

1633537

COUNTRY CREEK SUBDIVISION,
PHASE IIIIN
SECTIONS 21, 22, 27, 28, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDAPLAT BOOK 39, PAGE 146
SHEET 1 OF 10

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. THENCE N.00°25'47"E. ALONG THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 397.93 FEET TO THE SOUTHEAST CORNER OF MILL CREEK SUBDIVISION, PHASE V-B, AS RECORDED IN PLAT BOOK 31 AT PAGES 60 THROUGH 77, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF SAID MILL CREEK VB THE FOLLOWING 8 COURSES: N.00°25'47"E. ALONG SAID WEST LINE OF SECTION 22 A DISTANCE OF 809.96 FEET; THENCE N.82°33'00"W. A DISTANCE OF 265.00 FEET; THENCE N.14°30'00"E. A DISTANCE OF 135.00 FEET; THENCE N.00°36'00"E. A DISTANCE OF 695.00 FEET; THENCE N.15°48'00"E. A DISTANCE OF 160.00 FEET; THENCE S.74°12'00"E. A DISTANCE OF 89.53 FEET TO THE POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET A CENTRAL ANGLE OF 15°22'13", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.60 FEET TO SAID WEST LINE OF SECTION 22; THENCE N.00°25'47"E. ALONG SAID WEST LINE OF SECTION 22 A DISTANCE OF 304.95 FEET TO THE CENTERLINE OF A TRIBUTARY OF MILL CREEK, THENCE ALONG SAID TRIBUTARY CENTERLINE THE FOLLOWING 8 APPROXIMATE COURSES AND DISTANCES: S.55°27'24"E. A DISTANCE OF 274.02; THENCE S.26°16'15"E. A DISTANCE OF 162.45 FEET; THENCE S.30°45'28"E. A DISTANCE OF 169.70 FEET; THENCE S.34°35'12"E. A DISTANCE OF 198.37 FEET; THENCE S.27°03'31"E. A DISTANCE OF 192.67 FEET; THENCE S.30°26'12"E. A DISTANCE OF 161.27 FEET; THENCE S.43°15'16"E. A DISTANCE OF 235.28 FEET; THENCE S.29°41'04"E. A DISTANCE OF 55.90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S.89°35'52"E. ALONG SAID NORTH LINE, A DISTANCE OF 381.00 FEET; THENCE S.00°27'37"W. A DISTANCE OF 197.06 FEET; THENCE S.89°32'23"E. A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S.00°27'37"W. ALONG SAID EAST LINE A DISTANCE OF 1150.08 TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, SAID POINT ALSO BEING THE NORTHWEST CORNER OF COUNTRY CREEK SUBDIVISION, PHASE II, AS RECORDED IN PLAT BOOK 33 AT PAGES 38 THROUGH 50; THENCE ALONG SAID PLAT THE FOLLOWING 12 COURSES, S.00°16'22"W. A DISTANCE OF 15.00 FEET; THENCE N.89°43'38"W. A DISTANCE OF 242.07 FEET; THENCE S.00°27'37"W. A DISTANCE OF 102.38 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 96°44'09"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.21 FEET; THENCE S.10°57'45"W. A DISTANCE OF 50.11 FEET; THENCE S.53°41'27"W. A DISTANCE OF 288.59 FEET TO A POINT ON A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET, A CHORD BEARING OF N.73°46'46"W. AND A CENTRAL ANGLE OF 11°08'07"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 140.90 FEET; THENCE N.68°12'43"W. A DISTANCE OF 137.73 TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 21°21'30", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.51 FEET; THENCE N.89°34'13"W. A DISTANCE OF 179.13 FEET TO THE POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 725.00 FEET AND A CENTRAL ANGLE OF 14°32'18", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 183.96 FEET; THENCE S.14°58'04"W. A DISTANCE OF 133.39 FEET TO A POINT ON THE NORTHEAST BOUNDARY OF MILL CREEK, PHASE II, A SUBDIVISION, RECORDED IN PLAT BOOK 24 AT PAGE 80 THROUGH 88, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES N.63°04'24"W. A DISTANCE OF 186.48 FEET; THENCE N.83°52'13"W. A DISTANCE OF 163.56 FEET; THENCE N.69°04'36"W. A DISTANCE OF 327.89 FEET TO THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID MILL CREEK, PHASE II AND THE EASTERLY LINE OF MILL CREEK, PHASE V-A, AS RECORDED IN PLAT BOOK 29 PAGES 2 THROUGH 15 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR COURSES, N.21°07'00"E. A DISTANCE OF 321.76 FEET TO THE POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°26'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.02 FEET; THENCE S.69°27'00"E. A DISTANCE OF 15.00 FEET; THENCE N.20°33'00"E. A DISTANCE OF 305.00 FEET SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID MILL CREEK PHASE VB; THENCE ALONG SOUTH BOUNDARY OF MILL CREEK VB S.79°33'00"E. A DISTANCE OF 326.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.02 ACRES, MORE OR LESS.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES AND TEN (10) FEET ALONG ALL FRONT AND REAR LOT LINES FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND OVERHEAD AND UNDERGROUND UTILITIES, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

