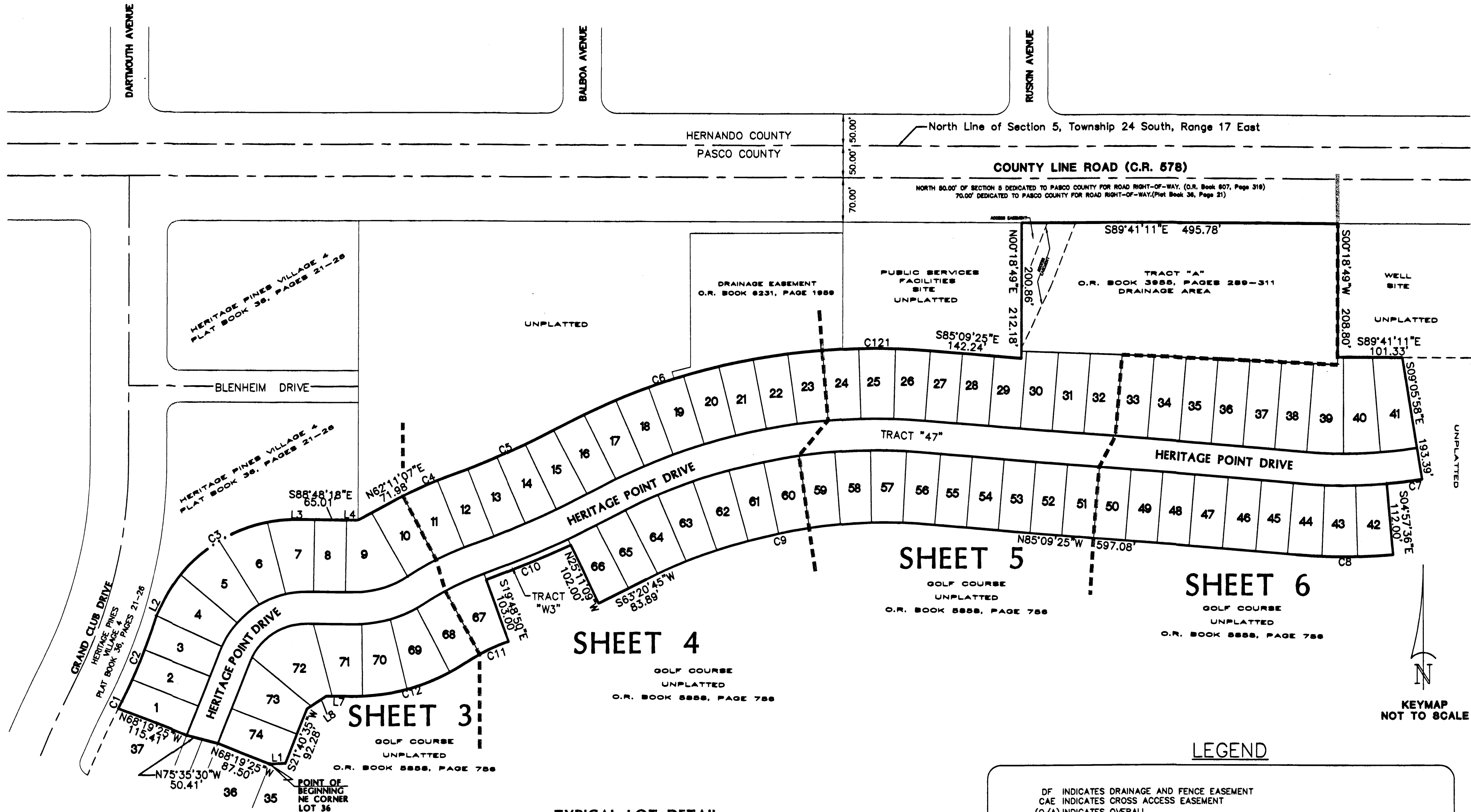


HERITAGE PINES VILLAGE 30

BEING A SUBDIVISION OF A PORTION OF LAND LYING WITHIN
SECTION 5, TOWNSHIP 24 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA

