15	100.00
L10	269.15	100.00	L42	269.15	100.00
L11	269.15	100.00	L43	269.15	100.00
L12	269.15	100.00	L44	269.15	100.00
L13	269.15	100.00	L45	269.15	100.00
L14	269.15	100.00	L46	269.15	100.00
L15	269.15	100.00	L47	269.15	100.00
L16	269.15	100.00	L48	269.15	100.00
L17	269.15	100.00	L49	269.15	100.00
L18	269.15	100.00	L50	269.15	100.00
L19	269.15	100.00	L51	269.15	100.00
L20	269.15	100.00	L52	269.15	100.00
L21	269.15	100.00	L53	269.15	100.00
L22	269.15	100.00	L54	269.15	100.00
L23	269.15	100.00	L55	269.15	100.00
L24	269.15	100.00	L56	269.15	100.00
L25	269.15	100.00	L57	269.15	100.00
L26	269.15	100.00	L58	269.15	100.00
L27	269.15	100.00	L59	269.15	100.00
L28	269.15	100.00	L60	269.15	100.00
L29	269.15	100.00	L61	269.15	100.00
L30	269.15	100.00	L62	269.15	100.00
L31	269.15	100.00	L63	269.15	100.00
L32	269.15	100.00	L64	269.15	100.00



**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 4**

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAIL SHEET**



**CURVE TABLE**

NUMBER	BEARING	DELTA	ARC	CHORD	BEARING
C1	180.00	180.00	0.00	0.00	180.00
C2	180.00	180.00	0.00	0.00	180.00
C3	180.00	180.00	0.00	0.00	180.00
C4	180.00	180.00	0.00	0.00	180.00
C5	180.00	180.00	0.00	0.00	180.00
C6	180.00	180.00	0.00	0.00	180.00
C7	180.00	180.00	0.00	0.00	180.00
C8	180.00	180.00	0.00	0.00	180.00
C9	180.00	180.00	0.00	0.00	180.00
C10	180.00	180.00	0.00	0.00	180.00
C11	180.00	180.00	0.00	0.00	180.00
C12	180.00	180.00	0.00	0.00	180.00
C13	180.00	180.00	0.00	0.00	180.00
C14	180.00	180.00	0.00	0.00	180.00
C15	180.00	180.00	0.00	0.00	180.00
C16	180.00	180.00	0.00	0.00	180.00
C17	180.00	180.00	0.00	0.00	180.00
C18	180.00	180.00	0.00	0.00	180.00
C19	180.00	180.00	0.00	0.00	180.00
C20	180.00	180.00	0.00	0.00	180.00
C21	180.00	180.00	0.00	0.00	180.00
C22	180.00	180.00	0.00	0.00	180.00
C23	180.00	180.00	0.00	0.00	180.00
C24	180.00	180.00	0.00	0.00	180.00
C25	180.00	180.00	0.00	0.00	180.00
C26	180.00	180.00	0.00	0.00	180.00
C27	180.00	180.00	0.00	0.00	180.00
C28	180.00	180.00	0.00	0.00	180.00
C29	180.00	180.00	0.00	0.00	180.00
C30	180.00	180.00	0.00	0.00	180.00
C31	180.00	180.00	0.00	0.00	180.00
C32	180.00	180.00	0.00	0.00	180.00
C33	180.00	180.00	0.00	0.00	180.00
C34	180.00	180.00	0.00	0.00	180.00
C35	180.00	180.00	0.00	0.00	180.00
C36	180.00	180.00	0.00	0.00	180.00
C37	180.00	180.00	0.00	0.00	180.00
C38	180.00	180.00	0.00	0.00	180.00
C39	180.00	180.00	0.00	0.00	180.00
C40	180.00	180.00	0.00	0.00	180.00
C41	180.00	180.00	0.00	0.00	180.00
C42	180.00	180.00	0.00	0.00	180.00
C43	180.00	180.00	0.00	0.00	180.00
C44	180.00	180.00	0.00	0.00	180.00
C45	180.00	180.00	0.00	0.00	180.00
C46	180.00	180.00	0.00	0.00	180.00
C47	180.00	180.00	0.00	0.00	180.00
C48	180.00	180.00	0.00	0.00	180.00
C49	180.00	180.00	0.00	0.00	180.00
C50	180.00	180.00	0.00	0.00	180.00
C51	180.00	180.00	0.00	0.00	180.00
C52	180.00	180.00	0.00	0.00	180.00
C53	180.00	180.00	0.00	0.00	180.00
C54	180.00	180.00	0.00	0.00	180.00
C55	180.00	180.00	0.00	0.00	180.00
C56	180.00	180.00	0.00	0.00	180.00

**LINE TABLE**

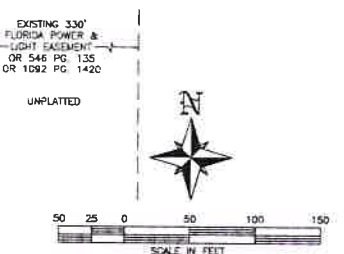
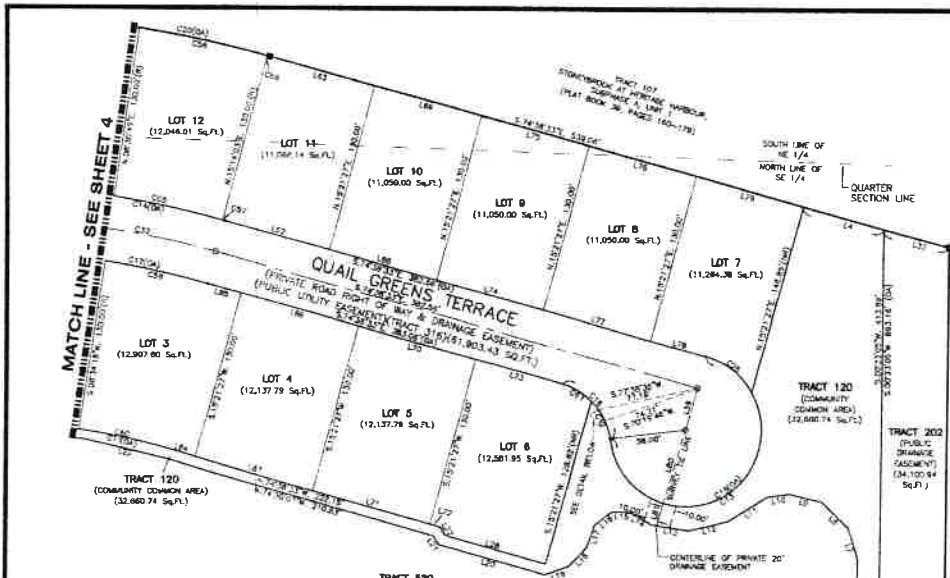
NUMBER	BEARING	DISTANCE
L1	N 89° 57' 30" E	88.72
L2	S 89° 57' 30" E	88.72
L3	S 89° 57' 30" E	88.72
L4	S 89° 57' 30" E	88.72
L5	S 89° 57' 30" E	88.72
L6	S 89° 57' 30" E	88.72
L7	S 89° 57' 30" E	88.72
L8	S 89° 57' 30" E	88.72
L9	S 89° 57' 30" E	88.72
L10	S 89° 57' 30" E	88.72
L11	S 89° 57' 30" E	88.72
L12	S 89° 57' 30" E	88.72
L13	S 89° 57' 30" E	88.72
L14	S 89° 57' 30" E	88.72
L15	S 89° 57' 30" E	88.72
L16	S 89° 57' 30" E	88.72
L17	S 89° 57' 30" E	88.72
L18	S 89° 57' 30" E	88.72
L19	S 89° 57' 30" E	88.72
L20	S 89° 57' 30" E	88.72
L21	S 89° 57' 30" E	88.72
L22	S 89° 57' 30" E	88.72
L23	S 89° 57' 30" E	88.72
L24	S 89° 57' 30" E	88.72
L25	S 89° 57' 30" E	88.72
L26	S 89° 57' 30" E	88.72
L27	S 89° 57' 30" E	88.72
L28	S 89° 57' 30" E	88.72
L29	S 89° 57' 30" E	88.72
L30	S 89° 57' 30" E	88.72
L31	S 89° 57' 30" E	88.72
L32	S 89° 57' 30" E	88.72
L33	S 89° 57' 30" E	88.72
L34	S 89° 57' 30" E	88.72
L35	S 89° 57' 30" E	88.72
L36	S 89° 57' 30" E	88.72
L37	S 89° 57' 30" E	88.72
L38	S 89° 57' 30" E	88.72
L39	S 89° 57' 30" E	88.72
L40	S 89° 57' 30" E	88.72
L41	S 89° 57' 30" E	88.72
L42	S 89° 57' 30" E	88.72
L43	S 89° 57' 30" E	88.72
L44	S 89° 57' 30" E	88.72
L45	S 89° 57' 30" E	88.72
L46	S 89° 57' 30" E	88.72
L47	S 89° 57' 30" E	88.72
L48	S 89° 57' 30" E	88.72
L49	S 89° 57' 30" E	88.72
L50	S 89° 57' 30" E	88.72
L51	S 89° 57' 30" E	88.72
L52	S 89° 57' 30" E	88.72
L53	S 89° 57' 30" E	88.72
L54	S 89° 57' 30" E	88.72
L55	S 89° 57' 30" E	88.72
L56	S 89° 57' 30" E	88.72
L57	S 89° 57' 30" E	88.72
L58	S 89° 57' 30" E	88.72
L59	S 89° 57' 30" E	88.72
L60	S 89° 57' 30" E	88.72
L61	S 89° 57' 30" E	88.72
L62	S 89° 57' 30" E	88.72
L63	S 89° 57' 30" E	88.72
L64	S 89° 57' 30" E	88.72
L65	S 89° 57' 30" E	88.72
L66	S 89° 57' 30" E	88.72
L67	S 89° 57' 30" E	88.72
L68	S 89° 57' 30" E	88.72
L69	S 89° 57' 30" E	88.72
L70	S 89° 57' 30" E	88.72
L71	S 89° 57' 30" E	88.72
L72	S 89° 57' 30" E	88.72
L73	S 89° 57' 30" E	88.72
L74	S 89° 57' 30" E	88.72
L75	S 89° 57' 30" E	88.72
L76	S 89° 57' 30" E	88.72
L77	S 89° 57' 30" E	88.72
L78	S 89° 57' 30" E	88.72
L79	S 89° 57' 30" E	88.72
L80	S 89° 57' 30" E	88.72
L81	S 89° 57' 30" E	88.72
L82	S 89° 57' 30" E	88.72
L83	S 89° 57' 30" E	88.72
L84	S 89° 57' 30" E	88.72
L85	S 89° 57' 30" E	88.72
L86	S 89° 57' 30" E	88.72
L87	S 89° 57' 30" E	88.72
L88	S 89° 57' 30" E	88.72
L89	S 89° 57' 30" E	88.72
L90	S 89° 57' 30" E	88.72
L91	S 89° 57' 30" E	88.72
L92	S 89° 57' 30" E	88.72
L93	S 89° 57' 30" E	88.72
L94	S 89° 57' 30" E	88.72
L95	S 89° 57' 30" E	88.72
L96	S 89° 57' 30" E	88.72
L97	S 89° 57' 30" E	88.72
L98	S 89° 57' 30" E	88.72
L99	S 89° 57' 30" E	88.72
L100	S 89° 57' 30" E	88.72

- SYMBOL LEGEND**
- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "MANATEE ENG INC SARASOTA FLORIDA 18 8880 SURVEY MONUMENT"
  - (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "MILSON MILLER PMA LB 8047"
  - (MAG) UNLESS OTHERWISE NOTED, DENOTES A MAG NAIL WITH 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA FLORIDA 18 8880 SURVEY MONUMENT"
  - (P) UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIUS
  - (NR) NOT RADIUS
  - (O) OVERALL
  - (C) CALCULATED

**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #18 8880  
1144 TALLEMAST ROAD, SUITE 115  
SARASOTA, FLORIDA 34243  
PHONE: (941)360-1618  
FAX: (941)360-8918

**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 4**

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAIL SHEET**

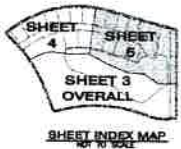
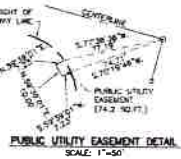


**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	S 74° 30' 33" W	183.88
L2	N 89° 44' 36" W	303.71
L3	N 62° 34' 50" E	185.89
L4	N 72° 24' 05" E	254.88
L5	N 45° 35' 38" W	181.30
L6	N 74° 47' 02" W	281.50
L7	S 42° 30' 30" W	181.30
L8	S 74° 30' 33" W	183.88
L9	N 74° 30' 33" W	183.88
L10	N 74° 30' 33" W	183.88
L11	N 74° 30' 33" W	183.88
L12	N 74° 30' 33" W	183.88
L13	N 74° 30' 33" W	183.88
L14	N 74° 30' 33" W	183.88
L15	N 74° 30' 33" W	183.88
L16	N 74° 30' 33" W	183.88
L17	N 74° 30' 33" W	183.88
L18	N 74° 30' 33" W	183.88
L19	N 74° 30' 33" W	183.88
L20	N 74° 30' 33" W	183.88
L21	N 74° 30' 33" W	183.88
L22	N 74° 30' 33" W	183.88
L23	N 74° 30' 33" W	183.88
L24	N 74° 30' 33" W	183.88
L25	N 74° 30' 33" W	183.88
L26	N 74° 30' 33" W	183.88
L27	N 74° 30' 33" W	183.88
L28	N 74° 30' 33" W	183.88
L29	N 74° 30' 33" W	183.88
L30	N 74° 30' 33" W	183.88
L31	N 74° 30' 33" W	183.88
L32	N 74° 30' 33" W	183.88
L33	N 74° 30' 33" W	183.88
L34	N 74° 30' 33" W	183.88
L35	N 74° 30' 33" W	183.88
L36	N 74° 30' 33" W	183.88
L37	N 74° 30' 33" W	183.88
L38	N 74° 30' 33" W	183.88
L39	N 74° 30' 33" W	183.88
L40	N 74° 30' 33" W	183.88
L41	N 74° 30' 33" W	183.88
L42	N 74° 30' 33" W	183.88
L43	N 74° 30' 33" W	183.88
L44	N 74° 30' 33" W	183.88
L45	N 74° 30' 33" W	183.88
L46	N 74° 30' 33" W	183.88
L47	N 74° 30' 33" W	183.88
L48	N 74° 30' 33" W	183.88
L49	N 74° 30' 33" W	183.88
L50	N 74° 30' 33" W	183.88
L51	N 74° 30' 33" W	183.88

**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
C11	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C12	S 50.00° 30' 18" W	331.44	332.87	5.2641°
C13	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C14	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C15	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C16	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C17	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C18	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C19	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C20	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C21	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C22	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C23	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C24	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C25	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C26	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C27	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C28	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C29	S 45.00° 20' 52" W	344.28	344.19	5.8733°
C30	S 45.00° 20' 52" W	344.28	344.19	5.8733°



- SYMBOL LEGEND**
- (FPM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA PROJ LB 6890 SURVEY MARKER"
  - (PPM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC LB 6890"
  - (PCP) UNLESS OTHERWISE NOTED, DENOTES A 1/2" DIA. WITH 2" BORES BORE STAMPED "BANKS ENG INC SARASOTA PROJ LB 6890 SURVEY MARKER"
  - (O) DENOTES A 1/2" BORE BORE WITH YELLOW PLASTIC CAP STAMPED "BANKS ENG INC LB 6890"
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIAL
  - (NR) NOT RADIAL
  - (OA) OVERALL
  - (C) CALCULATED

**Banks Engineering, Inc.**  
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State of Florida Licensed Business #LR 6890  
1144 TALLEYVALE ROAD, SUITE 115  
SARASOTA, FLORIDA 34233  
PHONE: (813) 380-1818  
FAX: (813) 380-0918

FILED AND RECORDED  
3/11/2009 10:44 am  
2. S. ENDRY, CLERK  
MANATEE COUNTY, FLA.



1886133

STONEYBROOK AT HERITAGE HARBOUR,  
SUBPHASE C, UNIT 1  
A SUBDIVISION LYING IN  
SECTION 25, TOWNSHIP 34 SOUTH,  
RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA

PLAT BOOK 43 PAGE 34  
SHEET 1 OF 7 SHEETS

EASEMENT DESCRIPTIONS

REVISIONS OF EASEMENTS - THERE ARE HEREBY PROGRESSY RESERVED TO HARBOURVEST, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY ("HARBOURVEST"), ITS SUCCESSORS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, ONE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE FOR THE PURPOSES OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UTILITIES. HARBOURVEST HEREBY GRANTS TO HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT UNDER FLORIDA LAW, DO HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THAT 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 RESPONSIBLE FOR THE COSTS INCURRED RELATING TO THE FACILITIES.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HEREBY GRANTS TO HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY ("HARBOURVEST"), ITS SUCCESSORS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, ONE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE FOR THE PURPOSES OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UTILITIES.

CERTIFICATE OF APPROVAL OF MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OTHERS OF RECORD ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY, FLORIDA, THIS DAY OF December 10, 2003.



CLERK OF COUNTY COMMISSIONERS  
ATTENT: [Signature]

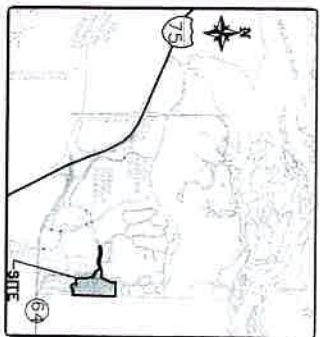
CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

1, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLEES IN FULL ALL THE REQUIREMENTS OF FLORIDA STATUTES AND THAT IT COMPLEES IN FULL ALL THE REQUIREMENTS OF FLORIDA STATUTES. THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS DAY OF December 10, 2003.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS PLAT AND APPROVED DEDICATIONS TO HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT ACCEPTED AT AN OPEN MEETING OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THIS DAY OF December 10, 2003.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HEREBY GRANTS TO HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY ("HARBOURVEST"), ITS SUCCESSORS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, ONE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE, AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE FOR THE PURPOSES OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UTILITIES.



SHEET INDEX

- 1 OF 7 - COVER SHEET
- 2 OF 7 - BOUNDARY SURVEY
- 3 OF 7 - TRACT BOUNDARY SHEET
- 4 OF 7 - SUBDIVISION DETAIL SHEET
- 5 OF 7 - SUBDIVISION DETAIL SHEET
- 6 OF 7 - SUBDIVISION DETAIL SHEET
- 7 OF 7 - SUBDIVISION DETAIL SHEET

TRACT DESIGNATIONS

- 1. TRACT 317' (CEDAR HARBOUR COURT), TRACT 318' (BEACON WILLOW TERRACE), TRACT 318' (HERITAGE INLET PLACES), AND 319' (STONE HARBOUR LOOP), ARE TRACT RIGHTS OF WAY UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STONEYBROOK AT HERITAGE HARBOUR (STONEBROOK RESTRICTIONS)" WHICH SHALL BE MAINTAINED BY THE STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS.
- 2. TRACTS 316', 317', AND 318' BEING OPEN SPACE AREAS, ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE STONEYBROOK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS. STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, MAY REDEVELOP, LANDSCAPE AND IMPROVE THESE TRACTS. THE RIGHT OF STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, TO INSTALL LANDSCAPING AND IMPROVEMENTS ON THIS TRACT SHALL NOT BE CONSTRUED AS AN OBLIGATION TO DO SO, AND THESE TRACTS MAY BE LEFT IN AN UNIMPROVED STATE.
- 3. TRACT 344' IS A "TOD COURSE" TRACT.
- 4. TRACTS 301', 302', AND 303' ARE CONSERVATION EASEMENT AREAS UNDER THE TERMS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE HARBOUR (THE MASTER COVENANTS) WHICH SHALL BE MAINTAINED BY THE HERITAGE HARBOUR MASTER ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER COVENANTS.
- 5. TRACTS 317', 318', AND 319' ARE DRAINAGE AND DRAINAGE EASEMENT AREAS UNDER THE TERMS OF THE HERITAGE HARBOUR MASTER COVENANTS, WHICH SHALL BE MAINTAINED BY THE HERITAGE HARBOUR MASTER ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER COVENANTS.
- 6. TRACT 707' IS A FUTURE DEVELOPMENT TRACT, SUBJECT TO EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT.

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER

I, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT COMPLEES WITH THE CURRENT SUBDIVISION ORDINANCE OF MANATEE COUNTY AND CHAPTER 177, PART 1, FLORIDA STATUTES.

BRUCE FLOID, COUNTY SURVEYOR AND MAPPER, MANATEE COUNTY, FLORIDA. DATE: 12/10/03

CERTIFICATE OF OWNERSHIP AND DEDICATION

HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT UNDER FLORIDA LAW, DO HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THAT 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 RESPONSIBLE FOR THE COSTS INCURRED RELATING TO THE FACILITIES.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT UNDER FLORIDA LAW, DO HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THAT 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 RESPONSIBLE FOR THE COSTS INCURRED RELATING TO THE FACILITIES.

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BRUCE FLOID, COUNTY SURVEYOR AND MAPPER, MANATEE COUNTY, FLORIDA. DATE: 12/10/03

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT UNDER FLORIDA LAW, DO HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THAT 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 RESPONSIBLE FOR THE COSTS INCURRED RELATING TO THE FACILITIES.

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Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #18 8890  
114 TALLENTS ROAD, SUITE 115  
SEASIDE, FLORIDA 32081  
PHONE: (904) 260-1518  
FAX: (904) 260-8918



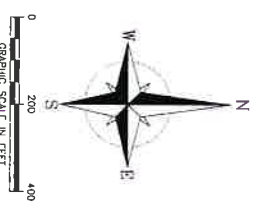




# STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 1

A SUBDIVISION LYING IN SECTION 25,  
TOWNSHIP 34 SOUTH, RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA.

## TRACT BOUNDARIES



## CURVE TABLES

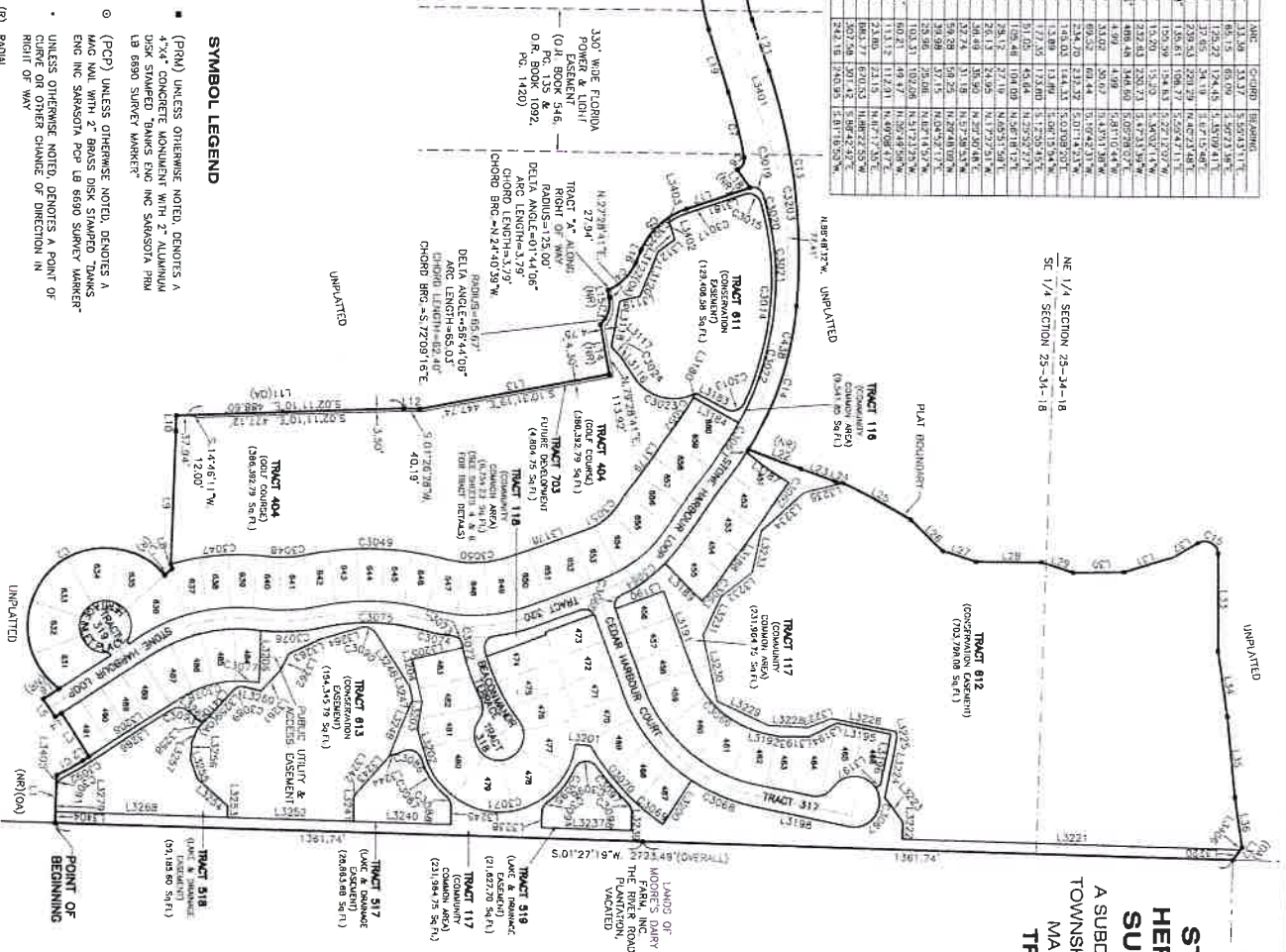
STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
1	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
2	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
3	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
4	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
5	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
6	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
7	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
8	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
9	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
10	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E

## LINE TABLES

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
1	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
2	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
3	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
4	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
5	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
6	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
7	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
8	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
9	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E
10	N 88° 32' 41" W	110.17	S 13° 11' 48" E	17.81	N 13° 11' 48" E

STONEYBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE C,  
UNIT 1  
(PLAT BOOK 43, PAGES  
180-185)

- ### SYMBOL LEGEND
- (PRD) UNLESS OTHERWISE NOTED, DENOTES A 1/4" CONCRETED TANKS PER LB 8690 SURVEY MARKER DISK STAMPED TANKS PER NO SURVEYOR'S TRM LB 8690 SURVEY MARKER
  - (PCP) UNLESS OTHERWISE NOTED, DENOTES A 3/4" CONCRETED TANKS PER LB 8690 SURVEY MARKER
  - (N) UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) ROAD
  - (NR) NOT ROAD
  - (O) OVERALL



# Danky Engineering, Inc.

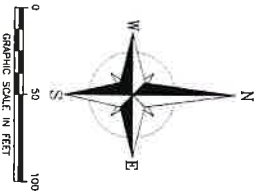
Professional Engineers, Planners & Land Surveyors  
State of Florida, License Numbers #18 8890  
1144 WALSWORTH ROAD, SUITE 115  
SAFESIDE FLORIDA, 34243  
PHONE: (941)360-1618  
FAX: (941)360-6918

SHEET INDEX MAP  
NO. 10 SCALE



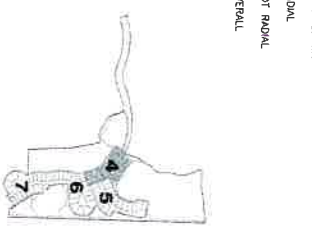


**STONEYBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE C, UNIT 1**  
A SUBDIVISION LYING IN SECTION 25,  
TOWNSHIP 34 SOUTH, RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAIL SHEET**



**SYMBOL LEGEND**

- (PRN) UNLESS OTHERWISE NOTED, DENOTES A SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA FLN LB 6890 SURVEY MARKER"
- (PCP) UNLESS OTHERWISE NOTED, DENOTES A MAG NML WITH 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA PCP LB 6890 SURVEY MARKER"
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- (R) RADIAL
- (NR) NOT RADIAL
- (O) OVERALL



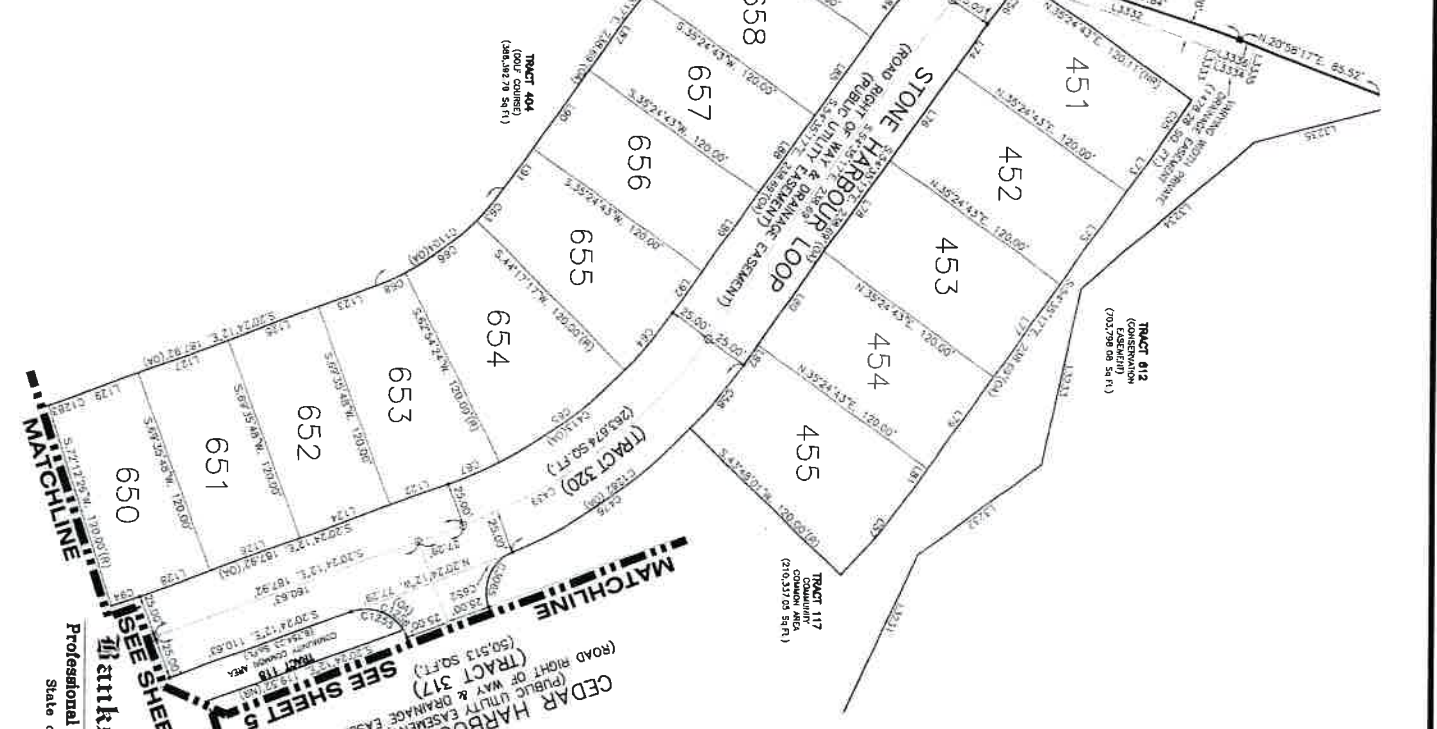
**SHEET INDEX MAP**  
NOT TO SCALE

**LINE TABLE**

NUMBER OF BEARINGS	DISTANCE
L73	S.54°55'17"E. 31.13
L74	S.54°55'17"E. 31.13
L75	S.54°55'17"E. 64.50
L76	N.42°55'17"W. 64.50
L78	S.54°55'17"E. 64.50
L79	S.54°55'17"E. 64.50
L80	N.44°55'17"W. 64.50
L81	S.54°55'17"E. 14.05
L82	S.54°55'17"E. 14.05
L83	N.54°55'17"E. 44.06
L84	S.54°55'17"E. 44.06
L85	S.54°55'17"E. 30.00
L87	N.46°55'17"W. 55.00
L88	S.54°55'17"E. 55.00
L89	S.54°55'17"E. 55.00
L90	S.54°55'17"E. 55.00
L91	S.54°55'17"E. 29.73
L92	S.54°55'17"E. 29.73
L93	N.54°55'17"E. 30.22
L94	S.54°55'17"E. 30.22
L95	S.54°55'17"E. 55.00
L96	S.54°55'17"E. 55.00
L97	S.54°55'17"E. 55.00
L98	S.54°55'17"E. 55.00
L99	S.54°55'17"E. 55.00
L100	S.54°55'17"E. 55.00
L101	S.54°55'17"E. 55.00
L102	S.54°55'17"E. 55.00
L103	S.54°55'17"E. 55.00
L104	S.54°55'17"E. 55.00
L105	S.54°55'17"E. 55.00
L106	S.54°55'17"E. 55.00
L107	S.54°55'17"E. 55.00
L108	S.54°55'17"E. 55.00
L109	S.54°55'17"E. 55.00
L110	S.54°55'17"E. 55.00
L111	S.54°55'17"E. 55.00
L112	S.54°55'17"E. 55.00
L113	S.54°55'17"E. 55.00
L114	S.54°55'17"E. 55.00
L115	S.54°55'17"E. 55.00
L116	S.54°55'17"E. 55.00
L117	S.54°55'17"E. 55.00
L118	S.54°55'17"E. 55.00
L119	S.54°55'17"E. 55.00
L120	S.54°55'17"E. 55.00
L121	S.54°55'17"E. 55.00
L122	S.54°55'17"E. 55.00
L123	S.54°55'17"E. 55.00
L124	S.54°55'17"E. 55.00
L125	S.54°55'17"E. 55.00
L126	S.54°55'17"E. 55.00
L127	S.54°55'17"E. 55.00
L128	S.54°55'17"E. 55.00
L129	S.54°55'17"E. 55.00
L130	S.54°55'17"E. 55.00
L131	S.54°55'17"E. 55.00
L132	S.54°55'17"E. 55.00
L133	S.54°55'17"E. 55.00
L134	S.54°55'17"E. 55.00
L135	S.54°55'17"E. 55.00
L136	S.54°55'17"E. 55.00
L137	S.54°55'17"E. 55.00
L138	S.54°55'17"E. 55.00

**CURVE TABLE**

NUMBER OF BEARINGS	BEARINGS	DELTA	ARC	CHORD	BEARING
C1	S.54°55'17"E.	31.13	44.21	54.78	S.54°55'17"E.
C2	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C3	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C4	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C5	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C6	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C7	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C8	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C9	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C10	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C11	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C12	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C13	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C14	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C15	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C16	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C17	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C18	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C19	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C20	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C21	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C22	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C23	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C24	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C25	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C26	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C27	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C28	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C29	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C30	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C31	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C32	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C33	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C34	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C35	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C36	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C37	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C38	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C39	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C40	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C41	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C42	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C43	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C44	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C45	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C46	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C47	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C48	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C49	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C50	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C51	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C52	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C53	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C54	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C55	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C56	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C57	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C58	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C59	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C60	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C61	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C62	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C63	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C64	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C65	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C66	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C67	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C68	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C69	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C70	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C71	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C72	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C73	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
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C77	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C78	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C79	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C80	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C81	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C82	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C83	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C84	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C85	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C86	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C87	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C88	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C89	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C90	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C91	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C92	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C93	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C94	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C95	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C96	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C97	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C98	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C99	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.
C100	S.54°55'17"E.	64.50	88.42	109.56	S.54°55'17"E.



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**amk Engineering, Inc.**

**SEE SHEET 5**  
**SEE SHEET 6**  
**SEE SHEET 7**

**CEGAR HARBOUR COURT**  
(ROAD RIGHT OF WAY & DRAINAGE EASEMENT)  
(50.513 SO.FT.)

**STONE HARBOUR LOOP**  
(ROAD RIGHT OF WAY & DRAINAGE EASEMENT)

**TRACT 116**  
(CONVEYANCE)  
COMMON AREA  
(0.241 SQ. FT.)

**TRACT 611**  
(CONVEYANCE)  
COMMON AREA  
(56.045 SQ. FT.)

**TRACT 404**  
(COMMON AREA)  
(46.449 SQ. FT.)

**TRACT 412**  
(CONVEYANCE)  
EASEMENT  
(700.298 SQ. FT.)

**TRACT 117**  
(CONVEYANCE)  
COMMON AREA  
(210.317 SQ. FT.)

**TRACT 320**  
(50.513 SQ. FT.)

**TRACT 317**  
(50.513 SQ. FT.)

**TRACT 118**  
(CONVEYANCE)  
COMMON AREA  
(55.000 SQ. FT.)

**MATCHLINE**

**MATCHLINE**



**CURVE TABLE**

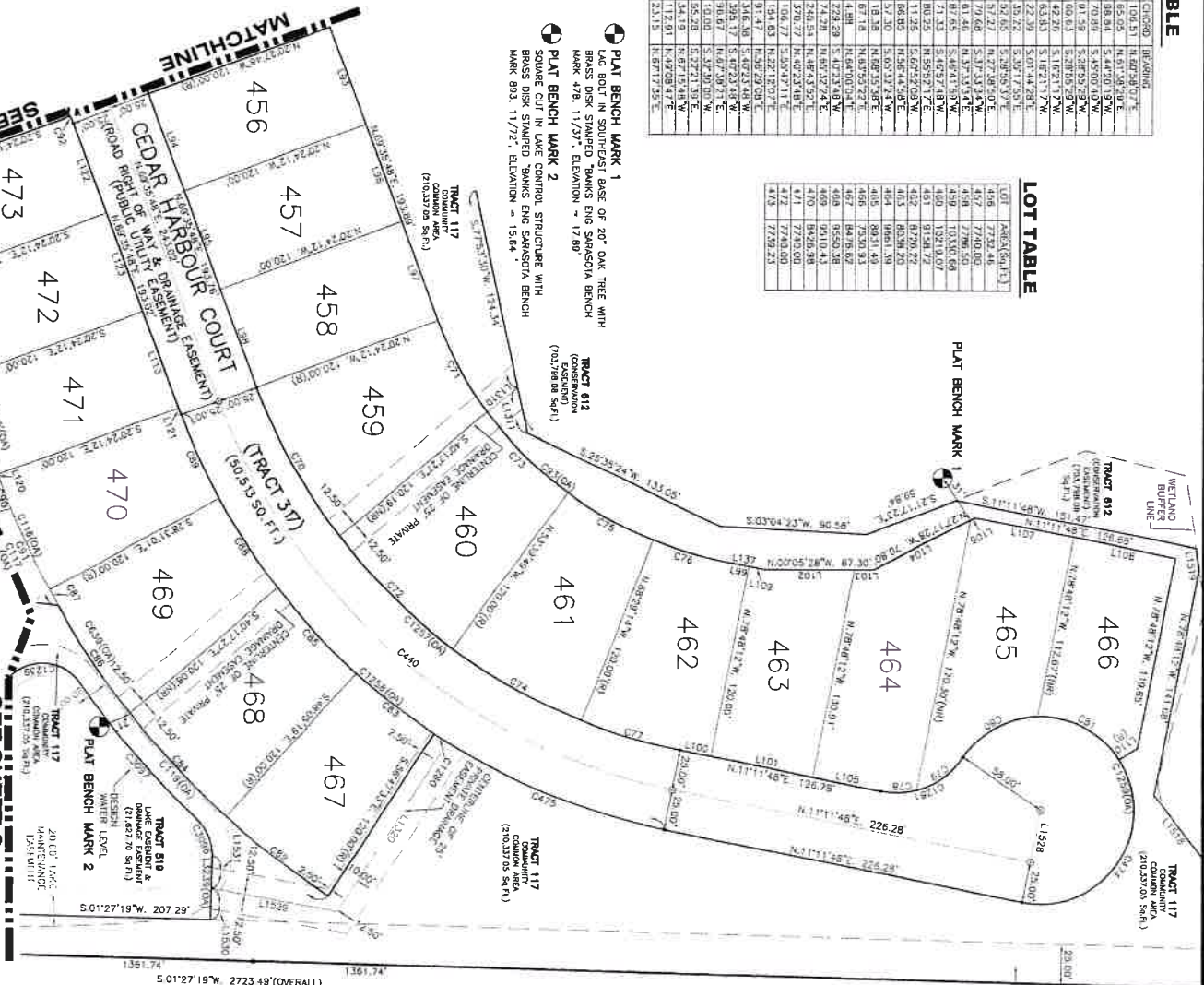
NUMBER	BEARING	DELTA	ARC	CHORD	BEARING
C170	S 65.00° 48' W	171° 15' 22"	106.632	104.531	N 60° 06' 07" E
C171	S 65.00° 48' W	155° 54' 38"	65.276	65.000	N 61° 19' 30" E
C172	S 65.00° 48' W	150° 00' 13"	59.118	58.918	N 54° 40' 19" W
C173	S 65.00° 48' W	144° 02' 26"	51.485	51.485	N 50° 00' 00" W
C174	S 65.00° 48' W	137° 49' 59"	42.918	42.918	N 45° 00' 00" W
C175	S 65.00° 48' W	131° 22' 26"	33.600	33.600	N 40° 00' 00" W
C176	S 65.00° 48' W	124° 50' 00"	23.640	23.640	N 35° 00' 00" W
C177	S 65.00° 48' W	118° 12' 26"	13.248	13.248	N 30° 00' 00" W
C178	S 65.00° 48' W	111° 20' 00"	7.200	7.200	N 25° 00' 00" W
C179	S 65.00° 48' W	104° 15' 22"	2.952	2.952	N 20° 00' 00" W
C180	S 65.00° 48' W	97° 00' 00"	0.000	0.000	N 15° 00' 00" W
C181	S 65.00° 48' W	90° 00' 00"	0.000	0.000	N 10° 00' 00" W
C182	S 65.00° 48' W	82° 44' 59"	0.000	0.000	N 5° 00' 00" W
C183	S 65.00° 48' W	75° 17' 26"	0.000	0.000	N 0° 00' 00" W
C184	S 65.00° 48' W	67° 49' 59"	0.000	0.000	N 350° 00' 00" W
C185	S 65.00° 48' W	60° 22' 26"	0.000	0.000	N 345° 00' 00" W
C186	S 65.00° 48' W	52° 55' 00"	0.000	0.000	N 340° 00' 00" W
C187	S 65.00° 48' W	45° 27' 26"	0.000	0.000	N 335° 00' 00" W
C188	S 65.00° 48' W	37° 00' 00"	0.000	0.000	N 330° 00' 00" W
C189	S 65.00° 48' W	28° 44' 59"	0.000	0.000	N 325° 00' 00" W
C190	S 65.00° 48' W	20° 17' 26"	0.000	0.000	N 320° 00' 00" W
C191	S 65.00° 48' W	11° 50' 00"	0.000	0.000	N 315° 00' 00" W
C192	S 65.00° 48' W	4° 22' 26"	0.000	0.000	N 310° 00' 00" W
C193	S 65.00° 48' W	0° 00' 00"	0.000	0.000	N 305° 00' 00" W
C194	S 65.00° 48' W	0° 00' 00"	0.000	0.000	N 300° 00' 00" W
C195	S 65.00° 48' W	0° 00' 00"	0.000	0.000	N 295° 00' 00" W
C196	S 65.00° 48' W	0° 00' 00"	0.000	0.000	N 290° 00' 00" W
C197	S 65.00° 48' W	0° 00' 00"	0.000	0.000	N 285° 00' 00" W
C198	S 65.00° 48' W	0° 00' 00"	0.000	0.000	N 280° 00' 00" W
C199	S 65.00° 48' W	0° 00' 00"	0.000	0.000	N 275° 00' 00" W
C200	S 65.00° 48' W	0° 00' 00"	0.000	0.000	N 270° 00' 00" W

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1A	S 65.00° 48' W	64.500
L1B	N 69.75° 48' E	64.500
L1C	N 69.75° 48' E	64.500
L1D	N 69.75° 48' E	64.500
L1E	N 69.75° 48' E	64.500
L1F	N 69.75° 48' E	64.500
L1G	N 69.75° 48' E	64.500
L1H	N 69.75° 48' E	64.500
L1I	N 69.75° 48' E	64.500
L1J	N 69.75° 48' E	64.500
L1K	N 69.75° 48' E	64.500
L1L	N 69.75° 48' E	64.500
L1M	N 69.75° 48' E	64.500
L1N	N 69.75° 48' E	64.500
L1O	N 69.75° 48' E	64.500
L1P	N 69.75° 48' E	64.500
L1Q	N 69.75° 48' E	64.500
L1R	N 69.75° 48' E	64.500
L1S	N 69.75° 48' E	64.500
L1T	N 69.75° 48' E	64.500
L1U	N 69.75° 48' E	64.500
L1V	N 69.75° 48' E	64.500
L1W	N 69.75° 48' E	64.500
L1X	N 69.75° 48' E	64.500
L1Y	N 69.75° 48' E	64.500
L1Z	N 69.75° 48' E	64.500
L20A	N 69.75° 48' E	64.500

**LOT TABLE**

LOT	AREA(SQ.FT.)
456	2732.46
457	2732.46
458	2732.46
459	2732.46
460	2732.46
461	2732.46
462	2732.46
463	2732.46
464	2732.46
465	2732.46
466	2732.46
467	2732.46
468	2732.46
469	2732.46
470	2732.46
471	2732.46
472	2732.46
473	2732.46
474	2732.46
475	2732.46
476	2732.46
477	2732.46
478	2732.46
479	2732.46
480	2732.46
481	2732.46
482	2732.46
483	2732.46
484	2732.46
485	2732.46
486	2732.46
487	2732.46
488	2732.46
489	2732.46
490	2732.46
491	2732.46
492	2732.46
493	2732.46
494	2732.46
495	2732.46
496	2732.46
497	2732.46
498	2732.46
499	2732.46
500	2732.46



PLAT BENCH MARK 1  
 IRON BOLT IN SOUTHWEST BASE OF 20' OAK TREE WITH  
 BRASS DISK STAMPED BANKS ENG SARASOTA BENCH  
 MARK 478, 117/37', ELEVATION = 17.89'

PLAT BENCH MARK 2  
 SQUARE CUT IN LAKE CONTROL STRUCTURE WITH  
 BRASS DISK STAMPED BANKS ENG SARASOTA BENCH  
 MARK 893, 117/2', ELEVATION = 15.64'

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
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TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

TRACT 117  
 COMMON AREA  
 (10.3370 SQ.FT.)