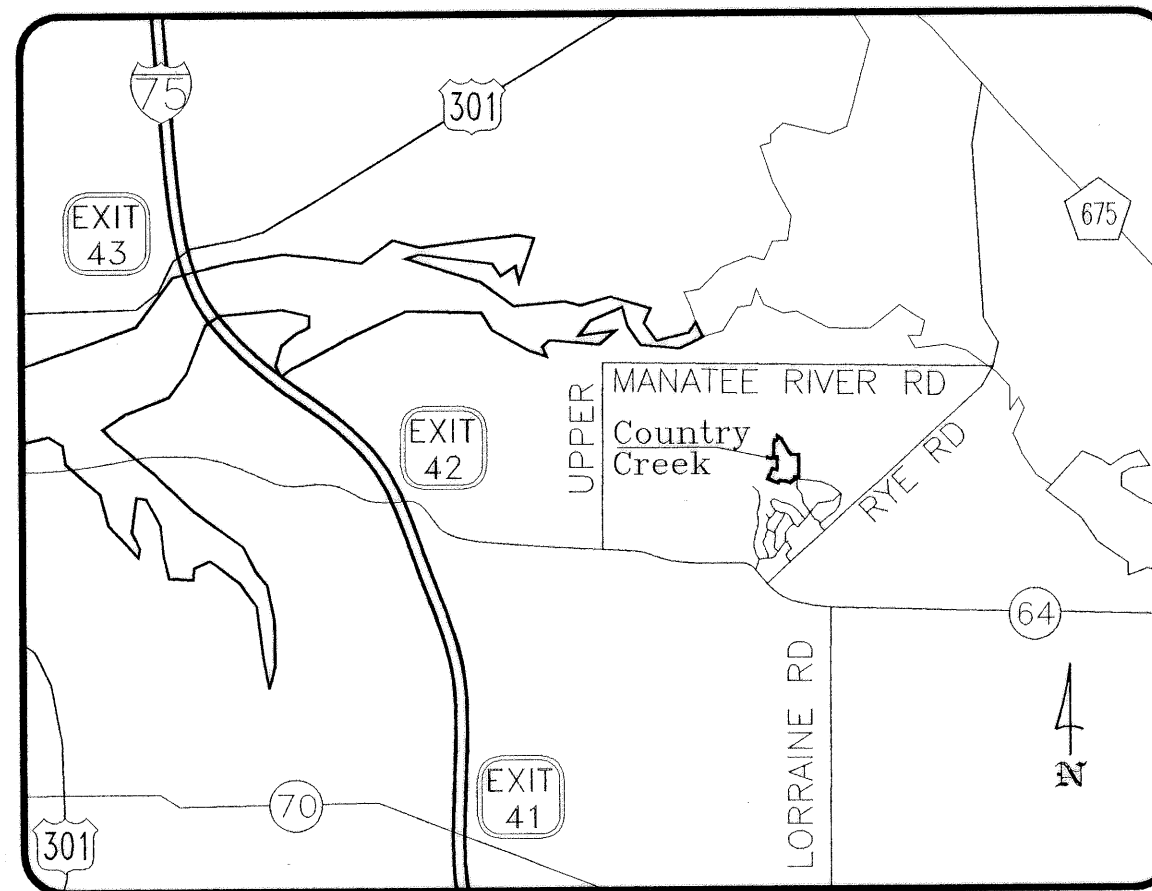
DRAINAGE EASEMENTS

EXCLUSIVE EASEMENT FOR STORMWATER AND RETENTION PURPOSES OVER, UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "DRAINAGE EASEMENT".

UTILITY EASEMENTS

COUNTRY CREEK PROPERTIES, INC., DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO MANATEE COUNTY, FLORIDA POWER AND LIGHT COMPANY, VERIZON FLORIDA INC., AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, UNDER AND ACROSS EACH LOT LINE EASEMENT AREA.

SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDING HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

VICINITY MAP
NOT TO SCALE

ADDITIONAL RESTRICTIONS

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

CERTIFICATE OF APPROVAL OF
THE COUNTY SURVEYORSTATE OF FLORIDA : : SS
COUNTY OF MANATEE :

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

Robert O. Drake
ROBERT O. DRAKE, P.S.M. #5965
FOR MANATEE COUNTY

6/14/02
DATE

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: MAY 28, 2002

Jonathan W. Esber
JONATHAN W. ESBER, PLS #4483

CERTIFICATE OF APPROVAL OF BOARD OF
COUNTY COMMISSIONERSSTATE OF FLORIDA : : SS
COUNTY OF MANATEE :

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 18th DAY OF June, 2002.

md
CLERK OF CIRCUIT COURT

June E. Stein
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF CLERK OF
CIRCUIT COURTSTATE OF FLORIDA : : SS
COUNTY OF MANATEE :

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 39, PAGES 146-155, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 20 DAY OF June, 2002.

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

CERTIFICATE OF OWNERSHIP
AND DEDICATIONSTATE OF FLORIDA : : SS
COUNTY OF MANATEE :

I, FILIC M. CHUNG, AS PRESIDENT OF COUNTRY CREEK PROPERTIES, INC., A FLORIDA CORPORATION, CERTIFY OWNERSHIP BY SAID CORPORATION OF THE PROPERTY DESCRIBED HEREON AND THE CORPORATION DOES HEREBY DEDICATE ALL STREETS, REQUIRED UTILITIES, DRAINAGE, SIDEWALKS AND OTHER EASEMENTS SHOWN ON THIS PLAT ENTITLED "COUNTRY CREEK SUBDIVISION, PHASE III" UNLESS SPECIFICALLY RESERVED, FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE SEAL OF THE CORPORATION THIS 23rd DAY OF MAY, 2002.

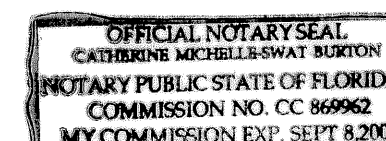
BY: *Filic M. Chung*
FILIC M. CHUNG, PRESIDENT,
COUNTRY CREEK PROPERTIES, INC.

WITNESSES:
Wen Y. Chung
WEN Y. CHUNG
PRINT NAME
Catherine Michelle-Swat Burton
Catherine Michelle-Swat Burton
PRINT NAME

STATE OF FLORIDA : : SS
COUNTY OF SARASOTA :

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF MAY, 2002 BY FILIC M. CHUNG, AS PRESIDENT OF COUNTRY CREEK PROPERTIES, INC, ON BEHALF OF THE CORPORATION IDENTIFIED HEREIN WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

Catherine Michelle-Swat Burton
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: Sept. 8, 2003



