

HERITAGE PINES VILLAGE 19 UNIT 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 } SS:

The undersigned owners of the lands shown on this plat to be known as HERITAGE PINES VILLAGE 19 UNIT 2 & 3, a subdivision of a portion of Section 5, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of said Section 5; thence along the southerly line of said Section 5, N89°46'38"W, 561.35 feet to the POINT OF BEGINNING; thence continue westerly along said southerly line, N89°46'38"W, 760.16 feet; thence departing said southerly line, N00°34'36"E, 363.14 feet; thence S89°25'24"E, 123.20 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 S87°56'50"E, and having a radius of 206.05 feet, a central angle of 88°10'12", an arc length of 317.08 feet and a chord bearing and distance of N46°08'16"E, 286.71 feet; thence S89°46'38"E, 189.10 feet; thence N62°35'46"E, 129.93 feet to the point of intersection with a non-tangent curve to the right; thence easterly along the arc of said curve with a radial bearing S27°24'08"E, and having a radius of 707.00 feet, a central angle of 27°59'12", an arc length of 345.41 feet and a chord bearing and distance of N76°35'37"E, 341.98 feet; thence S89°24'37"E, 66.04 feet; thence S00°35'23"W, 549.72 feet; thence N89°24'37"W, 66.04 feet to a point of curvature; thence 93.71 feet westerly along the arc of a curve to the left, having a radius of 157.28 feet and a central angle of 34°08'16", a chord bearing and distance of S73°31'16"W, 92.33 feet; thence S56°27'08"W, 88.06 feet to a point of curvature; thence 49.55 feet southwesterly along the arc of a curve to the right, having a radius of 442.72 feet and a central angle of 06°24'46", a chord bearing and distance of S59°39'31"W, 49.52 feet; thence S00°13'22"W, 52.30 feet to the POINT OF BEGINNING.

Containing 12.921 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 13th day of February, A.D., 2002.

U.S. HOME CORPORATION - OWNER



Michael Lawless
Michael Lawless
Division President/Land Development

M. Larry Flayel
Witness, M. Larry Flayel

Todd Thomas
Witness, Todd Thomas

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 61, 62, 63, 64

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on MARCH 19, 2002, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

[Signature]
Chairman of the Board of County Commissioners

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT - OWNER

Wilburn C. Devasher
Wilburn C. Devasher
Vice-Chairman

Ann G. Kistler
Witness, Ann G. Kistler

GORDON G. LINTEWUTH
Witness, GORDON G. LINTEWUTH

ACKNOWLEDGMENTS:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

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.

Dawn Bailey
Notary Public, State of Florida at Large

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



ACKNOWLEDGMENTS:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 13th day of FEBRUARY, 2002, before me appeared, Wilburn 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.

Ann G. Kistler
Notary Public, State of Florida at Large

My Commission expires: 5-16-2002
Commission Number: CC 734604



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 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.

This 8th 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.

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 within the time allotted in Chapter 177 of the Florida Statutes and all other corners as shown hereon will be set within the time allotted in Chapter 177 of the Florida Statutes.

KING ENGINEERING ASSOCIATES, INC.

Jeffrey King
Professional Surveyor and Mapper
State of Florida, No. 6201

February 12, 2002
Date

3163-800-019

SHEET 1 OF 4