PLAT BOOK 43 PAGE 38  
 SHEET 5 OF 7 SHEETS

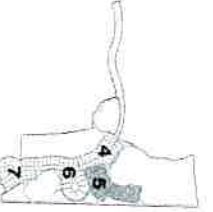
STONEYBROOK AT  
 HERITAGE HARBOUR,  
 SUBPHASE C, UNIT 1  
 A SUBDIVISION LYING IN SECTION 25,  
 TOWNSHIP 34 SOUTH, RANGE 18 EAST,  
 MANATEE COUNTY, FLORIDA.



LANDS OF  
 MOORE'S DAIRY FARM, INC  
 RIVER ROAD PLANTATION, VACATED

**SYMBOL LEGEND**

- (PRN) UNLESS OTHERWISE NOTED, DENOTES A SET 4"x4" CONCRETE MONUMENT WITH 2" IRON ROD AND BRASS DISK STAMPED BANKS SARASOTA PIN LB 6890 SURVEY MARKER
- (PCP) UNLESS OTHERWISE NOTED, DENOTES A MAG NAIL WITH 2" BRASS DISK STAMPED BANKS ENG INC SARASOTA PCP LB 6890 SURVEY MARKER
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR CENTER OF CURVE OR CENTER OF RIGHT OF WAY
- (R) RADIAL
- (NR) NOT RADIAL
- (OA) OVERALL



SHEET INDEX MAP  
 NOT TO SCALE

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 State of Florida Licensed Business #18 0800  
 1144 TALLEYBROT ROAD, SUITE 115  
 SARASOTA, FLORIDA 34243  
 PHONE: (941)360-1616  
 FAX: (941)360-6918



**CURVE TABLE**

NUMBER	BEARING	ARC	CENTROID	BEARING
C1238	191°17'23"	103.51	102.00	63°19'35"W
C1239	184°35'20"	103.51	102.00	63°19'35"W
C1240	178°53'17"	103.51	102.00	63°19'35"W
C1241	173°11'14"	103.51	102.00	63°19'35"W
C1242	167°29'11"	103.51	102.00	63°19'35"W
C1243	161°47'08"	103.51	102.00	63°19'35"W
C1244	156°05'05"	103.51	102.00	63°19'35"W
C1245	150°23'02"	103.51	102.00	63°19'35"W
C1246	144°40'59"	103.51	102.00	63°19'35"W
C1247	138°58'56"	103.51	102.00	63°19'35"W
C1248	133°16'53"	103.51	102.00	63°19'35"W
C1249	127°34'50"	103.51	102.00	63°19'35"W
C1250	121°52'47"	103.51	102.00	63°19'35"W
C1251	116°10'44"	103.51	102.00	63°19'35"W
C1252	110°28'41"	103.51	102.00	63°19'35"W
C1253	104°46'38"	103.51	102.00	63°19'35"W
C1254	99°04'35"	103.51	102.00	63°19'35"W
C1255	93°22'32"	103.51	102.00	63°19'35"W
C1256	87°40'29"	103.51	102.00	63°19'35"W
C1257	81°58'26"	103.51	102.00	63°19'35"W
C1258	76°16'23"	103.51	102.00	63°19'35"W
C1259	70°34'20"	103.51	102.00	63°19'35"W
C1260	64°52'17"	103.51	102.00	63°19'35"W
C1261	59°10'14"	103.51	102.00	63°19'35"W
C1262	53°28'11"	103.51	102.00	63°19'35"W
C1263	47°46'08"	103.51	102.00	63°19'35"W
C1264	41°64'05"	103.51	102.00	63°19'35"W
C1265	35°82'02"	103.51	102.00	63°19'35"W
C1266	29°99'59"	103.51	102.00	63°19'35"W
C1267	24°17'56"	103.51	102.00	63°19'35"W
C1268	18°35'53"	103.51	102.00	63°19'35"W
C1269	12°53'50"	103.51	102.00	63°19'35"W
C1270	7°11'47"	103.51	102.00	63°19'35"W
C1271	1°29'44"	103.51	102.00	63°19'35"W
C1272	0°47'41"	103.51	102.00	63°19'35"W
C1273	0°05'38"	103.51	102.00	63°19'35"W
C1274	0°23'35"	103.51	102.00	63°19'35"W
C1275	0°41'32"	103.51	102.00	63°19'35"W
C1276	0°59'29"	103.51	102.00	63°19'35"W
C1277	0°17'26"	103.51	102.00	63°19'35"W
C1278	0°35'23"	103.51	102.00	63°19'35"W
C1279	0°53'20"	103.51	102.00	63°19'35"W
C1280	0°11'17"	103.51	102.00	63°19'35"W

**PLAT BENCH MARK 3**  
 I.C. BOLT IN WEST BASE OF 8" OAK TREE WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 691, 11/7/11, ELEVATION = 1727"

**PLAT BENCH MARK 4**  
 CUT SQUARE IN SOUTH SIDE OF CATCH BASIN WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 410, 7/20/11, ELEVATION = 1738"

**CURVE TABLE**

NUMBER	BEARING	ARC	CENTROID	BEARING
C1281	0°29'14"	103.51	102.00	63°19'35"W
C1282	0°47'11"	103.51	102.00	63°19'35"W
C1283	0°65'08"	103.51	102.00	63°19'35"W
C1284	0°83'05"	103.51	102.00	63°19'35"W
C1285	0°10'02"	103.51	102.00	63°19'35"W
C1286	0°28'00"	103.51	102.00	63°19'35"W
C1287	0°45'57"	103.51	102.00	63°19'35"W
C1288	0°63'54"	103.51	102.00	63°19'35"W
C1289	0°81'51"	103.51	102.00	63°19'35"W
C1290	0°99'48"	103.51	102.00	63°19'35"W
C1291	0°11'45"	103.51	102.00	63°19'35"W
C1292	0°29'42"	103.51	102.00	63°19'35"W
C1293	0°47'39"	103.51	102.00	63°19'35"W
C1294	0°65'36"	103.51	102.00	63°19'35"W
C1295	0°83'33"	103.51	102.00	63°19'35"W
C1296	0°10'30"	103.51	102.00	63°19'35"W
C1297	0°28'27"	103.51	102.00	63°19'35"W
C1298	0°46'24"	103.51	102.00	63°19'35"W
C1299	0°64'21"	103.51	102.00	63°19'35"W
C1300	0°82'18"	103.51	102.00	63°19'35"W
C1301	0°10'15"	103.51	102.00	63°19'35"W
C1302	0°28'12"	103.51	102.00	63°19'35"W
C1303	0°46'09"	103.51	102.00	63°19'35"W
C1304	0°64'06"	103.51	102.00	63°19'35"W
C1305	0°82'03"	103.51	102.00	63°19'35"W

**PLAT BENCH MARK 3**  
 I.C. BOLT IN WEST BASE OF 8" OAK TREE WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 691, 11/7/11, ELEVATION = 1727"

**PLAT BENCH MARK 4**  
 CUT SQUARE IN SOUTH SIDE OF CATCH BASIN WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 410, 7/20/11, ELEVATION = 1738"

**PLAT BENCH MARK 5**  
 I.C. BOLT IN WEST BASE OF 8" OAK TREE WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 691, 11/7/11, ELEVATION = 1727"

**PLAT BENCH MARK 6**  
 I.C. BOLT IN WEST BASE OF 8" OAK TREE WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 691, 11/7/11, ELEVATION = 1727"

**PLAT BENCH MARK 7**  
 I.C. BOLT IN WEST BASE OF 8" OAK TREE WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 691, 11/7/11, ELEVATION = 1727"

**CURVE TABLE**

NUMBER	BEARING	ARC	CENTROID	BEARING
C1306	0°10'15"	103.51	102.00	63°19'35"W
C1307	0°28'12"	103.51	102.00	63°19'35"W
C1308	0°46'09"	103.51	102.00	63°19'35"W
C1309	0°64'06"	103.51	102.00	63°19'35"W
C1310	0°82'03"	103.51	102.00	63°19'35"W
C1311	0°10'02"	103.51	102.00	63°19'35"W
C1312	0°28'00"	103.51	102.00	63°19'35"W
C1313	0°45'57"	103.51	102.00	63°19'35"W
C1314	0°63'54"	103.51	102.00	63°19'35"W
C1315	0°81'51"	103.51	102.00	63°19'35"W
C1316	0°99'48"	103.51	102.00	63°19'35"W
C1317	0°11'45"	103.51	102.00	63°19'35"W
C1318	0°29'42"	103.51	102.00	63°19'35"W
C1319	0°47'39"	103.51	102.00	63°19'35"W
C1320	0°65'36"	103.51	102.00	63°19'35"W
C1321	0°83'33"	103.51	102.00	63°19'35"W
C1322	0°10'30"	103.51	102.00	63°19'35"W
C1323	0°28'27"	103.51	102.00	63°19'35"W
C1324	0°46'24"	103.51	102.00	63°19'35"W
C1325	0°64'21"	103.51	102.00	63°19'35"W
C1326	0°82'18"	103.51	102.00	63°19'35"W
C1327	0°10'15"	103.51	102.00	63°19'35"W
C1328	0°28'12"	103.51	102.00	63°19'35"W
C1329	0°46'09"	103.51	102.00	63°19'35"W
C1330	0°64'06"	103.51	102.00	63°19'35"W
C1331	0°82'03"	103.51	102.00	63°19'35"W
C1332	0°10'02"	103.51	102.00	63°19'35"W
C1333	0°28'00"	103.51	102.00	63°19'35"W
C1334	0°45'57"	103.51	102.00	63°19'35"W
C1335	0°63'54"	103.51	102.00	63°19'35"W
C1336	0°81'51"	103.51	102.00	63°19'35"W
C1337	0°99'48"	103.51	102.00	63°19'35"W
C1338	0°11'45"	103.51	102.00	63°19'35"W
C1339	0°29'42"	103.51	102.00	63°19'35"W
C1340	0°47'39"	103.51	102.00	63°19'35"W
C1341	0°65'36"	103.51	102.00	63°19'35"W
C1342	0°83'33"	103.51	102.00	63°19'35"W
C1343	0°10'30"	103.51	102.00	63°19'35"W
C1344	0°28'27"	103.51	102.00	63°19'35"W
C1345	0°46'24"	103.51	102.00	63°19'35"W
C1346	0°64'21"	103.51	102.00	63°19'35"W
C1347	0°82'18"	103.51	102.00	63°19'35"W
C1348	0°10'15"	103.51	102.00	63°19'35"W
C1349	0°28'12"	103.51	102.00	63°19'35"W
C1350	0°46'09"	103.51	102.00	63°19'35"W
C1351	0°64'06"	103.51	102.00	63°19'35"W
C1352	0°82'03"	103.51	102.00	63°19'35"W
C1353	0°10'02"	103.51	102.00	63°19'35"W
C1354	0°28'00"	103.51	102.00	63°19'35"W
C1355	0°45'57"	103.51	102.00	63°19'35"W
C1356	0°63'54"	103.51	102.00	63°19'35"W
C1357	0°81'51"	103.51	102.00	63°19'35"W
C1358	0°99'48"	103.51	102.00	63°19'35"W
C1359	0°11'45"	103.51	102.00	63°19'35"W
C1360	0°29'42"	103.51	102.00	63°19'35"W
C1361	0°47'39"	103.51	102.00	63°19'35"W
C1362	0°65'36"	103.51	102.00	63°19'35"W
C1363	0°83'33"	103.51	102.00	63°19'35"W
C1364	0°10'30"	103.51	102.00	63°19'35"W
C1365	0°28'27"	103.51	102.00	63°19'35"W
C1366	0°46'24"	103.51	102.00	63°19'35"W
C1367	0°64'21"	103.51	102.00	63°19'35"W
C1368	0°82'18"	103.51	102.00	63°19'35"W
C1369	0°10'15"	103.51	102.00	63°19'35"W
C1370	0°28'12"	103.51	102.00	63°19'35"W
C1371	0°46'09"	103.51	102.00	63°19'35"W
C1372	0°64'06"	103.51	102.00	63°19'35"W
C1373	0°82'03"	103.51	102.00	63°19'35"W
C1374	0°10'02"	103.51	102.00	63°19'35"W
C1375	0°28'00"	103.51	102.00	63°19'35"W
C1376	0°45'57"	103.51	102.00	63°19'35"W
C1377	0°63'54"	103.51	102.00	63°19'35"W
C1378	0°81'51"	103.51	102.00	63°19'35"W
C1379	0°99'48"	103.51	102.00	63°19'35"W
C1380	0°11'45"	103.51	102.00	63°19'35"W
C1381	0°29'42"	103.51	102.00	63°19'35"W
C1382	0°47'39"	103.51	102.00	63°19'35"W
C1383	0°65'36"	103.51	102.00	63°19'35"W
C1384	0°83'33"	103.51	102.00	63°19'35"W
C1385	0°10'30"	103.51	102.00	63°19'35"W
C1386	0°28'27"	103.51	102.00	63°19'35"W
C1387	0°46'24"	103.51	102.00	63°19'35"W
C1388	0°64'21"	103.51	102.00	63°19'35"W
C1389	0°82'18"	103.51	102.00	63°19'35"W
C1390	0°10'15"	103.51	102.00	63°19'35"W
C1391	0°28'12"	103.51	102.00	63°19'35"W
C1392	0°46'09"	103.51	102.00	63°19'35"W
C1393	0°64'06"	103.51	102.00	63°19'35"W
C1394	0°82'03"	103.51	102.00	63°19'35"W
C1395	0°10'02"	103.51	102.00	63°19'35"W
C1396	0°28'00"	103.51	102.00	63°19'35"W
C1397	0°45'57"	103.51	102.00	63°19'35"W
C1398	0°63'54"	103.51	102.00	63°19'35"W
C1399	0°81'51"	103.51	102.00	63°19'35"W
C1400	0°99'48"	103.51	102.00	63°19'35"W

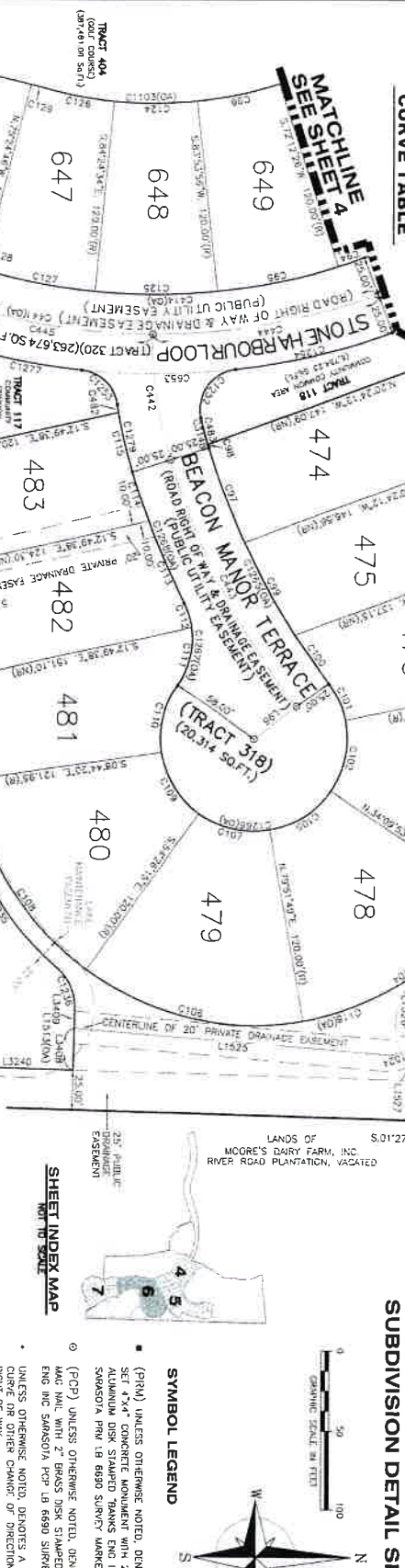
**PLAT BENCH MARK 3**  
 I.C. BOLT IN WEST BASE OF 8" OAK TREE WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 691, 11/7/11, ELEVATION = 1727"

**PLAT BENCH MARK 4**  
 CUT SQUARE IN SOUTH SIDE OF CATCH BASIN WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 410, 7/20/11, ELEVATION = 1738"

**PLAT BENCH MARK 5**  
 I.C. BOLT IN WEST BASE OF 8" OAK TREE WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 691, 11/7/11, ELEVATION = 1727"

**PLAT BENCH MARK 6**  
 I.C. BOLT IN WEST BASE OF 8" OAK TREE WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 691, 11/7/11, ELEVATION = 1727"

**PLAT BENCH MARK 7**  
 I.C. BOLT IN WEST BASE OF 8" OAK TREE WITH BRASS DISK STAMPED "BANKS ENG SURVEYS BENCH MARK 691, 11/7/11, ELEVATION = 1727"



**CURVE TABLE**

NUMBER	BEARING	ARC	CENTROID	BEARING
C1401	0°10'15"	103.51	102.00	63°19'35"W
C1402	0°28'12"	103.51	102.00	63°19'35"W
C1403	0°46'09"	103.51	102.00	63°19'35"W
C1404	0°64'06"	103.51	102.00	63°19'35"W
C1405	0°82'03"	103.51	102.00	63°19'35"W
C1406	0°10'02"	103.51	102.00	63°19'35"W
C1407	0°28'00"	103.51	102.00	63°19'35"W
C1408	0°45'57"	103.51	102.00	63°19'35"W
C1409	0°63'54"	103.51	102.00	63°19'35"W
C1410	0°81'51"	103.51</		









# STONEBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 2

A SUBDIVISION LYING IN SECTIONS 25 & 36,  
TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

1975232

### EASEMENT DESCRIPTIONS

**RESERVATION OF EASEMENTS** - THOSE ARE HEREBY EXPRESSLY RESERVED TO HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY (HARBOURVEST), 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. 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 FULFILLING THE FACILITIES.

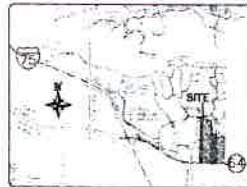
**RESERVE AND EXPRESS EASEMENT** - HARBOURVEST HEREBY GRANTS TO ALL OWNERS OF THE PROPERTY IN STONEBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 2, AND THEIR SUCCESSORS, HEIREES, SUCCESSORS AND ASSIGNS, AND ALL UTILITIES COVERS THE SUBDIVISION, ALL EASEMENTS AND LAW ENFORCEMENT SERVICE, THE SUBDIVISION, AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR HIGHWAYS AND EXPRESS DRIVES AND ACROSS TRACT 327 & TRACT 321 AS SHOWN ON THIS PLAT.

**PUBLIC UTILITY EASEMENT** - HARBOURVEST HEREBY GRANTS A NON-EXCLUSIVE EASEMENT TO MANATEE COUNTY, FLORIDA POWER & LIGHT AND OTHER AUTHORIZED UTILITIES COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, WASTE WATER, SEWER, ELECTRICAL, CABLE TELEVISION, TELECOMMUNICATION, AND OTHER UTILITY LINES AND FACILITIES UNDER TRACT 327 & TRACT 321 AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A PUBLIC UTILITY EASEMENT.

**HARBOURVEST HEREBY GRANTS A NON-EXCLUSIVE EASEMENT TO FLORIDA POWER & LIGHT, AND OTHER AUTHORIZED UTILITY COMPANIES, TEN (10) FEET IN WIDTH ACROSS THAT PORTION OF THE SUBDIVISION ADJOINING TRACT 327 & TRACT 321 AND 15 FEET IN WIDTH ACROSS TRACT 328 (SEE SHEET 7 OF 11) FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE AND REPAIRING OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, WASTE WATER, SEWER, ELECTRICAL, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITY LINES AND FACILITIES.**

**DRAINAGE EASEMENT** - HARBOURVEST HEREBY GRANTS TO 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".

**NON-EXCLUSIVE EASEMENT** - HARBOURVEST HEREBY GRANTS A NON-EXCLUSIVE DRAINAGE EASEMENT TO MANATEE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES UNDER AND ACROSS TRACT 321 AS DEPICTED ON THIS PLAT.



VICINITY SKETCH  
(NOT TO SCALE)

**SHEET INDEX**

1 OF 11 - COVER SHEET	7 OF 11 - SUBDIVISION DETAIL SHEET
2 OF 11 - OVERALL BOUNDARY	8 OF 11 - SUBDIVISION DETAIL SHEET
3 OF 11 - TRACT BOUNDARIES	9 OF 11 - SUBDIVISION DETAIL SHEET
4 OF 11 - TRACT BOUNDARIES	10 OF 11 - SUBDIVISION DETAIL SHEET
5 OF 11 - SUBDIVISION DETAIL SHEET	11 OF 11 - SUBDIVISION DETAIL SHEET
6 OF 11 - SUBDIVISION DETAIL SHEET	

### NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DECLARATION OF THE SURVEYED 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 "327" (STONE HARBOUR LOOP) AND TRACT "321" (LAKEPORT LOOP) ARE "ROAD RIGHTS OF WAY" UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STONEBROOK AT HERITAGE HARBOUR ("STONEBROOK RESTRICTIONS") WHICH SHALL BE MAINTAINED BY THE STONEBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEBROOK RESTRICTIONS.
- TRACTS "311", "312", "313", "314", "315", "316", "317", "318", AND "319" BEING "OPEN SPACE AREAS", ARE PART OF THE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE STONEBROOK RESTRICTIONS, WHICH SHALL BE MAINTAINED BY STONEBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEBROOK RESTRICTIONS. STONEBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, MAY INSTALL SUCH LANDSCAPING AND IMPROVEMENTS ON THESE TRACTS SHALL NOT BE CONSTRUED AS AN OBLIGATION TO DO SO, AND THESE TRACTS MAY BE LEFT IN AN UNIMPROVED STATE.
- TRACTS "314", "315", "316", AND "317" ARE "CONSERVATION EASEMENT AREAS" UNDER THE TERMS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE HARBOUR ("THE MASTER COVENANTS") WHICH SHALL BE MAINTAINED BY THE HERITAGE HARBOUR MASTER ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER COVENANTS.
- TRACTS "321", "322", "323", "324", "325", "326", "327", "328", "329", AND "330" ARE "LAKE AND DRAINAGE EASEMENT AREAS" UNDER THE TERMS OF THE "MASTER COVENANTS", WHICH SHALL BE MAINTAINED BY THE HERITAGE HARBOUR MASTER ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER COVENANTS.
- TRACTS "345" AND "347" ARE "CULE COURSE TRACTS".
- TRACT "300" IS A FUTURE DEVELOPMENT TRACT, SUBJECT TO THE EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT.

### CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER

I, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF MANATEE COUNTY AND CHAPTER 177, PART I, FLORIDA STATUTES.

JETREY L. HETZELER, P.E.M., STATE OF FLORIDA LICENSE NO. 6411  
BANKS ENGINEERING, INC.  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #18 6600  
1144 TALLENT ROAD, SUITE 110  
SARASOTA, FLORIDA 34236  
PHONE: (941)380-1818  
FAX: (941)380-8818

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT UNDER FLORIDA LAW, DO HEREBY CERTIFY OWNERSHIP OF THE PROPERTY "STONEBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 2" AS SHOWN AND DESCRIBED ON THIS PLAT AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES 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 22nd DAY OF JULY, A.D. 2004.

WITNESSES:  
Mark A. Lovridge, Signature of Witness  
Mark A. Lovridge, Signature of Witness  
ARONALDI B. PARK, Signature of Witness

WITNESSES:  
Mark A. Lovridge, Signature of Witness  
Mark A. Lovridge, Signature of Witness  
ARONALDI B. PARK, Signature of Witness

WITNESSES:  
Mark A. Lovridge, Signature of Witness  
Mark A. Lovridge, Signature of Witness  
ARONALDI B. PARK, Signature of Witness

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

BEFORE ME PERSONALLY APPEARED ERNEST M. CAMPBELL, 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 URSAL, INC., A FLORIDA CORPORATION AND OPERATING MEMBER OF HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE CORPORATION AND THE COMPANY.

WITNESSES MY HAND AND OFFICIAL SEAL, THIS 22nd DAY OF JULY, A.D. 2004.  
NOTARY PUBLIC - STATE OF FLORIDA  
STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

BEFORE ME PERSONALLY APPEARED JEFFREY L. HETZELER, 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 CHAIRMAN OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE DISTRICT.

WITNESSES MY HAND AND OFFICIAL SEAL, THIS 22nd DAY OF JULY, A.D. 2004.  
NOTARY PUBLIC - STATE OF FLORIDA

### SURVEYORS CERTIFICATE

I KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 18 6600, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF BANKS ENGINEERING, INC., FLORIDA BUSINESS LICENSE NO. 1844, 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 PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND THE INDIVIDUAL LOT CORNERS WERE INSTALLED ON APRIL 02, 2004.

JETREY L. HETZELER, P.E.M., STATE OF FLORIDA LICENSE NO. 6411  
BANKS ENGINEERING, INC.  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #18 6600  
1144 TALLENT ROAD, SUITE 110  
SARASOTA, FLORIDA 34236  
PHONE: (941)380-1818  
FAX: (941)380-8818

### 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 OTHERS OF RECORDATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 22nd DAY OF JULY, A.D. 2004.

ATTEST:  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS

I, R.E. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES 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 44, ON PAGES 74 THROUGH 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 22nd DAY OF JULY, A.D. 2004.

ATTEST:  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF ACCEPTANCE

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

ATTEST:  
CHAIRMAN

**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 2**

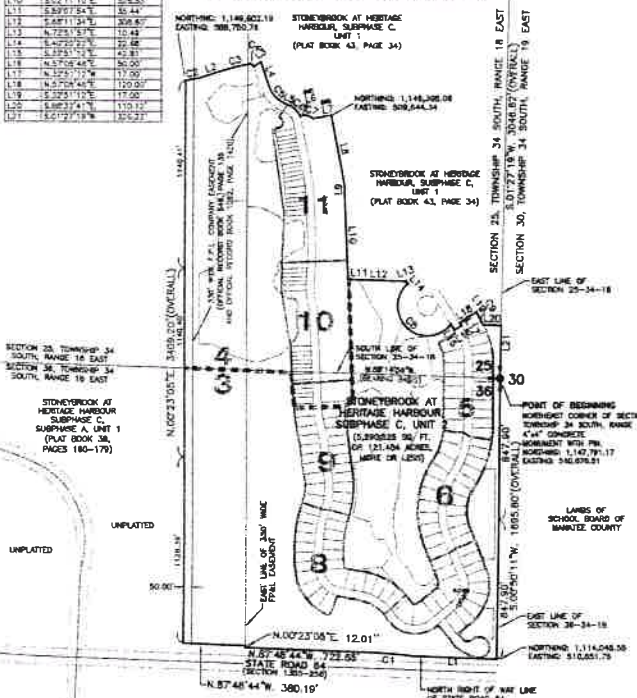
A SUBDIVISION LYING IN SECTIONS 25 AND 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
**OVERALL BOUNDARY**

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N. 87°48'44"W	300.37
L2	N. 72°21'17"E	151.37
L3	N. 57°15'36"E	32.04
L4	N. 87°48'44"E	153.44
L5	S. 87°21'23"E	30.68
L6	N. 72°21'17"E	19.21
L7	N. 12°24'41"E	114.63
L8	S. 10°21'19"E	444.44
L9	S. 67°28'28"W	38.14
L10	S. 67°17'19"W	55.53
L11	S. 87°27'54"E	35.44
L12	S. 87°11'34"E	309.67
L13	N. 72°21'17"E	11.49
L14	S. 47°22'27"E	22.48
L15	S. 2°25'17"E	25.80
L16	N. 72°21'17"E	30.00
L17	N. 32°51'17"W	17.50
L18	N. 72°21'17"E	120.00
L19	S. 22°21'17"E	19.00
L20	S. 87°27'47"E	110.12
L21	S. 67°17'19"W	102.27

**CURVE TABLE**

NUMBER	PIECES	DELTA	ARC	CHORD	BEARING
C1	148.00	147°11'11"	222.29	132.24	N. 87°48'44"E
C2	427.50	127°23'31"	445.77	193.50	N. 72°21'17"E
C3	1287.82	108°37'00"	134.34	124.85	N. 57°15'36"E
C4	25.00	100°31'13"	25.00	21.88	S. 87°21'23"E
C5	175.00	148°27'50"	147.51	114.42	N. 72°21'17"E
C6	175.00	42°17'20"	14.29	182.08	S. 47°22'27"E
C7	87.00	177°57'11"	88.91	64.11	S. 2°25'17"E
C8	180.00	83°22'17"	108.48	377.87	N. 72°21'17"E
C9	145.00	17°07'53"	148.00	189.86	S. 67°17'19"W



**LEGAL DESCRIPTION**

STONEBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 2  
THOSE PARTS OF SECTIONS 25 AND 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE EAST LINE OF SAID SECTION 36, S. 67°17'19" E, A DISTANCE OF 102.27 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 84 (SECTION 1305-350 (WITH VARIANTS) AS RECORDED IN OFFICIAL RECORDS BOOK 1744, PAGE 7043 THROUGH 7073, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 84, N. 87°48'44" E, A DISTANCE OF 300.37 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONVEYING TO THE SOUTH, HAVING A RADIUS OF 432.50 FEET AND A DELTA ANGLE OF 09°11'17", WHOSE CHORD BEARS N. 87°48'44" E, A DISTANCE OF 722.85 FEET TO THE EAST LINE OF A 330 FOOT WIDE FLORIDA POWER & LIGHT EXCISEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 548, PAGE 135 AND OFFICIAL RECORDS BOOK 1082, PAGE 1424, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE LEAVING SAID NORTH RIGHT OF WAY ALONG THE EAST LINE OF SAID FLORIDA POWER & LIGHT EXCISEMENT, N. 07°23'08" E, A DISTANCE OF 12.01 FEET; THENCE LEAVING SAID EAST LINE, N. 87°48'44" E, A DISTANCE OF 381.19 FEET; THENCE N. 47°22'27" E, A DISTANCE OF 249.30 FEET TO A POINT ON A CURVE CONVEYING TO THE NORTH, HAVING A RADIUS OF 437.50 FEET AND A DELTA ANGLE OF 12°33'25", WHOSE CHORD BEARS S. 78°14'37" E; THENCE ALONG SAID CURVE IN A NORTH-WESTERLY AND OUTER CLOSURE DIRECTION, A DISTANCE OF 86.77 FEET; THENCE N. 72°21'17" E, A DISTANCE OF 191.37 FEET TO THE BEGINNING OF A CURVE CONVEYING TO THE SOUTH, HAVING A RADIUS OF 1297.28 FEET AND A DELTA ANGLE OF 08°57'40", WHOSE CHORD BEARS N. 72°21'17" E; THENCE ALONG SAID CURVE IN AN EASTERLY AND CLOSURE DIRECTION, A DISTANCE OF 184.84 FEET TO THE BEGINNING OF A COMPOUND CURVE CONVEYING TO THE SOUTHWEST, HAVING A RADIUS OF 35.50 FEET AND A DELTA ANGLE OF 163°15'15", WHOSE CHORD BEARS S. 32°39'25" E; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY AND CLOSURE DIRECTION, A DISTANCE OF 30.88 FEET; THENCE N. 10°21'19" E, A DISTANCE OF 444.44 FEET; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY AND OUTER CLOSURE DIRECTION, A DISTANCE OF 142.81 FEET; THENCE S. 67°17'19" E, A DISTANCE OF 30.88 FEET TO THE BEGINNING OF A CURVE CONVEYING TO THE NORTHWEST, HAVING A RADIUS OF 128.50 FEET AND A DELTA ANGLE OF 47°12'00", WHOSE CHORD BEARS S. 47°25'51" E; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY AND CLOSURE DIRECTION, A DISTANCE OF 84.28 FEET; THENCE N. 72°21'17" E, A DISTANCE OF 18.21 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONVEYING TO THE SOUTH, HAVING A RADIUS OF 87.00 FEET AND A DELTA ANGLE OF 57°15'11", WHOSE CHORD BEARS S. 71°54'42" E; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY AND CLOSURE DIRECTION, A DISTANCE OF 64.81 FEET; THENCE N. 72°21'17" E, A DISTANCE OF 116.00 FEET; THENCE S. 10°21'19" E, A DISTANCE OF 448.44 FEET; THENCE S. 07°28'28" W, A DISTANCE OF 34.14 FEET; THENCE S. 07°21'10" E, A DISTANCE OF 528.33 FEET; THENCE S. 87°07'54" E, A DISTANCE OF 35.44 FEET; THENCE S. 87°11'34" E, A DISTANCE OF 309.67 FEET; THENCE N. 72°21'17" E, A DISTANCE OF 104.88 FEET; THENCE S. 47°22'27" E, A DISTANCE OF 22.48 FEET TO A POINT ON A NON TANGENT CURVE CONVEYING TO THE NORTHWEST, HAVING A RADIUS OF 180.00 FEET AND A DELTA ANGLE OF 187°07'17", WHOSE CHORD BEARS S. 48°31'31" E; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY AND OUTER CLOSURE DIRECTION, A DISTANCE OF 80.44 FEET; THENCE S. 32°31'12" E, A DISTANCE OF 42.81 FEET; THENCE N. 72°21'17" E, A DISTANCE OF 18.21 FEET; THENCE N. 32°51'17" W, A DISTANCE OF 17.50 FEET; THENCE S. 22°21'17" E, A DISTANCE OF 19.00 FEET TO A POINT ON A NON TANGENT CURVE CONVEYING TO THE SOUTHWEST, HAVING A RADIUS OF 545.00 FEET AND A DELTA ANGLE OF 07°30'53", WHOSE CHORD BEARS S. 37°10'45" E; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY AND CLOSURE DIRECTION, A DISTANCE OF 68.00 FEET; THENCE S. 87°28'28" W, A DISTANCE OF 110.12 FEET TO THE EAST LINE OF THE AFFRONT SECTION 25; THENCE ALONG THE EAST LINE OF SAID SECTION 25, S. 07°27'19" E, A DISTANCE OF 398.25 FEET TO THE POINT OF BEGINNING.

**SURVEYORS NOTES**

- ELEVATIONS REFER TO NATIONAL MEAN SEA LEVEL VERTICAL DATUM OF 1988, WHICH WERE USED WHERE ESTABLISHED BY OTHERS FROM STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS #102 AND #103 WITH PUBLISHED ELEVATIONS OF 14.867 FEET AND 17.53 FEET RESPECTIVELY.
- STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL BENCHMARKS: 1-75 84 821, 1-75 84 824 & 1-75 84 834, A.M.D. 1983/84, FLORIDA WEST ZONE WITH A MEAN SCALE FACTOR OF 0.9999673, ESTABLISHING A BEARING ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, OF N. 87°47'56" E.
- ALL ELEVATIONS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

**SURVEYORS REPORT**

- UNLESS OTHERWISE NOTED, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AFFECTING SUBJECT PROPERTY.
- THIS SKETCH WAS PREPARED FOR EXCLUSIVE USE OF THE PERSONS AND OR ENTITIES LISTED HEREON.
- SOME IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SURFACE DRAINAGE, SUBSURFACE IMPROVEMENTS, LANDSCAPE FEATURES, INTERIOR FINISHES, AND OTHER ITEMS NOT RELATED TO THE PURPOSE OF THIS SKETCH, HAVE NOT BEEN LOCATED OR GRAPHICALLY SHOWN.
- DIMENSIONAL DATA REFERENCED HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND ARE CONSISTENT WITH REFERENCED DATA UNLESS OTHERWISE INDICATED.
- FIELD LOCATIONS OF EXISTING IMPROVEMENTS AND PROPERTY LINES WHERE REFERENCED TO EXISTING CONTROL MONUMENTATION.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SKETCH WAS NOT INTENDED TO BE USED FOR APPLICATION OF A BUILDING PERMIT WITH ANY AGENCY.
- RECORDS WERE INDEXED ON AN ASSUMED MERIDIAN, A BEARING OF N. 87°47'56" E, FOR THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST WAS USED.

**SYMBOL LEGEND**

- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA PRM LB #6980 SURVEY MARKER"
- FOUND 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "WILSON MILLER PRM LB 043"
- FOUND IRON ROD (AS NOTED)
- APPROXIMATE AREA AND PAGE NUMBER OF SUBDIVISION DETAIL SHEET

**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 0660  
1144 TALLEYBET ROAD, SUITE 113  
SARASOTA FLORIDA 34243  
PHONE: (941)860-1818  
FAX: (941)366-0818

**CURVE TABLE**

NUMBER	RADIUS	ANGLE	CHORD	CHORD BEARING	CHORD	CHORD BEARING
C1	515.00	04°18'12"	722.32	S 22°24' N	722.32	N 85°40' 58" W
C2	315.00	05°00'00"	558.00	S 28°30' E	558.00	N 87°31' 44" W
C3	180.00	10°00'00"	324.00	S 45°00' E	324.00	N 90°00' 00" W
C4	225.00	07°30'00"	405.00	S 36°45' E	405.00	N 88°10' 45" W
C5	480.00	03°30'00"	864.00	S 20°15' E	864.00	N 85°35' 30" W
C6	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C7	225.00	07°30'00"	405.00	S 36°45' E	405.00	N 88°10' 45" W
C8	480.00	03°30'00"	864.00	S 20°15' E	864.00	N 85°35' 30" W
C9	225.00	07°30'00"	405.00	S 36°45' E	405.00	N 88°10' 45" W
C10	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C11	225.00	07°30'00"	405.00	S 36°45' E	405.00	N 88°10' 45" W
C12	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C13	180.00	10°00'00"	324.00	S 45°00' E	324.00	N 90°00' 00" W
C14	60.00	118°11'00"	130.28	N 71°46' 30" E	130.28	S 18°13' 30" W
C15	30.00	95°22'00"	60.00	N 47°31' 00" E	60.00	S 42°29' 00" W
C16	30.00	95°22'00"	60.00	N 47°31' 00" E	60.00	S 42°29' 00" W
C17	445.00	04°58'12"	717.00	S 22°56' 24" N	717.00	N 85°41' 36" W
C18	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C19	445.00	04°58'12"	717.00	S 22°56' 24" N	717.00	N 85°41' 36" W
C20	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C21	27.75	37°28'30"	55.50	N 52°31' 30" E	55.50	S 37°28' 30" W
C22	117.75	15°44'45"	235.50	N 74°15' 15" E	235.50	S 15°44' 45" W
C23	172.75	10°52'00"	345.50	N 80°38' 00" E	345.50	S 9°52' 00" W
C24	132.24	12°00'24"	264.48	N 78°00' 24" E	264.48	S 12°00' 24" W
C25	117.75	15°44'45"	235.50	N 74°15' 15" E	235.50	S 15°44' 45" W
C26	172.75	10°52'00"	345.50	N 80°38' 00" E	345.50	S 9°52' 00" W
C27	132.24	12°00'24"	264.48	N 78°00' 24" E	264.48	S 12°00' 24" W
C28	42.75	47°24'00"	85.50	N 42°36' 00" E	85.50	S 47°24' 00" W
C29	42.75	47°24'00"	85.50	N 42°36' 00" E	85.50	S 47°24' 00" W
C30	200.00	04°58'12"	396.00	N 22°56' 24" E	396.00	S 77°03' 36" W
C31	172.75	10°52'00"	345.50	N 80°38' 00" E	345.50	S 9°52' 00" W
C32	172.75	10°52'00"	345.50	N 80°38' 00" E	345.50	S 9°52' 00" W
C33	172.75	10°52'00"	345.50	N 80°38' 00" E	345.50	S 9°52' 00" W
C34	24.00	124°01'48"	48.00	N 12°00' 48" E	48.00	S 87°58' 12" W
C35	30.00	95°22'00"	60.00	N 47°31' 00" E	60.00	S 42°29' 00" W
C36	295.00	05°00'00"	590.00	S 28°30' E	590.00	N 87°31' 44" W
C37	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C38	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C39	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C40	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C41	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C42	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C43	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C44	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C45	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C46	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C47	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C48	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C49	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C50	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C51	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C52	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C53	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C54	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C55	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C56	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C57	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C58	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C59	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C60	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C61	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C62	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C63	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C64	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C65	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C66	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C67	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C68	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C69	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C70	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C71	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C72	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C73	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C74	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C75	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C76	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C77	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C78	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C79	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W
C80	330.00	05°00'00"	660.00	S 28°30' E	660.00	N 87°31' 44" W



**PLAT BOOK 44, PAGE 76**  
**SHEET 3 OF 11 SHEETS**

**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 2**

A SUBDIVISION LYING IN SECTIONS 25 AND 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