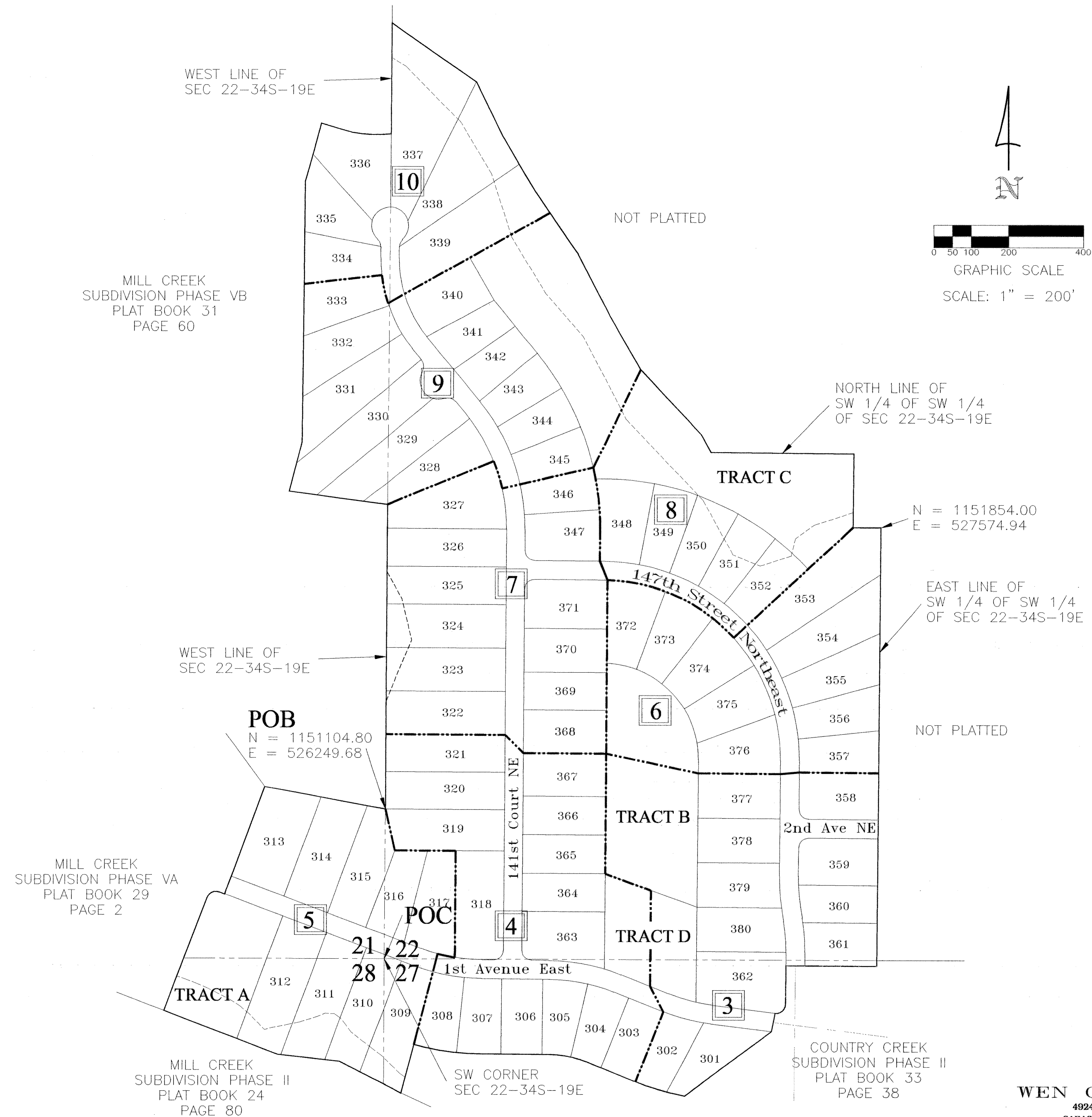
WEN CHUNG, INC
4924 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232

