

HERITAGE PINES VILLAGE 19 UNIT 1

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 } SS:


The undersigned owners of the lands shown on this plat to be known as HERITAGE PINES VILLAGE 19 UNIT 1, a subdivision of a portion of Section 5, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows:


Beginning at the Southeast corner of said Section 5; thence along the southerly line of said Section 5, N89°46'38"W, 561.35 feet; thence departing said southerly line, N00°13'22"E, 52.30 feet to the point of intersection with a non-tangent curve to the left; thence northeasterly along the arc of said curve with a radial bearing N27°08'07"W, and having a radius of 442.72 feet, to a point of curvature; thence N06°24'46", an arc length of 49.55 feet and a chord bearing and distance of N59°39'31"E, 49.52 feet; thence N56°27'08"E, 86.06 feet to a point of intersection with a non-tangent curve to the left; thence northeasterly along the arc of said curve with a radial bearing N27°08'07"W, and having a radius of 157.28 feet, to a point of curvature; thence N93°17'16"E, 92.33 feet; thence S89°24'37"E, 86.04 feet; thence N00°35'23"E, 590.22 feet; thence N02°24'42"W, 45.35 feet to the point of intersection with a non-tangent curve to the left; thence northeasterly along the arc of said curve with a radial bearing S82°54'15"W, and having a radius of 153.00 feet, to a point of curvature; thence N40°26'41", an arc length of 108.00 feet and a chord bearing and distance of N27°19'06"W, 105.77 feet to a point of reverse curvature; thence N316°41'16"W, 309.54 feet; thence N06°03'21"W, 32.23 feet; thence N18°32'16"W, 44.54 feet; thence N52°56'27"E, 104.56 feet to the point of intersection with a non-tangent curve to the left; thence northeasterly along the arc of said curve with a radial bearing S52°56'27"W, and having a radius of 189.00 feet, to a point of curvature; thence N52°29'14"W, 100.56 feet; thence N67°54'55"W, 29.20 feet to a point of intersection with a non-tangent curve to the left; thence northeasterly along the arc of said curve with a radial bearing N61°01'52"W, 60.37 feet to a point of curvature; thence N22°65'22"W, 22.64 feet to a point of intersection with a non-tangent curve to the left; thence northeasterly along the arc of said curve with a radial bearing N74°28'23"W, 37.69 feet; thence N05°11'25", a chord bearing and distance of N78°26'09"W, 22.64 feet to a point on the northerly boundary of the plat of HERITAGE PINES VILLAGE 18 as recorded in Plat Book 41, pages 5-6, of the public records of Pasco County, Florida; thence along the said northerly boundary of the plat of HERITAGE PINES VILLAGE 18 the following five (5) courses: (1) continue along the arc of said curve, having a radius of 250.00 feet, a central angle of 13°12'22", an arc length of 57.62 feet and a chord bearing and distance of N69°14'16"W, 57.49 feet to a point of reverse curvature; (2) 17.48 feet northeasterly along the arc of a curve to the left, having a radius of 126.00 feet and a central angle of 07°56'57", a chord bearing and distance of N68°36'34"W, 17.47 feet to a point of reverse curvature; (3) 87.73 feet northeasterly along the arc of a curve to the right, having a radius of 174.00 feet and a central angle of 28°53'18", a chord bearing and distance of N56°08'23"W, 86.80 feet; (4) N41°41'44"W, 8.92 feet to a point of curvature; (5) 16.40 feet northeasterly along the arc of a curve to the left, having a radius of 26.00 feet and a central angle of 36°08'19", a chord bearing and distance of N59°45'53"W, 16.13 feet to the point of intersection with a non-tangent curve to the left, said point being on the southerly 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 departing the aforementioned northerly boundary of the plat of HERITAGE PINES VILLAGE 18, northeasterly along said southerly boundary of the plat of HERITAGE PINES GRAND CLUB DRIVE, and the arc of said curve with a radial bearing N34°44'10"W, and having a radius of 335.00 feet, a central angle of 18°21'06", an arc length of 107.30 feet and a chord bearing and distance of N46°05'17"E, 108.84 feet to the point of intersection with a non-tangent curve to the left; thence departing said southerly boundary of the plat of HERITAGE PINES GRAND CLUB DRIVE; thence southerly along the arc of said curve with a radial bearing S89°25'40"E, and having a radius of 26.00 feet, a central angle of 42°16'04", an arc length of 19.18 feet and a chord bearing and distance of S20°33'43"E, 18.75 feet; thence S41°41'44"E, 8.90 feet to a point of curvature; thence N24°06'04"E, 24.04 feet to a point of intersection with a non-tangent curve to the right, having a radius of 174.00 feet and a central angle of 07°55'18", a chord bearing and distance of S37°44'05"E, 24.04 feet to a point of reverse curvature; thence 103.59 feet southeasterly along the arc of a curve to the left, having a radius of 126.00 feet and a central angle of 47°06'22", a chord bearing and distance of S57°19'37"E, 100.70 feet; thence S80°52'47"E, 62.00 feet; thence N17°16'53"E, 108.87 feet; thence S72°43'07"E, 124.10 feet; thence N89°51'47"E, 26.00 feet to the point of intersection with a non-tangent curve to the right; thence southerly along the arc of said curve with a radial bearing S89°51'47"W, and having a radius of 207.93 feet, a central angle of 00°42'49", an arc length of 2.59 feet and a chord bearing and distance of S00°13'12"W, 2.59 feet; thence S89°24'37"E, 382.39 feet; thence S00°35'23"W, 1,509.38 feet to the POINT OF BEGINNING. Containing 14.080 acres, more or less.