**TRACT BOUNDARIES**

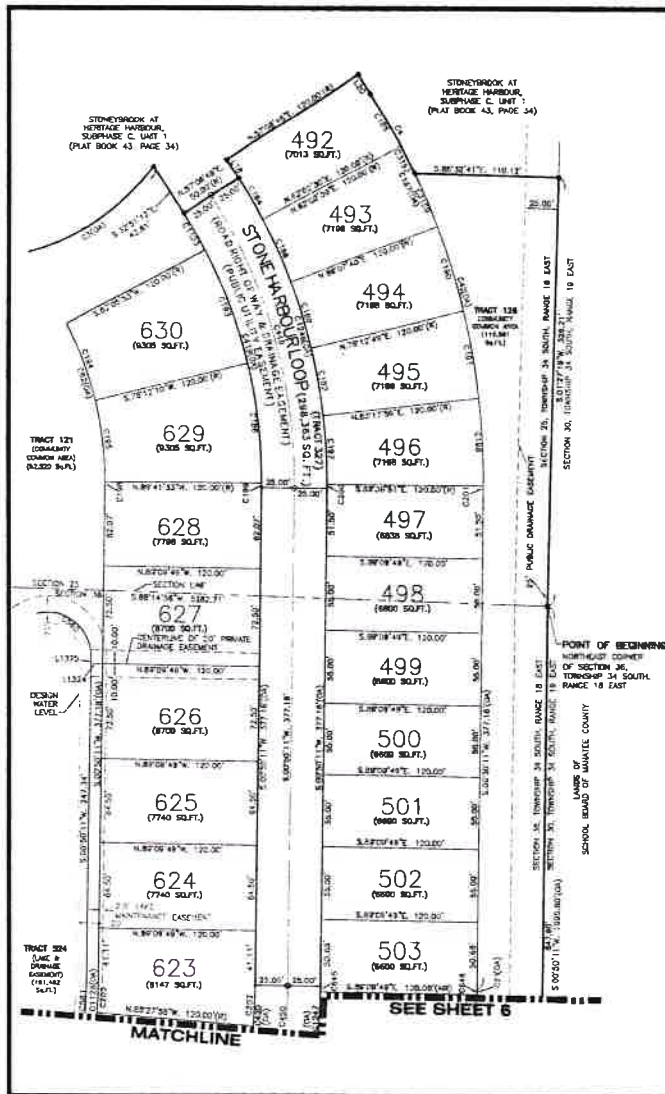
**LINE TABLE**

NUMBER BEARING	DISTANCE	NUMBER BEARING	DISTANCE
L1	S 02°11' 15" W	116	S 87°31' 44" W
L2	S 02°11' 15" W	117	S 87°31' 44" W
L3	S 02°11' 15" W	118	S 87°31' 44" W
L4	S 02°11' 15" W	119	S 87°31' 44" W
L5	S 02°11' 15" W	120	S 87°31' 44" W
L6	S 02°11' 15" W	121	S 87°31' 44" W
L7	S 02°11' 15" W	122	S 87°31' 44" W
L8	S 02°11' 15" W	123	S 87°31' 44" W
L9	S 02°11' 15" W	124	S 87°31' 44" W
L10	S 02°11' 15" W	125	S 87°31' 44" W
L11	S 02°11' 15" W	126	S 87°31' 44" W
L12	S 02°11' 15" W	127	S 87°31' 44" W
L13	S 02°11' 15" W	128	S 87°31' 44" W
L14	S 02°11' 15" W	129	S 87°31' 44" W
L15	S 02°11' 15" W	130	S 87°31' 44" W
L16	S 02°11' 15" W	131	S 87°31' 44" W
L17	S 02°11' 15" W	132	S 87°31' 44" W
L18	S 02°11' 15" W	133	S 87°31' 44" W
L19	S 02°11' 15" W	134	S 87°31' 44" W
L20	S 02°11' 15" W	135	S 87°31' 44" W
L21	S 02°11' 15" W	136	S 87°31' 44" W
L22	S 02°11' 15" W	137	S 87°31' 44" W
L23	S 02°11' 15" W	138	S 87°31' 44" W
L24	S 02°11' 15" W	139	S 87°31' 44" W
L25	S 02°11' 15" W	140	S 87°31' 44" W
L26	S 02°11' 15" W	141	S 87°31' 44" W
L27	S 02°11' 15" W	142	S 87°31' 44" W
L28	S 02°11' 15" W	143	S 87°31' 44" W
L29	S 02°11' 15" W	144	S 87°31' 44" W
L30	S 02°11' 15" W	145	S 87°31' 44" W
L31	S 02°11' 15" W	146	S 87°31' 44" W
L32	S 02°11' 15" W	147	S 87°31' 44" W
L33	S 02°11' 15" W	148	S 87°31' 44" W
L34	S 02°11' 15" W	149	S 87°31' 44" W
L35	S 02°11' 15" W	150	S 87°31' 44" W
L36	S 02°11' 15" W	151	S 87°31' 44" W
L37	S 02°11' 15" W	152	S 87°31' 44" W
L38	S 02°11' 15" W	153	S 87°31' 44" W
L39	S 02°11' 15" W	154	S 87°31' 44" W
L40	S 02°11' 15" W	155	S 87°31' 44" W
L41	S 02°11' 15" W	156	S 87°31' 44" W
L42	S 02°11' 15" W	157	S 87°31' 44" W
L43	S 02°11' 15" W	158	S 87°31' 44" W
L44	S 02°11' 15" W	159	S 87°31' 44" W
L45	S 02°11' 15" W	160	S 87°31' 44" W
L46	S 02°11' 15" W	161	S 87°31' 44" W
L47	S 02°11' 15" W	162	S 87°31' 44" W
L48	S 02°11' 15" W	163	S 87°31' 44" W
L49	S 02°11' 15" W	164	S 87°31' 44" W
L50	S 02°11' 15" W	165	S 87°31' 44" W
L51	S 02°11' 15" W	166	S 87°31' 44" W
L52	S 02°11' 15" W	167	S 87°31' 44" W
L53	S 02°11' 15" W	168	S 87°31' 44" W
L54	S 02°11' 15" W	169	S 87°31' 44" W
L55	S 02°11' 15" W	170	S 87°31' 44" W
L56	S 02°11' 15" W	171	S 87°31' 44" W
L57	S 02°11' 15" W	172	S 87°31' 44" W
L58	S 02°11' 15" W	173	S 87°31' 44" W
L59	S 02°11' 15" W	174	S 87°31' 44" W
L60	S 02°11' 15" W	175	S 87°31' 44" W
L61	S 02°11' 15" W	176	S 87°31' 44" W
L62	S 02°11' 15" W	177	S 87°31' 44" W
L63	S 02°11' 15" W	178	S 87°31' 44" W
L64	S 02°11' 15" W	179	S 87°31' 44" W
L65	S 02°11' 15" W	180	S 87°31' 44" W
L66	S 02°11' 15" W	181	S 87°31' 44" W
L67	S 02°11' 15" W	182	S 87°31' 44" W
L68	S 02°11' 15" W	183	S 87°31' 44" W
L69	S 02°11' 15" W	184	S 87°31' 44" W
L70	S 02°11' 15" W	185	S 87°31' 44" W
L71	S 02°11' 15" W	186	S 87°31' 44" W
L72	S 02°11' 15" W	187	S 87°31' 44" W
L73	S 02°11' 15" W	188	S 87°31' 44" W
L74	S 02°11' 15" W	189	S 87°31' 44" W
L75	S 02°11' 15" W	190	S 87°31' 44" W
L76	S 02°11' 15" W	191	S 87°31' 44" W
L77	S 02°11' 15" W	192	S 87°31' 44" W
L78	S 02°11' 15" W	193	S 87°31' 44" W
L79	S 02°11' 15" W		



**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 2**

A SUBDIVISION LYING IN SECTIONS 25 AND 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAIL SHEET**



**SYMBOL LEGEND**

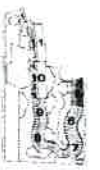
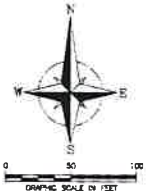
- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 36" x 36" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA PIN 13 5880 SURVEY MARKER"
- (PCP) UNLESS OTHERWISE NOTED, DENOTES A 1/2" DIA. WITH 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA PIN 13 5880 SURVEY MARKER"
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- (R) RADIAL
- (NR) NOT RADIAL

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L18	N 82° 31' 12" W	17.00
L21	S 82° 35' 12" E	17.00
L124	N 89° 00' 00" W	13.00
L137A	N 00° 50' 11" E	4.32

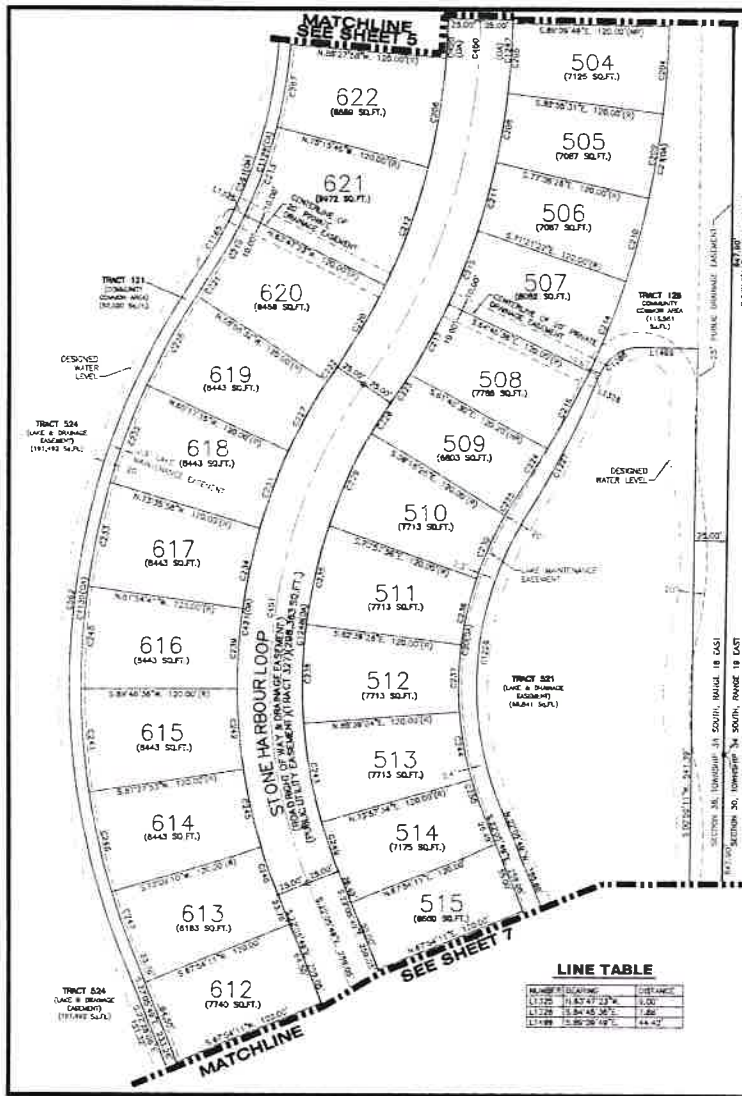
**CURVE TABLE**

NUMBER	BEARING	CHORD	ARC	CHORD	BEARING
C1	130.00	130.00	111.17	82.34	137.23
C2	145.00	145.00	125.00	89.30	143.89
C3	145.00	145.00	125.00	89.30	143.89
C4	145.00	145.00	125.00	89.30	143.89
C5	145.00	145.00	125.00	89.30	143.89
C6	145.00	145.00	125.00	89.30	143.89
C7	145.00	145.00	125.00	89.30	143.89
C8	145.00	145.00	125.00	89.30	143.89
C9	145.00	145.00	125.00	89.30	143.89
C10	145.00	145.00	125.00	89.30	143.89
C11	145.00	145.00	125.00	89.30	143.89
C12	145.00	145.00	125.00	89.30	143.89
C13	145.00	145.00	125.00	89.30	143.89
C14	145.00	145.00	125.00	89.30	143.89
C15	145.00	145.00	125.00	89.30	143.89
C16	145.00	145.00	125.00	89.30	143.89
C17	145.00	145.00	125.00	89.30	143.89
C18	145.00	145.00	125.00	89.30	143.89
C19	145.00	145.00	125.00	89.30	143.89
C20	145.00	145.00	125.00	89.30	143.89
C21	145.00	145.00	125.00	89.30	143.89
C22	145.00	145.00	125.00	89.30	143.89
C23	145.00	145.00	125.00	89.30	143.89
C24	145.00	145.00	125.00	89.30	143.89
C25	145.00	145.00	125.00	89.30	143.89
C26	145.00	145.00	125.00	89.30	143.89
C27	145.00	145.00	125.00	89.30	143.89
C28	145.00	145.00	125.00	89.30	143.89
C29	145.00	145.00	125.00	89.30	143.89
C30	145.00	145.00	125.00	89.30	143.89
C31	145.00	145.00	125.00	89.30	143.89
C32	145.00	145.00	125.00	89.30	143.89
C33	145.00	145.00	125.00	89.30	143.89
C34	145.00	145.00	125.00	89.30	143.89
C35	145.00	145.00	125.00	89.30	143.89
C36	145.00	145.00	125.00	89.30	143.89
C37	145.00	145.00	125.00	89.30	143.89
C38	145.00	145.00	125.00	89.30	143.89
C39	145.00	145.00	125.00	89.30	143.89
C40	145.00	145.00	125.00	89.30	143.89
C41	145.00	145.00	125.00	89.30	143.89
C42	145.00	145.00	125.00	89.30	143.89
C43	145.00	145.00	125.00	89.30	143.89
C44	145.00	145.00	125.00	89.30	143.89
C45	145.00	145.00	125.00	89.30	143.89
C46	145.00	145.00	125.00	89.30	143.89
C47	145.00	145.00	125.00	89.30	143.89
C48	145.00	145.00	125.00	89.30	143.89
C49	145.00	145.00	125.00	89.30	143.89
C50	145.00	145.00	125.00	89.30	143.89
C51	145.00	145.00	125.00	89.30	143.89
C52	145.00	145.00	125.00	89.30	143.89
C53	145.00	145.00	125.00	89.30	143.89
C54	145.00	145.00	125.00	89.30	143.89
C55	145.00	145.00	125.00	89.30	143.89
C56	145.00	145.00	125.00	89.30	143.89
C57	145.00	145.00	125.00	89.30	143.89
C58	145.00	145.00	125.00	89.30	143.89
C59	145.00	145.00	125.00	89.30	143.89
C60	145.00	145.00	125.00	89.30	143.89
C61	145.00	145.00	125.00	89.30	143.89
C62	145.00	145.00	125.00	89.30	143.89
C63	145.00	145.00	125.00	89.30	143.89
C64	145.00	145.00	125.00	89.30	143.89
C65	145.00	145.00	125.00	89.30	143.89
C66	145.00	145.00	125.00	89.30	143.89
C67	145.00	145.00	125.00	89.30	143.89
C68	145.00	145.00	125.00	89.30	143.89
C69	145.00	145.00	125.00	89.30	143.89
C70	145.00	145.00	125.00	89.30	143.89
C71	145.00	145.00	125.00	89.30	143.89
C72	145.00	145.00	125.00	89.30	143.89
C73	145.00	145.00	125.00	89.30	143.89
C74	145.00	145.00	125.00	89.30	143.89
C75	145.00	145.00	125.00	89.30	143.89
C76	145.00	145.00	125.00	89.30	143.89
C77	145.00	145.00	125.00	89.30	143.89
C78	145.00	145.00	125.00	89.30	143.89
C79	145.00	145.00	125.00	89.30	143.89
C80	145.00	145.00	125.00	89.30	143.89
C81	145.00	145.00	125.00	89.30	143.89
C82	145.00	145.00	125.00	89.30	143.89
C83	145.00	145.00	125.00	89.30	143.89
C84	145.00	145.00	125.00	89.30	143.89
C85	145.00	145.00	125.00	89.30	143.89
C86	145.00	145.00	125.00	89.30	143.89
C87	145.00	145.00	125.00	89.30	143.89
C88	145.00	145.00	125.00	89.30	143.89
C89	145.00	145.00	125.00	89.30	143.89
C90	145.00	145.00	125.00	89.30	143.89
C91	145.00	145.00	125.00	89.30	143.89
C92	145.00	145.00	125.00	89.30	143.89
C93	145.00	145.00	125.00	89.30	143.89
C94	145.00	145.00	125.00	89.30	143.89
C95	145.00	145.00	125.00	89.30	143.89
C96	145.00	145.00	125.00	89.30	143.89
C97	145.00	145.00	125.00	89.30	143.89
C98	145.00	145.00	125.00	89.30	143.89
C99	145.00	145.00	125.00	89.30	143.89
C100	145.00	145.00	125.00	89.30	143.89



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**STONEBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE C, UNIT 2**  
A SUBDIVISION LYING IN SECTIONS 25  
AND 36, TOWNSHIP 34 SOUTH, RANGE  
18 EAST, MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAIL SHEET**



**CURVE TABLE**

NUMBER	PIEUS	DELTA	CHORD	BEARING
0001	100.00	180.00	100.00	N 00° 00' 00" W
0002	100.00	180.00	100.00	S 00° 00' 00" W
0003	100.00	180.00	100.00	S 00° 00' 00" W
0004	100.00	180.00	100.00	S 00° 00' 00" W
0005	100.00	180.00	100.00	S 00° 00' 00" W
0006	100.00	180.00	100.00	S 00° 00' 00" W
0007	100.00	180.00	100.00	S 00° 00' 00" W
0008	100.00	180.00	100.00	S 00° 00' 00" W
0009	100.00	180.00	100.00	S 00° 00' 00" W
0010	100.00	180.00	100.00	S 00° 00' 00" W
0011	100.00	180.00	100.00	S 00° 00' 00" W
0012	100.00	180.00	100.00	S 00° 00' 00" W
0013	100.00	180.00	100.00	S 00° 00' 00" W
0014	100.00	180.00	100.00	S 00° 00' 00" W
0015	100.00	180.00	100.00	S 00° 00' 00" W
0016	100.00	180.00	100.00	S 00° 00' 00" W
0017	100.00	180.00	100.00	S 00° 00' 00" W
0018	100.00	180.00	100.00	S 00° 00' 00" W
0019	100.00	180.00	100.00	S 00° 00' 00" W
0020	100.00	180.00	100.00	S 00° 00' 00" W
0021	100.00	180.00	100.00	S 00° 00' 00" W
0022	100.00	180.00	100.00	S 00° 00' 00" W
0023	100.00	180.00	100.00	S 00° 00' 00" W
0024	100.00	180.00	100.00	S 00° 00' 00" W
0025	100.00	180.00	100.00	S 00° 00' 00" W
0026	100.00	180.00	100.00	S 00° 00' 00" W
0027	100.00	180.00	100.00	S 00° 00' 00" W
0028	100.00	180.00	100.00	S 00° 00' 00" W
0029	100.00	180.00	100.00	S 00° 00' 00" W
0030	100.00	180.00	100.00	S 00° 00' 00" W
0031	100.00	180.00	100.00	S 00° 00' 00" W
0032	100.00	180.00	100.00	S 00° 00' 00" W
0033	100.00	180.00	100.00	S 00° 00' 00" W
0034	100.00	180.00	100.00	S 00° 00' 00" W
0035	100.00	180.00	100.00	S 00° 00' 00" W
0036	100.00	180.00	100.00	S 00° 00' 00" W
0037	100.00	180.00	100.00	S 00° 00' 00" W
0038	100.00	180.00	100.00	S 00° 00' 00" W
0039	100.00	180.00	100.00	S 00° 00' 00" W
0040	100.00	180.00	100.00	S 00° 00' 00" W
0041	100.00	180.00	100.00	S 00° 00' 00" W
0042	100.00	180.00	100.00	S 00° 00' 00" W
0043	100.00	180.00	100.00	S 00° 00' 00" W
0044	100.00	180.00	100.00	S 00° 00' 00" W
0045	100.00	180.00	100.00	S 00° 00' 00" W
0046	100.00	180.00	100.00	S 00° 00' 00" W
0047	100.00	180.00	100.00	S 00° 00' 00" W
0048	100.00	180.00	100.00	S 00° 00' 00" W
0049	100.00	180.00	100.00	S 00° 00' 00" W
0050	100.00	180.00	100.00	S 00° 00' 00" W
0051	100.00	180.00	100.00	S 00° 00' 00" W
0052	100.00	180.00	100.00	S 00° 00' 00" W
0053	100.00	180.00	100.00	S 00° 00' 00" W
0054	100.00	180.00	100.00	S 00° 00' 00" W
0055	100.00	180.00	100.00	S 00° 00' 00" W
0056	100.00	180.00	100.00	S 00° 00' 00" W
0057	100.00	180.00	100.00	S 00° 00' 00" W
0058	100.00	180.00	100.00	S 00° 00' 00" W
0059	100.00	180.00	100.00	S 00° 00' 00" W
0060	100.00	180.00	100.00	S 00° 00' 00" W
0061	100.00	180.00	100.00	S 00° 00' 00" W
0062	100.00	180.00	100.00	S 00° 00' 00" W
0063	100.00	180.00	100.00	S 00° 00' 00" W
0064	100.00	180.00	100.00	S 00° 00' 00" W
0065	100.00	180.00	100.00	S 00° 00' 00" W
0066	100.00	180.00	100.00	S 00° 00' 00" W
0067	100.00	180.00	100.00	S 00° 00' 00" W
0068	100.00	180.00	100.00	S 00° 00' 00" W
0069	100.00	180.00	100.00	S 00° 00' 00" W
0070	100.00	180.00	100.00	S 00° 00' 00" W

- SYMBOL LEGEND**
- (PRM) UNLESS OTHERWISE NOTED, DENOTES A SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM CURB STAMPED "BANKS ENG INC SARASOTA FLOR 18 8880 SURVEY MARKED"
  - (PCP) UNLESS OTHERWISE NOTED, DENOTES A 1/4" DIA. GALV. WITH 2" BRASS DOWEL STAMPED "BANKS ENG INC SARASOTA FLOR 18 8880 SURVEY MARKED"
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIAL
  - (NR) NOT RADIAL

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1125	N 87° 00' 00" W	1.00
L1126	N 87° 00' 00" W	1.00
L1189	S 88° 28' 42" W	44.42



**Banks Engineering, Inc.**  
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**STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 2**

A SUBDIVISION LYING IN SECTIONS 25 AND 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
**SUBDIVISION DETAIL SHEET**

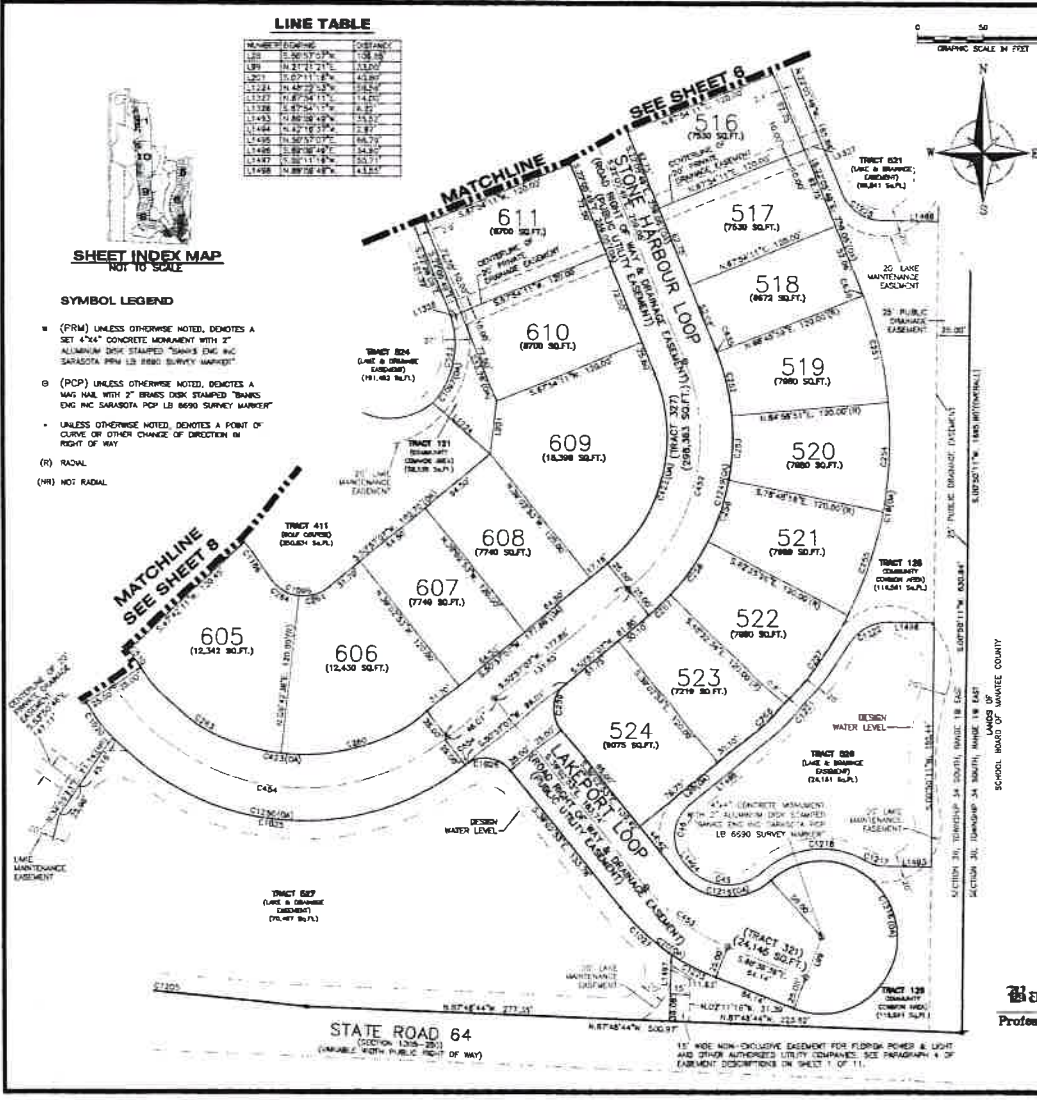
**LINE TABLE**

NUMBER	BEGINNING	END	LENGTH	BEARING
L101	0.0000	0.0000	0.00	
L102	0.0000	0.0000	0.00	
L103	0.0000	0.0000	0.00	
L104	0.0000	0.0000	0.00	
L105	0.0000	0.0000	0.00	
L106	0.0000	0.0000	0.00	
L107	0.0000	0.0000	0.00	
L108	0.0000	0.0000	0.00	
L109	0.0000	0.0000	0.00	
L110	0.0000	0.0000	0.00	
L111	0.0000	0.0000	0.00	
L112	0.0000	0.0000	0.00	
L113	0.0000	0.0000	0.00	
L114	0.0000	0.0000	0.00	
L115	0.0000	0.0000	0.00	
L116	0.0000	0.0000	0.00	
L117	0.0000	0.0000	0.00	
L118	0.0000	0.0000	0.00	
L119	0.0000	0.0000	0.00	
L120	0.0000	0.0000	0.00	

**SHEET INDEX MAP**  
NOT TO SCALE

**SYMBOL LEGEND**

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A SET 4"x6" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "SARAS" ENG INC SARASOTA PER LB 6690 SURVEY MARKSET"
- (PCP) UNLESS OTHERWISE NOTED, DENOTES A WOOD PILE WITH 2" BRASS DISK STAMPED "SARAS" ENG INC SARASOTA PER LB 6690 SURVEY MARKSET"
- (C) UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- (R) RADIAL
- (NR) NOT RADIAL



**CURVE TABLE**

NUMBER	BEGINNING	END	LENGTH	BEARING
C101	0.0000	0.0000	0.00	
C102	0.0000	0.0000	0.00	
C103	0.0000	0.0000	0.00	
C104	0.0000	0.0000	0.00	
C105	0.0000	0.0000	0.00	
C106	0.0000	0.0000	0.00	
C107	0.0000	0.0000	0.00	
C108	0.0000	0.0000	0.00	
C109	0.0000	0.0000	0.00	
C110	0.0000	0.0000	0.00	
C111	0.0000	0.0000	0.00	
C112	0.0000	0.0000	0.00	
C113	0.0000	0.0000	0.00	
C114	0.0000	0.0000	0.00	
C115	0.0000	0.0000	0.00	
C116	0.0000	0.0000	0.00	
C117	0.0000	0.0000	0.00	
C118	0.0000	0.0000	0.00	
C119	0.0000	0.0000	0.00	
C120	0.0000	0.0000	0.00	

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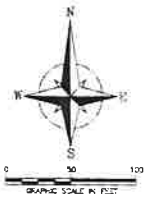






**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE C, UNIT 2**  
A SUBDIVISION LYING IN SECTIONS 25 AND 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAIL SHEET**

PLAT BENCH MARK 5  
SQUARE CUT IN NET WELL OF LIFT STATION  
WITH 2" BRASS DISK STAMPED "BANKS ENG  
SARASOTA BENCH MARK 599 11/7/87,  
ELEVATION = 12.57'



**SYMBOL LEGEND**

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA PFM LB 5660 SURVEY MARKET"
- ⊙ (PCP) UNLESS OTHERWISE NOTED, DENOTES A MAG NAIL WITH 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA PFM LB 5660 SURVEY MARKET"
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHARGE OF DIRECTION IN RIGHT OF WAY
- (R) RADIAL
- (NR) NOT RADIAL

**CURVE TABLE**

NUMBER	ANGLE	PC	PY	PT	CHORD	BEARING
0205	425.00	11742.04	75.38	18.36	11872.93	S 0° 21' 53" W
0206	270.00	11743.31	56.78	18.86	11870.92	S 0° 21' 53" W
0211	143.00	10174.46	30.15	33.15	10129.57	S 0° 21' 53" W
0212	143.00	10175.07	25.33	33.33	10128.11	S 0° 21' 53" W
0213	143.00	10175.07	25.73	33.73	10127.71	S 0° 21' 53" W
0218	143.00	10213.09	17.81	33.81	10187.28	S 0° 21' 53" W
0219	143.00	10213.09	17.26	33.26	10186.83	S 0° 21' 53" W
0218	470.00	01214.29	22.26	23.77	21.97	S 0° 21' 53" W
0219	470.00	01214.29	22.26	23.77	21.97	S 0° 21' 53" W
0211	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0212	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0213	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0214	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0215	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0216	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0217	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0218	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0219	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0220	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0221	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0222	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0223	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0224	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0225	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0226	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0227	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0228	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0229	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0230	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0231	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0232	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0233	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0234	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0235	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0236	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0237	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0238	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0239	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0240	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0241	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0242	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0243	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0244	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0245	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0246	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0247	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0248	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0249	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0250	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0251	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0252	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0253	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0254	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0255	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0256	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0257	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0258	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0259	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W
0260	143.00	10242.77	35.52	35.01	10207.76	S 0° 21' 53" W

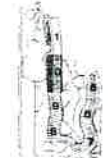
**LINE TABLE**

NUMBER	BEARING	DISTANCE
L11	S 80° 40' 56" W	154.87
L12	S 04° 40' 56" W	84.29
L13	S 02° 11' 10" W	188.52
L14	S 17° 50' 00" W	67.90
L15	N 04° 40' 56" E	84.29
L16	S 20° 59' 37" W	188.61
L17	S 12° 50' 00" W	67.90
L18	N 02° 11' 10" E	188.52
L19	N 04° 40' 56" E	84.29
L20	N 02° 11' 10" E	188.52
L21	N 04° 40' 56" E	84.29
L22	N 02° 11' 10" E	188.52
L23	N 04° 40' 56" E	84.29
L24	N 02° 11' 10" E	188.52
L25	N 04° 40' 56" E	84.29
L26	N 02° 11' 10" E	188.52
L27	N 04° 40' 56" E	84.29
L28	N 02° 11' 10" E	188.52
L29	N 04° 40' 56" E	84.29
L30	N 02° 11' 10" E	188.52
L31	N 04° 40' 56" E	84.29
L32	N 02° 11' 10" E	188.52
L33	N 04° 40' 56" E	84.29
L34	N 02° 11' 10" E	188.52
L35	N 04° 40' 56" E	84.29
L36	N 02° 11' 10" E	188.52
L37	N 04° 40' 56" E	84.29
L38	N 02° 11' 10" E	188.52
L39	N 04° 40' 56" E	84.29
L40	N 02° 11' 10" E	188.52
L41	N 04° 40' 56" E	84.29
L42	N 02° 11' 10" E	188.52
L43	N 04° 40' 56" E	84.29
L44	N 02° 11' 10" E	188.52
L45	N 04° 40' 56" E	84.29

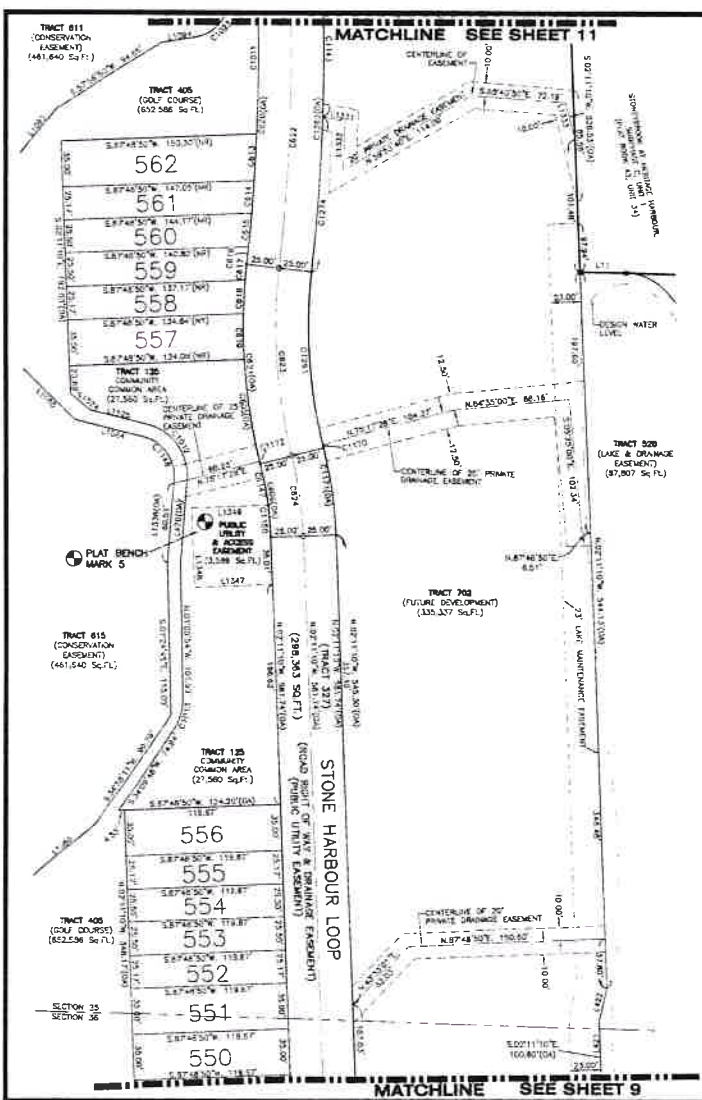
**LOT TABLE**

LOT	AREA (SQ. FT.)
501	4788
502	5012
503	5005
504	5005
505	5012
506	4788
507	4936
508	5020
509	5005
510	5005
511	5012
512	5012
513	5012
514	5012
515	5012
516	5012
517	5012
518	5012
519	5012
520	5012
521	5012
522	5012
523	5012
524	5012
525	5012
526	5012
527	5012
528	5012
529	5012
530	5012

**SHEET INDEX MAP**  
NOT TO SCALE

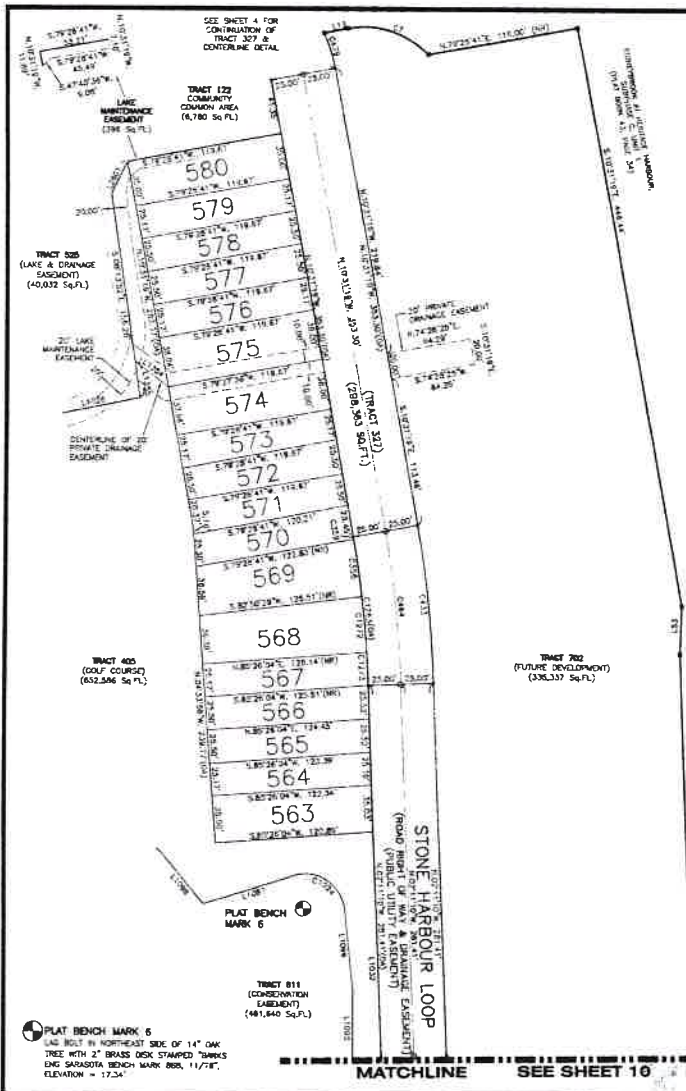


**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 6690  
1144 TALLEYHAST WOOD BLVD. SUITE 115  
SARASOTA, FLORIDA 34243  
PHONE (813) 560-1618  
FAX (813) 560-6916



**STONEBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE C, UNIT 2**

A SUBDIVISION LYING IN SECTIONS 25  
AND 36, TOWNSHIP 34 SOUTH, RANGE  
18 EAST, MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAIL SHEET**



**CURVE TABLE**

NUMBER	ADIUS	DELT	ARC	TANGENT	BEARING
C1	87.00	27°13'11"	63.91	84.17	S 31°54'43" W
C10	175.00	10°14'11"	43.77	143.37	N 28°44'28" E
C108	775.00	0°50'21"	1.72	1.32	N 10°27'30" E
C433	685.00	0°30'08"	1.02	0.78	N 08°11'44" W
C444	600.00	0°35'30"	1.18	0.91	S 38°21'48" W
C479	125.00	11°17'17"	25.86	28.43	N 17°08'52" W
C1024	28.95	11°14'47"	5.17	48.48	N 58°39'24" W
C1283	175.00	10°30'08"	112.15	112.80	N 28°17'14" W
C1272	175.00	10°36'42"	43.28	42.08	N 05°38'11" W
C1273	175.00	10°51'40"	26.18	25.17	S 03°07'02" W

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L12	N 79°28'41" E	19.21
L13	S 01°28'38" W	28.74
L135	N 01°33'06" W	7.91
L151	N 50°33'00" W	73.51
L203	N 58°18'02" W	8.50
L1028	N 72°14'42"	60.00
L1032	N 02°11'10" W	39.15
L1040	S 00°00'17" W	60.50
L1048	N 02°54'28" E	61.81
L1087	N 72°28'31" E	73.67
L1098	S 40°11'20" E	22.87
L1254	N 62°22'45" W	11.88
L1336	S 08°13'37" E	27.00
L1338	S 10°32'29" W	18.60
L3361	N 02°08'45" E	27.47

**LOT TABLE**

LOT	AREA (SQ. FT.)
563	4260
564	526
565	3160
566	3167
567	3168
568	4841
569	4849
570	5054
571	3063
572	3052
573	3011
574	4841
575	4850
576	4851
577	5052
578	1061
579	4189



**SHEET INDEX MAP**  
NOT TO SCALE

- SYMBOL LEGEND**
- (FIRM) UNLESS OTHERWISE NOTED, DENOTES A SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA PFM LB 1800 SURVEY MARKERS"
  - (PCF) UNLESS OTHERWISE NOTED, DENOTES A MAG NAIL WITH 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA PCF LB 8600 SURVEY MARKERS"
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT-OF-WAY
  - (R) ROAD
  - (M) NOT ROAD

FILED AND RECORDED  
6/23/24 @ 2:05pm  
S. B. SHORE, CLERK  
MANATEE COUNTY, FLA.

**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LS 6650  
1144 TALLEYROAD ROAD, SUITE 115  
SARASOTA, FLORIDA 34243  
PHONE: (941)360-1818  
FAX: (941)360-4918

MATCHLINE SEE SHEET 10



# STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1

PLAT BOOK 44 PAGE 168  
SHEET 1 OF 18 SHEETS

A SUBDIVISION LYING IN SECTIONS 24,25,&26;  
TOWNSHIP 34 SOUTH; RANGE 18 EAST;  
MANATEE COUNTY, FLORIDA

2019191

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO HARBOURVEST, L.L.C. 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 OR 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, ITS SUCCESSORS OR ASSIGNS, TEN (10) FEET IN WIDTH ACROSS THAT PORTION OF THE SUBDIVISION ADJOINING TRACTS "322", "323", "324", "325", "326", AND "328" AS SHOWN ON THIS PLAN, AND UNDER EACH AREA DEPICTED ON THIS PLAN AS A "PUBLIC UTILITY EASEMENT".

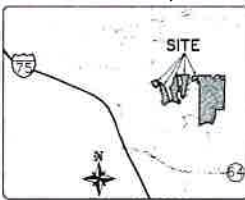
THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY AND OTHER AUTHORIZED UTILITY COMPANIES, TEN (10) FEET IN WIDTH ACROSS THAT PORTION OF THE SUBDIVISION ADJOINING TRACTS "322", "323", "324", "325", "326", AND "328" FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, REUSE WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES LINES AND FACILITIES.

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

**PUBLIC DRAINAGE EASEMENT** - THE "DEVELOPER" GRANTS TO MANATEE COUNTY A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAN AS A "PUBLIC DRAINAGE EASEMENT".

**INTEREST AND CORNER DUNE BOARD** - THE "DEVELOPER" HEREBY GRANTS TO ALL OWNERS OF THE PROPERTY IN STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1, AND THEIR HEIRS, LEGATEES, SUCCESSORS, 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 TRACTS "322", "323", "324", "325", "326", AND "328" AS SHOWN ON THIS PLAN.

**LANDSCAPE EASEMENT** - THE "DEVELOPER" HEREBY GRANTS A NON-EXCLUSIVE LANDSCAPE EASEMENT TO HERITAGE HARBOUR MASTER ASSOCIATION, INC. TWENTY (20) FEET IN WIDTH ALONG THE TEN (10) FOOT WIDE UTILITY EASEMENT WHICH RUNS ALONG THE NORTH LINE OF TRACT "320" AND "322" AND THE SOUTH LINE OF TRACT "300G", THE EASEMENT SHALL TERMINATE AT THE BOUNDARY OF THIS PLAT.



VICINITY SKETCH (NOT TO SCALE)

- SHEET INDEX**
- 1 OF 18 - COVER SHEET
  - 2 OF 18 - BOUNDARY SHEET
  - 3 OF 18 - LEGAL DESCRIPTIONS
  - 4 OF 18 - LEGAL DESCRIPTIONS

### SURVEYORS NOTES

- \* ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCH MARKS USED WERE ESTABLISHED BY OTHERS FROM STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS #102 AND #103 WITH PUBLISHED ELEVATIONS OF 14.869 FEET AND 17.533 FEET RESPECTIVELY.
- \* 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 A30, N.A.D. 1983/80, FLORIDA WEST ZONE WITH A MEAN SCALE FACTOR OF 0.9999672, ESTABLISHING A BEARING ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, OF N41°14'50"W.
- \* BEARINGS ARE BASED ON LINES NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE. A BEARING OF N85°14'50"W FOR THE SOUTH LINE OF SECTION 25-34-18 WAS USED.
- \* ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

### TRACT DESIGNATION

TRACT "120" THROUGH "141", CONSEQUENTLY, ARE "COMMONLY COMMON AREA" TRACTS UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" WHICH SHALL BE MAINTAINED BY STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS.

TRACTS "322", THROUGH "326", AND "328" ARE "ROAD RIGHT OF WAY & DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENT" TRACTS WHICH SHALL BE MAINTAINED BY STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS.

TRACTS "327" THROUGH "329" ARE "LAKE AND DRAINAGE EASEMENT" TRACTS, WHICH SHALL BE MAINTAINED BY HERITAGE HARBOUR MASTER ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE HARBOUR THE "MASTER COVENANTS".

TRACTS "318" THROUGH "324" ARE "CONSERVATION EASEMENT" TRACTS, WHICH SHALL BE MAINTAINED BY HERITAGE HARBOUR MASTER ASSOCIATION, INC., AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER COVENANTS. ACTIVITIES WITHIN ANY AREA DEPICTED ON THIS PLAT AS A CONSERVATION EASEMENT SHALL BE RESTRICTED TO THE EXTENT SET FORTH IN THE DEVELOPMENT ORDER FOR THE SUBDIVISION, THE MANATEE COUNTY LAND DEVELOPMENT CODE AND AS PROVIDED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

TRACTS "407" THROUGH "410", CONSEQUENTLY, ARE "GOLF COURSE" TRACTS.

### CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS BY THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT ACCEPTED AT AN OPEN MEETING OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THIS 20<sup>th</sup> DAY OF August, A.D. 2004.

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

BY: *Kenneth J. Stiles* KENNETH J. STILES, ASSISTANT SECRETARY

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

HARBOURVEST, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, AND HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT UNDER FLORIDA LAW, DO HEREBY CERTIFY OWNERSHIP OF THE SAID PROPERTY "STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1" AS SHOWN AND DESCRIBED ON THIS PLAT AND DO HEREBY DEDICATE ALL REQUIRED UTILITIES AND EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES 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 20<sup>th</sup> DAY OF August, A.D. 2004.

WITNESSES:  
*Quinn Peake*  
*Alexis Wittrock*  
*Barbara D. ...*  
*Doreen Reed*

HARBOURVEST, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY AND OPERATING MEMBER

BY: *E.M. Cahale*  
ERNEST M. CAMPBELL, VICE PRESIDENT

WITNESSES:  
*Quinn Peake*  
*Alexis Wittrock*  
*Barbara D. ...*  
*Doreen Reed*

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES

BY: *Anthony J. Hostetler*  
ANTHONY J. HOSTETLER, CHAIRMAN

WITNESSES:  
*Kenneth J. Stiles*  
KENNETH J. STILES, ASSISTANT SECRETARY

NOTE: TRACTS "322" THRU "329" ARE EITHER WHOLLY OR PARTIALLY OWNED BY THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT.

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

BEFORE ME PERSONALLY APPEARED ERNEST M. CAMPBELL, 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 HARBOURVEST, L.L.C. A FLORIDA CORPORATION AND OPERATING MEMBER OF HARBOURVEST, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE CORPORATION AND THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 20<sup>th</sup> DAY OF August, A.D. 2004.

BEFORE ME PERSONALLY APPEARED ANTHONY J. HOSTETLER, 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 CHAIRMAN OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 20<sup>th</sup> DAY OF August, A.D. 2004.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 20<sup>th</sup> DAY OF August, A.D. 2004.

### SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING LICENSE NO. 4911, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF BANKS ENGINEERING, INC., FLORIDA BUSINESS LICENSE NO. 8490, 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 PLAT HAS BEEN PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (PINNACLES) WERE INSTALLED ON AUGUST 22, 2004, THE PERMANENT CONTROL POINTS (SPOTS) AND THE PERMANENT LOT CORNERS WILL BE INSTALLED WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT AND CERTIFIED BY ATTORNEY.

