

LITTLE CREEK
A REPLAT OF A PORTION OF TRACTS 38, 39, 40, 49, 50, 51 AND 52 OF THE PROPERTY OF TAMPA AND TARPON SPRINGS
LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGES 69, 69A, 70 AND 70A
AND A PORTION OF TRACT 27 OF THE PORT RICHEY LAND COMPANY SUBDIVISION
AS RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, SECTION 11,
TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **51** PAGE **86**
SHEET 1 OF 8

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS LITTLE CREEK, A SUBDIVISION OF A PORTION OF TRACTS 38, 39, 40, 49, 50, 51 AND 52 OF THE PROPERTY OF TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST AS RECORDED IN PLAT BOOK 1, PAGE 69, 69A, 70 AND 70A AND A PORTION OF TRACT 27 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 11 AS RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE ALONG SOUTH LINE OF SAID SECTION N 89°28'24" W, 60.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF LITTLE ROAD (A 120' R/W); THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE SOUTHWEST, 2131.31 FEET, SAID CURVE HAVING A RADIUS OF 1940.26 FEET, A CENTRAL ANGLE OF 62°56'15", A CHORD OF 2025.76 FEET BEARING N 30°46'58" W, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY N 62°15'06" W, 701.76 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY S 27°44'54" W, 826.46 FEET TO THE NORTHERLY RIGHT-OF-WAY OF CECILIA DRIVE (A 80' R/W); THENCE ALONG SAID RIGHT-OF-WAY N 71°44'54" W, 554.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE SOUTHWEST 234.57 FEET, SAID CURVE HAVING A RADIUS OF 640.00 FEET A CENTRAL ANGLE OF 21°00'00", A CHORD OF 233.26 FEET BEARING N 82°14'54" W TO A POINT; THENCE S 87°15'06" W, 797.37 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N 2°44'54" W, 360.00 FEET; THENCE S 87°15'08" W, 100.00 FEET; THENCE N 2°44'54" W, 131.97 FEET; THENCE N 89°56'39" W, 202.57 FEET; THENCE N 00°32'21" E, 298.93 FEET TO A POINT ON THE APPROXIMATE THREAD OF THE PITHLACHASCOTEE RIVER; THENCE THE FOLLOWING COURSES ALONG SAID APPROXIMATE THREAD OF THE PITHLACHASCOTEE RIVER N 23°02'53" E, A DISTANCE OF 29.37 FEET; THENCE S 86°03'12" E, A DISTANCE OF 12.10 FEET; THENCE S 29°26'27" E, A DISTANCE OF 11.07 FEET; THENCE S 15°05'54" E, A DISTANCE OF 27.56 FEET; THENCE S 07°43'48" W, A DISTANCE OF 33.66 FEET; THENCE S 09°34'15" W, A DISTANCE OF 22.86 FEET; THENCE S 56°57'31" E, A DISTANCE OF 12.14 FEET; THENCE S 65°41'55" E, A DISTANCE OF 12.31 FEET; THENCE N 87°57'22" E, A DISTANCE OF 23.68 FEET; THENCE N 62°24'21" E, A DISTANCE OF 75.63 FEET; THENCE N 67°04'13" E, A DISTANCE OF 64.56 FEET; THENCE S 86°26'58" E, A DISTANCE OF 15.72 FEET; THENCE N 57°23'54" E, A DISTANCE OF 27.82 FEET; THENCE N 16°43'56" E, A DISTANCE OF 52.57 FEET; THENCE N 26°27'29" E, A DISTANCE OF 55.20 FEET; THENCE N 16°49'22" E, A DISTANCE OF 46.99 FEET; THENCE N 48°52'34" E, A DISTANCE OF 19.59 FEET; THENCE S 68°35'20" E, A DISTANCE OF 13.26 FEET; THENCE S 38°47'42" E, A DISTANCE OF 26.67 FEET; THENCE S 53°39'44" E, A DISTANCE OF 14.74 FEET; THENCE N 79°11'40" E, A DISTANCE OF 27.82 FEET; THENCE S 58°45'12" E, A DISTANCE OF 18.07 FEET; THENCE S 42°15'16" E, A DISTANCE OF 20.69 FEET; THENCE S 12°47'02" E, A DISTANCE OF 11.56 FEET; THENCE S 60°35'18" E, A DISTANCE OF 6.64 FEET; THENCE N 56°13'52" E, A DISTANCE OF 14.89 FEET; THENCE N 28°50'40" E, A DISTANCE OF 36.42 FEET; THENCE N 00°16'38" E, A DISTANCE OF 23.10 FEET; THENCE N 13°32'32" W, A DISTANCE OF 17.01 FEET; THENCE N 39°12'32" W, A DISTANCE OF 11.82 FEET; THENCE N 65°48'35" W, A DISTANCE OF 21.12 FEET; THENCE N 28°53'02" W, A DISTANCE OF 35.29 FEET; THENCE N 19°20'48" E, A DISTANCE OF 24.30 FEET; THENCE N 34°52'23" E, A DISTANCE OF 24.99 FEET; THENCE N 69°22'00" E, A DISTANCE OF 27.74 FEET; THENCE N 41°04'52" E, A DISTANCE OF 26.68 FEET; THENCE N 70°42'51" E, A DISTANCE OF 33.29 FEET; THENCE N 43°24'04" E, A DISTANCE OF 13.23 FEET; THENCE N 17°17'03" E, A DISTANCE OF 26.67 FEET; THENCE N 12°59'43" W, A DISTANCE OF 30.81 FEET; THENCE N 17°09'43" W, A DISTANCE OF 11.76 FEET; THENCE N 06°39'46" W, A DISTANCE OF 35.37 FEET; THENCE N 28°34'28" E, A DISTANCE OF 34.62 FEET; THENCE S 89°41'47" E, A DISTANCE OF 56.89 FEET; THENCE S 29°20'22" E, A DISTANCE OF 34.71 FEET; THENCE S 75°39'28" E, A DISTANCE OF 29.32 FEET; THENCE N 69°11'03" E, A DISTANCE OF 23.04 FEET; THENCE N 17°00'30" E, A DISTANCE OF 29.24 FEET; THENCE N 26°29'00" W, A DISTANCE OF 82.92 FEET; THENCE N 52°58'32" W, A DISTANCE OF 5.97 FEET; THENCE N 13°12'04" W, A DISTANCE OF 8.96 FEET; THENCE N 26°34'24" E, A DISTANCE OF 5.31 FEET; THENCE N 44°10'16" E, A DISTANCE OF 42.68 FEET; THENCE N 62°04'16" E, A DISTANCE OF 52.30 FEET; THENCE N 71°15'13" E, A DISTANCE OF 88.28 FEET; THENCE N 12°04'22" E, A DISTANCE OF 27.48 FEET; THENCE N 47°06'46" W, A DISTANCE OF 25.72 FEET; THENCE N 08°36'52" W, A DISTANCE OF 7.47 FEET; THENCE N 29°53'03" E, A DISTANCE OF 16.81 FEET; THENCE N 72°52'06" E, A DISTANCE OF 47.73 FEET; THENCE S 64°08'51" E, A DISTANCE OF 2.37 FEET; THENCE S 36°32'16" E, A DISTANCE OF 64.01 FEET; THENCE S 08°42'02" W, A DISTANCE OF 24.23 FEET; THENCE S 41°40'15" E, A DISTANCE OF 37.09 FEET; THENCE N 71°11'23" E, A DISTANCE OF 36.48 FEET; THENCE S 00°18'14" W, 232.10 FEET; THENCE S 37°11'16" E, 496.01 FEET; THENCE N 51°28'07" E, 469.98 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF LITTLE ROAD; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE NORTHEAST 521.56 FEET, SAID CURVE HAVING A RADIUS OF 1260.00 FEET A CENTRAL ANGLE OF 23°43'00", A CHORD OF 517.84 FEET BEARING S 50°23'35" E TO A POINT; THENCE S 62°15'06" E, 341.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.16 ACRES MORE OR LESS

