

NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 33, 34 AND 35, ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61 LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

That part of TRACTS 25, 26, 27, 28, 33, 34 and 35, according to the map or plat of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, lying in Section 2, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the North 1/4 corner of said Section 2, run thence along the East boundary of the Northwest 1/4 of said Section 2, S.00°17'47"W., 655.32 feet to the Northeast corner of the aforesaid TRACT 28, also being the Southeast corner of TRACT 15, according to the aforesaid plat of PORT RICHEY LAND COMPANY SUBDIVISION; thence along the Northernly boundary of said TRACT 28 and the Southernly boundary of said TRACT 15, N.89°26'43"W., 72.14 feet to a point on the Westernly boundary of the right-of-way for Little Road, according to Pasco County Right of Way Map Little Road Phase III C, as recorded in Official Records Book 899, Page 213, of the Public Records of Pasco County, Florida, also being the POINT OF BEGINNING; thence along said Westernly boundary of the right-of-way for Little Road, the following three (3) courses: 1) S.02°12'08"W., 535.13 feet; 2) S.00°17'31"W., 786.28 feet; 3) S.00°38'29"E., 914.37 feet; thence N.89°53'55"W., 757.94 feet; thence N.00°06'00"E., 139.27 feet; thence N.04°04'14"W., 50.00 feet to a point on a curve; thence Westerly, 62.11 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 10°56'56" (chord bearing S.80°27'18"W., 62.01 feet) to a point of reverse curvature; thence Westerly, 72.57 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 15°07'11" (chord bearing S.82°32'25"W., 72.36 feet) to a point of tangency; thence N.89°54'00"W., 213.50 feet; thence N.00°06'00"E., 63.55 feet; thence N.89°54'00"W., 76.53 feet to a point on a curve; thence Northerly, 61.69 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 12°51'14" (chord bearing N.15°38'16"E., 61.56 feet) to a point of tangency; thence N.22°03'53"E., 70.71 feet to a point of curvature; thence Northerly, 124.59 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 21°57'53" (chord bearing N.11°04'57"E., 123.83 feet) to a point of tangency; thence N.00°06'00"E., 97.97 feet to a point of curvature; thence Northerly, 140.86 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 29°20'50" (chord bearing N.14°46'25"E., 139.32 feet) to a point of reverse curvature; thence Northerly, 166.47 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 29°20'50" (chord bearing N.14°46'25"E., 164.65 feet) to a point of tangency; thence N.00°06'00"E., 199.11 feet to a point of curvature; thence Northerly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°06'00"E., 28.28 feet) to a point of tangency; thence S.89°54'00"E., 4.54 feet to a point of curvature; thence Easterly, 429.98 feet along the arc of a curve to the right having a radius of 775.00 feet and a central angle of 47°18" (chord bearing S.74°00'21"E., 424.48 feet) to a point of compound curvature; thence Southwesterly, 27.59 feet along the arc of a curve to the right having a radius of 875.00 feet and a central angle of 01°48'24" (chord bearing S.57°12'30"E., 27.59 feet); thence N.33°41'42"E., 50.00 feet to a point on a curve; thence Northwesterly, 29.17 feet along the arc of said curve to the left having a radius of 925.00 feet and a central angle of 01°48'24" (chord bearing N.57°12'30"W., 29.16 feet) to a point of compound curvature; thence Northwesterly, 56.65 feet along the arc of a curve to the left having a radius of 825.00 feet and a central angle of 03°56'04" (chord bearing N.60°04'44"W., 56.64 feet); thence N.00°06'00"E., 690.58 feet; thence N.89°54'00"W., 100.00 feet to a point of curvature; thence Southwesterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.45°06'00"W., 28.28 feet); thence N.89°54'00"W., 50.00 feet to a point on a curve; thence Northwesterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.44°54'00"W., 28.28 feet); thence N.00°06'00"E., 50.00 feet; thence S.89°54'00"E., 45.00 feet; thence N.00°06'00"E., 120.00 feet; thence N.89°54'00"W., 50.00 feet; thence N.00°06'00"E., 170.00 feet; thence S.89°54'00"E., 30.00 feet; thence N.00°06'00"E., 120.00 feet; thence N.11°00'07"W., 15.29 feet; thence N.00°13'19"E., 17.00 feet to the Southeast corner of SHADY ACRES, according to the plat thereof, as recorded in Plat Book 5, Page 70, of the Public Records of Pasco County, Florida; thence along the Easternly boundary of said SHADY ACRES, continue N.00°13'19"E., 14.38 feet to the Southwest corner of the aforesaid TRACT 16; thence along the Southernly boundary of said TRACT 16 and the aforesaid Southernly boundary of TRACT 15, S.89°26'43"E., 809.28 feet to the POINT OF BEGINNING.

Containing 44.021 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

LEN-MEDLEY AT NEW PORT CORNERS, LLC, a Florida limited liability company (the "LEN-MEDLEY"), as the fee simple owner of TRACT "C-1", and CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership, authorized to do business in the State of Florida (the "CAL"), as the fee simple owner of all lands LESS AND EXCEPT TRACT "C-1", (collectively the Owners), hereby states and declares that they are the fee simple owners of the lands referred to as New Port Corners Phases 1B-1 ACTIVE ADULT, as described in the legal description which is a part of this plat and makes the following dedications:

- 1) CAL hereby grants, conveys and dedicates to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes (the "District") TRACT "A-1A" (CDD Right-of-Way) as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tract.
2) CAL hereby reserves fee title to TRACTS "B-1A", "B-2", "B-3", "B-13" and "B-14", as shown hereon for conveyance by the Owner to the District, by separate instrument, subsequent to the recording of this plat. TRACTS "B-1A", "B-2", "B-13" and "B-14", shall be maintained by owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the District for such purposes from and after such conveyance.
3) CAL hereby reserves fee title to TRACT "A-1B" [(HOA) Ingress-Egress Easement] as shown hereon, for conveyance by the Owner to the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation (the "HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. TRACT "A-1B", shall be maintained by the Owner for the purposes stated hereon until such conveyance occurs, and shall be maintained by the Association for such purposes from and after such conveyance.
4) LEN-MEDLEY hereby reserves fee title to TRACT "C-1" as shown hereon and shall be maintained by the Owner.
5) CAL hereby grants and conveys to the Association a non-exclusive easement over all (HOA) Golf Cart Path Ingress-Egress Easements, as shown and depicted on this plat, for golf cart and pedestrian ingress and egress, and for the Association's access, operation, maintenance, and repair of paved surfaces and/or related improvements therein. As evidenced by its execution of this plat the Association accepts this conveyance and agrees to maintain the foregoing easements.
6) CAL hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements and (CDD) Side Yard Drainage/Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing easements.
7) CAL hereby grants, conveys and dedicates to the Pasco County, Florida ("the County"), a perpetual easement for ingress and egress over and across TRACT "A-1A" (CDD Right-of-Way) and TRACT "A-1B" [(HOA) Ingress-Egress Easement], as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
8) CAL hereby grants, conveys and dedicates to the County TRACT "Z-1" (Public) Pump Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACT "Z-1" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-1" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
9) CAL hereby grants, conveys and dedicates to the County the (Public) Reclaimed Water Meter Easement as shown and depicted on this plat, for the operation, maintenance and repair of a reclaimed water meter.
10) CAL hereby grants, conveys and dedicates to the County and all providers of law enforcement, fire, emergency medical, other similar governmental and quasi-governmental emergency services and appropriate utility entities, a non-exclusive access easement over and across the Emergency Access Easement as shown hereon for ingress and egress for the performance of their duties in the event of an emergency. In the event of any accident, blockage or other emergency, at the request of emergency services providers, the Emergency Access Easement shall remain open to the residents and their invitees until traffic flow is restored. The District shall be responsible for maintaining the easement at all times so that it can be used in the event of an emergency.
11) Owners do hereby grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
12) Owners do hereby grant, convey and dedicate to the perpetual use of the public and the County all utility easements, improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their respective successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
13) Owners further do hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
14) Owners hereby reserve for themselves and their successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
15) Owners do hereby grant and reserve unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.
16) Owners hereby grant to Duke Energy Florida, LLC, its parent entity (or entity controlling both entities), its respective subsidiaries or affiliate entities and its successors and assigns, forever, non-exclusive easements over all utility easements shown and designated on this plat for the construction, operation, maintenance, repair or replacement of any and all necessary fixtures for the distribution of electricity. Such construction, operation, maintenance, repair and replacement expressly includes a non-exclusive access easement over and across rights-of-way necessary to access their easement.

OWNER: CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership, authorized to do business in the State of Florida By: Cal Hearthstone PBL0 GP, LLC, a Delaware limited liability company, General Partner By: Cal Hearthstone Public Builder Lot Option, LLC, a Delaware Limited Liability Company, Sole member By: Hearthstone Professionals-CS, LP., a Delaware Limited Partnership, Manager By: Hearthstone, Inc., a California Corporation, General Partner

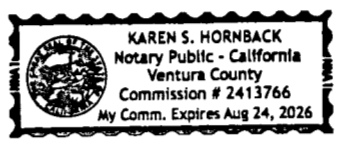
By: Steven C. Porath Its: Authorized Representative Witness: Cirira Maystruk Printed Name Witness: Ruoxue Schwartz Printed Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF LOS ANGELES On March 31, 2025, before me, Karen Stoenbeck, Notary Public, personally appeared Steven C. Porath who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Karen Stoenbeck Signature of Notary Public

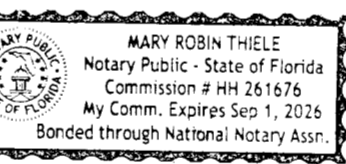


OPTIONAL Completing this information can alter alteration of the document or fraudulent reattachment of this form to an unintended document. Description of Attached Document: New Port Corners - Myla Plat. Document Date: Number of Pages: 11. Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s): Signer's Name: Steven C. Porath. Signer is Representing: [ ]

OWNER: LEN-MEDLEY AT NEW PORT CORNERS, LLC, a Florida limited liability company, as the owner of TRACT "C-1" By: Lenmar Homes, LLC, a Florida limited liability company, its manager By: Keith Malcuit, as Vice President of Lenmar Homes, LLC. Witness: Alexandra Malcuit Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough I hereby certify on this 2nd day of April, 2025, before me personally appeared by means of physical presence, Keith Malcuit, as Vice President of Lenmar Homes, LLC, as manager of LEN-MEDLEY AT NEW PORT CORNERS, LLC, a Florida limited liability company, [X] personally known to me or [ ] who has produced as identification, who has identified themselves as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid. My Commission expires: Sept 1, 2026 Commission Number: HH 201676

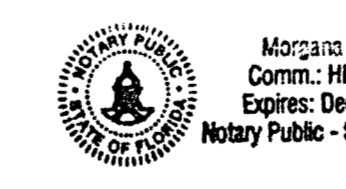


CERTIFICATE OF ACCEPTANCE OF NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT The dedication to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes, was accepted at an open meeting of New Port Corners Community Development District by their Board of Supervisors this 2nd day of April, 2025, and hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: Kelly Evans, as Chairperson Witness: Paul Beckert Printed Name Witness: Lori Campagna Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough I hereby certify on this 2nd day of April, 2025, before me personally appeared by means of physical presence, Kelly Evans, as Chairperson of New Port Corners Community Development District, [X] personally known to me or [ ] who has produced as identification, who has identified themselves as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid. My Commission expires: Dec. 4, 2027 Commission Number: HH469930



CERTIFICATE OF ACCEPTANCE of the Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation Medley at New Port Corners Community Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyances and maintenance responsibilities as shown hereon.

By: Lori Campagna Witness: Kelly Evans Printed Name Witness: Paul Beckert Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough I hereby certify on this 2nd day of April, 2025 before me personally appeared by means of physical presence, Lori Campagna, as President of Medley at New Port Corners Community Association, Inc., [X] personally known to me or [ ] who has produced as identification, who has identified themselves as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid. My Commission expires: Dec. 4, 2027 Commission Number: HH 469930



PROPERTY INFORMATION

STATE OF FLORIDA ) ) COUNTY OF PASCO )

We, Lennar Title Inc., a Maryland corporation, as Agent for North American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, NATIC File No. 2023-02776-FL and based on said report find that the title of the property is vested in CAL-HEARTHSTONE LOT OPTION POOL 03, LP., a Delaware limited partnership and Len-Medley At New Port Corners, LLC, a Florida limited liability company, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, NATIC File 2023-02776-FL.

