

# HERITAGE PINES VILLAGE 31

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 31, a subdivision of a portion of Section 5, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commencing at the East 1/4 corner of said Section 5; thence along the East line of said Section 5, N00°34'15"E, a distance of 867.95 feet; thence departing said East line, N89°25'45"W, a distance of 932.67 feet to the POINT OF BEGINNING; thence S37°37'58"W, a distance of 70.30 feet; to the point of intersection with a non tangent curve to the left, thence northwesterly 7.22 feet along the arc of said curve, having a radius of 178.00 feet, a central angle of 02°20'58" and a chord bearing and distance of N51°11'32"W, 7.22 feet; thence N52°22'02"W, a distance of 124.58 feet; to a point of curve to the right; thence northwesterly 67.07 feet along the arc of said curve, having a radius of 335.00 feet, a central angle of 11°28'15" and a chord bearing and distance of N46°37'54"W, 86.96 feet; to a point of reverse curve to the left; thence northwesterly 55.25 feet along the arc, having a radius of 265.00 feet, a central angle of 11°36'47" and a chord bearing and distance of N46°52'10"W, 55.15 feet; thence S21°09'22"W, a distance of 99.61 feet; thence N81°45'18"W, a distance of 86.56 feet; thence N80°11'20"W, a distance of 75.03 feet; thence N61°45'18"W, a distance of 150.00 feet; thence N62°08'17"W, a distance of 75.00 feet; to the point of intersection with a non tangent curve to the left, thence westerly 482.23 feet along the arc of said curve, having a radius of 1,874.50 feet, a central angle of 14°44'24" and a chord bearing and distance of N69°03'14"W, 480.90 feet; thence N50°27'49"W, a distance of 74.81 feet; thence N35°28'07"W, a distance of 68.96 feet; thence N18°30'08"W, a distance of 100.80 feet; to a point of curve to the right; thence northwesterly 377.82 feet along the arc of said curve, having a radius of 237.10 feet, a central angle of 91°15'13" and a chord bearing and distance of N27°07'29"E, 338.96 feet; thence N72°45'05"E, a distance of 119.09 feet; thence N63°21'53"E, a distance of 410.73 feet; thence S67°04'10"E, a distance of 125.84 feet; thence S36°52'28"E, a distance of 103.44 feet; thence S18°30'08"E, a distance of 578.66 feet; thence S05°18'03"W, a distance of 98.28 feet; thence S34°48'43"W, a distance of 31.35 feet; to the point of intersection with a non tangent curve to the right, thence southeasterly 54.21 feet along the arc of said curve, having a radius of 335.00 feet, a central angle of 08°16'18" and a chord bearing and distance of S46°37'54"E, 52.97 feet; thence S62°22'02"E, a distance of 124.58 feet; to a point of curve to the left; thence southeasterly 7.22 feet along the arc of said curve, having a radius of 178.00 feet, a central angle of 02°20'58" and a chord bearing and distance of S63°32'31"E, 7.22 feet to the POINT OF BEGINNING.

Containing 647,385 square feet or 14.862 acres, more or less.

Have caused said land to be divided and subdivided as shown herein and does hereby dedicate 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 herein 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 7 day of July, A.D. 2003.

## U.S. HOME CORPORATION - OWNER

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

*Gregory J. Munn*  
Witness,  
GREGORY J. MUNN  
Print Name,

*Earl W. Ramer*  
Witness,  
EARL W. RAMER  
Print Name,

## CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 5 day of AUGUST, 2003, A.D. in Plat Book 47, Pages 43, 44, 45.

*Earl W. Ramer*  
Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on JULY 29, 2003, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

*Charles J. Shanks*  
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 day of JULY, 2003.

*Harold W. Sinen*  
HAROLD W. SINEN  
Professional Surveyor and Mapper  
State of Florida, No.

## NOTES

- The owner of the lands described herein, will convey for maintenance responsibilities and for the perpetual use of, to Heritage Pines Community Association all street rights-of-way as shown and depicted herein as Tract 38 (Grand Club Drive) and Tracts "B3" and "Q3".
- The "10.00' Utility Easement" across the front of all lots is for the restricted purpose of installation, maintenance and operation of electric, telephone and cable television.
- The "7.50' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 46 through 48 and the rear of lot 38, and a portion of the rear, of lots 34 and 35 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "5.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 39 through 41, 43 through 45 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "10.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 49 and 50, and a portion of the rear, of lot 34 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "15.00' DRAINAGE & INGRESS/EGRESS EASEMENT" between lots 20 & 21, 28 & 29, 36 & 38 and 46 & 48 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "5.00' DRAINAGE, UTILITY, GOLF CART PATH & INGRESS/EGRESS EASEMENT" at the rear of lots 30 through 33 is for the purpose of maintenance of the existing DRAINAGE, UTILITY, GOLF CART PATH.
- The coordinate values shown herein 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 herein have been set, and that P.C.P.'s (Permanent Control Points) and all other corners as shown herein will be set within the time allotted in 177.091 (8).

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

July 3, 2003  
Date

## 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 2002, have been paid.

This 7TH day of JULY, 2003.

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 813-880-8881  
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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

3163-800-031

SHEET 1 OF 3

CERTIFICATE OF AUTHORIZATION No. LB 2818