

38/80

# LEXINGTON OAKS, VILLAGE 13, UNIT 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 13, a subdivision of land lying within Section 10, Township 26 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 10; thence along the East line of said Section 10, S00°25'53"W, for 2780.94 feet; thence leaving said East line, N89°34'07"W, for 67.49 feet to the POINT OF BEGINNING, said point also being the point of intersection with a non-tangent curve concave to the North; thence Westerly along the arc of said curve with a radial bearing N11°53'31"W, and having a radius of 1880.00 feet, a central angle of 06°25'34", an arc length of 210.86 feet and a chord bearing S81°19'16"W, for 210.75 feet to the point of reverse curvature with a curve concave to the South; thence Westerly along the arc of said curve, having a radius of 1320.00 feet, a central angle of 05°44'19", an arc length of 132.21 feet and a chord bearing S81°39'53"W, for 132.15 feet to the point of reverse curvature with a curve concave to the Northeast; thence Westerly along the arc of said curve, having a radius of 20.00 feet, a central angle of 82°33'39", an arc length of 28.82 feet and a chord bearing N59°55'27"W, for 26.39 feet to the point of intersection with a non-tangent line; thence S81°11'57"W, for 50.75 feet to the point of intersection with a non-tangent curve concave to the Northwest; thence Southerly along the arc of said curve with a radial bearing S71°21'23"W, and having a radius of 20.00 feet, a central angle of 93°34'20", an arc length of 32.66 feet and a chord bearing S28°08'33"W, for 29.15 feet to the point of reverse curvature with a curve concave to the South; thence Westerly along the arc of said curve, having a radius of 1320.00 feet, a central angle of 09°44'21", an arc length of 224.38 feet and a chord bearing S70°03'33"W, for 224.11 feet to the point of reverse curvature with a curve concave to the Northwest; thence Southwesterly along the arc of said curve, having a radius of 1940.00 feet, a central angle of 03°08'37", an arc length of 106.44 feet and a chord bearing S66°45'40"W, for 106.43 feet to the point of intersection with a non-tangent line; thence N17°10'24"W, for 298.79 feet; thence N08°24'09"E, for 266.06 feet; thence N03°33'20"E, for 91.51 feet; thence N08°05'34"W, for 91.80 feet; thence N19°41'22"W, for 91.80 feet; thence N31°17'10"W, for 91.80 feet; thence N42°52'58"W, for 91.80 feet; thence N54°38'24"W, for 100.71 feet; thence N62°53'26"W, for 83.99 feet; thence North, for 31.58 feet; thence N81°29'40"E, for 80.42 feet; thence S78°46'42"E, for 64.54 feet; thence N76°32'26"E, for 40.79 feet; thence N52°11'32"E, for 71.18 feet; thence N59°16'39"E, for 67.11 feet; thence N08°59'43"E, for 84.47 feet; thence S78°21'46"E, for 107.66 feet to the point of intersection with a non-tangent curve concave to the Southeast; thence Northerly along the arc of said curve with a radial bearing S76°38'56"E, and having a radius of 535.00 feet, a central angle of 41°08'08", an arc length of 384.10 feet and a chord bearing N33°55'08"E, for 375.91 feet to the point of compound curvature with a curve concave to the South; thence Northeasterly along the arc of said curve, having a radius of 215.00 feet, a central angle of 48°12'54", an arc length of 180.93 feet and a chord bearing N78°35'40"E, for 175.63 feet to the point of tangency; thence S77°17'53"E, for 33.71 feet; thence S08°27'33"E, for 73.31 feet; thence S57°49'27"E, for 93.96 feet; thence S44°54'01"E, for 162.37 feet; thence S28°24'46"E, for 59.01 feet; thence S00°31'01"W, for 996.34 feet; thence S18°38'37"E, for 109.24 feet to the POINT OF BEGINNING and containing 24.46 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. Tract "A" is not dedicated to the Public. Legal title to said Tract shall be conveyed from Pulte Home to the District.

