

HERITAGE PINES VILLAGE 24

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)

The undersigned owners of the lands shown on this plat to be known as HERITAGE PINES VILLAGE 24, a subdivision of a portion of 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, 500'35'23"W, a distance of 482.39 feet; thence departing said east line, N89°24'37"W, a distance of 686.14 feet to the POINT OF BEGINNING; said point also being the beginning of a curve to the right, thence westerly 18.31 feet along the arc, through a central angle of 05°47'48", having a radius of 181.00 feet and having a chord bearing and distance of N76°48'16"W, 18.31 feet to a point of reverse curve to the left; thence westerly 54.88 feet along the arc, through a central angle of 14°21'41", having a radius of 218.00 feet and a chord bearing and distance of N81°06'12"W, 54.75 feet; thence N88°17'03"W, a distance of 23.31 feet to a point of curve to the right; said point also lying on the northeastern boundary of the plat of Heritage Pines Grand Club Drive, as recorded in Plat Book 40, Pages 31-33 of the Public Records of Pasco County, Florida; thence along the boundary of said plat the following three (3) courses: (1) northwesterly 31.42 feet along the arc of said curve, having a radius of 20.00 feet, a central angle of 90°00'00", and a chord bearing and distance of N43°17'03"W, 28.28 feet; (2) N01°42'57"E, a distance of 77.50 feet; (3) N88°17'03"W, a distance of 50.00 feet; thence departing said northeastern boundary, continue westerly along said line, a distance of 152.23 feet; thence N48°56'46"W, a distance of 121.70 feet; thence N30°31'01"W, a distance of 88.58 feet to a point of curve to the right; thence northerly 164.13 feet along the arc of said curve, having a radius of 417.00 feet, a central angle of 40°39'09", and a chord bearing and distance of N10°11'26"W, 289.70 feet; thence N10°08'08"E, a distance of 503.40 feet to a point of curve to the right; thence northerly 164.13 feet along the arc of said curve, having a radius of 417.00 feet, a central angle of 40°39'09", and a chord bearing and distance of N10°11'26"W, 289.70 feet; thence continue northerly along said line, a distance of 130.66 feet; thence continue northerly along said line, a distance of 31.32 feet; thence S52°22'02"E, a distance of 45.00 feet; thence S37°37'58"W, a distance of 22.84 feet to the point of intersection with a non tangent curve to the left, thence southeasterly 25.82 feet along the arc of said curve, having a radius of 178.00 feet and a central angle of 08°24'16" and a chord bearing and distance of S58°55'09"E, 25.79 feet; thence N37°37'58"E, a distance of 31.32 feet; thence S52°22'02"E, a distance of 45.00 feet; thence S37°37'58"W, a distance of 22.84 feet to the point of intersection with a non tangent curve to the right, thence southeasterly 15.30 feet along the arc of said curve, having a radius of 224.00 feet and a central angle of 03°54'48" and a chord bearing and distance of N82°45'47"E, 13.72 feet to a point of reverse curve to the left; thence northerly 29.63 feet along the arc, through a central angle of 18°51'36", having a radius of 90.00 feet and a chord bearing and distance of N40°54'36"E, 29.49 feet; thence S64°41'22"E, a distance of 80.84 feet; thence S52°22'02"E, a distance of 84.95 feet to a point of curve to the right; thence southerly 350.72 feet along the arc of said curve, having a radius of 321.50 feet, a central angle of 62°30'10", and a chord bearing and distance of S21°06'57"E, 333.58 feet; thence S10°08'08"W, a distance of 753.78 feet; thence S08°11'05"W, a distance of 73.88 feet; thence S01°42'57"W, a distance of 159.80 feet to the POINT OF BEGINNING.

Containing 641,647 square feet or 14.730 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, on 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 16th day of October, A.D., 2002.

U.S. HOME CORPORATION - OWNER

Michael Lawson
Michael Lawson
Division President/Land Development

Elaine D. Hirschy
Witness, Elaine D. Hirschy

Linda C. Penny
Witness, Linda C. Penny

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 25 day of November, 2002, A.D. in Plat Book 44, Pages 137, 138, 139, 140, 141

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on November 19, 2002 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

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT - OWNER

Wilburn C. Devasher
Wilburn C. Devasher
Vice-Chairman

Elaine D. Hirschy
Witness, Elaine D. Hirschy

Linda C. Penny
Witness, Linda C. Penny

ACKNOWLEDGMENTS:

STATE OF FLORIDA)
COUNTY OF PASCO)

I hereby certify on this 16th day of October, 2002, before me appeared, Michael Lawson, 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.

Elaine D. Hirschy
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:

Elaine D. Hirschy
MY COMMISSION # DD144505 EXPIRES
August 25, 2006
BONDED THROUGH FARM INSURANCE, INC.

ACKNOWLEDGMENTS:

STATE OF FLORIDA)
COUNTY OF PASCO)

I hereby certify on this 16th day of October, 2002, 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.

Elaine D. Hirschy
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:

Elaine D. Hirschy
MY COMMISSION # DD144505 EXPIRES
August 25, 2006
BONDED THROUGH FARM INSURANCE, INC.

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

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 2001, have been paid.

This 16th day of OCTOBER, 2002.

North American Title Company

By: Laura Rambeau
Laura Rambeau
Vice President

King
ENGINEERING ASSOCIATES, INC.
4821 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-5881
FAX 813-880-5882
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.

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 (Permanent Control Points) and all other corners as shown hereon will be set within the time allotted in 177.081 (8) of the Florida Statutes.

Jeffrey L. Koller
Professional Surveyor and Mapper
State of Florida, No. 6201

3163-800-024

SHEET 1 OF 5