

# HERITAGE PINES VILLAGE 12

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

PLAT BOOK: 50  
PAGE: 24

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA

COUNTY OF PASCO

SS:

A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF LOT 14 OF HERITAGE PINES VILLAGE 14, UNITS 1 AND 2 AS RECORDED IN PLAT BOOK 46, PAGES 70 THROUGH 73 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PLAT S00°09'47"W, A DISTANCE OF 166.27 FEET; THENCE N89°50'13"W, A DISTANCE OF 6.50 FEET; THENCE S00°09'47"W, A DISTANCE OF 126.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DUDA ROAD; THENCE DEPARTING SAID WEST LINE OF HERITAGE PINES VILLAGE 14, N89°50'13"W ALONG THE NORTH RIGHT-OF-WAY LINE OF DUDA ROAD, A DISTANCE OF 1,337.78 FEET TO A POINT ON THE WEST BOUNDARY OF SAID SECTION 5, THENCE DEPARTING SAID RIGHT-OF-WAY LINE N00°31'48"E ALONG THE WEST BOUNDARY OF SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,361.88 FEET; THENCE DEPARTING SAID WEST LINE OF SECTION 5, N85°36'17"E, A DISTANCE OF 177.75 FEET; THENCE N04°20'33"E, A DISTANCE OF 31.08 FEET; THENCE S86°23'06"E, A DISTANCE OF 68.20 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 45.86 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 05°00'16" AND A CHORD BEARING AND DISTANCE OF S03°08'21"E, 45.84 FEET; THENCE N78°38'26"E, A DISTANCE OF 138.35 FEET; THENCE S01°09'04"E, A DISTANCE OF 15.24 FEET; THENCE S08°09'52"E, A DISTANCE OF 43.34 FEET; THENCE S11°21'34"E, A DISTANCE OF 516.17 FEET; THENCE S31°16'22"E, A DISTANCE OF 22.86 FEET; THENCE S06°31'48"E, A DISTANCE OF 189.33 FEET; THENCE S07°03'18"W, A DISTANCE OF 32.45 FEET; THENCE S06°32'20"W, A DISTANCE OF 142.17 FEET; THENCE S28°26'13"W, A DISTANCE OF 7.99 FEET; THENCE S12°46'57"E, A DISTANCE OF 85.17 FEET; THENCE S77°13'03"W, A DISTANCE OF 7.86 FEET; THENCE S12°46'57"E, A DISTANCE OF 122.83 FEET; THENCE N87°18'37"E, A DISTANCE OF 13.73 FEET; THENCE N71°53'59"E, A DISTANCE OF 179.83 FEET; THENCE N81°29'00"E, A DISTANCE OF 56.89 FEET; THENCE S77°35'06"E, A DISTANCE OF 193.28 FEET; THENCE S87°15'24"E, A DISTANCE OF 264.67 FEET; THENCE N82°28'07"E, A DISTANCE OF 110.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.335 ACRES, MORE OR LESS.

Have caused said land to be divided and subdivided as shown hereon and does hereby dedicate to the perpetual use of Pasco County, Florida, an ingress/egress easement over all areas designated on the plat as roadways, utility, drainage, conservation, and any other easement areas for the use of emergency, utility provider and governmental business only. It is expressly not intended that any right, title or interest in any tracts or easements which are identified as such and shown hereon be dedicated, granted, conveyed or assigned, except as specifically set forth herein or in any subsequent instrument that might be properly executed, delivered, and recorded by the undersigned, and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the title to any improvements dedicated to the public or to Pasco County, if for any reason such dedication shall be either voluntarily vacated, voided or invalidated.

This the 12th day of MAY, A.D., 2004.

U.S. HOME CORPORATION - OWNER

CORPORATE SEAL

Doyle D. Dudley  
Doyle D. Dudley  
Vice President U.S. Home Corporation

Jo Ann Byrum  
Witness

Jo Ann Byrum  
Witness

JO ANN BYRUM  
Print Name

Jo Ann Byrum  
Print Name

## ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PASCO

SS:

I hereby certify on this 12th day of MAY, 2004, before me appeared, Doyle D. Dudley, Vice President, U.S. Home Corporation, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed, and did not take an oath.