This the 23<sup>rd</sup> day of DECEMBER, A.D., 1999

## PULTE HOME CORPORATION - OWNER:

R. Scott Griffith  
R. Scott Griffith  
Attorney-In-Fact

William L. Bullock  
Witness, WILLIAM L. BULLOCK

Sabrina Smith  
Witness, SABRINA SMITH

H. Douglas Tripp, II  
H. Douglas Tripp, II  
Attorney-In-Fact

William L. Bullock  
Witness, WILLIAM L. BULLOCK

Sabrina Smith  
Witness, SABRINA SMITH

## LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT:

Stephen M. Bennett  
Stephen M. Bennett  
Chairman

William L. Bullock  
Witness, WILLIAM L. BULLOCK

Sabrina Smith  
Witness, SABRINA SMITH

## ACKNOWLEDGMENTS:

STATE OF FLORIDA

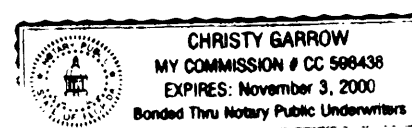
COUNTY OF HILLSBOROUGH

I hereby certify on this 23<sup>rd</sup> day of December, 1999, 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.

Christy Garrow  
Notary Public, State of Florida at Large

My Commission expires:  
Commission Number:



## ACKNOWLEDGMENTS:

STATE OF FLORIDA

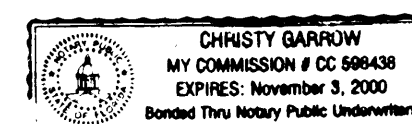
COUNTY OF HILLSBOROUGH

I hereby certify on this 23<sup>rd</sup> day of December, 1999, before me appeared, H. Douglas Tripp, II, 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 Garrow  
Notary Public, State of Florida at Large

My Commission expires:  
Commission Number:



NOTE: 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.  
2. On all corner lots, nothing shall be erected, placed or planted with the clear site triangle. See detail on this sheet.

## ACKNOWLEDGMENTS:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I hereby certify on this 23<sup>rd</sup> day of December, 1999, 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 Garrow  
Notary Public, State of Florida at Large

My Commission expires:  
Commission Number:



## MORTGAGEE:

Specialty Restaurants Corporation, A California Corporation

David C. Tallichet Jr.  
David C. Tallichet Jr., President

Robert Waldman  
Witness Robert Waldman

Judith P. McMahon  
Witness Judith P. McMahon

## ACKNOWLEDGMENTS:

STATE OF CALIFORNIA

COUNTY OF ANAHEIM

I hereby certify on this 17<sup>th</sup> day of DECEMBER, 1999, before me appeared, David C. Tallichet Jr., President, Specialty Restaurants Corporation, personally known to me to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed, and did not take an oath.

Witness my hand and official seal, the day and year aforesaid.

Agnette M. Kellum  
Notary Public, State of California at Large

My Commission Expires: 2-27-02  
Commission Number: 1173010

## CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, Carl Atkins on behalf of Lawyers 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 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 1998, have been paid.

This 23<sup>rd</sup> day of December, A.D., 1999.

By: Carl Atkins  
Carl Atkins

## 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<sup>rd</sup> day of DECEMBER, 2000, A.D. in Plat Book 25, Pages 51, 52.

Ernie Spear  
Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on FEBRUARY 1, 2000, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Pat McNamee  
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 26<sup>th</sup> day of January, 2000.

Willie Mae Bat  
Professional Surveyor and Mapper,  
State of Florida, No. 3392

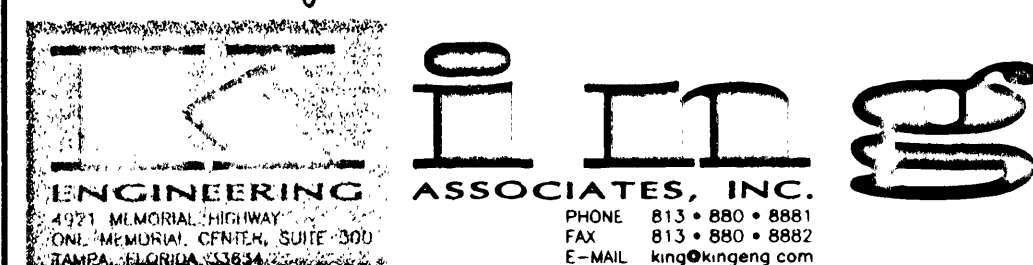
## SURVEYOR'S CERTIFICATE:

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).

KING ENGINEERING ASSOCIATES, INC.

DECEMBER 3, 1999  
Date

Vincent G. King  
Professional Surveyor and Mapper,  
State of Florida, No. 5498



3109-133-000.433

SHEET 1 OF 3