This the 1st day of April, 2025

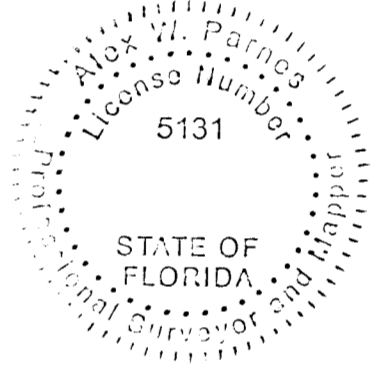
Lennar Title Inc., a Maryland corporation By: Catherine P. Mueller, Esq. Title: Vice President

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 3rd day of April, 2025

Alex W. Parnes, Pasco County Surveyor Florida Professional Surveyor and Mapper No. 5131



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 22nd day of April, 2025, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Heather Stanley, Chairman of the Board of County Commissioners

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 the 22nd day of April, 2025, in Plat Book 98, Page(s) 31-41.

Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

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, and that Permanent Reference Monuments (P.R.M.'s) were set on the 21st day of October, 2024, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 10th day of March, 2025.

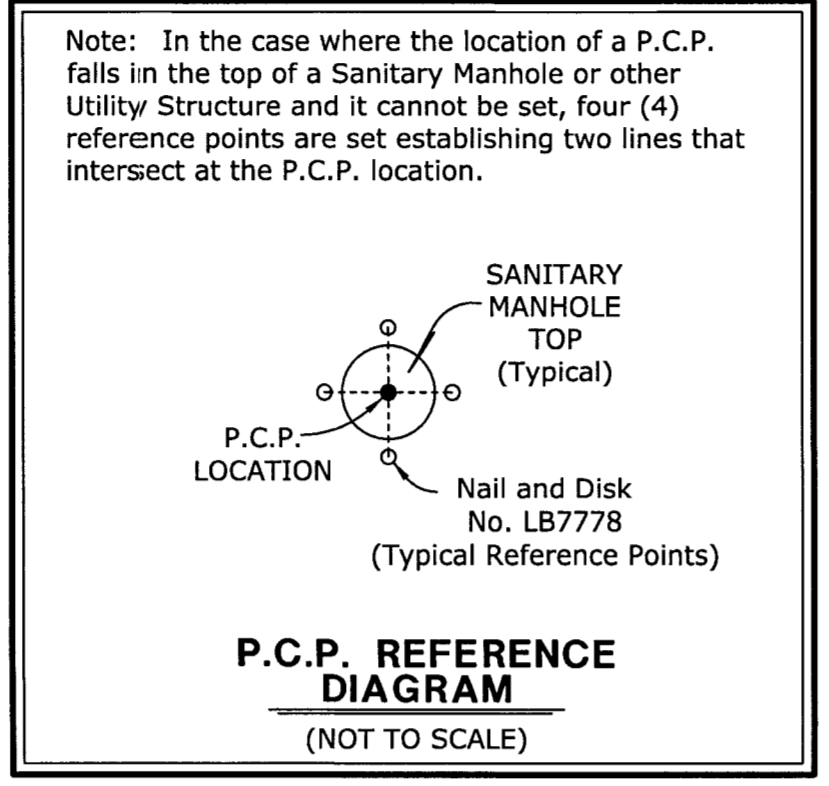
AMERRITT, INC. 3010 W. Azele Street, Suite 150 Tampa, Florida 33609

Arthur W. Merritt Professional Land Surveyor No. LS4498 Certificate of Authorization No. LB7778



# NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 33, 34 AND 35,  
 ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61  
 LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA



**SURVEYOR'S NOTES:**

- The lands within this plat have restrictions for a 55+ community mobility and impact fees. (Pasco County, Florida Land Development Code Chapter 1301.1 and FS 163.31801, including Form 1302.1-A/B) and are subject to the Declaration of Covenants and Restrictions, as recorded in Official Records Book 11097, Page 2909 of the Public Records of Pasco County, Florida, as may be amended.

The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.

**NOTE:**  
 A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

**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.

**NOTE:**  
 All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

**NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')**

TRACT DESIGNATION TABLE		
TRACT	DESIGNATION	ACREAGE
TRACT "A-1A"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	0.702 Ac.±
TRACT "A-1B"	(HOA) INGRESS-EGRESS EASEMENT; (CDD) DRAINAGE EASEMENT; (PUBLIC) UTILITY EASEMENT	6.041 Ac.±
TRACT "B-1A"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE; (HOA) GOLF CART PATH INGRESS-EGRESS EASEMENT; (PUBLIC) EMERGENCY ACCESS EASEMENT	2.226 Ac.±
TRACT "B-2"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE	0.532 Ac.±
TRACT "B-3"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.103 Ac.±
TRACT "B-13"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE	1.982 Ac.±
TRACT "B-14"	(CDD) DRAINAGE, LANDSCAPE AREA AND OPEN SPACE	8.718 Ac.±
TRACT "C-1"	AMENITY AREA	5.095 Ac.±
TRACT "Z-1"	(PUBLIC) PUMP STATION SITE	0.073 Ac.±

# NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

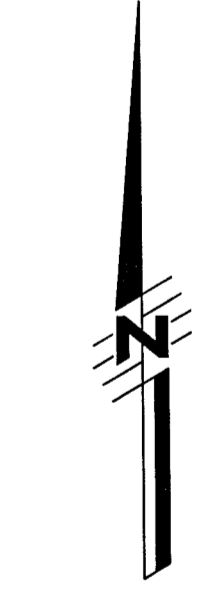
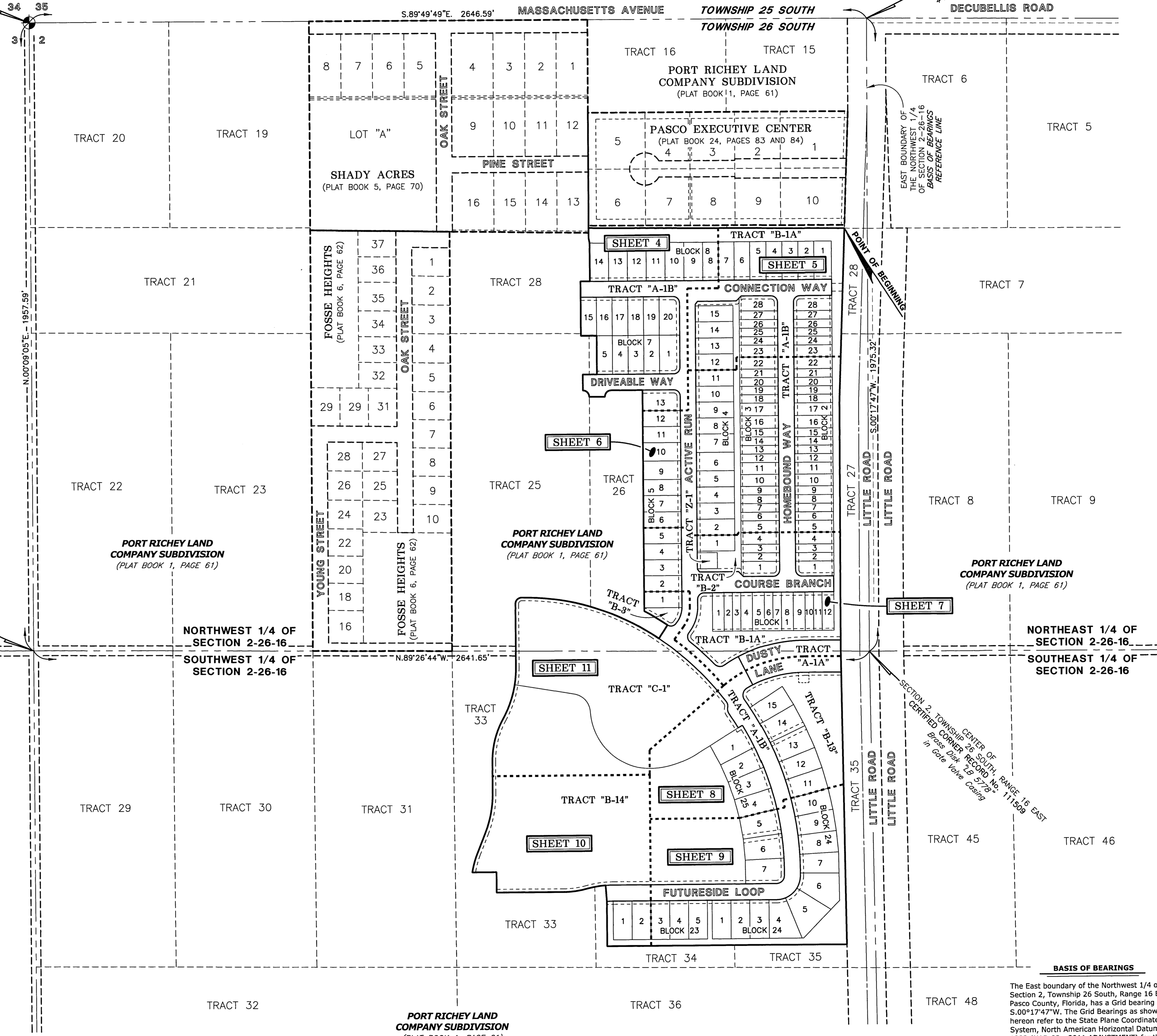
A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 33, 34 AND 35,  
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NORTHWEST CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST  
 CERTIFIED CORNER RECORD No. 076530  
 Concrete Monument & Disk #4518  
 in 8" Water Meter Box

POINT OF COMMENCEMENT  
 NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST  
 CERTIFIED CORNER RECORD No. 111507  
 4"x4" Concrete Monument "LB 6734"

WEST 1/4 CORNER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST  
 CERTIFIED CORNER RECORD No. 060568  
 PK Nail and Disk "PCSD"

CENTER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST  
 CERTIFIED CORNER RECORD No. 111509  
 Brass Disk 2.9" x 2.78" in Gate Valve Ceiling