COUNTRY CREEK SUBDIVISION,
PHASE III

IN
SECTIONS 21, 22, 27, 28, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

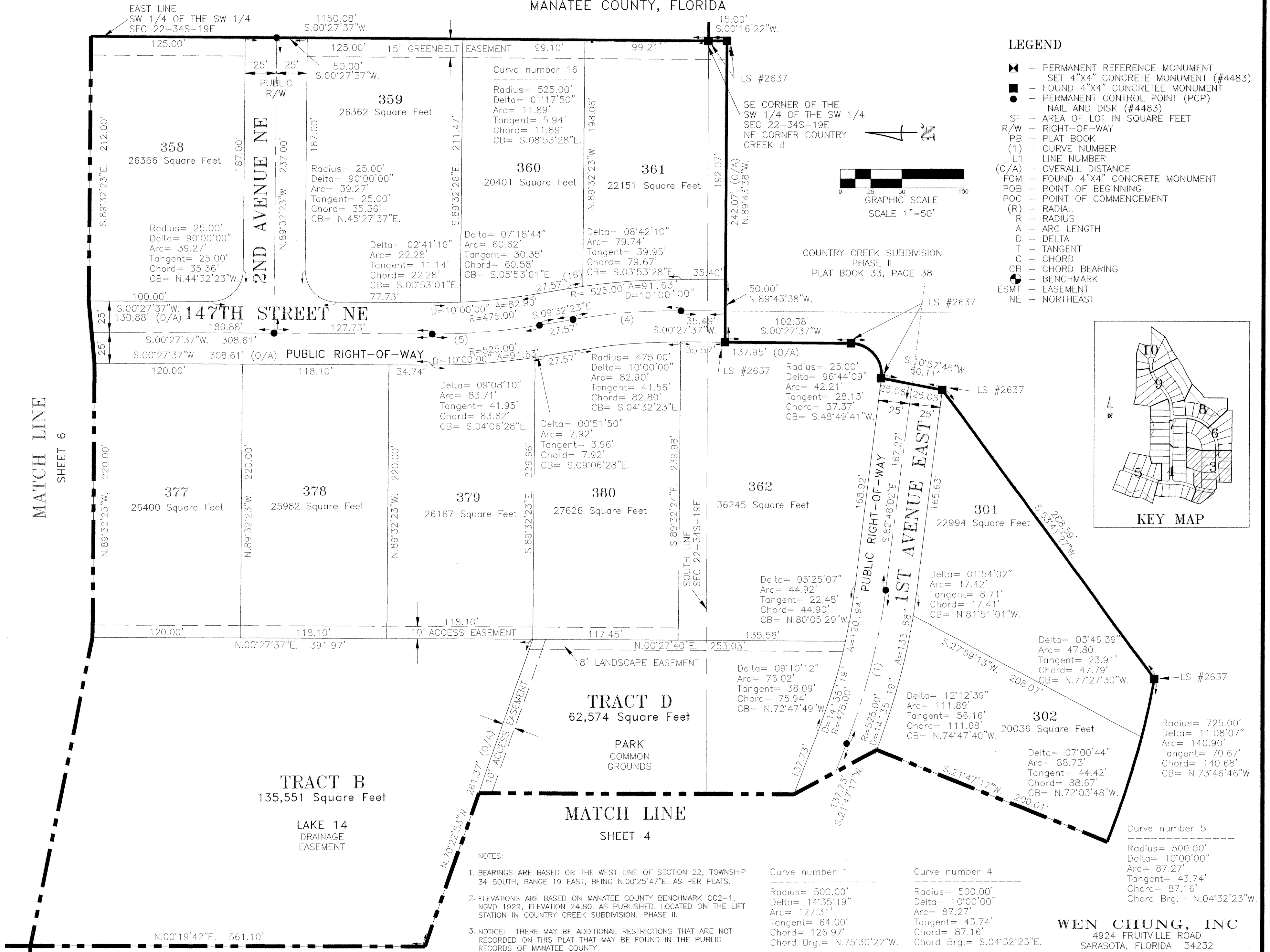
PLAT BOOK 39, PAGE 147

SHEET 2 OF 10



PLAT BOOK 39, PAGE 148
SHEET 3 OF 10

NOT PLATTED



PLAT BOOK 39, PAGE 149

SECTIONS 21, 22, 27, 28, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

-

SHEET 3

MATCH LINE

SHEET 7

367
25300 Square Feet

366
550 Square Feet

365
22638 Square Feet

364
Square Feet

363
29377 Sqaure Feet

141ST COURT NORTHEAST

PUBLIC RIGHT-OF-WAY

100.00'	100.00'	110.00
321 73 Square Feet	320 31991 Square Feet	319 33726 Square Feet
319.82'	320.00'	

POINT OF
/ BEGINNING

MILL CREEK SUBDIVISION, PHASE VB
PLAT BOOK 31, PAGE 60

KEY MAP

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING N.00°25'47"E. AS PER PLATS.
2. ELEVATIONS ARE BASED ON MANATEE COUNTY BENCHMARK CC2-1, NGVD 1929, ELEVATION 24.80', AS PUBLISHED, LOCATED ON THE LIFT STATION IN COUNTRY CREEK SUBDIVISION, PHASE II.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MANATEE COUNTY.

WEN CHUNG, INC
4924 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232

Radius= 725.00'
Delta= 11°08'07"
Arc= 140.90' (O/A)
Tangent= 70.67'
Chord= 140.68'
CB= N.73°46'46"W.

Delta= 00°20'44"
Arc= 4.37'
Tangent= 2.19'
Chord= 4.37'
CB= N.68°23'05"W.

303
19981 Square Feet

304
20045 Square Feet

Delta= 08°51'55"
Arc= 42.55'
Tangent= 21.32'
Chord= 42.51'
CB= N.72°38'41"W.

12°29'35"
03.57'
= 51.99'

305
20051 Square Feet

306
00 Square Feet

307
911 Square Feet

308
6 Square Feet

Radius= 725.00'
Delta= 14°32'18"
Arc= 183.96'
Tangent= 92.48'
Chord= 183.47'
CB= N.82°18'04"W.

Curve number 2

Radius= 500.00'
Delta= 21°21'30"
Arc= 186.39'
Tangent= 94.29'
Chord= 185.31'
CB = S.78°53'28"E.

Curve number 3

Radius= 500.00'
Delta= 20°07'13"
Arc= 175.58'
Tangent= 88.70'
Chord= 174.68'
CB = N.79°30'37"W.

COUNTRY CREEK SUBDIVISION, PHASE III

IN
SECTIONS 21, 22, 27, 28, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

MILL CREEK SUBDIVISION
PHASE VB
PLAT BOOK 31, PAGE 60

PLAT BOOK **39**, PAGE **150**

SHEET 5 OF 10

LEGEND

- - PERMANENT REFERENCE MONUMENT
SET 4"x4" CONCRETE MONUMENT (#4483)
- - FOUND 4"x4" CONCRETE MONUMENT
- - PERMANENT CONTROL POINT (PCP)
NAIL AND DISK (#4483)
- SF - AREA OF LOT IN SQUARE FEET
- R/W - RIGHT-OF-WAY
- PB - PLAT BOOK
- (1) - CURVE NUMBER
- L1 - LINE NUMBER
- (O/A) - OVERALL DISTANCE
- FCM - FOUND 4"x4" CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- (R) - RADIAL
- R - RADIUS
- A - ARC LENGTH
- D - DELTA
- T - TANGENT
- C - CHORD
- CB - CHORD BEARING
- BSMT - BENCHMARK
- ESMT - EASEMENT
- ▲ - FOUND 2" IRON PIPE (NO NUMBER)
SECTION CORNER
- ◇ - SET 5/8" IRON ROD CONSERVATION
EASEMENT LIMIT (#4483)

Radius= 25.00'
Delta= 89°26'00"
Arc= 39.02'
Tangent= 24.75'
Chord= 35.18'
CB= N.65°50'00"E.

MILL CREEK SUBDIVISION
PHASE VA
PLAT BOOK 29, PAGE 2

TRACT A
71,839 Square Feet

LAKE 13
DRAINAGE
EASEMENT

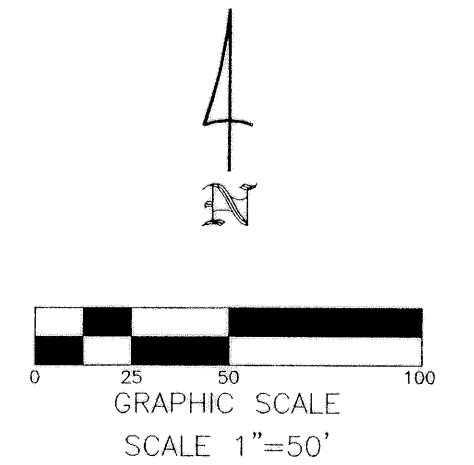
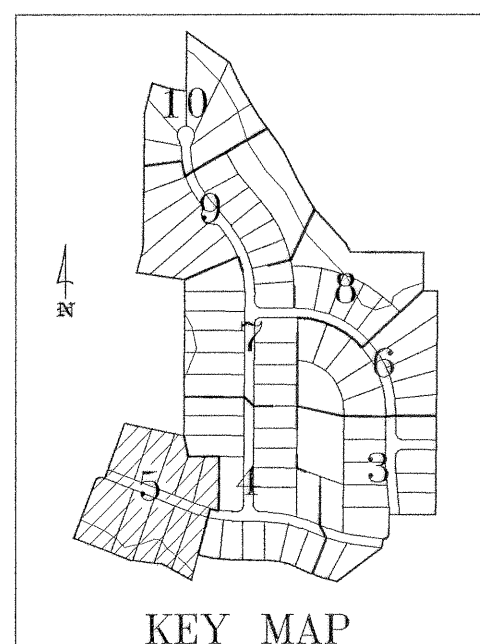
CONCRETE MONUMENT
FOUND (LS#4295 PRM)
OFFSET CORNER

TRACT A
71,839 Square Feet
WETLAND C
CONSERVATION
AREA

MILL CREEK SUBDIVISION
PHASE II
PLAT BOOK 24, PAGE 80

NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING N.00°25'47"E. AS PER PLATS.
- ELEVATIONS ARE BASED ON MANATEE COUNTY BENCHMARK CC2-1, NGVD 1929, ELEVATION 24.80, AS PUBLISHED, LOCATED ON THE LEFT STATION IN COUNTRY CREEK SUBDIVISION, PHASE II.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MANATEE COUNTY.



