# HERITAGE SPRINGS VILLAGE

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 17 EAST PASCO COUNTY, FLORIDA

LEGAL DE	ESCRIPTION	EDICATION

STATE OF FLORIDA ) COUNTY OF PASCO

The undersigned owners of the lands shown on this plat to be known as HERITAGE SPRINGS VILLAGE 21, a subdivision of a portion of Sections 33, Township 26 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commencing at the Southwest corner of said Section 33; thence along the West line of said Section 33, N00"11"23"E, a distance of 1,171.12 feet; thence departing said West line, \$89"48"37"E, a distance of 138.03 feet to the POINT OF BEGINNING; said point also being the beginning of a curve to the left; thence northeasterly 77.95 feet along the arc, through a central angle of 59°33'10", having a radius of 75.00 feet and having a chord bearing and distance of N22°45'10"E, 74.49 feet; thence N07'01'25"W, a distance of 325.12 feet; thence N24"17'02"W, a distance of 73.77 feet; thence N07'53'20"W, a distance of 158.63 feet; thence N02"26'46"W, a distance of 84.05 feet; thence N05"25'48"E, a distance of 87.43 feet; thence N09°44'44"E, a distance of 226.71 feet; thence N08°43'41"E, a distance of 75.00 feet; thence N10°53'13"E, a distance of 83.60 feet; thence N16°16'59"E, a distance of 154.15 feet; thence N13°43'36"E, a distance of 75.00 feet; thence N10°53'13"E, a distance of 87.43 feet; thence N09°44'44"E, a distance of 226.71 feet; thence N08°43'41"E, a distance of 75.00 feet; thence N10°53'13"E, a distance of 87.43 72.09 feet; thence N03°52'18"E, a distance of 67.82 feet; thence N13°45'35"W, a distance of 100.88 feet; to the point of intersection with a non tangent curve to the left, thence easterly 504.89 feet along the arc of said curve, having a radius of 755.00 feet, a central angle of 3818'56" and a chord bearing and distance of N73'39'43"E, 495.54 feet; thence N54'30'15"E, a distance of 127.55 feet; to a point of curve to the right; thence northeasterly 139.81 feet along the arc of said curve, having a radius of 795.00 feet, a central angle of 10'04'34" and a chord bearing and distance of N59'32'32"E, 139.63 feet; thence S47'11'09"E, a distance of 874.91 feet; thence S42'48'51"W, a distance of 455.00 feet; thence S30'25'45"W, a distance of 396.36 feet; thence S89"32'22"W, a distance of 154.09 feet; thence S10"07'45"E, a distance of 71.17 feet; thence S41"03'58"W, a distance of 34.25 feet; thence S75"46'51"W, a distance of 117.73 feet; thence S40"50'38"W, a distance of 43.60 feet; thence S05'40'11"W, a distance of 46.69 feet; thence S12"11'12"E, a distance of 65.02 feet; to the point of intersection with a non tangent curve to the right, thence southwesterly 163.94 feet along the arc of said curve, having a radius of 100.88 feet, a central angle of 93"06'51" and a chord bearing and distance of 561"42'09"W, 146.49 feet; thence \$60"40"57"W, a distance of 312.43 feet; thence \$13"47"58"E, a distance of 58.69 feet; thence \$63"26'06"W, a distance of 71.55 feet; thence

of Pasco County, Florida, an ingress/egress easement over all areas designated on the plat as roadways, utility, drainage, conservation, sely not intended that any right, title or interest in any tracts or easements which are identified as such and shown hereon be dedicated, properly executed, delivered, and recorded by the undersigned, and further do hereby reserve unto itself, its heirs, successors, assigns or uch dedication shall be either voluntarily vacated, voided or invalidated.