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY GRANT TO THE PERPETUAL USE OF PASCO COUNTY, FLORIDA, AN EASEMENT FOR INGRESS AND EGRESS OVER ALL AREAS DESIGNATED ON THE PLAT AS ROADWAYS, UTILITY, DRAINAGE, CONSERVATION, AND OTHER EASEMENT AREAS FOR THE USE OF EMERGENCY, UTILITY PROVIDER AND GOVERNMENT BUSINESS ONLY. THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, TRACT "F" (LIFT STATION) AS SHOWN HEREON AND THE FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO AND TRACT "L" (ADDITIONAL RIGHT-OF-WAY) AS SHOWN HEREON. IT IS EXPRESSLY NOT INTENDED THAT ANY RIGHT, TITLE OR INTEREST IN ANY TRACTS OR EASEMENTS WHICH ARE IDENTIFIED AS SUCH AS SHOWN HEREON BE DEDICATED, GRANTED, CONVEYED OR ASSIGNED, EXCEPT AS SPECIFICALLY SET FORTH HEREIN OR IN ANY SUBSEQUENT INSTRUMENT THAT MIGHT BE PREPARED, EXECUTED, DELIVERED AND RECORDED BY THE UNDERSIGNED, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVE THAT TITLE TO ANY IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO PASCO COUNTY, FLORIDA, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS IS THE 9 DAY OF NOVEMBER, A.D., 2004

OWNER: D.R. HORTON, INC., A DELAWARE CORPORATION

SIGN: [Signature]
DAVID V. AULD PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS SIGN: [Signature]
PRINTED NAME: RICHARD B. LADD

WITNESS SIGN: [Signature]
PRINTED NAME: KIM HOWARD

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 2004 by DAVID V. AULD, President of D.R. HORTON, INC., A DELAWARE CORPORATION on behalf of the corporation. he is personally known to me or has produced _____ as identification.