MATCH LINE
SHEET 4

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

1ST AVENUE EAST
PUBLIC RIGHT-OF-WAY

SEC 21
SEC 28

SEC 22
SEC 27

Delta= 11°17'21"
Arc= 93.59'
Tangent= 46.95'
Chord= 93.44'
CB= S.75°05'41"E

Curve number 3
Radius= 500.00'
Delta= 20°07'13"
Arc= 175.58'
Tangent= 88.70'
Chord= 174.68'
Chord Brg.= N.79°30'37"W.

COUNTRY CREEK SUBDIVISION
PHASE II
PLAT BOOK 33, PAGE 38

WEN CHUNG, INC
4924 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232

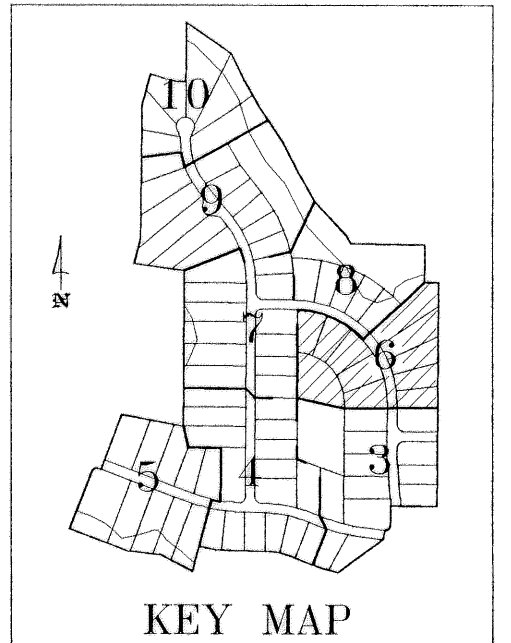
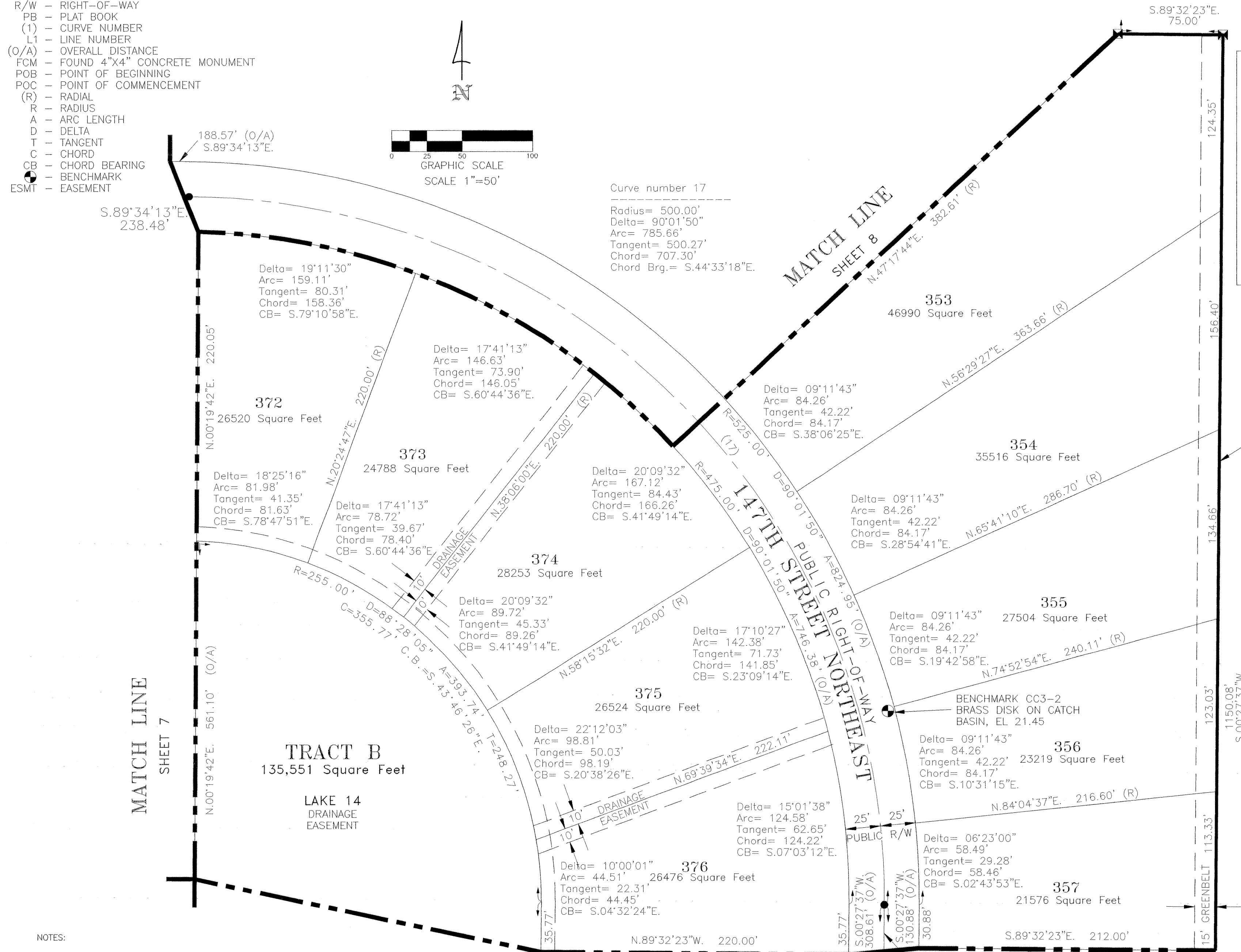
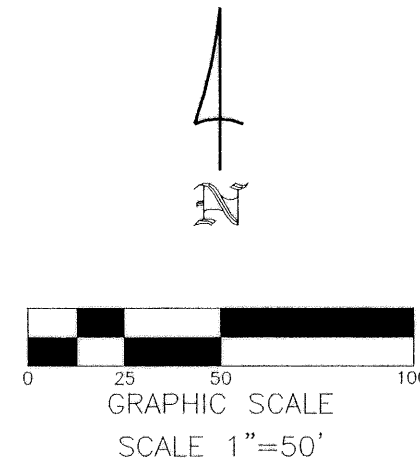
COUNTRY CREEK SUBDIVISION, PHASE III

