

# HERITAGE SPRINGS VILLAGE 18 UNIT 1

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 32 TOWNSHIP 26 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 SPRINGS VILLAGE 18 UNIT 1, a subdivision of a portion of Section 32, Township 26 South, Range 17 East, Pasco County, Florida, being further described as follows:

Begin at the Southeast corner of Tract C3 of the plot of Heritage Springs Village 15 Unit 1 as recorded in Plat Book 40, Pages 56-58 of the public records of Pasco County, Florida; thence along said plat boundary, N41°49'21"W, a distance of 115.00 feet; thence departing said plat boundary, N48°10'39"E, 25.64 feet; thence S48°02'43"E, 5.03 feet; thence N48°10'39"E, 162.05 feet to a point of curvature; thence 279.80 feet northeasterly along the arc of a curve to the right, having a radius of 1,755.00 feet and a central angle of 09°08'05", a chord bearing and distance of N52°44'41"E, 279.50 feet; thence N35°46'32"W, 5.01 feet to the point of intersection with a non-tangent curve to the right; thence northeasterly along the arc of said curve with a radial bearing S32°41'48"E, and having a radius of 1,760.00 feet, a central angle of 03°55'24", an arc length of 120.51 feet and a chord bearing and distance of N59°15'54"E, 120.49 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 S60°54'04"W, and having a radius of 20.00 feet, a central angle of 14°35'01", an arc length of 5.09 feet and a chord bearing and distance of N36°23'27"W, 5.08 feet to a point of reverse curvature; thence 32.56 feet northwesterly along the arc of a curve to the right, having a radius of 214.00 feet and a central angle of 08°43'03", a chord bearing and distance of N39°19'26"W, 32.53 feet to the point of intersection with a non-tangent curve to the right; thence 52.03 feet northwesterly along the arc of a curve to the left, having a radius of 186.00 feet and a central angle of 16°01'44", a chord bearing and distance of N42°58'47"W, 51.87 feet; thence N50°59'39"W, 41.98 feet to a point of curvature; thence 229.45 feet northwesterly along the arc of a curve to the right, having a radius of 300.00 feet and a central angle of 43°49'16", a chord bearing and distance of N29°05'01"W, 223.89 feet to a point of reverse curvature; thence 237.84 feet northerly along the arc of a curve to the left, having a radius of 1,700.00 feet and a central angle of 08°00'57", a chord bearing and distance of N11°05'52"W, 237.64 feet; thence S74°48'40"W, 10.00 feet to the point of intersection with a non-tangent curve to the left; thence northerly along the arc of said curve with a radial bearing S74°48'40"W, and having a radius of 1,690.00 feet, a central angle of 00°48'07", an arc length of 23.65 feet and a chord bearing and distance of N15°35'24"W, 23.65 feet; thence S74°00'33"W, 4.87 feet to the point of intersection with a non-tangent curve to the right; thence westerly along the arc of said curve with a radial bearing N19°36'40"W, and having a radius of 907.17 feet, a central angle of 13°23'50", an arc length of 212.12 feet and a chord bearing and distance of S77°05'15"W, 211.84 feet to the point of intersection with a non-tangent curve to the right; thence northwesterly along the arc of said curve with a radial bearing N02°08'38"W, and having a radius of 61.71 feet, a central angle of 64°40'24", an arc length of 69.66 feet and a chord bearing and distance of N59°48'26"W, 68.02 feet; thence S89°48'53"W, 370.73 feet; thence N09°23'50"E, 82.15 feet; thence N02°50'25"E, 92.25 feet; thence N25°36'03"E, 59.95 feet; thence N46°44'47"E, 95.35 feet; thence N74°52'18"E, 55.48 feet; thence S85°34'33"E, 45.13 feet; thence N49°49'20"E, 196.81 feet; thence N26°15'51"E, 57.98 feet; thence N46°13'59"E, 61.17 feet; thence N60°02'16"E, 50.73 feet; thence N73°30'15"E, 54.39 feet; thence N50°20'03"E, 300.00 feet; thence N36°13'06"E, 69.21 feet; thence S31°10'45"E, 190.90 feet to the point of intersection with a non-tangent curve to the left; thence southwesterly along the arc of said curve with a radial bearing S15°55'03"E, and having a radius of 70.00 feet, a central angle of 23°06'14", an arc length of 28.23 feet and a chord bearing and distance of S82°31'50"W, 28.04 feet; thence S39°39'57"E, 140.97 feet; thence S50°20'03"W, 50.00 feet; thence N39°39'57"W, 23.22 feet; thence S50°20'03"W, 200.00 feet; thence S21°59'45"W, 56.81 feet; thence S18°09'49"E, 321.65 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 N11°21'55"W, and having a radius of 964.17 feet, a central angle of 07°03'36", an arc length of 118.81 feet and a chord bearing and distance of S82°09'54"W, 118.73 feet; thence N87°44'23"W, 5.36 feet; thence S74°48'40"W, 10.00 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 S74°48'40"W, and having a radius of 1,750.00 feet, a central angle of 05°37'13", an arc length of 171.66 feet and a chord bearing and distance of S12°22'44"E, 171.60 feet to a point of reverse curvature; thence 20.85 feet southeasterly along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 62°07'37", an arc length of 21.69 feet and a chord bearing and distance of S39°25'42"E, 19.92 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 S80°58'38"W, and having a radius of 1,760.00 feet, a central angle of 59°43'09", a chord bearing and distance of S06°06'21"E, 55.32 feet to the point of intersection with a non-tangent curve to the left; thence southerly along the arc of said curve with a radial bearing S39°02'02"E, and having a radius of 20.00 feet, a central angle of 01°48'04", an arc length of 55.32 feet and a chord bearing and distance of S19°54'09"W, 20.64 feet to a point of compound curvature; thence 173.80 feet southeasterly along the arc of a curve to the left, having a radius of 250.00 feet and a central angle of 39°49'59", a chord bearing and distance of S31°04'39"E, 170.33 feet; thence S50°59'39"E, 9.11 feet to a point of curvature; thence 46.26 feet southeasterly along the arc of a curve to the left, having a radius of 186.00 feet and a central angle of 14°15'04", a chord bearing and distance of S58°07'11"E, 46.14 feet to a point of reverse curvature; thence 80.49 feet southeasterly along the arc of a curve to the right, having a radius of 214.00 feet and a central angle of 21°33'00", a chord bearing and distance of S54°28'12"E, 80.02 feet to a point of compound curvature; thence 26.56 feet southeasterly along the arc of a curve to the right, having a radius of 237.50 feet and a central angle of 06°24'28", a chord bearing and distance of S40°29'28"E, 26.55 feet to the point of intersection with a non-tangent curve to the right; thence northeasterly along the arc of said curve with a radial bearing S26°15'34"E, and having a radius of 1,760.00 feet, a central angle of 03°51'45", an arc length of 118.65 feet and a chord bearing and distance of N65°40'19"E, 118.62 feet; thence S4°03'44"E, 5.38 feet to the point of intersection with a non-tangent curve to the left; thence easterly along the arc of said curve with a radial bearing S22°19'55"E, and having a radius of 1,755.00 feet, a central angle of 02°01'28", an arc length of 62.01 feet and a chord bearing and distance of N68°40'48"E, 62.01 feet; thence S2018'28"E, 115.00 feet to the point of intersection with a non-tangent curve to the left; thence westerly along the arc of said curve with a radial bearing S2018'28"E, and having a radius of 1,640.00 feet, a central angle of 01°26'14", an arc length of 41.14 feet and a chord bearing and distance of S68°56'26"W, 41.14 feet; thence N22°04'23"W, 5.00 feet to the point of intersection with a non-tangent curve to the left; thence southwesterly along the arc of said curve with a radial bearing S21°44'45"E, and having a radius of 1,645.00 feet, a central angle of 12°00'40", an arc length of 344.85 feet and a chord bearing and distance of S62°14'55"W, 344.22 feet to a point on the northerly boundary of the aforementioned plot of Heritage Springs Village 15 Unit 1; thence along said northerly boundary the following two (2) courses: (1) thence continue along the arc of said curve, having a radius of 1,645.00 feet, a central angle of 8°03'56", an arc length of 231.56 feet and a chord bearing and distance of S52°12'37"W, 231.37 feet; (2) thence S48°10'39"E, 188.23 feet to the POINT OF BEGINNING. Containing 12.161 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, 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.