A		
Containing 1,521,385 square	feet or 34.926 acres, more or less.	
and any other easement are	as for the use of emergency, utility we except as executively set forth his	reon and does hereby dedicate to the perpetual provider and governmental business only. It is a serie or in any subsequent instrument that might the public or to Pasco County, if for any reas
This theday of	A.D., 2003.	
U.S. HOME CORPORATION -	CORPO	
Doyle D. Dudley Vice President U.S. Home Co	Witriess,	Witness, Print Name,
ACKNOWLEDGMENTS.		
STATE OF FLORIDA SS:		
I hereby certify on this _12	though Juge	_ , 2003, before me appeared,
person described in and who acknowledged the execution	executed the foregoing certificate ( thereof to be his free act and deed	ly known to me to be the and dedication and
person described in and who acknowledged the execution therein express, and did not	executed the foregoing certificate of thereof to be his free act and deed take an oath.	ly known to me to be the and dedication and
person described in and who acknowledged the execution therein express, and did not WINESS my hand and offici	executed the foregoing certificate of thereof to be his free act and deed take an oath.  al seal, the day and year aforesaid.  My Commission ex	ly known to me to be the and dedication and
person described in and who acknowledged the execution therein express, and did not WINESS my hand and offici	executed the foregoing certificate of thereof to be his free act and deed take an oath.  al seal, the day and year aforesaid.  My Commission executed at Large	ly known to me to be the and dedication and for the uses and purposes
person described in and who acknowledged the execution therein express, and did not WITNESS my hand and official Notary Public, State of Floridate OF TITLE:	executed the foregoing certificate of thereof to be his free act and deed take an oath.  al seal, the day and year aforesaid.  My Commission executed at Large	ly known to me to be the and dedication and if for the uses and purposes  pires: 11-1-004  Imber: CC 971976
person described in and who acknowledged the execution therein express, and did not with the execution the execution that it is to that land as described and entity executing this dedicate that land additional additiona	executed the foregoing certificate of thereof to be his free act and deed take an oath.  al seal, the day and year aforesaid.  My Commission ex Commission Number of North American Title Competed shown on this plat is in the name than I hereby certify that the development of the competence of the certify that the development of the certificate of the	Ity known to me to be the and dedication and if for the uses and purposes  pires: 11-1-2-004  In Bailey  IF COYNEY DENSE  IDENT, 2004  ON FAMILIEUM MIC.   TOTAL THE PERSON, persons, corporation or per of the platted subdivision has record and or encumbrances of record against said
person described in and who acknowledged the execution therein express, and did not WITNESS my hand and officience.  Notary Public, State of Flam.  STATE OF FLORIDA  COUNTY OF HILLSBOROUGH  I, Laura Rambeau, Vice Presto the land as described an entity executing this dedicate that land. Additional	executed the foregoing certificate of thereof to be his free act and deed take an oath.  My Commission executed at Large  My Commission No Commission No Novem touses which it is in the name tion, I hereby certify that the developing the paid plat; and that the taxes for the executed the paid plat; and that the taxes for the executed the exec	Ity known to me to be the and dedication and if for the uses and purposes  pires: 11-1-2-004  In Bailey  IF COYNEY DENSE  IDENT, 2004  ON FAMILIEUM MIC.   TOTAL THE PERSON, persons, corporation or per of the platted subdivision has record and or encumbrances of record against said
person described in and who acknowledged the execution therein express, and did not with the execution the execution the execution the execution that land as described and entity executing this dedicative to that land. Additional property, except as shown of the execution of the executi	executed the foregoing certificate of thereof to be his free act and deed take an oath.  My Commission executed at Large  My Commission No Commission No Novem touses which it is in the name tion, I hereby certify that the developing the paid plat; and that the taxes for the executed the paid plat; and that the taxes for the executed the exec	ly known to me to be the and dedication and i for the uses and purposes  pires: 11-1-004 imber: ce 978976  on Bailey  # CCYTETA EPHINS iber 1, 284 overall HILLIANCE HIC.  only, do hereby certify that the record title a of the person, persons, corporation or per of the platted subdivision has record and or encumbrances of record against said the year 2002, have been paid.

#### CLERK OF THE COCURT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida \_, 2003, A.D. in Plot Book \_46 Clerk of the Circuit Court

## BOARD OF COUNTY COMMERCIONERS

JULY 15, 2003 This is to certify, that on\_ by the Board of County Commissioners of Pasco County, Florida.

## DEVEN OF PLAT BY REDISTRED SURVEYOR:

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 300 day of Julu 800

Handoowar Singh Professional Surveyor and Mapper

State of Florida, No.4575

### MOTES

- 1. The owner of the lands described hereon, will convey to the perpetual use of Heritage Springs Community Association all street rights—of—way as shown and depicted hereon as all street rights—of—way as shown and depicted hereon as Tract 36 (Trimaran Place), Tract 37 (Walstone Court) and Tract 38 (Avada Court), Tract DA 180-D, Welland 191-G, Tract H4A, Tract H4, Tract J4, and Tract K4, and for maintenance responsibilities.
- 2. 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.
- 3. The "15.00" DRAINAGE & INGRESS/EGRESS EASEMENT" between lots 13 & 14, between lots 38 & 38, between lots 32 & 33 and between lots 45 & 46 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- 4. The "5.00" DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 24 through 35 and lots 30 and 40 is for the purpose of installation and maintenance of the starm drainage system and access to adjacent sterm 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).

3163-801-021

June 16, 2003

Earl W. Romer Professional Surveyor and Mappa State of Florida, No. 3612

KING ENGINEERING ASSOCIATES VINCE

OF SHEET

CERTIFICATE OF AUTHORIZATION No. LB 2010