

# HERITAGE PINES VILLAGE 10 UNITS 1, 2, & 3

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 10 UNITS 1, 2, & 3, a subdivision of a portion of Section 5, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows:

Beginning at the eastern most corner of Common Area "U", of the plat of Heritage Pines Village 7, as recorded in Plat Book 36, Pages 37-38 of the Public Records of Pasco County, Florida, said point being the POINT OF BEGINNING; thence departing the eastern boundary of said plat, S41°46'33"E, a distance of 139.05 feet to a point of curve to the right; thence southerly 241.45 feet, along the arc of said curve, having a radius of 232.40 feet, a central angle of 59°31'40", and a chord bearing and distance of S12°00'42"E, 230.74 feet; thence S14°43'13"W, a distance of 24.77 feet to the point of intersection with a non tangent curve to the right; thence easterly 648.47 feet along the arc of said curve, having a radius of 2,135.55 feet, a central angle of 17°20'40", and a chord bearing and distance of N71°19'10"E, 644.00 feet to a point of compound curve to the right; thence easterly 85.27 feet along the arc, through a central angle of 05°53'02", having a radius of 635.55 feet and a chord bearing and distance of N82°56'01"E, 65.24 feet; thence S04°07'28"E, a distance of 100.55 feet to the point of intersection with a non tangent curve to the right; thence easterly 159.20 feet along the arc of said curve, having a radius of 535.00 feet, a central angle of 17°02'58", and a chord bearing and distance of S85°35'58"E, 158.61 feet to a point of reverse curve to the left; thence easterly 63.57 feet along the arc, through a central angle of 07°38'10", having a radius of 477.00 feet and a chord bearing and distance of S80°53'35"E, 63.53 feet to a point of reverse curve to the right; thence easterly 34.24 feet along the arc, through a central angle of 04°38'17", having a radius of 423.00 feet and a chord bearing and distance of S82°23'31"E, 34.23 feet to a point of reverse curve to the left; thence easterly 23.48 feet along the arc, through a central angle of 05°18'25", having a radius of 253.50 feet and a chord bearing and distance of S82°43'35"E, 23.47 feet to the point of intersection with a non tangent curve to the left, said point also lying on the westerly boundary of the plat of 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) southerly 105.09 feet along the arc of said curve, having a radius of 750.00 feet, a central angle of 08°01'43" and a chord bearing and distance of S00°19'01"E, 105.01 feet to a point of compound curve to the left; (2) southerly 138.97 feet along the arc, through a central angle of 11°58'23", having a radius of 665.00 feet and a chord bearing and distance of S10°19'04"E, 138.71 feet; (3) S16°18'18"E, a distance of 104.18 feet; thence departing said westerly boundary, S78°36'53"W, a distance of 6.29 feet; thence S01°06'46"W, a distance of 29.84 feet to a point of curve to the right; thence southwesterly 129.70 feet along the arc of said curve, having a radius of 182.70 feet, a central angle of 45°40'31", and a chord bearing and distance of S23°57'01"W, 128.29 feet; thence N43°12'43"W, a distance of 102.70 feet to the point of intersection with a non tangent curve to the right; thence northwesterly 199.39 feet along the arc of said curve, having a radius of 60.00 feet a central angle of 190°24'20" and a chord bearing and distance of N38°00'33"W, 119.51 feet to a point of reverse curve to the left; thence northerly 18.46 feet along the arc, through a central angle of 70°31'44", having a radius of 15.00 feet and a chord bearing and distance of N21°55'45"E, 17.32 feet; thence N13°20'07"W, a distance of 61.07 feet to a point of curve to the left; thence northerly 8.99 feet along the arc of said curve, having a radius of 365.00 feet, a central angle of 01°24'36", and a chord bearing and distance of N14°02'26"W, 8.99 feet; thence S83°47'03"W, a distance of 112.39 feet; thence N06°03'26"W, a distance of 108.19 feet to the point of intersection with a non tangent curve to the left, thence westerly 271.44 feet along the arc of said curve, having a radius of 1,864.00 feet, a central angle of 06°20'38" and a chord bearing and distance of S78°32'05"W, 271.20 feet; thence S21°47'25"E, a distance of 68.09 feet; thence S06°24'05"E, a distance of 26.30 feet to a point of curve to the right; thence southwesterly 288.82 feet along the arc of said curve, having a radius of 236.50 feet, a central angle of 65°07'30", and a chord bearing and distance of S26°09'40"W, 254.58 feet; thence S58°43'25"W, a distance of 144.35 feet to a point of curve to the right; thence westerly 221.28 feet along the arc of said curve, having a radius of 636.50 feet, a central angle of 19°55'01", and a chord bearing and distance of S68°40'56"W, 220.15 feet; thence S78°38'28"W, a distance of 86.90 feet; thence S60°39'36"W, a distance of 62.97 feet; thence N11°21'34"W, a distance of 50.00 feet; thence N48°01'42"W, a distance of 62.34 feet to the point of intersection with a non tangent curve to the right, thence northerly 97.41 feet along the arc of said curve, having a radius of 514.67 feet, a central angle of 10°50'39" and a chord bearing and distance of N06°42'28"W, 97.28 feet; thence N02°58'49"E, a distance of 218.57 feet to the point of intersection with a non tangent curve to the right, thence westerly 5.19 feet along the arc of said curve, having a radius of 525.00 feet, a central angle of 00°33'58" and a chord bearing and distance of S86°41'03"W, 5.19 feet to a point of compound curve to the right; thence westerly 104.53 feet along the arc, through a central angle of 01°41'57", having a radius of 3,525.00 feet and a chord bearing and distance of S86°48'01"W, 104.53 feet; thence N02°20'01"W, a distance of 180.10 feet; thence S87°42'32"W, a distance of 4.98 feet to a point on the easterly boundary of the aforementioned plat of Heritage Pines Village 7; thence along said easterly boundary the following six (6) courses: (1) N05°47'56"E, a distance of 56.95 feet; (2) N16°11'50"E, a distance of 81.66 feet; (3) N51°36'12"W, a distance of 77.48 feet; (4) N41°48'33"W, a distance of 87.56 feet; (5) N13°11'24"W, a distance of 42.47 feet to a point of curve to the right; (6) northeasterly 428.17 feet along the arc of said curve, having a radius of 182.40 feet, a central angle of 151°24'52", and a chord bearing and distance of N82°31'01"E, 314.75 feet to the POINT OF BEGINNING.