SCALE: 1" = 160'  
 0 160 320  
 SCALE IN FEET

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

### KEY SHEET

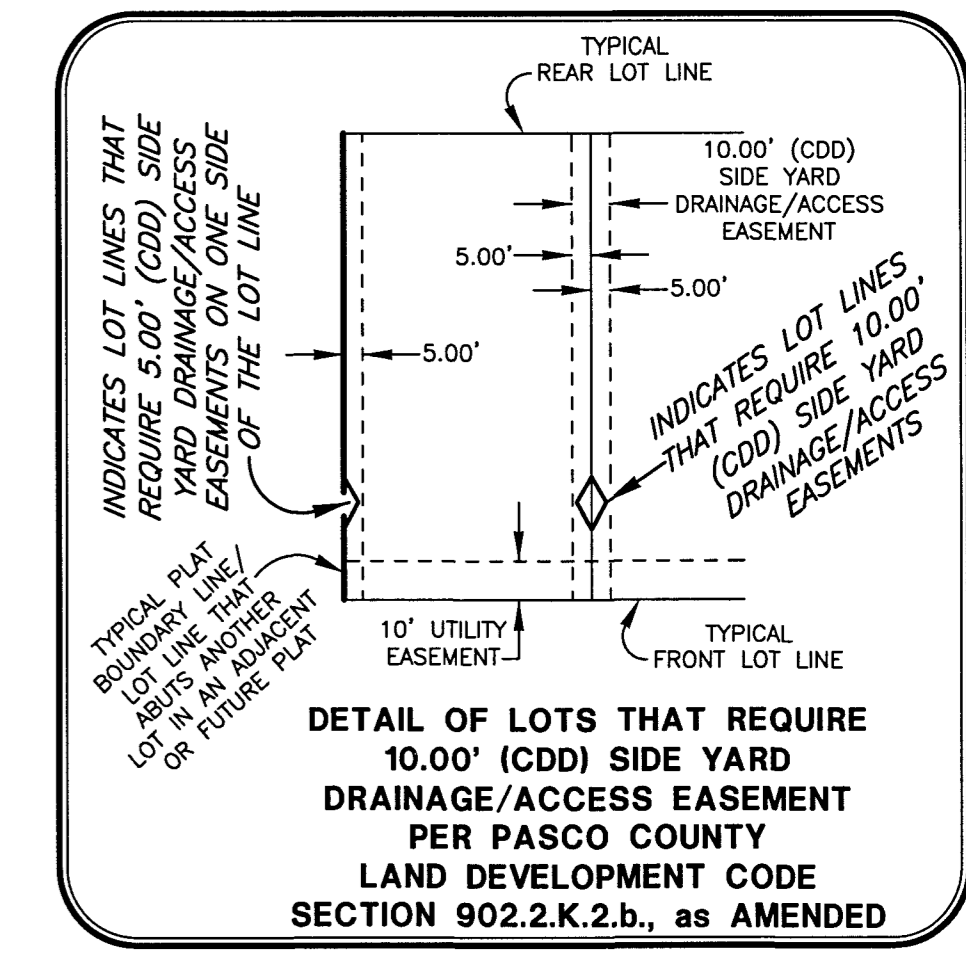
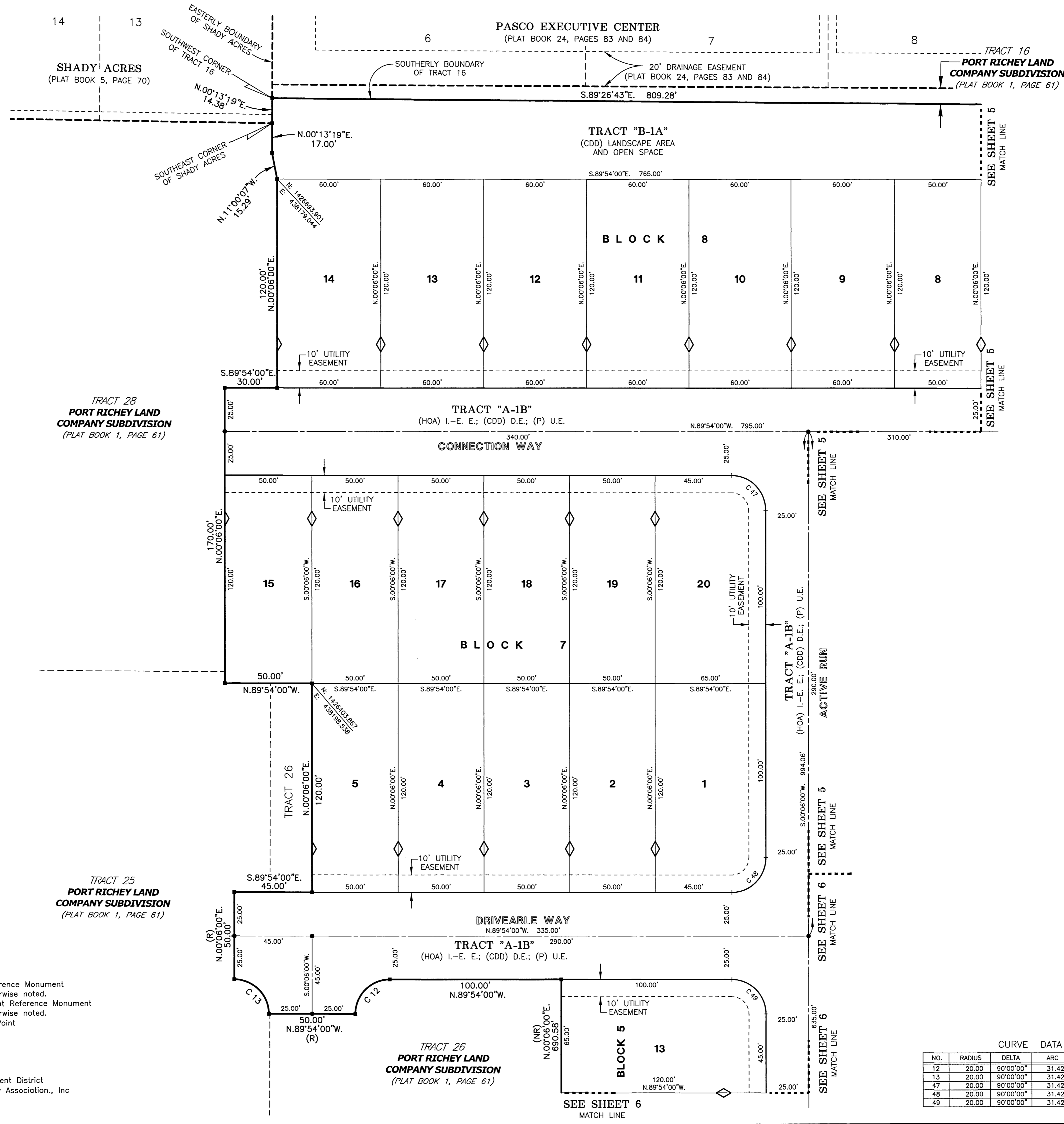
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

**BASIS OF BEARINGS**  
 The East boundary of the Northwest 1/4 of Section 2, Township 26 South, Range 16 East, Pasco County, Florida, has a Grid bearing of S.00°17'47"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

# NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

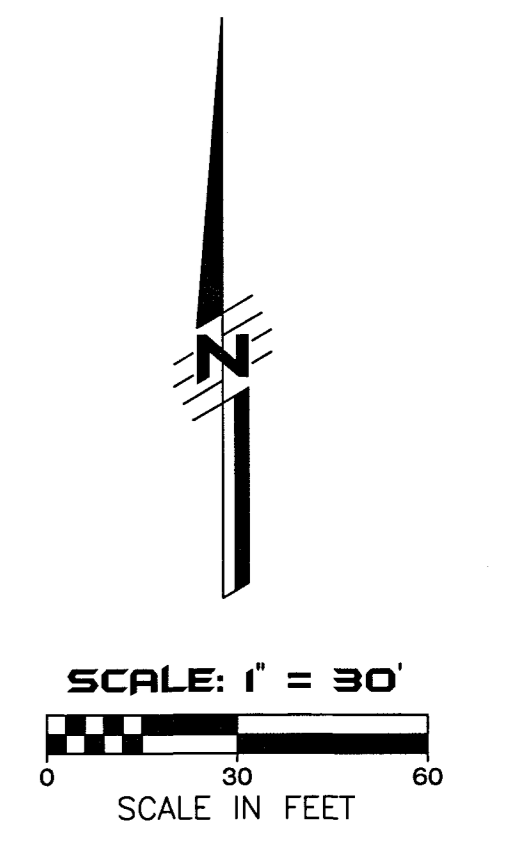
A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 33, 34 AND 35,  
 ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61  
 LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - New Port Corners Community Development District
  - (HOA) - Medley at New Port Corners Community Association, Inc
  - I.-E. E. - Ingress-Egress Easement
  - D.E. - Drainage Easement
  - (P) U.E. - (Public) Utility Easement

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
12	20.00	90°00'00"	31.42	28.28	S.45°06'00"W.
13	20.00	90°00'00"	31.42	28.28	N.44°54'00"W.
47	20.00	90°00'00"	31.42	28.28	S.44°54'00"E.
48	20.00	90°00'00"	31.42	28.28	S.45°06'00"W.
49	20.00	90°00'00"	31.42	28.28	S.44°54'00"E.



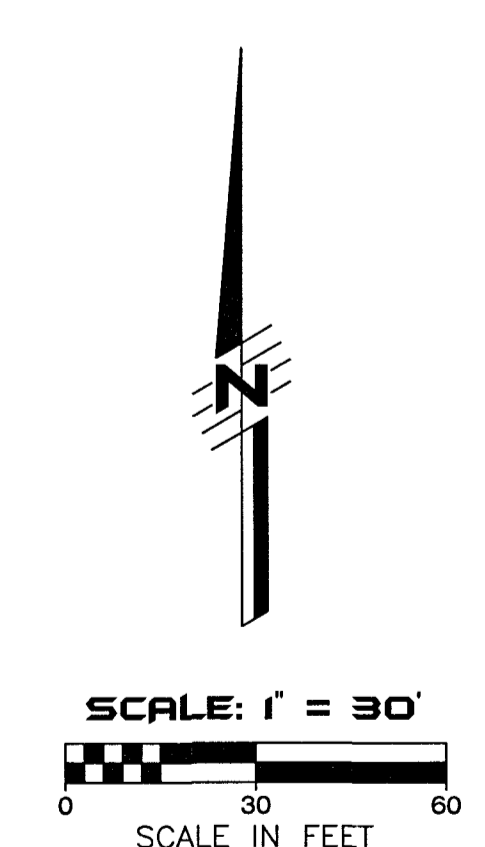
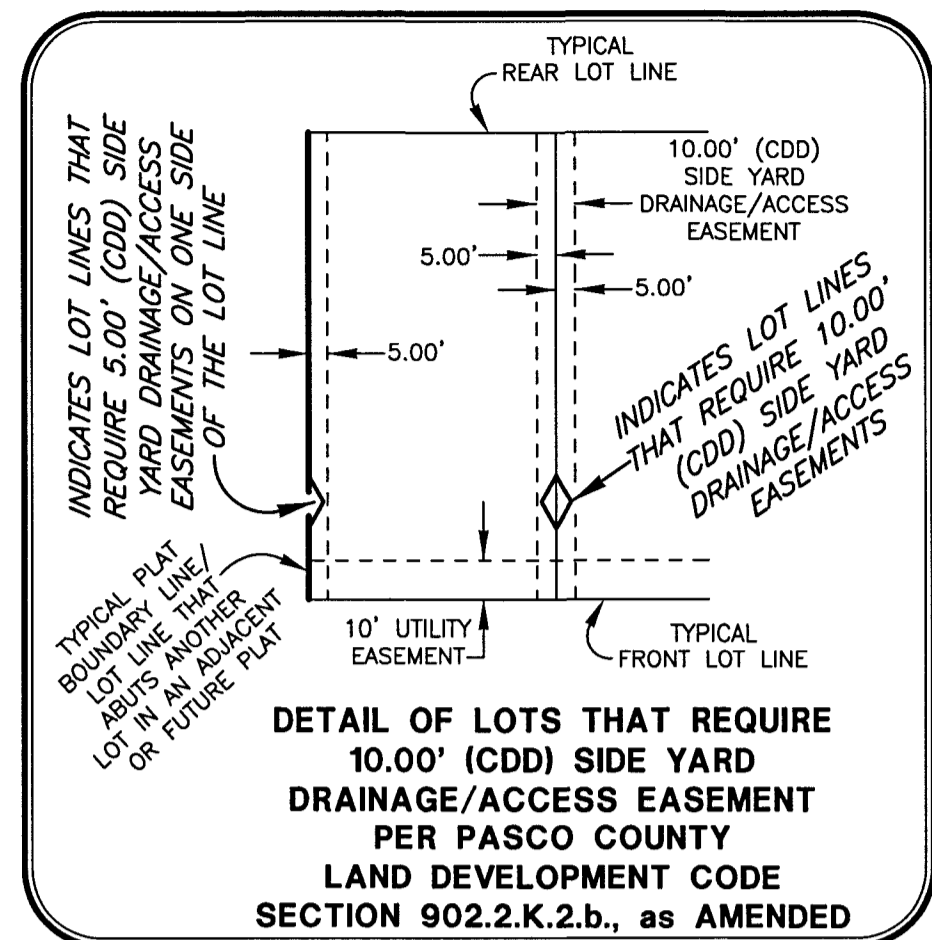
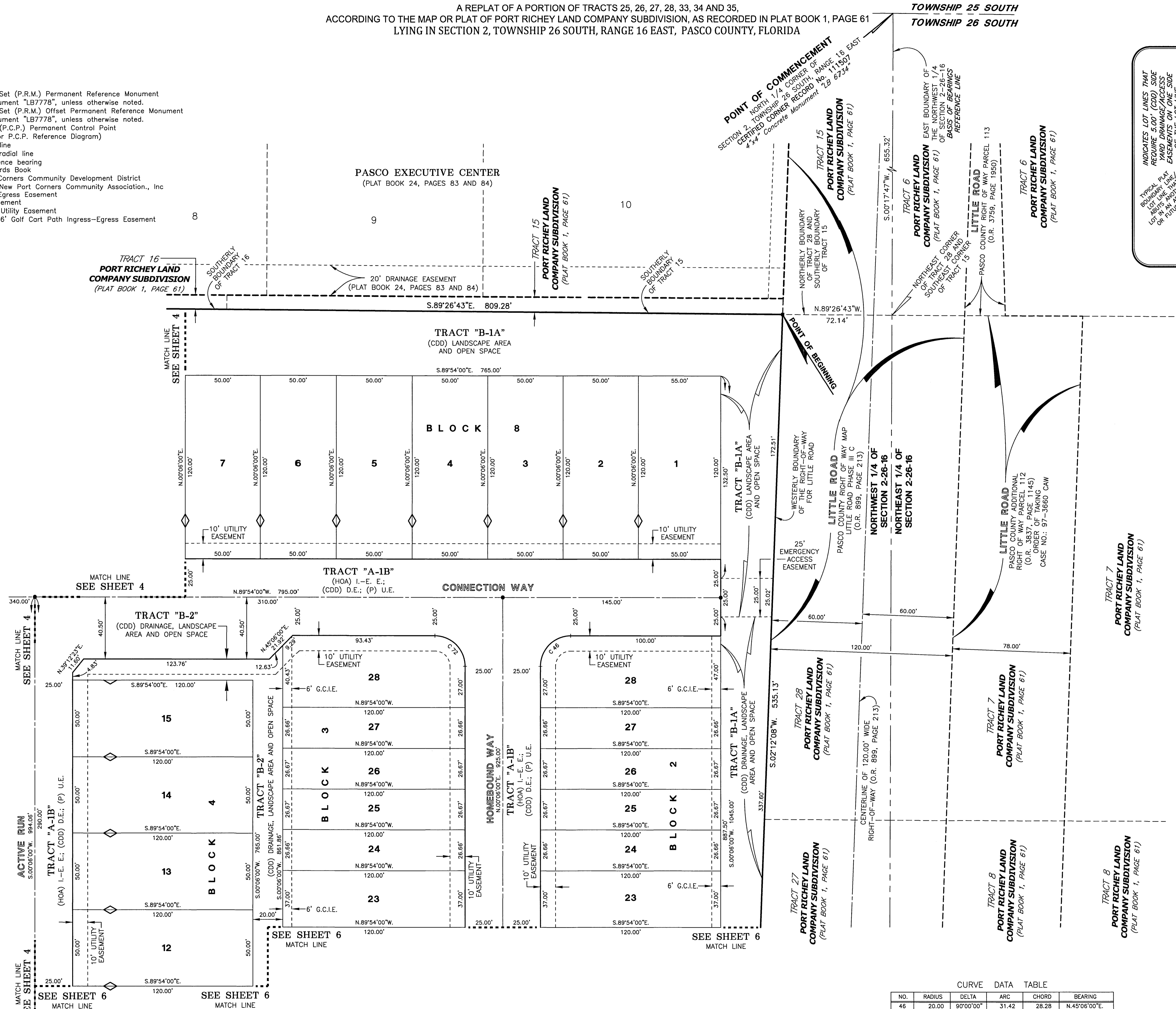
**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Azalea Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

# NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 33, 34 AND 35,  
 ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61  
 LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

### LEGEND

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- O.R. - Official Records Book
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- I.-E. E. - Ingress-Egress Easement
- D.E. - Drainage Easement
- (P) U.E. - (Public) Utility Easement
- 6' G.C.I.E. - (HOA) 6' Golf Cart Path Ingress-Egress Easement



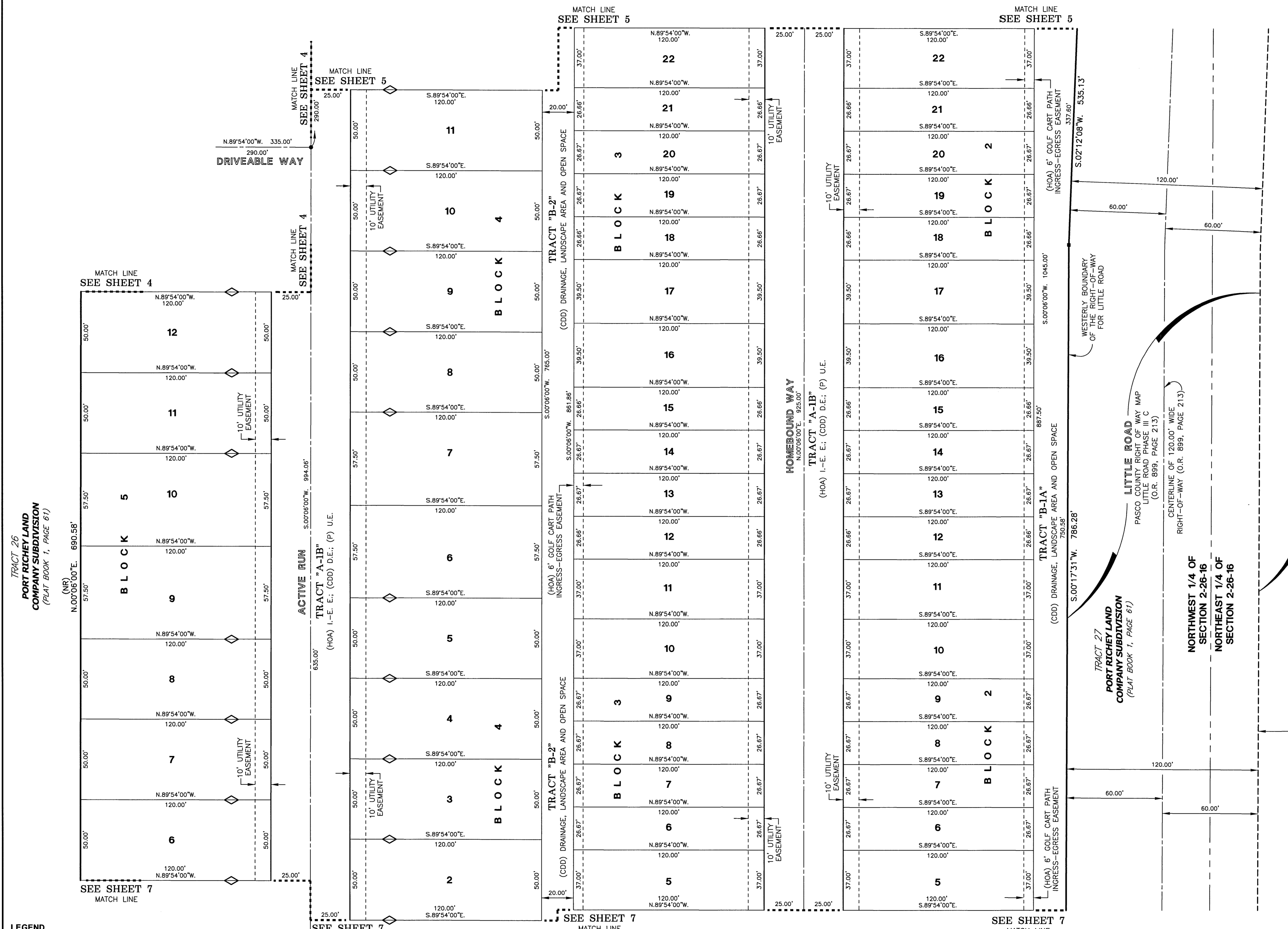
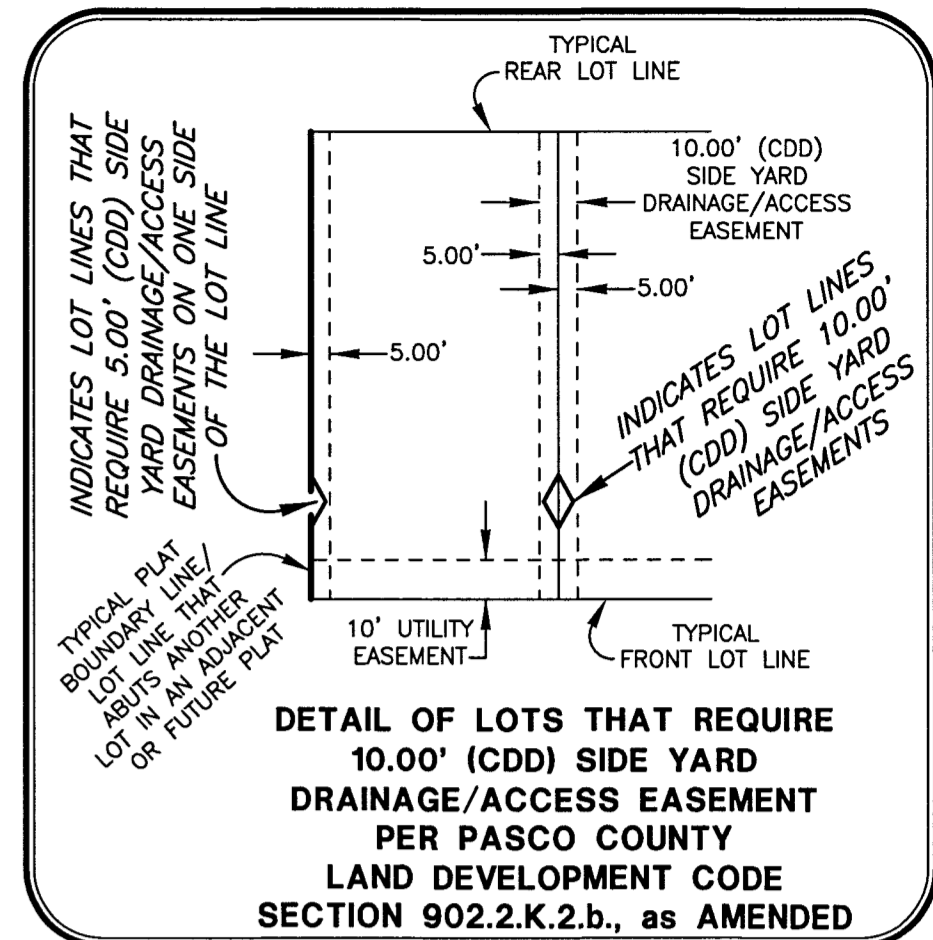
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
46	20.00	90°00'00"	31.42	28.28	N.45°06'00"E.
72	20.00	90°00'00"	31.42	28.28	S.44°54'00"E.

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# NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

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  - 7. O.R. - Official Records Book
  - 8. (CDD) - Community Development District

**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., AS AMENDED**

TRACT 26  
 PORT RICHEY LAND  
 COMPANY SUBDIVISION  
 (PLAT BOOK 1, PAGE 61)

TRACT 27  
 PORT RICHEY LAND  
 COMPANY SUBDIVISION  
 (PLAT BOOK 1, PAGE 61)

TRACT 8  
 PORT RICHEY LAND  
 COMPANY SUBDIVISION  
 (PLAT BOOK 1, PAGE 61)

TRACT 8  
 PORT RICHEY LAND  
 COMPANY SUBDIVISION  
 (PLAT BOOK 1, PAGE 61)