JOFFREY L. HOSTETLER, P.S.M., STATE OF FLORIDA LICENSE #4911

(AFFIX SEAL)  
JOFFREY L. HOSTETLER, P.S.M.  
STATE OF FLORIDA LICENSE #4911  
AUGUST 22, 2004

(AFFIX SEAL)  
JOFFREY L. HOSTETLER, P.S.M.  
STATE OF FLORIDA LICENSE #4911  
AUGUST 22, 2004

(AFFIX SEAL)  
JOFFREY L. HOSTETLER, P.S.M.  
STATE OF FLORIDA LICENSE #4911  
AUGUST 22, 2004

## Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 8690  
1144 TALLEY ROAD, SUITE 115  
SARASOTA, FLORIDA 34237  
PHONE: (941)366-1818  
FAX: (941)366-6918

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS

I, R.B. SHORE, 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 44, ON PAGE 168, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 20<sup>th</sup> DAY OF August, A.D. 2004.

R.B. SHORE, CLERK OF CIRCUIT COURT, MANATEE COUNTY, FLORIDA

BY: *R.B. Shore*

### 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 20<sup>th</sup> DAY OF August, A.D. 2004.

CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
ATTEST: *Kenneth J. Stiles*

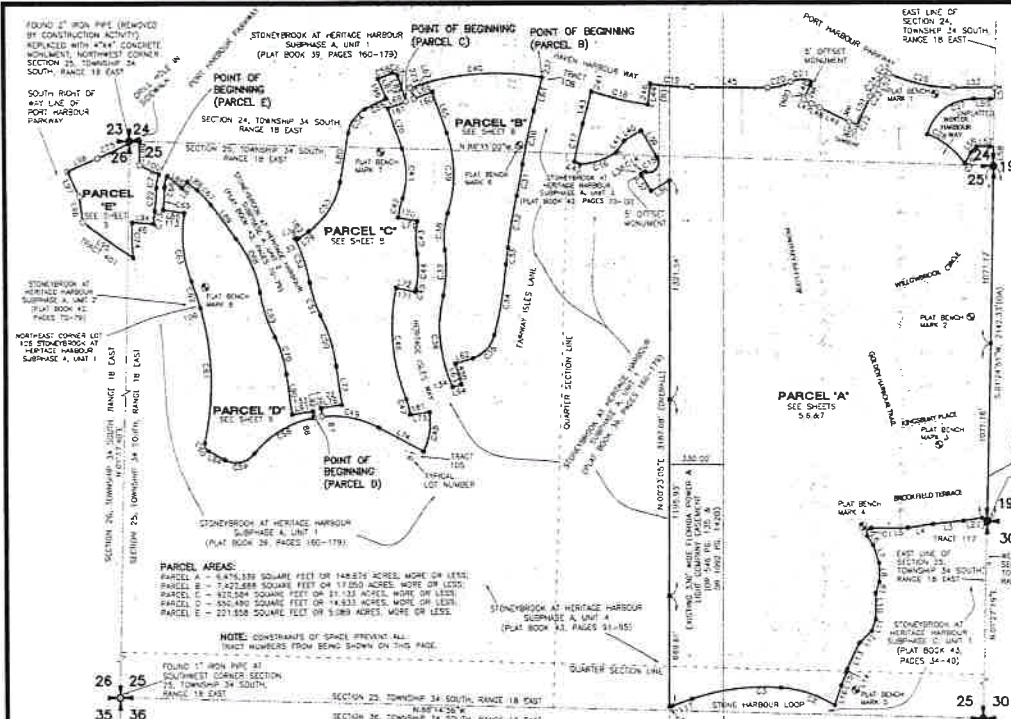
### CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER

I, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH CHAPTER 177, PART I, FLORIDA STATUTES AND CHAPTER 190, FLORIDA STATUTES, THIS 20<sup>th</sup> DAY OF August, A.D. 2004.

SEAN E. HOSKINS, P.S.M.  
FLORIDA CERTIFICATE NUMBER 3569  
TO APPROVE AS COUNTY SURVEYOR & MAPPER



**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS 24, 25 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BOUNDARY

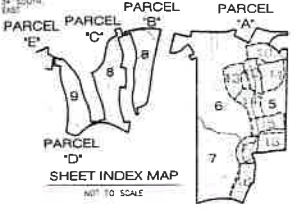


**PARCEL AREAS:**  
 PARCEL A = 4,416,388 SQUARE FEET OR 100,827 ACRES, MORE OR LESS;  
 PARCEL B = 7,422,888 SQUARE FEET OR 17,050 ACRES, MORE OR LESS;  
 PARCEL C = 432,000 SQUARE FEET OR 9.87 ACRES, MORE OR LESS;  
 PARCEL D = 554,400 SQUARE FEET OR 12.65 ACRES, MORE OR LESS;  
 PARCEL E = 221,850 SQUARE FEET OR 5.089 ACRES, MORE OR LESS.

**NOTICE:**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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.

**CURVE TABLES**

NUMBER	RADIUS	CHORD	ARC	CHORD BEARING	PERCENT
1	100.00	100.00	0.00	0.00	0.00
2	100.00	100.00	0.00	0.00	0.00
3	100.00	100.00	0.00	0.00	0.00
4	100.00	100.00	0.00	0.00	0.00
5	100.00	100.00	0.00	0.00	0.00
6	100.00	100.00	0.00	0.00	0.00
7	100.00	100.00	0.00	0.00	0.00
8	100.00	100.00	0.00	0.00	0.00
9	100.00	100.00	0.00	0.00	0.00
10	100.00	100.00	0.00	0.00	0.00
11	100.00	100.00	0.00	0.00	0.00
12	100.00	100.00	0.00	0.00	0.00
13	100.00	100.00	0.00	0.00	0.00
14	100.00	100.00	0.00	0.00	0.00
15	100.00	100.00	0.00	0.00	0.00
16	100.00	100.00	0.00	0.00	0.00
17	100.00	100.00	0.00	0.00	0.00
18	100.00	100.00	0.00	0.00	0.00
19	100.00	100.00	0.00	0.00	0.00
20	100.00	100.00	0.00	0.00	0.00
21	100.00	100.00	0.00	0.00	0.00
22	100.00	100.00	0.00	0.00	0.00
23	100.00	100.00	0.00	0.00	0.00
24	100.00	100.00	0.00	0.00	0.00
25	100.00	100.00	0.00	0.00	0.00
26	100.00	100.00	0.00	0.00	0.00
27	100.00	100.00	0.00	0.00	0.00
28	100.00	100.00	0.00	0.00	0.00
29	100.00	100.00	0.00	0.00	0.00
30	100.00	100.00	0.00	0.00	0.00
31	100.00	100.00	0.00	0.00	0.00
32	100.00	100.00	0.00	0.00	0.00
33	100.00	100.00	0.00	0.00	0.00
34	100.00	100.00	0.00	0.00	0.00
35	100.00	100.00	0.00	0.00	0.00
36	100.00	100.00	0.00	0.00	0.00
37	100.00	100.00	0.00	0.00	0.00
38	100.00	100.00	0.00	0.00	0.00
39	100.00	100.00	0.00	0.00	0.00
40	100.00	100.00	0.00	0.00	0.00
41	100.00	100.00	0.00	0.00	0.00
42	100.00	100.00	0.00	0.00	0.00
43	100.00	100.00	0.00	0.00	0.00
44	100.00	100.00	0.00	0.00	0.00
45	100.00	100.00	0.00	0.00	0.00
46	100.00	100.00	0.00	0.00	0.00
47	100.00	100.00	0.00	0.00	0.00
48	100.00	100.00	0.00	0.00	0.00
49	100.00	100.00	0.00	0.00	0.00
50	100.00	100.00	0.00	0.00	0.00
51	100.00	100.00	0.00	0.00	0.00
52	100.00	100.00	0.00	0.00	0.00
53	100.00	100.00	0.00	0.00	0.00
54	100.00	100.00	0.00	0.00	0.00
55	100.00	100.00	0.00	0.00	0.00
56	100.00	100.00	0.00	0.00	0.00
57	100.00	100.00	0.00	0.00	0.00
58	100.00	100.00	0.00	0.00	0.00
59	100.00	100.00	0.00	0.00	0.00
60	100.00	100.00	0.00	0.00	0.00
61	100.00	100.00	0.00	0.00	0.00
62	100.00	100.00	0.00	0.00	0.00
63	100.00	100.00	0.00	0.00	0.00
64	100.00	100.00	0.00	0.00	0.00
65	100.00	100.00	0.00	0.00	0.00
66	100.00	100.00	0.00	0.00	0.00
67	100.00	100.00	0.00	0.00	0.00
68	100.00	100.00	0.00	0.00	0.00
69	100.00	100.00	0.00	0.00	0.00
70	100.00	100.00	0.00	0.00	0.00
71	100.00	100.00	0.00	0.00	0.00
72	100.00	100.00	0.00	0.00	0.00
73	100.00	100.00	0.00	0.00	0.00
74	100.00	100.00	0.00	0.00	0.00
75	100.00	100.00	0.00	0.00	0.00
76	100.00	100.00	0.00	0.00	0.00
77	100.00	100.00	0.00	0.00	0.00
78	100.00	100.00	0.00	0.00	0.00
79	100.00	100.00	0.00	0.00	0.00
80	100.00	100.00	0.00	0.00	0.00
81	100.00	100.00	0.00	0.00	0.00
82	100.00	100.00	0.00	0.00	0.00
83	100.00	100.00	0.00	0.00	0.00
84	100.00	100.00	0.00	0.00	0.00
85	100.00	100.00	0.00	0.00	0.00
86	100.00	100.00	0.00	0.00	0.00
87	100.00	100.00	0.00	0.00	0.00
88	100.00	100.00	0.00	0.00	0.00
89	100.00	100.00	0.00	0.00	0.00
90	100.00	100.00	0.00	0.00	0.00
91	100.00	100.00	0.00	0.00	0.00
92	100.00	100.00	0.00	0.00	0.00
93	100.00	100.00	0.00	0.00	0.00
94	100.00	100.00	0.00	0.00	0.00
95	100.00	100.00	0.00	0.00	0.00
96	100.00	100.00	0.00	0.00	0.00
97	100.00	100.00	0.00	0.00	0.00
98	100.00	100.00	0.00	0.00	0.00
99	100.00	100.00	0.00	0.00	0.00
100	100.00	100.00	0.00	0.00	0.00



**SYMBOL LEGEND**

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM OSG STAMPED 'BANKS ENG INC SARASOTA PRM LB 6690 SURVEY MARKER'
- (O) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM OSG STAMPED 'WELSON HULLER PRM LB 6647'
- (R) RADIAL
- (NR) NOT RADIAL
- (OAL) OVERALL
- (CALC) CALCULATED

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**STONEBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS  
24, 25 & 26, TOWNSHIP 34 SOUTH,  
RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA.  
**LEGAL DESCRIPTIONS**

**ALSO TOGETHER WITH:  
(PARCEL C)**

THAT PART OF SECTIONS 24 AND 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 181 OF STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, AS RECORDED IN PLAT BOOK 35, PAGES 160 THROUGH 179, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S. 17°32'12"W, 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 181; THENCE S. 17°08'32"E, 200.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 433.00 FEET AND A DELTA ANGLE OF 37°52'12"; WHOSE CHORD BEARS S. 00°48'49"E, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 301.88 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 743.00 FEET AND A DELTA ANGLE OF 08°18'12"; WHOSE CHORD BEARS N. 14°11'48"W, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 193.87 FEET TO THE SOUTHWEST CORNER OF LOT 150 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; THENCE S. 60°27'13"E, 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 150; SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF HERITAGE ISLES WAY OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 823.00 FEET AND A DELTA ANGLE OF 17°44'31"; WHOSE CHORD BEARS S. 02°42'41"W, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 192.44 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 573.00 FEET AND A DELTA ANGLE OF 31°55'04"; WHOSE CHORD BEARS S. 02°21'15"W, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 214.36 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1023.00 FEET AND A DELTA ANGLE OF 02°51'14"; WHOSE CHORD BEARS S. 12°43'13"W, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 17.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF HERITAGE ISLES WAY, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF LOT 171 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, N. 77°42'24"W, 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 171; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1140.00 FEET AND A DELTA ANGLE OF 12°28'34"; WHOSE CHORD BEARS S. 14°24'10"E, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 360.00 FEET TO THE SOUTHWEST CORNER OF TRACT 100 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; THENCE N. 81°20'38"E, 120.00 FEET TO A POINT ON THE WEST LINE OF SAID HERITAGE ISLES WAY; SAID POINT ALSO BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 475.00 FEET AND A DELTA ANGLE OF 27°58'07"; WHOSE CHORD BEARS S. 01°16'42"W, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 248.40 FEET TO THE NORTHWEST CORNER OF TRACT 105 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N. 81°18'02"W, 213.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 803.00 FEET AND A DELTA ANGLE OF 34°17'20"; WHOSE CHORD BEARS N. 07°34'43"W, THENCE ALONG SAID CURVE IN A WESTERLY AND COUNTER CLOCKWISE DIRECTION, 382.88 FEET TO THE NORTHWEST CORNER OF LOT 87 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; THENCE N. 02°05'28"W, 51.14 FEET TO THE SOUTHWEST CORNER OF LOT 22 OF STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, AS RECORDED IN PLAT BOOK 42, PAGES 70 THROUGH 79, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N. 81°24'33"E, 130.00 FEET; THENCE N. 02°00'58"W, 233.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1023.00 FEET AND A DELTA ANGLE OF 15°39'13"; WHOSE CHORD BEARS N. 11°34'12"E, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 330.88 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1050.00 FEET AND A DELTA ANGLE OF 15°18'41"; WHOSE CHORD BEARS N. 11°03'24"W, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 282.74 FEET TO THE NORTHEAST CORNER OF LOT 33 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 2; THENCE S. 85°47'15"E, 188.88 FEET TO THE SOUTHWEST CORNER OF LOT 145 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; THENCE N. 37°00'03"E, 78.88 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 443.00 FEET AND A DELTA ANGLE OF 4°42'20"; WHOSE CHORD BEARS N. 33°28'30"E, AND A DELTA ANGLE OF 50°41'24"; WHOSE CHORD BEARS N. 03°17'37"E, 288.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 302.00 FEET AND A DELTA ANGLE OF 18°22'02"; WHOSE CHORD BEARS N. 33°28'30"E, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 145.81 FEET TO THE SOUTHWEST CORNER OF LOT 198 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1779.00 FEET AND A DELTA ANGLE OF 03°23'29"; WHOSE CHORD BEARS N. 07°41'02"E, THENCE ALONG SAID CURVE IN AN EASTERLY AND COUNTER CLOCKWISE DIRECTION, 145.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HERITAGE ISLES WAY OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 198, N. 83°50'15"W, 150.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HERITAGE ISLES WAY OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1779.00 FEET AND A DELTA ANGLE OF 03°23'29"; WHOSE CHORD BEARS N. 07°41'02"E, THENCE ALONG SAID CURVE IN AN EASTERLY AND COUNTER CLOCKWISE DIRECTION, 84.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HERITAGE ISLES WAY OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 28.00 FEET AND A DELTA ANGLE OF 91°08'14"; WHOSE CHORD BEARS S. 84°37'29"E, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 39.88 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF HERITAGE ISLES WAY, S. 18°08'37"E, 156.0 FEET RETURNING TO THE POINT OF BEGINNING.

**ALSO TOGETHER WITH:  
(PARCEL D)**

THAT PART OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 88 OF STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, AS RECORDED IN PLAT BOOK 39, PAGES 160 THROUGH 179, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 803.00 FEET AND A DELTA ANGLE OF 41°08'18"; WHOSE CHORD BEARS S. 04°58'18"W, THENCE ALONG SAID CURVE IN A SOUTHWESTERLY AND COUNTER CLOCKWISE DIRECTION, 434.39 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 148.00 FEET AND A DELTA ANGLE OF 07°54'49"; WHOSE CHORD BEARS S. 17°22'23"W, THENCE ALONG SAID CURVE IN A WESTERLY AND COUNTER CLOCKWISE DIRECTION, 199.79 FEET; THENCE N. 82°39'03"W, 118.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 45.00 FEET AND A DELTA ANGLE OF 72°25'28"; WHOSE CHORD BEARS N. 84°58'14"W, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 34.24 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1633.00 FEET AND A DELTA ANGLE OF 28°51'28"; WHOSE CHORD BEARS N. 01°29'10"W, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 414.36 FEET TO THE SOUTHWEST CORNER OF LOT 508 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1833.00 FEET AND A DELTA ANGLE OF 03°38'27"; WHOSE CHORD BEARS N. 07°34'07"W, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 183.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 743.00 FEET AND A DELTA ANGLE OF 31°29'26"; WHOSE CHORD BEARS N. 05°47'17"W, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 414.36 FEET; THENCE N. 81°47'12"W, 130.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1079.00 FEET AND A DELTA ANGLE OF 07°47'31"; WHOSE CHORD BEARS N. 04°18'01"E, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 129.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET AND A DELTA ANGLE OF 27°14'52"; WHOSE CHORD BEARS N. 01°41'43"E, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 71.32 FEET; THENCE S. 07°19'02"E, 115.10 FEET; THENCE N. 38°40'54"E, 50.39 FEET; THENCE S. 07°18'06"E, 79.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 743.00 FEET AND A DELTA ANGLE OF 03°28'48"; WHOSE CHORD BEARS S. 42°42'58"E, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 133.18 FEET; THENCE S. 37°48'36"E, 220.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 743.00 FEET AND A DELTA ANGLE OF 37°24'53"; WHOSE CHORD BEARS S. 24°08'10"E, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 356.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1050.00 FEET AND A DELTA ANGLE OF 15°39'13"; WHOSE CHORD BEARS S. 18°13'29"E, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 288.33 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1050.00 FEET AND A DELTA ANGLE OF 15°39'13"; WHOSE CHORD BEARS S. 18°13'29"E, 38.74 FEET RETURNING TO THE POINT OF BEGINNING.

**ALSO TOGETHER WITH:  
(PARCEL E)**

THAT PART OF SECTIONS 24, 25, AND 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER LOT 45 OF STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 2, AS RECORDED IN PLAT BOOK 43, PAGES 70 THROUGH 79, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET AND A DELTA ANGLE OF 22°08'21"; WHOSE CHORD BEARS S. 11°58'27"W, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 80.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 873.00 FEET AND A DELTA ANGLE OF 08°33'23"; WHOSE CHORD BEARS S. 04°42'57"W, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 145.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 923.00 FEET AND A DELTA ANGLE OF 04°40'20"; WHOSE CHORD BEARS S. 03°30'00"W, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 78.77 FEET TO THE NORTHEAST CORNER OF LOT 44 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 2; THENCE N. 83°47'43"W, 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1023.00 FEET AND A DELTA ANGLE OF 11°17'53"; WHOSE CHORD BEARS S. 01°28'36"E, THENCE ALONG SAID CURVE IN A SOUTHERLY AND COUNTER CLOCKWISE DIRECTION, 238.83 FEET TO THE SOUTHWEST CORNER OF TRACT 101 OF STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, AS RECORDED IN PLAT BOOK 39, PAGES 160 THROUGH 179, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N. 83°48'08"W, 373.58 FEET; THENCE N. 03°03'58"W, 153.24 FEET; THENCE S. 02°52'52"W, 188.88 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TRACT 100 (PORT HARBOUR PARKWAY) OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N. 87°31'15"E, 188.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2050.00 FEET AND A DELTA ANGLE OF 08°18'45"; WHOSE CHORD BEARS N. 83°37'22"E, THENCE ALONG SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, 387.28 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF TRACT 503 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, S. 03°00'00"E, 187.78 FEET TO THE SOUTHWEST CORNER OF LOT 43 OF SAID STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 2; THENCE S. 88°27'22"E, 130.00 FEET RETURNING TO THE POINT OF BEGINNING.

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**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1**

A SUBDIVISION LYING IN SECTIONS 24, 25 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, TRACT BOUNDARIES

**LINE TABLE**

NUMBER/BEARING	DISTANCE	NUMBER/BEARING	DISTANCE
14 12.00 31.25	190.00	1243 18.27 23.50	74.93
15 13.12 24.24	88.07	1244 18.50 30.54	81.82
16 15.32 31.52	134.40	1245 19.22 35.56	86.85
17 17.42 38.28	173.60	1246 19.44 42.56	91.83
18 19.24 45.24	207.36	1247 19.66 49.56	96.76
19 20.76 52.24	237.60	1248 19.88 56.56	101.64
20 22.04 59.24	264.00	1249 20.10 63.56	106.47
21 23.04 66.24	287.04	1250 20.32 70.56	111.24
22 23.76 73.24	307.20	1251 20.54 77.56	115.95
23 24.24 80.24	324.00	1252 20.76 84.56	120.59
24 24.52 87.24	338.08	1253 20.98 91.56	125.16
25 24.60 94.24	349.60	1254 21.20 98.56	129.65
26 24.48 101.24	358.08	1255 21.42 105.56	134.07
27 24.16 108.24	364.00	1256 21.64 112.56	138.42
28 23.64 115.24	367.84	1257 21.86 119.56	142.70
29 22.92 122.24	369.00	1258 22.08 126.56	146.91
30 22.00 129.24	367.84	1259 22.30 133.56	151.05
31 20.88 136.24	364.80	1260 22.52 140.56	155.12
32 19.56 143.24	359.36	1261 22.74 147.56	159.12
33 18.04 150.24	351.00	1262 22.96 154.56	163.05
34 16.32 157.24	339.36	1263 23.18 161.56	166.91
35 14.40 164.24	325.04	1264 23.40 168.56	170.70
36 12.28 171.24	308.64	1265 23.62 175.56	174.42
37 9.96 178.24	290.00	1266 23.84 182.56	178.07
38 7.44 185.24	269.84	1267 24.06 189.56	181.65
39 4.72 192.24	248.00	1268 24.28 196.56	185.16
40 1.80 199.24	224.64	1269 24.50 203.56	188.60
41 1.32 206.24	200.00	1270 24.72 210.56	191.97
42 1.00 213.24	175.00	1271 24.94 217.56	195.27
43 0.84 220.24	150.00	1272 25.16 224.56	198.50
44 0.80 227.24	125.00	1273 25.38 231.56	201.65
45 0.88 234.24	100.00	1274 25.60 238.56	204.72
46 1.00 241.24	75.00	1275 25.82 245.56	207.71
47 1.16 248.24	50.00	1276 26.04 252.56	210.62
48 1.36 255.24	25.00	1277 26.26 259.56	213.45
49 1.60 262.24	0.00	1278 26.48 266.56	216.20
50 1.88 269.24		1279 26.70 273.56	218.87
51 2.20 276.24		1280 26.92 280.56	221.47
52 2.56 283.24		1281 27.14 287.56	224.00
53 2.96 290.24		1282 27.36 294.56	226.46
54 3.40 297.24		1283 27.58 301.56	228.85
55 3.88 304.24		1284 27.80 308.56	231.17
56 4.40 311.24		1285 28.02 315.56	233.42
57 4.96 318.24		1286 28.24 322.56	235.60
58 5.56 325.24		1287 28.46 329.56	237.71
59 6.20 332.24		1288 28.68 336.56	239.75
60 6.88 339.24		1289 28.90 343.56	241.72
61 7.60 346.24		1290 29.12 350.56	243.62
62 8.36 353.24		1291 29.34 357.56	245.45
63 9.16 360.24		1292 29.56 364.56	247.21
64 10.00 367.24		1293 29.78 371.56	248.90
65 10.88 374.24		1294 30.00 378.56	250.52
66 11.80 381.24		1295 30.22 385.56	252.07
67 12.76 388.24		1296 30.44 392.56	253.55
68 13.76 395.24		1297 30.66 399.56	254.96
69 14.80 402.24		1298 30.88 406.56	256.30
70 15.88 409.24		1299 31.10 413.56	257.57
71 17.00 416.24		1300 31.32 420.56	258.77
72 18.16 423.24		1301 31.54 427.56	259.90
73 19.36 430.24		1302 31.76 434.56	260.97
74 20.60 437.24		1303 31.98 441.56	261.98
75 21.88 444.24		1304 32.20 448.56	262.93
76 23.20 451.24		1305 32.42 455.56	263.82
77 24.56 458.24		1306 32.64 462.56	264.65
78 26.00 465.24		1307 32.86 469.56	265.42
79 27.52 472.24		1308 33.08 476.56	266.13
80 29.12 479.24		1309 33.30 483.56	266.78
81 30.80 486.24		1310 33.52 490.56	267.37
82 32.56 493.24		1311 33.74 497.56	267.90
83 34.40 500.24		1312 33.96 504.56	268.37
84 36.32 507.24		1313 34.18 511.56	268.78
85 38.32 514.24		1314 34.40 518.56	269.13
86 40.40 521.24		1315 34.62 525.56	269.42
87 42.56 528.24		1316 34.84 532.56	269.65
88 44.80 535.24		1317 35.06 539.56	269.82
89 47.12 542.24		1318 35.28 546.56	269.93
90 49.52 549.24		1319 35.50 553.56	269.98
91 52.00 556.24		1320 35.72 560.56	269.97
92 54.56 563.24		1321 35.94 567.56	269.90
93 57.20 570.24		1322 36.16 574.56	269.77
94 59.92 577.24		1323 36.38 581.56	269.58
95 62.72 584.24		1324 36.60 588.56	269.33
96 65.60 591.24		1325 36.82 595.56	269.02
97 68.56 598.24		1326 37.04 602.56	268.65
98 71.60 605.24		1327 37.26 609.56	268.22
99 74.72 612.24		1328 37.48 616.56	267.73
100 77.92 619.24		1329 37.70 623.56	267.18
101 81.20 626.24		1330 37.92 630.56	266.57
102 84.56 633.24		1331 38.14 637.56	265.90
103 88.00 640.24		1332 38.36 644.56	265.17
104 91.52 647.24		1333 38.58 651.56	264.38
105 95.12 654.24		1334 38.80 658.56	263.53
106 98.80 661.24		1335 39.02 665.56	262.62
107 102.56 668.24		1336 39.24 672.56	261.65
108 106.40 675.24		1337 39.46 679.56	260.62
109 110.32 682.24		1338 39.68 686.56	259.53
110 114.32 689.24		1339 39.90 693.56	258.38
111 118.40 696.24		1340 40.12 700.56	257.17
112 122.56 703.24		1341 40.34 707.56	255.90
113 126.80 710.24		1342 40.56 714.56	254.57
114 131.12 717.24		1343 40.78 721.56	253.18
115 135.52 724.24		1344 41.00 728.56	251.73
116 140.00 731.24		1345 41.22 735.56	250.22
117 144.56 738.24		1346 41.44 742.56	248.65
118 149.20 745.24		1347 41.66 749.56	247.02
119 153.92 752.24		1348 41.88 756.56	245.33
120 158.72 759.24		1349 42.10 763.56	243.58
121 163.60 766.24		1350 42.32 770.56	241.77
122 168.56 773.24		1351 42.54 777.56	239.90
123 173.60 780.24		1352 42.76 784.56	237.97
124 178.72 787.24		1353 42.98 791.56	236.00
125 183.92 794.24		1354 43.20 798.56	233.97
126 189.20 801.24		1355 43.42 805.56	231.88
127 194.56 808.24		1356 43.64 812.56	229.73
128 200.00 815.24		1357 43.86 819.56	227.52
129 205.52 822.24		1358 44.08 826.56	225.25
130 211.12 829.24		1359 44.30 833.56	222.92
131 216.80 836.24		1360 44.52 840.56	220.53
132 222.56 843.24		1361 44.74 847.56	218.08
133 228.40 850.24		1362 44.96 854.56	215.57
134 234.32 857.24		1363 45.18 861.56	213.00
135 240.32 864.24		1364 45.40 868.56	210.37
136 246.40 871.24		1365 45.62 875.56	207.68
137 252.56 878.24		1366 45.84 882.56	204.93
138 258.80 885.24		1367 46.06 889.56	202.12
139 265.12 892.24		1368 46.28 896.56	199.25
140 271.52 899.24		1369 46.50 903.56	196.32
141 278.00 906.24		1370 46.72 910.56	193.33
142 284.56 913.24		1371 46.94 917.56	190.28
143 291.20 920.24		1372 47.16 924.56	187.17
144 297.92 927.24		1373 47.38 931.56	184.00
145 304.72 934.24		1374 47.60 938.56	180.77
146 311.60 941.24		1375 47.82 945.56	177.48
147 318.56 948.24		1376 48.04 952.56	174.13
148 325.60 955.24		1377 48.26 959.56	170.72
149 332.72 962.24		1378 48.48 966.56	167.25
150 340.00 969.24		1379 48.70 973.56	163.72
151 347.44 976.24		1380 48.92 980.56	160.13
152 355.04 983.24		1381 49.14 987.56	156.48
153 362.80 990.24		1382 49.36 994.56	152.77
154 370.72 997.24		1383 49.58 1001.56	149.00
155 378.80 1004.24		1384 49.80 1008.56	145.17
156 387.04 1011.24		1385 50.02 1015.56	141.28
157 395.44 1018.24		1386 50.24 1022.56	137.33
158 404.00 1025.24		1387 50.46 1029.56	133.32
159 412.72 1032.24		1388 50.68 1036.56	129.25
160 421.60 1039.24		1389 50.90 1043.56	125.12
161 430.64 1046.24		1390 51.12 1050.56	120.93
162 439.84 1053.24		1391 51.34 1057.56	116.68
163 449.20 1060.24		1392 51.56 1064.56	112.37
164 458.72 1067.24		1393 51.78 1071.56	108.00
165 468.40 1074.24		1394 52.00 1078.56	103.57
166 478.24 1081.24		1395 52.22 1085.56	99.08
167 488.24 1088.24		1396 52.44 1092.56	94.53
168 498.40 1095.24		1397 52.66 1099.56	90.00
169 508.72 1102.24		1398 52.88 1106.56	85.40
170 519.20 1109.24		1399 53.10 1113.56	80.72
171 529.84 1116.24		1400 53.32 1120.56	76.05
172 540.64 1123.24		1401 53.54 1127.56	71.38
173 551.60 1130.24		1402 53.76 1134.56	66.71
174 562.72 1137.24		1403 53.98 1141.56	62.04
175 574.00 1144.24		1404 54.20 1148.56	57.37
176 585.44 1151.24		1405 54.42 1155.56	52.70
177 597.04 1158.24		1406 54.64 1162.56	48.02
178 608.80 1165.24		1407 54.86 1169.56	43.34
179 620.72 1172.24		1408 55.08 1176.56	38.65
180 632.80 1179.24		1409 55.30 1183.56	33.95
181 645.04 1186.24		1410 55.52 1190.56	29.24
182 657.44 1193.24		1411 55.74 1197.56	24.52
183 670.00 1200.24		1412 55.96 1204.56	19.79
184 682.72 1207.24		1413 56.18 1211.56	15.04
185 695.60 1214.24		1414 56.40 1218.56	10.27
186 708.64 1221.24		1415 56.62 1225.56	5.48
187 721.84 1228.24		1416 56.84 1232.56	0.67
188 735.20 1235.24		1417 57.06 1239.56	
189 748.72 1242.24		1418 57.28 1246.56	
190 762.40 1249.24		1419 57.50 1253.56	
191 776.24 1256.24		1420 57.72 1260.56	
192 790.24 1263.24		1421 57.94 1267.56	
193 804.40 1270.24		1422 58.16 1274.56	
194 818.72 1277.24		1423 58.38 1281.56	
195 833.20 1284.24		1424 58.60 1288.56	
196 847.84 1291.24		1425 58.82 1295.56	
197 862.64 1298.24		1426 59.04 1302.56	
198 877.60 1305.24		1427 59.26 1309.56	
199 892.72 1312.24		1428 59.48 1316.56	
200 908.00 1319.24		1429 59.70 1323.56	
201 923.44 1326.24		1430 59.92 1330.56	
202 939.04 1333.24		1431 60.14 1337.56	

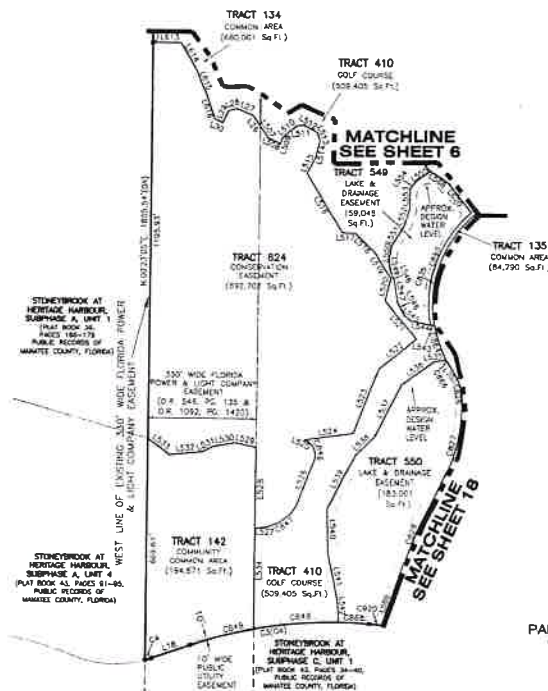
**STONEYBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS  
24, 25 & 26, TOWNSHIP 34 SOUTH,  
RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA  
**TRACT BOUNDARIES**

**LINE TABLE**

NUMBER	BEARING	DISTANCE
118	S 71° 22' 03" W	124.09
119	N 10° 34' 52" W	77.30
120	N 42° 23' 02" W	24.28
121	S 74° 53' 42" W	24.29
122	S 22° 41' 40" W	35.97
123	N 64° 42' 15" W	23.24
124	N 18° 45' 35" W	71.24
125	N 22° 31' 43" W	50.78
126	N 51° 15' 44" W	69.25
127	N 82° 34' 52" W	63.89
128	S 55° 51' 05" W	61.70
129	S 22° 34' 54" W	40.89
130	S 44° 21' 02" W	42.39
131	N 89° 56' 11" E	22.54
132	N 82° 02' 25" E	23.93
133	N 63° 58' 32" E	53.15
134	S 81° 32' 50" E	44.90
135	S 22° 34' 14" E	42.39
136	S 13° 28' 13" W	32.39
137	S 38° 06' 26" W	92.44
138	S 11° 11' 02" W	210.85
139	S 88° 01' 32" E	58.60
140	S 45° 21' 45" E	82.44
141	S 35° 41' 15" E	69.31
142	S 14° 30' 01" W	68.13
143	S 26° 10' 27" E	132.28
144	S 47° 57' 01" W	144.82
145	S 27° 31' 10" W	210.31
146	S 22° 27' 45" W	149.01
147	S 49° 55' 44" E	2.82
148	S 27° 19' 01" W	132.29
149	N 89° 56' 11" E	102.14
150	N 69° 25' 00" E	293.03
151	N 77° 38' 11" W	62.24
152	S 27° 19' 01" W	77.24
153	S 68° 47' 13" W	39.88
154	S 82° 04' 38" W	39.88
155	S 12° 42' 24" W	81.21
156	N 10° 22' 03" W	338.22
157	S 81° 32' 50" W	34.82
158	S 17° 43' 53" W	158.13
159	S 44° 19' 43" W	79.70
160	S 18° 33' 58" W	132.21
161	S 01° 18' 12" E	132.21
162	S 51° 19' 32" E	193.81
163	S 02° 01' 34" E	68.65
164	N 69° 25' 00" W	132.83
165	N 79° 20' 38" W	56.87
166	S 41° 12' 28" W	24.18
167	N 28° 53' 44" W	33.63
168	N 29° 21' 24" W	37.37
169	N 18° 33' 53" W	13.29
170	N 10° 34' 52" W	14.28
171	N 87° 15' 23" E	88.39
172	N 57° 44' 22" E	61.81
173	N 58° 10' 18" E	28.02
174	N 69° 19' 18" E	61.72
175	N 27° 43' 11" E	20.25
176	N 54° 04' 54" E	54.20
177	N 19° 00' 17" E	64.89
178	S 26° 02' 11" E	84.24
179	S 89° 17' 13" E	85.90
180	S 21° 15' 44" E	88.37
181	S 22° 25' 43" E	70.79
182	S 19° 45' 39" E	71.24
183	S 33° 18' 48" E	113.20
184	S 25° 11' 02" E	20.23

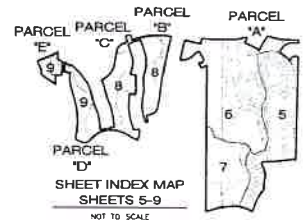
**CURVE TABLE**

NUMBER	RADIUS	DELTA	APC	CHORD	BEARING
1	1383.00	221° 17'	253.94	900.78	S 83° 00' 42" W
2	1361.00	113° 19' 15"	231.35	120.30	S 72° 30' 00" W
3	155.70	107° 20' 22"	80.72	19.81	N 17° 33' 51" W
4	246.00	117° 25' 14"	249.32	242.41	S 12° 48' 07" W
5	1333.00	102° 29' 24"	186.07	187.64	S 27° 44' 10" W
6	42.00	87° 38' 44"	64.28	18.18	S 22° 10' 22" E
7	127.00	69° 44' 34"	182.35	141.34	S 55° 01' 10" W
8	1583.00	118° 24' 38"	258.82	272.52	S 86° 14' 39" W
9	1583.00	108° 24' 38"	200.04	191.99	S 73° 34' 32" W
10	174.00	58° 27' 32"	381.81	382.27	S 19° 29' 54" W
11	184.00	178° 33' 22"	111.18	152.78	S 19° 19' 00" E
12	1283.00	103° 51' 00"	211.56	212.94	S 26° 12' 00" E
13	182.00	104° 14' 54"	21.75	17.35	S 20° 17' 45" E
14	1251.00	102° 44' 42"	158.48	149.85	N 83° 39' 34" W



**SYMBOL LEGEND**

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA FL 8690 SURVEY MARKER"
- (PRM) FOUND 4"x4" CONCRETE REFERENCE MONUMENT (LB #043)
- (PCP) UNLESS OTHERWISE NOTED, DENOTES A MAG NAIL WITH 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA PCP LB 8690 SURVEY MARKER"
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- ⊙ (PBM) PLAT BENCHMARK
- (OA) OVERALL
- (R) RAGAL
- (NR) NON-BADIAL



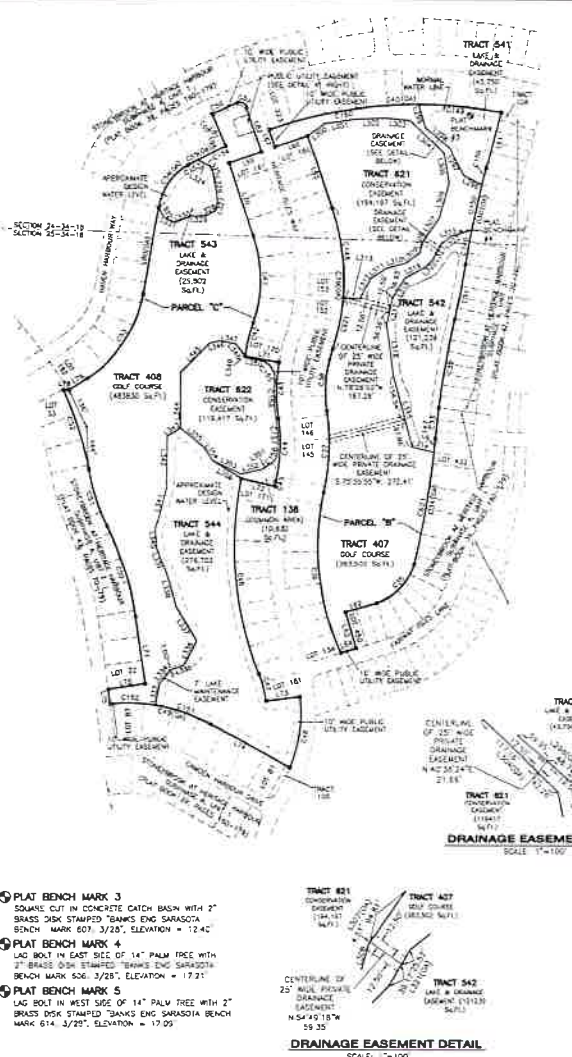
**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 6690  
1144 TALLEYVAST ROAD, SUITE 115  
SARASOTA, FLORIDA 34243  
PHONE: (813) 560-1618  
FAX: (813) 560-8918

**STONEBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE D, UNIT 1**

A SUBDIVISION LYING IN SECTIONS  
24, 25 & 26, TOWNSHIP 34 SOUTH,  
RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA  
**TRACT BOUNDARIES**

NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L61	S 101° 41' 31" W	133.77	L178	N 67° 36' 22" W	172.07
L62	S 72° 33' 07" W	111.45	L179	N 17° 02' 47" E	34.28
L63	S 112° 23' 37" E	130.00	L180	N 32° 25' 14" E	92.87
L64	S 72° 33' 07" W	111.45	L181	N 67° 36' 22" W	172.07
L65	N 102° 01' 28" W	205.00	L182	N 47° 46' 10" E	28.99
L66	S 70° 51' 28" W	132.00	L183	N 30° 22' 21" E	84.77
L67	N 102° 01' 28" W	205.00	L184	N 37° 14' 48" E	26.00
L68	S 70° 51' 28" W	132.00	L185	N 22° 52' 49" E	28.99
L69	S 101° 41' 31" W	133.77	L186	S 82° 48' 18" E	47.14
L70	S 112° 23' 37" E	130.00	L187	S 20° 58' 20" E	42.33
L71	S 72° 33' 07" W	111.45	L188	N 67° 36' 22" W	172.07
L72	N 102° 01' 28" W	205.00	L189	S 71° 44' 37" E	33.58
L73	N 74° 42' 24" W	120.00	L190	S 87° 03' 09" E	42.33
L74	N 51° 28' 36" E	110.00	L191	N 67° 36' 22" W	172.07
L75	N 51° 28' 36" E	110.00	L192	N 67° 36' 22" W	172.07
L76	N 51° 28' 36" E	110.00	L193	S 88° 28' 36" E	58.99
L77	N 51° 28' 36" E	110.00	L194	S 82° 48' 18" E	47.14
L78	S 85° 42' 19" E	18.85	L195	N 27° 46' 24" E	63.00
L79	S 75° 09' 03" E	78.89	L196	N 26° 21' 27" E	65.76
L80	N 101° 41' 31" E	208.00	L197	N 70° 51' 17" E	133.77
L81	N 23° 30' 19" W	100.00	L198	N 27° 35' 44" E	58.33
L82	S 119° 28' 32" E	188.00	L199	N 20° 20' 30" W	133.77
L83	N 14° 04' 44" W	111.45	L200	N 70° 51' 17" E	133.77
L84	N 28° 53' 43" W	102.31	L201	N 20° 28' 16" W	100.00
L85	N 50° 24' 04" W	108.00	L202	S 28° 14' 44" E	83.29
L86	N 17° 41' 42" W	81.87	L203	N 17° 20' 51" E	143.07
L87	N 14° 28' 43" E	108.00	L204	N 01° 04' 38" E	134.76
L88	N 65° 25' 41" E	108.00	L205	N 52° 50' 52" E	42.33
L89	N 67° 36' 22" E	172.07	L206	N 02° 02' 25" E	148.81
L90	S 81° 19' 24" E	85.18	L207	N 45° 53' 45" E	129.18
L91	S 48° 42' 34" E	106.42	L208	N 7° 28' 35" E	28.00
L92	S 101° 41' 31" W	133.77	L209	S 38° 40' 33" E	34.07
L93	S 101° 41' 31" W	133.77	L210	S 28° 19' 28" E	41.58
L94	S 101° 41' 31" W	133.77	L211	S 80° 21' 21" E	54.05
L95	S 101° 41' 31" W	133.77	L212	S 87° 18' 33" E	31.54
L96	S 101° 41' 31" W	133.77	L213	S 77° 44' 18" E	22.54
L97	S 101° 41' 31" W	133.77	L214	S 71° 18' 18" E	108.17
L98	S 101° 41' 31" W	133.77	L215	N 30° 01' 25" E	58.33
L99	S 101° 41' 31" W	133.77	L216	N 20° 20' 30" W	100.00
L100	S 101° 41' 31" W	133.77	L217	N 20° 20' 30" W	100.00
L101	S 101° 41' 31" W	133.77	L218	N 20° 20' 30" W	100.00
L102	S 101° 41' 31" W	133.77	L219	N 20° 20' 30" W	100.00
L103	S 101° 41' 31" W	133.77	L220	N 20° 20' 30" W	100.00
L104	S 101° 41' 31" W	133.77	L221	N 20° 20' 30" W	100.00
L105	S 101° 41' 31" W	133.77	L222	N 20° 20' 30" W	100.00
L106	S 101° 41' 31" W	133.77	L223	N 20° 20' 30" W	100.00
L107	S 101° 41' 31" W	133.77	L224	N 20° 20' 30" W	100.00
L108	S 101° 41' 31" W	133.77	L225	N 20° 20' 30" W	100.00
L109	S 101° 41' 31" W	133.77	L226	N 20° 20' 30" W	100.00
L110	S 101° 41' 31" W	133.77	L227	N 20° 20' 30" W	100.00
L111	S 101° 41' 31" W	133.77	L228	N 20° 20' 30" W	100.00
L112	S 101° 41' 31" W	133.77	L229	N 20° 20' 30" W	100.00
L113	S 101° 41' 31" W	133.77	L230	N 20° 20' 30" W	100.00
L114	S 101° 41' 31" W	133.77	L231	N 20° 20' 30" W	100.00
L115	S 101° 41' 31" W	133.77	L232	N 20° 20' 30" W	100.00

NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
C20	S 125° 00' 00" W	100.00	C100	N 119° 31' 32" E	51.72
C21	S 125° 00' 00" W	100.00	C101	S 119° 31' 32" E	51.72
C22	S 125° 00' 00" W	100.00	C102	S 119° 31' 32" E	51.72
C23	S 125° 00' 00" W	100.00	C103	S 119° 31' 32" E	51.72
C24	S 125° 00' 00" W	100.00	C104	S 119° 31' 32" E	51.72
C25	S 125° 00' 00" W	100.00	C105	S 119° 31' 32" E	51.72
C26	S 125° 00' 00" W	100.00	C106	S 119° 31' 32" E	51.72
C27	S 125° 00' 00" W	100.00	C107	S 119° 31' 32" E	51.72
C28	S 125° 00' 00" W	100.00	C108	S 119° 31' 32" E	51.72
C29	S 125° 00' 00" W	100.00	C109	S 119° 31' 32" E	51.72
C30	S 125° 00' 00" W	100.00	C110	S 119° 31' 32" E	51.72
C31	S 125° 00' 00" W	100.00	C111	S 119° 31' 32" E	51.72
C32	S 125° 00' 00" W	100.00	C112	S 119° 31' 32" E	51.72
C33	S 125° 00' 00" W	100.00	C113	S 119° 31' 32" E	51.72
C34	S 125° 00' 00" W	100.00	C114	S 119° 31' 32" E	51.72
C35	S 125° 00' 00" W	100.00	C115	S 119° 31' 32" E	51.72
C36	S 125° 00' 00" W	100.00	C116	S 119° 31' 32" E	51.72
C37	S 125° 00' 00" W	100.00	C117	S 119° 31' 32" E	51.72
C38	S 125° 00' 00" W	100.00	C118	S 119° 31' 32" E	51.72
C39	S 125° 00' 00" W	100.00	C119	S 119° 31' 32" E	51.72
C40	S 125° 00' 00" W	100.00	C120	S 119° 31' 32" E	51.72
C41	S 125° 00' 00" W	100.00	C121	S 119° 31' 32" E	51.72
C42	S 125° 00' 00" W	100.00	C122	S 119° 31' 32" E	51.72
C43	S 125° 00' 00" W	100.00	C123	S 119° 31' 32" E	51.72
C44	S 125° 00' 00" W	100.00	C124	S 119° 31' 32" E	51.72
C45	S 125° 00' 00" W	100.00	C125	S 119° 31' 32" E	51.72
C46	S 125° 00' 00" W	100.00	C126	S 119° 31' 32" E	51.72
C47	S 125° 00' 00" W	100.00	C127	S 119° 31' 32" E	51.72
C48	S 125° 00' 00" W	100.00	C128	S 119° 31' 32" E	51.72
C49	S 125° 00' 00" W	100.00	C129	S 119° 31' 32" E	51.72
C50	S 125° 00' 00" W	100.00	C130	S 119° 31' 32" E	51.72
C51	S 125° 00' 00" W	100.00	C131	S 119° 31' 32" E	51.72
C52	S 125° 00' 00" W	100.00	C132	S 119° 31' 32" E	51.72
C53	S 125° 00' 00" W	100.00	C133	S 119° 31' 32" E	51.72
C54	S 125° 00' 00" W	100.00	C134	S 119° 31' 32" E	51.72
C55	S 125° 00' 00" W	100.00	C135	S 119° 31' 32" E	51.72
C56	S 125° 00' 00" W	100.00	C136	S 119° 31' 32" E	51.72
C57	S 125° 00' 00" W	100.00	C137	S 119° 31' 32" E	51.72
C58	S 125° 00' 00" W	100.00	C138	S 119° 31' 32" E	51.72
C59	S 125° 00' 00" W	100.00	C139	S 119° 31' 32" E	51.72
C60	S 125° 00' 00" W	100.00	C140	S 119° 31' 32" E	51.72
C61	S 125° 00' 00" W	100.00	C141	S 119° 31' 32" E	51.72
C62	S 125° 00' 00" W	100.00	C142	S 119° 31' 32" E	51.72
C63	S 125° 00' 00" W	100.00	C143	S 119° 31' 32" E	51.72
C64	S 125° 00' 00" W	100.00	C144	S 119° 31' 32" E	51.72
C65	S 125° 00' 00" W	100.00	C145	S 119° 31' 32" E	51.72
C66	S 125° 00' 00" W	100.00	C146	S 119° 31' 32" E	51.72
C67	S 125° 00' 00" W	100.00	C147	S 119° 31' 32" E	51.72
C68	S 125° 00' 00" W	100.00	C148	S 119° 31' 32" E	51.72
C69	S 125° 00' 00" W	100.00	C149	S 119° 31' 32" E	51.72
C70	S 125° 00' 00" W	100.00	C150	S 119° 31' 32" E	51.72
C71	S 125° 00' 00" W	100.00	C151	S 119° 31' 32" E	51.72
C72	S 125° 00' 00" W	100.00	C152	S 119° 31' 32" E	51.72
C73	S 125° 00' 00" W	100.00	C153	S 119° 31' 32" E	51.72
C74	S 125° 00' 00" W	100.00	C154	S 119° 31' 32" E	51.72
C75	S 125° 00' 00" W	100.00	C155	S 119° 31' 32" E	51.72
C76	S 125° 00' 00" W	100.00	C156	S 119° 31' 32" E	51.72
C77	S 125° 00' 00" W	100.00	C157	S 119° 31' 32" E	51.72
C78	S 125° 00' 00" W	100.00	C158	S 119° 31' 32" E	51.72
C79	S 125° 00' 00" W	100.00	C159	S 119° 31' 32" E	51.72
C80	S 125° 00' 00" W	100.00	C160	S 119° 31' 32" E	51.72
C81	S 125° 00' 00" W	100.00	C161	S 119° 31' 32" E	51.72
C82	S 125° 00' 00" W	100.00	C162	S 119° 31' 32" E	51.72
C83	S 125° 00' 00" W	100.00	C163	S 119° 31' 32" E	51.72
C84	S 125° 00' 00" W	100.00	C164	S 119° 31' 32" E	51.72
C85	S 125° 00' 00" W	100.00	C165	S 119° 31' 32" E	51.72
C86	S 125° 00' 00" W	100.00	C166	S 119° 31' 32" E	51.72
C87	S 125° 00' 00" W	100.00	C167	S 119° 31' 32" E	51.72
C88	S 125° 00' 00" W	100.00	C168	S 119° 31' 32" E	51.72
C89	S 125° 00' 00" W	100.00	C169	S 119° 31' 32" E	51.72
C90	S 125° 00' 00" W	100.00	C170	S 119° 31' 32" E	51.72
C91	S 125° 00' 00" W	100.00	C171	S 119° 31' 32" E	51.72
C92	S 125° 00' 00" W	100.00	C172	S 119° 31' 32" E	51.72
C93	S 125° 00' 00" W	100.00	C173	S 119° 31' 32" E	51.72
C94	S 125° 00' 00" W	100.00	C174	S 119° 31' 32" E	51.72
C95	S 125° 00' 00" W	100.00	C175	S 119° 31' 32" E	51.72
C96	S 125° 00' 00" W	100.00	C176	S 119° 31' 32" E	51.72
C97	S 125° 00' 00" W	100.00	C177	S 119° 31' 32" E	51.72
C98	S 125° 00' 00" W	100.00	C178	S 119° 31' 32" E	51.72
C99	S 125° 00' 00" W	100.00	C179	S 119° 31' 32" E	51.72
C100	S 125° 00' 00" W	100.00	C180	S 119° 31' 32" E	51.72



**PUBLIC UTILITY EASEMENT DETAIL**  
NOT TO SCALE



**DRAINAGE EASEMENT DETAIL**  
SCALE: 1"=10'



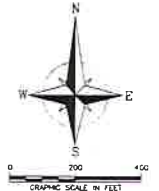
**DRAINAGE EASEMENT DETAIL**  
SCALE: 1"=10'



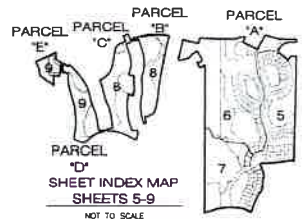
**GRAPHIC SCALE IN FEET**

- SYMBOL LEGEND**
- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA FL 34238 SURVEY MARKER"
  - (PRM) FOUND 4"x4" CONCRETE REFERENCE MONUMENT (LB #043)
  - (PCP) UNLESS OTHERWISE NOTED, DENOTES A 1/2" DIA. GAL

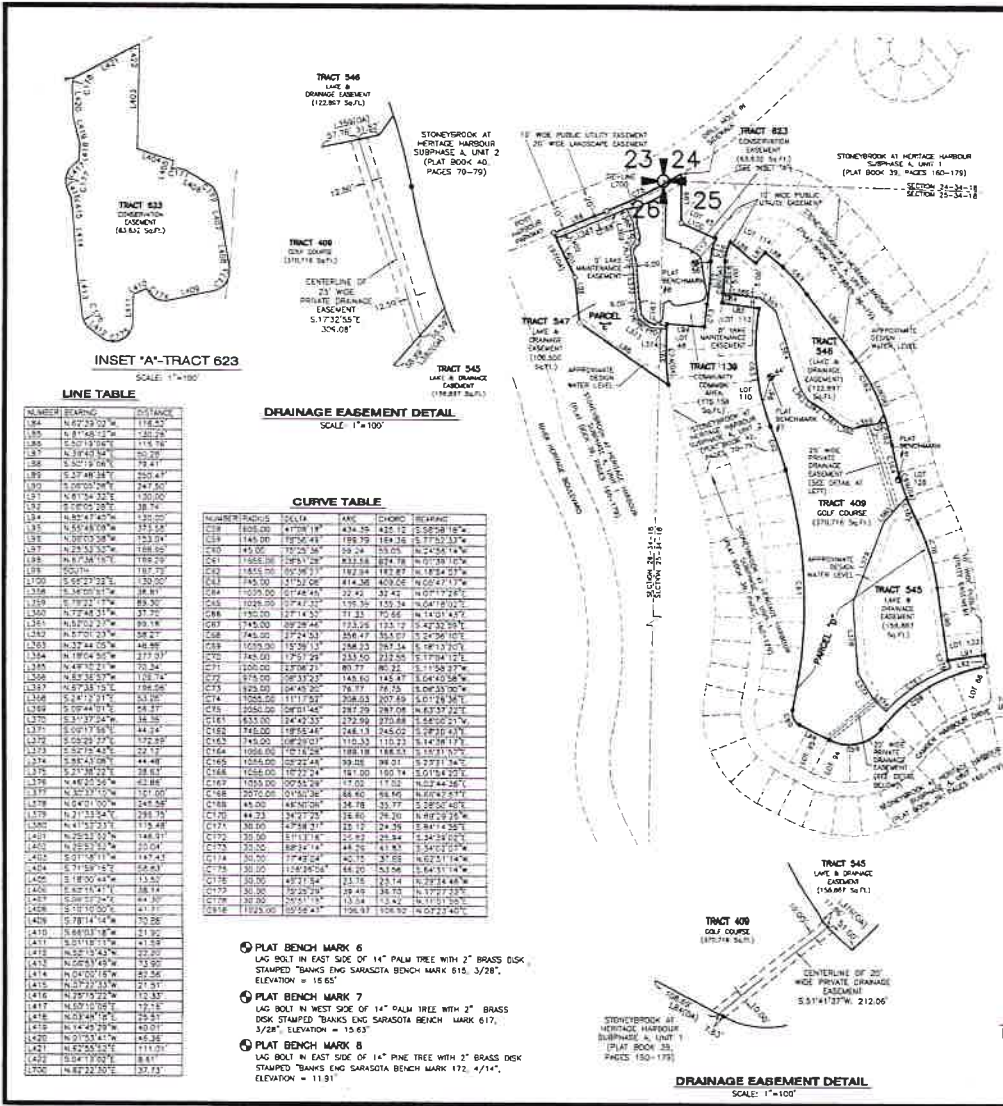
**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS 24, 25 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
**TRACT BOUNDARIES**



- SYMBOL LEGEND**
- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA FL 8880 SURVEY MARKER"
  - (PRM) FOUND 4"x4" CONCRETE REFERENCE MONUMENT (LB #043)
  - (PCP) UNLESS OTHERWISE NOTED, DENOTES A 1/2" DIA. IRON ROD WITH 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA FL 8880 SURVEY MARKER"
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - ⊙ (FBM) PLAT BENCHMARK
  - (OA) OVERALL
  - (R) RADIAL
  - (NR) NON-RADIAL



**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 5690  
1164 TALLEYVAULT ROAD, SUITE 115  
SARASOTA, FLORIDA 34243  
PHONE: (941)360-1618  
FAX: (941)360-6810



**LINE TABLE**

NUMBER	BEARING	DISTANCE
L364	N 67° 23' 02" W	116.23'
L365	N 67° 44' 08" W	120.79'
L366	S 2° 01' 39" E	116.16'
L367	N 33° 43' 34" E	92.33'
L368	N 2° 27' 34" E	119.43'
L369	S 23° 48' 38" E	250.43'
L370	S 50° 03' 24" W	247.50'
L371	N 81° 24' 18" W	130.00'
L372	S 72° 02' 38" E	38.74'
L373	N 85° 41' 45" W	130.00'
L374	N 57° 44' 08" W	123.04'
L375	N 23° 33' 30" W	168.56'
L376	N 41° 34' 18" W	188.78'
L377	S 02° 01" W	187.78'
L378	S 52° 27' 28" E	130.50'
L379	S 18° 02' 11" W	84.91'
L380	S 77° 44' 31" W	21.75'
L381	N 81° 24' 18" W	89.16'
L382	N 47° 12' 23" W	58.27'
L383	N 23° 44' 25" W	46.89'
L384	N 18° 04' 36" W	211.20'
L385	N 47° 12' 23" W	70.34'
L386	N 82° 38' 21" W	120.74'
L387	N 67° 44' 08" W	106.06'
L388	S 14° 17' 21" E	53.16'
L389	S 09° 44' 01" E	44.31'
L390	S 14° 17' 21" E	88.36'
L391	S 07° 17' 58" E	44.34'
L392	S 02° 29' 29" E	102.98'
L393	S 27° 14' 42" E	27.17'
L394	S 81° 43' 08" E	44.48'
L395	S 14° 17' 21" E	88.81'
L396	N 47° 12' 23" W	121.00'
L397	N 67° 44' 08" W	248.58'
L398	N 31° 03' 34" E	295.78'
L399	N 47° 12' 23" W	115.48'
L400	N 23° 44' 25" W	148.51'
L401	N 82° 38' 21" W	251.04'
L402	S 01° 08' 11" W	187.43'
L403	S 71° 59' 15" E	159.23'
L404	S 18° 04' 36" W	135.67'
L405	S 82° 14' 41" E	88.14'
L406	S 02° 29' 29" E	44.31'
L407	S 14° 17' 21" E	88.77'
L408	S 07° 17' 58" E	41.37'
L409	S 78° 14' 14" W	70.26'
L410	S 68° 03' 08" W	21.92'
L411	S 01° 03' 01" E	61.83'
L412	N 52° 15' 43" W	22.20'
L413	N 23° 28' 48" W	23.92'
L414	N 04° 02' 18" W	22.36'
L415	N 37° 37' 33" W	21.31'
L416	N 29° 19' 22" W	22.33'
L417	N 02° 01' 36" E	20.15'
L418	N 03° 44' 19" E	25.31'
L419	N 14° 42' 28" W	40.01'
L420	N 01° 03' 41" W	45.26'
L421	N 67° 55' 37" E	711.03'
L422	S 01° 03' 01" E	88.77'
L500	N 87° 23' 20" E	57.73'

**CURVE TABLE**

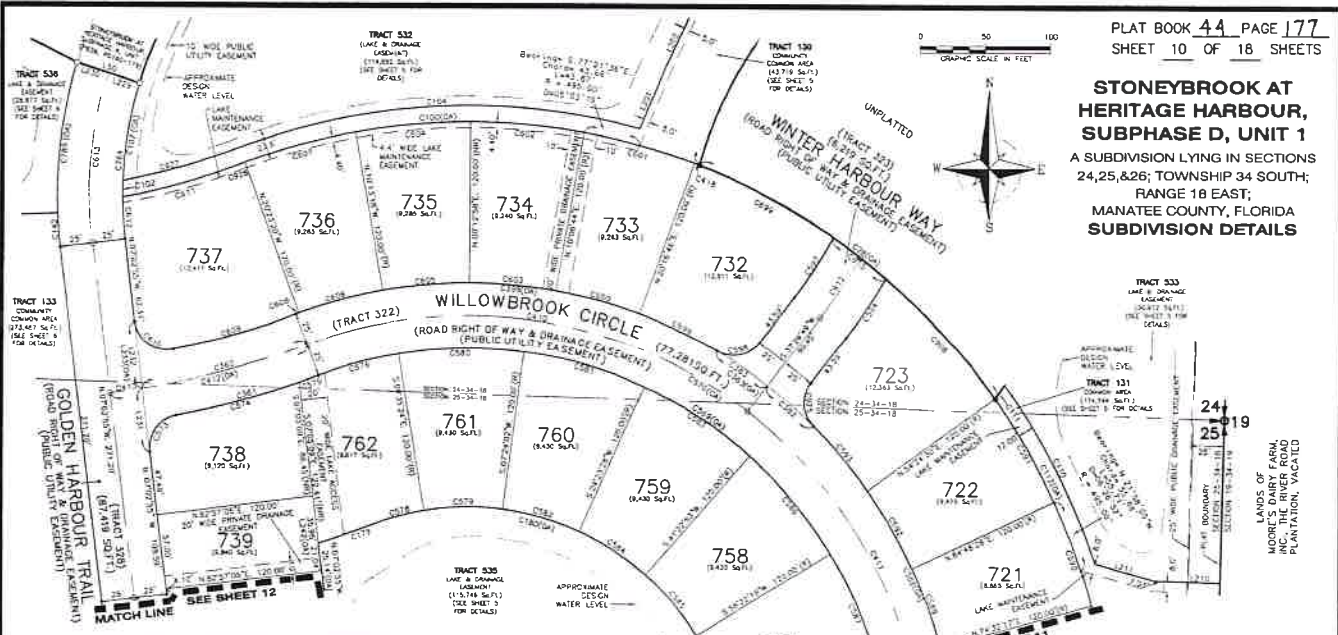
NUMBER	RADIUS	ANGLE	CHORD	BEARING
C18	180.00	41° 17' 11"	42.66	S 48° 42' 12" E
C19	144.00	10° 50' 43"	189.39	S 89° 31' 53" W
C20	49.00	70° 25' 34"	50.24	S 85° 05' 24" E
C21	185.00	10° 50' 43"	189.39	N 70° 08' 17" W
C22	185.00	10° 50' 43"	189.39	N 70° 08' 17" W
C23	145.00	141° 22' 06"	814.58	N 60° 47' 17" W
C24	100.00	60° 44' 41"	100.00	N 60° 44' 41" W
C25	180.00	10° 50' 43"	189.39	N 79° 08' 17" W
C26	180.00	10° 50' 43"	189.39	N 79° 08' 17" W
C27	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C28	165.00	15° 56' 13"	288.23	N 74° 13' 20" E
C29	145.00	17° 55' 28"	133.50	S 72° 04' 12" E
C30	145.00	17° 55' 28"	133.50	S 72° 04' 12" E
C31	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C32	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C33	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C34	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C35	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C36	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C37	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C38	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C39	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C40	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C41	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C42	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C43	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C44	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C45	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C46	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C47	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C48	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C49	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C50	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C51	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C52	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C53	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C54	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C55	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C56	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C57	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C58	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C59	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C60	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C61	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C62	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C63	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C64	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C65	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C66	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C67	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C68	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C69	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C70	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C71	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C72	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C73	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C74	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C75	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C76	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C77	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C78	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C79	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C80	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C81	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C82	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C83	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C84	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C85	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C86	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C87	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C88	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C89	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C90	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C91	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C92	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C93	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C94	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C95	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C96	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C97	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C98	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C99	100.00	127° 24' 23"	258.47	S 52° 36' 01" E
C100	100.00	127° 24' 23"	258.47	S 52° 36' 01" E

- ⊙ PLAT BENCHMARK 6  
LAG BOLT IN EAST SIDE OF 14" PALM TREE WITH 2" BRASS DISK STAMPED "BANKS ENG SARASOTA BENCH MARK 615, 3/28", ELEVATION = 16.65'
- ⊙ PLAT BENCHMARK 7  
LAG BOLT IN WEST SIDE OF 14" PALM TREE WITH 2" BRASS DISK STAMPED "BANKS ENG SARASOTA BENCH MARK 617, 3/28", ELEVATION = 15.63'
- ⊙ PLAT BENCHMARK 8  
LAG BOLT IN EAST SIDE OF 14" PINE TREE WITH 2" BRASS DISK STAMPED "BANKS ENG SARASOTA BENCH MARK 172, 4/14", ELEVATION = 11.91'

**DRAINAGE EASEMENT DETAIL**  
SCALE: 1"=100'

**STONEBROOK AT  
HARBOR HARBOUR,  
SUBPHASE D, UNIT 1**

A SUBDIVISION LYING IN SECTIONS  
24, 25, & 26; TOWNSHIP 34 SOUTH;  
RANGE 18 EAST;  
MANATEE COUNTY, FLORIDA  
**SUBDIVISION DETAILS**



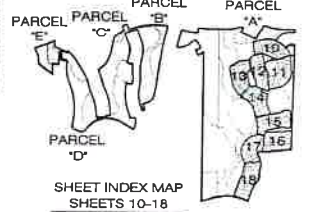
**CURVE TABLES**

NUMBER	BEARING	CHORD	BEARING
C125	N 22° 32' 44.1" E	30.00	S 27° 27' 15.9" W
C126	N 45° 20' 55.1" E	45.27	S 44° 39' 04.9" W
C127	N 27° 44' 08.1" E	52.51	S 62° 15' 51.9" W
C128	N 33° 38' 33.1" E	60.00	S 56° 21' 26.9" W
C129	N 49° 00' 10.1" E	89.51	S 40° 59' 49.9" W
C130	N 50° 00' 25.1" E	91.77	S 40° 09' 34.9" W
C131	N 57° 00' 24.1" E	117.43	S 32° 59' 35.9" W
C132	N 57° 00' 17.1" E	116.33	S 33° 02' 42.9" W
C133	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C134	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C135	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C136	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C137	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C138	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C139	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C140	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C141	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C142	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C143	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C144	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C145	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C146	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C147	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C148	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C149	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C150	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C151	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C152	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C153	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C154	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C155	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C156	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C157	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C158	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C159	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C160	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C161	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C162	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C163	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C164	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C165	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C166	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C167	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C168	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C169	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C170	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C171	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C172	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C173	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C174	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C175	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C176	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C177	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C178	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C179	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C180	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C181	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C182	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C183	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C184	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C185	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C186	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C187	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C188	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C189	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C190	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C191	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C192	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C193	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C194	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C195	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C196	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C197	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C198	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C199	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W
C200	N 64° 00' 07.1" E	132.84	S 25° 52' 52.9" W

**LINE TABLE**

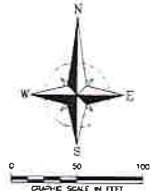
NUMBER	BEARING	DISTANCE
L100	S 22° 32' 44.1" E	30.00
L101	N 45° 20' 55.1" E	45.27
L102	N 27° 44' 08.1" E	52.51
L103	N 33° 38' 33.1" E	60.00
L104	N 49° 00' 10.1" E	89.51
L105	N 50° 00' 25.1" E	91.77
L106	N 57° 00' 24.1" E	117.43
L107	N 57° 00' 17.1" E	116.33
L108	N 64° 00' 07.1" E	132.84
L109	N 64° 00' 07.1" E	132.84
L110	N 64° 00' 07.1" E	132.84
L111	N 64° 00' 07.1" E	132.84
L112	N 64° 00' 07.1" E	132.84
L113	N 64° 00' 07.1" E	132.84
L114	N 64° 00' 07.1" E	132.84
L115	N 64° 00' 07.1" E	132.84
L116	N 64° 00' 07.1" E	132.84
L117	N 64° 00' 07.1" E	132.84
L118	N 64° 00' 07.1" E	132.84
L119	N 64° 00' 07.1" E	132.84
L120	N 64° 00' 07.1" E	132.84
L121	N 64° 00' 07.1" E	132.84
L122	N 64° 00' 07.1" E	132.84
L123	N 64° 00' 07.1" E	132.84
L124	N 64° 00' 07.1" E	132.84
L125	N 64° 00' 07.1" E	132.84
L126	N 64° 00' 07.1" E	132.84
L127	N 64° 00' 07.1" E	132.84
L128	N 64° 00' 07.1" E	132.84
L129	N 64° 00' 07.1" E	132.84
L130	N 64° 00' 07.1" E	132.84
L131	N 64° 00' 07.1" E	132.84
L132	N 64° 00' 07.1" E	132.84
L133	N 64° 00' 07.1" E	132.84
L134	N 64° 00' 07.1" E	132.84
L135	N 64° 00' 07.1" E	132.84
L136	N 64° 00' 07.1" E	132.84
L137	N 64° 00' 07.1" E	132.84
L138	N 64° 00' 07.1" E	132.84
L139	N 64° 00' 07.1" E	132.84
L140	N 64° 00' 07.1" E	132.84
L141	N 64° 00' 07.1" E	132.84
L142	N 64° 00' 07.1" E	132.84
L143	N 64° 00' 07.1" E	132.84
L144	N 64° 00' 07.1" E	132.84
L145	N 64° 00' 07.1" E	132.84
L146	N 64° 00' 07.1" E	132.84
L147	N 64° 00' 07.1" E	132.84
L148	N 64° 00' 07.1" E	132.84
L149	N 64° 00' 07.1" E	132.84
L150	N 64° 00' 07.1" E	132.84

- SYMBOL LEGEND**
- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4" X 4" CONCRETE MONUMENT WITH 1/2" ALUMINUM DISK STAMPED "TRAMS ENG INC SARASOTA PRM # 6590 SURVEY MARKER"
  - (PCP) UNLESS OTHERWISE NOTED, DENOTES A 1/2" DIA. 10" H. 1" B. STAMPED "BANKS ENG INC SARASOTA PRM # 6590 SURVEY MARKER"
  - (FRM) FOUND 4" X 4" CONCRETE REFERENCE MONUMENT (LB #243)
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIAL
  - (N) NOT RADIAL
  - (O) OVERALL



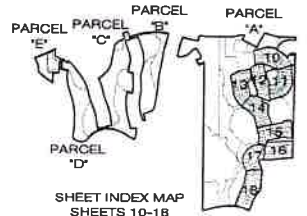
**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 6890  
1144 TALLEY ROAD, SUITE 115  
SARASOTA FLORIDA 34243  
PHONE: (813) 560-1018  
FAX: (813) 560-8918

**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS 24, 25, & 26; TOWNSHIP 34 SOUTH; RANGE 18 EAST; MANATEE COUNTY, FLORIDA  
**SUBDIVISION DETAILS**



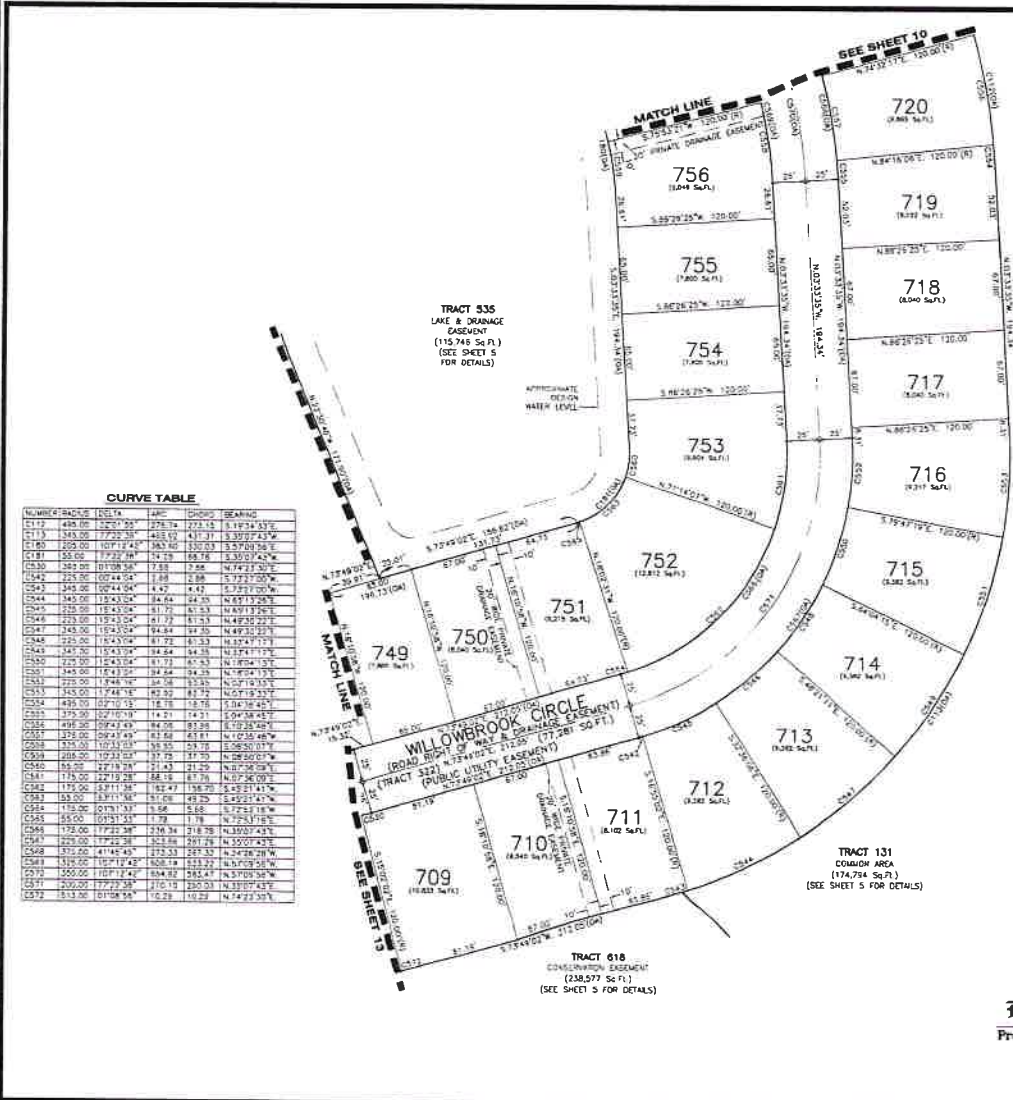
**SYMBOL LEGEND**

- ⊙ (PCP) UNLESS OTHERWISE NOTED, DENOTES A 1/4" DIA. HOLE WITH 2" BRASS DISK STAMPED "BANKS ENGINEERING SARASOTA PCP LB 6900 SURVEY MARKER"
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- (R) RADIAL
- (NR) NOT RADIAL
- (O) OVERALL



SHEET INDEX MAP  
SHEETS 10-18  
NOT TO SCALE

**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #1B 6690  
1144 TALLEYVALE ROAD, SUITE 115  
SARASOTA, FLORIDA 34231  
PHONE: (941) 360-1618  
FAX: (941) 360-5818

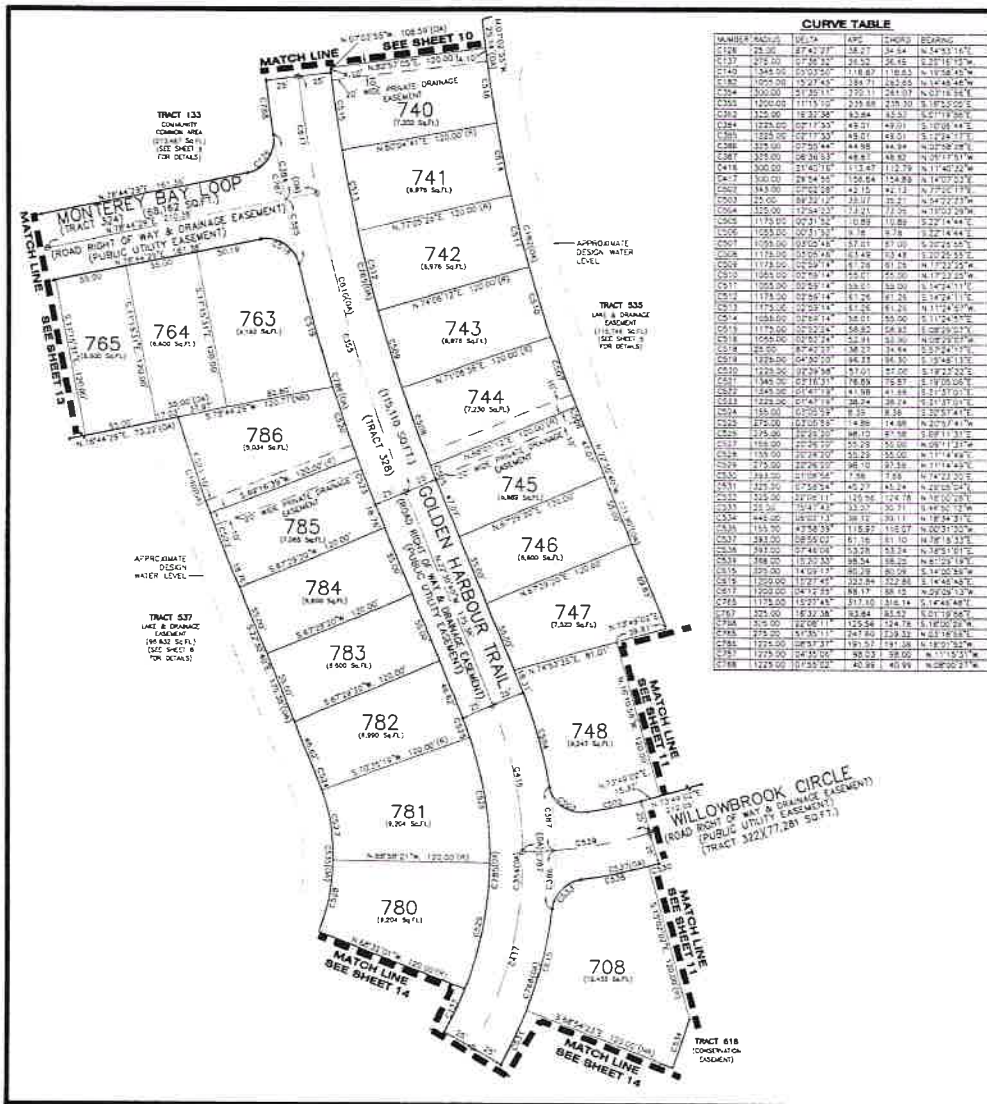


**CURVE TABLE**

MIDPOINT RADIAL DIST. (C.D.)	ARC	CHORD	BEARING
C1172	485.00	1270.00	278.74
C1173	1825.00	7722.58	455.17
C1180	1695.00	10711.42	363.40
C1181	55.00	17.22	74.78
C1230	247.00	610.88	17.88
C1242	225.00	1004.44	1.88
C242	245.00	1074.04	4.42
C244	145.00	1843.54	34.64
C247	225.00	1843.54	61.77
C248	223.00	1524.04	61.77
C247	145.00	1524.04	64.84
C244	225.00	1843.54	61.77
C242	245.00	1843.54	64.84
C240	225.00	1843.54	61.77
C239	225.00	1843.54	61.77
C238	225.00	1843.54	61.77
C237	225.00	1843.54	61.77
C236	225.00	1843.54	61.77
C235	225.00	1843.54	61.77
C234	225.00	1843.54	61.77
C233	225.00	1843.54	61.77
C232	225.00	1843.54	61.77
C231	225.00	1843.54	61.77
C230	225.00	1843.54	61.77
C229	225.00	1843.54	61.77
C228	225.00	1843.54	61.77
C227	225.00	1843.54	61.77
C226	225.00	1843.54	61.77
C225	225.00	1843.54	61.77
C224	225.00	1843.54	61.77
C223	225.00	1843.54	61.77
C222	225.00	1843.54	61.77
C221	225.00	1843.54	61.77
C220	225.00	1843.54	61.77
C219	225.00	1843.54	61.77
C218	225.00	1843.54	61.77
C217	225.00	1843.54	61.77
C216	225.00	1843.54	61.77
C215	225.00	1843.54	61.77
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C206	225.00	1843.54	61.77
C205	225.00	1843.54	61.77
C204	225.00	1843.54	61.77
C203	225.00	1843.54	61.77
C202	225.00	1843.54	61.77
C201	225.00	1843.54	61.77
C200	225.00	1843.54	61.77
C199	225.00	1843.54	61.77
C198	225.00	1843.54	61.77
C197	225.00	1843.54	61.77
C196	225.00	1843.54	61.77
C195	225.00	1843.54	61.77
C194	225.00	1843.54	61.77
C193	225.00	1843.54	61.77
C192	225.00	1843.54	61.77
C191	225.00	1843.54	61.77
C190	225.00	1843.54	61.77
C189	225.00	1843.54	61.77
C188	225.00	1843.54	61.77
C187	225.00	1843.54	61.77
C186	225.00	1843.54	61.77
C185	225.00	1843.54	61.77
C184	225.00	1843.54	61.77
C183	225.00	1843.54	61.77
C182	225.00	1843.54	61.77
C181	225.00	1843.54	61.77
C180	225.00	1843.54	61.77
C179	225.00	1843.54	61.77
C178	225.00	1843.54	61.77
C177	225.00	1843.54	61.77
C176	225.00	1843.54	61.77
C175	225.00	1843.54	61.77
C174	225.00	1843.54	61.77
C173	225.00	1843.54	61.77
C172	225.00	1843.54	61.77
C171	225.00	1843.54	61.77
C170	225.00	1843.54	61.77
C169	225.00	1843.54	61.77
C168	225.00	1843.54	61.77
C167	225.00	1843.54	61.77
C166	225.00	1843.54	61.77
C165	225.00	1843.54	61.77
C164	225.00	1843.54	61.77
C163	225.00	1843.54	61.77
C162	225.00	1843.54	61.77
C161	225.00	1843.54	61.77
C160	225.00	1843.54	61.77
C159	225.00	1843.54	61.77
C158	225.00	1843.54	61.77
C157	225.00	1843.54	61.77
C156	225.00	1843.54	61.77
C155	225.00	1843.54	61.77
C154	225.00	1843.54	61.77
C153	225.00	1843.54	61.77
C152	225.00	1843.54	61.77
C151	225.00	1843.54	61.77
C150	225.00	1843.54	61.77
C149	225.00	1843.54	61.77
C148	225.00	1843.54	61.77
C147	225.00	1843.54	61.77
C146	225.00	1843.54	61.77
C145	225.00	1843.54	61.77
C144	225.00	1843.54	61.77
C143	225.00	1843.54	61.77
C142	225.00	1843.54	61.77
C141	225.00	1843.54	61.77
C140	225.00	1843.54	61.77
C139	225.00	1843.54	61.77
C138	225.00	1843.54	61.77
C137	225.00	1843.54	61.77
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C135	225.00	1843.54	61.77
C134	225.00	1843.54	61.77
C133	225.00	1843.54	61.77
C132	225.00	1843.54	61.77
C131	225.00	1843.54	61.77
C130	225.00	1843.54	61.77
C129	225.00	1843.54	61.77
C128	225.00	1843.54	61.77
C127	225.00	1843.54	61.77
C126	225.00	1843.54	61.77
C125	225.00	1843.54	61.77
C124	225.00	1843.54	61.77
C123	225.00	1843.54	61.77
C122	225.00	1843.54	61.77
C121	225.00	1843.54	61.77
C120	225.00	1843.54	61.77
C119	225.00	1843.54	61.77
C118	225.00	1843.54	61.77
C117	225.00	1843.54	61.77



**STONEBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS  
24,25,&26; TOWNSHIP 34 SOUTH;  
RANGE 18 EAST;  
MANATEE COUNTY, FLORIDA  
**SUBDIVISION DETAILS**

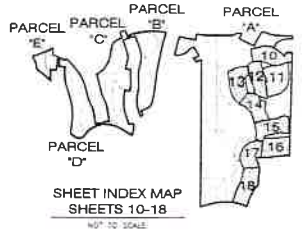


**CURVE TABLE**

NUMBER	RADIUS	DELTA	APX	CHORD	BEARING
C126	725.00	7°42'11"	58.57	54.84	N 83°51'14"E
C137	272.00	17°24'32"	26.52	26.45	S 21°11'15"W
C140	1845.00	0°03'20"	718.87	118.83	N 10°58'42"W
C187	1050.00	5°27'48"	188.71	185.25	N 14°48'48"W
C204	1000.00	51°30'11"	732.11	244.07	N 01°18'28"E
C255	1200.00	11°15'10"	233.48	235.30	S 18°20'02"E
C273	1700.00	18°32'00"	332.84	332.07	S 47°17'20"E
C284	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C285	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C286	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C287	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C288	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C289	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C290	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C291	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C292	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C293	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C294	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C295	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C296	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C297	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C298	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C299	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C300	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C301	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C302	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C303	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C304	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C305	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C306	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C307	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C308	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C309	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C310	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C311	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C312	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C313	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C314	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C315	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C316	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C317	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C318	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C319	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C320	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C321	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C322	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C323	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C324	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C325	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C326	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C327	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C328	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C329	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C330	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C331	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C332	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C333	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C334	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C335	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C336	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C337	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C338	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C339	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E
C340	1225.00	0°11'33"	49.01	49.01	S 10°00'44"E

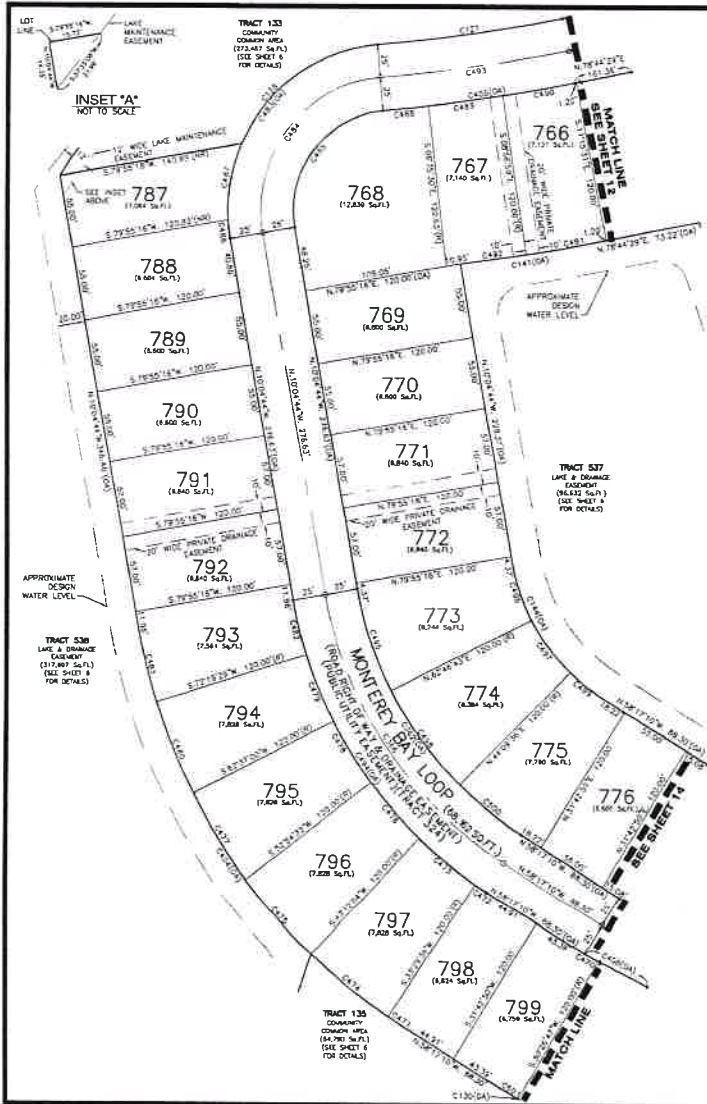


- SYMBOL LEGEND**
- ⊙ (PCP) UNLESS OTHERWISE NOTED, DENOTES A MAG NAIL WITH 2" BRASS DICK STAMPED "BANKS ENG INC SARASOTA PCP LB 6550 SURVEY MARK-CP"
  - \* UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIAL
  - (NR) NOT RADIAL
  - (OA) OVERALL



