

46/14

HERITAGE PINES VILLAGE 20 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 } SS:

The undersigned owners of the lands shown on this plat to be known as HERITAGE PINES VILLAGE 20 UNITS 1 AND 2, 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 East 1/4 Corner of said Section 5; said point being the POINT OF BEGINNING; thence along the East line of said Section 5, S00°35'23"W, a distance of 1,160.44 feet to a point being the Northeast corner of the plot of HERITAGE PINES VILLAGE 19 UNIT 1, as recorded in Plat Book 43, Pages 51-54 of the Public Records of Pasco County, Florida; thence departing said East line of Section 5, along the northerly boundary of said plot of HERITAGE PINES VILLAGE 19 UNIT 1 the following four (4) courses: (1) N89°24'37"W, a distance of 382.39 feet to the point of intersection with a non tangent curve to the left, (2) northerly boundary of the plot of HERITAGE PINES VILLAGE 19 UNIT 1, N17°16'53"E, a distance of 247.84 feet; thence N18°38'53"E, a distance of 14.54 feet; thence N16°33'01"E, a distance of 179.83 feet; thence N23°20'36"E, a distance of 16.38 feet; thence N01°42'57"E, a distance of 127.33 feet; thence N00°16'25"E, a distance of 77.02 feet; thence N01°42'57"E, a distance of 142.17 feet; thence N59°16'30"W, a distance of 22.62 feet; thence N06°59'59"W, a distance of 142.17 feet; thence N00°59'42"E, a distance of 50.70 feet; thence N20°38'37"E, a distance of 516.17 feet; thence N31°23'31"E, a distance of 10.17 feet; thence N08°19'47"E, a distance of 142.17 feet; thence N05°32'01"W, a distance of 11.40 feet; thence N00°34'15"E, a distance of 189.33 feet; thence N11°31'43"E, a distance of 10.75 feet; thence N10°15'32"W, a distance of 142.17 feet; thence S66°14'25"W, a distance of 49.91 feet; thence N27°38'39"E, a distance of 116.00 feet; thence S62°21'21"E, a distance of 7.11 feet to a point of curve to the right; thence southeasterly 82.97 feet along the arc of said curve, having a radius of 175.00 feet, a central angle of 27°09'50", and a chord bearing and distance of S48°46'26"E, 82.19 feet; thence N54°48'29"E, a distance of 167.44 feet; thence N80°00'00"E, a distance of 41.48 feet to a point on the aforementioned East line of said Section 5; thence along the East line of said Section 5, S00°34'15"W, a distance of 975.58 feet to the POINT OF BEGINNING.

Containing 17.127 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 3 day of March, A.D., 2003.

U.S. HOME CORPORATION - OWNER

Doyle Dudley
Doyle Dudley
Vice President

Jo Ann Byrum
Jo Ann Byrum
Witness

Jo Ann Byrum
Jo Ann Byrum
Witness

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT - OWNER

William C. Devasher
William C. Devasher
Vice-Chairman

Jo Ann Byrum
Jo Ann Byrum
Witness

Jo Ann Byrum
Jo Ann Byrum
Witness

ACKNOWLEDGMENTS:

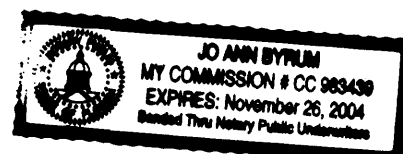
STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 30 day of MARCH, 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.

Jo Ann Byrum
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



ACKNOWLEDGMENTS:

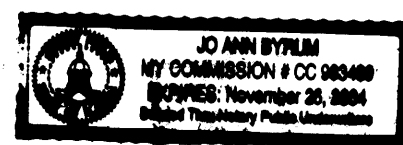
STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 30 day of MARCH, 2003, before me appeared, William 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.

Jo Ann Byrum
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS:

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 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 4TH day of MARCH, 2003.

North American Title Company
By Laura Rambeau
Laura Rambeau
Vice President

King
ENGINEERING ASSOCIATES, INC.
4621 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 2610

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.

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 29 day of April, 2003, A.D. in Plat Book 46 Pages 14, 15, 16, 17.

Edith L. Koller
Edith L. Koller
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on April 22, 2003, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Shirley D. Shady
Shirley D. Shady
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 11th day of April, 2003.

Debbie Mae Rye
Debbie Mae Rye
Professional Surveyor and Mapper
State of Florida, No. 3592

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 45 (Bent Pine Drive).
2. The owner of the lands described hereon, will convey Tracts "J3", "K3", "L3", "M3", "F3", "P3", "Q3", "N3", "G3", "H3", "I3", "S3", to the Pine Grove 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 "20.00' Drainage & Utility Easement" across the front of all lots and tracts is for the installation, maintenance and operation of a storm drainage system and within the first 10.00' feet being for installation, maintenance and operation of Pasco County water and sewer and the rear 10.00' being for the purpose of installation, maintenance and operation of electric telephone and cable television.
4. 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.
5. 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.
6. 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 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, 177-084, (8).

March 4, 2003
Date

Jeffrey L. Koller
Jeffrey L. Koller
Professional Surveyor and Mapper
State of Florida, No. 8201

3163-800-020

SHEET 1 OF 4