

HERITAGE PINES VILLAGE 13

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

49/123
PLAT BOOK: _____

PAGE: _____

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA,
BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, N00°34'15"E, A DISTANCE OF 476.74 FEET; THENCE DEPARTING SAID LINE N89°25'45"W, A DISTANCE OF 2392.52 FEET, TO THE POINT OF BEGINNING AND THE SOUTHEASTERLY CORNER OF LOT 18 OF HERITAGE PINES VILLAGE 28 UNIT 2, PLAT BOOK 47, PAGES 119 AND 120, SAID POINT ALSO BEING THE BEGINNING OF A CURVE; THENCE 697.64 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1148.58 FEET, A CENTRAL ANGLE OF 34°48'04", A CHORD BEARING AND DISTANCE OF S32°59'00"W, 686.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE 132.89 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 232.92 FEET, A CENTRAL ANGLE OF 32°41'23", A CHORD BEARING AND DISTANCE OF S34°02'21"W, 131.10 FEET TO A POINT OF REVERSE CURVATURE; THENCE 415.83 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 74°27'14", A CHORD BEARING AND DISTANCE OF S54°55'16"W, 387.18 FEET; THENCE N87°51'06"W, A DISTANCE OF 45.56 FEET TO A POINT ON THE EASTERLY LINE OF HERITAGE PINES VILLAGE 4 PER PLAT BOOK 36, PAGE 21 AND A POINT ON THE ARC OF A CURVE; THENCE 308.24 FEET ALONG SAID LINE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 16°21'09", A CHORD BEARING AND DISTANCE OF N02°10'12"E, 307.19 FEET; THENCE DEPARTING SAID LINE N89°44'12"E, A DISTANCE OF 55.18 FEET; THENCE N34°36'14"E, A DISTANCE OF 103.40 FEET TO THE BEGINNING OF A CURVE; THENCE 25.93 FEET ALONG THE ARC OF SAID CURVE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 74°17'23", A CHORD BEARING AND DISTANCE OF N02°32'27"W, 24.15 FEET; THENCE N39°41'09"W, A DISTANCE OF 12.28 FEET; THENCE N48°10'21"E, A DISTANCE OF 110.60 FEET; THENCE N49°53'27"E, A DISTANCE OF 50.02 FEET; THENCE N48°10'21"E, A DISTANCE OF 57.21 FEET TO THE BEGINNING OF A CURVE; THENCE 452.92 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 864.50 FEET, A CENTRAL ANGLE OF 30°01'03", A CHORD BEARING AND DISTANCE OF N33°09'49"E, 447.75 FEET TO THE SOUTHWESTERLY CORNER OF LOT 17 OF HERITAGE PINES VILLAGE 28 UNIT 2 PER PLAT BOOK 47, PAGES 119 AND 120; THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT BY THE FOLLOWING THREE (3) COURSES 1) S71°50'42"E, A DISTANCE OF 167.00 FEET TO A POINT ON THE ARC OF A CURVE; 2) 46.31 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 1031.50 FEET, A CENTRAL ANGLE OF 02°34'20", A CHORD BEARING AND DISTANCE OF N16°52'08"E, 46.30 FEET; 3) S74°25'02"E, A DISTANCE OF 117.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.07 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 24th day of MARCH, A.D., 2004.

U.S. HOME CORPORATION - OWNER

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

Joan Bailey
Witness

Joan Bailey
Witness

Joan Bailey
Print Name

JOAN BAILEY
Print Name

ACKNOWLEDGMENT:

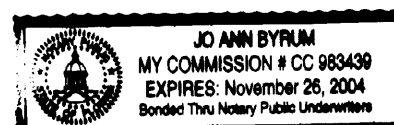
STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 24th day of MARCH, 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.

Joan Bailey
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



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 29th day of MARCH, 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 4th day of MAY, 2004, A.D. in Plat Book 49, Pages 123, 124, 125.

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on APRIL 27, 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 24th day of APRIL, 2004.

Hardward Singh (SIGN)

HARDWARD SINGH (PRINT NAME)
Professional Surveyor and Mapper
State of Florida, No. 4575

NOTES

- The owner of the lands described hereon, will convey Tract 46 (Fairway Green 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 46C, 46E, 46F, 51A and 51B to the Regal 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 "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 "5.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 10 through 12 and a portion of 13 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" between lots 6 and 7, and 26 and 27 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "10.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 1 through 9, a portion of 13 and 14 through 17, and lots 24 through 36 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 1 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. More specifically the Basis of Bearings being the southerly line of Heritage Pines Village 28 Unit 2 per Plat Book 47 pages 119 and 120 said line bearing S 71°50'42"E.
- A 1/2 inch by 18 inch iron rod with cap, "King" LB #2610 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 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)(9).

KING ENGINEERING ASSOCIATES, INC.

3.25.04
Date

Raymond R. Whitehurst, Jr.
Raymond R. Whitehurst, Jr.
Professional Surveyor and Mapper
State of Florida, No. 6400

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.

3163-800-013

SHEET 1 OF 3

Mar 22, 2004 - 4:46pm G:\Survey\TP-SOUTH\W13\PLAT\W-13PLAT.dwg

King
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E-MAIL King@kingengineering.com
CERTIFICATE OF AUTHORIZATION No. LB 2610