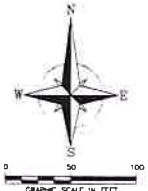
**Banks Engineering, Inc.**  
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**STONEBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS  
24,25,&26; TOWNSHIP 34 SOUTH;  
RANGE 18 EAST;  
MANATEE COUNTY, FLORIDA  
SUBDIVISION DETAILS

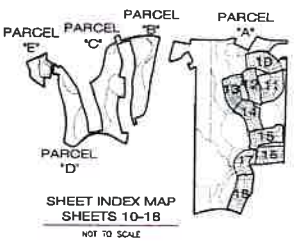


**CURVE TABLE**

NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
C127	1,838.00	108°02'30"	142.31	172.44	N 25° 41' 56" W
C128	125.00	81° 43' 59"	125.23	127.25	N 62° 14' 53" E
C141	1,558.00	24° 15' 51"	111.86	111.83	S 80° 53' 01" W
C144	125.00	88° 52' 28"	125.81	125.80	N 34° 10' 51" W
C145	125.00	88° 52' 28"	125.38	125.41	N 14° 10' 51" W
C146	300.00	48° 17' 24"	132.41	132.22	N 34° 10' 51" W
C147	445.00	38° 17' 24"	174.41	174.41	N 34° 10' 51" W
C205	1,585.00	18° 04' 32"	143.84	143.77	S 21° 47' 52" W
C408	375.00	129° 37' 03"	181.58	190.00	N 86° 42' 42" W
C410	505.00	111° 02' 51"	111.81	111.87	N 50° 55' 17" E
C411	445.00	114° 43' 44"	13.92	13.92	S 57° 23' 41" E
C412	325.00	114° 43' 44"	15.59	15.59	S 27° 23' 41" E
C413	175.00	104° 17' 28"	15.57	15.50	S 11° 49' 17" E
C414	445.00	104° 17' 28"	75.40	75.31	S 51° 53' 10" E
C475	445.00	104° 17' 28"	75.40	75.31	N 47° 54' 42" W
C476	325.00	104° 17' 28"	88.57	88.00	N 47° 54' 42" W
C477	445.00	104° 17' 28"	75.40	75.31	S 12° 14' 14" E
C478	325.00	104° 17' 28"	55.97	54.00	S 12° 14' 14" E
C479	325.00	104° 17' 28"	55.97	54.00	S 22° 31' 47" E
C480	445.00	104° 17' 28"	75.40	75.31	N 22° 31' 47" E
C481	445.00	104° 17' 28"	25.00	58.86	N 13° 42' 38" W
C482	325.00	104° 17' 28"	43.59	43.56	N 13° 42' 38" W
C483	125.00	104° 17' 28"	107.12	124.23	S 37° 22' 22" W
C484	100.00	104° 17' 28"	185.70	142.30	S 37° 22' 22" W
C485	75.00	104° 17' 28"	174.17	111.94	S 37° 22' 22" W
C486	125.00	104° 17' 28"	14.37	14.37	S 30° 48' 10" E
C487	125.00	104° 17' 28"	29.73	58.58	S 10° 03' 32" W
C488	1,885.00	10° 52' 51"	15.03	15.03	N 84° 07' 58" W
C489	1,585.00	10° 52' 51"	57.00	57.00	N 87° 15' 43" E
C490	125.00	10° 52' 51"	55.81	55.80	N 79° 45' 42" E
C491	125.00	10° 52' 51"	80.84	80.84	S 78° 54' 46" W
C492	1,585.00	10° 52' 51"	81.82	81.81	N 62° 50' 17" E
C493	1,585.00	10° 52' 51"	145.17	145.11	S 81° 47' 18" W
C494	225.00	10° 52' 51"	225.45	225.43	S 81° 47' 18" W
C495	225.00	17° 02' 22"	82.38	81.97	S 18° 29' 00" E
C496	125.00	17° 02' 22"	48.31	48.22	S 17° 20' 00" E
C497	125.00	17° 02' 22"	50.97	50.95	S 17° 15' 00" E
C498	275.00	18° 17' 07"	85.36	86.21	N 13° 31' 20" W
C499	125.00	18° 17' 07"	23.87	23.86	S 20° 01' 17" E
C500	225.00	18° 17' 07"	19.74	19.62	S 20° 01' 17" E
C501	145.00	101° 11' 02"	14.37	14.37	N 88° 51' 17" E

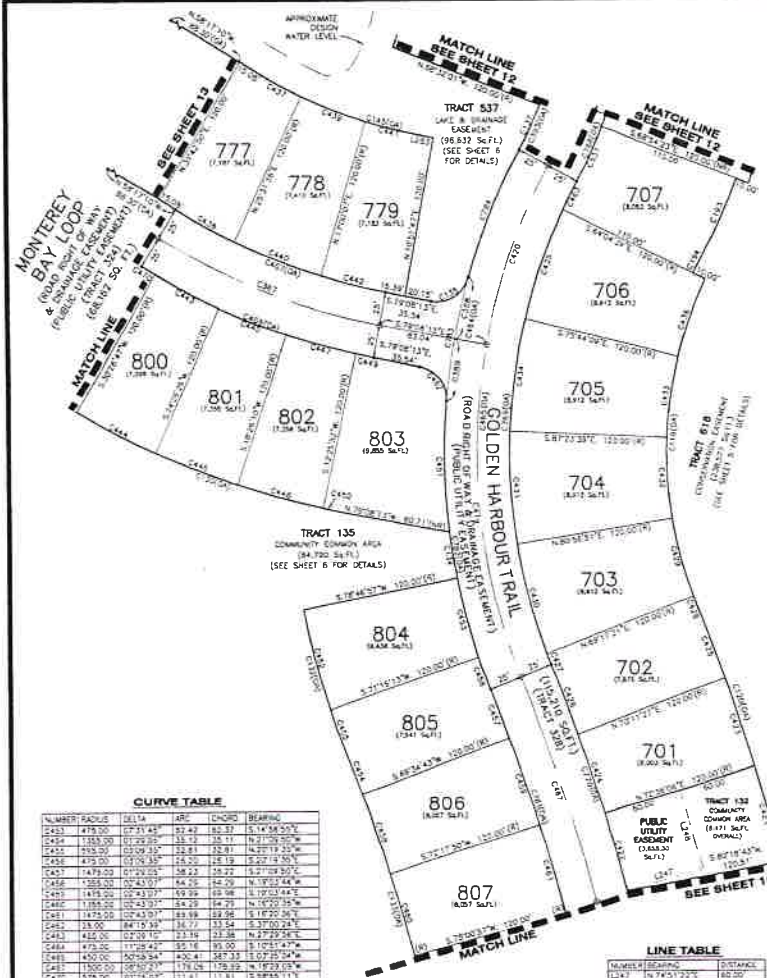


- SYMBOL LEGEND**
- ⊙ (PCP) UNLESS OTHERWISE NOTED DEMOTES A MAG NAIL WITH 2" BRASS DOKER STAMPED "BANKS ENG INC SARASOTA PCP 18 6656 SURVEY MARKED"
  - UNLESS OTHERWISE NOTED, DEMOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN POINT OF WAY
  - (R) RADIAL
  - (NR) NOT RADIAL
  - (DA) OVERALL



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**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS 24, 25, & 26; TOWNSHIP 34 SOUTH; RANGE 18 EAST; MANATEE COUNTY, FLORIDA  
**SUBDIVISION DETAILS**



**CURVE TABLE**

NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
C119	365.00	47°04'44"	124.81	287.29	S 0°00'00" W
C120	1645.00	14°30'08"	158.43	1592.29	S 1°00'00" W
C130	645.00	20°51'03"	174.72	233.43	S 69°47'47" E
C132	345.00	12°41'20"	117.00	110.94	N 87°13'43" E
C133	155.00	18°02'20"	119.70	118.00	N 1°00'00" E
C134	475.00	14°18'23"	131.30	33.87	N 20°03'51" W
C135	75.00	14°15'54"	26.77	33.54	S 83°43'59" E
C137	175.00	17°06'50"	26.52	26.42	S 32°18'15" W
C145	155.00	22°41'03"	73.14	128.48	S 89°42'47" E
C153	425.00	17°58'24"	80.80	40.52	S 20°00'00" E
C154	315.00	10°32'11"	119.33	117.31	N 29°29'00" E
C167	100.00	57°31'45"	181.98	180.58	N 14°39'55" W
C168	425.00	10°04'41"	42.58	47.91	N 71°44'33" E
C169	475.00	10°44'31"	47.90	47.91	N 71°08'26" E
C173	175.00	17°35'11"	247.60	238.12	N 03°16'56" E
C177	475.00	10°21'02"	112.86	117.91	N 66°24'42" E
C178	315.00	10°51'03"	115.04	110.00	N 69°45'45" E
C179	400.00	11°48'23"	213.37	153.88	N 03°01'18" E
C181	400.00	11°48'23"	213.37	153.88	N 03°01'18" E
C182	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C183	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C184	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C185	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C186	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C187	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C188	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C189	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C190	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C191	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C192	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C193	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C194	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C195	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C196	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C197	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C198	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C199	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E
C200	1845.00	10°17'44"	143.64	1424.84	S 1°00'00" E



**CURVE TABLE**

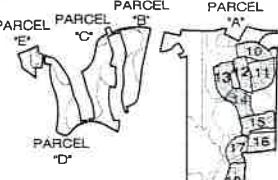
NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
C201	475.00	12°31'45"	97.42	80.37	S 14°54'50" E
C204	175.00	11°29'35"	35.74	34.71	N 74°05'20" E
C205	715.00	03°09'33"	32.81	32.81	N 27°11'25" W
C206	475.00	03°09'35"	25.20	18.19	S 22°12'15" E
C207	1475.00	01°01'56"	58.23	58.23	N 81°00'00" E
C208	1555.00	02°43'07"	64.52	64.52	N 1°32'44" W
C209	1475.00	02°43'07"	59.98	59.98	S 1°17'03'44" E
C210	1185.00	02°43'07"	59.29	59.29	N 1°00'00" E
C211	1475.00	02°43'07"	59.98	59.98	S 1°17'03'44" E
C212	715.00	04°15'39"	31.77	31.54	S 73°00'24" E
C213	445.00	04°30'10"	23.16	23.38	N 74°29'26" E
C214	475.00	11°29'42"	95.18	81.00	S 10°14'47" W
C215	450.00	06°28'54"	40.41	38.13	S 10°27'54" W
C216	1700.00	06°00'33"	178.04	176.33	N 10°23'03" E
C217	525.00	07°14'02"	71.11	11.81	S 89°28'11" E
C218	175.00	07°05'34"	23.23	15.74	N 22°05'04" E
C219	1625.00	06°45'44"	179.94	179.28	S 1°07'31" E
C220	1475.00	06°25'20"	116.20	116.09	N 18°26'43" E
C221	475.00	12°01'49"	124.95	228.52	N 02°03'28" E
C222	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C223	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C224	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C225	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C226	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C227	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C228	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C229	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C230	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C231	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C232	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C233	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C234	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C235	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C236	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C237	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C238	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C239	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C240	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C241	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C242	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C243	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C244	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C245	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C246	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C247	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C248	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C249	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C250	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C251	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C252	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C253	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C254	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C255	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C256	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C257	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C258	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C259	475.00	11°29'42"	81.16	80.05	N 10°21'47" E
C260	475.00	11°29'42"	81.16	80.05	N 10°21'47" E

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L247	N 74°51'22" E	60.00
L146	N 1°18'16" E	67.30
L153	N 71°24'13" W	75.30

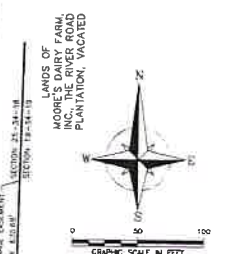
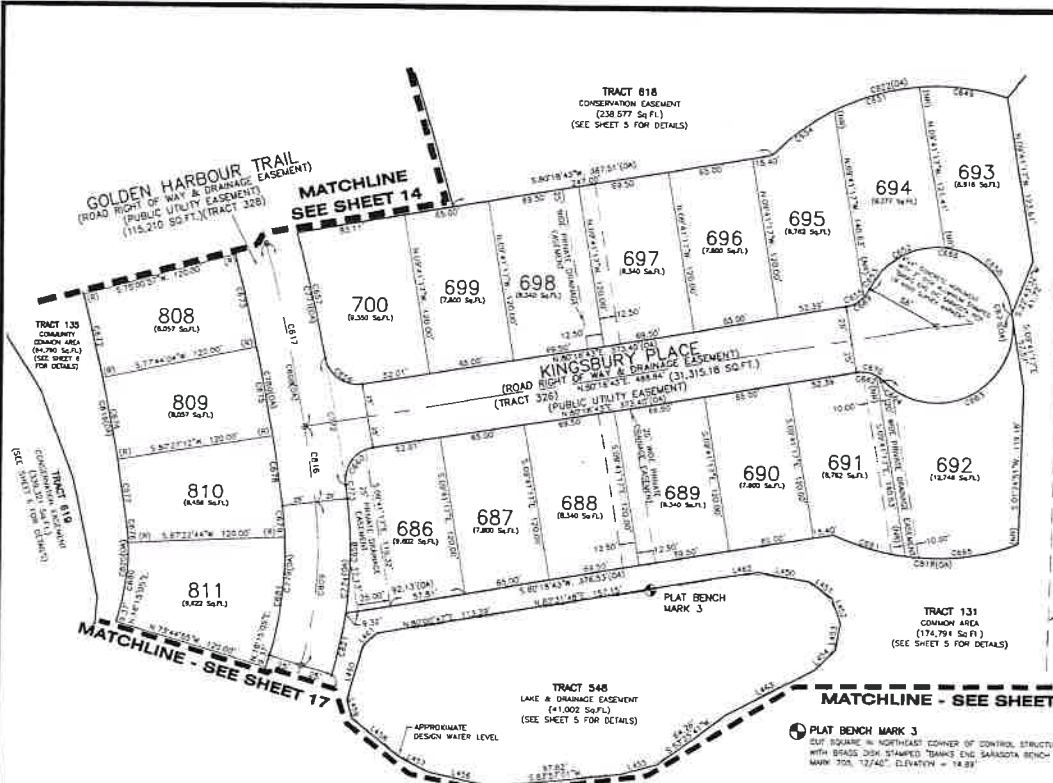
**SYMBOL LEGEND**

- (C) (CPC) UNLESS OTHERWISE NOTED DENOTES A 5/8" DIA. WITH 2" BRASS 250# STAMPED BANKS ENG. INC. SARASOTA PCP LB. 6600 SURVEY MARKER
- (\*) UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- (R) RADIAL
- (NR) NOT RADIAL
- (O) ON-CURVE



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**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS 24, 25, & 26; TOWNSHIP 34 SOUTH; RANGE 18 EAST; MANATEE COUNTY, FLORIDA  
**SUBDIVISION DETAILS**



- SYMBOL LEGEND**
- (PCP) UNLESS OTHERWISE NOTED, DENOTES A METAL NAIL WITH 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA PCP LB 6690 SURVEY MARKER"
  - (C) UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIAL
  - (NR) NOT RADIAL
  - (O) OVERALL
  - (DA)

**CURVE TABLE**

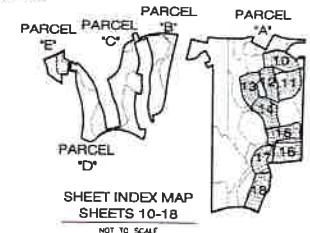
NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
C640	176.00	215.51°	68.55	87.58	S 83.74° 30' E
C650	188.00	74.38° 34'	72.56	120.37	N 47.00° 34' W
C651	178.00	217.48° 34'	67.77	87.38	N 74.71° 45' E
C660	168.00	88.18° 53'	58.15	45.13	S 61.30° 42' W
C661	131.00	171.90° 00'	75.50	71.48	S 55.57° 00' W
C664	178.00	182.55° 13'	57.74	57.48	N 88.09° 19' W
C665	78.00	39.45° 37'	13.40	10.36	S 62.29° 14' W
C666	79.00	88.00° 00'	38.14	34.78	N 55.58° 00' W
C667	152.00	59.58° 33'	68.03	68.03	N 12.50° 24' W
C668	220.00	181.22° 54'	88.25	88.01	N 60.10° 43' E
C669	155.00	88.00° 00'	58.48	54.78	N 38.74° 11' E
C670	178.00	182.55° 13'	57.74	57.48	N 88.09° 19' W
C671	220.00	39.45° 37'	15.80	19.36	S 81.48° 28' E
C672	68.00	142.32° 29'	144.37	109.38	S 67.42° 39' W
C684	25.00	171.11° 00'	7.50	7.48	N 10.75° 45' W
C685	178.00	287.37° 17'	87.83	86.78	N 87.03° 51' E
C686	69.00	142.32° 29'	144.37	109.38	N 61.10° 00' W
C689	25.00	32.76° 18'	23.11	22.59	N 53.50° 00' E
C693	25.00	32.76° 18'	23.11	22.59	S 73.77° 34' E
C694	68.00	287.37° 17'	29.43	29.86	S 09.11° 17' E
C695	133.00	07.43° 07'	84.29	84.29	N 13.27° 34' W
C697	147.00	07.43° 07'	84.41	83.98	S 13.27° 34' W

**LINE TABLE**

NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
L674	1553.00	33.43° 07'	84.29	84.29	N 10.94° 27' W
L676	1478.00	32.43° 07'	88.89	88.88	S 13.54° 25' E
L678	1520.00	30.48° 01'	11.89	12.38	N 89.03° 20' W
L679	1535.00	32.07° 15'	50.22	50.23	N 09.24° 03' W
L678	1478.00	32.43° 07'	88.89	88.87	S 06.29° 08' E
L679	1520.00	30.48° 01'	23.10	23.74	S 02.07° 25' E
L680	158.00	178.52° 21'	87.05	50.83	N 05.48° 54' E
L681	275.00	178.52° 21'	30.58	50.83	S 08.48° 54' W
L679	1520.00	30.48° 01'	84.02	89.00	S 3.32° 25' E
L679	1535.00	32.07° 15'	11.38	11.98	S 07.37° 57' E
L674	1553.00	33.43° 07'	139.25	133.34	S 04.78° 51' W
L678	1478.00	32.43° 07'	115.53	112.40	N 04.24° 51' W
L680	158.00	07.43° 07'	184.55	184.43	N 11.12° 13' W
L686	180.00	07.43° 07'	202.58	198.93	N 11.18° 39' W
L686	180.00	33.43° 25'	123.58	123.58	S 04.24° 11' W
L686	180.00	33.43° 25'	88.28	88.28	S 07.37° 20' E
L687	190.00	33.43° 25'	145.78	140.19	N 12.22° 32' E
L688	178.00	40.48° 00'	145.47	141.41	N 05.38° 28' W
L689	135.00	07.43° 07'	178.87	178.88	S 11.12° 13' E
L690	155.00	07.43° 07'	84.29	83.95	S 04.24° 51' W
L681	275.00	58.28° 03'	48.07	47.25	N 13.01° 03' E
L692	178.00	151.17° 21'	155.51	154.17	N 34.00° 18' E

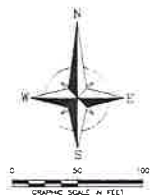
**LINE TABLE**

NUMBER	BEARING	DISTANCE
L690	S 02.07° 25' E	20.50
L691	S 84.81° 28' E	20.57
L692	S 02.07° 25' E	18.89
L693	S 04.56° 18' W	20.00
L694	S 43.45° 08' W	20.00
L695	S 73.70° 13' W	20.33
L696	N 78.07° 01' W	30.11
L697	N 82.53° 28' W	24.30
L698	N 15.78° 28' W	47.35
L699	N 18.57° 12' W	14.23
L700	N 13.46° 41' E	43.47
L701	N 44.33° 50' E	13.78
L702	N 48.24° 14' E	24.76
L703	S 62.21° 43' W	15.40



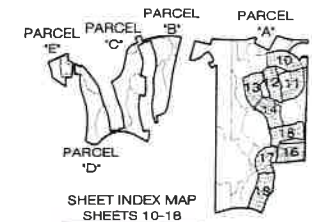
**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 8690  
1144 TALLEY ROAD, SUITE 115  
SARASOTA FLORIDA 34243  
PHONE: (941)360-1618  
FAX: (941)360-6818

**STONEBROOK AT  
HERITAGE HARBOUR,  
SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS  
24, 25, & 26; TOWNSHIP 34 SOUTH;  
RANGE 18 EAST;  
MANATEE COUNTY, FLORIDA  
SUBDIVISION DETAILS



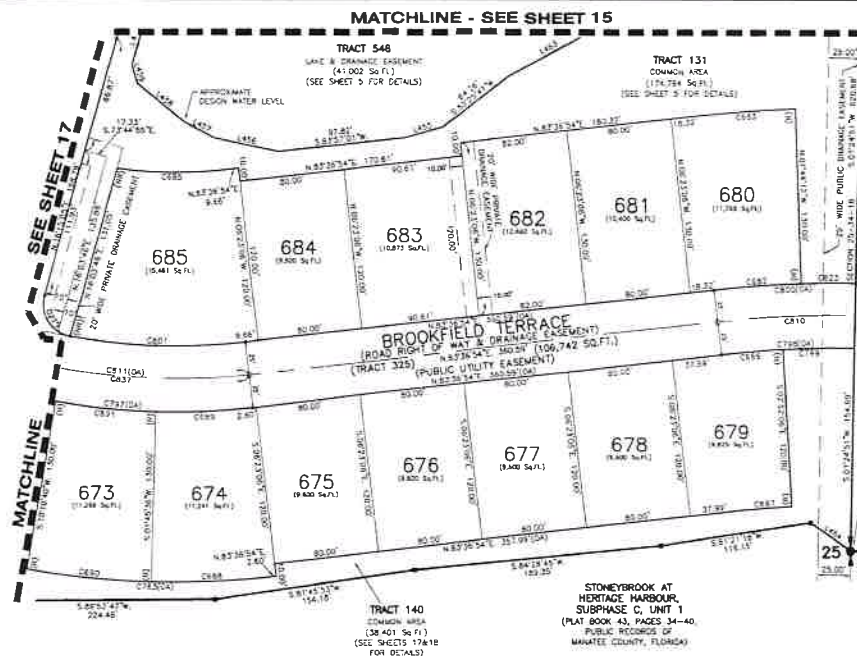
**SYMBOL LEGEND**

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DOW STAMPED MARKS ENC INC SARASOTA PROV LB 6690 SURVEY MARKER
- (PCF) UNLESS OTHERWISE NOTED, DENOTES A WOOD NAIL WITH 2" BRASS DISK STAMPED "SARAS" ENC INC SARASOTA PCF LB 6690 SURVEY MARKER
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- (R) RADIAL
- (NR) NOT RADIAL
- (DR) OVERALL



SHEET INDEX MAP  
SHEETS 10-18  
NOT TO SCALE

**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 8690  
1144 TALLEYVAST ROAD, SUITE 115  
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FAX: (941)360-6918



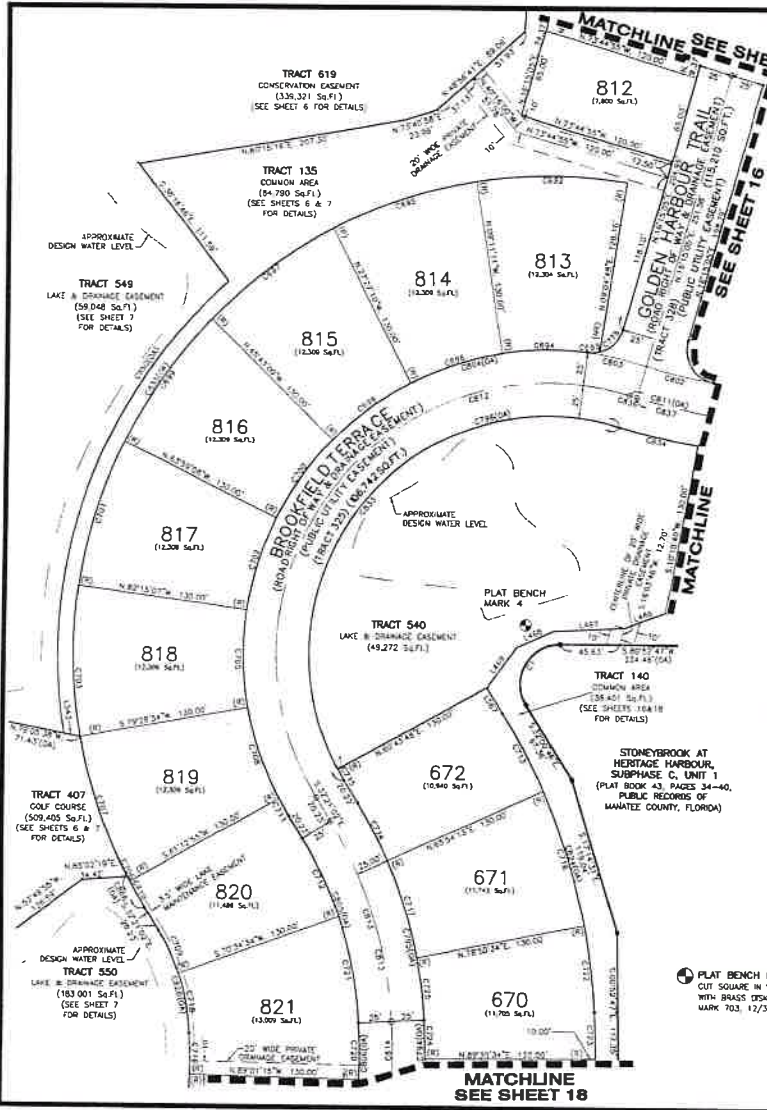
**CURVE TABLES**

NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
C102	823.00	04°38'35"	68.83	168.31	S 80°56'21" W
C181	823.00	04°38'35"	17.48	17.48	N 89°58'21" E
C193	843.00	1°25'15"	83.75	152.40	S 89°23'20" E
C244	773.00	07°21'00"	47.57	97.56	N 80°22'47" E
C287	853.00	02°21'00"	46.20	82.36	S 89°22'14" W
C288	843.00	08°09'45"	61.51	131.01	N 87°41'48" E
C289	513.00	09°28'45"	74.83	141.27	S 87°41'15" W
C302	843.00	08°23'24"	61.83	141.26	S 89°41'32" E
C311	323.00	05°05'30"	37.53	77.26	N 89°01'35" W
C163	823.00	02°31'41"	189.33	189.69	S 89°28'13" E
C172	823.00	09°22'48"	42.00	87.27	S 17°26'18" E
C197	813.00	07°17'45"	37.14	77.20	S 84°44'15" E
C198	773.00	07°32'30"	102.24	102.01	N 87°13'14" E
C199	773.00	04°01'15"	34.52	34.51	N 89°08'49" E
C200	843.00	07°11'45"	118.89	108.81	S 87°28'45" W
C201	473.00	16°15'25"	134.78	134.32	N 89°13'24" W
C211	500.00	09°17'44"	78.50	151.91	S 88°44'21" W
C212	800.00	07°33'18"	105.49	170.41	S 87°32'23" W
C223	372.00	07°24'45"	47.95	87.93	N 89°43'13" E
C227	500.00	02°28'11"	117.54	118.24	S 88°08'01" W

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L233	S 72°29'12" W	39.73
L238	N 81°07'11" W	50.71
L237	N 48°52'39" W	24.39
L238	N 81°07'11" W	43.35
L240	N 103°27'30" W	14.33
L241	N 15°41'43" E	41.47
L241	N 89°33'38" E	13.78
L242	N 89°24'25" E	24.18
L243	S 62°11'43" W	25.40
L244	N 54°21'54" W	37.73

**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS 24,25,&26; TOWNSHIP 34 SOUTH; RANGE 18 EAST; MANATEE COUNTY, FLORIDA  
**SUBDIVISION DETAILS**

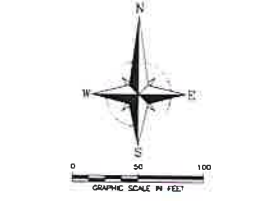


**CURVE TABLE**

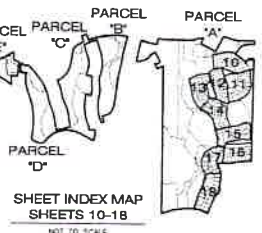
NUMBER	RADIUS	ANGLE	ARC	CENTRE	BEARING
C1	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C2	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C3	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C4	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C5	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C6	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C7	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C8	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C9	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C10	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C11	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C12	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C13	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C14	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C15	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C16	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C17	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C18	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C19	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C20	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C21	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C22	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C23	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C24	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C25	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C26	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C27	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C28	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C29	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C30	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C31	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C32	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C33	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C34	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C35	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C36	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C37	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C38	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C39	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C40	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C41	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C42	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C43	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C44	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C45	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C46	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C47	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C48	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C49	100.00	120.00	62.83	100.00	S 60° 00' 00" W
C50	100.00	120.00	62.83	100.00	S 60° 00' 00" W

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	S 89° 45' 18" W	14.30
L2	S 60° 45' 37" W	50.81
L3	S 33° 45' 13" W	33.50
L4	S 33° 45' 13" W	33.50
L5	S 33° 45' 13" W	33.50
L6	S 33° 45' 13" W	33.50
L7	S 33° 45' 13" W	33.50
L8	S 33° 45' 13" W	33.50
L9	S 33° 45' 13" W	33.50
L10	S 33° 45' 13" W	33.50
L11	S 33° 45' 13" W	33.50
L12	S 33° 45' 13" W	33.50
L13	S 33° 45' 13" W	33.50
L14	S 33° 45' 13" W	33.50
L15	S 33° 45' 13" W	33.50
L16	S 33° 45' 13" W	33.50
L17	S 33° 45' 13" W	33.50
L18	S 33° 45' 13" W	33.50
L19	S 33° 45' 13" W	33.50
L20	S 33° 45' 13" W	33.50



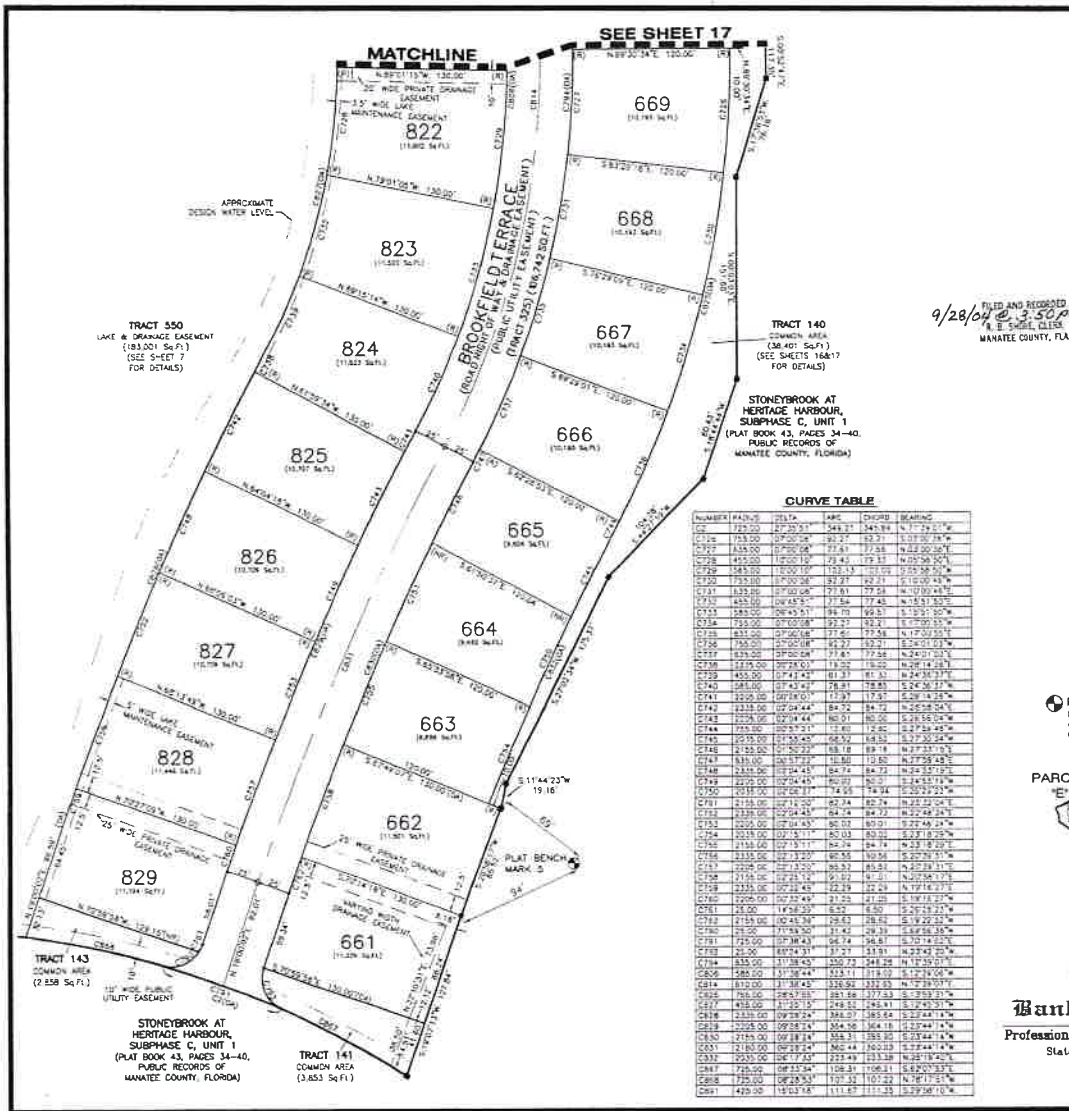
- SYMBOL LEGEND**
- (PRM) UNLESS OTHERWISE NOTED DENOTES A 4" X 4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA PROJ LB 6690 SURVEY MARKER"
  - (PCP) UNLESS OTHERWISE NOTED DENOTES A 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA PROJ LB 6690 SURVEY MARKER"
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIAL
  - (AR) NOT RADIAL
  - (O) OVERALL



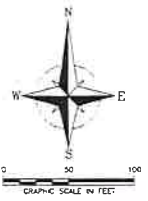
**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 6690  
1144 TALLEY ROAD, SUITE 115  
SARASOTA FLORIDA 34243  
PHONE: (941)360-1818  
FAX: (941)360-8918

● PLAT BENCH MARK 4  
CUT SQUARE IN WESTERLY END OF WER WITH BRASS DISK STAMPED "BANKS ENG SARASOTA BENCH MARK 703 12/35" ELEVATION = 16.42'

**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 1**  
A SUBDIVISION LYING IN SECTIONS 24,25,&26; TOWNSHIP 34 SOUTH; RANGE 18 EAST; MANATEE COUNTY, FLORIDA  
**SUBDIVISION DETAILS**



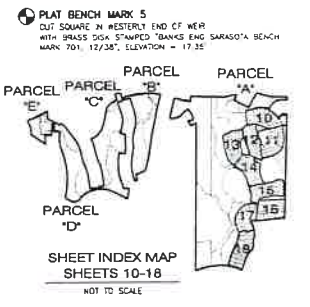
9/28/04 @ 3:50 pm  
FILED AND RECORDED  
R. E. SMITH, CLERK  
MANATEE COUNTY, FLA.



- SYMBOL LEGEND**
- (RM) UNLESS OTHERWISE NOTED, DENOTES A "TM" CONCRETE MONUMENT WITH 2" ALUMINUM DIA STAMPED BANKS ENG INC SARASOTA WITH LB 6850 SURVEY MARKER
  - ⊙ (PC) UNLESS OTHERWISE NOTED, DENOTES A MAG NAIL WITH 2" BRASS DIA STAMPED BANKS ENG INC SARASOTA POP LB 6850 SURVEY MARKER
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIAL
  - (NR) NOT RADIAL
  - (GR) OVERALL

**CURVE TABLE**

NUMBER	PAVING	DELTA	ARC	CHORD	BEARING
C101	1335.00	113.25	1335.00	1335.00	N 113.25° W
C102	1335.00	113.25	1335.00	1335.00	N 113.25° W
C103	1335.00	113.25	1335.00	1335.00	N 113.25° W
C104	1335.00	113.25	1335.00	1335.00	N 113.25° W
C105	1335.00	113.25	1335.00	1335.00	N 113.25° W
C106	1335.00	113.25	1335.00	1335.00	N 113.25° W
C107	1335.00	113.25	1335.00	1335.00	N 113.25° W
C108	1335.00	113.25	1335.00	1335.00	N 113.25° W
C109	1335.00	113.25	1335.00	1335.00	N 113.25° W
C110	1335.00	113.25	1335.00	1335.00	N 113.25° W
C111	1335.00	113.25	1335.00	1335.00	N 113.25° W
C112	1335.00	113.25	1335.00	1335.00	N 113.25° W
C113	1335.00	113.25	1335.00	1335.00	N 113.25° W
C114	1335.00	113.25	1335.00	1335.00	N 113.25° W
C115	1335.00	113.25	1335.00	1335.00	N 113.25° W
C116	1335.00	113.25	1335.00	1335.00	N 113.25° W
C117	1335.00	113.25	1335.00	1335.00	N 113.25° W
C118	1335.00	113.25	1335.00	1335.00	N 113.25° W
C119	1335.00	113.25	1335.00	1335.00	N 113.25° W
C120	1335.00	113.25	1335.00	1335.00	N 113.25° W
C121	1335.00	113.25	1335.00	1335.00	N 113.25° W
C122	1335.00	113.25	1335.00	1335.00	N 113.25° W
C123	1335.00	113.25	1335.00	1335.00	N 113.25° W
C124	1335.00	113.25	1335.00	1335.00	N 113.25° W
C125	1335.00	113.25	1335.00	1335.00	N 113.25° W
C126	1335.00	113.25	1335.00	1335.00	N 113.25° W
C127	1335.00	113.25	1335.00	1335.00	N 113.25° W
C128	1335.00	113.25	1335.00	1335.00	N 113.25° W
C129	1335.00	113.25	1335.00	1335.00	N 113.25° W
C130	1335.00	113.25	1335.00	1335.00	N 113.25° W
C131	1335.00	113.25	1335.00	1335.00	N 113.25° W
C132	1335.00	113.25	1335.00	1335.00	N 113.25° W
C133	1335.00	113.25	1335.00	1335.00	N 113.25° W
C134	1335.00	113.25	1335.00	1335.00	N 113.25° W
C135	1335.00	113.25	1335.00	1335.00	N 113.25° W
C136	1335.00	113.25	1335.00	1335.00	N 113.25° W
C137	1335.00	113.25	1335.00	1335.00	N 113.25° W
C138	1335.00	113.25	1335.00	1335.00	N 113.25° W
C139	1335.00	113.25	1335.00	1335.00	N 113.25° W
C140	1335.00	113.25	1335.00	1335.00	N 113.25° W
C141	1335.00	113.25	1335.00	1335.00	N 113.25° W
C142	1335.00	113.25	1335.00	1335.00	N 113.25° W
C143	1335.00	113.25	1335.00	1335.00	N 113.25° W
C144	1335.00	113.25	1335.00	1335.00	N 113.25° W
C145	1335.00	113.25	1335.00	1335.00	N 113.25° W
C146	1335.00	113.25	1335.00	1335.00	N 113.25° W
C147	1335.00	113.25	1335.00	1335.00	N 113.25° W
C148	1335.00	113.25	1335.00	1335.00	N 113.25° W
C149	1335.00	113.25	1335.00	1335.00	N 113.25° W
C150	1335.00	113.25	1335.00	1335.00	N 113.25° W
C151	1335.00	113.25	1335.00	1335.00	N 113.25° W
C152	1335.00	113.25	1335.00	1335.00	N 113.25° W
C153	1335.00	113.25	1335.00	1335.00	N 113.25° W
C154	1335.00	113.25	1335.00	1335.00	N 113.25° W
C155	1335.00	113.25	1335.00	1335.00	N 113.25° W
C156	1335.00	113.25	1335.00	1335.00	N 113.25° W
C157	1335.00	113.25	1335.00	1335.00	N 113.25° W
C158	1335.00	113.25	1335.00	1335.00	N 113.25° W
C159	1335.00	113.25	1335.00	1335.00	N 113.25° W
C160	1335.00	113.25	1335.00	1335.00	N 113.25° W
C161	1335.00	113.25	1335.00	1335.00	N 113.25° W
C162	1335.00	113.25	1335.00	1335.00	N 113.25° W
C163	1335.00	113.25	1335.00	1335.00	N 113.25° W
C164	1335.00	113.25	1335.00	1335.00	N 113.25° W
C165	1335.00	113.25	1335.00	1335.00	N 113.25° W
C166	1335.00	113.25	1335.00	1335.00	N 113.25° W
C167	1335.00	113.25	1335.00	1335.00	N 113.25° W
C168	1335.00	113.25	1335.00	1335.00	N 113.25° W
C169	1335.00	113.25	1335.00	1335.00	N 113.25° W
C170	1335.00	113.25	1335.00	1335.00	N 113.25° W
C171	1335.00	113.25	1335.00	1335.00	N 113.25° W
C172	1335.00	113.25	1335.00	1335.00	N 113.25° W
C173	1335.00	113.25	1335.00	1335.00	N 113.25° W
C174	1335.00	113.25	1335.00	1335.00	N 113.25° W
C175	1335.00	113.25	1335.00	1335.00	N 113.25° W
C176	1335.00	113.25	1335.00	1335.00	N 113.25° W
C177	1335.00	113.25	1335.00	1335.00	N 113.25° W
C178	1335.00	113.25	1335.00	1335.00	N 113.25° W
C179	1335.00	113.25	1335.00	1335.00	N 113.25° W
C180	1335.00	113.25	1335.00	1335.00	N 113.25° W
C181	1335.00	113.25	1335.00	1335.00	N 113.25° W
C182	1335.00	113.25	1335.00	1335.00	N 113.25° W
C183	1335.00	113.25	1335.00	1335.00	N 113.25° W
C184	1335.00	113.25	1335.00	1335.00	N 113.25° W
C185	1335.00	113.25	1335.00	1335.00	N 113.25° W
C186	1335.00	113.25	1335.00	1335.00	N 113.25° W
C187	1335.00	113.25	1335.00	1335.00	N 113.25° W
C188	1335.00	113.25	1335.00	1335.00	N 113.25° W
C189	1335.00	113.25	1335.00	1335.00	N 113.25° W
C190	1335.00	113.25	1335.00	1335.00	N 113.25° W
C191	1335.00	113.25	1335.00	1335.00	N 113.25° W
C192	1335.00	113.25	1335.00	1335.00	N 113.25° W
C193	1335.00	113.25	1335.00	1335.00	N 113.25° W
C194	1335.00	113.25	1335.00	1335.00	N 113.25° W
C195	1335.00	113.25	1335.00	1335.00	N 113.25° W
C196	1335.00	113.25	1335.00	1335.00	N 113.25° W
C197	1335.00	113.25	1335.00	1335.00	N 113.25° W
C198	1335.00	113.25	1335.00	1335.00	N 113.25° W
C199	1335.00	113.25	1335.00	1335.00	N 113.25° W
C200	1335.00	113.25	1335.00	1335.00	N 113.25° W



**Banks Engineering, Inc.**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 6690  
1144 TALLEY ROAD, SUITE 115  
SARASOTA FLORIDA 34233  
PHONE: (941)560-1618  
FAX: (941)560-6918

# STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2

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

2350100

PLAT BOOK 50 PAGE 10  
SHEET 1 OF 3 SHEETS

## EASEMENT DESCRIPTIONS

### RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO HARBOURVEST, L.L.C., 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. 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 QUANTITY OF SAID BUILDING SITE SHALL CLARIFY SAID EASEMENTS IF TWO OR MORE LOTS ARE COMBINED AS ONE BUILDING SITE. THE UTILITY COMPANY SHALL BE RESPONSIBLE 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 AND OTHER AUTHORIZED COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "333" 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 ACROSSING TRACT "333" FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACT "333" AS SHOWN ON THIS PLAT, AND UNDER EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC UTILITY EASEMENT".

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

**PUBLIC DRAINAGE EASEMENT** - THE "DEVELOPER" GRANTS TO MANATEE COUNTY A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC DRAINAGE EASEMENT".

**WALKWAYS AND EGRESS WALKWAYS** - THE "DEVELOPER" HEREBY GRANTS TO ALL OWNERS OF THE PROPERTY IN STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2, AND THEIR HEIRS, LICENSEES, WITNESSES, 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 WALKWAYS AND EGRESS OVER AND ACROSS TRACT "333" AS SHOWN ON THIS PLAT.

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

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA }  
COUNTY OF MANATEE } SS

I, R.B. SHORE, 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 50, ON PAGE 10, THROUGH 10 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 10 DAY OF JULY, A.D. 2006.

