

HERITAGE PINES VILLAGE 30

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

PLAT
BOOK: 55 PAGE: 84

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

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 36 OF HERITAGE PINES VILLAGE 28, UNIT 1 AS RECORDED IN PLAT BOOK 46, PAGES 25 THROUGH 27 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID PLAT BY THE FOLLOWING THREE (3) COURSES: 1) N68°19'25"W, A DISTANCE OF 87.50 FEET; 2) N75°35'30"W, A DISTANCE OF 50.41 FEET; 3) N68°19'25"W, A DISTANCE OF 115.41 FEET TO A POINT ON THE EASTERLY LINE OF HERITAGE PINES VILLAGE 4 AS RECORDED IN PLAT BOOK 36, PAGES 21 THROUGH 26 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION WITH A NON-TANGENT CURVE; THENCE ALONG SAID EASTERLY LINE BY THE FOLLOWING SEVEN (7) COURSES: 1) 12.93 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1,745.00 FEET, A CENTRAL ANGLE OF 0°25'28" AND A CHORD BEARING AND DISTANCE OF N26°54'08"E, 12.92 FEET TO A POINT OF REVERSE CURVATURE; 2) 144.51 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 0°58'32" AND A CHORD BEARING AND DISTANCE OF N22°07'36"E, 144.32 FEET; 3) N27°03'06"E, A DISTANCE OF 27.94 FEET TO THE BEGINNING OF A CURVE; 4) 255.81 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 231.50 FEET, A CENTRAL ANGLE OF 63°15'44" AND A CHORD BEARING AND DISTANCE OF N58°40'57"E, 242.82 FEET; 5) S89°41'11"E, A DISTANCE OF 19.29 FEET; 6) S88°48'18"E, A DISTANCE OF 65.01 FEET; 7) THENCE S89°41'11"E, A DISTANCE OF 12.10 FEET; THENCE N82°11'07"E, A DISTANCE OF 71.98 FEET TO THE BEGINNING OF A CURVE; THENCE 85.60 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 613.00 FEET, A CENTRAL ANGLE OF 0°00'03" AND A CHORD BEARING AND DISTANCE OF N66°11'09"E, 85.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE 197.51 FEET ALONG THE ARC OF SAID CURVE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 1,362.00 FEET, A CENTRAL ANGLE OF 0°18'31" AND A CHORD BEARING AND DISTANCE OF N66°01'55"E, 197.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE 426.01 FEET ALONG THE ARC OF SAID CURVE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1,016.75 FEET, A CENTRAL ANGLE OF 24°00'23" AND A CHORD BEARING AND DISTANCE OF N74°02'46"E, 422.90 FEET TO A POINT OF COMPOUND CURVATURE; THENCE 170.24 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 0°25'28" AND A CHORD BEARING AND DISTANCE OF S89°52'08"E, 170.04 FEET; THENCE S85°09'25"E, A DISTANCE OF 142.24 FEET; THENCE N00°18'49"E, A DISTANCE OF 212.18 FEET; THENCE S89°41'11"E, A DISTANCE OF 495.78 FEET; THENCE S00°18'49"W, A DISTANCE OF 208.80 FEET; THENCE S88°41'11"E, A DISTANCE OF 101.33 FEET; THENCE S09°05'58"E, A DISTANCE OF 193.39 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE 55.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 0°40'22" AND A CHORD BEARING AND DISTANCE OF S82°58'13"W, 55.98 FEET; THENCE S04°57'36"E, A DISTANCE OF 112.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE 151.76 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 887.00 FEET, A CENTRAL ANGLE OF 0°48'11" AND A CHORD BEARING AND DISTANCE OF S89°56'30"W, 151.58 FEET; THENCE N85°09'25"W, A DISTANCE OF 587.08 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE 437.98 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE SOUTH, HAVING A RADIUS OF 835.64 FEET, A CENTRAL ANGLE OF 30°01'44" AND A CHORD BEARING AND DISTANCE OF S78°21'37"W, 432.97 FEET; THENCE S63°20'45"W, A DISTANCE OF 83.89 FEET; THENCE N25°11'09"W, A DISTANCE OF 102.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE 143.92 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 1,535.00 FEET, A CENTRAL ANGLE OF 0°52'19" AND A CHORD BEARING AND DISTANCE OF S67°30'00"W, 143.87 FEET; THENCE S19°48'50"E, A DISTANCE OF 103.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE 77.46 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 337.00 FEET, A CENTRAL ANGLE OF 13°10'13" AND A CHORD BEARING AND DISTANCE OF S63°36'04"W, 77.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE 185.62 FEET ALONG THE ARC OF SAID CURVE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 313.00 FEET, A CENTRAL ANGLE OF 33°58'39" AND A CHORD BEARING AND DISTANCE OF S74°00'17"W, 182.91 FEET; THENCE N89°00'24"W, A DISTANCE OF 40.78 FEET; THENCE S56°20'06"W, A DISTANCE OF 36.57 FEET; THENCE S21°40'35"W, A DISTANCE OF 92.28 FEET; THENCE S88°28'08"W, A DISTANCE OF 24.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.369 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 to the extent consistent with s. 177.085(1). The Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all private drainage easements or commonly owned property shown on this plat. In the event the Owner, the District or the Association (which one(s) applies) fails to properly maintain any private drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any private drainage easement for the purpose of performing maintenance to ensure the free flow of water.

