## HERITAGE SPRINGS VILLAGE 1 UNIT BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST PASCO COUNTY, FLORIDA 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 CONTROL POINT (P.C.P.) 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 N 1399000.71 D&IE INDICATES DRAINAGE & INGRESS/EGRESS EASEMENT SCALE IN FEET 451584.91 U&IE INDICATES UTILITY & INGRESS/EGRESS EASEMENT STATE PLANE 1"=60" COORDINATE LINE BEARING DISTANCE S 30'59'51"W L2 S 30°59'51"W S 765219°E (R) L3 N 30°59'51"E CHORD TANGENT CHORD BEARING L4 N 58'11'55"E 500.00 100.23 S 19'39'43"W L5 N 44°03'02"E 48'11'23" S 32°25'17"W L6 N 30'11'25"E 44'16'39" 20.34 S 34\*22'39"W 50.00 L7 N 15'22'08"E 10.00' UTILITY EASEMENT 24.68 S 14'01'47"E L8 N 20°56'27"E S 65'44'27"E N 81'06'09"W (R) L9 N 22°57'40"E 23.79 N 63°22'25"E S 81'40'25"E L10 N 10"53'26"E 62"14"23" 50.00 30.19 N 06'48'40"E 111.45 L11 N 02'18'38"W 6.83 N 32°05'10"W L12 N 08'32'52"W 11.18 N 15'46'06"W L13 N 30'14'49"W 19.31 S 28'53'28"W L14 N 36°06'54"W 6'49'41" 525.00 S 23°22'13"W L15 N 47'31'14"W 6'49'41" 525.00 31.32 S 16'32'32"W N 81'40'25"W L16 N 65'52'18"W 525.00 44.00 S 10'43'38"W L17 S 61°06'10"E 2.37 N 08'36'43"E L18 N 89°56'52"E 475.00 40.73 N 13'47'56"E L19 N 86°00'41"E 475.00 40.73 N 23'36'06"E L20 N 72°59'13"E 20.68 10.34 N 29'45'01"E L21 N 63'36'14"E IN 81'40'25"W L22 N 54°27'59"E S 81°40'25"E L23 N 44°01'06"E L24 N 33°25'45"E **NOTES** N 81'40'25"W S 81°40'25"E 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. S 81'40'25"F N 81'40'25"W 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. 27 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. S 81'40'25"E N 1398502.63 451490.73 4. The "15.00' Drainage and Ingress/Egress Easement" between lots 28 & 29 and the "7.50' Drainage and STATE PLANE COORDINATE 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 81'40'25"E installation, maintenance and operation of a water utility system. N 81'40'25"W 6. The "15.00' Utility and Ingress/Egress Easement" between lots 30 & 31 is for the restricted purpose of 10.00' UTILITY-EASEMENT 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. UNPLATTED GOLF COURSE NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands ENGINEERING ASSOCIATES, INC. described herein and will in no circumstances be supplanted in authority by any other graphic or 4921 MEMORIAL HIGHWAY ONE MEMORIAL CENTER, SUITE 300 TAMPA, FLORIDA 33634 PHONE 813 • 880 • 8881 FAX 813 • 880 • 8882 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 AUTHORIZATION No. LB 2610