

HERITAGE PINES VILLAGE

436/21

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 plot to be known as HERITAGE PINES VILLAGE 4, 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 Section 5, Township 24 South, Range 17 East, Pasco County, Florida; thence S00°36'37"W, for 50.00 feet; to the POINT OF BEGINNING; thence S89°41'11"E, along a line being 50.00 feet South of and parallel to the North line of said Section 5, for 5287.09 feet; thence S00°34'15"W, along the East line of said Section 5, also being the West line of the unrecorded plot of Orange Hill Estates, for 70.00 feet; thence leaving said line, N89°41'11"W, along a line 120.00 feet South of and parallel to the North line of said Section 5 for 2500.77 feet; thence leaving said line S00°19'49"W, for 470.00 feet; thence N89°41'11"W, for 12.10 feet; thence N88°46'18"E, for 65.01 feet; thence N89°41'11"W, for 19.29 feet to the point of curvature of a curve concave to the Southeast; thence Westerly along the arc of said curve, having a radius of 231.50 feet, a central angle of 63°15'44", an arc length of 255.61 feet and a chord bearing S58°40'57"W, for 242.82 feet to the point of tangency; thence S27°02'06"W, for 27.94 feet to the point of intersection with a non-tangent curve concave to the West; thence Southerly along the arc of said curve with a radial bearing N72°31'40"W, and having a radius of 830.00 feet, a central angle of 09°58'32", an arc length of 144.51 feet and a chord bearing S22°07'36"W, for 144.32 feet to the point of reverse curvature with a curve concave to the East; thence Southeasterly along the arc of said curve, having a radius of 1745.00 feet, a central angle of 52°15'01", an arc length of 1593.49 feet and a chord bearing S00°57'14"W, for 1538.70 feet to the point of reverse curvature with a curve concave to the West; thence Southeasterly along the arc of said curve, having a radius of 1080.00 feet, a central angle of 43°32'25", an arc length of 820.72 feet and a chord bearing S03°26'12"E, for 801.17 feet to the point of intersection with a non-tangent line; thence S69°00'46"E, for 112.87 feet to the point of curvature of a curve concave to the North; thence Easterly along the arc of said curve, having a radius of 450.00 feet, a central angle of 49°02'23", an arc length of 385.07 feet and a chord bearing N86°24'32"E, for 374.34 feet to the point of tangency; thence N81°49'31"E, for 74.40 feet to the point of curvature of a curve concave to the Southeast; thence Northeasterly along the arc of said curve, having a radius of 450.00 feet, a central angle of 17°38'01", an arc length of 138.49 feet and a chord bearing N53°00'50"E, for 137.95 feet to the point of reverse curvature with a curve concave to the Northwest; thence Northeasterly along the arc of said curve, having a radius of 550.00 feet, a central angle of 17°28'11", an arc length of 167.71 feet and a chord bearing N52°55'56"E, for 167.06 feet to the point of intersection with a non-tangent line; thence N61°31'37"E, for 261.59 feet; thence S29°37'32"E, for 82.00 feet; thence S89°17'43"W, for 257.59 feet to the point of curvature of a curve concave to the Southeast; thence Southwesterly along the arc of said curve, having a radius of 454.00 feet, a central angle of 18°29'08", an arc length of 130.63 feet and a chord bearing S50°59'09"W, for 130.18 feet to the point of reverse curvature with a curve concave to the Northwest; thence Southwesterly along the arc of said curve, having a radius of 550.00 feet, a central angle of 19°05'16", an arc length of 183.21 feet and a chord bearing S52°17'13"W, for 182.39 feet to the point of tangency; thence S61°49'51"W, for 74.40 feet to the point of curvature of a curve concave to the North; thence Southwesterly along the arc of said curve, having a radius of 550.00 feet, a central angle of 49°09'23", an arc length of 471.87 feet and a chord bearing S86°24'52"W, for 457.53 feet to the point of tangency; thence N69°00'46"W, for 105.64 feet to the point of intersection with a non-tangent curve concave to the East; thence Southerly along the arc of said curve with a radial bearing S74°45'12"E, and having a radius of 605.00 feet, a central angle of 