

HERITAGE PINES VILLAGE 29

A PARCEL OF LAND LYING WITHIN SECTIONS 5, TOWNSHIP 24 SOUTH,
RANGE 17 EAST, PASCO COUNTY, FLORIDA

49/109
PLAT BOOK: _____

PAGE: _____

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN 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 741.90 FEET; THENCE N88°25'45"W, A DISTANCE OF 2827.74 FEET, TO THE POINT OF BEGINNING; ALSO BEING THE NORTHWEST CORNER OF LOT 15 OF HERITAGE PINES VILLAGE 28, UNIT 2 AS RECORDED IN PLAT BOOK 47, PAGES 118 AND 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID VILLAGE 28, UNIT 2 THE FOLLOWING TWO (2) COURSES: 1) S112°27'28"W, A DISTANCE OF 133.35 FEET TO THE BEGINNING OF A CURVE; 2) 101.05 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 884.50 FEET, A CENTRAL ANGLE OF 8°41'50", A CHORD BEARING AND DISTANCE OF S14°48'23"W, 100.99 FEET TO A POINT ON THE ARC OF A CURVE; THENCE DEPARTING SAID WESTERLY LINE AND CONTINUING 452.82 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 884.50 FEET, A CENTRAL ANGLE OF 30°01'03", A CHORD BEARING AND DISTANCE OF S33°08'46"W, 447.75 FEET; THENCE S48°10'21"W, A DISTANCE OF 57.21 FEET; THENCE S48°53'27"W, A DISTANCE OF 50.02 FEET; THENCE S48°10'21"W, A DISTANCE OF 110.60 FEET; THENCE S38°41'08"E, A DISTANCE OF 12.28 FEET TO THE BEGINNING OF A CURVE; THENCE 25.83 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 74°17'23", A CHORD BEARING AND DISTANCE OF S02°32'27"E, 24.15 FEET; THENCE S34°38'14"W, A DISTANCE OF 103.40 FEET; THENCE S88°44'12"W, A DISTANCE OF 55.18 FEET TO A POINT ON THE EASTERLY LINE OF HERITAGE PINES VILLAGE 4 AS RECORDED IN PLAT BOOK 38, PAGES 21-28 IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, POINT ALSO BEING A POINT ON THE ARC OF A CURVE; THENCE 381.82 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 19°12'02", A CHORD BEARING AND DISTANCE OF N15°38'23"W, 380.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE 1183.33 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 1745.00 FEET, A CENTRAL ANGLE OF 38°51'14", A CHORD BEARING AND DISTANCE OF N05°48'47"W, 1180.79 FEET TO THE MOST WESTERLY CORNER 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 THE SOUTHWESTERLY LINE OF SAID SUBDIVISION BY THE FOLLOWING FIVE (5) COURSES: 1) S78°20'18"E, A DISTANCE OF 208.08 FEET TO THE BEGINNING OF A CURVE; 2) 443.83 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 436.00 FEET, A CENTRAL ANGLE OF 58°17'54", A CHORD BEARING AND DISTANCE OF S47°11'22"E, 424.74 FEET; 3) S18°02'25"E, A DISTANCE OF 148.33 FEET; 4) S00°08'38"W, A DISTANCE OF 95.84 FEET; 5) N80°18'38"E, A DISTANCE OF 165.18 FEET TO THE NORTHWEST CORNER OF TRACT "T3" OF HERITAGE PINES VILLAGE 28, UNIT 2 AS RECORDED IN PLAT BOOK 47, PAGES 118 AND 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID VILLAGE 28, UNIT 2 BY THE FOLLOWING TWO (2) COURSES: 1) S30°47'08"E, A DISTANCE OF 110.56 FEET; 2) S22°27'43"E, A DISTANCE OF 50.63 FEET, TO THE POINT OF BEGINNING.

CONTAINING 17.419 ACRES, MORE OR LESS.

Have caused said land to be divided and subdivided as shown hereon and does hereby grant 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 27th day of FEBRUARY, A.D., 2004.

U.S. HOME CORPORATION - OWNER

CORPORATE
SEAL

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

Becky Wilson
Becky Wilson
Print Name

Down Bailey
Down Bailey
Print Name

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 27th day of FEBRUARY, 2004, 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.

John B. Burum
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:

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.

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 2003, have been paid.

This 27 day of FEBRUARY, 2004.

North American Title Company

By: Laura Rambeau
Laura Rambeau
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 27 day of April, 2004, A.D. in Plat Book 49, Pages 109, 110, 111, 112, 113, 114.

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on April 14, 2004 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 18th day of MARCH, 2004

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

NOTES

- The owner of the lands described hereon, will convey Tract 52 (Bellevista Court), Tract 48 (Myrtlewood Drive), Tract 51 (Hidden Pines Way) to the Heritage Pines Community Association all street rights-of-way and the drainage system constructed within said tracts for maintenance purposes and the perpetual use thereof. There shall be a blanket utility easement over said tracts for the operation and maintenance thereof, but not limited to, irrigation and drainage structures, lines and fittings contained therein.
- The owner of the lands described hereon, will convey Tracts 48A, 48B, 48C, 51A, 51B, 52A, and 52B to the Grand Pines Village of Heritage Pines Homeowners Association the irrigation and storm drainage system for the purpose of installation, maintenance and operation. There shall be a blanket utility easement over said tracts for the operation and maintenance, but not limited to, water and sanitary structures, lines and fittings contained therein.
- The owner of the lands described hereon, will convey Tracts D3, and T3 to the Grand Pines Village of Heritage Pines Homeowners Association for the purpose of installation, maintenance and operation of an irrigation system and a storm drainage system.
- 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.
- The "10.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 14 through 21; 24 through 32; and 50 through 60; is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "15.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 22 through 24; 32 through 43; and 45 through 50; is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "15.00' DRAINAGE & INGRESS/EGRESS EASEMENT" along the side lot lines of 18 and 19; 22 and 23; 43 and 44; and 54 and 55; is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- 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.
- A 1/2 inch by 18 inch iron rod with cap, "King" LB #2810 will be set at each lot corner, points of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in S.177.091(8)(9).

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 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.O.'s (Permanent Control Points) and all other corners as shown hereon will be set within the time allotted in 177.091 (8)(9).

February 27, 2004
Date

KING ENGINEERING ASSOCIATES, INC.
Earl W. King
Earl W. King
Professional Surveyor and Mapper
State of Florida, No. 3812

3163-800-029

SHEET 1 OF 6