WITNESS MY HAND AND OFFICIAL SEAL AT _____, COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

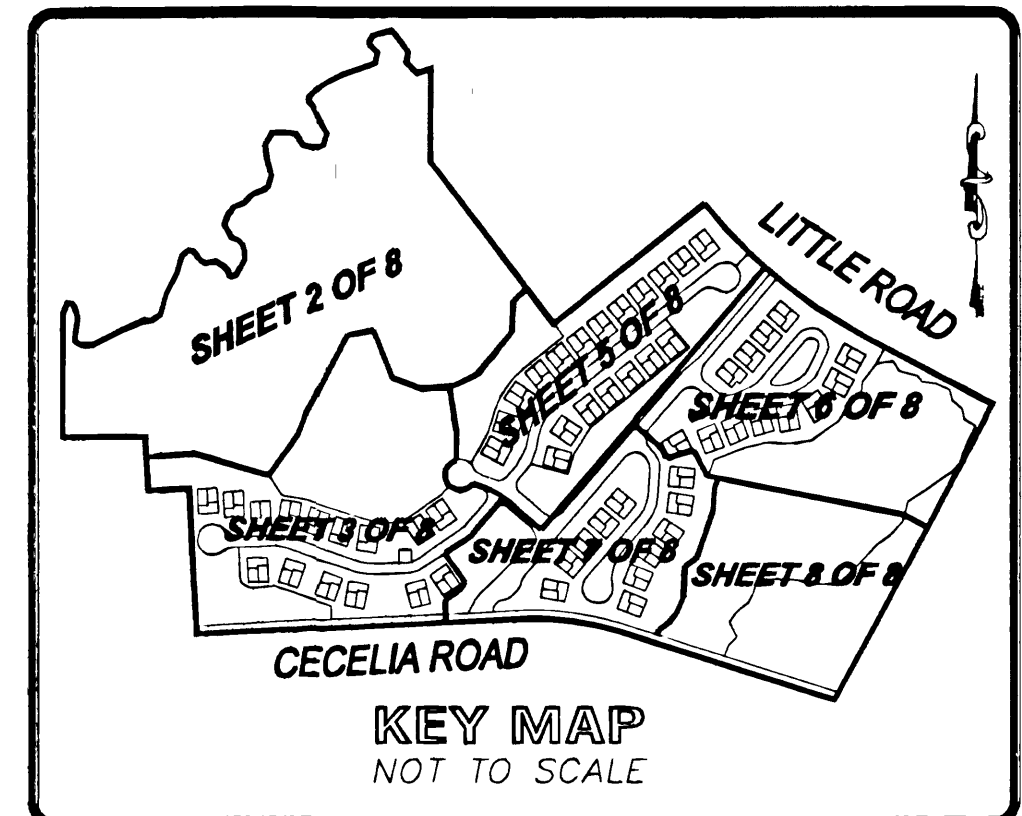
MY COMMISSION EXPIRES _____

NOTARY PUBLIC STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF NOVEMBER, 2004 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

[Signature]
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF)

I, Xiaohu Liu, of Fidelity National TITLE INSURANCE COMPANY, 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 THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE 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, 2003 HAVE BEEN PAID.

THIS IS THE 8th DAY OF November, A.D., 2004

BY: [Signature]

PRINT NAME: Xiaohu Liu

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

REVIEWED FOR COMPLIANCE WITH CHAPTER 177, PART 1 OF THE FLORIDA STATUTES ON THIS THE 16TH DAY OF NOVEMBER 2004

SIGN: [Signature]
PRINTED NAME: HARDOOWAR SINGH

STATE OF FLORIDA SURVEYOR AND MAPPER # 4-675

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 30 DAY OF NOVEMBER, 2004 A.D. IN PLAT BOOK 51, PAGE(S) 86-93

[Signature]
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 9 DAY OF NOVEMBER 2004

[Signature]
SURVEYOR'S NAME: BRETT A. MOSCOVITZ
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No.5011
CERTIFICATE OF AUTHORIZATION NO. 6393

NOTICE

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