IN
SECTIONS 21, 22, 27, 28, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK 39, PAGE 151
SHEET 6 OF 10

LEGEND

- - PERMANENT REFERENCE MONUMENT
SET 4"x4" CONCRETE MONUMENT (#4483)
- - FOUND 4"x4" CONCRETE MONUMENT
- - PERMANENT CONTROL POINT (PCP)
NAIL AND DISK (#4483)
- SF - AREA OF LOT IN SQUARE FEET
- R/W - RIGHT-OF-WAY
- PB - PLAT BOOK
- (1) - CURVE NUMBER
- L1 - LINE NUMBER
- (O/A) - OVERALL DISTANCE
- FCM - FOUND 4"x4" CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- (R) - RADIAL
- R - RADIUS
- A - ARC LENGTH
- D - DELTA
- T - TANGENT
- C - CHORD
- CB - CHORD BEARING
- - BENCHMARK
- ESMT - EASEMENT



EAST LINE
SW 1/4 OF THE SW 1/4
SEC 22-34S-19E

NOT PLATTED

NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING N.00°25'47"E. AS PER PLATS.
2. ELEVATIONS ARE BASED ON MANATEE COUNTY BENCHMARK CC2-1, NGVD 1929, ELEVATION 24.80, AS PUBLISHED, LOCATED ON THE LIFT STATION IN COUNTRY CREEK SUBDIVISION, PHASE II.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MANATEE COUNTY.

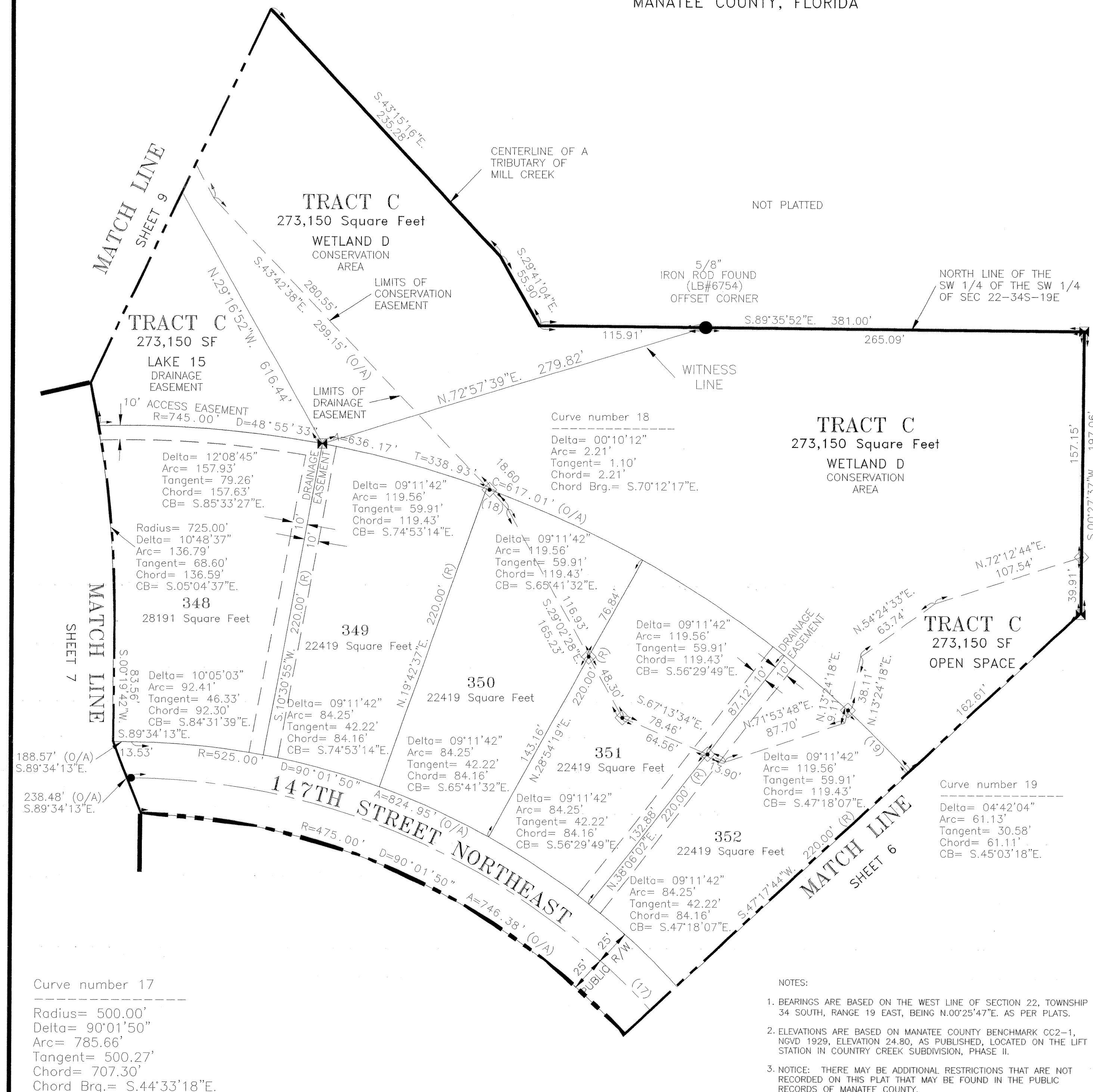
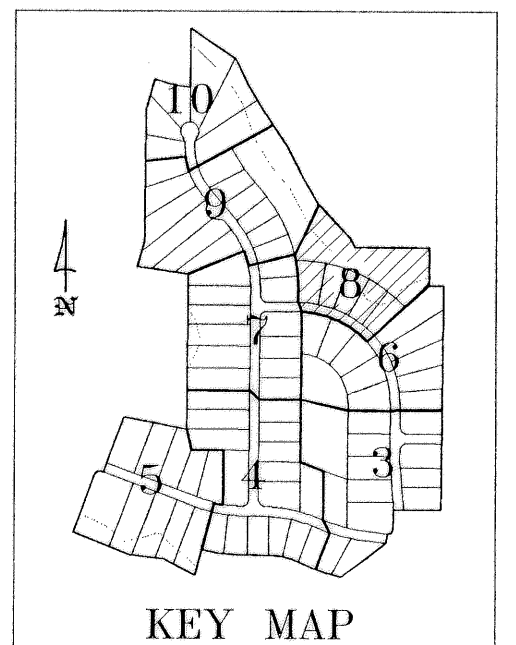
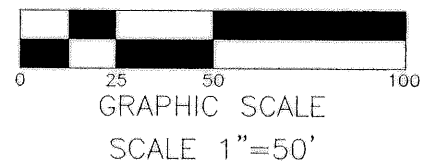
MATCH LINE
SHEET 3

