

LEXINGTON OAKS VILLAGES 21 AND 22

BEING A REPLAT OF A PORTION OF TRACT 'D' AND A PORTION OF TRACT 'A', LEXINGTON OAKS VILLAGES 25 AND 26, PLAT BOOK 41, PAGES 14-17 AND 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

COUNTY OF PASCO

SS:

The undersigned owners of the lands shown on this plat to be known as LEXINGTON OAKS VILLAGES 21 AND 22, a replat of a portion of Tract "D" and a portion of Tract "A", Lexington Oaks Villages 25 and 26, Plat Book 41, Pages 14-17 and 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 Northwest corner of Lexington Oaks Boulevard 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, said point being the POINT OF BEGINNING; thence along the westerly boundary of said plat of Lexington Oaks Villages 25 and 26, S11°04'12"E, a distance of 80.00 feet; thence departing said westerly boundary, continue S11°04'12"E, a distance of 10.00 feet; thence S78°55'48"W, a distance of 90.50 feet to a point of curve to the left; thence westerly 127.01 feet along the arc of said curve, having a radius of 320.00 feet, a central angle of 22°44'28" and a chord bearing and distance of S67°33'34"W, 126.18 feet to a point on the westerly boundary of said plat of Lexington Oaks Villages 25 and 26; thence along said westerly boundary, S15°44'44"E, a distance of 533.65 feet; thence departing said westerly boundary, S78°15'05"W, a distance of 170.93 feet; thence S64°54'46"W, a distance of 115.00 feet; thence S25°05'14"E, a distance of 6.04 feet; thence S64°54'46"W, a distance of 180.00 feet; thence S24°32'15"E, a distance of 93.01 feet to a point of curve to the right; thence southerly 334.72 feet along the arc of said curve, having a radius of 314.12 feet, a central angle of 81°03'11" and a chord bearing and distance of S05°59'21"W, 319.11 feet; thence N55°42'37"W, a distance of 704.09 feet; thence N00°32'37"E, a distance of 1,321.64 feet; thence N89°26'10"E, a distance of 786.08 feet; thence S15°43'45"E, a distance of 546.93 feet; thence N78°55'20"E, a distance of 88.29 feet; thence S11°04'12"E, a distance of 10.00 feet to the POINT OF BEGINNING. Containing 29.785 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 16th day of July, A.D. 2002

PULTE HOME CORPORATION - OWNER:

Christine Suarez
Christine Suarez
Attorney-in-Fact

Erin M. Melt
Witness.

Stephen M. Bennett
Witness.

James D. Bowen
James D. Bowen
Attorney-in-Fact

Erin M. Melt
Witness.

Stephen M. Bennett
Witness.

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT:

Stephen M. Bennett
Stephen M. Bennett
Chairman

Erin M. Melt
Witness.

Paul M. Melt
Witness.

ACKNOWLEDGMENTS:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

SS:

I hereby certify on this 16th day of July, 2002, 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 A. Sarno
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



ACKNOWLEDGMENTS:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

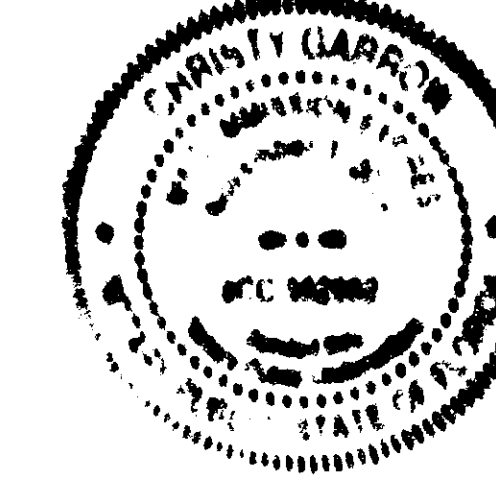
SS:

I hereby certify on this 16th day of July, 2002, before me appeared, James D. Bowen, 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 A. Sarno
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



ACKNOWLEDGMENTS:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

SS:

I hereby certify on this 16th day of July, 2002, 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 A. Sarno
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



King
ENGINEERING ASSOCIATES, INC.

4821 METROPOLITAN HIGHWAY
ONE METROPOLITAN 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.

CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

SS:

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 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 17th day of JULY, A.D. 2002

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 5 day of September, 2002, A.D. in Plat Book 44, Pages 15, 34, 37, 38, 39, 49, 41

Scott D. Thomas
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on September 4, 2002, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Paul M. Melt
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 26th day of August

Nellie Mae Robinson
Sign

Nellie Mae Robinson
Professional Surveyor and Mapper
State of Florida, No. 3392

SURVEYOR'S NOTES

- 1) Tracts 22A, C4, C4 B, D6 2, 23A, B6, B6 A and C4 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 (B.1 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 Marks) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) and all other corners and points shown hereon will be set within the time allotted in 177.091 (8).

KING ENGINEERING ASSOCIATES, INC.

July 22, 2002
Date
Professional Surveyor and Mapper
State of Florida, No. 6201

3109 161 001

SHEET 1 OF 7