

HERITAGE PINES VILLAGE 27

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

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

The undersigned owners of the lands shown on this plat to be known as HERITAGE PINES VILLAGE 27, a portion of Section 5, Township 24 South, Range 17 East, Pasco County, Florida and being further described as follows:

Commence at the South 1/4 corner of said Section 5; thence N89°50'13"W, along the South line of said Section 5, for 389.94 feet; thence leaving said South line, N00°09'47"E, for 1087.90 feet to the POINT OF BEGINNING; thence N34°36'57"E, for 228.59 feet to the point of curvature of a curve concave to the Southeast; thence northeasterly along the arc of said curve, having a radius of 642.00 feet, an arc length of 36.67 feet, a central angle of 03°16'23", and a chord bearing N36°15'09"E, for 36.67 feet to the point of tangency; thence N37°53'20"E, for 203.71 feet to the point of curvature of a curve concave to the Northwest; thence northeasterly along the arc of said curve, having a radius of 358.00 feet, an arc length of 118.57 feet; a central angle of 18°58'33", and a chord bearing N28°24'03"E, for 118.03 feet to the point of tangency; thence N18°54'47"E, for 84.05 feet; thence N30°01'12"W, for 38.06 feet; thence N18°54'47"E, for 75.00 feet; thence S71°05'13"E, for 100.22 feet to the point of intersection with a non-tangent curve concave to the Southeast; thence northeasterly along the arc of said curve with a radial bearing N68°11'05"E, and having a radius of 60.00 feet, an arc length of 102.41 feet, a central angle of 97°47'33" and a chord bearing N27°04'51"E, for 90.42 feet to the point of intersection with a non-tangent curve concave to the Southwest; thence southeasterly along the arc of said curve with a radial bearing S00°39'22"W, and having a radius of 167.00 feet, an arc length of 315.54 feet, a central angle of 108°15'24" and a chord bearing S35°12'55"E, for 270.65 feet to the point of tangency; thence S18°54'47"W, for 223.19 feet to the point of curvature of a curve concave to the Northwest; thence southwesterly along the arc of said curve, having a radius of 642.00 feet, an arc length of 212.63 feet, a central angle of 18°58'33", and a chord bearing S28°24'03"W, for 211.65 feet to the point of tangency; thence S37°53'20"W, for 203.71 feet to the point of curvature of a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 358.00 feet, an arc length of 63.01 feet, a central angle of 10°05'06", and a chord bearing S32°50'47"W, for 62.93 feet to the point of tangency; thence S27°48'14"W, for 188.69 feet to the point of intersection with a non-tangent curve concave to the Northeast; thence northwesterly along the arc of said curve with a radial bearing N19°34'49"E, and having a radius of 580.00 feet, an arc length of 279.43 feet, a central angle of 27°36'14" and a chord bearing N56°37'04"W, for 276.74 feet to the point of tangency; thence N42°48'57"W, for 33.03 feet to the POINT OF BEGINNING, and containing 6.38 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, water and sewer system improvements and facilities including, but not limited to, water or sewer lines or pipes, fire hydrants, pumping stations and other appurtenances, lying within or upon the lands depicted on this plat, and further does hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all water or sewer system improvements or facilities and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida, 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 12 day of MARCH, A.D., 2001.

U.S. HOME CORPORATION - OWNER

Robert Leslie Friedman
Robert Leslie Friedman
Division President/Land Development

Don Hoyer
Witness, DON HOYER

Grace Forsblom
Witness, GRACE FORSBLUM

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

Wilburn C. Devasher
Wilburn C. Devasher
Vice-Chairman

Don Hoyer
Witness, DON HOYER

Grace Forsblom
Witness, GRACE FORSBLUM

ACKNOWLEDGMENTS:

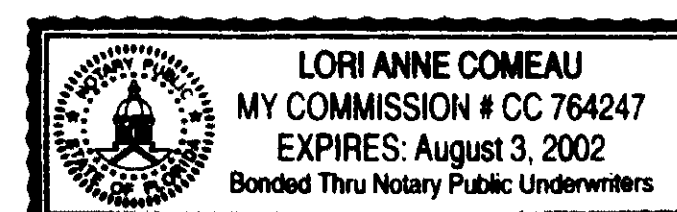
STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 12 day of March, 2001, before me appeared, Robert Leslie Friedman, Division President/Land Development, 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 express, and did not take an oath.

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

Lori Anne Comeau
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634

PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882
E-MAIL KingEngineering.com
CERTIFICATE OF AUTHORIZATION No. LB 2810

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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

ACKNOWLEDGMENTS:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 12 day of March, 2001, before me appeared, Wilburn C. Devasher, Vice-Chairman, Heritage Pines Community Development District, 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 express, and did not take an oath.

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

Lori Anne Comeau
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF DADE } SS:

I, Beverly McReynolds, President of Universal Title Insurers, Inc., 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 or encumbrances of record against said property, except as shown on said plat; and that the taxes for the year 2000, have been paid.

This 6th day of March, A.D., 2001.

Universal Title Insurers, Inc.

By: Beverly McReynolds
President

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 24th day of APRIL, 2001, A.D. in Plat Book 41, Pages 1-2.

John Hoyer
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on APRIL 24, 2001 the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Steve Li
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 5th day of APRIL, 2001.

Hardowar Singh (SIGN)

Hardowar Singh (PRINT NAME)
Professional Surveyor and Mapper
State of Florida, No. 4575

NOTES

1. It is the intention of the owner of the lands described hereon, that the Heritage Pines Community Development District shall construct, operate and maintain the drainage facilities and any improvements. The district shall have the right at all times to enter upon the drainage easements, the wetland conservation easement and all other easement areas depicted hereon to accomplish such purpose.
2. The owner of the lands described hereon, will convey Tract 36 to the perpetual use of Heritage Pines Community Association.
3. The "10.00' ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT" across the front of all lots and tracts is for the purpose of installation, maintenance and operation of electric, telephone and cable television.
4. The "15.00' DRAINAGE AND ACCESS EASEMENT" between lots 11 & 12 is for the purpose of installation and maintenance of the storm drainage system and access to the adjacent storm drainage system.
5. The "10.00' DRAINAGE AND ACCESS EASEMENT" in the rear of lots 1 thru 3 and lots 17 & 18 is for the purpose of installation, maintenance and access to the adjacent storm drainage system.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) and all other corners as shown hereon will be set within the time allotted in 177.091 (8).

3-6-01
Date

KING ENGINEERING ASSOCIATES, INC.

Earl W. Ramer
Earl W. Ramer
Professional Surveyor and Mapper
State of Florida, No. 3612

3163-801-027

SHEET 1 OF 2