

HERITAGE LAKE TRACT 10 PHASE 1

SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION & DEDICATION:**STATE OF FLORIDA****COUNTY OF PASCO**

The undersigned, owners of record of the lands shown on this plat to be known as "HERITAGE LAKE TRACT 10 PHASE 1", a subdivision of a portion of Section 13, Township 26 South, Range 16 East, Pasco County, Florida, described as follows:

A parcel of land in Section 13, Township 26 South, Range 16 East, Pasco County, Florida, described as follows:
Commence at the Northwest Corner of said Section 13; thence along the north boundary of said Section 13, S.89°31'52"E., 420.06 feet for a Point of Beginning; thence S.53°29'34"E., 414.48 feet; thence S.62°23'11"E., 140.00 feet to a non tangent curve; thence southerly along a curve concave to the west 35.37 feet, said curve having a radius of 125.00 feet, a central angle of 17°35'13", chord bearing and distance S.15°58'42"W., 38.22 feet; thence along a radial line S.65°13'41"E., 145.19 feet; thence S.08°18'54"W., 425.19 feet; thence S.53°58'33"W., 121.59 feet to a point of curvature; thence westerly along a curve concave to the north 136.20 feet, said curve having a radius of 215.00 feet, a central angle of 36°17'46", chord bearing and distance S.72°07'26"W., 133.93 feet to a point of tangency; thence N.89°43'41"W., 62.40 feet; thence S.00°16'19"W., 70.00 feet; thence N.89°43'41"W., 240.51 feet, to the easterly boundary of HERITAGE LAKE TRACT 4 PHASE 1 and 2, recorded in Plat Book 29, Pages 62 through 64, of the Public Records of Pasco County, Florida; thence along said easterly boundary of HERITAGE LAKE TRACT 4 PHASE 1 AND 2 and the easterly boundary of HERITAGE LAKE TRACT 4 PHASE 3, N.00°40'50"E., 1011.03 feet to the Point of Beginning; contains 9.55 acres more or less.

have caused said land to be divided and subdivided as shown hereon; and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all street rights-of-way and easements as shown and depicted hereon; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all lands upon which or within which utility improvements or facilities exist and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all utility improvements and facilities including but not limited to water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities; lying within or upon the lands depicted on this plat and as shown on "AS BUILT" Plans filed with the County for such lands; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representative, the right to construct, operate and maintain all such dedicated lands, streets, utility improvements or facilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, including but not limited to the private utility furnishing water and sewer services and appurtenances thereto, the title to any lands or improvements dedicated to the public or the County if for any reason such dedication shall be either voluntarily or involuntarily revoked, voided or invalidated.

This the 15 day of Sept A.D., 1987.

Witness:

U.S. HOME CORPORATION

FLORIDA LAND DEVELOPMENT CENTRAL DIVISION

Andrew G. Ilich
President

Robert L. Friedman
Asst. Division Secretary

STATE OF FLORIDA

COUNTY OF PINELLAS

I hereby certify that on this the 15 day of Sept, 1987, before me personally appeared Andrew G. Ilich II, President, and Robert L. Friedman, Assistant Division Secretary, of U.S. Home Corporation, Florida Land Development Central Division, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes herein expressed. Witness my hand and office seal at Clearwater, Pinellas County, Florida, the day and year aforesaid.

My commission expires 11/1/91

Dwight C. Ross
Notary Public State of Florida at Large

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of lands surveyed under my supervision, that Permanent Reference Monuments (P.R.M.'s) have been set as indicated and that Permanent Control Points (P.C.P.'s) shall be set within one year of recording, and said plat complies with Parts I and III of Chapter 177, Florida Statutes.

PIERCEFIELD-AMADEN & ASSOCIATES, INC.

Thomas F. Gibbons
Florida Surveyor No. 4237

TITLE CERTIFICATE

STATE OF FLORIDA

COUNTY OF PASCO

I, Ralph N. Shannon, District Vice President of Chelsea Title Company, hereby certify that the owners of record of the property lying within the tracts described on this plat are as shown on said plat, that there are no liens and/or encumbrances of record against said property, except as shown on plat, and that the taxes for the year 1986 have been paid. This the 6 day of October, 1987.

Ralph N. Shannon
Ralph N. Shannon, District Vice President

APPROVED:

By the Board of County Commissioners of Pasco County, Florida, on this 6 day of October 1987.

Charles
Chairman

FILED & RECORDED:

In the Public Records of Pasco County, Florida, on this 7 of October, 1987, in Plat Book 25, Pages 111 & 112.

Ed Pittman
Clerk of Circuit Court
By: E. Long, D.C.

PIERCEFIELD-AMADEN & ASSOCIATES
P.O. BOX 167
LUTZ, FLORIDA 33549