WEN CHUNG, INC
4924 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232

WEN CHUNG, INC
4924 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232

PLAT BOOK 39, PAGE 153

SECTIONS 21, 22, 27, 28, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



LEGEND

- ✱ — PERMANENT REFERENCE MONUMENT
SET 4"x4" CONCRETE MONUMENT (#4483)
- — FOUND 4"x4" CONCRETEE MONUMENT
- — PERMANENT CONTROL POINT (PCP)
NAIL AND DISK (#4483)
- SF — AREA OF LOT IN SQUARE FEET
- R/W — RIGHT-OF-WAY
- PB — PLAT BOOK
- (1) — CURVE NUMBER
- L1 — LINE NUMBER
- (O/A) — OVERALL DISTANCE
- FCM — FOUND 4"x4" CONCRETE MONUMENT
- POB — POINT OF BEGINNING
- (R) — RADIAL
- R — RADIUS
- A — ARC LENGTH
- D — DELTA
- T — TANGENT
- C — CHORD
- CB — CHORD BEARING
- ⊙ — BENCHMARK
- ESMT — EASEMENT
- ◊ — SET 5/8" IRON ROD CONSERVATION
EASEMENT LIMIT (#4483)

NOTES:

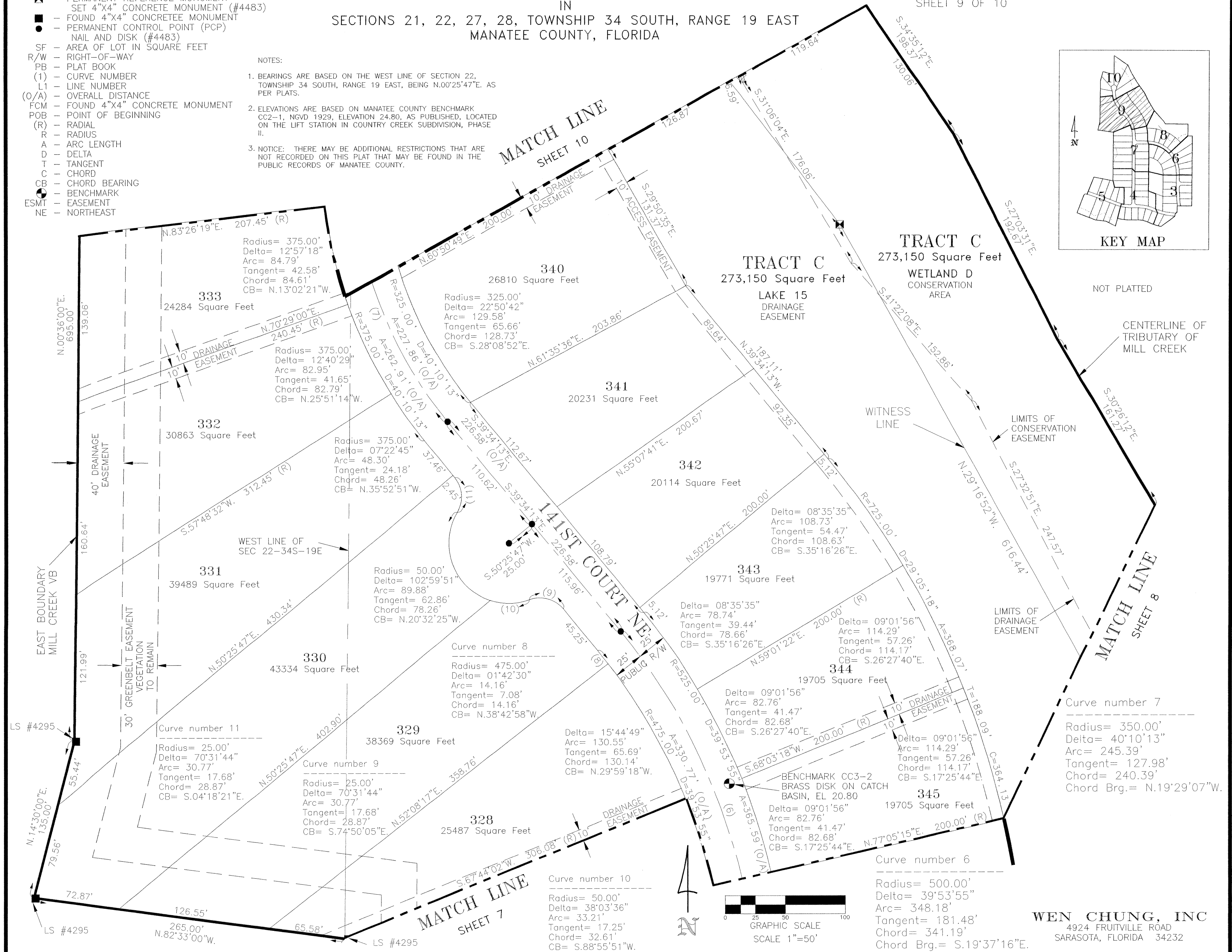
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2. ELEVATIONS ARE BASED ON MANATEE COUNTY BENCHMARK CC2-1, NGVD 1929, ELEVATION 24.80, AS PUBLISHED, LOCATED ON THE LIFT STATION IN COUNTRY CREEK SUBDIVISION, PHASE II.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MANATEE COUNTY.