R.B. SHORE, CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

### 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 10 DAY OF JULY, A.D. 2006.

CHUBBY BOYD  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST:  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION IT CONFORMS WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY AND CHAPTER 173, PART 1, FLORIDA STATUTES THIS 10 DAY OF JULY, A.D. 2006.

JONAS HERRON, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER PSW #6480



VICINITY SKETCH  
(NOT TO SCALE)

SHEET INDEX  
1 OF 3 - COVER SHEET  
2 OF 3 - BOUNDARY SHEET  
3 OF 3 - SUBDIVISION DETAILS

### SURVEYORS NOTES

\* ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1928. BENCH MARKS USED WERE ESTABLISHED BY OTHERS FROM STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS #102 AND #103 WITH PUBLISHED ELEVATIONS OF 14.87 FEET AND 17.53 FEET RESPECTIVELY.

\* STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) CONTROL MONUMENTS, 17S 84 A.11, 17S 84 A.2 & 17S 84 A.3, N.E. 1383/190, FLORIDA WEST ZONE WITH A MEAN SCALE FACTOR OF 0.999972, ESTABLISHING A BEARING ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, OF 18281458".

\* BEARINGS ARE BASED ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE. A BEARING OF N0124512" FOR THE EAST LINE OF SECTION 24-34-18 WAS USED.

### TRACT DESIGNATION

TRACTS "161" AND "162" ARE "COMMUNITY COMMON AREA" TRACTS UNDER THE TERMS OF THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STONEYBROOK AT HERITAGE HARBOUR (THE "STONEBROOK RESTRICTIONS") WHICH SHALL BE MAINTAINED BY STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS.

TRACT "333" (WATER HARBOUR BAYS) IS A "PRIVATE ROAD RIGHT OF WAY & PRIVATE DRAINAGE EASEMENT, AND PUBLIC UTILITY EASEMENT" TRACT WHICH SHALL BE MAINTAINED BY STONEYBROOK AT HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYBROOK RESTRICTIONS.

### CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS BY THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT ACCEPTED AT AN OPEN MEETING OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THIS 10 DAY OF JULY, A.D. 2006.

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

ATTEST:  
KENNETH J. STOKES  
CHAIRMAN

CHRIS KEMPER  
ASSISTANT SECRETARY

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }  
COUNTY OF SARASOTA } SS

HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT UNDER FLORIDA LAW, DO HEREBY CERTIFY OWNERSHIP OF THE SAID PROPERTY "STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2" AS SHOWN AND DESCRIBED ON THIS PLAT AND DO HEREBY DEDICATE ALL REQUIRED UTILITIES AND EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES 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 10 DAY OF JULY, A.D. 2006.

WITNESSES:  
[Signature]  
[Signature]  
[Signature]

HARBOURVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY  
BY: ERNEST M. CAMPBELL, VICE PRESIDENT

WITNESSES:  
[Signature]  
[Signature]  
[Signature]

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES  
BY: KENNETH J. STOKES, CHAIRMAN

STATE OF FLORIDA }  
COUNTY OF SARASOTA } SS

BEFORE ME PERSONALLY APPEARED ERNEST M. CAMPBELL, 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 HARBOURVEST, L.L.C., A FLORIDA CORPORATION AND CHAIRMAN OF HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE CORPORATION AND THE DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF JULY, A.D. 2006.  
[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA

ATTEST:  
CHRIS KEMPER, ASSISTANT SECRETARY

STATE OF FLORIDA }  
COUNTY OF SARASOTA } SS

BEFORE ME PERSONALLY APPEARED KENNETH J. STOKES, 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 CHAIRMAN OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE DISTRICT.

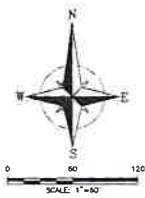
WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF JULY, A.D. 2006.  
[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA

ATTEST:  
CHRIS KEMPER, ASSISTANT SECRETARY

**Banks Engineering**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #18 6690  
1144 TALLEYVAST ROAD, SUITE 115  
SARASOTA FLORIDA 34243  
PHONE: (941)360-1518  
FAX: (941)360-8918

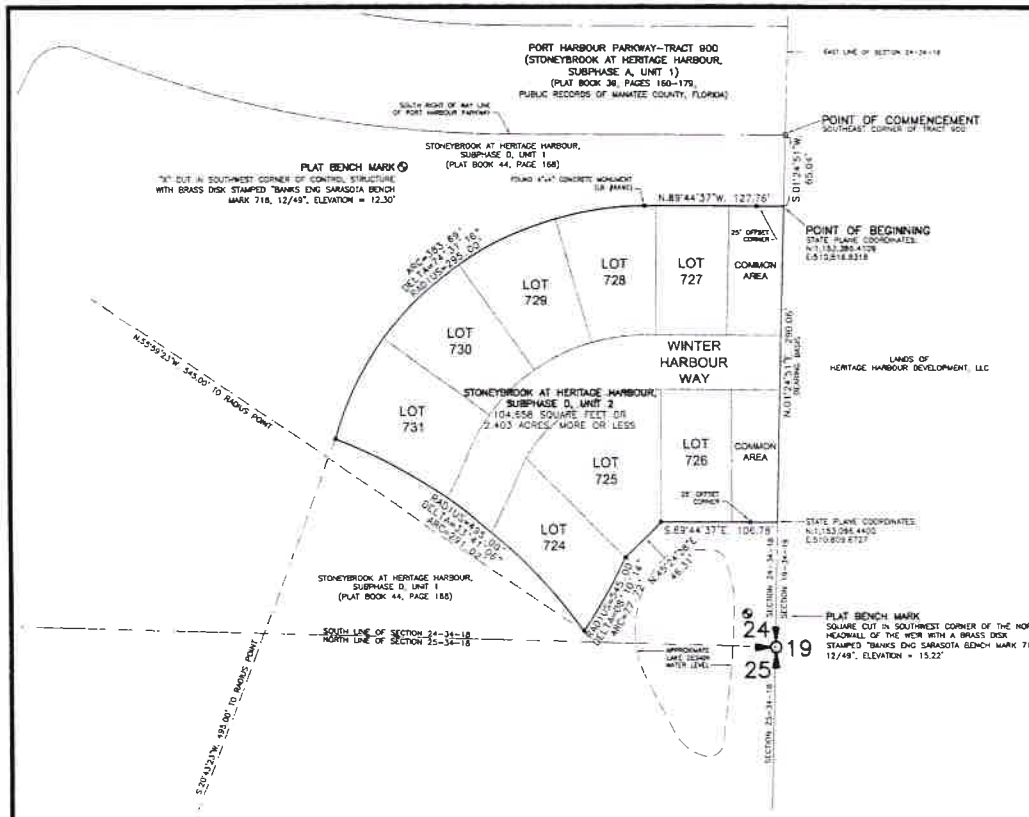


**STONEBROOK AT HERITAGE HARBOUR, SUBPHASE D, UNIT 2**  
A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BOUNDARY



**SYMBOL LEGEND**

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG SARASOTA FROM LB 8850 SURVEY MARKS"
- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "MELSON HILLER FROM LB 6445"



**LEGAL DESCRIPTION:**

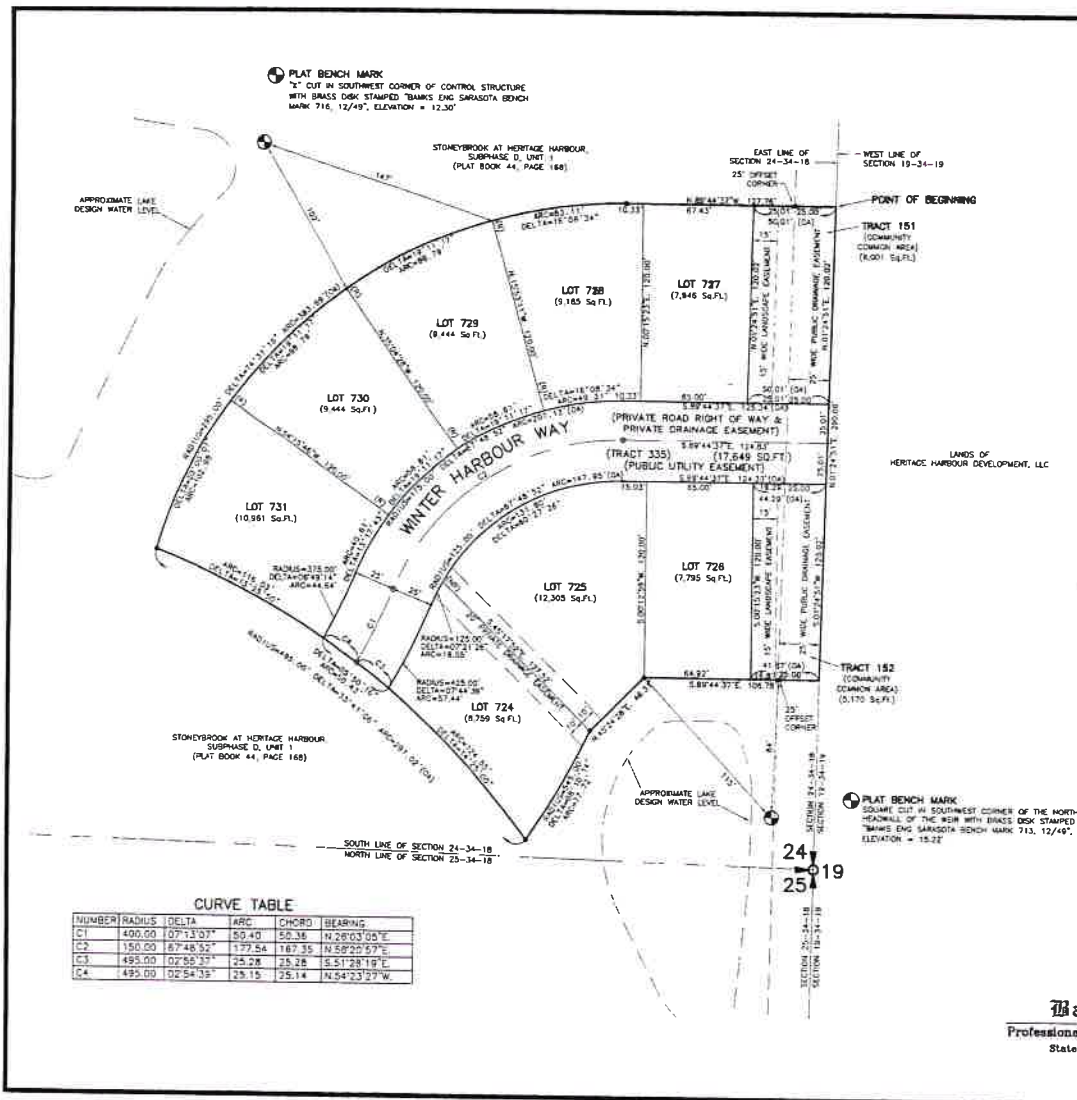
THAT PART OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 900 AS DEPICTED ON THE PLAT OF STONEBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1 (PLAT BOOK 39, PAGES 160 THROUGH 179, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA); THENCE ALONG THE EAST LINE OF SAID SECTION 24, S.01°24'51"W, 55.04 FEET FOR A POINT OF BEGINNING; THENCE N.89°44'37"W, A DISTANCE OF 127.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 295.00 FEET AND A DELTA ANGLE OF 74°31'16", WHOSE CHORD BEARS S.52°59'45"W; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 383.69 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS S.20°43'23"W, AND A DISTANCE OF 495.00 FEET, AND A DELTA ANGLE OF 33°41'06", WHOSE CHORD BEARS S.52°26'03"E; THENCE ALONG SAID CURVE IN A SOUTHEASTERLY AND CLOCKWISE DIRECTION, A DISTANCE OF 291.02 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS N.55°59'23"W, A DISTANCE OF 545.00 FEET WITH A DELTA ANGLE OF 08°10'14", WHOSE CHORD BEARS N.29°55'30"E; THENCE ALONG SAID CURVE IN A NORTHEASTERLY COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 77.72 FEET; THENCE ALONG A NON TANGENT LINE, N.45°24'28"E, A DISTANCE OF 46.31 FEET; THENCE S.89°44'37"E, A DISTANCE OF 108.78 FEET; THENCE N.01°24'51"E, A DISTANCE OF 290.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 104,658 SQUARE FEET OR 2.403 ACRES, MORE OR LESS.

**Banks Engineering**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 6690  
1544 TALLEYHAST ROAD, SUITE 115  
SARASOTA FLORIDA 34243  
PHONE: (813)360-1818  
FAX: (813)360-6318

**STONEBROOK AT HERITAGE HARBOUR,  
SUBPHASE D, UNIT 2**  
A SUBDIVISION LYING IN  
SECTION 24, TOWNSHIP 34 SOUTH,  
RANGE 18 EAST,  
MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAILS**

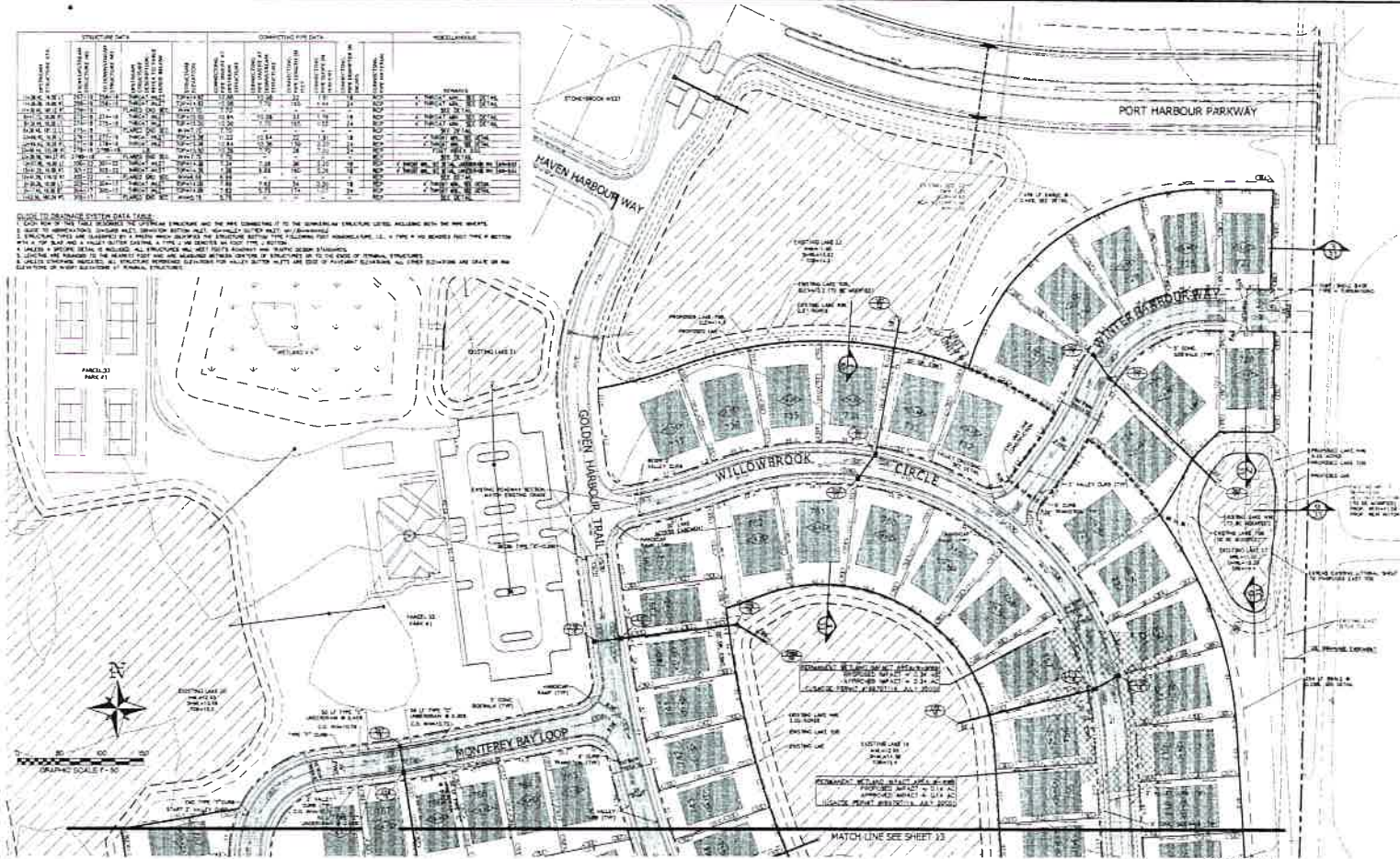


- SYMBOL LEGEND**
- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BANKS ENG INC SARASOTA PRM LB 8990 SURVEY MARKER"
  - ⊙ (PCP) UNLESS OTHERWISE NOTED, DENOTES A WOOD NAIL WITH 2" BRASS DISK STAMPED "BANKS ENG INC SARASOTA PCP LB 8990 SURVEY MARKER"
  - UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
  - (R) RADIAL
  - (NR) NOT RADIAL
  - (O) OVERALL

**CURVE TABLE**

NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
C1	400.00	07°13'03"	80.40	50.36	N 2°03'00" E
C2	150.00	67°48'52"	177.54	167.55	N 58°22'57" E
C3	495.00	02°50'37"	25.28	25.28	S 51°28'18" E
C4	495.00	02°54'35"	25.15	25.14	N 54°23'27" W

**Banks Engineering**  
Professional Engineers, Planners & Land Surveyors  
State of Florida Licensed Business #LB 0800  
1144 TALLEY ROAD, SUITE 115  
SARASOTA, FLORIDA 34243  
PHONE: (941)360-1818  
FAX: (941)360-6918



STRUCTURE DATA		COMPUTED ELEVATIONS		REMARKS	
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PLEASE REFER TO SHEET 13 FOR THE LOCATION OF THE STRUCTURE DATA AND THE AREAS CONNECTING IT TO THE SURROUNDING STRUCTURE DATA. ALL AREAS WITHIN THE AREAS SHOWN ON THIS SHEET ARE TO BE CONSIDERED AS PARTS OF THE STRUCTURE DATA AND THE AREAS CONNECTING IT TO THE SURROUNDING STRUCTURE DATA. ALL AREAS WITHIN THE AREAS SHOWN ON THIS SHEET ARE TO BE CONSIDERED AS PARTS OF THE STRUCTURE DATA AND THE AREAS CONNECTING IT TO THE SURROUNDING STRUCTURE DATA.

HARBOURVEST, L.L.C.  
 2200 MONTEREY BAY LOOP  
 SARASOTA, FLORIDA  
 941.561.1111  
 941.561.1111

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Banks Engineering, Inc.  
 Professional Engineers, Planners & Land Surveyors  
 1114 MONTEREY BAY LOOP, SUITE 101  
 SARASOTA, FLORIDA 34231  
 PHONE: (941) 555-1111 FAX: (941) 555-1111  
 JOHN. BANKS@BANKS-INC.COM

PAVING, GRADING, AND DRAINAGE PLAN  
 STONEYBROOK NORTHEAST  
 HERITAGE HARBOUR - MANATEE COUNTY, FLORIDA

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FILED AND RECORDED  
 6/12/06 10:21 AM  
 R. S. JOSE, CLERK  
 MANATEE COUNTY, FLA.

Final  
4/4/16

Prepared by and return to:  
Kelly M. Fernandez, Esq.  
Persson & Cohen, P.A.  
6853 Energy Ct.  
Lakewood Ranch, FL 34240

**NOTICE AS TO OWNERSHIP AND MAINTENANCE OF ROAD RIGHT-OF-WAY,  
LAKE AND DRAINAGE EASEMENT, AND CONSERVATION EASEMENT TRACTS**

THIS NOTICE is made on this \_\_\_ day of \_\_\_\_\_, 2016, by Lighthouse Cove at Heritage Harbour, Inc., a Florida not-for-profit corporation, whose address is Lighthouse Cove at Heritage Harbour, Inc., 4951 Ringwood Meadow, Sarasota, FL 34235 (hereinafter "Association").

**WITNESSETH**

WHEREAS, the Association is the homeowners' association responsible for governing the subdivision known as Lighthouse Cove at Heritage Harbour; and

WHEREAS, Heritage Harbour South Community Development District (hereinafter "Heritage Harbour South CDD") is a community development district established on August 28, 2001 pursuant to Chapter 190, Florida Statutes, by Manatee County Ordinance No. 01-45; and

WHEREAS, the Plat recorded for Lighthouse Cove at Heritage Harbour in Plat Book 43, Page 14, et seq., of the Public Records of Manatee County, Florida (hereinafter "Unit 1 Plat") indicates that Tracts 311-316 are private road right-of-way and drainage easements and public utility easement tracts that are to be maintained by the Association; and

WHEREAS, the Unit 1 Plat indicates that Tracts 512-515 are lake and drainage easement areas that are to be maintained by the Heritage Harbour Master Association, Inc. (hereinafter "Master Association"); and

WHEREAS, the Unit 1 Plat indicates that Tracts 609 and 610 are conservation easements that are to be maintained by the Master Association; and



~~WHEREAS, the Unit 1 Plat indicates that Tract 800 is a public recreation area tract that is to be maintained by the Association; and~~

WHEREAS, the Unit 1 Plat indicates that Tract 800 is a public recreation area tract that is to be maintained by the Association; and

WHEREAS, the Plat recorded for Lighthouse Cove at Heritage Harbour in Plat Book 43, Page 113, et seq., of the Public Records of Manatee County, Florida (hereinafter "Unit 2 Plat") indicates that Tracts 311b and 315b are road rights-of-way that are to be maintained by the Association; and

WHEREAS, the Unit 2 Plat indicates that Tract 516 is a lake and drainage easement area that is to be maintained by the Master Association; and

WHEREAS, subsequent to the establishment of Heritage Harbour South CDD, Tracts 311-316, 311b, 315b, 512-516, 609, 610, and 800 were subsequently conveyed to Heritage Harbour South CDD and thereby dedicated to public use; and

WHEREAS, Heritage Harbour South CDD is responsible for the maintenance of the aforementioned Tracts, unless agreed otherwise in a properly approved written instrument; and

WHEREAS, Heritage Harbour South CDD has requested, and the Association has agreed, to clarify the ownership and control of the aforementioned Tracts.

NOW THEREFORE, the Association hereby states as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Heritage Harbour South CDD owns Tracts 311-316, 311b, 315b, 512-516, 609, and 610 and is responsible for maintaining them unless otherwise agreed in a properly approved written instrument. Heritage Harbour South CDD owns Tract 800; however, it lies outside of the boundaries of Heritage Harbour South CDD and is maintained by the Master Association.



IN WITNESS WHEREOF, the undersigned has executed this Notice as of the day and year written above.

**LIGHTHOUSE COVE AT HERITAGE HARBOUR, INC.**

Witnesses:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
(Title of Authorized Representative)

Date: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me by \_\_\_\_\_ who is  
(Notary choose one)  personally known to me, or  who has produced \_\_\_\_\_ as  
identification, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Signature of Notary Public

(Notary Seal)

Acknowledged this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by:

**HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

























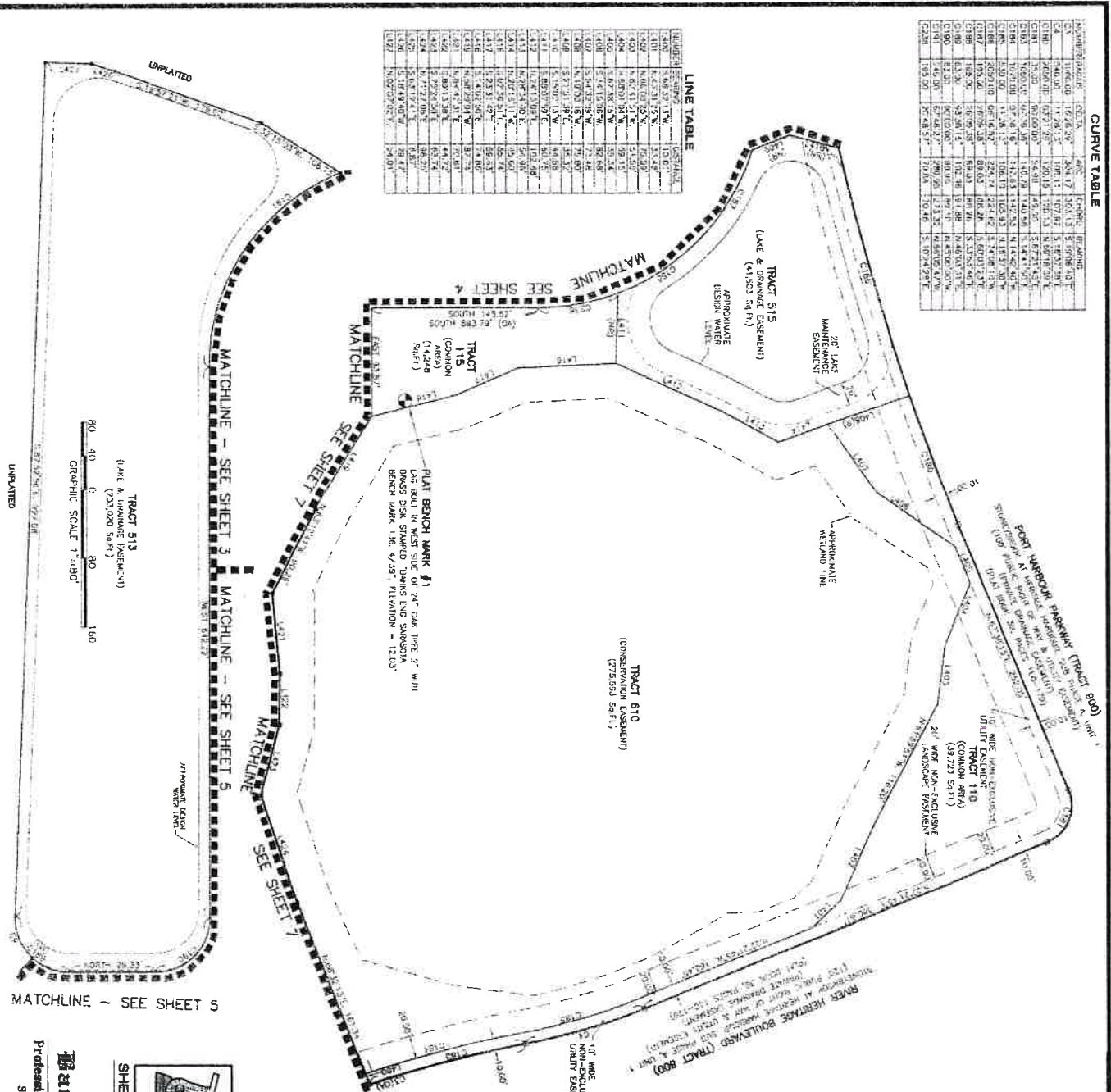


CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00	S 89° 52' 00" W	100.00	100.00	100.00
1+05	S 89° 52' 00" W	100.00	100.00	100.00
1+10	S 89° 52' 00" W	100.00	100.00	100.00
1+15	S 89° 52' 00" W	100.00	100.00	100.00
1+20	S 89° 52' 00" W	100.00	100.00	100.00
1+25	S 89° 52' 00" W	100.00	100.00	100.00
1+30	S 89° 52' 00" W	100.00	100.00	100.00
1+35	S 89° 52' 00" W	100.00	100.00	100.00
1+40	S 89° 52' 00" W	100.00	100.00	100.00
1+45	S 89° 52' 00" W	100.00	100.00	100.00
1+50	S 89° 52' 00" W	100.00	100.00	100.00
1+55	S 89° 52' 00" W	100.00	100.00	100.00
1+60	S 89° 52' 00" W	100.00	100.00	100.00
1+65	S 89° 52' 00" W	100.00	100.00	100.00
1+70	S 89° 52' 00" W	100.00	100.00	100.00
1+75	S 89° 52' 00" W	100.00	100.00	100.00
1+80	S 89° 52' 00" W	100.00	100.00	100.00
1+85	S 89° 52' 00" W	100.00	100.00	100.00
1+90	S 89° 52' 00" W	100.00	100.00	100.00
1+95	S 89° 52' 00" W	100.00	100.00	100.00
2+00	S 89° 52' 00" W	100.00	100.00	100.00
2+05	S 89° 52' 00" W	100.00	100.00	100.00
2+10	S 89° 52' 00" W	100.00	100.00	100.00
2+15	S 89° 52' 00" W	100.00	100.00	100.00
2+20	S 89° 52' 00" W	100.00	100.00	100.00
2+25	S 89° 52' 00" W	100.00	100.00	100.00
2+30	S 89° 52' 00" W	100.00	100.00	100.00
2+35	S 89° 52' 00" W	100.00	100.00	100.00
2+40	S 89° 52' 00" W	100.00	100.00	100.00
2+45	S 89° 52' 00" W	100.00	100.00	100.00
2+50	S 89° 52' 00" W	100.00	100.00	100.00
2+55	S 89° 52' 00" W	100.00	100.00	100.00
2+60	S 89° 52' 00" W	100.00	100.00	100.00
2+65	S 89° 52' 00" W	100.00	100.00	100.00
2+70	S 89° 52' 00" W	100.00	100.00	100.00
2+75	S 89° 52' 00" W	100.00	100.00	100.00
2+80	S 89° 52' 00" W	100.00	100.00	100.00
2+85	S 89° 52' 00" W	100.00	100.00	100.00
2+90	S 89° 52' 00" W	100.00	100.00	100.00
2+95	S 89° 52' 00" W	100.00	100.00	100.00
3+00	S 89° 52' 00" W	100.00	100.00	100.00

LINE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00	S 89° 52' 00" W	100.00	100.00	100.00
1+05	S 89° 52' 00" W	100.00	100.00	100.00
1+10	S 89° 52' 00" W	100.00	100.00	100.00
1+15	S 89° 52' 00" W	100.00	100.00	100.00
1+20	S 89° 52' 00" W	100.00	100.00	100.00
1+25	S 89° 52' 00" W	100.00	100.00	100.00
1+30	S 89° 52' 00" W	100.00	100.00	100.00
1+35	S 89° 52' 00" W	100.00	100.00	100.00
1+40	S 89° 52' 00" W	100.00	100.00	100.00
1+45	S 89° 52' 00" W	100.00	100.00	100.00
1+50	S 89° 52' 00" W	100.00	100.00	100.00
1+55	S 89° 52' 00" W	100.00	100.00	100.00
1+60	S 89° 52' 00" W	100.00	100.00	100.00
1+65	S 89° 52' 00" W	100.00	100.00	100.00
1+70	S 89° 52' 00" W	100.00	100.00	100.00
1+75	S 89° 52' 00" W	100.00	100.00	100.00
1+80	S 89° 52' 00" W	100.00	100.00	100.00
1+85	S 89° 52' 00" W	100.00	100.00	100.00
1+90	S 89° 52' 00" W	100.00	100.00	100.00
1+95	S 89° 52' 00" W	100.00	100.00	100.00
2+00	S 89° 52' 00" W	100.00	100.00	100.00
2+05	S 89° 52' 00" W	100.00	100.00	100.00
2+10	S 89° 52' 00" W	100.00	100.00	100.00
2+15	S 89° 52' 00" W	100.00	100.00	100.00
2+20	S 89° 52' 00" W	100.00	100.00	100.00
2+25	S 89° 52' 00" W	100.00	100.00	100.00
2+30	S 89° 52' 00" W	100.00	100.00	100.00
2+35	S 89° 52' 00" W	100.00	100.00	100.00
2+40	S 89° 52' 00" W	100.00	100.00	100.00
2+45	S 89° 52' 00" W	100.00	100.00	100.00
2+50	S 89° 52' 00" W	100.00	100.00	100.00
2+55	S 89° 52' 00" W	100.00	100.00	100.00
2+60	S 89° 52' 00" W	100.00	100.00	100.00
2+65	S 89° 52' 00" W	100.00	100.00	100.00
2+70	S 89° 52' 00" W	100.00	100.00	100.00
2+75	S 89° 52' 00" W	100.00	100.00	100.00
2+80	S 89° 52' 00" W	100.00	100.00	100.00
2+85	S 89° 52' 00" W	100.00	100.00	100.00
2+90	S 89° 52' 00" W	100.00	100.00	100.00
2+95	S 89° 52' 00" W	100.00	100.00	100.00
3+00	S 89° 52' 00" W	100.00	100.00	100.00



PLAT BOOK 43 PAGE 19  
SHEET 6 OF 7 SHEETS

**LIGHTHOUSE COVE  
AT HERITAGE HARBOUR,  
UNIT 1**

A SUBDIVISION LYING IN SECTION 26,  
TOWNSHIP 34 SOUTH, RANGE 18 EAST,  
MANAYTEE COUNTY, FLORIDA.

**SUBDIVISION DETAIL SHEET**

**SYMBOL LEGEND**

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE FOUNDATION WITH 2" ALUMINUM DECK STAMPED BARS AND 4" NC SANDWICH FILL OR 6000 BURNER MORTAR
- (PRM) FOUND 4"x4" CONCRETE RETAINING WALL
- (PCP) UNLESS OTHERWISE NOTED, DENOTES A 1/2" ALUMINUM DECK STAMPED BARS AND 4" NC SANDWICH FILL OR 6000 BURNER MORTAR
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN REPORT OF SURVEY
- ⊕ (PRM) PLAT BENCHMARK
- (DA) DRAINAGE
- (R) ROAD
- (NR) NON-ROAD



**Plandorf Engineering, Inc.**

Professional Engineers, Planners, & Land Surveyors  
State of Florida Licensed Business #12 6990

1144 TALENTWOOD ROAD, SUITE 115  
SMARSDALE, FLORIDA 34483  
PHONE: (841)380-1018  
FAX: (841)380-9818



**LIGHTHOUSE COVE  
 AT HERITAGE HARBOUR,  
 UNIT 1**

A SUBDIVISION LYING IN SECTION 26,  
 TOWNSHIP 34 SOUTH, RANGE 18 EAST,  
 MANATEE COUNTY, FLORIDA.  
**SUBDIVISION DETAIL SHEET**

**SYMBOL LEGEND**

- (PBU) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED THEREON AND INC. MANATEE, FLA 18 8880 SURVEY NUMBER
- (PBU) ROUND 4"x4" CONCRETE MONUMENT MONUMENT (U) 4"x4"
- (PBU) UNLESS OTHERWISE NOTED, DENOTES A 2" BRASS DISK STAMPED THEREON AND INC. MANATEE, FLA 18 8880 SURVEY NUMBER
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- ⊙ (PBU) PIVOT BENCHMARK
- (OA) OVERALL
- (R) ROAD
- (NR) NON-ROAD



**CURVE TABLE**

NUMBER	ANGLE	DEG.	MIN.	SEC.	CHORD	BEARING
C1	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C2	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C3	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C4	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C5	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C6	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C7	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C8	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C9	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C10	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C11	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C12	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C13	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C14	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C15	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C16	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C17	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C18	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C19	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64
C20	114.00	00	00	00	665.45	S. 67.14° E. 5,070.64

**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	N. 84° 42' 15" E.	88.15
L2	N. 63° 00' 00" E.	88.47
L3	N. 64° 42' 31" E.	70.61
L4	S. 69° 15' 38" E.	44.72
L5	S. 75° 24' 06" E.	63.74
L6	N. 71° 07' 00" E.	98.20
L7	S. 59° 18' 00" E.	17.80
L8	N. 62° 30' 30" E.	57.34
L9	N. 62° 16' 52" E.	10.00



**Banker Engineering, Inc.**  
 Professional Engineers, Planners, & Land Surveyors  
 State of Florida, Licensed Business #18 8800  
 1144 TALLEYST ROAD, SUITE 115  
 MANATEE COUNTY, FLORIDA 34453  
 PHONE: (888) 300-0888 FAX: (888) 300-0888



FIELD AND RECONSTRUCTION  
 11/24/2009 09:13 am  
 MANATEE COUNTY, FLA



# LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 2

## A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK 43 PAGE 113  
SHEET 1 OF 4 SHEETS

1925531

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DECLARATION OF THE SUBDIVIDER. LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER DRAWING OR INSTRUMENT 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**

**DEDICATION OF EASEMENTS**

THERE ARE HEREBY EXPRESSLY RESERVED TO HARBOURVEST, 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, OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WHERE MORE THAN ONE LOT IS INVOLVED AS 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 WATER UTILITY.

THE DEVELOPER HEREBY GRANTS A NON-EXCLUSIVE UTILITY EASEMENT TO MANATEE COUNTY, FLORIDA POWER & LIGHT COMPANY, AND OTHER AUTHORIZED COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, WATER, SEWER, ELECTRIC, CABLE TELEVISION, TELECOMMUNICATIONS, AND OTHER UTILITIES LINES AND FACILITIES UNDER TRACTS "2115" AND "2116", 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 TRACTS "2115" AND "2116" FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, 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 A TEN (10) FEET IN WIDTH ACROSS THAT PORTION OF THE SUBDIVISION ADJOINING TRACTS "2115" AND "2116" AND EASEMENTS FIVE (5) FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL FACILITIES. THESE SAID LOTS ARE COMBINED, THE SIDE LOT LINE OF THE NEWLY FORMED LOT SHALL CARRY A FIVE (5) FOOT EASEMENT AND THE UTILITY SHALL BE RECONSTRUCTED FOR ANY AND ALL TYPES OF RELOCATING EXISTING FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS.

THE DEVELOPER HEREBY GRANTS TO ALL OWNERS OF PROPERTY IN LIGHTHOUSE COVE AT HERITAGE HARBOUR UNIT 2, AND THEIR HEIRS, LEGATEES, SUCCESSORS AND ASSIGNS, AND TO ALL UTILITIES SERVING THE SUBDIVISION, ALL EGRESS AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND ALL OTHER PERSONS IMPARTING ESSENTIAL SERVICES TO THE SUBDIVISION, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACTS "2115" AND "2116".

**PRIVATE DRAINAGE EASEMENT** - THE DEVELOPER DOES HEREBY GRANT TO HERITAGE HARBOUR MASTER ASSOCIATION, INC. AND LIGHTHOUSE COVE 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".

**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 COPIES OF DECLARATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 12th DAY OF APRIL, A.D. 2004.



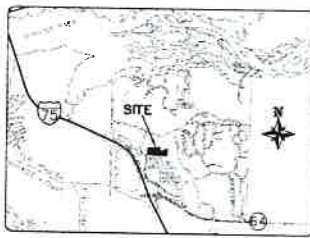
*[Signature]*  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

*[Signature]*  
CLERK OF CIRCUIT COURT

**CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR AND MAPPER**

I, HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND IN MY OPINION, IT CONFORMS WITH CHAPTER 5 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY AND WITH THE FLORIDA LAND SURVEYING STATUTES.

P.S.W. DATE: 3/15/04  
COUNTY SURVEYOR AND MAPPER



VICINITY SKETCH (NOT TO SCALE)

**SHEET INDEX**

- 1 OF 4 - COVER SHEET
- 2 OF 4 - BOUNDARY SHEET
- 3 OF 4 - SUBDIVISION DETAIL SHEET
- 4 OF 4 - SUBDIVISION DETAIL SHEET

**TRACT DESIGNATIONS**

TRACTS "2115" AND "2116", ARE "ROAD RIGHTS OF WAY" UNDER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LIGHTHOUSE COVE (THE "LIGHTHOUSE COVE RESTRICTIONS"), WHICH SHALL BE MAINTAINED BY HERITAGE HARBOUR MASTER ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE LIGHTHOUSE COVE RESTRICTIONS.

TRACT "2116" IS A LAKE AND DRAINAGE EASEMENT AREA UNDER THE TERMS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HERITAGE HARBOUR (THE "MASTER COVENANTS"), WHICH SHALL BE MAINTAINED BY HERITAGE HARBOUR MASTER ASSOCIATION, INC. AND THE USE OF WHICH SHALL BE GOVERNED BY THE MASTER COVENANTS.

**SURVEYORS NOTES**

- \* ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCH MARKS USED WERE ESTABLISHED BY OTHERS FROM STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS #102 AND #103 WITH PUBLISHED ELEVATIONS OF 14.897 FEET AND 17.013 FEET RESPECTIVELY.
- \* STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION GEODETIC CONTROL MONUMENTS, 17-75 84 421, 17-75 84 424 & 17-75 84 426, N.A.D. 1983/90, FLORIDA WEST ZONE WITH A MEAN SCALE FACTOR OF 0.999977, ESTABLISHING A BENCHMARK ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, OF 148714.047M.
- \* BENCHMARKS ARE SHOWN ON GRID NORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE. A BENCHMARK OF 148723.907M FOR THE NORTH LINE OF SECTION 26-34-18 WAS USED.
- \* ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

HARBORVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY OWNERSHIP BY SAID COMPANY OF THE PROPERTY "LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 2" AS SHOWN AND DESCRIBED ON THIS PLAT AND DOES HEREBY DEDICATE ALL EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES STATED IN THE "EASEMENT DESCRIPTIONS" SHOWN HEREON. IN WITNESS WHEREOF, THIS 12th DAY OF APRIL, A.D. 2004.

*[Signature]*  
SIGNATURE OF WITNESS  
*[Signature]*  
PRINT NAME OF WITNESS

*[Signature]*  
SIGNATURE OF WITNESS  
*[Signature]*  
PRINT NAME OF WITNESS

*[Signature]*  
SIGNATURE OF WITNESS  
*[Signature]*  
PRINT NAME OF WITNESS

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

BEFORE ME, PERSONALLY APPEARED ANTHONY J. SCOTER, 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 PRESIDENT OF HARBORVEST, L.L.C., A FLORIDA CORPORATION AND OPERATING MEMBER OF HARBORVEST, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID CERTIFICATE ON BEHALF OF THE CORPORATION AND THE COMPANY.

*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

**CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT**

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES 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 43 ON PAGE 113, TOWNSHIP 34 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 12th DAY OF APRIL, A.D. 2004.

*[Signature]*  
R.B. SHORE, CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA



**SURVEYORS CERTIFICATE**

I, AND ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. 23 (20041), HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF BANKS ENGINEERING, INC., FLORIDA BUSINESS LICENSE NO. 6862, A CORPORATION AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.S. 6880, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SUBMITTED, THAT THE PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (PPM'S) WERE INSTALLED ON NOVEMBER 02, 2002. THE PERMANENT CONTROL POINTS (PPM'S) AND INDIVIDUAL LOT CORNERS WILL BE INSTALLED WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO RELEASE OF THE IMPROVEMENT ROAD.

