

# HERITAGE PINES VILLAGE 18

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 }  
SS:  
COUNTY OF PASCO }

The undersigned owners of the lands shown on this plat to be known as Heritage Pines Village 18, of a portion of Section 5, Township 24 South, Range 17 East, Pasco County, Florida and being more particularly described as follows:

Commence at the East 1/4 Corner of said Section 5; thence S00°35'23"W, 1,195.51 feet; thence N89°24'37"W, 809.06 feet to the POINT OF BEGINNING, said point also being the beginning of a curve to the right, of which the radius point lies S12°09'57"W, a radial distance of 26.00 feet and having a chord bearing of S59°45'53"E, 16.13 feet; thence southeasterly along the arc, through a central angle of 36°08'19", a distance of 16.40 feet; thence S41°41'44"E, 6.92 feet to a point of curvature; thence 87.73 feet southeasterly along the arc of a curve to the left, having a radius of 174.00 feet and a central angle of 28°53'18", a chord bearing and distance of S56°08'23"E, 86.80 feet to a point of reverse curvature; thence 17.48 feet southeasterly along the arc of a curve to the right, having a radius of 126.00 feet and a central angle of 07°56'57", a chord bearing and distance of S66°36'34"E, 17.47 feet to a point of reverse curvature; thence 57.62 feet easterly along the arc of a curve to the left, having a radius of 250.00 feet and a central angle of 13°12'22", a chord bearing and distance of S69°14'16"E, 57.49 feet; thence S14°09'33"W, 0.66 feet to the point of intersection with a non-tangent curve to the right; thence southerly along the arc of said curve with a radial bearing S14°09'33"W, and having a radius of 167.70 feet, a central angle of 155°10'25", an arc length of 454.18 feet and a chord bearing and distance of S01°44'46"W, 327.56 feet; thence S79°19'58"W, 418.13 feet to a point of curvature; thence 8.10 feet westerly along the arc of a curve to the right, having a radius of 167.70 feet and a central angle of 02°46'03", a chord bearing and distance of S80°42'59"W, 8.10 feet; thence S82°06'01"W, 327.85 feet; thence N45°20'26"E, 59.52 feet to a point of curvature; thence 237.00 feet northerly along the arc of a curve to the left, having a radius of 196.00 feet and a central angle of 69°16'49", a chord bearing and distance of N10°42'02"E, 222.82 feet; thence N23°44'29"W, 160.75 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 S04°18'49"E, and having a radius of 1,115.00 feet, a central angle of 00°17'44", an arc length of 5.75 feet and a chord bearing and distance of N85°50'03"E, 5.75 feet to a point of reverse curvature; thence 359.87 feet easterly along the arc of a curve to the left, having a radius of 2,045.00 feet and a central angle of 10°04'57", a chord bearing and distance of N80°56'26"E, 359.40 feet; thence N75°50'04"E, 99.03 feet to the point of intersection with a non-tangent curve to the left; thence northeasterly along the arc of said curve with a radial bearing N12°37'03"W, and having a radius of 335.00 feet, a central angle of 22°07'06", an arc length of 129.32 feet and a chord bearing and distance of N66°19'23"E, 128.52 feet to the POINT OF BEGINNING.

Containing 7.035 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, water and sewer system improvements and facilities including, but not limited to, water or sewer lines or pipes, fire hydrants, pumping stations and other appurtenances, lying within or upon the lands depicted on this plat, and further does hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all water or sewer system improvements or facilities and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida, 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 12 day of MARCH, A.D., 2001.

## U.S. HOME CORPORATION -- OWNER

Robert Leslie Friedman  
Robert Leslie Friedman  
Division President/Land Development

Witness, Don Hoyer

Witness, Grace Forsblom

## HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

Wilburn C. Devasher  
Wilburn C. Devasher  
Vice-Chairman

Witness, Don Hoyer

Witness, Grace Forsblom

## ACKNOWLEDGMENTS:

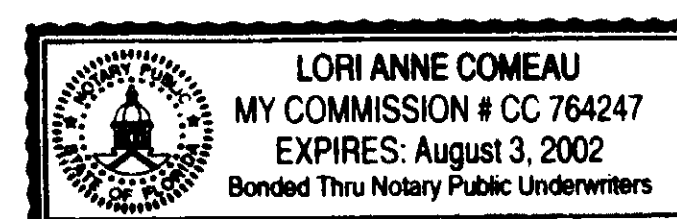
STATE OF FLORIDA }  
SS:  
COUNTY OF PASCO }

I hereby certify on this 12 day of March, 2001, 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.

Lori Anne Comeau  
Notary Public, State of Florida at Large

My Commission expires:  
Commission Number:



## ACKNOWLEDGMENTS:

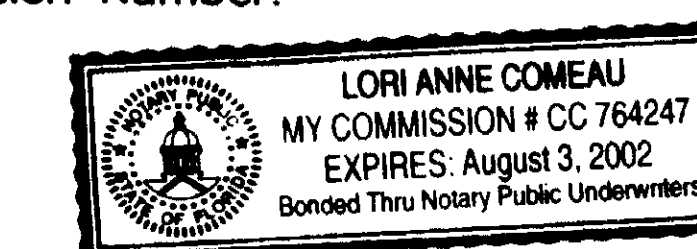
STATE OF FLORIDA }  
SS:  
COUNTY OF PASCO }

I hereby certify on this 12 day of March, 2001, 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.

Lori Anne Comeau  
Notary Public, State of Florida at Large

My Commission expires:  
Commission Number:



## CERTIFICATE OF TITLE:

STATE OF FLORIDA }  
SS:  
COUNTY OF DADE }

I, Beverly McReynolds, President of Universal Title Insurors, Inc. of Miami, 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 2000, have been paid.

This 6<sup>th</sup> day of March, A.D., 2001.

Universal Title Insurors, Inc.

By: Beverly McReynolds  
Beverly McReynolds  
President

## CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 26 day of APRIL, 2001, A.D. in Plat Book 41, Pages 5 & 6.

John D. Hoyer  
Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on APR. 24, 2001, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Steve Smith  
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 5<sup>th</sup> day of APRIL 2001.

Hardaway Singh  
Hardaway Singh  
Professional Surveyor and Mapper  
State of Florida, No. 4675

## NOTES

- 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.
- The owner of the lands described hereon, will convey Tracts 37 & 38 to the perpetual use of Heritage Pines Community Association.
- The owner of the lands described hereon, will convey Tracts 37A, 37B & 38A to the perpetual use of Majestic Pines Village of Heritage Pines Homeowners Association.
- The owner of the lands described hereon, will convey Tract A3 and Tract Z2 to Majestic Pines Village of Heritage Pines Community Association for maintenance purposes.
- The "10.00' UTILITY EASEMENT" across the front of all lots and tracts is for the the purpose of installation, maintenance and operation of electric, telephone and cable television.
- The "15.00' DRAINAGE AND ACCESS EASEMENT" between lots 4 & 5 and lots 24 & 25 is for the purpose of installation and maintenance of the storm drainage system and access to the adjacent storm drainage system.
- The "DRAINAGE AND ACCESS EASEMENTS" in the rear of lots 1 thru 6, lot 19 and lots 23 thru 26 is for the purpose of installation and maintenance of the storm drainage system and access to the adjacent storm drainage system.

## 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 in 177.091 (8).

3-6-01  
Date

Earl W. Ramer  
Earl W. Ramer  
Professional Surveyor and Mapper  
State of Florida, No. 3612

**King**  
ENGINEERING ASSOCIATES, INC.  
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PHONE 813 • 880 • 8881  
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E-MAIL king@kingengineering.com

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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

3163-800-018

SHEET 1 OF 2