

HERITAGE PINES VILLAGE 17

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 17, being
A portion of Section 5, Township 24 South, Range 17 East, Pasco County, Florida and being more particularly described as follows:

Commence at South 1/4 corner of said Section 5; thence along the South line of said Section 5, S89°46'28"E, for 535.92 feet; thence leaving said South line, N00°13'32"E, for 986.01 feet to the POINT OF BEGINNING, said point also being a point of intersection with a non-tangent curve concave to the Southeast; thence northeasterly along the arc of said curve, with a radial bearing of S47°12'59"E, and having a radius of 1,115.00 feet, an arc length of 834.90 feet, a central angle of 42°54'10", and a chord bearing N64°14'06"E, for 815.53 feet to the point of intersection with a non-tangent line; thence S23°44'32"E, for 161.43 feet to the point of curvature of a curve concave to the West; thence southerly along the arc of said curve, having a radius of 196.00 feet, an arc length of 236.32 feet, a central angle of 69°04'58", and a chord bearing S10°47'57"W, for 222.26 feet to the point of tangency; thence S45°20'26"W, for 59.52 feet; thence S80°03'39"W, for 435.45 feet to the point of curvature of a curve concave to the North; thence westerly along the arc of said curve, having a radius of 240.00 feet, an arc length of 208.87 feet, a central angle of 49°51'51", and a chord bearing N75°00'25"W, for 202.34 feet to the point of tangency; thence N50°04'30"W, for 118.80 feet to the POINT OF BEGINNING, and containing 5.94 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 19 day of OCT, A.D., 2000.

U.S. HOME CORPORATION - OWNER

Robert Leslie Friedman
Robert Leslie Friedman
Division President/Land Development

Donald A. Hoyer
Witness, DONALD A. HOYER

Grace Forsblom
Witness, GRACE FORSBLOM

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

Wilburn C. Devasher
Wilburn C. Devasher
Vice Chairman

Donald A. Hoyer
Witness, DONALD A. HOYER

Grace Forsblom
Witness, GRACE FORSBLOM

ACKNOWLEDGMENTS:

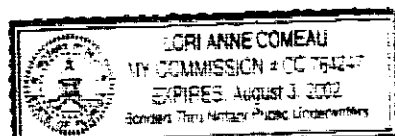
STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 19 day of Oct., 2000, 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:



ACKNOWLEDGMENTS:

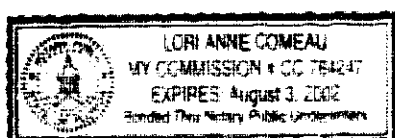
STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 19 day of Oct., 2000, 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:



King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL PARKWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 • 860 • 8881
FAX 813 • 860 • 8882
E-MAIL king@kingengineering.com

NOTE: 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.

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS:

I, Sally C. Crane, Sr. Vice President of Florida Land Title Company d.b.a. Stewart Title of Tampa, 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 1999 have been paid.

This 18th day of Oct To Be, A.D., 2000.

Florida Land Title Company
d.b.a. Stewart Title of Tampa

By: Sally C. Crane
Sally C. Crane
Sr. Vice 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 14th day of December, 2000, A.D. in Plat Book 40, Pages 53, 54, 55

John D. Hoyer
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on December 12, 2000 the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

John D. Hoyer
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 December, 2000.

Hardwar Singh
Hardwar Singh
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 34 (Wheatfield Loop) to the perpetual use of Heritage Pines Community Association.
3. The owner of the lands described hereon, will convey Tracts 34A, 34B, S2, T2, and U2 to the perpetual use of Tall Pines Village of Heritage Pines Homeowners Association for the purpose of installation, maintenance and operation of an irrigation system.
4. The "10' UTILITY EASEMENT" across the front of all lots and tracts is for the the restricted purpose of installation, maintenance and operation of electric, telephone and cable television.
5. The "15' DRAINAGE AND ACCESS EASEMENT" between lots 2 & 3 and lots 15 & 16 is for the purpose of installation and maintenance of the of the storm drainage system 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).

10/20/00
Date

KING ENGINEERING ASSOCIATES, INC.

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