This the 13<sup>th</sup> day of FEBRUARY, A.D., 2002.

## U.S. HOME CORPORATION - OWNER

CORPORATE SEAL

Michael Lawson  
Division President/Land Development

Witness, M. Larry Floyd

Witness, Todd Thomas

## ACKNOWLEDGMENTS:

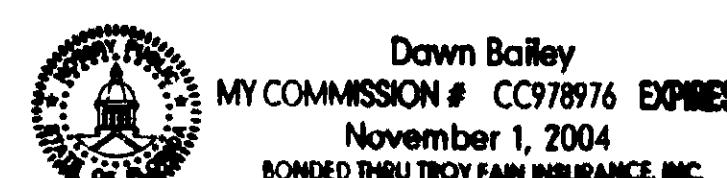
STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

I hereby certify on this 13<sup>th</sup> 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.

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

Notary Public, State of Florida at Large

My Commission expires: 11-1-2004  
Commission Number: CC978976



## 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 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 2001, have been paid.

This 8<sup>th</sup> day of February, A.D., 2002.

North American Title Company

By: Beverly McReynolds  
President

**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 2810

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.

## CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 22 day of MARCH, 2002, A.D. in Plat Book 43, Pages 63, 66, 67.

Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on March 9, 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 8<sup>th</sup> day of March, 2002

Nellie Mae Robinson (SIGN)

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

## NOTES

- The owner of the lands described hereon, will convey to the perpetual use of Heritage Springs Community Association all street rights-of-way as shown and depicted hereon as Tract 1 (Robert Trent Jones Parkway) and Tract 33 (Westerham Loop).
- The owner of the lands described hereon, will convey to the perpetual use of Heritage Springs Community Association all lands as shown and depicted hereon as Tract 33A, Tract 33B, Tract 33C, Tract C3, Tract M3, Tract N3, Tract A, Tract J3 and Tract I3.
- The owner of the lands described hereon, will convey to the perpetual use of Palm Breeze Village of Heritage Springs Homeowners Association all lands as shown and depicted hereon as Tract 33D and Tract 33E.
- 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 "10.00' DRAINAGE & INGRESS/EGRESS EASEMENT" between lots 54 & 55 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 50 through 62 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.

## 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 allowed by 177.09(8).

KING ENGINEERING ASSOCIATES, INC.

Jeffrey King, Surveyor  
Professional Engineer and  
State of Florida, No. 5201

3163-801-018

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