

HERITAGE PINES VILLAGE 28 UNIT 2

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)

47/119

LEGAL DESCRIPTION:

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

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE EAST LINE OF SAID SECTION 5, N00°34'15"E, A DISTANCE OF 476.73 FEET; THENCE N89°25'45"W, A DISTANCE OF 2392.49 FEET TO THE POINT OF BEGINNING; THENCE N74°25'02"W, A DISTANCE OF 117.08 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 48.31 FEET ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1031.50 FEET, A CENTRAL ANGLE OF 02°34'20", A CHORD BEARING OF S16°32'08"W AND A CHORD DISTANCE OF 48.30 FEET TO THE CURVE'S END; THENCE N71°50'42"W, A DISTANCE OF 187.00 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 101.05 FEET ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 864.50 FEET, A CENTRAL ANGLE OF 06°41'50", A CHORD BEARING OF N14°48'23"E AND A CHORD DISTANCE OF 100.99 FEET; THENCE N11°27'28"E, A DISTANCE OF 133.35 FEET; THENCE N22°27'43"W, A DISTANCE OF 50.63 FEET; THENCE N30°47'08"W, A DISTANCE OF 110.56 FEET TO A POINT ON THE SOUTHERLY LINE OF HERITAGE PINES VILLAGE 28, UNIT 1 AS RECORDED IN PLAT BOOK 46, PAGES 25-27 AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID LINE THE FOLLOWING SIX (6) COURSES: 1) N60°19'38"E, A DISTANCE OF 23.69 FEET TO A POINT ON THE ARC OF A CURVE; 2) 15.37 FEET ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 427.00 FEET, A CENTRAL ANGLE OF 02°03'43", A CHORD BEARING OF S43°11'27"E AND A CHORD DISTANCE OF 15.37 FEET TO A POINT OF REVERSE CURVATURE; 3) 13.36 FEET ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 163.70 FEET, A CENTRAL ANGLE OF 04°40'34", A CHORD BEARING OF S41°53'01"E AND A CHORD DISTANCE OF 13.36 FEET; 4) N50°27'16"E, A DISTANCE OF 117.30 FEET TO A POINT ON THE ARC OF A CURVE; 5) 43.61 FEET ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 281.00 FEET, A CENTRAL ANGLE OF 06°53'35", A CHORD BEARING OF S35°05'57"E AND A CHORD DISTANCE OF 43.57 FEET; 6) N59°20'51"E, A DISTANCE OF 187.08 FEET TO A POINT ON THE ARC OF A CURVE AND THE SOUTHEASTERLY MOST CORNER OF SAID SUBDIVISION; THENCE DEPARTING SAID CORNER 327.56 FEET ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 448.08 FEET, A CENTRAL ANGLE OF 41°53'07", A CHORD BEARING OF S08°42'36"E AND A CHORD DISTANCE OF 320.32 FEET; THENCE S11°13'58"W, A DISTANCE OF 125.95 FEET TO THE BEGINNING OF A CURVE; THENCE 87.21 FEET ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1146.58 FEET, A CENTRAL ANGLE OF 04°21'01", A CHORD BEARING OF S13°24'28"W AND A CHORD DISTANCE OF 87.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.121 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 7th day of August, A.D. 2003.

U.S. HOME CORPORATION - OWNER

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

Alisha Kwiatek
Witness

Alisha Kwiatek
Print Name



Maria Garcia
Witness

Maria Garcia
Print Name

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 September, 2003, A.D. in Plat Book 47, Pages 119, 120

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on September 9, 2003, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

[Signature]
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 16th day of August, 2003

[Signature] (SIGN)

HAROLD W. SINGH (PRINT NAME)
Professional Surveyor and Mapper
State of Florida, No.

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 7TH day of AUGUST, 2003, 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 express, and did not take an oath.

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

[Signature]
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 or encumbrances of record against said property, except as shown on said plat; and that the taxes for the year 2002, have been paid.

This 7TH day of AUGUST, 2003.

North American Title Company

By: Laura Rambeau
Laura Rambeau
Vice President

NOTES

1. The owner of the lands described hereon, will convey for maintenance purposes and the perpetual use of to Heritage Pines Community Association all street rights-of-way as shown and depicted hereon as Tract 46 (Fairway Green Drive) and Tract 48 (Myrtlewood Drive), and Tract T3.
2. The owner of the lands described hereon, will convey Tracts 48B, 48C, 48E, 48A and 48D to the Seaside Pines Village of Heritage Pines Homeowners Association for the purpose of installation, maintenance and operation of an irrigation system and a storm drainage system.
3. The "10.00' Utility Easement" across the front of all lots is for the restricted purpose of installation, maintenance and operation of electric, telephone and cable television.
4. The "5.00' (unless otherwise shown) DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 15 through 17 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
5. 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.

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).

July 30, 2003
Date

KING ENGINEERING ASSOCIATES, INC.
Earl W. Ramer
Earl W. Ramer
Professional Surveyor and Mapper
State of Florida, No. 3612

King
ENGINEERING ASSOCIATES, INC.

4621 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-980-8861
FAX 813-980-8882
E-MAIL king@kingengineering.com

CERTIFICATE OF AUTHORIZATION No. LB 2890

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.

3183-800-028

SHEET 1 OF 2