## HERITAGE PINES VILLAGE 19 UNIT

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							DUNTY, FL				·			

LEGAL	DESCRIPTION	AND	DEDICA	JION

Containing 12.921 acres, more or less

U.S. HOME CORPORATION - OWNER

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT - OWNER

Vice-Chairman

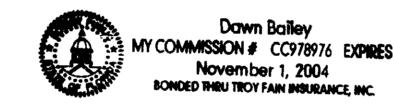
**ACKNOWLEDGMENTS:** 

STATE OF FLORIDA

COUNTY OF PASCO

I hereby certify on this 13th, day of February, 2002, 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.

My Commission expires: 11-1-2004
Commission Number: CC 978976



ACKNOWLEDGMENTS:

STATE OF FLORIDA COUNTY OF PASCO

I hereby certify on this 13" day of FEBRUARY. 2002, before me appeared, Willburn 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.

My Commission expires: 5 - 16 - 2007 Commission Number: CC 734604



CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF DADE

, 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 **2001**, have been paid.

A.D., 2002. North American Title Company

CLERK OF THE CIRCUIT COURT:

**BOARD OF COUNTY COMMISSIONERS:** 

This is to certify, that on MARCH 19 2002 by the Board of County Commissioners of Pasco County, Florida.

REVIEW OF PLAT BY REGISTERED SURVEYOR:

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 8th day of March 2002

Nellie Mae Robinson (PRINT NAME) State of Florida, No. 3392

NOTES

- 1. 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 44 (Spindrift Loop).
- 2. The owner of the lands described hereon, will convey Tracts "F3A", "44A" and "44B" to the Pine Glen Village of Heritage Pines Homeowners Association for the purpose of installation, maintenance and operation of an irrigation system and a storm drainage system.
- 3. 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.
- 4. The "15.00' DRAINAGE & INGRESS/EGRESS EASEMENT" between lots 54 & 55, 113 & 114, 90 & 91, 63 & 64, 104 & 105 and 99 & 100 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- 5. The "5.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of lots 82 and part of 81 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- 6. The "10.00' DRAINAGE & INGRESS/EGRESS EASEMENT" at the rear of part of 81, lots 54 through 80 and lots 84 through 89 is for the purpose of installation and maintenance of the storm drainage system and access to adjacent storm drainage system.
- 7. 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.
- 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 this plat is a true and correct representation of the lands surveyed, that this plat is a true and correct representation of the lands surveyed, that this plat is a true and correct representation of the lands surveyed, that responsible direction and supervision, that the survey data complies with all the requirements and Supption 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been that P.R.M.'s (Permanent Control Points) and all other corners as shown hereon will be set within the time allotted in 177.09 K (8).

3163-800-019

OF

ENGINEERING 4921 MEMORIAL HIGHWAY ONE MEMORIAL CENTER, SUITE 300 TAMPA, FLORIDA 33634

E i me ASSOCIATES, INC. PHONE 813 -680 8881 FAX 813 -680 8882 E-MAIL king@kingengineering.com

CERTIFICATE OF AUTHORIZATION No. LB 2610

NOTICE:

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.