

LEXINGTON OAKS VILLAGE 17 UNITS A AND B

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

The undersigned owners of the lands shown on this plat to be known as LEXINGTON OAKS VILLAGE 17 UNITS A AND B, 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 Southwest corner of Tract 1788, Lexington Oaks, Village 13, Unit A and B, as recorded in Plat Book 38, Pages 80-82 of the Public Records of Pasco County, Florida, said point also lying on the northerly boundary of the plot of Lexington Oaks, Phase 1B, as recorded in Plat Book 38, Pages 83-84 of the Public Records of Pasco County, Florida, said point being the POINT OF BEGINNING and the beginning of a curve to the right, thence along the said northerly boundary of said plot of Lexington Oaks, Phase 1B, westerly 15.63 feet along the arc, having a radius of 1,940.00 feet, a central angle of 00°27'42" and a chord bearing and distance of S88°33'50"W, 15.63 feet to the northeasterly boundary of the plot of Lexington Oaks, Village 30, Unit A and B, as recorded in Plat Book 38, Pages 80-82 of the Public Records of Pasco County, Florida; thence continue westerly along the northerly boundary of said plot, through a central angle of 12°37'13", a distance of 427.31 feet, said curve also having a chord bearing and distance of S75°06'17"W, 426.45 feet; thence departing said northerly boundary, N08°35'06"W, a distance of 20.00 feet; thence N70°50'29"W, a distance of 49.50 feet; thence N45°55'18"W, a distance of 91.88 feet; thence N17°10'24"W, a distance of 79.12 feet; thence N11°34'30"E, a distance of 96.33 feet; thence N38°29'41"E, a distance of 64.55 feet; thence N59°51'19"E, a distance of 69.22 feet; thence N72°49'37"E, a distance of 55.66 feet; thence N05°00'11"W, a distance of 64.68 feet; thence N09°09'25"E, a distance of 289.44 feet; thence N05°52'33"W, a distance of 57.07 feet; thence N28°46'57"W, a distance of 57.07 feet; thence N52°03'18"W, a distance of 55.96 feet; thence N64°38'14"W, a distance of 289.67 feet; thence N53°11'01"W, a distance of 84.20 feet; thence N48°56'45"W, a distance of 83.78 feet; thence N41°34'13"W, a distance of 83.79 feet; thence N34°13'09"W, a distance of 83.79 feet; thence N28°52'00"W, a distance of 83.79 feet; thence N19°29'29"W, a distance of 83.78 feet; thence N18°21'06"W, a distance of 55.80 feet; thence N90°00'00"W, a distance of 138.30 feet; thence N45°37'53"W, a distance of 115.30 feet; thence N19°43'25"W, a distance of 78.10 feet; thence N07°22'24"E, a distance of 91.68 feet; thence N34°28'13"E, a distance of 78.24 feet; thence N61°36'05"E, a distance of 45.80 feet; thence N78°39'01"E, a distance of 46.53 feet; thence N81°55'06"E, a distance of 206.82 feet; thence N88°58'32"E, a distance of 151.73 feet; thence S48°26'15"E, a distance of 68.43 feet; thence S40°58'01"E, a distance of 59.59 feet; thence S10°07'57"E, a distance of 57.79 feet; thence N79°52'03"E, a distance of 16.52 feet; thence S14°53'16"W, a distance of 90.16 feet; thence S07°10'25"E, a distance of 139.94 feet; thence S01°12'29"E, a distance of 54.40 feet; thence S50°51'34"W, a distance of 8.54 feet; thence S34°22'53"E, a distance of 44.55 feet; thence S45°04'47"E, a distance of 64.06 feet; thence S55°44'22"E, a distance of 64.06 feet; thence S64°56'16"E, a distance of 193.96 feet to the westerly boundary of the plot of Lexington Oaks, Village 13, Unit A and B, as recorded in Plat Book 38, Pages 80-82 of the Public Records of Pasco County, Florida; thence along said westerly boundary the following nine (9) courses: (1) S62°53'28"E, a distance of 83.99 feet; (2) S54°38'24"E, a distance of 100.71 feet; (3) S42°52'58"E, a distance of 91.80 feet; (4) S31°17'10"E, a distance of 91.80 feet; (5) S19°41'22"E, a distance of 91.80 feet; (6) S08°05'34"E, a distance of 91.80 feet; (7) S03°33'20"W, a distance of 91.51 feet; (8) S08°24'09"W, a distance of 266.06 feet; (9) S17°10'24"E, a distance of 298.79 feet to the POINT OF BEGINNING.

Containing 18.112 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 Pasco County, Florida (the "County"), 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 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 27th day of NOVEMBER, A.D., 2002

PULTE HOME CORPORATION - OWNER:

R. Scott Griffith
R. Scott Griffith
Attorney-in-Fact

Stephen M. Bowen
Witness,

James D. Bowen
Witness,

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

Stephen M. Bowen
Witness,

James D. Bowen
Witness,

LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT:

Stephen M. Bennett
Stephen M. Bennett
Chairman

James D. Bowen
Witness,

James D. Bowen
Witness,

ACKNOWLEDGMENTS:

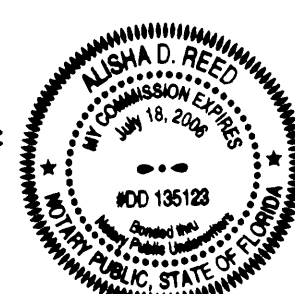
STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS:

I hereby certify on this 27 day of November, 2002, before me appeared, R. Scott Griffith, 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.

Olivia D. Reed
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



ACKNOWLEDGMENTS:

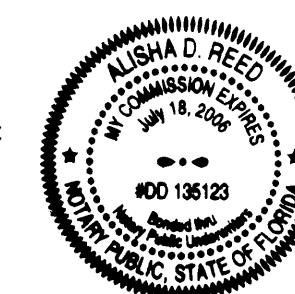
STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS:

I hereby certify on this 26 day of November, 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.

Olivia D. Reed
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



ACKNOWLEDGMENTS:

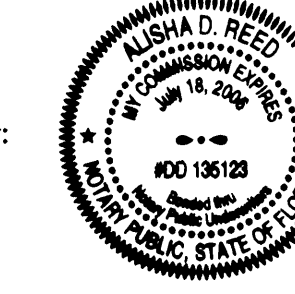
STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS:

I hereby certify on this 26 day of November, 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.

Olivia D. Reed
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



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.

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 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 27th day of NOVEMBER, 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 23 day of DEC, 2002, A.D. in Plat Book 45, Pages 19, 20, 21, 22.

John D. Thomas
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on DEC. 17, 2002, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Sheldon J. Thomas
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 5th day of December, 2002.

Hardenwar Singh
Sign

Hardenwar Singh
Professional Surveyor and Mapper
State of Florida, No. 4575

SURVEYOR'S NOTES

- 1.) Tracts 17D, 17E and 17F are not dedicated to the Public. Legal title to said Tracts shall be conveyed from Pulte Home Corporation to the Lexington Oaks Community Development 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 corner or control points hereon will be set within the time allotted in 177.091 (8).

KING ENGINEERING ASSOCIATES, INC.

November 27, 2002
Date

Jeffrey A. King
Professional Surveyor and Mapper
State of Florida, No. 45201

3109-157-001

SHEET 1 OF 4