

LITTLE ROAD LANDINGS
A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, ALSO
BEING A REPLAT OF A PORTION OF TRACTS 45, 46 & 47, AS SHOWN ON THE PLAT OF PORT RICHEY LAND COMPANY,
RECORDED IN PLAT BOOK 1, PAGE 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
98 15

DESCRIPTION: A parcel of land lying in Section 26, Township 25 South, Range 16 East, Pasco County, Florida, also being a replat of a portion of Tracts 45, 46 & 47, as shown on the plat of PORT RICHEY LAND COMPANY, recorded in Plat Book 1, Page 61, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of said Section 26, run thence along the West boundary of the Southeast 1/4, N.00°22'50"E., a distance of 64.27 feet; thence N.90°00'00"E., a distance of 84.85 feet to the point on the Easterly Right-of-Way line of Little Road, also being the **POINT OF BEGINNING**; thence along said Easterly Right-of-Way the following four (4) courses: (1) N.09°16'37"W., a distance of 93.15 feet; (2) N.03°53'29"E., a distance of 203.93 feet; (3) Northerly, 370.62 feet along the arc of a tangent curve to the left having a radius of 5789.58 feet and a central angle of 03°40'04" (chord bearing N.02°03'27"E., 370.56 feet); (4) N.00°13'26"E., a distance of 306.07 feet to the Southwest corner of the lands described in Official Records Book 9283, Page 2668 of the public records of said county; thence along the South boundary of said lands, N.89°54'06"E., a distance of 321.59 feet to the Southeast corner of said lands; thence along the East boundary of said lands, N.00°05'53"W., a distance of 38.79 feet; thence N.89°58'11"E., a distance of 278.99 feet; thence S.00°02'24"E., a distance of 595.72 feet; thence S.89°54'08"W., a distance of 120.57 feet; thence S.00°05'52"E., a distance of 449.77 feet to a point on a line 15.00 feet North of and parallel with the North Right of Way line of Ross Lane; thence along said parallel line, N.89°59'06"W., a distance of 470.59 feet to the aforesaid East Right of Way line; thence along said East Right of Way line, N.34°49'30"W., a distance of 41.78 feet to the **POINT OF BEGINNING**.

Containing 13.090 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

JPG New Port, LLC, a Florida limited liability company, and Conover Town Center LLLP, a North Carolina limited liability limited partnership (the "Owners"), authorized to do business in Florida hereby state and declare that they are the fee simple owners of all lands referred to as "LITTLE ROAD LANDINGS" and as described in the legal description, which is part of this plat, and makes the following dedications

Owners do grant, convey, and dedicate to the perpetual use of the Public and the County all potable water and reclaimed water utility improvements and facilities lying within or upon the lands depicted on this Plat together with any necessary easements, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate, and maintain these 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.

Owners do further grant, convey and dedicate to Pasco County, Florida (the "County"), Tract "A-1" (Additional Public Right-of-Way for Little Road) as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.

Owners hereby reserve fee title to TRACT D-1 (Drainage area) and TRACT D-2 (Drainage area), as shown hereon, for conveyance by the Owner to the Little Road Landings Property Owners Association, Inc., a Florida not-for-profit corporation (the "HOA" or "Association"), by separate instrument, subsequent to the recording of this plat. Tracts D-1 and D-2, 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.

Owners further does 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 Association 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.

Owners do further reserve unto themselves, their successors or assigns, a perpetual easement over and across all lands shown hereon as Drainage, Access, and/or Utility easement for the purpose of constructing, maintaining, repairing and replacing the Vehicular Accessways, Drainage infrastructure, and Landscaping lying therein.

Owners do further 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 water, reclaimed water, telephone, electric, cable television, fire protection, street lights, and other utilities over and across those portions of the plat shown, as "Utility Easements," 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 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.

Owners do further grant, convey and dedicate to the County, a perpetual easement over all private access easements and parking areas for any and all governmental purposes incidental thereto.

Owners hereby grant, to the Association, all Drainage and Access Easements, as shown hereon for maintenance and other purposes incidental thereto. As evidenced by its execution of this plat the Association accepts this conveyance and agrees to maintain the foregoing easements.

OWNER: JPG New Port, LLC, a Florida limited liability company

By: Jeremy Gorovitz Witness: Chad Miller Witness: Joan Farano
JEREMY GOROVITZ, MANAGER Print Name: CURT MILLER Print Name: JOHN FARANO

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF ORANGE) SS:

I hereby certify on this 17th day of April, 2025, before me personally appeared Jeremy Gorovitz, Manager of JPG New Port, LLC, a Florida limited liability company, known to me or who has produced as identification, who has identified himself 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 ORANGE County, Florida, the day and year aforesaid.

Loisanne K Chambers
Notary Public, State of Florida at Large
(Printed Name of Notary)

My commission expires: JUNE 11, 2027
Commission Number: HH 365267

OWNER: Conover Town Center LLLP, a North Carolina limited liability limited partnership
By Conover GP, Inc., its General Partner
Authorized to do business in the State of Florida

By: Marc Hagle Witness: Chad Miller Witness: Joan Farano
MARC HAGLE, CHAIRMAN Print Name: CURT MILLER Print Name: JOHN FARANO

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF ORANGE) SS:

I hereby certify on this 17th day of April, 2025, before me personally appeared Marc Hagle, Chairman of Conover GP, Inc., a North Carolina Corporation, General Partner of Conover Town Center LLLP, a North Carolina limited liability limited partnership, known to me or who has produced as identification, who has identified himself 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 ORANGE County, Florida, the day and year aforesaid.

