

IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION & DEDICATION:

STATE OF FLORIDA
COUNTY OF PASCO

The undersigned owners of record of the lands shown on this plat to be known as HERITAGE LAKE TRACT 2, PHASE-1, a subdivision of a portion of Section 13, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 19, Township 25 South, Range 16 East, Pasco County, Florida; thence, $3.95^{\circ} 51' 52''$ E., 60.00 feet along the north boundary, of said Section 19, to a point on the east line of way line of Little Road Extension; thence, $5.00^{\circ} 40' 50''$ W., 190.00 feet along said east right of way line of Little Road Extension, said right of way being parallel with the west boundary of said Section 19; thence, $1.00^{\circ} 11' 12''$ N., 119.00 feet along said north right of way line of Heritage Lake Boulevard according to plat of HERITAGE LAKE PHASE I as recorded in Plat Book 18, Pages 119, 119 and 120 of the Public Records of Pasco County, Florida; thence, $1.00^{\circ} 11' 12''$ N., 119.00 feet along said north right of way line of Heritage Lake Boulevard the following courses and distances, $5.93^{\circ} 49' 41''$ E., 65.00 feet to a point of curvature; thence, $181^{\circ} 46' 11''$ along the arc of a curve, to the left having a central angle of $33^{\circ} 12' 39''$ (Chord = 181.16 feet, chord bearing = $N 75^{\circ} 14' 35''$ E.) to a point of tangency; thence, $N 56^{\circ} 18' 61''$ E., 112.00 feet to a point of curvature; thence, 35.64° feet along the arc of a curve to the left having a radius of 329.37 feet and a central angle of $37^{\circ} 32' 02''$ (Chord = 339.54 feet, chord bearing = $N 74^{\circ} 55' 51''$ E.) to a point on the east boundary of aforementioned HERITAGE LAKE PHASE I; thence, $5.13^{\circ} 10' 15''$ E., 78.01 feet along said east boundary of HERITAGE LAKE PHASE I for a Point of Beginning A; thence, $5.21^{\circ} 05' 10''$ E., 92.5 feet along said east boundary of said HERITAGE LAKE PHASE I; thence, $1.53^{\circ} 49' 11''$ E., 366.0 feet along said east boundary of HERITAGE LAKE PHASE I to a point of curvature along the arc of a curve to the left having a radius of 281.20 feet and a central angle of $131^{\circ} 58' 12''$ (Chord = 654.44 feet, chord bearing = $N 06^{\circ} 37' 37''$ W.); thence, $N 29^{\circ} 45' 11''$ E., 100.00 feet to a point of curvature; thence, $1.00^{\circ} 11' 12''$ N., 119.00 feet along said north right of way line of Heritage Lake Boulevard according to plat of HERITAGE LAKE TRACT G, PHASE I-A, as recorded in Plat Book 18, Pages 140 and 141 of the Public Records of Pasco County, Florida; thence, $N 83^{\circ} 14' 40''$ W., 385.00 feet along said south right of way line of Heritage Lake Boulevard to a Point of Beginning A. Said tract contains 9.95 acres of land or less.

AND

The following described parcel to be dedicated as right of way for Heritage Lake Boulevard and Village Green Avenue: Commence at the aforementioned Point of Beginning "A"; thence S 03°46'40"E, 200.33 feet along the south right of way line, of Heritage Lake Boulevard according to plat of HERITAGE LAKE TRACT 6, PHASE 1, as recorded in Plat Book 19, Pages 148 and 149 of the Public Records of Pasco County, Florida, to a Point of Beginning "B"; thence N 05°13'20"E, 100.00 feet along the east boundary of said HERITAGE LAKE TRACT 6, PHASE 1; a point of curvature; thence 46.51 feet along the arc of a curve to the left having a radius of 1380.00 feet and a central angle of 2°54'56" (Chord = 579.31 feet, chord bearing = N 04°15'52"E); thence 583.93 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 76°08'38" (Chord = 43.16 feet, chord bearing = N 34°16'31"E); a point of compound curvature; thence 46.51 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 76°08'38" (Chord = 43.16 feet, chord bearing = N 34°16'31"E); a point of tangency; thence N 03°49'32"W, 122.04 feet to a point of curvature; thence 318.30 feet along the arc of a curve to the right having a radius of 385.00 feet and a central angle of 47°22'12" (Chord = 309.32 feet, chord bearing = N 19°51'34"E); a point of tangency; thence N 43°32'40"E, 294.30 feet to a point of curvature; thence 354.45 feet along the arc of a curve to the left having a radius of 390.00 feet and a central angle of 37°20'32" (Chord = 149.71 feet, chord bearing = N 24°54'28"E); thence 254.45 feet along the arc of a curve to the right having a radius of 390.00 feet and a central angle of 37°20'32" (Chord = 149.71 feet, chord bearing = N 24°54'28"E); a point of tangency; thence S 43°32'40"W, 294.30 feet to a point of curvature; thence 260.43 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 77°22'12" (Chord = 253.33 feet, chord bearing = N 19°51'34"W); a point of tangency; thence S 03°49'32"E, 122.04 feet to a point of curvature; thence 67.81 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 110°01'23" (Chord = 57.85 feet, chord bearing = S 58°50'13"E); thence S 23°50'55"E, 100.00 feet to a point of curve; thence 135.54 feet along the arc of a curve to the right having a radius of 1463.00 feet and a central angle of 1°56'00" (Chord = 49.53 feet, chord bearing = S 67°07'05"W); a point of reverse curvature; thence 49.53 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 71°54'38" (Chord = 41.10 feet, chord bearing = S 32°07'47"W); a point of tangency; thence S 03°49'32"E, 49.29 feet; thence S 66°10'28"W, 100.00 feet; thence N 03°49'32"W, 99.94 feet to a point of curvature; thence 62.65 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 102°33'05" (Chord = 64.61 feet, chord bearing = N 55°06'15"W); a point of reverse curvature; thence 579.05 feet along the arc of a curve to the right having a radius of 1463.00 feet and a central angle of 22°56'06" (Chord = 575.34 feet, chord bearing = S 68°55'17"W) to the Point of Beginning "B". Said parcel contains 295 acres more or less.

have caused said land to be divided and subdivided as shown hereon; and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all street rights of way and easements as herein and as depicted hereon; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all lands upon which or within any improvements or facilities exist; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all utility improvements and facilities existing on, under, adjacent to, or connected to water or sewer lines or pipes, the hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, tanks, valves, manholes, appurtenances, and other appurtenant facilities, lying within or upon the lands depicted on this plat and as shown on its Built Plans filed with the County Clerk, Pasco County, Florida, for such lands; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all such dedicated lands, streets, utility improvements or facilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, including but not limited to the private utility furnishing water and sewer services and appurtenances thereto, the title to any lands or improvements dedicated to the public or the County if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided or invalidated.

PAGES 18-20
MAY BE RECORDED

This the 5th day of April A.D. 1903

CURVE DATA					
AD	Radius	Delta	Angle	Length	Chord Bearing
23	3.100	54° 00' 00"	18° 45'	99.35	N 75° 14' 35" E
24	3.000	54° 00' 00"	18° 45'	99.35	N 75° 53' 41" E

SHEET 1 OF 5

HERITAGE LAKE TRACT 2 PHASE I
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