WITNESS my hand and official seal, the day and year aforesaid.

Jo Ann Byrum  
Notary Public, State of Florida at Large

My Commission expires:  
Commission Number:



## CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

SS:

I, Laura Rambeau, Vice President of North American Title Company, do hereby certify that the record title to the land as described and shown on this plat is in the name of the person, persons, corporation or entity executing this dedication, I hereby certify that the developer of the platted subdivision has record title to that land. Additionally, I certify that there are no liens and no encumbrances of record against said property, except as shown on said plat; and that the taxes for the year 2003, have been paid.

This 14th day of MAY, 2004.

North American Title Company

By: Laura Rambeau  
Laura Rambeau  
Vice President

**IK i m g**  
ENGINEERING ASSOCIATES, INC.

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.

## CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 16 day of JUNE, 2004, A.D. in Plat Book 50, Pages 24, 25, 26, 27, 28.

Jed Pittman  
Jed Pittman  
Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on JUNE 2, 2004, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Peter Altman  
Peter Altman  
Chairman of the Board of County Commissioners

## REVIEW OF PLAT BY REGISTERED SURVEYOR:

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 15th day of MAY, 2004.

Hardowar Singh  
Hardowar Singh  
Professional Surveyor and Mapper  
State of Florida, No. 4575

## NOTES

1. The owner of the lands described hereon, will convey Tract 25 (Baywood Forrest Drive), Tract 26 (Torrey Pine Court), Tract 27 (Hollander Avenue), Tract 28 (Tarrington Place), Tract 29 (Tendering Court) to the Heritage Pines Community Association all street rights-of-way and the drainage system constructed within said tracts for maintenance purposes and the perpetual use thereof. There shall be a blanket utility easement over said tracts.
2. The owner of the lands described hereon, will convey Tracts J1, K1, L1, M1, N1, S1, W1, X1, Y1, and Z1 to the Pine Meadow Village of Heritage Pines Homeowners Association the irrigation and storm drainage system for the purpose of installation, maintenance and operation. There shall be a blanket utility easement over said tracts.
3. There are sanitary sewer and water lines that lie within the following Tracts: 25, 26, 27, 28, and 29 that are maintained by Pasco County Utility department.
4. The "20.00' Utility Easement" across the front of all lots is for the purpose of installation, maintenance and operation of electric, telephone, cable television, water lines, water meters and sanitary hook-ups.
5. The "15.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 38; 43 through 47; 51 through 54; and 73 through 82; is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
6. The "10.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 35 through 37; 39 through 42; 48; 55 through 72; 86 through 88 and 95 through 110; is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
7. The "5.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 1 through 6 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
8. The coordinate values shown hereon are based upon the Pasco County Primary Horizontal Control Network (83 DATUM) 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.
9. A 1/2 inch by 18 inch iron rod with cap, "King" LB #2610 will be set at each lot corner, points of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in S.177.091(8)(9).

## SURVEYOR'S CERTIFICATE

I, RAYMOND R. WHITEHURST, JR., the undersigned, a Florida Registered Surveyor and Mapper, do hereby certify that on May 3, 2004, the aforementioned property was surveyed, and that this plat is a true and correct representation of said survey made under my responsible direction and supervision. I further certify that Permanent Reference Monuments (P.R.M.s) have been set as of the date of this certificate; and that Permanent Control Points (P.C.P.s) will be set within the time allotted in s. 177.091(8); and that monuments at all lot corners, points of intersection and changes of direction of said lots will be set within the time allotted in s. 177.091(9). This plat complies with all requirements of Chapter 177 of the State statutes and amendments thereof.

Date 5-12-04

KING ENGINEERING ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION No. LB 2610

Raymond R. Whitehurst, Jr.  
Raymond R. Whitehurst, Jr.  
Professional Surveyor and Mapper  
State of Florida, No. 8400

3183-800-012 SHEET 1 OF 5