

# HERITAGE SPRINGS VILLAGE 15 UNIT 1

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 32, TOWNSHIP 26 SOUTH,  
RANGE 17 EAST, PASCO COUNTY, FLORIDA

40/56

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

The undersigned owners of the lands shown on this plat to be known as HERITAGE SPRINGS VILLAGE 15 UNIT 1, a subdivision of a portion of Section 32, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 32; thence N00°11'23"E, for 1,387.51 feet; thence N89°48'37"W, for 125.38 feet to the POINT OF BEGINNING; thence S49°17'18"W, for 163.33 feet; thence N14°46'37"W, for 40.44 feet; thence N26°02'16"W, for 32.30 feet; thence N34°46'09"W, for 96.18 feet; thence N44°27'53"W, for 60.00 feet; thence N76°35'59"W, for 62.80 feet to the point of intersection with a non-tangent curve concave to the Southeast; thence westerly along the arc of said curve with a radial bearing S02°24'18"W, and having a radius of 154.89 feet, a central angle of 41°37'59", an arc length of 112.55 feet and a chord bearing S71°35'20"W, for 110.09 feet; thence S89°43'42"W, for 22.87 feet; thence S20°43'30"W, for 83.40 feet; thence N69°16'30"W, for 166.00 feet; thence N20°43'30"E, for 33.78 feet; thence N69°16'30"W, for 116.00 feet; thence N20°43'30"E, for 90.78 feet; thence N13°12'19"E, for 23.96 feet to a point of curvature of a curve concave to the west; thence northerly along the arc of said curve, having a radius of 132.00 feet, a central angle of 56°05'42", an arc length of 129.23 feet and a chord bearing of N14°50'32"W, for 124.13 feet to a point of compound curve to the left having a radius of 582.00 feet and a central angle of 02°57'17", a chord bearing and distance of N44°22'01"W, 30.01 feet; thence N44°09'20"E, for 108.00 feet to the point of intersection with a non-tangent curve concave to the Southwest; thence northwesterly along the arc of said curve with a radial bearing S44°09'20"W, and having a radius of 690.00 feet, a central angle of 12°02'49", an arc length of 145.08 feet and a chord bearing N51°52'04"W, for 144.81 feet; thence S32°06'31"W, for 105.72 feet; thence N65°03'54"W, for 145.94 feet; thence N78°49'26"W, for 99.17 feet; thence N84°09'42"W, for 99.33 feet to the point of intersection with a non-tangent curve concave to the Northeast; thence westerly along the arc of said curve with a radial bearing N05°26'33"E, and having a radius of 716.50 feet, a central angle of 24°25'10", an arc length of 305.37 feet and a chord bearing N72°20'52"W, for 303.07 feet; thence N60°08'17"W, for 101.11 feet; thence N54°48'15"W, for 49.94 feet; thence N46°22'46"W, for 75.96 feet to the point of intersection with a non-tangent curve concave to the Southeast; thence southwesterly along the arc of said curve with a radial bearing N37°20'22"W, and having a radius of 955.00 feet, a central angle of 00°06'18", an arc length of 1.75 feet and a chord bearing S52°42'48"W, for 1.75 feet; thence N39°45'50"W, along a platted line of HERITAGE SPRINGS VILLAGE 4 as recorded in Plat Book 36, Pages 136 to 140 of the Public Records of Pasco County, Florida, for 110.12 feet to the point of intersection with a non-tangent curve concave to the Northwest; thence northeasterly along the arc of said curve with a radial bearing N36°54'17"W, and having a radius of 845.00 feet, a central angle of 00°04'08", an arc length of 1.01 feet and a chord bearing N53°03'40"E, for 1.01 feet; thence N35°53'26"W, for 5.00 feet to the point of intersection with a non-tangent curve concave to the Northwest; thence northeasterly along the arc of said curve with a radial bearing N36°58'48"W, and having a radius of 840.00 feet, a central angle of 04°50'34", an arc length of 71.00 feet and a chord bearing N50°35'56"E, for 70.98 feet; thence N48°10'39"E, for 206.20 feet; thence S41°49'21"E, for 115.00 feet; thence N48°10'39"E, for 188.23 feet to a point of curvature of a curve concave to the Southeast; thence northeasterly along the arc of said curve, having a radius of 1,645.00 feet, a central angle of 08°03'56", an arc length of 231.56 feet and a chord bearing of N52°12'37"E, for 231.37 feet; thence S33°45'26"E, for 339.57 feet; thence S61°36'37"E, for 791.95 feet; thence S51°27'05"E, for 60.61 feet; thence S45°33'41"E, for 47.25 feet; thence S14°20'07"E, for 54.16 feet; thence S22°29'16"W, for 54.22 feet; thence S58°35'04"W, for 60.05 feet; thence S31°24'15"W, for 48.40 feet; thence S07°30'00"E, for 55.61 feet; thence S33°46'19"E, for 175.52 feet; thence S47°34'19"E, for 67.48 feet; thence S37°31'10"E, for 53.82 feet; thence S52°50'14"E, for 26.56 feet to the POINT OF BEGINNING and containing 17.758 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, 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 plat, and further does 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 until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida, 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 19 day of OCT., A.D., 2000.

## U.S. HOME CORPORATION - OWNER

Robert Leslie Friedman  
Robert Leslie Friedman  
Division President/Land Development

Donald A. Horne  
Witness, Donald A. Horne

Grace Forsblom  
Witness, GRACE FORSBLOM

## ACKNOWLEDGMENTS:

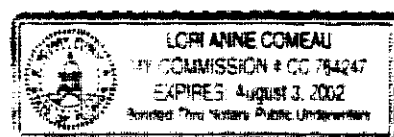
STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

I hereby certify on this 19 day of Oct., 2000, 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.

Lori Anne Comeau  
Notary Public, State of Florida at Large

My Commission expires:  
Commission Number:



**King**  
ENGINEERING ASSOCIATES, INC.  
8821 MEMORIAL HIGHWAY  
ONE MEMORIAL CENTER, SUITE 300  
TAMPA, FLORIDA 33634  
PHONE 813-880-8881  
FAX 813-880-8882  
E-MAIL king@kingengineering.com

## 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, whether graphic or digital. 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 )  
 ) SS:  
COUNTY OF HILLSBOROUGH )

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 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 1999, have been paid.

This 18<sup>th</sup> day of Oct To Be, A.D., 2000.

Florida Land Title Company  
d.b.a. Stewart Title of Tampa

By: Sally C. Crane  
Sally C. Crane  
Sr. 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 22 day of December, 2000, A.D. in Plat Book 40, Pages 56, 57, 58.

[Signature]  
Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on December 19, 2000, 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 13<sup>th</sup> day of December, 2000.

Hardowar Singh  
Hardowar Singh  
Professional Surveyor and Mapper  
State of Florida, No. 4575

## NOTES

1. The owner of the lands described hereon, will convey to the perpetual use of Heritage Springs Community Association all street rights-of way as shown and depicted hereon as Tract 25 (Winding Willow Drive) and Tract 1 (Robert Trent Jones Parkway).
2. The owner of the lands described hereon, will convey Tracts C3, D3, N2, O2, G and F to the perpetual use of Heritage Springs Community Association.
3. The "10' Utility Easement" across the front of all lots and Tracts is for the restricted purpose of installation, maintenance and operation of electric, telephone and cable television.
4. The "15 DRAINAGE AND ACCESS EASEMENT" between lots 49 & 50, lots 53 & 54 and lots 59 & 60, is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.

## 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).

10-20-00  
Date

KING ENGINEERING ASSOCIATES  
Earl W. Ramer  
Earl W. Ramer  
Professional Surveyor and Mapper  
State of Florida, No. 3612