Containing 715,997 square feet or 16.437 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  
Vice President/ U.S. Home Corporation

Greene J. Murrell  
Print Name

Earl W. Ramer  
Print Name

## ACKNOWLEDGMENTS

STATE OF FLORIDA } ss:

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 } ss:

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 platted subdivision has record title to that land. Additionally, I certify that there are no liens and 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

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 9 day of June, 2003, A.D. in Plat Book 46, Pages 66, 67, 68, 69

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.

Shanda O. Schaefer  
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 9th day of June, 2003

Nellie Mae Robinson (SIGN)

Nellie Mae Robinson (PRINT NAME)  
Professional Surveyor and Mapper 3598  
State of Florida, No.

## 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 "20" (Edge Park Drive), Tract "21" (Deventry Court), Tract "22" (Camshire Court), Tract "23" (Pebble Glen Way).
- The owner of the lands described hereon, will convey Tracts "20A", "20B", "20C", "20D", "20E", "20F", "21A", "22A", "23A", "Y", "R1", "E1", "D1", "P1", "Q1", and Tract "H1" to the Hill Top Village of Heritage Pines, Inc. 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 together with Tract "D1" is for the purpose of installation, maintenance and operation of electric, telephone and cable television.
- The "15.00' DRAINAGE & INGRESS/EGRESS EASEMENT" between lots 28 and 29, 37 and 38, and 48 and 49 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "7.50' DRAINAGE & INGRESS/EGRESS EASEMENT" adjacent to 17 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" at the rear of lots 32 through 37 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- The "7.50' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 22 through 25, and 27 through 31 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- 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 177.061 (8).

KING ENGINEERING ASSOCIATES, INC.

Earl W. Ramer  
Earl W. Ramer  
Professional Surveyor and Mapper  
State of Florida, No. 3812

May 9, 2003  
Date

**King**  
ENGINEERING ASSOCIATES, INC.  
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TAMPA, FLORIDA 33634  
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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.

3183-800-010

SHEET 1 OF 4