

**HERITAGE PINES VILLAGE 21, 25 AND 33**  
LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

**59 23**

**LEGAL DESCRIPTION:**

DESCRIPTION: A parcel of land lying in Section 5, Township 24 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 5, run thence along the East boundary of the Northeast 1/4 of said Section 5, the following two (2) courses: 1) S.00°34'16"W., 144.97 feet to the POINT OF BEGINNING; 2) continue, S.00°34'16"W., 1549.12 feet to the Northeast corner of HERITAGE PINES VILLAGE 20 UNITS 1 AND 2, according to the plat thereof as recorded in Plat Book 46, Pages 14 through 17, inclusive, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said HERITAGE PINES VILLAGE 20 UNITS 1 AND 2, the following five (5) courses: 1) WEST, 41.50 feet; 2) S.54°48'29"W., 167.44 feet to a point on a curve; 3) Northwesterly, 82.97 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 27°09'50" (chord bearing N.48°46'26"W., 82.19 feet) to a point of tangency; 4) N.62°21'21"W., 7.11 feet; 5) S.27°38'39"W., 116.00 feet to a point on the Northerly boundary of that part of Heritage Pines Golf Course, as recorded in Official Records Book 5679, Page 284, of the Public Records of Pasco County, Florida, referred to as "Fairway 13"; thence along said Northerly boundary of Fairway 13, the following seven (7) courses: 1) N.62°21'21"W., 90.00 feet; 2) N.82°05'00"W., 80.94 feet; 3) S.82°37'02"W., 187.50 feet; 4) N.07°22'58"W., 116.00 feet; 5) S.82°37'02"W., 40.00 feet to a point of curvature; 6) Southwesterly, 28.22 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 80°50'50" (chord bearing S.42°11'36"W., 25.94 feet) to a point of reverse curvature; 7) Southerly, 94.18 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 23°58'55" (chord bearing S.13°45'39"W., 93.49 feet) to a point on the Northerly boundary of HERITAGE PINES VILLAGE 24, according to the plat thereof as recorded in Plat Book 44, Pages 137 through 141, inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of HERITAGE PINES VILLAGE 24, N.64°41'22"W., 50.88 feet to a point on a curve on the Easterly boundary of that part of the aforesaid Heritage Pines Golf Course referred to as "Fairway 14"; thence along said Easterly boundary of Fairway 14, the following nine (9) courses: 1) Northeasterly, 20.29 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 11°37'37" (chord bearing N.25°02'50"E., 20.26 feet) to a point of compound curvature; 2) Northerly, 66.65 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 21°49'14" (chord bearing N.08°19'25"E., 66.25 feet); 3) S.82°36'59"W., 115.65 feet; 4) N.07°23'01"W., 725.00 feet; 5) N.23°42'31"E., 62.45 feet; 6) N.12°03'22"E., 299.33 feet; 7) N.15°38'01"E., 15.91 feet; 8) N.10°10'31"E., 187.87 feet; 9) N.06°47'44"E., 18.52 feet; thence N.17°04'28"W., 70.59 feet; thence S.89°41'11"E., 315.05 feet; thence N.00°18'49"E., 42.74 feet; thence S.89°41'11"E., 293.10 feet; thence N.00°18'49"E., 178.48 feet to a point on the Southerly boundary of the 70.00 foot wide additional right-of-way for COUNTY LINE ROAD, as shown on the plat for HERITAGE PINES VILLAGE 4, according to the plat thereof as recorded in Plat Book 36, Pages 21 through 26, inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary, S.89°40'49"E., 275.58 feet to the POINT OF BEGINNING.

Containing 31.228 acres, more or less.

DEDICATION: The undersigned, U.S. Home Corporation ("Owner"), as the respective owner of the herein described lands which are being platted into a subdivision of HERITAGE PINES VILLAGE 21, 25 AND 33 hereby states and declares the following:

- 1) Owner hereby dedicates to Pasco County, Florida (the "County"), a perpetual non-exclusive easement over and across all private street rights-of-way as shown and depicted hereon as TRACT "A", for any and all governmental purposes including (without limitation) to fire and police protection, and emergency medical services.
- 2) Owner further dedicates to the County all drainage easements as shown hereon for drainage purposes and other purposes incidental thereto.
- 3) Owner further dedicates to the County and all appropriate utility entities the utility easements as shown hereon for the installation, maintenance, and operation of street lights, telephone utilities, electric power utilities, natural gas utilities, and cable television utilities, and for utility purposes and other purposes incidental thereto.
- 4) Legal title to TRACT "A" (containing roadways) and TRACTS "B-1", "B-2", "B-3", "B-4", "B-5" and "B-6", (containing common areas, drainage easements and wetland conservation areas) as shown hereon shall be conveyed to and maintained by the Heritage Pines Homeowners Association, Inc. ("Association").
- 5) Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all private drainage easements or commonly owned property on this plat. In the event the Association fails to properly maintain any private drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any private drainage easement for the purpose of performing maintenance to ensure the free flow of water.

U.S. HOME CORPORATION - OWNER

Doyle D. Dudley  
Doyle D. Dudley, Vice President

Phonda Sawyer  
Witness, Phonda Sawyer

Linda Perry  
Witness, Linda Perry

ACKNOWLEDGEMENTS:  
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH } SS:

The foregoing instrument was acknowledged before me this 2nd day of December, 2005, by Doyle D. Dudley as Vice President of U.S. Home Corporation. He is personally known to me.

Dawn Bailey  
Notary Public, State of Florida at Large  
Dawn Bailey



CERTIFICATE OF TITLE:

STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

I, Laura Rambeau, Vice President of North American Title Company, Inc., do hereby certify 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 2004, have been paid.

This 22<sup>ND</sup> day of NOVEMBER, 2005 A.D.

North American Title Company, Inc.

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 26 day of April, 2006 AD in Plat Book 59, Pages 23-30

Doreen Dulla  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on December 20, 2005, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Stanley  
Chairman of the Board of County Commissioners



2212 SWANN AVENUE  
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**HEIDT & ASSOCIATES, INC.**  
LICENSED BUSINESS NUMBER LB148  
CIVIL ENGINEERING  
LAND SURVEYING

**SHEET 1 OF 8 SHEETS**