03°21'37", an arc length of 35.48 feet and a chord bearing S14°33'58"W, for 35.48 feet to the point of intersection with a non-tangent line; thence N77°08'40"W, for 145.00 feet to the point of intersection with a non-tangent curve concave to the East; thence Northerly along the arc of said curve with a radial bearing S77°06'49"E, and having a radius of 750.00 feet, a central angle of 08°06'03", an arc length of 106.04 feet and a chord bearing N81°56'12"E, for 105.95 feet to the point of reverse curvature with a curve concave to the West; thence Northerly along the arc of said curve, having a radius of 930.00 feet, a central angle of 46°11'36", an arc length of 753.63 feet and a chord bearing N02°06'35"W, for 733.58 feet to the point of reverse curvature with a curve concave to the East; thence Northeasterly along the arc of said curve, having a radius of 1800.00 feet, a central angle of 45°28'24", an arc length of 1500.02 feet and a chord bearing N02°26'12"W, for 1460.96 feet to the point of intersection with a non-tangent line; thence N08°19'25"W, for 30.57 feet to the point of curvature of a curve concave to the Northeast; thence Westerly along the arc of said curve, having a radius of 423.00 feet, a central angle of 03°10'09", an arc length of 67.69 feet and a chord bearing N63°44'20"W, for 67.62 feet to the point of reverse curvature with a curve concave to the Southwest; thence Southwesterly along the arc of said curve, having a radius of 477.00 feet, a central angle of 09°10'09", an arc length of 76.34 feet and a chord bearing N63°44'20"W, for 76.25 feet to the point of tangency; thence N68°19'25"W, for 28.30 feet; thence S21°40'39"W, for 114.21 feet; thence S64°18'07"E, for 44.46 feet; thence S25°40'50"W, for 458.81 feet; thence S65°25'46"W, for 114.30 feet; thence N89°41'11"W, for 377.27 feet; thence N49°30'23"W, for 153.45 feet; thence N04°28'17"W, for 313.83 feet; thence N36°32'12"E, for 164.78 feet to the point of intersection with a non-tangent curve concave to the South; thence Westerly along the arc of said curve with a radial bearing S07°59'59"E, and having a radius of 611.77 feet, a central angle of 13°26'50", an arc length of 143.58 feet and a chord bearing S75°24'38"W, for 143.25 feet to the point of reverse curvature with a curve concave to the North; thence Westerly along the arc of said curve, having a radius of 638.23 feet, a central angle of 15°32'19", an arc length of 173.08 feet and a chord bearing S76°27'19"W, for 172.55 feet to the point of intersection with a non-tangent line; thence N05°46'32"W, for 113.23 feet; thence N02°36'08"E, for 60.72 feet to the point of intersection with a non-tangent curve concave to the North; thence Easterly along the arc of said curve with a radial bearing N05°15'57"W, and having a radius of 465.00 feet, a central angle of 14°28'52", an arc length of 117.26 feet and a chord bearing N75°54'37"E, for 116.85 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 785.00 feet, a central angle of 15°37'35", an arc length of 214.08 feet and a chord bearing N76°29'58"E, for 213.43 feet to the point of intersection with a non-tangent line; thence N05°41'15"W, for 101.00 feet to the point of intersection with a non-tangent curve concave to the South; thence Easterly along the arc of said curve with a radial bearing S05°41'15"E, and having a radius of 888.00 feet, a central angle of 05°00'04", an arc length of 92.80 feet and a chord bearing N87°18'47"E, for 92.76 feet to the point of tangency; thence S89°41'11"E, for 456.93 feet to the point of intersection with a non-tangent curve concave to the West; thence Southerly along the arc of said curve with a radial bearing N78°19'47"W, and having a radius of 186.00 feet, a central angle of 13°31'36", an arc length of 43.91 feet and a chord bearing S18°26'01"W, for 43.81 feet to the point of reverse curvature with a curve concave to the East; thence Southwesterly along the arc of said curve, having a radius of 214.00 feet, a central angle of 14°21'41", an arc length of 53.64 feet and a chord bearing S18°00'58"W, for 53.50 feet to the point of tangency; thence S10°50'08"W, for 7.08 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 