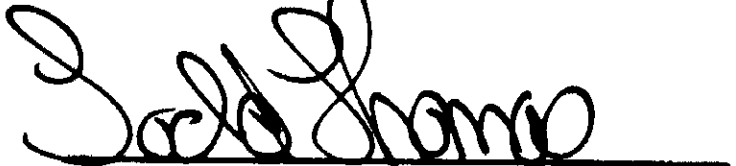
Have caused said land to be divided and subdivided as shown hereon and does hereby dedicate to the perpetual use of Pasco County, Florida, water and sewer system improvements and facilities including, but not limited to, water or sewer lines or pipes, fire hydrants, pumping stations and other appurtenances, 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, Florida, for any reason such dedication shall be either voluntarily vacated, voided or invalidated. 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.

This the 13th day of FEBRUARY, A.D., 2002.

U.S. HOME CORPORATION - OWNER

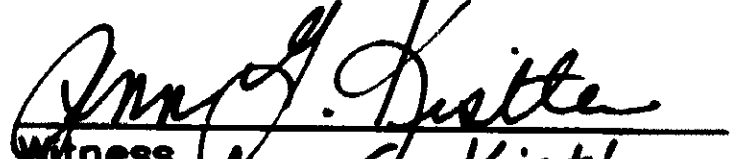

Michael Lawson
Division President/Land Development


Witness, M. Larry Floyd


Witness, Todd Thomas

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT - OWNER


Willburn C. Devasher
Chairman


Witness, Ann G. Kistler


Witness, GORDON G. LINDEUTH

ACKNOWLEDGMENTS:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 13th day of FEBRUARY, 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.


Notary Public, State of Florida - Large

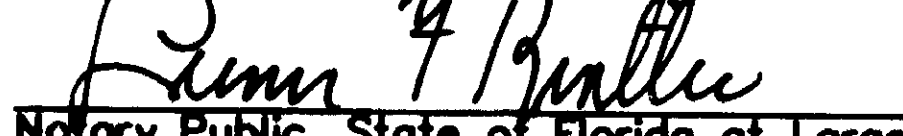
My Commission expires: 11-1-2004
Commission Number: CC 978976



ACKNOWLEDGMENTS:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 13th day of FEBRUARY, 2002, before me appeared, Willburn C. Devasher, 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.


Notary Public, State of Florida - Large

My Commission expires: 5-16-2007
Commission Number: CC 734604



King
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:

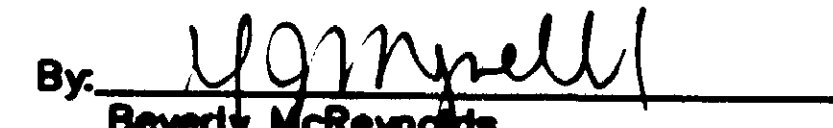
1. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may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

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF DADE } SS:

I, Beverly McReynolds, 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 2002 have been paid.

This 8th day of February, A.D., 2002. North American Title Company

By: 
Beverly McReynolds
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 14th day of March, 2002, A.D. in Plat Book 43, Pages 54, 52, 53, 54.


Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on March 12, 2002, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.


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 8th day of March, 2002.

 (SIGN)

Nellie Mae Robinson (PRINT NAME)
Professional Surveyor and Mapper
State of Florida, No. 3392

NOTES

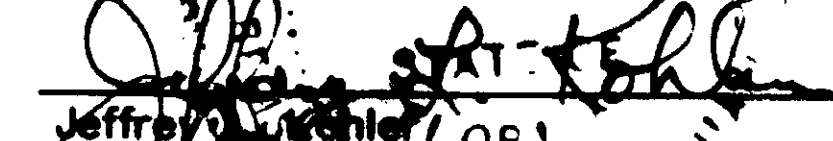
1. It is the intention of the owner of the lands described hereon, that the Heritage Pines Community Development District shall construct, operate and maintain the drainage facilities and any improvements. The district shall have the right at all times to enter upon the drainage easements, the wetland conservation easement and all other easement areas depicted hereon to accomplish such purpose.
2. The owner of the lands described hereon, will convey to the perpetual use of Heritage Pines Community Association all street rights-of-way as shown and depicted hereon as Tract 43 (Webster Grove Drive), Tract 44 (Spindrift Loop) and Tract 45 (Bent Pipe Drive).
3. The owner of the lands described hereon, will convey to the perpetual use of Heritage Pines Community Association the tract as shown and depicted hereon as Tract F3 (Drainage Easement).
4. The owner of the lands described hereon, will convey Tracts "F3A", "43A", "43B", "43C", "43D", "44A", "44B", "45A" and "45B" to the PINE GLEN VILLAGE OF HERITAGE PINES HOMEOWNERS ASSOCIATION for the purpose of installation, maintenance and operation of an irrigation system and a storm drainage system.
5. The "10.00' Landscape Buffer Easement" along the South and East Boundaries are for the purpose of installation and maintenance of a permanent fence and landscaping.
6. 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.
7. The "15.00' DRAINAGE & INGRESS/EGRESS EASEMENT" between lots 5 & 6, 23 & 24 and 50 & 51 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage systems.
8. The "10.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 1 & 2, 4 through 13 and 21 through 50 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
9. The "5.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 15 through 18 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
10. Bearings shown hereon are based upon a bearing between Pasco County G.P.S. Control Stations "D10-031" and "D10-032". Said line bears S23°21'44"W.
11. 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 Control Committee, dated September 1984 or the latest edition.

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 monuments shown hereon will be set within the time allotted in 177.091 (8).

February 12, 2002
Date

KING ENGINEERING ASSOCIATES, INC.


Professional Surveyor and Mapper
State of Florida, No. 6307

SURVEYOR'S AFFIDAVIT
RECORDED

OR 4911 PG 450

3163-800-019

SHEET 1 OF 4