JEFFREY L. HOSTETLER, P.S.M., STATE OF FLORIDA LICENSE NO. 4811

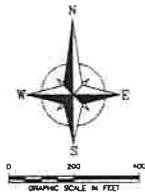
**Banks Engineering, Inc.**  
Professional Engineers, Planners, & Land Surveyors  
State of Florida Licensed Business #10 0000  
114 TALLEY ROAD, SUITE 116  
SARASOTA, FLORIDA 34233  
PHONE: (813)380-1818  
FAX: (813)380-8818





**LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 2**

A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
**BOUNDARY SHEET**

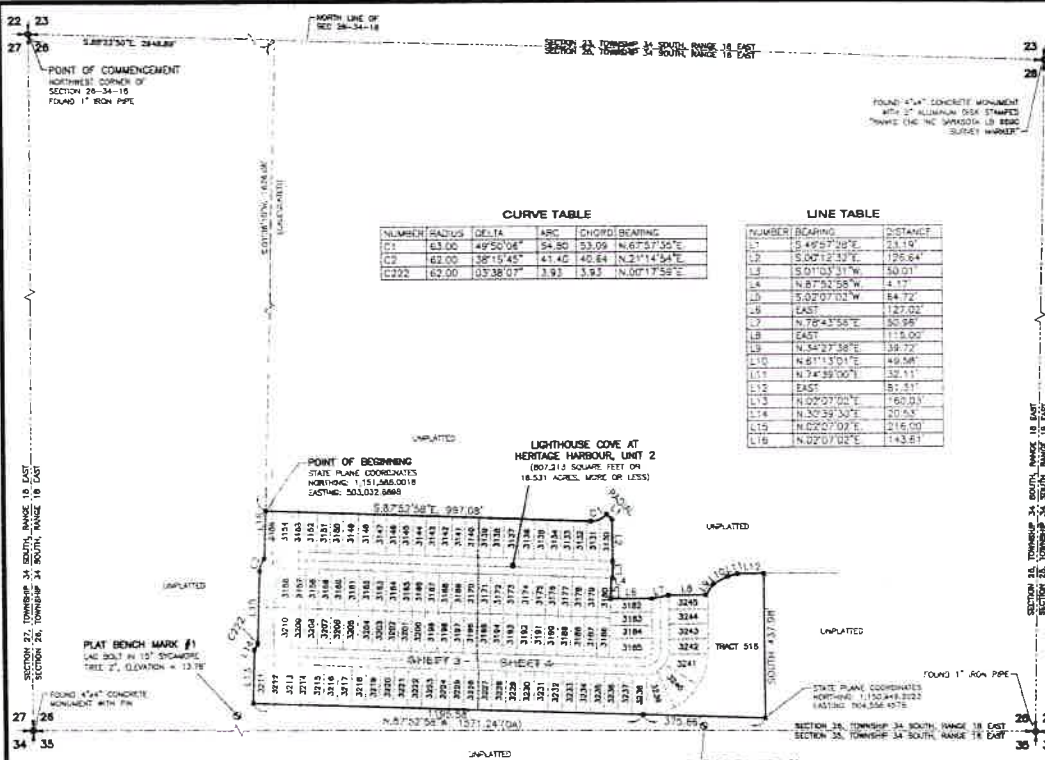


**CURVE TABLE**

NUMBER	RADIUS	DELTA	ARC	CHORD	BEARING
C1	43.00	49°50'04"	54.50	53.99	N.67°37'35"E
C2	62.00	136°15'45"	141.42	140.84	N.21°14'34"E
C222	62.00	103°38'07"	3.93	3.93	N.00°17'55"E

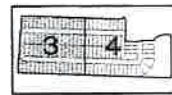
**LINE TABLE**

NUMBER	BEARING	DISTANCE
L1	S.49°27'00"E	21.19
L2	S.00°12'33"E	195.84
L3	S.01°03'31"W	50.01
L4	N.87°32'55"W	4.17
L5	S.02°07'02"W	84.72
L6	EAST	127.02
L7	N.78°43'55"E	50.99
L8	EAST	115.00
L9	N.54°27'38"E	39.72
L10	N.61°15'01"E	49.58
L11	N.74°39'00"E	52.11
L12	EAST	82.51
L13	N.00°07'00"E	160.00
L14	N.30°39'33"E	20.63
L15	N.02°07'02"E	216.00
L16	N.02°07'02"E	143.61



**SYMBOL LEGEND**

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "MANE INC SARASOTA LB 5885 SURVEY MARK"
- (PRM) FOUND 4"x4" CONCRETE REFERENCE MONUMENT (LB 1043)
- (PCD) UNLESS OTHERWISE NOTED, DENOTES A 1/2" DIA. BRASS DISK STAMPED "MANE INC SARASOTA POP LB 5880 SURVEY MARK"
- UNLESS OTHERWISE NOTED, DENOTES A POINT OF CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- (PEM) PLAT BENCHMARK
- (OA) OVERALL
- (R) RADIAL
- (NR) NON-RADIAL



**LEGAL DESCRIPTION**

THAT PART OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SECTION 26, S.87°32'07", 284.89 FEET; THENCE LEAVING SAID NORTH LINE, S.01°07'10", 102.58 FEET TO THE POINT OF BEGINNING OF LAND BEING DESCRIBED, THENCE S.67°15'54", 897.08 FEET TO THE BEGINNING OF A NON TANGENTIAL CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 43.00 FEET AND A DELTA ANGLE OF 49°50'04", WHOSE CHORD BEARS N.47°57'31"E, 54.50 FEET; THENCE ALONG SAID CURVE IN A NORTHEASTERLY AND COUNTER CLOCKWISE DIRECTION, 54.80 FEET; THENCE RADIAL TO THE EAST CURVE, S.45°57'31", 25.19 FEET; THENCE S.02°22'22", 128.84 FEET; THENCE S.01°03'31", 50.01 FEET; THENCE N.87°32'55", 4.17 FEET; THENCE S.02°07'02", 84.72 FEET; THENCE EAST, 127.02 FEET; THENCE N.78°43'55", 50.99 FEET; THENCE EAST, 115.00 FEET; THENCE N.54°27'38", 39.72 FEET; THENCE N.61°15'01", 49.58 FEET; THENCE N.74°39'00", 52.11 FEET; THENCE EAST, 82.51 FEET; THENCE N.00°07'00", 160.00 FEET; THENCE N.30°39'33", 20.63 FEET; THENCE N.02°07'02", 216.00 FEET; THENCE N.02°07'02", 143.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 807,213 SQUARE FEET OR 18,531 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.

**Banks Engineering, Inc.**  
Professional Engineers, Planners, & Land Surveyors  
State of Florida Licensed Business #18 9690  
1144 DALEHAVEN ROAD, SUITE 118  
SARASOTA, FLORIDA 34243  
PHONE: (941)360-1818  
FAX: (941)360-8918



### CURVE TABLE

CURVE NO.	RADIUS	CHORD	BEARING
1	450.00	117.34	N 77° 54' 30" W
2	450.00	117.34	S 77° 54' 30" E
3	450.00	117.34	S 77° 54' 30" E
4	450.00	117.34	N 77° 54' 30" W
5	450.00	117.34	N 77° 54' 30" W
6	450.00	117.34	S 77° 54' 30" E
7	450.00	117.34	S 77° 54' 30" E
8	450.00	117.34	N 77° 54' 30" W
9	450.00	117.34	N 77° 54' 30" W
10	450.00	117.34	S 77° 54' 30" E
11	450.00	117.34	S 77° 54' 30" E
12	450.00	117.34	N 77° 54' 30" W
13	450.00	117.34	N 77° 54' 30" W
14	450.00	117.34	S 77° 54' 30" E
15	450.00	117.34	S 77° 54' 30" E
16	450.00	117.34	N 77° 54' 30" W
17	450.00	117.34	N 77° 54' 30" W
18	450.00	117.34	S 77° 54' 30" E
19	450.00	117.34	S 77° 54' 30" E
20	450.00	117.34	N 77° 54' 30" W
21	450.00	117.34	N 77° 54' 30" W
22	450.00	117.34	S 77° 54' 30" E
23	450.00	117.34	S 77° 54' 30" E
24	450.00	117.34	N 77° 54' 30" W
25	450.00	117.34	N 77° 54' 30" W
26	450.00	117.34	S 77° 54' 30" E
27	450.00	117.34	S 77° 54' 30" E
28	450.00	117.34	N 77° 54' 30" W
29	450.00	117.34	N 77° 54' 30" W
30	450.00	117.34	S 77° 54' 30" E
31	450.00	117.34	S 77° 54' 30" E
32	450.00	117.34	N 77° 54' 30" W
33	450.00	117.34	N 77° 54' 30" W
34	450.00	117.34	S 77° 54' 30" E
35	450.00	117.34	S 77° 54' 30" E
36	450.00	117.34	N 77° 54' 30" W
37	450.00	117.34	N 77° 54' 30" W
38	450.00	117.34	S 77° 54' 30" E
39	450.00	117.34	S 77° 54' 30" E
40	450.00	117.34	N 77° 54' 30" W
41	450.00	117.34	N 77° 54' 30" W
42	450.00	117.34	S 77° 54' 30" E
43	450.00	117.34	S 77° 54' 30" E
44	450.00	117.34	N 77° 54' 30" W
45	450.00	117.34	N 77° 54' 30" W
46	450.00	117.34	S 77° 54' 30" E
47	450.00	117.34	S 77° 54' 30" E
48	450.00	117.34	N 77° 54' 30" W
49	450.00	117.34	N 77° 54' 30" W
50	450.00	117.34	S 77° 54' 30" E
51	450.00	117.34	S 77° 54' 30" E
52	450.00	117.34	N 77° 54' 30" W
53	450.00	117.34	N 77° 54' 30" W
54	450.00	117.34	S 77° 54' 30" E
55	450.00	117.34	S 77° 54' 30" E
56	450.00	117.34	N 77° 54' 30" W
57	450.00	117.34	N 77° 54' 30" W
58	450.00	117.34	S 77° 54' 30" E
59	450.00	117.34	S 77° 54' 30" E
60	450.00	117.34	N 77° 54' 30" W
61	450.00	117.34	N 77° 54' 30" W
62	450.00	117.34	S 77° 54' 30" E
63	450.00	117.34	S 77° 54' 30" E
64	450.00	117.34	N 77° 54' 30" W
65	450.00	117.34	N 77° 54' 30" W
66	450.00	117.34	S 77° 54' 30" E
67	450.00	117.34	S 77° 54' 30" E
68	450.00	117.34	N 77° 54' 30" W
69	450.00	117.34	N 77° 54' 30" W
70	450.00	117.34	S 77° 54' 30" E
71	450.00	117.34	S 77° 54' 30" E
72	450.00	117.34	N 77° 54' 30" W
73	450.00	117.34	N 77° 54' 30" W
74	450.00	117.34	S 77° 54' 30" E
75	450.00	117.34	S 77° 54' 30" E
76	450.00	117.34	N 77° 54' 30" W
77	450.00	117.34	N 77° 54' 30" W
78	450.00	117.34	S 77° 54' 30" E
79	450.00	117.34	S 77° 54' 30" E
80	450.00	117.34	N 77° 54' 30" W
81	450.00	117.34	N 77° 54' 30" W
82	450.00	117.34	S 77° 54' 30" E
83	450.00	117.34	S 77° 54' 30" E
84	450.00	117.34	N 77° 54' 30" W
85	450.00	117.34	N 77° 54' 30" W
86	450.00	117.34	S 77° 54' 30" E
87	450.00	117.34	S 77° 54' 30" E
88	450.00	117.34	N 77° 54' 30" W
89	450.00	117.34	N 77° 54' 30" W
90	450.00	117.34	S 77° 54' 30" E
91	450.00	117.34	S 77° 54' 30" E
92	450.00	117.34	N 77° 54' 30" W
93	450.00	117.34	N 77° 54' 30" W
94	450.00	117.34	S 77° 54' 30" E
95	450.00	117.34	S 77° 54' 30" E
96	450.00	117.34	N 77° 54' 30" W
97	450.00	117.34	N 77° 54' 30" W
98	450.00	117.34	S 77° 54' 30" E
99	450.00	117.34	S 77° 54' 30" E
100	450.00	117.34	N 77° 54' 30" W

### LINE TABLES

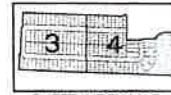
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
1	N 77° 54' 30" W	44.00	101	N 87° 52' 58" W	44.00
2	S 77° 54' 30" E	44.00	102	N 87° 52' 58" W	44.00
3	S 77° 54' 30" E	44.00	103	N 87° 52' 58" W	44.00
4	N 77° 54' 30" W	44.00	104	N 87° 52' 58" W	44.00
5	N 77° 54' 30" W	44.00	105	N 87° 52' 58" W	44.00
6	S 77° 54' 30" E	44.00	106	N 87° 52' 58" W	44.00
7	S 77° 54' 30" E	44.00	107	N 87° 52' 58" W	44.00
8	N 77° 54' 30" W	44.00	108	N 87° 52' 58" W	44.00
9	N 77° 54' 30" W	44.00	109	N 87° 52' 58" W	44.00
10	S 77° 54' 30" E	44.00	110	N 87° 52' 58" W	44.00
11	S 77° 54' 30" E	44.00	111	N 87° 52' 58" W	44.00
12	N 77° 54' 30" W	44.00	112	N 87° 52' 58" W	44.00
13	N 77° 54' 30" W	44.00	113	N 87° 52' 58" W	44.00
14	S 77° 54' 30" E	44.00	114	N 87° 52' 58" W	44.00
15	S 77° 54' 30" E	44.00	115	N 87° 52' 58" W	44.00
16	N 77° 54' 30" W	44.00	116	N 87° 52' 58" W	44.00
17	N 77° 54' 30" W	44.00	117	N 87° 52' 58" W	44.00
18	S 77° 54' 30" E	44.00	118	N 87° 52' 58" W	44.00
19	S 77° 54' 30" E	44.00	119	N 87° 52' 58" W	44.00
20	N 77° 54' 30" W	44.00	120	N 87° 52' 58" W	44.00
21	N 77° 54' 30" W	44.00	121	N 87° 52' 58" W	44.00
22	S 77° 54' 30" E	44.00	122	N 87° 52' 58" W	44.00
23	S 77° 54' 30" E	44.00	123	N 87° 52' 58" W	44.00
24	N 77° 54' 30" W	44.00	124	N 87° 52' 58" W	44.00
25	N 77° 54' 30" W	44.00	125	N 87° 52' 58" W	44.00
26	S 77° 54' 30" E	44.00	126	N 87° 52' 58" W	44.00
27	S 77° 54' 30" E	44.00	127	N 87° 52' 58" W	44.00
28	N 77° 54' 30" W	44.00	128	N 87° 52' 58" W	44.00
29	N 77° 54' 30" W	44.00	129	N 87° 52' 58" W	44.00
30	S 77° 54' 30" E	44.00	130	N 87° 52' 58" W	44.00
31	S 77° 54' 30" E	44.00	131	N 87° 52' 58" W	44.00
32	N 77° 54' 30" W	44.00	132	N 87° 52' 58" W	44.00
33	N 77° 54' 30" W	44.00	133	N 87° 52' 58" W	44.00
34	S 77° 54' 30" E	44.00	134	N 87° 52' 58" W	44.00
35	S 77° 54' 30" E	44.00	135	N 87° 52' 58" W	44.00
36	N 77° 54' 30" W	44.00	136	N 87° 52' 58" W	44.00
37	N 77° 54' 30" W	44.00	137	N 87° 52' 58" W	44.00
38	S 77° 54' 30" E	44.00	138	N 87° 52' 58" W	44.00
39	S 77° 54' 30" E	44.00	139	N 87° 52' 58" W	44.00
40	N 77° 54' 30" W	44.00	140	N 87° 52' 58" W	44.00
41	N 77° 54' 30" W	44.00	141	N 87° 52' 58" W	44.00
42	S 77° 54' 30" E	44.00	142	N 87° 52' 58" W	44.00
43	S 77° 54' 30" E	44.00	143	N 87° 52' 58" W	44.00
44	N 77° 54' 30" W	44.00	144	N 87° 52' 58" W	44.00
45	N 77° 54' 30" W	44.00	145	N 87° 52' 58" W	44.00
46	S 77° 54' 30" E	44.00	146	N 87° 52' 58" W	44.00
47	S 77° 54' 30" E	44.00	147	N 87° 52' 58" W	44.00
48	N 77° 54' 30" W	44.00	148	N 87° 52' 58" W	44.00
49	N 77° 54' 30" W	44.00	149	N 87° 52' 58" W	44.00
50	S 77° 54' 30" E	44.00	150	N 87° 52' 58" W	44.00

PLAT BOOK 43 PAGE 116  
SHEET 4 OF 4 SHEETS

### LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 2

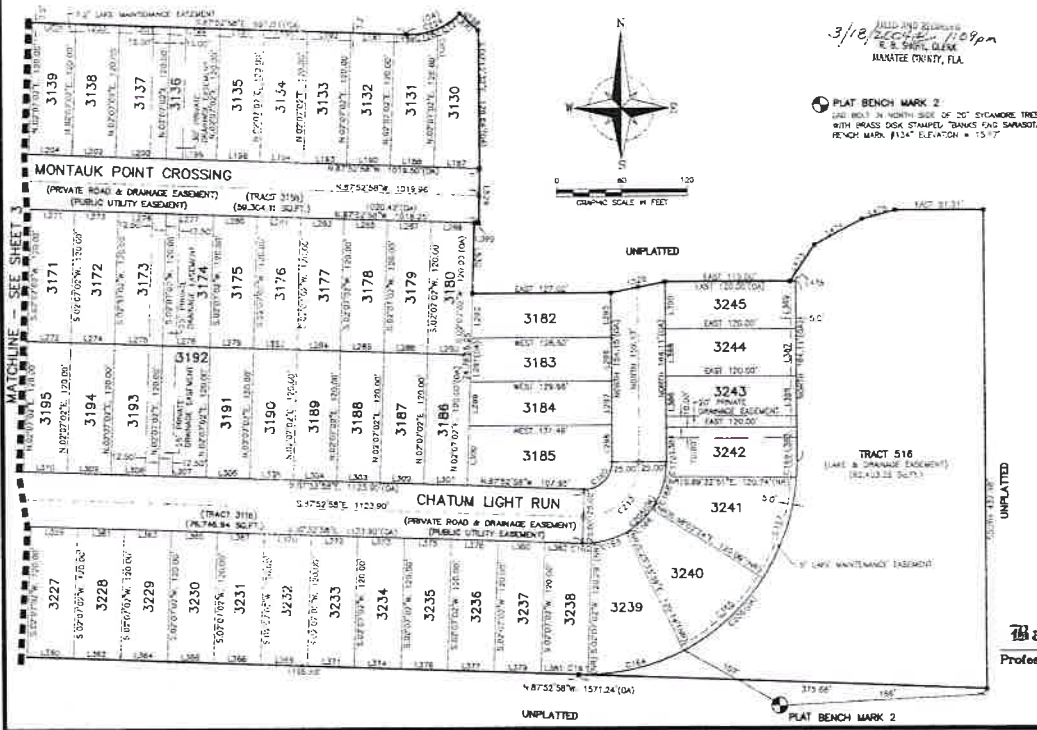
A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

### SUBDIVISION DETAIL SHEET



SHEET INDEX MAP  
NOT TO SCALE

UNPLATTED



*3/10/2024 11:09am*  
JILL AND GREGORY  
MANATEE COUNTY, FLA.

PLAT BENCH MARK 2  
ONE IRON NAIL IN NORTH SIDE OF 20" SYCAMORE TREE  
WITH BRASS DISK STAMPED "BANKS ENG INC SAVANNAH  
BENCH MARK #124 ELEVATION = 15.77'

### LOT TABLES

LOT	Square Feet	100' 100' 100' Feet
3130	5174.12	3189 4800.00
3131	4486.31	3190 4400.00
3132	4800.00	3191 4800.00
3133	4800.00	3192 5200.00
3134	4800.00	3193 5320.00
3135	4800.00	3194 4800.00
3136	5048.00	3195 4800.00
3137	5048.00	3227 5180.00
3138	4800.00	3228 5180.00
3139	4800.00	3229 5180.00
3140	4800.00	3230 5180.00
3141	4800.00	3231 5180.00
3142	4800.00	3232 5180.00
3143	4800.00	3233 5180.00
3144	4800.00	3234 5180.00
3145	4800.00	3235 5180.00
3146	4800.00	3236 5180.00
3147	4800.00	3237 5180.00
3148	4800.00	3238 5180.00
3149	4800.00	3239 5180.00
3150	4800.00	3240 5180.00
3151	4800.00	3241 5180.00
3152	4800.00	3242 5180.00
3153	4800.00	3243 5180.00
3154	4800.00	3244 5180.00
3155	4800.00	3245 5180.00

### SYMBOL LEGEND

- (PRM) UNLESS OTHERWISE NOTED, DENOTES A 4"X4" CONCRETE MONUMENT WITH 3" ALUMINUM DISK STAMPED "BANKS ENG INC SAVANNAH PRM LB 6890 SURVEY MARKER"
- (PCP) UNLESS OTHERWISE NOTED, DENOTES A WAG NAIL WITH 2" BRASS DISK STAMPED "BANKS ENG INC SAVANNAH PCP LB 6890 SURVEY MARKER"
- (C) UNLESS OTHERWISE NOTED, DENOTES A CURVE OR OTHER CHANGE OF DIRECTION IN RIGHT OF WAY
- (PBM) PLAT BENCHMARK
- (OA) OVERALL
- (R) RADIAL
- (NR) NON-RADIAL

**Banks Engineering, Inc.**  
Professional Engineers, Planners, & Land Surveyors  
State of Florida Licensed Business #LR 5690  
1144 TALLENTON ROAD, SUITE 115  
SAVANNAH, FLORIDA 32424  
PHONE: (912) 366-1818  
FAX: (912) 366-2818



**JAMES SATCHER**  
**MANATEE COUNTY SUPERVISOR OF ELECTIONS**

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946  
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820  
Info@VoteManatee.gov • VoteManatee.gov

April 19, 2024

Heritage Harbour South Community Development District  
Attn: Sandra Demarco  
210 N University Dr Suite 702  
Coral Springs FL 33071

Dear Ms. Demarco:

We are in receipt of your request for the number of registered voters in the Heritage Harbour South Community Development District of April 15, 2024. According to our records, there were 2091 persons registered in the Heritage Harbour South Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

James Satcher  
Supervisor of Elections

JS/sas

ASSESSMENT TEAM FUNDING AGREEMENT BETWEEN  
HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT  
AND HERITAGE HARBOUR GOLF HOLDINGS, LLC

This Assessment Team Funding Agreement (the "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024, by and between:

**HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Manatee County, Florida (the "District"), and

**Heritage Harbour Golf Holdings LLC**, a Florida Limited Liability Company (hereinafter "Developer"), with an address of 8000 Stone Harbour Loop, Bradenton, FL 34212

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the County Commission of Manatee County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS** the Developer presently owns real property including a golf course located within the District; and

**WHEREAS**, Developer has either sold off property or is in the process of selling off property for development within the District including the construction of new villa units and a hotel (collectively, the "Developed Lands"); and

**WHEREAS** the Developed Lands will benefit from the facilities and services provided by the District and the District will be implementing assessments for operation and maintenance ("O&M") and bonds against the Developed lands, as applicable; and

**WHEREAS** the Developer desires to assist the District with its assessment program as both parties work to shift a portion(s) of existing O&M and/or debt obligations to those entities now owning and planning commercial and residential build outs on the Developed Lands in the coming years ahead; and

**WHEREAS** the District and the Developer desire to enter into this Agreement to provide funds to enable the District to commence its revised assessment program.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**1. PROVISION OF FUNDS.** The Developer agrees to make available to the District such monies as are necessary to proceed with the process to impose assessments

for O&M and bond financing on the Developed Lands as such lands may be legally benefitted.

**A.** Developer agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds. Such funds, and all future funds provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. The District agrees to authorize District staff, including the District Engineer, District Manager, District finance personnel, and District Counsel, to proceed with the work contemplated by this Agreement and to retain other professional assistance as may be necessary to proceed with the work contemplated by this Agreement (all such professionals being collectively referred to as the "Assessment Team").

**B.** Developer and the District agree that all fees, costs, or other expenses incurred by the District for the services of the Assessment Team for the work contemplated by this Agreement shall be paid solely from the funds provided by Developer pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Developer pursuant to this Agreement shall be used solely for fees, costs and expenses arising from or related to the work contemplated by this Agreement.

**C.** The District agrees to provide to the Developer monthly copies of all invoices, requisitions or other bills for which payment is to be made from the funds provided by the Developer. The District agrees to provide to the Developer, monthly, a statement from the District Manager showing funds on deposit prior to payment, payments made and funds remaining on deposit with the District.

**D.** Developer agrees to provide funds within fifteen (15) days of receipt of written notification from the District Manager of the need for such funds.

**E.** In the event that Developer fails to provide any such funds pursuant to this Agreement, Developer and the District agree the work may be halted until such time as sufficient funds are provided by Developer to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work.

**2. TERMINATION.** Developer and the District agree that the District may terminate this Agreement due to a failure of Developer to provide funds in accordance with Section 1 of this Agreement by providing ten (10) days written notice of termination to Developer; provided, however, that the Developer shall be provided a reasonable opportunity to cure any such failure during the ten (10) day timeframe.

**3. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

**4. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and

costs for trial, alternative dispute resolution or appellate proceedings as well as fees and costs incurred to determine entitlement to and reasonableness of such expenses.

**5. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

**6. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**7. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.

**8. NOTICE.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service to the parties as follows:

- A. If to District:** Heritage Harbour South  
Community Development District  
c/o Inframark  
313 Campus Street  
Celebration, Florida 34747  
ATTN: District Manager
- With a copy to:** Persson, Cohen, Mooney,  
Fernandez & Jackson, P.A.  
6853 Energy Court  
Lakewood Ranch, Florida 34240  
ATTN: Andrew H. Cohen, Esquire
- B. If to Developer:** Heritage Harbour Golf Holdings, LLC  
8000 Stone Harbour Loop  
Bradenton, FL 34212  
ATTN: Mark Bruce

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery to the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notice shall

be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**9. THIRD PARTY BENEFICIARIES.** The purpose of this Agreement is to provide the necessary funding for the District, and for those third parties acting on behalf of the District, with respect to its ongoing operations and the actions necessary for the work contemplated by this Agreement. It is intended that this Agreement inure to the benefit of the Assessment Team and other professionals who have provided services to the District as contemplated by this Agreement ("Third Parties"). Further, the Developer recognizes that the Third Parties may maintain a right or cause of action by reason hereof. All of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

**10. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**11. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**12. EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto and shall remain in effect unless terminated by either of the parties hereto.

**13. PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement are public records and are treated as such in accordance with Florida law.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]



**IN WITNESS WHEREOF**, the parties execute this Agreement to be effective the day and year first written above.

ATTEST:

HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT DISTRICT

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair, Board of Supervisors

HERITAGE HARBOUR GOLF HOLDINGS, LLC

WITNESSES:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.  
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*

Andrew H. Cohen

Kelly M. Fernandez\*

Maggie D. Mooney\*

R. David Jackson\*

Daniel P. Lewis

\* Board Certified City, County and Local Government Law

\*\* Of Counsel

Telephone (941) 306-4730

Facsimile (941) 306-4832

Email: [acohen@flgovlaw.com](mailto:acohen@flgovlaw.com)

Reply to: Venice

April 15, 2024

Jennifer Goldyn, District Manager  
Inframark, IMS  
313 Campus Street  
Celebration, FL 34747

RE: CPI Attorney Fees  
Heritage Harbour South Community Development District

Dear Jennifer:

Pursuant to our fee agreement with the Heritage Harbour South Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. The applicable CPI for this year's adjustment is 3.2%. The adjusted hourly rate we are requesting is as follows: \$303.00 per hour.

---

Lakewood Ranch  
6853 Energy Court  
Lakewood Ranch, Florida 34240

Venice  
236 Pedro Street  
Venice, Florida 34285



**12' Cedar Octagon Double Roof Gazebo**

ACS Construction Services Inc  
 501 W Bay St  
 Wauchula, FL 33873 US  
 863-448-7638  
 avplata.acs@gmail.com

# Estimate

ADDRESS
Chris Gogarty Heritage Harbor Master Association

SHIP TO
Chris Gogarty Heritage Harbor Master Association 700 River Heritage Blvd Bradenton, FL 34212

ESTIMATE #	DATE
348	03/12/2024

**P.O. NUMBER**  
 Gazebo Cedar

	DESCRIPTION	QTY	RATE	AMOUNT
<b>40 Turf Site work</b>	-Remove existing electrical wiring and gazebo(s) currently located at worksite. -Prep worksite for installation of new gazebo(s) -Install two new 12' cedar wood gazebo double roof with cedar shank shingles, railings, composite flooring, composite benches and replace same electrical to new gazebo.  Quote includes: labor, material, equipment and clean-up.  Worksite: 700 River Heritage Blvd Brandenton, FL 34212  Terms: 50% Deposit 25% At 50% Completion 25% At 100% Completion	1	120,000.00	120,000.00
				0.00

Contact ACS Construction Services Inc to pay.

**TOTAL**

**\$120,000.00**

Accepted By

Accepted Date

# Independent Contractor Agreement

This Independent Contractor Agreement ("Agreement") is made effective as of \_\_\_\_\_, by and between Heritage Harbor Master Association, Inc & ICON Management Services Florida, LLC ("Recipient"), of 5590 State Road 64 E, Suite 220, Bradenton, Florida 34208, and ACS Construction Services Inc ("Contractor"), of 501 W Bay St, Wauchula, Florida 33873.

**1. Description of Services.** Beginning on \_\_\_\_\_, the Contractor will provide the following services (collectively, "Services"):

Removal of existing Gazebos and installation of two new Gazebos build of cedar and composite material. Includes electrical connection.

**2. Payment for Services.** The Recipient will pay compensation to the Contractor for the Services in the amount of \$120,000.00. Payments will be made as follows:

(a) **Milestone and Payment Amount**

50% Deposit is required after agreement is signed by both parties.  
\$60,000.00

25% At 50% Completion  
\$30,000.00

25% At 100% Completion  
\$30,000.00

No other fees and/or expenses will be paid to the Contractor unless such fees and/or expenses have been approved in advance by the appropriate executive on behalf of the Recipient in writing. The Contractor shall be solely responsible for any and all taxes, Social Security contributions or payments, disability insurance, unemployment taxes, and other pay-roll type taxes applicable to such compensation.

**3. Term/Termination.** Termination of this agreement will occur as follows:

This agreement will terminate in two months from date of agreement.

A regular, ongoing relationship of indefinite term is not contemplated. The Recipient has no right to assign Services to the Contractor other than as specifically contemplated by this Agreement. However, the parties may mutually agree that the Contractor shall perform other services for the Recipient, pursuant to the terms of this Agreement.

**4. Relationship of Parties.** It is understood by the parties that the Contractor is an independent contractor with respect to the Recipient and not an employee of the Recipient. The Recipient will not provide fringe benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of the Contractor.

It is contemplated that the relationship between the Contractor and the Recipient shall be a non-exclusive one. The Contractor also performs services for other organizations and/or individuals. The Recipient has no right to further inquire into the Contractor's other activities.

**5. Recipient's Control.** The Recipient has no right or power to control or otherwise interfere with the Contractor's mode of effecting performance under this Agreement. The Recipient's only concern is the result of the Contractor's work, and not the means of accomplishing it. Except in extraordinary circumstances and when necessary, the Contractor shall perform the Services without direct supervision by the Recipient.

**6. Professional Capacity.** The Contractor is a professional who uses their own professional and business methods to perform Services. The Contractor has not and will not receive training from the Recipient regarding how to perform the Services.

**7. Personal Services Not Required.** The Contractor is not required to render the Services personally and may employ others to perform the Services on behalf of the Recipient without the Recipient's knowledge or consent. If the Contractor has assistants, it is the Contractor's responsibility to hire them and to provide materials for them.

**8. No Location On the Premises.** The Contractor has no desk or other equipment either located at or furnished by the Recipient. Except to the extent that the Contractor works in a territory as defined by the Recipient, their Services are not integrated into the mainstream of the Recipient's business.

**9. No Set Work Hours.** The Contractor has no set hours of work. There is no requirement that the Contractor work full time or otherwise account for work hours.

**10. Expenses Paid By Contractor.** The Contractor's business and travel expenses are to be paid by the Contractor and not by the Recipient.

**11. Confidentiality.** The Contractor may have had access to proprietary, private and/or otherwise confidential information ("Confidential Information") of the Recipient. Confidential Information shall mean all non-public information that constitutes, relates, or refers to the operation of the business of the Recipient, including without limitation, all financial, investment, operational, personnel, sales, marketing, managerial, and statistical information of the Recipient, and any and all trade secrets, customer lists, or pricing information of the Recipient. The nature of the information and the manner of disclosure are such that a reasonable person would understand it to be confidential. The Contractor will not at any time or in any manner, either directly or indirectly, use for the personal benefit of the Contractor, or divulge, disclose, or communicate in any manner any Confidential Information. The Contractor will protect such information and treat the Confidential Information as strictly confidential. This provision shall continue to be effective after the termination of this Agreement. Upon termination of this Agreement, the Contractor will return to the Recipient all Confidential Information, whether physical or electronic, and other items that were used, created, or controlled by the Contractor during the term of this Agreement.

This Agreement is in compliance with the Defend Trade Secrets Act and provides civil or criminal immunity to any individual for the disclosure of trade secrets: (i) made in confidence to a federal, state, or local government official, or to an attorney when the disclosure is to report suspected violations of the law; or (ii) in a complaint or other document filed in a lawsuit if made under seal.

**12. Injuries.** The Contractor acknowledges the Contractor's obligation to obtain appropriate insurance coverage for the benefit of the Contractor (and the Contractor's employees, if any). The Contractor waives any rights to recovery from the Recipient for any injuries that the Contractor (and/or the Contractor's employees) may sustain while performing the Services under this Agreement and that are a result of the negligence of the Contractor or the Contractor's employees. The Contractor will provide the Recipient with a certificate naming the Recipient as an additional insured party.

**13. No Right to Act as Agent.** An "employer-employee" or "principal-agent" relationship is not created merely because (1) the Recipient has or retains the right to supervise or inspect the work as it progresses in order to ensure compliance with the terms of the Agreement; or (2) the Recipient has or retains the right to

stop work done improperly. The Contractor has no right to act as an agent for the Recipient and has an obligation to notify any involved parties that it is not an agent of the Recipient.

**14. Entire Agreement.** This Agreement constitutes the entire agreement between the parties. All terms and conditions contained in any other writings previously executed by the parties regarding the matters contemplated herein shall be deemed to be merged herein and superseded hereby. No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto.

**15. Waiver of Breach.** The waiver by the Recipient of a breach of any provision of this Agreement by the Contractor shall not operate or be construed as a waiver of any subsequent breach by the Contractor.

**16. Severability.** If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

**17. Applicable Law.** This Agreement shall be governed by the laws of Florida.

**18. Signatories.** This Agreement shall be signed by \_\_\_\_\_ on behalf of Heritage Harbor Master Association, Inc & ICON Management Services Florida, LLC and by Juan C Plata, President on behalf of ACS Construction Services Inc. This Agreement is effective as of the date first above written.

The Recipient:

Heritage Harbor Master Association, Inc & ICON Management Services Florida, LLC

By: \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

The Contractor:

ACS Construction Services Inc

By: \_\_\_\_\_  
Juan C Plata  
President

Date: \_\_\_\_\_

**MAINTENANCE AGREEMENT BETWEEN THE HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT DISTRICT AND THE STONEYBROOK AT  
HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC.**

This Agreement is made and entered into this 31 day of October, 2014, by and between:

**Heritage Harbour South Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District" or "CDD"), and

**Stoneybrook at Heritage Harbour Community Association, Inc.**, a Florida not-for-profit corporation, whose address is 200 Golden Harbour Trail, Bradenton, FL 34212 (the "HOA").

**RECITALS**

WHEREAS, the District is a local unit of special-purpose government established by ordinance of the Board of County Commissioners of Manatee County, Florida, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, water and wastewater facilities, recreation and other infrastructure improvements; and

WHEREAS, the HOA is a private not-for-profit corporation serving as an association of certain homeowners within the Heritage Harbour South Community Development District with a purpose of managing association owned common property with amenities; and

WHEREAS, the District and the HOA have a mutual interest for their respective residents/owners in insuring that the District owned and HOA properties and facilities are managed and maintained to the highest standards; and

WHEREAS, the District and the HOA agree that it is in the best interest of the Stoneybrook Community ("Community") to have the HOA perform certain maintenance tasks within the Community to ensure efficiency, consistency and continuity of the maintenance tasks; and

WHEREAS, the HOA is willing and able to perform the daily routine maintenance of certain common grounds and facilities; is willing and able to provide maintenance reports for CDD owned properties and facilities to the CDD District Manager for the CDD; and is willing to perform these tasks within the guidelines coordinated with the District staff; and

WHEREAS, the HOA is willing to contract with vendors that meet the requirements for insurance and other means of protection that are mandated by the CDD for work on CDD owned property; is willing to seek out the most qualified and cost effective vendors performing such work; and is willing to coordinate with District Management and the CDD regarding the contracts for landscape and irrigation, gate house maintenance and gate house operations.



NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **Scope of Work.** The HOA and the CDD will perform the tasks assigned to them in the Scope of Work at Exhibit A to the standards as set forth in the respective vendor's contract. In addition to any other requirements outlined in the Scope attached hereto, the HOA agrees that the contract for CDD landscape irrigation and maintenance will be competitively bid to at least three vendors and the CDD will be provided with the results of such bidding and an opportunity to provide input before a vendor is chosen to perform such work. The HOA will be the ultimate arbiter, however, for choosing the landscape/irrigation vendor to perform the work which is the responsibility of the HOA pursuant to this Agreement

3. **Reporting.** The HOA will report monthly to the CDD on the status of the areas and facilities being maintained for the CDD by the HOA. The report does not have to comply with the provisions of Section fourteen (14) of this Agreement but should describe incidents, accidents, damages, repairs, contract changes, maintenance requirements or other useful information to the CDD and will be in a format as agreed upon between the management for the respective parties. The report will be provided no later than one week before the monthly CDD meeting to enable the status report to be presented to the CDD Board of Supervisors at their meeting. In addition, the HOA will report more frequently whenever unusual, problematic, or non-routine issues occur or issues which may otherwise impact the CDD budget.

4. **Funding.** The HOA will provide the funding for the services assigned to it as provided in the Scope of Work. Repairs required for District owned property will be reported to the District Manager by the HOA and coordinated by and funded by the responsible party referenced in the Scope of Work. Services required outside of the Scope of Work will be funded by the respective owner of the property or facility being serviced.

5. **Term and Renewal.** The term of this Agreement shall be one year from execution by the last of both parties to this Agreement. This Agreement renews automatically for one (1) year periods unless terminated or modified as referenced herein. Either party may terminate this Agreement for any reason in its sole and absolute discretion, with or without cause, on September 30<sup>th</sup> of each calendar year provided the terminating party provides the other party written notice of termination no later than May 30<sup>th</sup> of such calendar year. If notice of termination is provided after May 30<sup>th</sup> of each year, then the effective date of termination shall be September 30<sup>th</sup> of the following calendar year. The notice shall be sent to the parties at the address as set forth in this Agreement or such other address provided in writing by each party.

6. **Insurance.** Before performing any services related to this Agreement, the HOA shall assure that all contractors and sub-contractors performing work on District properties or facilities (hereinafter collectively referred to as “Contractors”) have secured insurance for the performance of their services with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury	\$1,000,000/\$2,000,000
Property Damage	\$1,000,000/\$2,000,000
Vehicle Insurance	\$500,000 per claim with annual aggregate of not less than \$1,000,000

The District, its Supervisors, Officers, Agents, Employees and Volunteers shall be named as additional insureds. At no time shall a Contractor be without insurance in the above amounts. Any Contractor’s agreement to perform services shall further provide that no policy may be canceled without written notice to the District and the HOA. Insurance shall be from a reputable insurance carrier subject to the reasonable approval of the District. If at any time a Contractor fails to adhere to the referenced insurance requirements, the CDD has the authority to terminate this Agreement immediately.

7. **Indemnification.** The HOA and CDD will require all vendor contracts under this Agreement to include the following language:

Contractor does hereby indemnify and hold harmless Stoneybrook at Heritage Harbour Community Association, Inc. (“HOA”) and Heritage Harbour South Community Development District (“District”), their officers, directors, agents, and employees from and against any and all liabilities, damages, causes of action, losses and costs of every kind (including, but not limited to, reasonable attorney’s fees) incurred as a result of or arising out of the Contractor performing or failing to perform the services referenced herein, including but not limited to, all damages sustained by the District or the HOA caused directly or indirectly by the negligence, recklessness or intentional wrongful misconduct of the Contractors, its employees and persons or entities employed or utilized by the Contractors in the performance of the Contractor’s duties.

If at any time the CDD or the HOA discover a vendor contract for work to be performed on their respective property/assets does not have the required indemnification language, the unprotected party (CDD or HOA) has the authority to terminate this Agreement.

8. **District Representative.** The District designates its District Manager to act as the District’s representative with respect to this Agreement. The District Manager shall have complete authority to transmit instructions, receive information, interpret and define the District’s policies and decisions with respect to this Agreement.

9. **Assignment.** Neither the District nor the HOA may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void. No employees, agents or representatives of the District or the HOA are personally or individually bound by this Agreement.

10. **Attorney's Fees.** If any litigation occurs between the parties as a result of or directly or indirectly arising out of or because of this Agreement or any other document or act required by this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and court costs including without limitation attorney's fees and paralegal fees and court costs incurred in any trial, appellate (all levels) and/or bankruptcy proceedings.

11. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the District and the HOA relating to the subject matter of this Agreement.

12. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the HOA.

13. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the HOA, both the District and the HOA have complied with all the requirements of law, and both the District and the HOA have full power and authority to comply with the terms and provisions of this instrument.

14. **Notices.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**If to the District:** Heritage Harbour South Community  
Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
Attn: District Manager

**With a copy to:** Andrew H. Cohen, Esq.  
6853 Energy Court  
Lakewood Ranch, FL 34240

**If to the HOA:** Stoneybrook at Heritage Harbour  
Community Association, Inc.,  
**200 Golden Harbour Trail**  
Bradenton, Florida 34212

**With a Copy to:**

Kevin T. Wells, Esquire  
1800 Second Street, Suite 808  
Sarasota, FL 34236

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the HOA may deliver Notice on behalf of the District and the HOA, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**15. Third Party Beneficiaries.** This Agreement is solely for the benefit of the District and the HOA and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the HOA any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the HOA.

**16. Controlling Law.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute shall be Manatee County, Florida.

**17. Effective Date.** This Agreement shall be effective after execution by both the District and the HOA and shall remain in effect for the term as referenced above.

**18. Public Records.** The HOA understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and may be treated as such in accordance with Florida law. The District understands and agrees that all documents of any kind provided to the HOA in connection with this Agreement may be official records and may be treated as such in accordance with Florida law.

**19. Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

**20. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the HOA as an arm's length transaction. The District and the HOA participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a

dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

21. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year referenced below.

Attest:

**HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

  
Secretary/Assistant Secretary

  
Vice-Chairman, Board of Supervisors

Date: Oct 30 2014

**STONEBROOK at HERITAGE HARBOUR  
COMMUNITY ASSOCIATION, INC. ,**

  
(Signature of Witness)

Wilfredo Perez,  
(Print Name of Witness)

By: Tom Baker

Its: PRESIDENT

Date: OCT 31 2014

**EXHIBIT A**  
**Scope of Work**

**MAINTENANCE AGREEMENT BETWEEN THE HERITAGE HARBOUR SOUTH  
COMMUNITY DEVELOPMENT DISTRICT AND THE STONEYBROOK AT  
HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC.**

- I. The following represents a listing of maintenance areas within the Community and contains a designation of responsibility for the area. Unless stated otherwise, responsibility implies maintenance and funding for maintenance as well as capital repairs when such capital repairs are less than \$5,000 individually.
1. Maintenance of Guard House Structures is to be performed by the HOA as follows:
    - A. Facilities will be inspected regularly for cleanliness and state of repair.
    - B. Inside of guardhouse will be cleaned regularly.
    - C. Outside will be painted on an as-needed basis.
    - D. Damages will be reported in a timely manner so that District can initiate insurance claims and repair any damage at District expense.
    - E. All utilities to include electric, water, internet and phone (if installed) will be managed, maintained and funded by the HOA.
  2. Maintenance of Gate Systems is to be performed by the HOA as follows:
    - A. The main entrance and back entrance gate systems will be maintained and funded by the HOA. This includes gate arms, access boxes, gate pedestals, loop system and any other material item related to the operation of the gates.
    - B. Insurance claims for gate incidents will be processed through the District insurance policies. Incidents and details will be gathered by HOA staff and presented to the District Manager in a timely manner to enable the claims process to be initiated. With the exception of gate arms which will be maintained and funded by the HOA, any damages incurred and not paid by insurance claims will be at the expense of the District.
  3. Security Gate Access;
    - A. Contracts for access control will be executed and the responsibility of the HOA.
    - B. All access protocols will be reviewed and approved by the District to ensure compliance with access requirements of the District.
    - C. All software installs, maintenance and upgrades will be an HOA responsibility.
    - D. All hardware for access control will be a responsibility of the HOA.
    - E. All access data will be maintained and a responsibility of the HOA.
  4. Landscape and Irrigation:
    - A. The HOA will comply with the terms of this Agreement regarding the hiring of a landscape/irrigation vendor including competitively bidding from at least three (3) vendors. With District input, the HOA shall then enter into a maintenance agreement with a qualified landscape company for the purpose of maintaining all the common area landscaping and irrigation (with the irrigation being subject to the restrictions as stated below) within the Community to include those parcels owned by the District. The vendor contract shall address disaster recovery fees for the Community.
    - B. Repairs and renovations to the landscaping will be a responsibility of the HOA.
    - C. Repairs and renovations to the irrigation will be a responsibility of the HOA for all piping two inches (2") and below. Any piping greater than two inches (2") will be the

responsibility of the CDD. Any connection to the mainline is the responsibility of the CDD. Any repairs and/or renovations to irrigation located within a sidewalk or roadway right of way owned by the CDD shall be the responsibility of the CDD.

- D. Tree/palm tree trimming up to fifteen (15) feet in all common areas is a responsibility of the HOA and will be included in the landscape/irrigation vendor contract. Any tree trimming for trees fifteen (15) feet and over will also be paid for by the HOA separately.
- 5. Sidewalk and Curbing:
    - A. Except as otherwise stated in the governing documents of the HOA, sidewalk and curb damage is a responsibility of the District and such damage should be reported to the District in a timely manner so that the District can initiate repair procedures.
    - B. Except as otherwise stated in the governing documents of the HOA, sidewalk and curb cleaning (pressure washing) is a maintenance responsibility of the District.
  - 6. Landscape and Monument Lighting:
    - A. All landscape and monument ornamental lighting on the CDD property is the responsibility of the HOA for replacement and maintenance.
  - 7. Lakes and Wetlands:
    - A. The District is responsible for all lakes and wetland maintenance along with the associated storm water systems and structures.
- II. The District and the HOA mutually understand that both must comply with Public Records Laws of the State of Florida for those areas where the HOA is maintaining a District owned parcel or facility.
  - III. The HOA and the District will identify an individual who will be designated as the liaison for their respective Boards for the purposes of this Agreement.