

HERITAGE SPRINGS VILLAGE 1 UNIT 1
PLAT BOOK 40, PAGES 129-131



- INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) LB 2610
- INDICATES EXISTING PERMANENT REFERENCE MONUMENT (P.R.M.) LB 2610
- UNLESS OTHERWISE NOTED.
- INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) LB 2610
- INDICATES LOT CORNER
- O/A INDICATES OVERALL
- (R) INDICATES RADIAL LINES
- (NR) INDICATES NON-RADIAL LINES
- === INDICATES EASEMENTS, SIZE AND TYPE AS NOTED
- TYP INDICATES TYPICAL
- D&E INDICATES DRAINAGE & INGRESS/EGRESS EASEMENT
- U&E INDICATES UTILITY & INGRESS/EGRESS EASEMENT

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	22'40"16"	500.00	197.84	196.55	100.23	S 19°39'43"W
C2	48°11'23"	25.00	21.03	20.41	11.18	S 32°25'17"W
C3	44°16'39"	50.00	38.64	37.69	20.34	S 34°22'39"W
C4	52°32'13"	50.00	45.85	44.26	24.68	S 14°01'47"E
C5	50°53'08"	50.00	44.41	42.96	23.79	S 65°44'27"E
C6	50°53'08"	50.00	44.41	42.96	23.79	N 63°22'25"E
C7	62°14'23"	50.00	54.31	51.68	30.19	N 06°48'40"E
C8	15°33'16"	50.00	13.57	13.53	6.83	N 32°05'10"W
C9	48°11'23"	25.00	21.03	20.41	11.18	N 15°46'06"W
C10	4°12'47"	525.00	38.60	38.60	19.31	S 28°53'28"W
C11	6°49'41"	525.00	62.57	62.53	31.32	S 23°22'13"W
C12	6°49'41"	525.00	62.57	62.53	31.32	S 16°32'32"W
C13	4°48'06"	525.00	44.00	43.98	22.01	S 10°43'38"W
C14	0°34'16"	475.00	4.74	4.73	2.37	N 08°36'43"E
C15	9°48'10"	475.00	81.27	81.17	40.73	N 13°47'56"E
C16	9°48'10"	475.00	81.27	81.17	40.73	N 23°36'06"E
C17	2°29'40"	475.00	20.68	20.68	10.34	N 29°45'01"E

1. The owner of the lands described hereon, will convey to the perpetual use of Heritage Springs Community Association all street rights—of way as shown and depicted hereon as Tract 4 (Morning Rose Place).
2. The owner of the lands described hereon, will convey Tracts A7, B7 and E2 to the perpetual use of Heritage Springs Community Association.
3. The owner of the lands described hereon, will convey Tracts 4A to the perpetual use of Twin Lakes Village of Heritage Springs Homeowners Association for the purpose of installation, maintenance and operation of an irrigation system.
3. The "10.00' Utility Easement" across the front of all lots is for the purpose of installation, maintenance and operation of electric, telephone and cable television.
4. The "15.00' Drainage and Ingress/Egress Easement" between lots 28 & 29 and the "7.50' Drainage and Ingress/Egress Easement" along the northerly boundary of Lot 34 are for the purpose of installation and maintenance of the storm drainage system and access to the adjacent storm drainage system.
5. The "15.00' Utility and Ingress/Egress Easement" between lots 29 & 30 is for the restricted purpose of installation, maintenance and operation of a water utility system.
6. The "15.00' Utility and Ingress/Egress Easement" between lots 30 & 31 is for the restricted purpose of installation, maintenance and operation of a sanitary sewer system.
5. This plat is subject to the "Agreement" with Aloha Utilities, Inc., as recorded in Official Record Book 992, page 1488, of the Public Records of Pasco County, Florida.
5. Bearings shown hereon are based upon an assumed datum, more specifically the bearing of S59°00'09"E, being the southerly boundary line of the plat of Heritage Springs Village 1 Unit 1 as recorded in Plat Book 40, pages 129-131 of the public records of Pasco County, Florida.
6. The coordinate values shown hereon are based upon the Pasco County Primary Horizontal Control Network and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee, dated September 1984, or the latest edition.

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CERTIFICATE OF AUTHORIZATION No. LB 2810

3163-801-001