

HERITAGE PINES VILLAGE 5 UNIT 2

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

37/122

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

The undersigned owners of the lands shown on this plot to be known as HERITAGE PINES VILLAGE 5, UNIT 2, a subdivision of a portion of Section 5, Township 24 South, Range 17 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 5, then along the West line of said Section 5, S00°36'37"W, for 2054.55 feet; thence leaving said West line, S89°32'23"E, for 646.16 feet to the POINT OF BEGINNING; said point also being the Southwest corner of Heritage Pines Village 5 Unit 1 as recorded in Plat Book 36, Pages 27 through 29 of the Public Records of Pasco County, Florida; thence along the southerly and westerly boundary line of said Heritage Pines Village 5 Unit 1 the following 10 (ten) courses: 1) S66°29'40"E, for 118.62 feet to a point of intersection with a non-tangent curve concave to the East; 2) Southwesterly along the arc of said curve, having a radial bearing of S66°29'40"E, a radius of 275.00 feet, a central angle of 13°36'39", an arc length of 65.33 feet and a chord bearing S16°42'00"W, for 65.17 feet to the point of intersection with a non-tangent curve concave to the South; 3) Easterly along the arc of said curve with a radial bearing of S02°36'57"E, and having a radius of 640.50 feet, a central angle of 15°04'26", an arc length of 168.51 feet and a chord bearing S85°04'44"E, for 168.02 feet to the point of reverse curvature with a curve concave to the North; 4) Easterly along the arc of said curve, having a radius of 1059.50 feet, a central angle of 20°07'53", an arc length of 372.26 feet and a chord bearing S87°36'27"E, for 370.35 feet to the point of intersection with a non-tangent curve concave to the West; 5) Southerly along the arc of said curve with a radial bearing S87°05'22"W, and having a radius of 286.00 feet, a central angle of 05°29'37", an arc length of 27.42 feet and a chord bearing S00°08'50"E, for 27.41 feet to the point of reverse curvature with a curve concave to the East; 6) Southerly along the arc of said curve, having a radius of 314.00 feet, a central angle of 11°42'57", an arc length of 64.21 feet and a chord bearing S03°15'30"E, for 64.09 feet to the point of tangency; 7) S09°06'59"E, for 3.57 feet to the point of intersection with a non-tangent curve concave to the South; 8) Southerly along the arc of said curve, having a radius of 20.00 feet, a central angle of 92°51'13", an arc length of 32.41 feet and a chord bearing S37°18'38"W, for 28.98 feet to the point of compound curvature with a curve concave to the North; 9) Westerly along the arc of said curve, having a radius of 1175.00 feet, a central angle of 00°28'00", an arc length of 9.57 feet and a chord bearing S83°58'14"W, for 9.57 feet to the point of intersection with a non-tangent line; 10) S03°06'30"E, for 50.05 feet to the point of intersection with a non-tangent curve concave to the North; thence leaving said boundary line, Westerly along the arc of said curve with a radial bearing N05°41'11"W, and having a radius of 1225.00 feet, a central angle of 18°08'40", an arc length of 387.94 feet and a chord bearing N86°36'51"W, for 386.32 feet to the point of reverse curvature with a curve concave to the South; thence leaving said boundary line, Westerly along the arc of said curve, having a radius of 475.00 feet, a central angle of 39°38'19", an arc length of 328.62 feet and a chord bearing S82°38'20"W, for 322.10 feet to the point of intersection with a non-tangent line; thence S27°10'50"E, for 10.93 feet to the point of intersection with a non-tangent curve concave to the Southeast; thence Southwesterly along the arc of said curve, having a radius of 685.00 feet, a central angle of 16°25'19", an arc length of 196.33 feet and a chord bearing S65°11'25"W, for 195.65 feet to the point of intersection with a non-tangent line; thence N30°47'33"W, for 10.26 feet to the point of intersection with a non-tangent curve concave to the North; thence Westerly along the arc of said curve with a radial bearing N17°44'19"W, and having a radius of 675.00 feet, a central angle of 04°57'12", an arc length of 58.36 feet and a chord bearing S74°44'18"W, for 58.34 feet to the point of intersection with a non-tangent line; thence N12°47'06"W, for 165.75 feet to the point of intersection with a non-tangent curve concave to the Northwest; thence Easterly along the arc of said curve with a radial bearing N12°47'06"W, and having a radius of 509.25 feet, a central angle of 21°34'08", an arc length of 191.71 feet and a chord bearing N66°25'50"E, for 190.58 feet to the point of reverse curvature with a curve concave to the Southeast; thence Northwesterly along the arc of said curve, having a radius of 1060.75 feet, a central angle of 06°04'40", an arc length of 112.52 feet and a chord bearing N58°41'06"E, for 112.47 feet to the point of compound curvature with a curve concave to the Southeast; thence Northwesterly along the arc of said curve, having a radius of 640.75 feet, a central angle of 09°30'48", an arc length of 106.39 feet and a chord bearing N66°28'49"E, for 106.27 feet to the point of intersection with a non-tangent line; thence N31°17'08"E, for 167.18 feet to the POINT OF BEGINNING; and containing 4.61 acres, more or less.