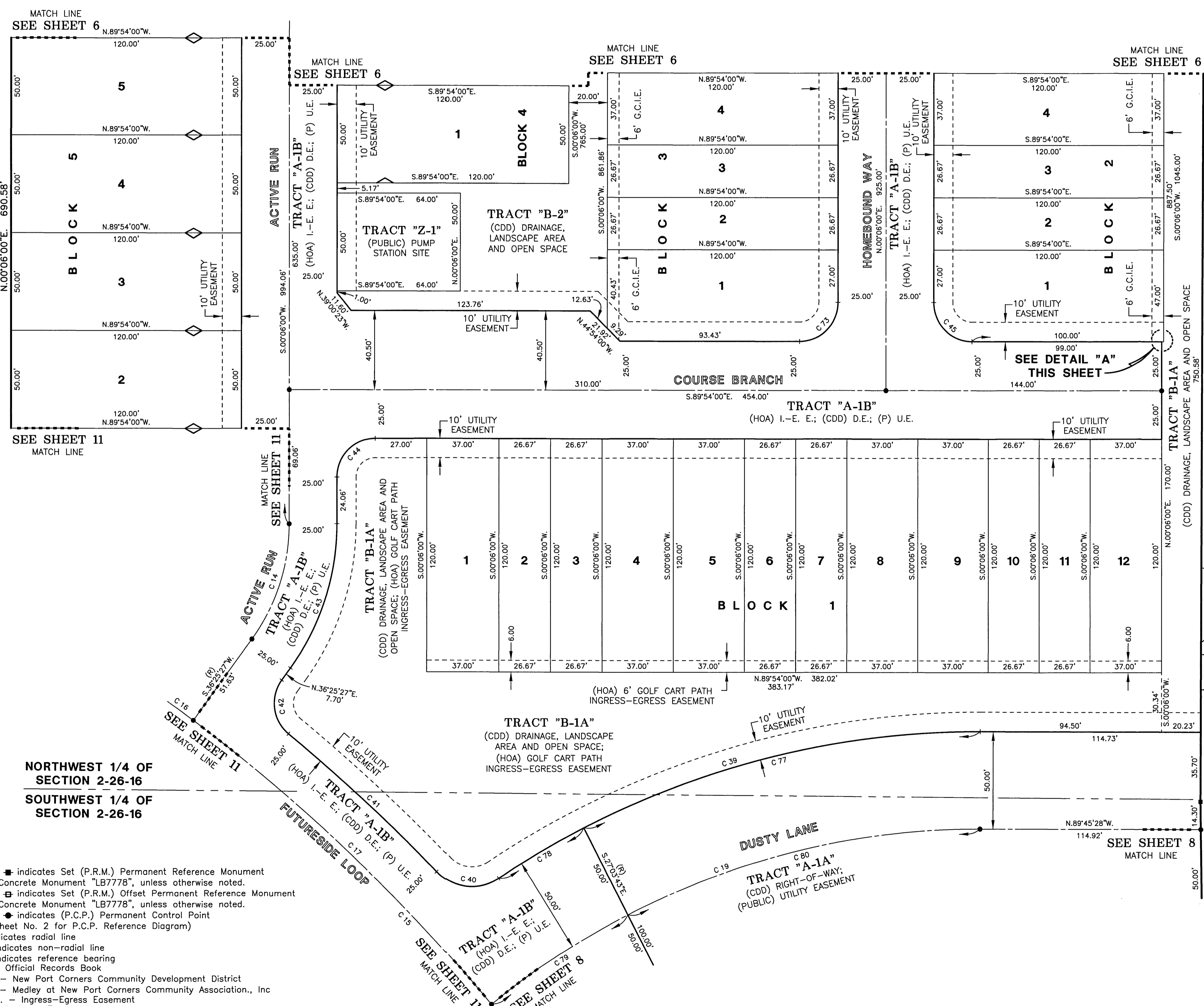
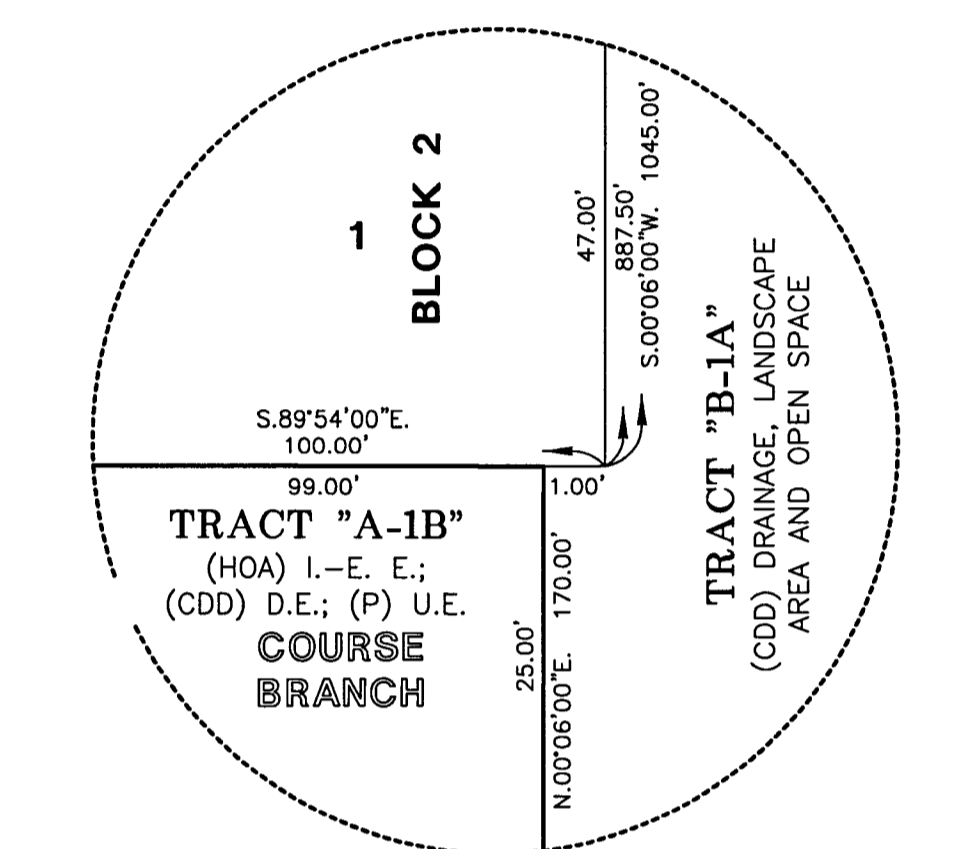
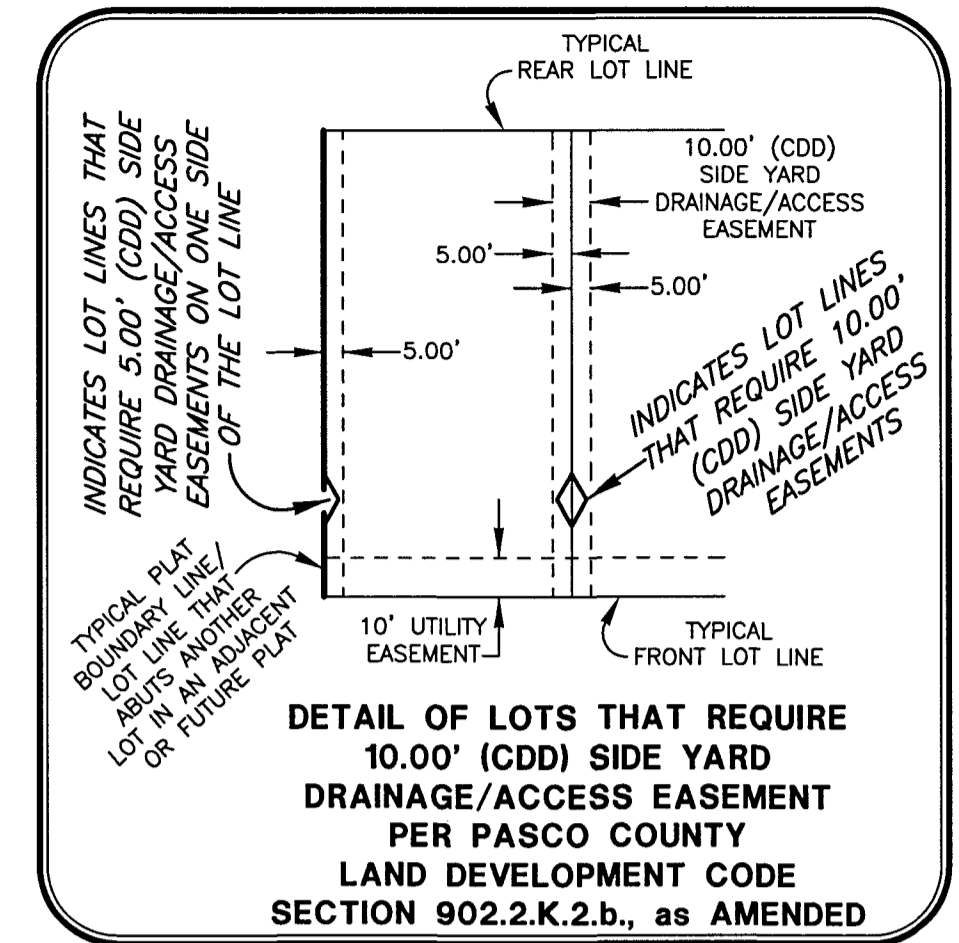
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 LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
14	100.00	36°19'27"	63.40	62.34	S.18°15'44"W.
15	900.00	57°26'28"	902.28	864.97	S.27°35'04"E.
16	900.00	02°43'46"	42.87	42.87	S.54°56'25"E.
17	900.00	13°34'43"	213.29	212.79	S.46°47'11"E.
18	900.00	41°07'59"	646.12	632.33	S.19°25'50"E.
19	400.00	39°23'15"	274.98	269.59	S.70°32'55"W.
39	450.00	33°48'27"	265.52	261.69	S.73°20'19"W.
40	25.00	79°13'05"	34.57	31.88	N.83°57'22"W.
41	925.00	06°29'57"	104.87	104.67	N.47°35'48"W.
42	20.00	87°16'14"	30.46	27.60	N.07°12'40"W.
43	125.00	36°19'27"	79.25	77.93	N.18°15'44"E.
44	20.00	90°00'00"	31.42	28.28	N.45°06'00"E.
45	20.00	90°00'00"	31.42	28.28	N.45°06'00"W.
73	20.00	90°00'00"	31.42	28.28	N.45°06'00"W.
77	450.00	27°18'15"	214.45	212.42	S.76°35'25"W.
78	450.00	06°30'12"	51.08	51.05	S.59°41'11"W.
79	400.00	12°05'00"	84.36	84.20	N.56°53'47"E.
80	400.00	27°18'15"	190.62	188.82	N.76°35'25"E.



TRACT 26  
 PORT RICHEY LAND  
 COMPANY SUBDIVISION  
 (PLAT BOOK 1, PAGE 61)

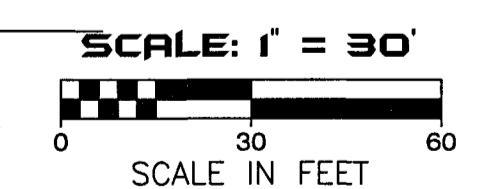
TRACT 27  
 PORT RICHEY LAND  
 COMPANY SUBDIVISION  
 (PLAT BOOK 1, PAGE 61)

TRACT 8  
 PORT RICHEY LAND  
 COMPANY SUBDIVISION  
 (PLAT BOOK 1, PAGE 61)

LITTLE ROAD  
 PASCO COUNTY PHASE III, C  
 LITTLE ROAD PHASE III, C  
 (O.R. 899, PAGE 213)

TRACT 45  
 PORT RICHEY LAND  
 COMPANY SUBDIVISION  
 (PLAT BOOK 1, PAGE 61)

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 4"x4" Concrete Monument "LB7778", unless otherwise noted.
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 (See Sheet No. 2 for P.C.P. Reference Diagram)
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  - (RB) indicates reference bearing
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  - (CDD) - New Port Corners Community Development District
  - (HOA) - Medley at New Port Corners Community Association., Inc
  - I.-E. E. - Ingress-Egress Easement
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  - 6' G.C.I.E. - (HOA) 6' Golf Cart Path Ingress-Egress Easement

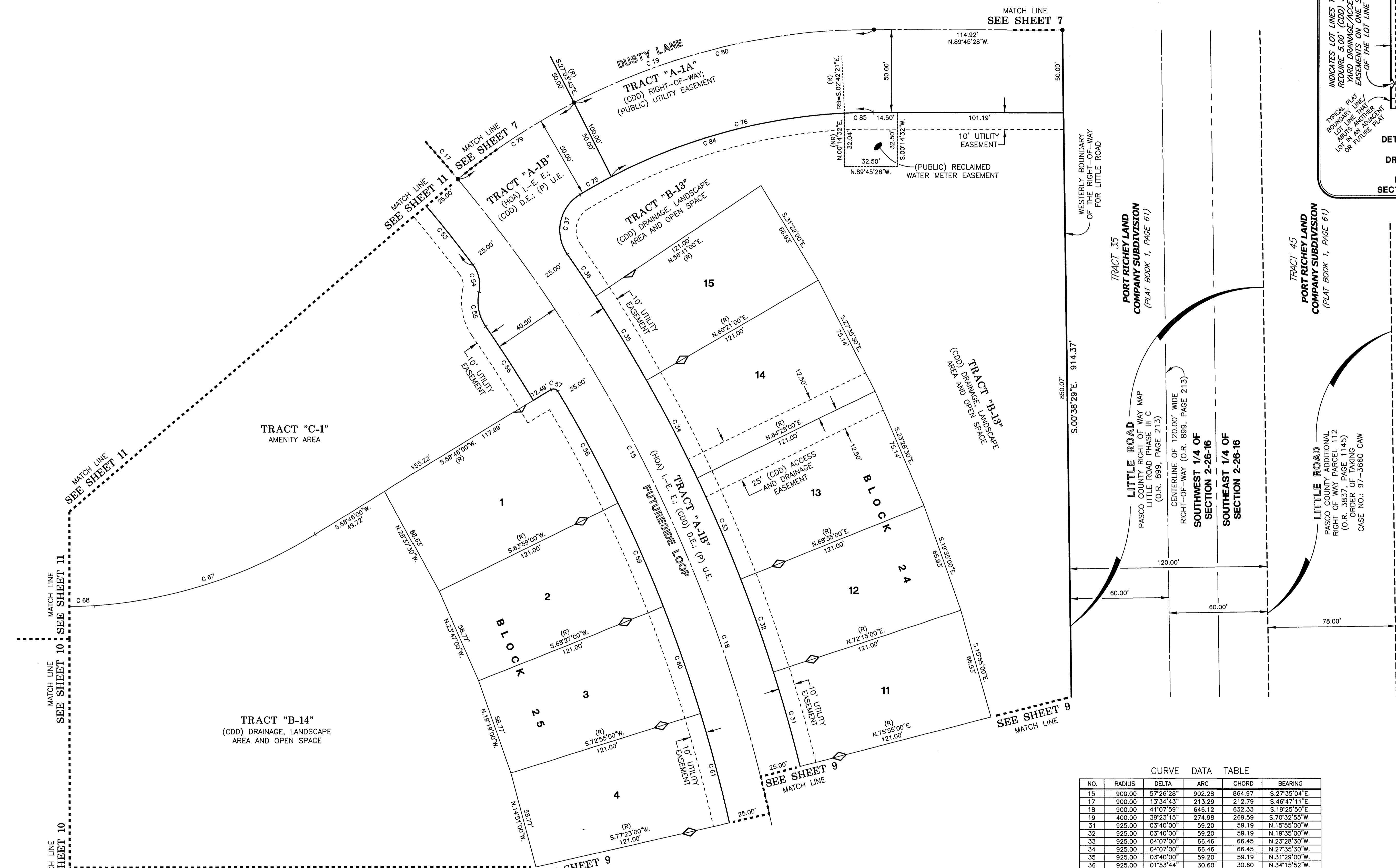
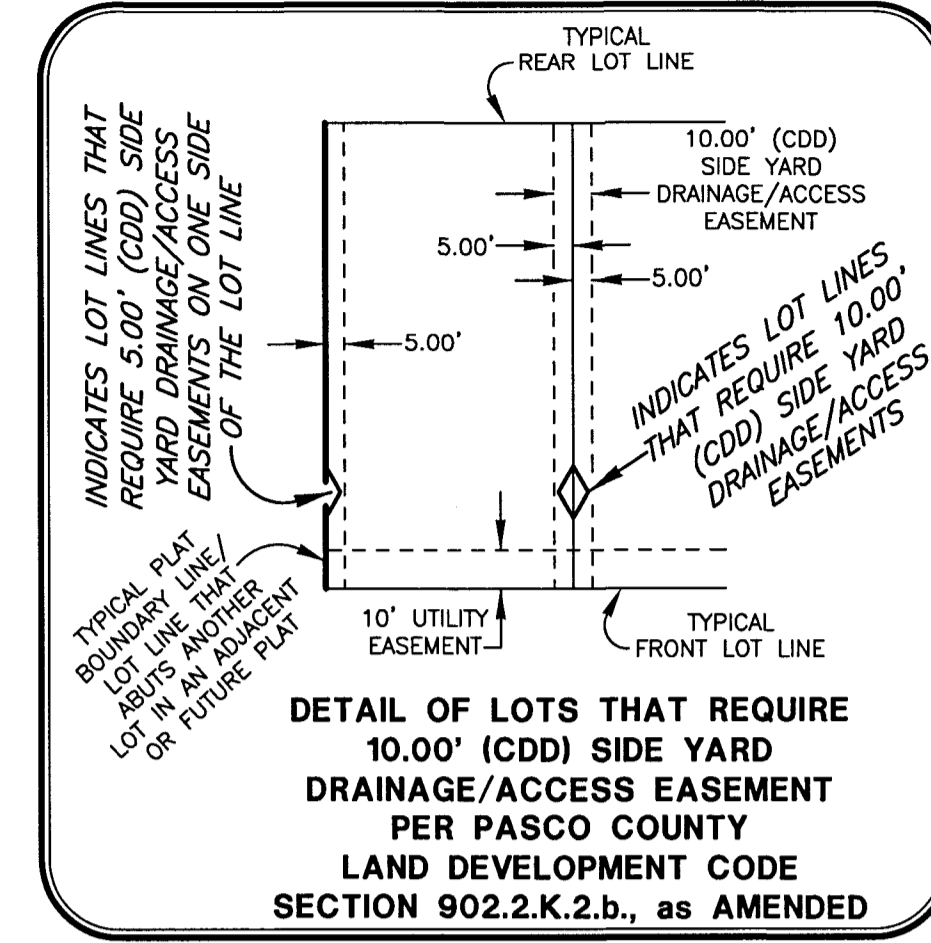


SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS  
 SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

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# NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

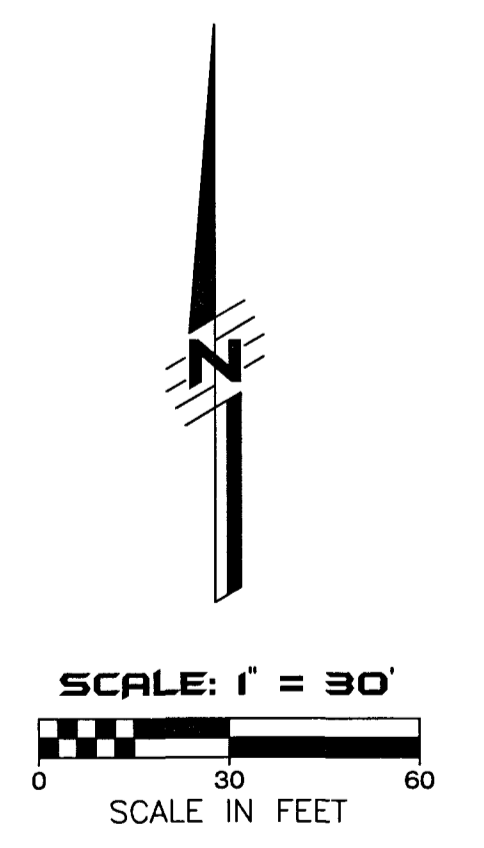
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	900.00	57°26'28"	902.28	864.97	S.27°35'04"E.
17	900.00	13°34'43"	213.29	212.79	S.46°47'11"E.
18	900.00	41°07'59"	646.12	632.33	S.19°25'59"E.
19	400.00	39°23'15"	274.98	269.59	S.70°32'55"W.
31	925.00	03°40'00"	59.20	59.19	N.15°55'00"W.
32	925.00	03°40'00"	59.20	59.19	N.19°35'00"W.
33	925.00	04°07'00"	66.46	66.45	N.23°28'30"W.
34	925.00	04°07'00"	66.46	66.45	N.27°35'30"W.
35	925.00	03°40'00"	59.20	59.19	N.31°29'00"W.
36	925.00	01°53'44"	30.60	30.60	N.34°15'52"W.
37	35.00	94°32'08"	41.25	36.73	N.120°32'00"E.
53	875.00	21°04'50"	321.94	320.12	S.47°34'17"E.
54	20.00	49°36'41"	17.32	16.78	S.12°13'31"E.
55	26.00	47°20'37"	21.48	20.88	S.11°05'30"E.
56	869.50	03°31'48"	52.96	52.95	S.32°59'54"E.
57	3.00	90°11'50"	4.72	4.25	S.76°08'05"E.
58	875.00	05°01'10"	76.66	76.63	S.28°31'35"E.
59	875.00	04°28'00"	68.21	68.20	S.23°47'00"E.
60	875.00	04°28'00"	68.21	68.20	S.19°19'00"E.
61	875.00	04°28'00"	68.21	68.20	S.14°51'00"E.
67	300.00	27°23'35"	143.43	142.07	S.72°27'47"W.
68	190.00	90°31'21"	300.18	269.92	N.48°34'45"W.
75	350.00	03°36'53"	22.08	22.08	N.61°07'51"E.
76	350.00	27°18'15"	166.79	165.22	N.76°35'25"E.
79	400.00	12°05'00"	84.36	84.20	N.56°53'47"E.
80	400.00	27°18'15"	190.82	188.82	N.76°35'25"E.
84	350.00	27°58'15"	170.86	169.17	N.73°18'32"E.
85	350.00	02°56'53"	18.01	18.01	N.88°46'06"E.

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  - (P) U.E. - (Public) Utility Easement

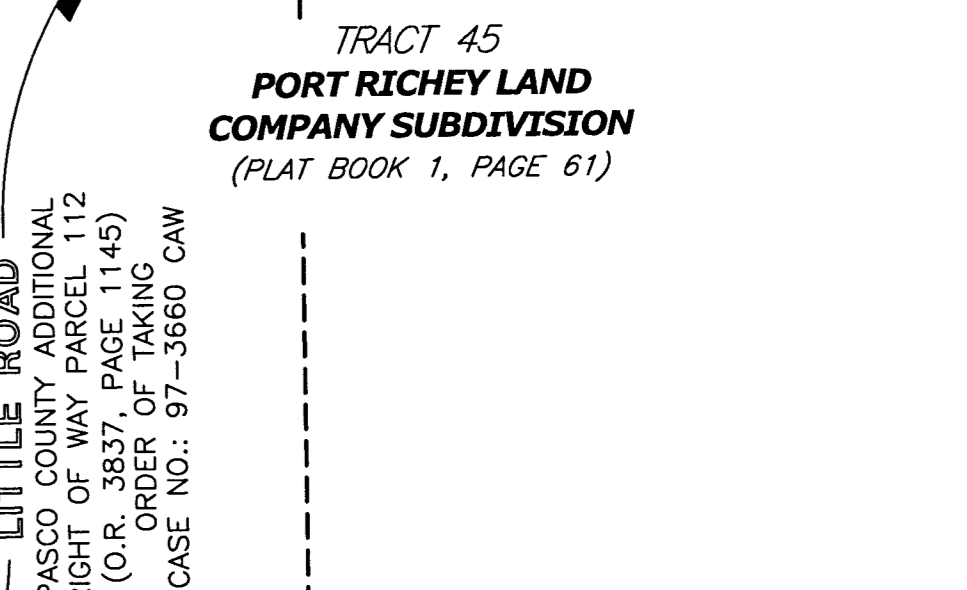
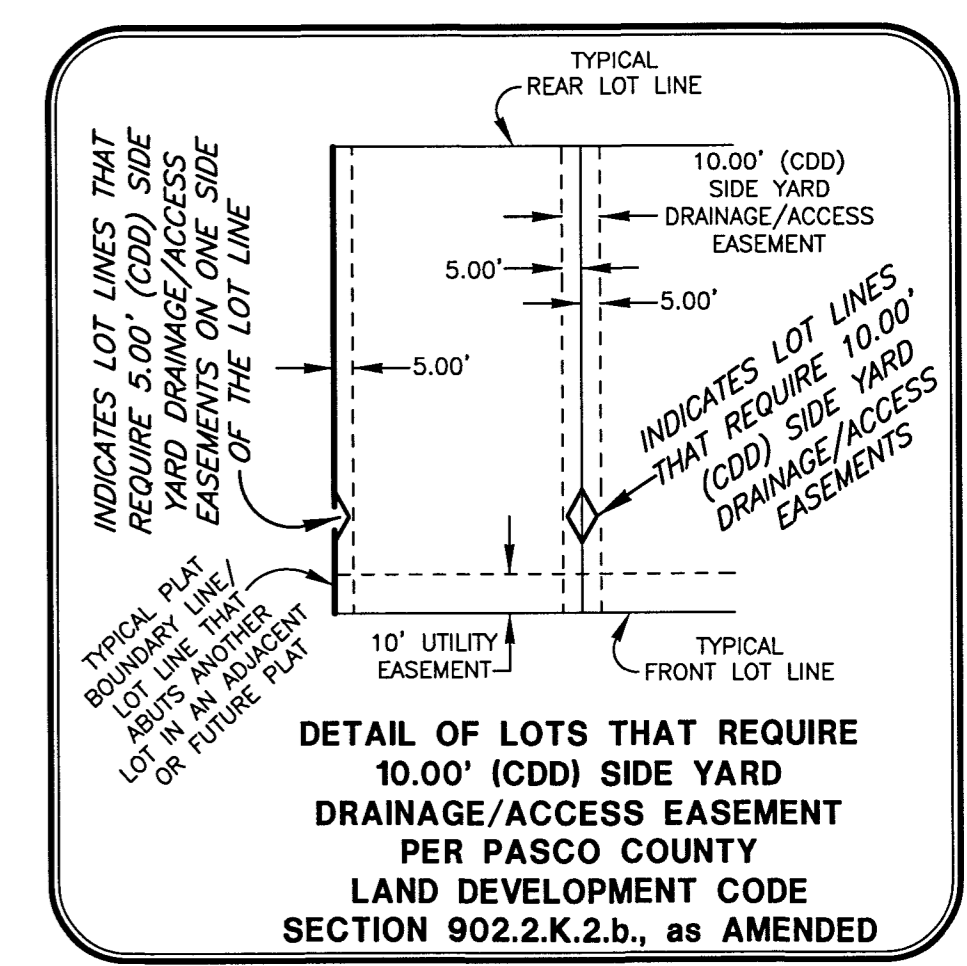
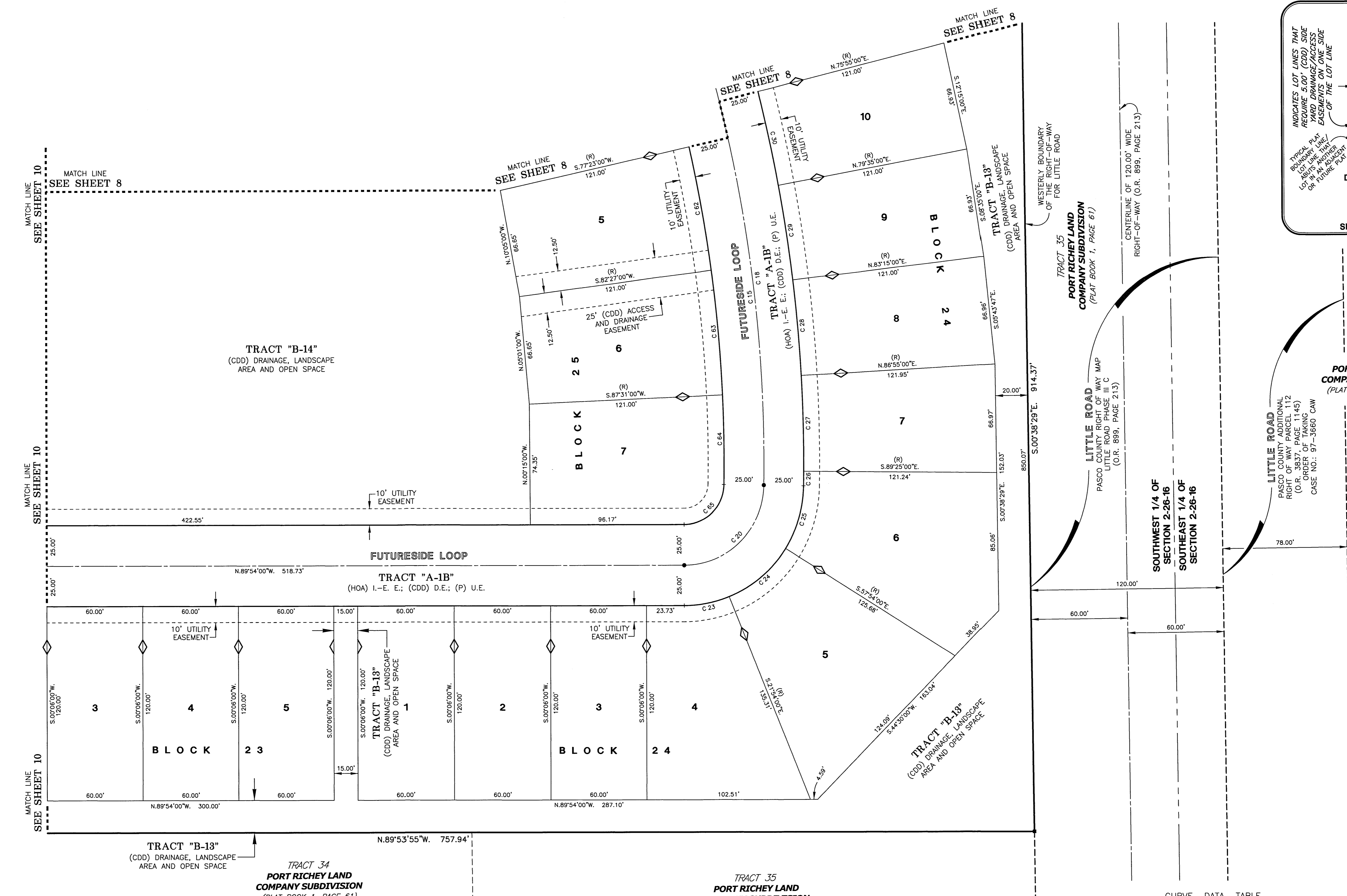


SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

# NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 33, 34 AND 35,  
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**CURVE DATA TABLE**

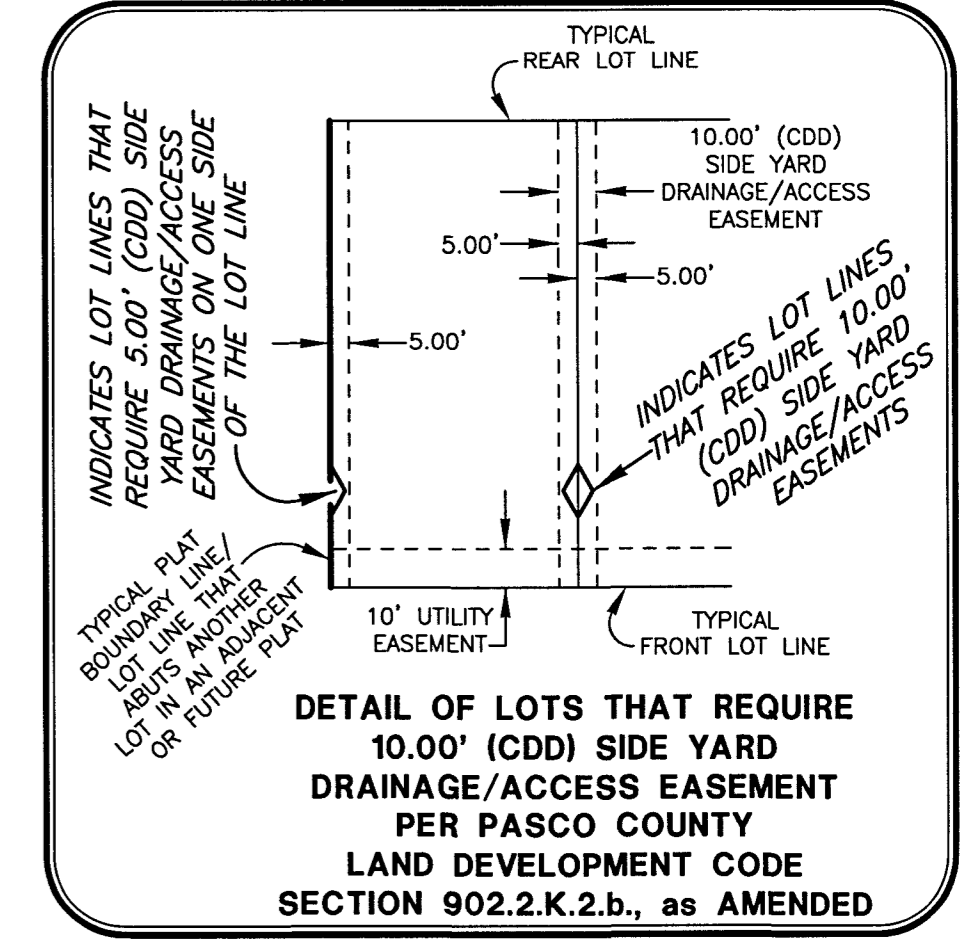
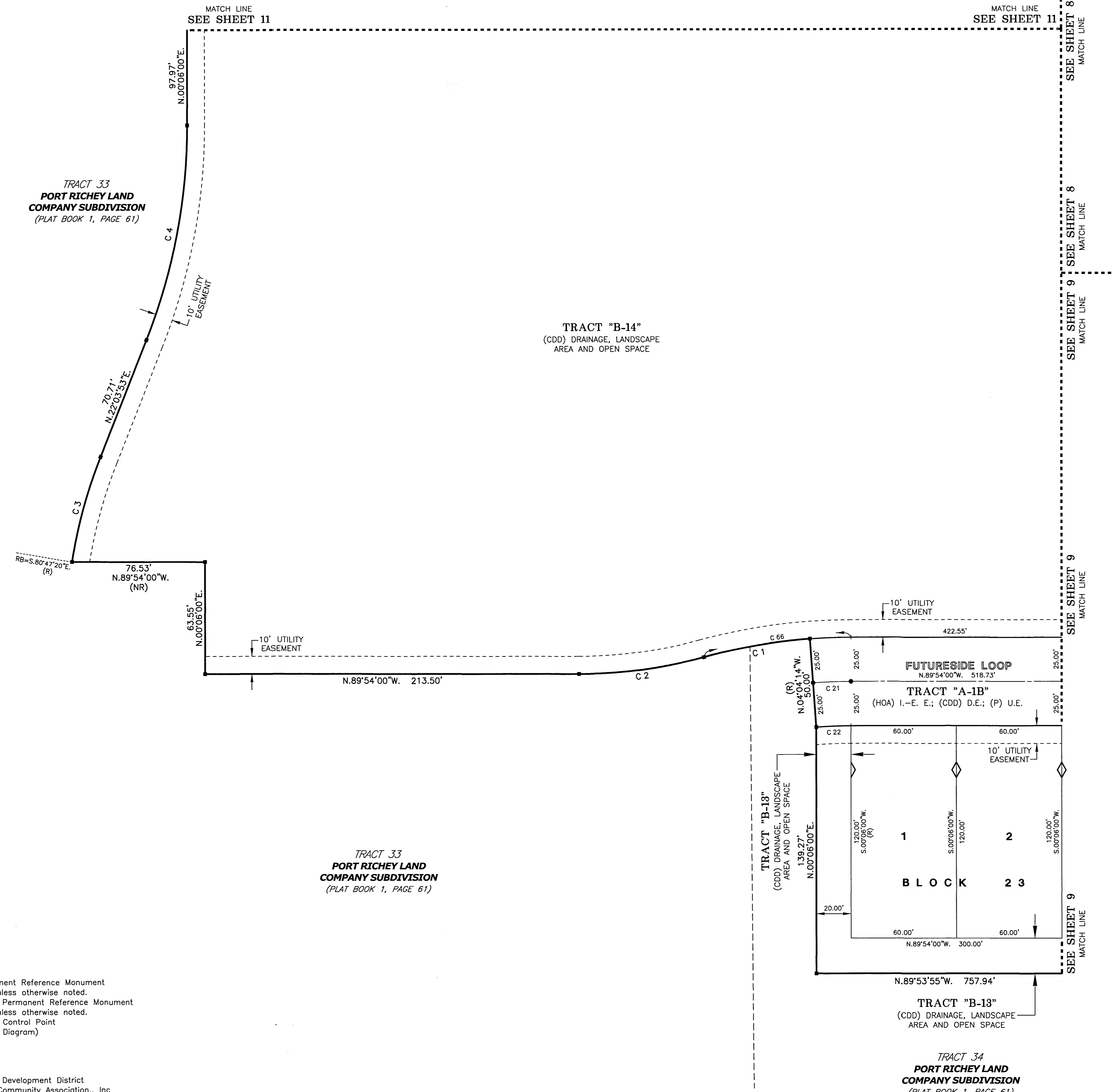
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
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18	900.00	41°07'59"	646.12	632.33	S.19°25'50"E.
20	50.00	88°57'50"	77.64	70.07	S.45°37'05"W.
23	75.00	22°00'00"	28.80	28.62	N.79°06'00"E.
24	75.00	36°00'00"	47.12	46.35	N.50°06'00"E.
25	75.00	30°57'50"	40.53	40.04	N.16°37'05"E.
26	925.00	00°33'10"	8.92	8.92	N.00°51'35"E.
27	925.00	03°40'00"	59.20	59.19	N.01°15'00"W.
28	925.00	03°40'00"	59.20	59.19	N.04°55'00"W.
29	925.00	03°40'00"	59.20	59.19	N.08°35'00"W.
30	925.00	03°40'00"	59.20	59.19	N.12°15'00"W.
62	875.00	05°04'00"	77.38	77.35	S.10°05'00"E.
63	875.00	05°04'00"	77.38	77.35	S.05°01'00"E.
64	875.00	03°37'10"	55.27	55.26	S.00°40'25"E.
65	25.00	88°57'50"	38.82	35.03	S.45°37'05"W.



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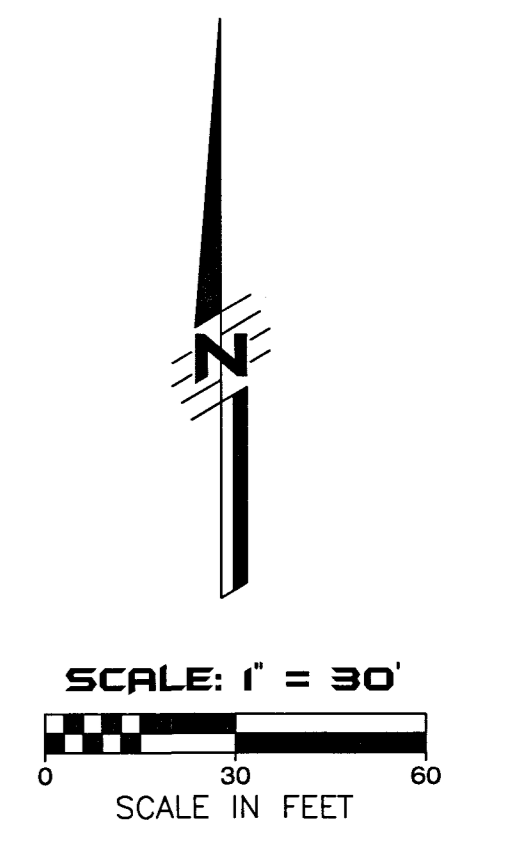
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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	325.00	10°56'56"	62.11	62.01	S.80°27'18"W.
2	275.00	15°07'11"	72.57	72.36	S.82°32'25"W.
3	275.00	12°51'14"	81.89	81.56	N.15°38'16"E.
4	325.00	21°57'53"	124.59	123.83	N.11°04'57"E.
21	300.00	04°10'14"	21.84	21.83	S.88°00'53"W.
22	275.00	04°10'14"	20.02	20.01	N.88°00'53"E.
66	325.00	15°07'11"	85.76	85.51	S.82°32'25"W.