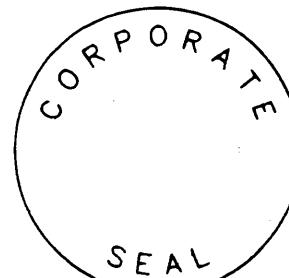
This the 4th day of August, A.D., 2005.

U.S. HOME CORPORATION - OWNER

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

Cindy Cox
Witness,
Cindy Cox
Print Name

John Bagdal
Witness,
John Bagdal
Print Name



ACKNOWLEDGMENT:

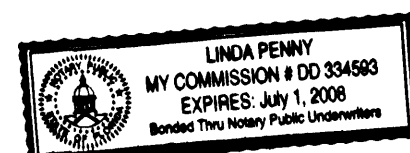
STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 4th day of August, 2005, 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.

Linda Perry
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



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 HILLSBOROUGH } SS:

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 2004, have been paid.

This 5th day of August, 2005.

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 25th day of AUG, 2005, A.D. in Plat Book 55, Pages 84-89.

Cherida Dutton
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on Aug 23, 2005 the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Don
Chairman of the Board of County Commissioners

REVIEW OF PLAT BY REGISTERED SURVEYOR:

Reviewed for compliance with Chapter 177, Part I, of the Florida Statutes on this the 23rd day of AUGUST, 2005

HARDWAR SINGH
HARDWAR SINGH (Print Name)
Professional Surveyor and Mapper
State of Florida, No. 4676

NOTES

- The owner of the lands described hereon, will convey TRACT "47" (Heritage Point Drive) to the Heritage Pines Community Association all street rights-of-way and the drainage system constructed within said tracts for maintenance purposes and the perpetual use thereof. There shall be a blanket utility easement over said tract.
- The owner of the lands described hereon, will convey Tract W3 to the Heritage Pines Village 30 Homeowners Association the irrigation and storm drainage system for the purpose of installation, maintenance and operation. There shall be a blanket utility easement over said tract.
- The "10.00' UTILITY EASEMENT" across the front of all lots is for the purpose of installation, maintenance and operation of electric, telephone and cable television.
- The "15.00' DRAINAGE & INGRESS/EGRESS EASEMENT" along the side lot lines of 19 and 20; 73 and 74; is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "5.00' LANDSCAPE EASEMENT" at the rear of lots 1 through 19; 25 through 29; and 40 through 41 is for the purpose of installation and maintenance of landscaping materials.
- The "10.00' DRAINAGE EASEMENT" at the rear of lots 42 through 48; and 67 through 74 is for the purpose of installation and maintenance of storm drainage system and access to adjacent storm drainage system.
- The "10.00' LANDSCAPING DRAINAGE BUFFER EASEMENT" at the rear of lots 20 through 24 is for the purpose of installation and maintenance of landscaping materials and storm drainage system and access to adjacent storm drainage system.
- The "10.00' DRAINAGE AND FENCE EASEMENT" at the rear of lots 29 through 39 is for the purpose of installation and maintenance of fencing and storm drainage system and access to adjacent storm drainage system.
- The "5.00' DRAINAGE EASEMENT" along the side lot lines of 42 and 67 is for the purpose of installation and maintenance of the storm drainage system and access to the adjacent storm drainage system.
- The coordinate values shown hereon are based upon the Pasco County Primary Horizontal Control Network and were established to Third-order Class 1 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.
- A 1/2 inch by 18 inch iron rod with cap, "King" LB #2610 will be set at each lot corner, unless a corner exists, 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).
- The owner of the lands described hereon, will convey TRACT "A" (Retention Area 60), the Drainage Retention Area constructed within said tract for maintenance purposes and the perpetual use thereof, to the Heritage Pines Community Association.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENCED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 22nd DAY OF August, 2005.

KING ENGINEERING ASSOCIATES, INC.
Charles M. Long
Charles M. Long
Professional Surveyor and Mapper
State of Florida, No. 5917

3163-800-030

SHEET 1 of 6