PLAT
BOOK: 55 PAGE: 85

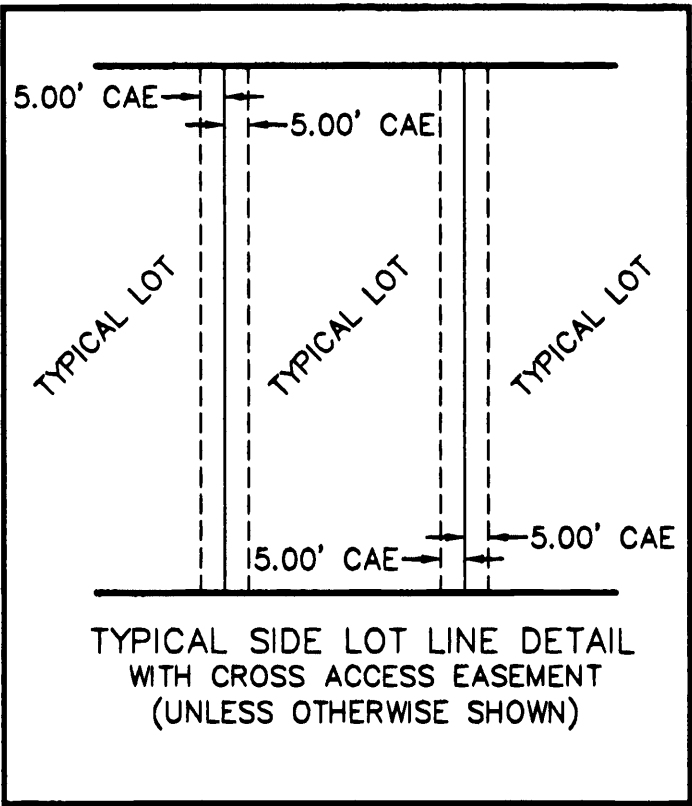


KEYMAP
NOT TO SCALE

LEGEND

- DF INDICATES DRAINAGE AND FENCE EASEMENT
- CAE INDICATES CROSS ACCESS EASEMENT
- (O/A) INDICATES OVERALL
- AC± INDICATES ACREAGE MORE OR LESS
- POB INDICATES POINT OF BEGINNING
- CST INDICATES CLEAR SIGHT TRIANGLE
- TYP INDICATES TYPICAL
- C INDICATES CENTERLINE
- INDICATES EASEMENTS, SIZE AND TYPE AS NOTED
- LE INDICATES LANDSCAPE EASEMENT
- I/E INDICATES INGRESS/EGRESS EASEMENT
- D&L INDICATES DRAINAGE AND LANDSCAPE EASEMENT
- D&I/E INDICATES DRAINAGE AND INGRESS/EGRESS EASEMENT
- UE INDICATES UTILITY EASEMENT
- DE INDICATES DRAINAGE EASEMENT
- LD&E INDICATES LANDSCAPE & DRAINAGE BUFFER EASEMENT
- GPS INDICATES GLOBAL POSITIONING SATELLITE
- PG INDICATES PAGE
- LB INDICATES LICENSED BUSINESS
- INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) LB 2610
- INDICATES EXISTING PERMANENT REFERENCE MONUMENT (P.R.M.) LB 2610 UNLESS OTHERWISE NOTED.
- INDICATES PERMANENT CONTROL POINT (P.C.P.) LB 2610 UNLESS OTHERWISE NOTED.
- FCM INDICATES FOUND 4"x4" CONCRETE MONUMENT WITH DISC UNLESS OTHERWISE NOTED
- (RTL) INDICATES REFERENCE TIE LINE
- (R) INDICATES LINES THAT ARE RADIAL TO THE ARC
- (NR) INDICATES LINES THAT ARE NOT RADIAL TO THE ARC
- S.W.F.W.M.D. INDICATES SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. BOOK INDICATES OFFICIAL RECORD BOOK
- INDICATES BLOCK NUMBERS
- N XXXXXX.XXX INDICATES STATE PLANE COORDINATES
- E XXXXXX.XXX

TYPICAL LOT DETAIL



LINE	BEARING	DISTANCE
L1	S 88°28'08"W	24.48'
L2	N 27°03'06"E	27.94'
L3	S 89°41'11"E	19.29'
L4	S 89°41'11"E	12.10'
L7	N 89°00'24"W	40.78'
L8	S 56°20'06"W	36.57'

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	0°25'28"	1745.00'	12.93'	12.92'	6.46'	N 26°54'08"E
C2	9°58'32"	830.00'	144.51'	144.32'	72.44'	N 22°07'36"E
C3	63°15'44"	231.50'	255.61'	242.82'	142.59'	N 58°40'57"E
C4	8°00'03"	613.00'	85.60'	85.53'	42.87'	N 66°11'09"E
C5	8°18'31"	1362.00'	197.51'	197.34'	98.93'	N 66°01'55"E
C6	24°00'23"	1016.75'	426.01'	422.90'	216.17'	N 74°02'46"E
C7	4°08'22"	775.00'	55.99'	55.98'	28.01'	S 82°58'13"W
C8	9°48'11"	887.00'	151.76'	151.58'	76.07'	S 89°56'30"W
C9	30°01'44"	835.64'	437.96'	432.97'	224.14'	S 78°21'37"W
C10	5°22'19"	1535.00'	143.92'	143.87'	72.01'	S 67°30'00"W
C11	13°10'13"	337.00'	77.46'	77.29'	38.90'	S 63°36'04"W
C12	33°58'39"	313.00'	185.62'	182.91'	95.63'	S 74°00'17"W
C121	9°25'26"	1035.00'	170.24'	170.04'	85.31'	S 89°52'08"E



4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8881
FAX 813-880-8882
E-MAIL king@kingengineering.com

CERTIFICATE OF AUTHORIZATION No. LB 2610

NOTICE: 1. 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.

3163-800-030

SHEET 2 of 6