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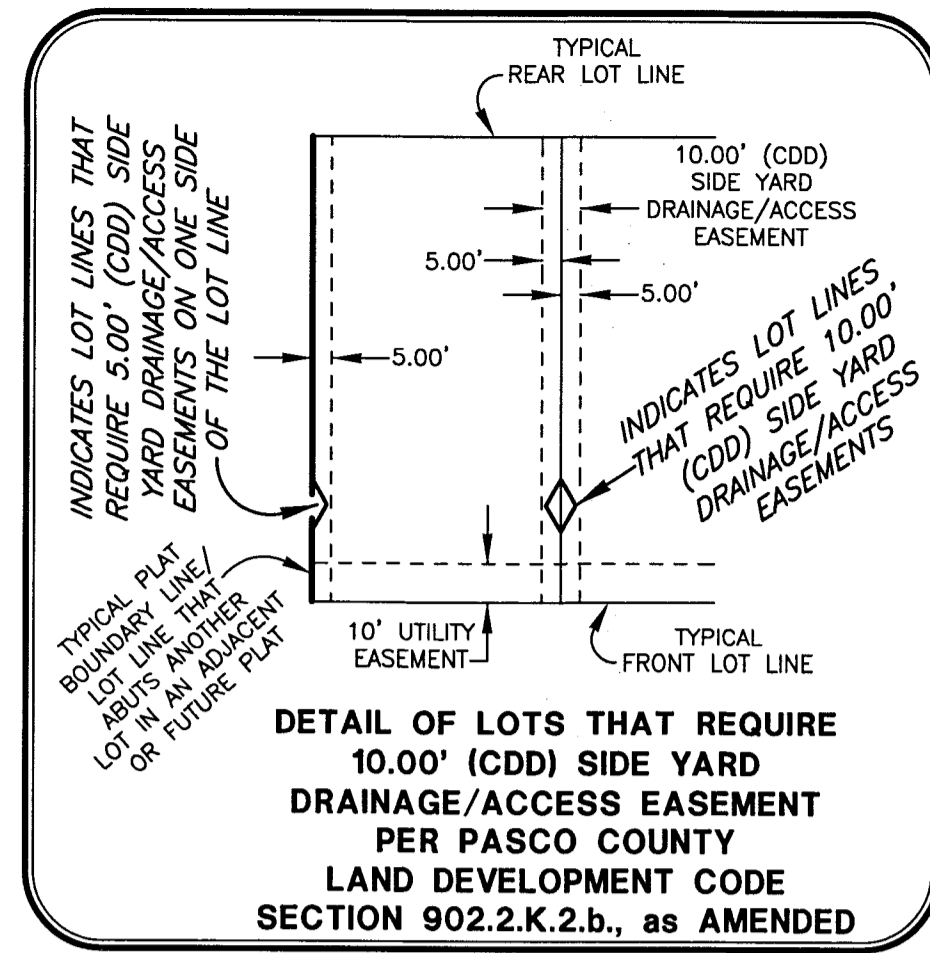


SEE SHEET 3 OF 11  
 FOR BASIS OF BEARINGS

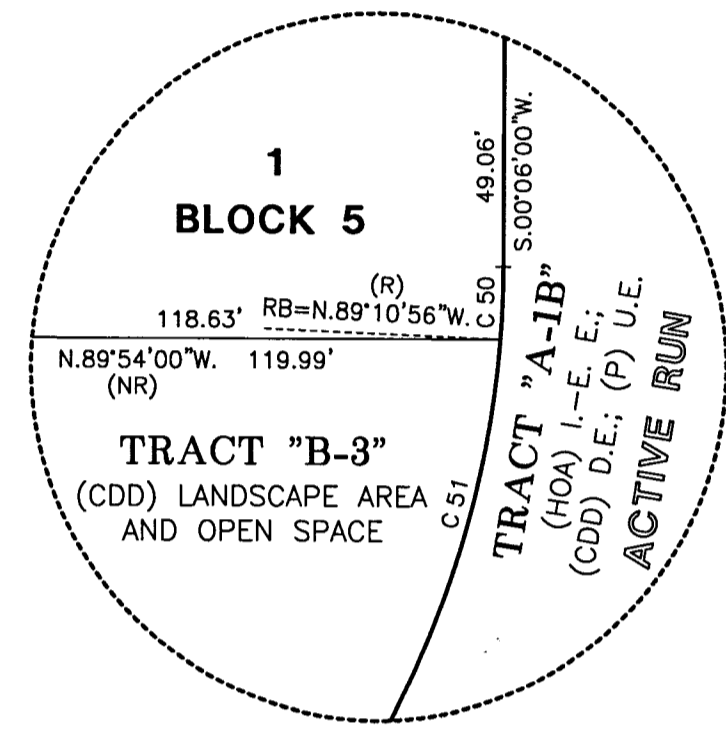
SEE SHEET 2 OF 11  
 FOR PARALLEL OFFSET  
 DIMENSIONS NOTE

# NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT

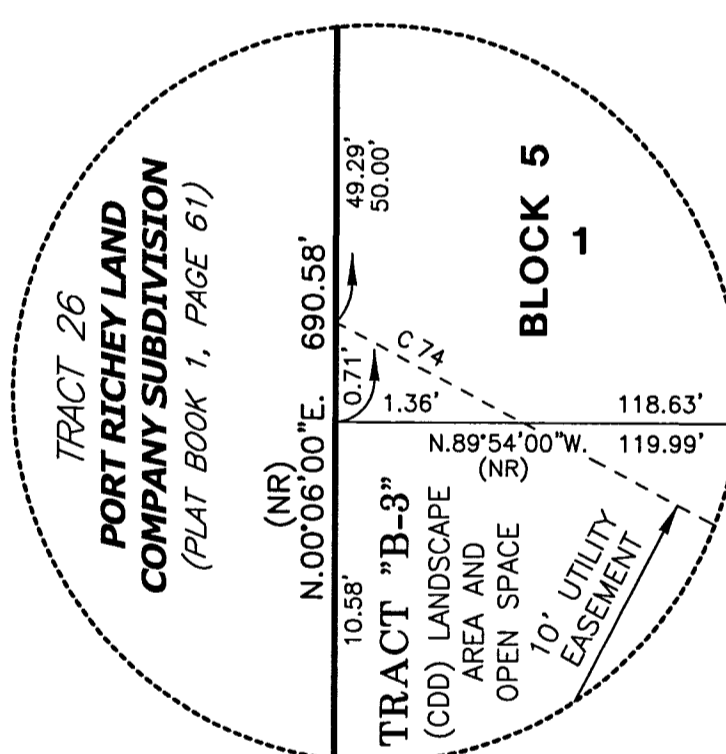
A REPLAT OF A PORTION OF TRACTS 25, 26, 27, 28, 33, 34 AND 35,  
 ACCORDING TO THE MAP OR PLAT OF PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 61  
 LYING IN SECTION 2, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA



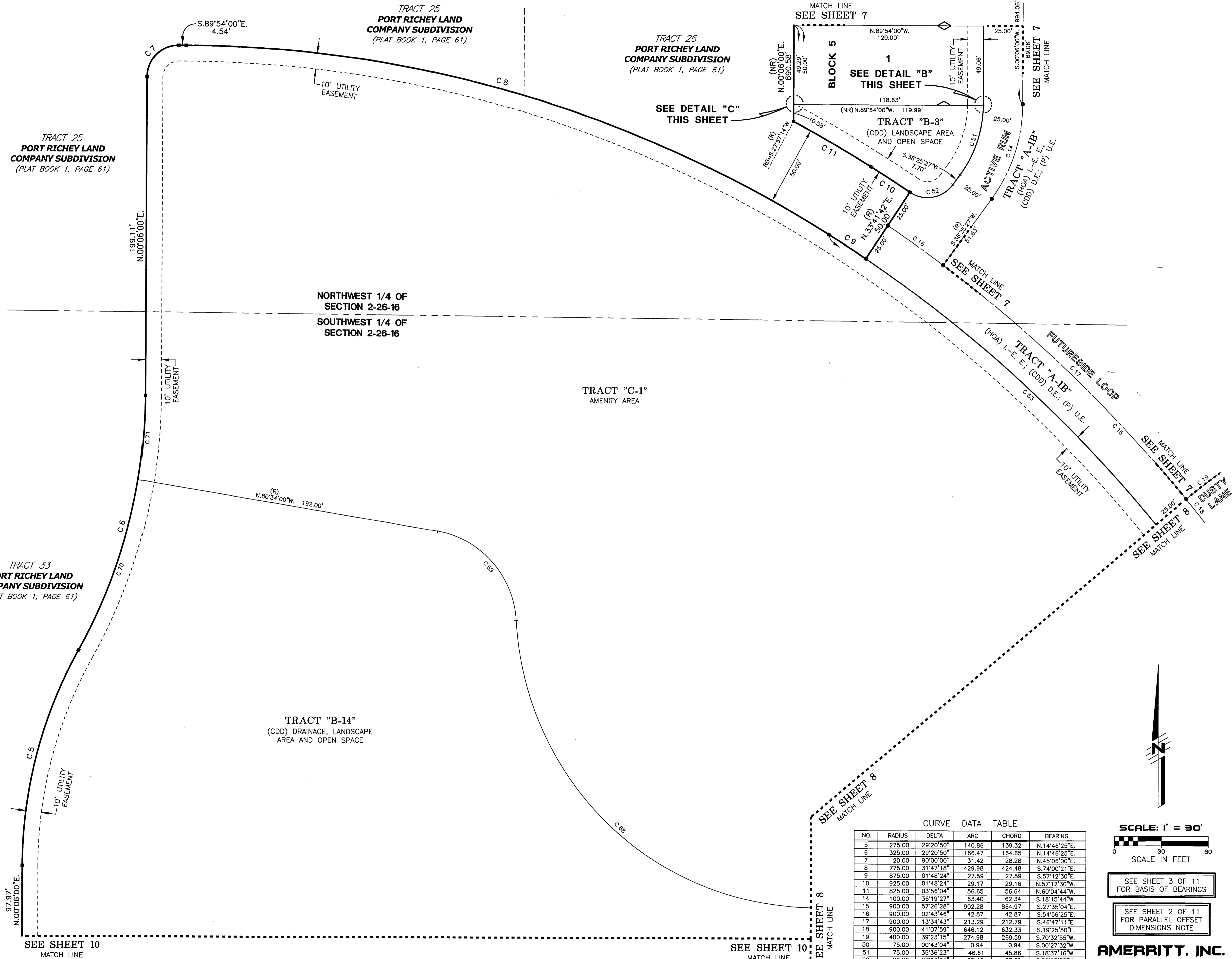
**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED**



**DETAIL "B"**  
 NOT TO SCALE  
 (SEE THIS SHEET)



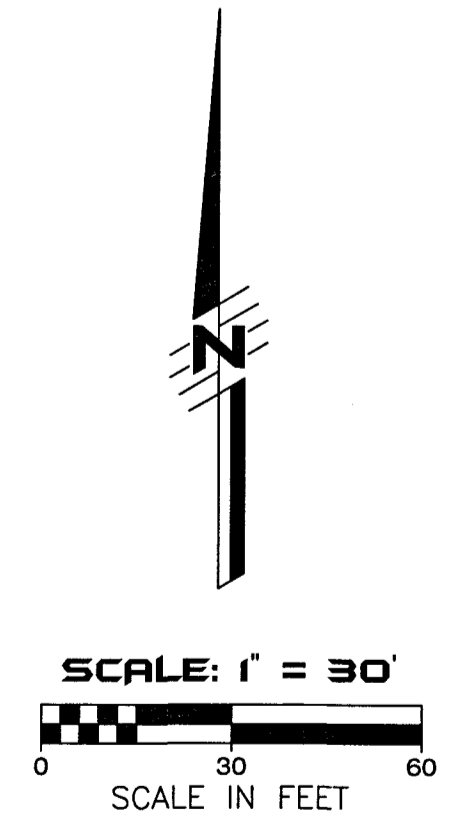
**DETAIL "C"**  
 NOT TO SCALE  
 (SEE THIS SHEET)



- LEGEND**
- Symbol  $\blacksquare$  indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol  $\square$  indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol  $\bullet$  indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates bearing
  - O.R. - Official Records Book
  - (CDD) - New Port Corners Community Development District
  - (HOA) - Medley at New Port Corners Community Association., Inc
  - I.-E. E. - Ingress-Egress Easement
  - D.E. - Drainage Easement
  - (P) U.E. - (Public) Utility Easement

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	275.00	29°20'50"	140.86	139.32	N.14°46'25"E.
6	325.00	29°20'50"	166.47	164.65	N.14°46'25"E.
7	20.00	90°00'00"	31.42	28.28	N.45°06'00"E.
8	775.00	31°47'18"	429.98	424.48	S.74°00'21"E.
9	875.00	01°48'24"	27.59	27.59	S.57°12'30"E.
10	925.00	01°48'24"	29.17	29.16	N.57°12'30"W.
11	825.00	03°56'04"	56.65	56.64	N.60°04'44"W.
14	100.00	36°19'27"	63.40	62.34	S.18°15'44"W.
15	900.00	57°26'28"	902.28	864.97	S.27°35'04"E.
16	900.00	02°43'46"	42.87	42.87	S.54°56'25"E.
17	900.00	13°34'43"	213.29	212.79	S.46°47'11"E.
18	900.00	41°07'59"	646.12	632.33	S.19°25'50"E.
19	400.00	39°23'15"	274.98	269.59	S.70°32'55"W.
50	75.00	00°43'04"	0.94	0.94	S.00°27'32"W.
51	75.00	35°36'23"	46.61	45.86	S.18°37'16"W.
52	20.00	87°16'14"	30.46	27.60	S.80°03'35"W.
53	875.00	21°04'50"	321.94	320.12	S.47°34'17"E.
68	180.00	90°31'21"	300.18	269.92	N.48°34'45"W.
69	60.00	77°14'56"	80.89	74.91	N.41°56'32"W.
70	325.00	20°00'50"	113.52	112.95	N.19°26'25"E.
71	325.00	09°20'00"	52.94	52.88	N.04°46'00"E.
74	835.00	00°06'19"	1.53	1.53	N.62°21'20"W.



SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE