

HERITAGE PINES VILLAGE 15

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

Commence at the Southwest corner of said Section 5; thence along the South line of said Section 5, S89°50'13"E, for 2132.30 feet; thence leaving said South line, N00°09'47"E, for 435.55 feet to the POINT OF BEGINNING; thence N17°42'56"W, for 210.75 feet to the point of curvature of a curve concave to the East; thence Northerly along the arc of said curve, having a radius of 238.00 feet, a central angle of 50°36'09", an arc length of 210.20 feet and a chord bearing N07°35'09"E, for 203.43 feet to the point of tangency; thence N32°53'13"E, for 188.37 feet; thence S42°48'57"E, for 5.69 feet to the point of intersection with a curve concave to the North; thence Southeasterly along the arc of said curve, having a radius of 685.00 feet, a central angle of 54°01'30", an arc length of 645.90 feet and a chord bearing S69°49'42"E, for 622.23 feet to the point of intersection with a non-tangent line; thence S06°50'27"E, for 84.14 feet to the point of intersection with a non-tangent curve concave to the West; thence Easterly along the arc of said curve with a radial bearing S08°18'32"E, and having a radius of 166.75 feet, a central angle of 191°52'41", an arc length of 558.43 feet and a chord bearing S02°22'11"E, for 331.71 feet to the point of tangency; thence N86°25'51"W, for 124.58 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 S11°08'23"E, and having a radius of 857.00 feet, a central angle of 15°30'48", an arc length of 232.04 feet and a chord bearing S71°06'13"W, for 231.33 feet to the point of reverse curvature with a curve concave to the Northeast; thence Southwesterly along the arc of said curve, having a radius of 238.00 feet, a central angle of 98°56'15", an arc length of 410.97 feet and a chord bearing N67°11'04"W, for 361.78 feet to the POINT OF BEGINNING.

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, if 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 28th day of November, A.D., 2001.

U.S. HOME CORPORATION - OWNER

Robert Leslie Friedman
Robert Leslie Friedman
Division President/Land Development

Vincent Galiano
Witness, Vincent Galiano

Ann G. Kistler
Witness, Ann G. Kistler

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT - OWNER

Wilburn C. Devasher
Wilburn C. Devasher
Vice-Chairman

Vincent Galiano
Witness, Vincent Galiano

Ann G. Kistler
Witness, Ann G. Kistler

ACKNOWLEDGMENTS:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 28th day of NOVEMBER, 2001, before me appeared, Robert Leslie Friedman, 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.

WITNESS my hand and official seal, the day and year aforesaid.

Ann G. Kistler
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:

**ACKNOWLEDGMENTS:**

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 28th day of NOVEMBER, 2001, before me appeared, Wilburn C. Devasher, Vice-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.

WITNESS my hand and official seal, the day and year aforesaid.

Ann G. Kistler
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 200
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 2000, have been paid.

This 6th day of November, A.D., 2001. North American Title Company

By: Beverly McReynolds
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 49-50.

Johnathan
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.

Johnathan
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 5th day of March, 2002.

Nellie Mae Roberson (SIGN)

NELLIE MAE ROBESON (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 32 (Alden Court).
3. The owner of the lands described hereon, will convey Tract "L2" to the Heritage Pines Community Association for the purpose of installation, maintenance and operation of an irrigation system and a storm drainage system.
4. The owner of the lands described hereon, will convey Tract "32A" to the Rolling Green Village Association of Heritage Pines for the purpose of installation, maintenance and operation of an irrigation system.
5. The "10.00' ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT" across the front of all lots and tracts is for the purpose of installation, maintenance and operation of electric, telephone and cable television.
6. The "15.00' DRAINAGE AND INGRESS/EGRESS EASEMENT" between lots 27 & 28-29 and 19 & 20 is for the purpose of installation and maintenance of the storm drainage system and access to the adjacent storm drainage system.
7. The "10.00' DRAINAGE AND INGRESS/EGRESS EASEMENT" in the rear of lots 2 thru 4, lots 10 thru 12, lots 20 thru 27 and lots 29 thru 33 is for the purpose of installation, maintenance and access to the adjacent storm drainage system.
8. 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.
9. 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 corners as shown hereon will be set within the time allotted in 177.091 (8).

December 5, 2001
Date

KING ENGINEERING ASSOCIATES, INC.

Jeffrey L. King
Jeffrey L. King
Professional Surveyor and Mapper
State of Florida, No. 6201

3163-800-015

SHEET 1 OF 2