

LEXINGTON OAKS VILLAGES 23 AND 24

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 10, TOWNSHIP 26 SOUTH, RANGE 19 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 LEXINGTON OAKS VILLAGES 23 AND 24, a subdivision of land lying within Section 10, Township 26 South, Range 19 East, Pasco County, Florida and being further described as follows:

Beginning at the southwesterly corner of Tract D61 of the plat of Lexington Oaks Village 27, as recorded in Plat Book 43, Pages 101-105 of the Public Records of Pasco County, Florida, said point being the POINT OF BEGINNING; thence departing the westerly boundary of said plat, S89°41'17"W, a distance of 2,686.52 feet to the easterly boundary of the Unrecorded Plat of Tampa Downs Ranchettes; thence along said easterly boundary the following four (4) courses: (1) N00°40'11"E, a distance of 659.25 feet; (2) N89°37'10"E, a distance of 671.63 feet; (3) N00°35'12"E, a distance of 659.99 feet; (4) N89°33'20"E, a distance of 670.32 feet to the southerly boundary of the plat of Lexington Oaks Villages 21 and 22, as recorded in Plat Book 44, Pages 35-41 of the Public Records of Pasco County, Florida; thence along said southerly boundary, S55°42'37"E, a distance of 704.09 feet to the point of intersection with a non tangent curve to the left, thence northerly 334.72 feet along the arc of said curve, having a radius of 314.12 feet a central angle of 61°03'11" and a chord bearing and distance of N05°59'20"E, 319.11 feet; thence N24°32'15"W, a distance of 93.01 feet; thence N64°54'46"E, a distance of 160.00 feet; thence N25°05'14"W, a distance of 6.04 feet; thence N64°54'46"E, a distance of 115.00 feet; thence N78°15'05"E, a distance of 170.93 feet to the westerly boundary of the plat of Lexington Oaks Villages 25 and 26, as recorded in Plat Book 41, Pages 14-17 of the Public Records of Pasco County, Florida; thence along said westerly boundary, S20°33'32"E, a distance of 958.82 feet; thence S00°18'43"E, a distance of 578.62 feet to the POINT OF BEGINNING.

Containing 2,899,658 square feet or 66.567 acres, more or less.

Have caused said lands to be divided and subdivided as shown hereon, Pulte Home Corporation ("Pulte Home") and Lexington Oaks Community Development District (the "District") as respective owner of the lands described above do hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County"), all street rights-of-way as shown and depicted hereon; and further do hereby dedicate to the perpetual use of the public and Pasco County, all lands upon which or within which utility improvements and facilities exist; and further do hereby dedicate to the perpetual use of the public and the county, 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 shown on the as-built plans filed with Pasco County for such lands; and further do hereby grant Pasco County a perpetual easement over and across the Drainage Easement for the purpose of maintaining or operating the drainage facilities situated thereon; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such streets, utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by Pasco County; and further do hereby reserve unto themselves, their respective heirs successors, assigns, or legal representatives the title to any lands or improvements dedicated to the public or to Pasco County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated. The District shall have the right at all times to enter upon the Drainage Easements and all other easement areas depicted hereon to accomplish such purposes.

This the 6th day of March, A.D., 2003

PULTE HOME CORPORATION - OWNER:

Christine Suarez
Christine Suarez
Attorney-in-Fact

Wanda Kuehnh
Witness,

Wanda Kuehnh
Witness,

Timothy J. Murray
TIMOTHY J. MURRAY
Attorney-in-Fact

Wanda Kuehnh
Witness,

Wanda Kuehnh
Witness,



LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT:

Stephen M. Bennett
Stephen M. Bennett
Chairman

Barbara Krupar
Witness,

Barbara Krupar
Witness,

ACKNOWLEDGMENTS:

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH

I hereby certify on this 6th day of March, 2003, before me appeared, Christine Suarez, Attorney-in-Fact, on behalf of Pulte 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.

Christy Garmon
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



ACKNOWLEDGMENTS:

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH

I hereby certify on this 6th day of March, 2003, before me appeared, Timothy J. Murray, Attorney-in-Fact, on behalf of Pulte 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.

Christy Garmon
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



ACKNOWLEDGMENTS:

STATE OF FLORIDA

SS:

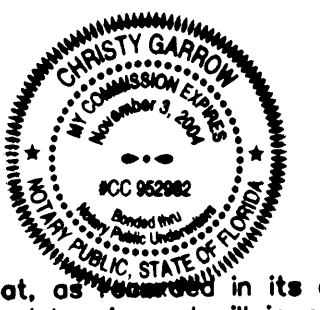
COUNTY OF HILLSBOROUGH

I hereby certify on this 6th day of March, 2003, before me appeared, Stephen M. Bennett, Chairman, Lexington Oaks 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.

Christy Garmon
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



King
ENGINEERING ASSOCIATES, INC.
4821 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-980-8881
FAX 813-980-8882
E-MAIL king@kingengineering.com
CERTIFICATE OF AUTHORIZATION No. LB 2610

NOTICE: 1. This plat, as shown 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.

CERTIFICATE OF TITLE:

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH

I, Thomas N. Henderson III on behalf of Hill, Ward and Henderson, P.A., 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 plat 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 11th day of MARCH, A.D., 2003.

Hill, Ward and Henderson, P.A.

Thomas N. Henderson III
Thomas N. Henderson III, Esq.

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 16 day of April, 2003, A.D. in Plat Book 45, Pages 72, 73, 74, 75, 76, 77, 78, 79

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on April 9, 2003, 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

REVIEW OF PLAT BY REGISTERED SURVEYOR:

Reviewed for compliance with chapter 177 of the Florida Statutes on this the 3rd day of April, 2003

[Signature]
Sign
Nelle Mae Robinson
Professional Surveyor and Mapper
State of Florida, No. 3394

SURVEYOR'S NOTES

- 1.) Tracts D6-2, 23B, A, 23C, UPLAND A7, C7, C7-1, 24A, A6, B7, B6, 23A, A7, 24C, 24B, B6-B, 23D, 23E, B6-A are not dedicated to the Public. Legal title to said Tracts shall be conveyed from Pulte Home to the District.
- 2.) Bearings Shown Hereon Are Based upon Assumed Datum, More Specifically the Bearing of S00°25'53"W, Being the East Line of Section 10, Township 26 South, Range 19 East, Pasco County, Florida.
- 3.) The coordinate values shown hereon are based on 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 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 in 177.091 (8).

MARCH 11, 2003
Date

[Signature]
JEFFREY L. KOHLER
Professional Surveyor and Mapper
State of Florida, No. 6201
KING ENGINEERING ASSOCIATES, INC.

Mar 06, 2003 - 10:00am G:\Survey\PLATE-54\1023-24\Plat\23-24.plt.dwg