

HERITAGE LAKE PHASE-I

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 PHASE-I, 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 13, Township 26 South, Range 16 East, Pasco County, Florida; thence S. 89° 51' 52" E., 60.00 feet along the north boundary of said Section 13 to a point on the east right-of-way line of Des Little Road (County By-Pass); thence S. 90° 40' 50" W., 1350.00 feet along said east right-of-way line of Des Little Road (County By-Pass), said right-of-way line being parallel to the west boundary of said Section 13, for a Point of Beginning; thence S. 89° 43' 41" E., 520.00 feet; thence N. 00° 40' 50" E., 260.00 feet; thence N. 49° 40' 50" E., 215.00 feet; thence N. 26° 03' 10" W., 310.00 feet; thence N. 12° 39' 10" W., 183.00 feet; thence N. 71° 20' 50" E., 172.00 feet; thence N. 50° 30' 34" E., 56.68 feet; thence N. 10° 24' 10" W., 350.00 feet to a point on the aforementioned north boundary of Section 13, Township 26 South, Range 16 East, Pasco County, Florida; thence S. 89° 51' 52" E., 1137.00 feet along said north boundary of Section 13; thence S. 10° 35' 26" W., 364.68 feet; thence S. 87° 25' 50" W., 632.00 feet; thence S. 93° 02' 11" W., 120.64 feet; thence S. 10° 18' 09" W., 120.41 feet; thence S. 32° 39' 10" E., 506.00 feet; thence S. 13° 09' 10" E., 175.00 feet; thence S. 27° 09' 10" E., 305.15 feet; thence N. 89° 43' 41" W., 195.46 feet; thence S. 00° 40' 50" W., 200.00 feet to a point on the north right-of-way line of Nile Drive and the north boundary of River Side Village Unit I as recorded in Plat Book 16, Pages 110, 111 and 112 of the Public Records of Pasco County, Florida; thence N. 89° 43' 41" W., 200.00 feet along said north right-of-way line of Nile Drive and north boundary of River Side Village Unit I to a point on the west right-of-way line of Nile Drive and the west boundary of River Side Village Unit I; thence antique N. 09° 43' 41" W., 200.00 feet to a point on the aforementioned east right-of-way line of Des Little Road (County By-Pass); thence N. 00° 40' 50" E., 269.96 feet along said east right-of-way line of Des Little Road (County By-Pass) said right-of-way line being parallel to the west boundary of aforementioned Section 13, Township 26 South, Range 16 East to the Point of Beginning;

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 shown and depicted hereon; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all lands upon which or within which utility 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 including but not limited to water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities, lying within or upon the lands depicted on this plat and as shown on As-Built Plans filed with the County 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 there to, 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.

This the 20th day of January, A.D. 1981.

OWNERS:

U.S. HOME CORPORATION

TA Beauchamp, Vice President
Central Florida Land Division

Bill Daskaralis, Division Assistant Secretary

Signed, sealed and delivered in the presence of:

Witness

Robert L. Friedman

Witness

Witness

Robert L. Friedman

Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that on this the 20th day of January, 1981, before me personally appeared TA Beauchamp, Vice President, Central Florida Land Division and Bill Daskaralis, Division Assistant Secretary of U.S. Home Corporation, to me known to be the persons described in and who executed the foregoing certificate and dedication, and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes herein expressed. Witness my hand and official seal of Tampa, Hillsborough County, Florida; the day and year aforesaid. My commission expires March 28, 1983.

Walter D. Amaden
Notary Public, State of Florida at Large

SURVEYORS CERTIFICATE:

I hereby certify that on this the 20th day of January, 1981, that the within plat was prepared from survey made under my supervision and that said plat is a true and accurate representation of the land plotted. Permanent Reference Monuments (P.R.M.s) have been placed as indicated hereon and that the survey data complies with the statutes of the State of Florida thereunto appertaining.

PIERCEFIELD - AMADEN & ASSOCIATES, INC.

Doris R. Piercefield
Surveyor, Florida Registered Professional Surveyor No. 1242

APPROVED:

By the Board of County Commissioners of Pasco County, Florida, on this the 3rd day of January, 1981.

Barry M. Doyle
Chairman

FILED & RECORDED:

In the Public Records of Pasco County, Florida, on this the 20th day of January, 1981, in Plat Book 19, Pages 118-119-120

TITLE CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, Tim Johnson, Attorney at Law, hereby certify that the owners of record of the property lying within the parcel described on this plat are as shown on said plat, 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 1979 have been paid the 15th day of January, 1981.