20.00 feet, a central angle of 85°01'04", an arc length of 29.97 feet and a chord bearing S53°45'42"W, for 27.24 feet to the point of cusp with a curve concave to the South; thence Easterly along the arc of said curve, having a radius of 775.00 feet, a central angle of 14°49'19", an arc length of 202.74 feet and a chord bearing S75°49'04"E, for 202.16 feet to the point of tangency; thence S68°19'25"E, for 16.00 feet; thence N03°02'55"E, for 10.55 feet; thence S68°19'25"E, for 74.99 feet to the point of curvature of a curve concave to the North; thence Easterly along the arc of said curve, having a radius of 423.00 feet, a central angle of 09°10'09", an arc length of 67.69 feet and a chord bearing S72°54'29"E, for 67.62 feet to the point of reverse curvature with a curve concave to the South; thence Easterly along the arc of said curve with a radial bearing S05°41'15"E, and having a radius of 888.00 feet, a central angle of 05°00'04", an arc length of 92.80 feet and a chord bearing N87°18'47"E, for 92.76 feet to the point of tangency; thence S89°41'11"E, for 456.93 feet to the point of intersection with a non-tangent curve concave to the West; thence Southerly along the arc of said curve with a radial bearing S68°54'49"E, and having a radius of 1890.00 feet, a central angle of 04°01'41", an arc length of 132.87 feet and a chord bearing N25°06'01"E, for 132.85 feet to the point of reverse curvature with a curve concave to the East; thence Northeasterly along the arc of said curve with a radial bearing N00°18'49"E, and having a radius of 685.00 feet, a central angle of 26°48'02", an arc length of 320.42 feet and a chord bearing N13°42'51"E, for 317.50 feet to the point of tangency; thence N00°18'49"E, for 374.28 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 S48°54'15"W, and having a radius of 20.00 feet, a central angle of 48°35'25", an arc length of 16.96 feet and a chord bearing N65°22'28"W, for 16.46 feet to the point of tangency; thence N68°41'11"W, along a line being 120.00 feet South of and parallel to the North line of said Section 5, for 1938.19 feet to the West line of said Section 5, also being the East line of Arlington Woods, Phase 2-A as recorded in Plat Book 30, Pages 22 and 23 of the Public Records of Pasco County, Florida; thence N00°36'37"E, along the said West line of said Section 5, also being the East line of said Arlington Woods, Phase 2-A for 70.00 feet to the POINT OF BEGINNING and containing 39.53 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 with the necessary appurtenant easements, and the necessary appurtenant pipes, lines, wires, poles, braces, transformers and required equipment for providing such services. The Declarant, their heirs, successors, assigns or legal representatives reserves the right to install, maintain and operate of water and sanitary sewer utility services with the necessary appurtenant easements, and the necessary 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 other easement areas for the use of emergency, utility, power, 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 of 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 plotted, as dedicatrix, 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 until such time as 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 1 (Grand Club Drive), 2 (Scenic Hills Boulevard), 4 (Brookdown Drive), 7 (Windrush Circle) and 13 (Blenheim Drive) and Common Areas A-A, B-B, S, T, U, V, W, X, Y and Z.

This the 13th day of May, A.D., 1998.

U.S. HOME CORPORATION - OWNER

Robert F. Ferlie
Division President

Witness,

Witness,

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

Lee R. Thompson
Chairman

Witness,

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

KING ENGINEERING ASSOCIATES, INC.

May 13, 1998
Date

VINCENT S. KING
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. 3498



KING ENGINEERING ASSOCIATES, INC.

Engineers - Planners - Surveyors - Scientists - Landscape Architects

2445 U.S. HWY. 9
Clearwater, FL 34617
(813) 794-1441

500 West Kennedy Blvd.
Suite 300
Tampa, FL 33609
(813) 282-0606

6046 Massachusetts Ave.
New Port Richey, FL 34653
(813) 946-0004

3163-800-004.433

SHEET 1 OF 6