

# HERITAGE PINES VILLAGE 26

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

PLAT BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_

### LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
                          ) SS:  
COUNTY OF PASCO )

Being a parcel of land lying within Section 5, Township 24 South, Range 17 East, Pasco County, Florida being more particularly described as follows:

Commence at East 1/4 corner of said Section 5, thence along East-West centerline of said Section 5, S89°55'51"W, for 1835.12 feet; thence leaving said East-West centerline, S00°04'08"E, for 301.03 feet to the POINT OF BEGINNING, some also being a point of curvature of a curve concave to the Northeast; thence southeasterly along the arc of said curve with a radial bearing N52°59'20"E, and having a radius of 318.50 feet, a central angle of 44°22'41", an arc length of 245.14 feet and a chord bearing S59°12'01"E, for 239.08 feet to the point of reverse curvature with a curve concave to the South; thence easterly along the arc of said curve, having a radius of 595.00 feet, a central angle of 08°18'53", an arc length of 98.73 feet and a chord bearing S78°43'55"E, for 96.82 feet to the point of intersection with a non-tangent line; thence S17°04'32"W, for 25.83 feet to the point of curvature of a curve concave to the Northwest; thence southerly along the arc of said curve, having a radius of 243.00 feet, a central angle of 78°32'12", an arc length of 333.08 feet and a chord bearing S56°20'38"W, for 307.82 feet to the point of tangency; thence N84°23'16"W, for 404.18 feet; thence N29°37'32"W, for 435.86 feet; thence N81°31'13"E, for 50.18 feet; thence N60°22'28"E, for 47.73 feet to the point of curvature of a curve concave to the South; thence northeasterly along the arc of said curve, having a radius of 285.00 feet, a central angle of 28°01'52", an arc length of 144.41 feet and a chord bearing N74°53'24"E, for 142.87 feet to the point of non-tangency; thence S00°35'40"E, for 10.00 feet to the point of intersection with non-tangent curve concave to the South; thence northeasterly along the arc of said curve, having radial bearing of S00°35'40"E and radius of 275.00 feet, a central angle of 06°12'24", an arc length of 29.79 feet and a chord bearing S87°29'28"E, for 29.77 feet to the point of tangency; thence S84°23'16"E, for 77.72 feet; thence S05°36'44"W, for 172.05 feet; thence S84°23'16"E, for 208.77 feet; thence N52°59'20"E, for 77.98 feet to the POINT OF BEGINNING and containing 5.45 acres, more or less.

Have caused said land to be divided and subdivided as shown hereon and does hereby grant 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 5<sup>TH</sup> day of APRIL, A.D., 2004.

### U.S. HOME CORPORATION - OWNER

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

Jo Ann Byrum  
Witness

Laura Coffey  
Witness



JO ANN BYRUM  
Print Name

Laura Coffey  
Print Name

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
                          ) SS:  
COUNTY OF PASCO )

I hereby certify on this 1<sup>ST</sup> day of APRIL, 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.

Jo Ann Byrum  
Notary Public, State of Florida at Large

My Commission expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_



### LENONE, INC. - OWNER LOTS 7-11&16,17

Brian Murray  
Brian Murray  
Vice President Lenone, Inc

Barbara Hays  
Witness

Laura Elliott  
Witness



Barbara Hays  
Print Name

Laura Elliott  
Print Name

### ACKNOWLEDGMENT:

STATE OF VIRGINIA )  
                          ) SS:  
CITY/COUNTY OF Henrico )

I hereby certify on this 2<sup>ND</sup> day of April, 2004, before me appeared, Brian Murray, Vice President Lenone, Inc., 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.

Barbara Hays  
Notary Public, State of Virginia

My Commission expires: 7/4/05  
Commission Number: \_\_\_\_\_



### MICHELLE ASHFORTH - OWNER LOT 13

Michelle Ashforth  
Michelle Ashforth

Lewis Eichholtz, Jr.  
Witness

Stirling F. Hayden  
Witness

LEWIS EICHHOLTZ, JR.  
Print Name

Stirling F. Hayden  
Print Name

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
                          ) SS:  
COUNTY OF PASCO )

I hereby certify on this 20<sup>TH</sup> day of APRIL, 2004, before me appeared, Michelle Ashforth, 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.

Brenda B. Galford  
Notary Public, State of Florida at Large

My Commission expires: 9-29-06  
Commission Number: \_\_\_\_\_



### CERTIFICATE OF TITLE:

STATE OF FLORIDA )  
                          ) SS:  
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 2003, have been paid.

This 5<sup>TH</sup> day of APRIL, 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 21 day of JULY, 2004, A.D. in Plat Book 50, Pages 63, 64

[Signature]  
Clerk of the Circuit Court

### BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on JULY 13, 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 22<sup>ND</sup> day of JUNE, 2004

[Signature] (SIGN)  
HAROLD W. SINGH (PRINT NAME)  
Professional Surveyor and Mapper  
State of Florida, No. 4575

### NOTES

- The owner of the lands described hereon, will convey for maintenance purposes and the perpetual use of to Heritage Pines Community Association all street rights-of-way as shown and depicted hereon as Tract 2 (Scenic Hills Boulevard) and Tract 3 (Vista Royal Drive). 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 A, B, B-1, C, D, and E to the Heritage Pines Community Association for the purpose of installation, maintenance and operation of a storm drainage system.
- The "10.00' 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.
- The "15.00' DRAINAGE, INGRESS/EGRESS & WALL EASEMENT" at the rear of lot 18 is for the purpose of installation and maintenance of the storm drainage system and wall.
- The "10.00' DRAINAGE, INGRESS/EGRESS & WALL EASEMENT" at the rear of lots 14 through 17 is for the purpose of installation and maintenance of storm drainage system and access to adjacent storm drainage system.
- The "15.00' DRAINAGE & INGRESS/EGRESS EASEMENT" between lots 8 and 9 and along the northwest corner of lot 13 is for the purpose of installation and maintenance of the storm drainage system.
- The "10.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lot 11 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 I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Committee, dated September 1984 or the latest edition. More specifically the line between GPS D10-031 and GPS D10-032 being N23°21'44"E.
- A 1/2 inch by 18 inch iron rod with cap, "King" LB #2810 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, RAYMOND R. WHITEHURST, JR., the undersigned, a Florida Registered Surveyor and Mapper, do hereby certify that on April 27, 2004 the aforementioned property was surveyed, and that this plat is a true and correct representation of said survey made under my responsible direction and supervision. I further certify that Permanent Reference Monuments (P.R.M.s) have been set as of the date of this certificate; and that Permanent Control Points (P.C.P.s) will be set within the time allotted in s. 177.091(8); and that monuments at all lot corners, points of intersection and changes of direction of said lots will be set within the time allotted in s. 177.091(9). This plat complies with all requirements of Chapter 177 of the State statutes and amendments thereof.

KING ENGINEERING ASSOCIATES, INC.  
[Signature]  
Raymond R. Whitehurst, Jr.  
Professional Surveyor and Mapper  
State of Florida, No. 8400

Date 4.28.04

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**OK i n g**  
ENGINEERING ASSOCIATES, INC.  
4921 MEMORIAL HIGHWAY  
ONE MEMORIAL CENTER, SUITE 300  
TAMPA, FLORIDA 33634  
PHONE 813-880-8881  
FAX 813-880-8882  
E-MAIL king@kingengineering.com  
CERTIFICATE OF AUTHORIZATION No. LB 2610

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.