

HERITAGE PINES VILLAGE 28 UNIT 1

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)

The undersigned owners of the lands shown on this plat to be known as HERITAGE PINES VILLAGE 28, a subdivision of a portion of 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 1,000.68 feet; thence N89°25'45"W, a distance of 2,406.99 feet to the POINT OF BEGINNING; thence S59°20'51"W, a distance of 167.08 feet; to the point of intersection with a non tangent curve to the left, thence northwesterly 43.61 feet along the arc of said curve, having a radius of 281.00 feet, a central angle of 08°53'35" and a chord bearing and distance of N35°05'57"W, 43.57 feet; thence S50°27'18"W, a distance of 117.30 feet; to the point of intersection with a non tangent curve to the left, thence northwesterly 13.36 feet along the arc of said curve, having a radius of 163.70 feet, a central angle of 04°40'34" and a chord bearing and distance of N41°53'01"W, 13.36 feet; to the point of intersection with a non tangent curve to the right, thence northwesterly 15.37 feet along the arc of said curve, having a radius of 428.66 feet, a central angle of 02°03'14" and a chord bearing and distance of N43°09'46"W, 15.37 feet; thence S60°19'38"W, a distance of 188.88 feet; thence N00°05'39"E, a distance of 95.84 feet; thence N18°02'25"W, a distance of 149.33 feet; to a point of curve to the left; thence northwesterly 443.63 feet along the arc of said curve, having a radius of 436.00 feet, a central angle of 58°17'54" and a chord bearing and distance of N47°11'22"W, 424.74 feet; thence N76°20'19"W, a distance of 208.08 feet to a point on the easterly boundary of the plat of Heritage Pines Village 4, as recorded in Plat Book 36, Pages 21-26 of the Public Records of Pasco County, Florida, said point being a point of intersection with a non tangent curve to the right, thence northerly 387.23 feet along the arc of said curve, having a radius of 1,745.00 feet, a central angle of 13°02'34" and a chord bearing and distance of N20°10'07"E, 396.37 feet; thence departing said easterly boundary, S88°19'25"E, a distance of 115.41 feet; thence S75°35'30"E, a distance of 50.41 feet; thence S68°19'25"E, a distance of 87.50 feet; thence N88°28'08"E, a distance of 79.02 feet; to a point of curve to the right; thence easterly 179.06 feet along the arc of said curve, having a radius of 442.08 feet, a central angle of 23°12'27" and a chord bearing and distance of S79°55'39"E, 177.84 feet; thence S68°19'25"E, a distance of 71.61 feet; to a point of curve to the right; thence southeasterly 231.83 feet along the arc of said curve, having a radius of 237.08 feet, a central angle of 56°01'35" and a chord bearing and distance of S40°18'38"E, 222.70 feet; thence S12°17'50"E, a distance of 291.52 feet; to a point of curve to the left; thence southeasterly 79.71 feet along the arc of said curve, having a radius of 142.92 feet, a central angle of 31°57'25" and a chord bearing and distance of S28°16'33"E, 78.68 feet; to a point of reverse curve to the right; thence southeasterly 108.37 feet along the arc, having a radius of 448.08 feet, a central angle of 13°36'08" and a chord bearing and distance of S37°27'12"E, 108.12 feet to the POINT OF BEGINNING.

Containing 480,283 square feet or 10.567 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 3 day of MARCH, A.D., 2003.

U.S. HOME CORPORATION - OWNER

Doyle Dudley
Doyle Dudley
Vice President

Jo Ann Byrum
Witness, Jo Ann Byrum



Jo Ann Byrum
Witness, Jo Ann Byrum

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 30 day of APRIL, 2003, A.D. in Plat Book 46, Pages 25, 26, 27.

Jo Ann Byrum
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on 4-22-2003 the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Wesley Schady
Chairman of the Board of County Commissioners

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT - OWNER

Wilburn C. Devasher
Wilburn C. Devasher
Vice-Chairman

Jo Ann Byrum
Witness, Jo Ann Byrum

Jo Ann Byrum
Witness, Jo Ann Byrum

ACKNOWLEDGMENTS:

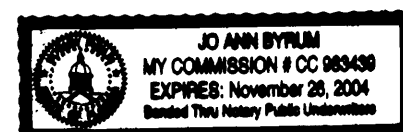
STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I hereby certify on this 30 day of MARCH, 2003, before me appeared, Doyle 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.

Jo Ann Byrum
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



ACKNOWLEDGMENTS:

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I hereby certify on this 30 day of MARCH, 2003, 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.

Jo Ann Byrum
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



CERTIFICATE OF TITLE:

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

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 2003, have been paid.

This 4 TH day of MARCH, 2003.

North American Title Company

By: Laura Rambeau
Laura Rambeau
Vice President

King
ENGINEERING ASSOCIATES, INC.
4821 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 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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

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 established within the time allotted in 177.091 (8).

KING ENGINEERING ASSOCIATES, INC.

March 4, 2003
Date



Jeffrey L. Kohler
Jeffrey L. Kohler
Professional Surveyor and Mapper
State of Florida, No. 6201

3163-800-028

SHEET 1 OF 3