In conjunction with this plot, the Declarant grants and reserves the following easements, the names, width and dimensions of which are designated on the plot for the following uses and purposes:

The easements as designated on the plot are hereby reserved to the Declarant, its successors and assigns and granted to Pasco County and public service providers to the subdivision on a non-exclusive basis for the ground level, above-ground and below-ground installation, maintenance and operation of water and sanitary sewer utility services only with the normal appurtenant pipes and required equipment for providing such services. The Declarant, their heirs, successors, assigns or legal representatives reserves the right to grant easements and easement uses for gas, electrical, television, cable television, and electronic communications with the normal appurtenant pipes, lines, wires, poles, braces, transformers and required equipment for providing such services. The Declarant hereby further dedicates to the appropriate governmental agency or utility providers, subject to the restrictions set forth above, an access easement over all areas designated on the plot as roadways, utility, drainage, conservation, and 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. It is also the intention of U.S. Home Corporation, a Delaware Corporation, as owner of the lands described above, 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.

U.S. Home Corporation, a Delaware Corporation, authorized to do business in the State of Florida, the owner of the lands herein platted, as dedicatory, 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 plot, and further do 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 lying within or upon the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida, and further does 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.

U.S. Home Corporation, a Delaware Corporation, as respective owner of the lands described above, does hereby dedicate to the perpetual use of Heritage Pines Community Association all streets rights-of-way and Common Areas as shown and depicted hereon as Tracts 9 (Eagle Bend Drive) and 10 (Dove Hollow court).

This the 19 day of July, A.D., 1999.

U.S. HOME CORPORATION - OWNER

Robert Leslie Friedman
Division President/Land Development

Witness, Melissa L. Traxler
Melissa L. Traxler

Witness, SCOTT STIER
SCOTT STIER

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

Lee R. Thompson
Chairman

Witness, Melissa L. Traxler
Melissa L. Traxler

Witness, SCOTT STIER
SCOTT STIER



KING ENGINEERS & ASSOCIATES, INC.
PHONE 813-880-0881
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E-MAIL king@kingeng.com

NOTE. 1. This plot, as recorded in its graphic form, is the official depiction of the subdivided lands located herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plot, whether graphic or digital. There may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 19 day of July, 1999, 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.

Sum 4/19/99
Notary Public, State of Florida at Large

My Commission expires: 4/16/02
Commission Number: C.C. 734604

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 19 day of July, 1999, before me appeared, Lee R. Thompson, 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.

Sum 4/19/99
Notary Public, State of Florida at Large

My Commission expires: 4/16/02
Commission Number: C.C. 734604

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 plot 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 1998 have been paid. This 6 day of July, A.D., 1999.

Florida Land Title Company
d.b.a. Stewart Title of Tampa
By: Sally C. Crane
Sr. Vice President

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plot has been filed in the Public Records of Pasco County, Florida this 19 day of August, 1999, A.D. in Plat Book 37, Pages 122, 123.

John D. Stier
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on August 3rd, 1999, the foregoing plot or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Barry Shipp
Chairman of the Board of County Commissioners

REVIEW OF PLAT BY REGISTERED SURVEYOR - EMPLOYED BY PASCO COUNTY:

Reviewed for compliance with chapter 177 of the Florida Statutes on this 25th day of July, 1999.

Nellie Mae Robinson
Professional Surveyor & Mapper
State of Florida, No. 3392

SURVEYOR'S CERTIFICATE

I hereby certify that this plot 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.C.P.'s (Permanent Control Points) 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).

KING ENGINEERS & ASSOCIATES, INC.

JUNE 17, 1999
Date

Vincent G. King
Professional Surveyor & Mapper
State of Florida