

HERITAGE PINES VILLAGE 14 UNITS 1 AND 2

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

Beginning at Southwest corner of the plot of Heritage Pines Village 16, as recorded in Plat Book 42, Pages 30-31 of the Public Records of Pasco County, Florida, said point also lying on the northerly right-of-way of Duda Road as recorded in Official Record Book 4483, Page 1935 of the Public Records of Pasco County, Florida, said point being the POINT OF BEGINNING; thence along said northerly right-of-way, N89°50'13"W, a distance of 885.58 feet; thence departing said northerly right-of-way, N00°08'47"E, a distance of 128.00 feet; thence S89°50'13"E, a distance of 8.50 feet; thence N00°08'47"E, a distance of 238.38 feet; to a point of curve to the right; thence northerly 88.75 feet along the arc of said curve, having a radius of 466.34 feet, a central angle of 10°54'14" and a chord bearing and distance of N05°38'54"E, 88.61 feet; thence N23°30'34"E, a distance of 203.35 feet; to the point of intersection with a non tangent curve to the right, thence northeasterly 235.61 feet along the arc of said curve, having a radius of 2,141.50 feet, a central angle of 08°18'14" and a chord bearing and distance of N37°23'38"E, 235.49 feet; thence N43°49'21"E, a distance of 244.81 feet; to the point of intersection with a non tangent curve to the right, thence northeasterly 182.30 feet along the arc of said curve, having a radius of 2,141.50 feet, a central angle of 04°20'32" and a chord bearing and distance of N49°16'13"E, 182.28 feet; to the point of intersection with a non tangent curve to the right, thence northeasterly 188.78 feet along the arc of said curve, having a radius of 530.00 feet, a central angle of 20°24'28" and a chord bearing and distance of N47°53'00"E, 187.78 feet to the westerly boundary of the plot of Heritage Pines Grand Club Drive, as recorded in Plat Book 40, Pages 31-33 of the Public Records of Pasco County, Florida; thence along said westerly boundary the following three (3) courses: (1) S16°18'16"E, a distance of 4.90 feet; to a point of curve to the left; (2) southeasterly 252.18 feet along the arc of said curve, having a radius of 545.00 feet, a central angle of 26°30'41" and a chord bearing and distance of S29°33'36"E, 249.93 feet; (3) S42°48'57"E, a distance of 93.47 feet to a point on the westerly boundary of the plot of Heritage Pines Village 15, as recorded in Plat Book 43, Pages 48-50 of the Public Records of Pasco County, Florida; thence departing the aforesaid westerly boundary of the plot of Heritage Pines Grand Club Drive, along said westerly boundary of the plot of Heritage Pines Village 15 the following four (4) courses: (1) S32°53'13"W, a distance of 188.37 feet; to a point of curve to the left; (2) southerly 210.20 feet along the arc of said curve, having a radius of 238.00 feet, a central angle of 50°36'08" and a chord bearing and distance of S07°35'09"W, 203.43 feet; (3) S17°42'58"E, a distance of 210.75 feet; to a point of curve to the left; (4) southeasterly 130.61 feet along the arc of said curve, having a radius of 238.00 feet, a central angle of 31°28'35" and a chord bearing and distance of S33°26'14"E, 128.98 feet to a point on the westerly boundary of the plot of Heritage Pines Village 16, as recorded in Plat Book 42, Pages 30-31 of the Public Records of Pasco County, Florida; thence departing the aforesaid westerly boundary of the plot of Heritage Pines Village 15 along said westerly boundary of the plot of Heritage Pines Village 16, S00°08'47"W, a distance of 278.12 feet to the POINT OF BEGINNING.

Containing 747,743 square feet or 17.188 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 9 day of May, A.D., 2003.

U.S. HOME CORPORATION - OWNER

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

Earl W. Ramer
Witness

Earl W. Ramer
Print Name

Earl W. Ramer
Witness

Earl W. Ramer
Print Name

ACKNOWLEDGMENTS

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I hereby certify on this 9th day of May, 2003, before me appeared, Doyle 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.

Maria Garcia
Notary Public, State of Florida at Large

My Commission expires: 1-25-05
Commission Number: CC996603

CERTIFICATE OF TITLE

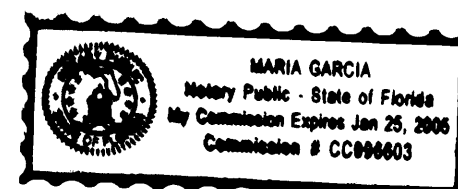
STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

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 plotted subdivision has record title to that land. Additionally, I certify that there are no liens 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 9th day of May, 2003.

North American Title Company

Laura Rambeau
By: 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 9 day of JUNE, 2003, A.D. in Plat Book 46, Pages 70, 71, 72, 73

Earl W. Ramer
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS

This is to certify, that on JUNE 3, 2003, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Deborah O. Shultz
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 2nd day of JUNE, 2003

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 Pines Community Association all street rights-of-way as shown and depicted hereon as Tract 31 (Brieland Drive) and Tract 27 (Hollander Avenue) and Tract 30 (Thurston Court).
- The owner of the lands described hereon, will convey Tracts "E2", "H2", "I2", and "31A", "31B", and "27A", "27B", "27C", and "30A", to the Country Green Village of Heritage Pines Homeowners Association for the purpose of installation, maintenance and operation of an irrigation system and a storm drainage system.
- 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 south side of Lot 14 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" across the rear of lots 53 through 57, also lying between said lots and south side of lots 52 and 58 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 68 and 69 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" across the rear of lots 17 through 22 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" across the rear of lots 67 through 76 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- 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.
- 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.
- 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. 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.

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 177.081 (8).

KING ENGINEERING ASSOCIATES, INC.
Earl W. Ramer
Earl W. Ramer
Professional Surveyor and Mapper
State of Florida, No. 3812

King
ENGINEERING ASSOCIATES, INC.
4821 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8861
FAX 813-880-8862
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.

May 9, 2003
Date

3163-800-014

SHEET 1 OF 4

May 08, 2003 - 1:33pm C:\Survey\TP-SOUTH\W14\plat\14_plat.dwg