WEN CHUNG, INC
4924 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232

PLAT BOOK 39, PAGE 154
SHEET 9 OF 10

- ☒ — PERMANENT REFERENCE MONUMENT
SET 4"x4" CONCRETE MONUMENT (#4483)
- — FOUND 4"x4" CONCRETE MONUMENT
- — PERMANENT CONTROL POINT (PCP)
NAIL AND DISK (#4483)
- SF — AREA OF LOT IN SQUARE FEET
- R/W — RIGHT-OF-WAY
- PB — PLAT BOOK
- (1) — CURVE NUMBER
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- (R) — RADIAL
- R — RADIUS
- A — ARC LENGTH
- D — DELTA
- T — TANGENT
- C — CHORD
- CB — CHORD BEARING
- ⊙ — BENCHMARK
- ESMT — EASEMENT
- NE — NORTHEAST

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING N.00°25'47"E. AS PER PLATS.
2. ELEVATIONS ARE BASED ON MANATEE COUNTY BENCHMARK CC2-1, NGVD 1929, ELEVATION 24.80, AS PUBLISHED, LOCATED ON THE LIFT STATION IN COUNTRY CREEK SUBDIVISION, PHASE II.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MANATEE COUNTY.



COUNTRY CREEK SUBDIVISION, PHASE III

IN
SECTIONS 21, 22, 27, 28, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PLAT BOOK **39**, PAGE **155**

SHEET 10 OF 10

Curve number 7

Radius= 350.00'
Delta= 40°10'13"
Arc= 245.39'
Tangent= 127.98'
Chord= 240.39'
Chord Brg.= N.19°29'07"W.

WEST LINE OF
SEC 22-34S-19E

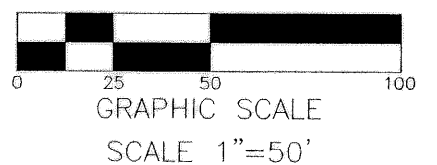
LIMITS OF
CONSERVATION
EASEMENT

NOT PLATTED

MILL CREEK SUBDIVISION
PHASE VB
PLAT BOOK 31, PAGE 60

LEGEND

- ☒ - PERMANENT REFERENCE MONUMENT
SET 4"x4" CONCRETE MONUMENT (#4483)
- - FOUND 4"x4" CONCRETE MONUMENT
- - PERMANENT CONTROL POINT (PCP)
NAIL AND DISK (#4483)
- SF - AREA OF LOT IN SQUARE FEET
- R/W - RIGHT-OF-WAY
- PB - PLAT BOOK
- (1) - CURVE NUMBER
- L1 - LINE NUMBER
- (O/A) - OVERALL DISTANCE
- FCM - FOUND 4"x4" CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- (R) - RADIAL
- R - RADIUS
- A - ARC LENGTH
- D - DELTA
- T - TANGENT
- C - CHORD
- CB - CHORD BEARING
- - BENCHMARK
- ESMT - EASEMENT
- NE - NORTHEAST
- ◇ - SET 5/8" IRON ROD CONSERVATION
EASEMENT LIMIT (#4483)



EAST BOUNDARY OF
MILL CREEK VB

WETLAND D
CONSERVATION
AREA

Curve 14
Radius= 50.00'
Delta= 64°37'13"
Arc= 56.39'
Tangent= 31.62'
Chord= 53.45'
CB= S.16°28'47"W.

CENTERLINE OF A
TRIBUTARY OF
MILL CREEK

Curve number 13

Radius= 50.00'
Delta= 63°23'42"
Arc= 55.32'
Tangent= 30.88'
Chord= 52.54'
CB= N.15°53'32"W.

Radius= 375.00'
Delta= 15°22'13"
Arc= 100.60'
Tangent= 50.60'
Chord= 100.30'
CB= S.81°53'07"E.

Radius= 30.00'
Delta= 87°48'32"
Arc= 45.98'
Tangent= 28.87'
Chord= 41.61'
CB= S.44°20'03"W.

Curve number 15
Radius= 25.00'
Delta= 48°11'23"
Arc= 21.03'
Tangent= 11.18'
Chord= 20.41'
CB= N.24°41'41"E.

LIMITS OF
CONSERVATION
EASEMENT

335
25745 Square Feet

Curve number 12
Radius= 25.00'
Delta= 48°11'23"
Arc= 21.03'
Tangent= 11.18'
Chord= 20.41'
CB= S.23°29'41"E.

334
21889 Square Feet

Radius= 375.00'
Delta= 07°09'41"
Arc= 46.87'
Tangent= 23.47'
Chord= 46.84'
CB= N.02°58'51"W.
207.45' (R)

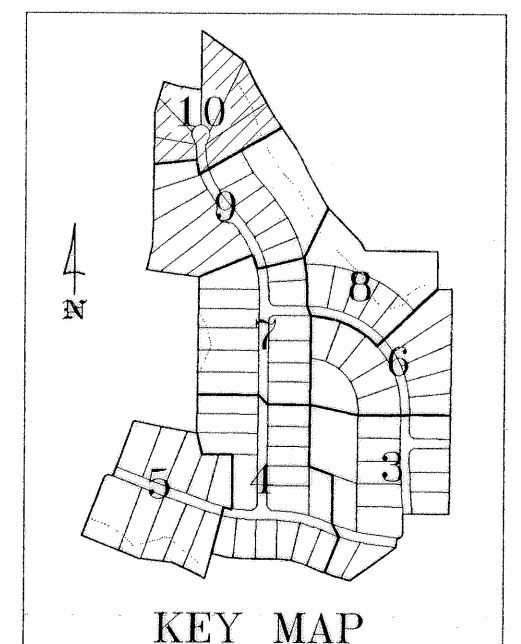
Radius= 50.00'
Delta= 73°44'23"
Arc= 64.35'
Tangent= 37.50'
Chord= 60.00'
CB= S.52°42'01"E.

338
48904 Square Feet

Radius= 325.00'
Delta= 17°19'31"
Arc= 98.28'
Tangent= 49.52'
Chord= 97.90'
CB= S.08°03'46"E.

339
56224 Square Feet

FILED AND RECORDED
6/20/2002 @ 11:19am
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.



NOTES:

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- ELEVATIONS ARE BASED ON MANATEE COUNTY BENCHMARK CC2-1, NGVD 1929, ELEVATION 24.80, AS PUBLISHED, LOCATED ON THE LEFT STATION IN COUNTRY CREEK SUBDIVISION, PHASE II.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MANATEE COUNTY.

WEN CHUNG, INC
4924 FRUITVILLE ROAD
SARASOTA, FLORIDA 34232