Loisanne K Chambers
Notary Public, State of Florida at Large
(Printed Name of Notary)

My commission expires: JUNE 11, 2027
Commission Number: HH 365267

CERTIFICATE OF ACCEPTANCE

Little Road Landings Property Owners Association, Inc., a Florida not-for profit corporation accepts the proposed conveyance and maintenance responsibilities as shown hereon.

By: Marc Hagle Witness: Chad Miller Witness: Joan Farano
MARC HAGLE, PRESIDENT Print Name: CURT MILLER Print Name: JOHN FARANO

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF ORANGE) SS:

I hereby certify on this 17th day of April, 2025, before me personally appeared by means of physical presence Marc Hagle, President of Little Road Landings Property Owners Association, known to me or who has produced as identification, who has identified himself 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 ORANGE County, Florida, the day and year aforesaid.

Loisanne K Chambers
Notary Public, State of Florida at Large
(Printed Name of Notary)

My commission expires: JUNE 11, 2027
Commission Number: HH 365267

PROPERTY INFORMATION

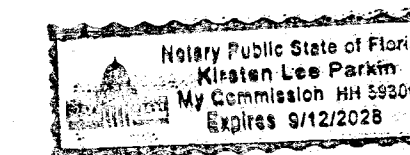
STATE OF FLORIDA)
COUNTY OF ORANGE) SS:

We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report for the Filing of a Subdivision Plat, File No. NCS-1202394-ORL (Revision 1) and based on said report find that the title of the property is vested in JPG New Port, LLC and Conover Town Center LLLP, a North Carolina Limited Liability Limited Partnership, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown on the Property Information Report for the Filing of a Subdivision Plat, File No. NCS-1202394-ORL. (Revision 1)

THIS THE 17 DAY OF April, 2025.

First American Title Insurance Company

By: John S. Elzeer
Print Name: JOHN S. ELZEER
Title: VP/Manager

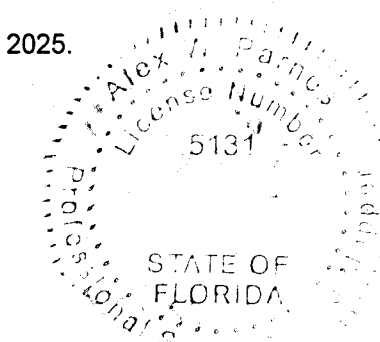


REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

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 18th day of April, 2025.

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



BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on this the 20th day of May, 2025, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Nikki Alvarez-Sowles
Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 21st day of May, 2025 in Plat Book 98, Pages 115-119

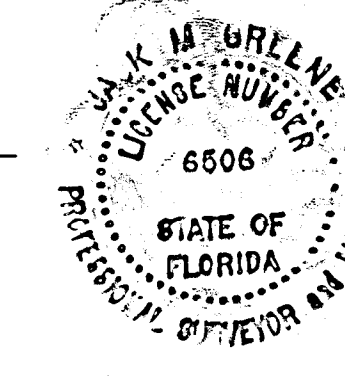
Nikki Alvarez-Sowles
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller

CERTIFICATE OF SURVEYOR

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 day of June 27th, 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 15 day of April, 2025.

Jack M. Greene
Jack M. Greene
Professional Land Surveyor No. LS6506
Certificate of Authorization No. LB7768



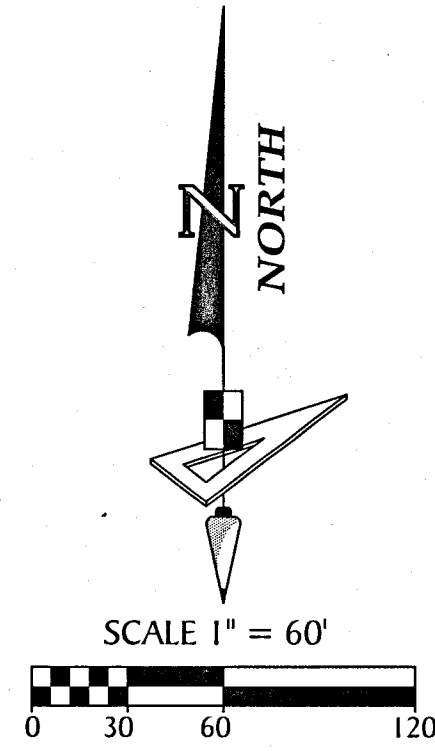
GeoPoint
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

SHEET 1 OF 5 SHEETS

LITTLE ROAD LANDINGS

A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A REPLAT OF A PORTION OF TRACTS 45, 46 & 47, AS SHOWN ON THE PLAT OF PORT RICHEY LAND COMPANY, RECORDED IN PLAT BOOK 1, PAGE 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA



BASIS OF BEARINGS

The West boundary of the Southwest 1/4 of Section 26, Township 25 South, Range 16 East, Pasco County, Florida, has a Grid bearing of N.00°22'50"E. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

NOTE:
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

The coordinate values shown hereon are based on the National Geodetic Survey Control Points 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, "INSPECT" and "SKIPPER RESET"

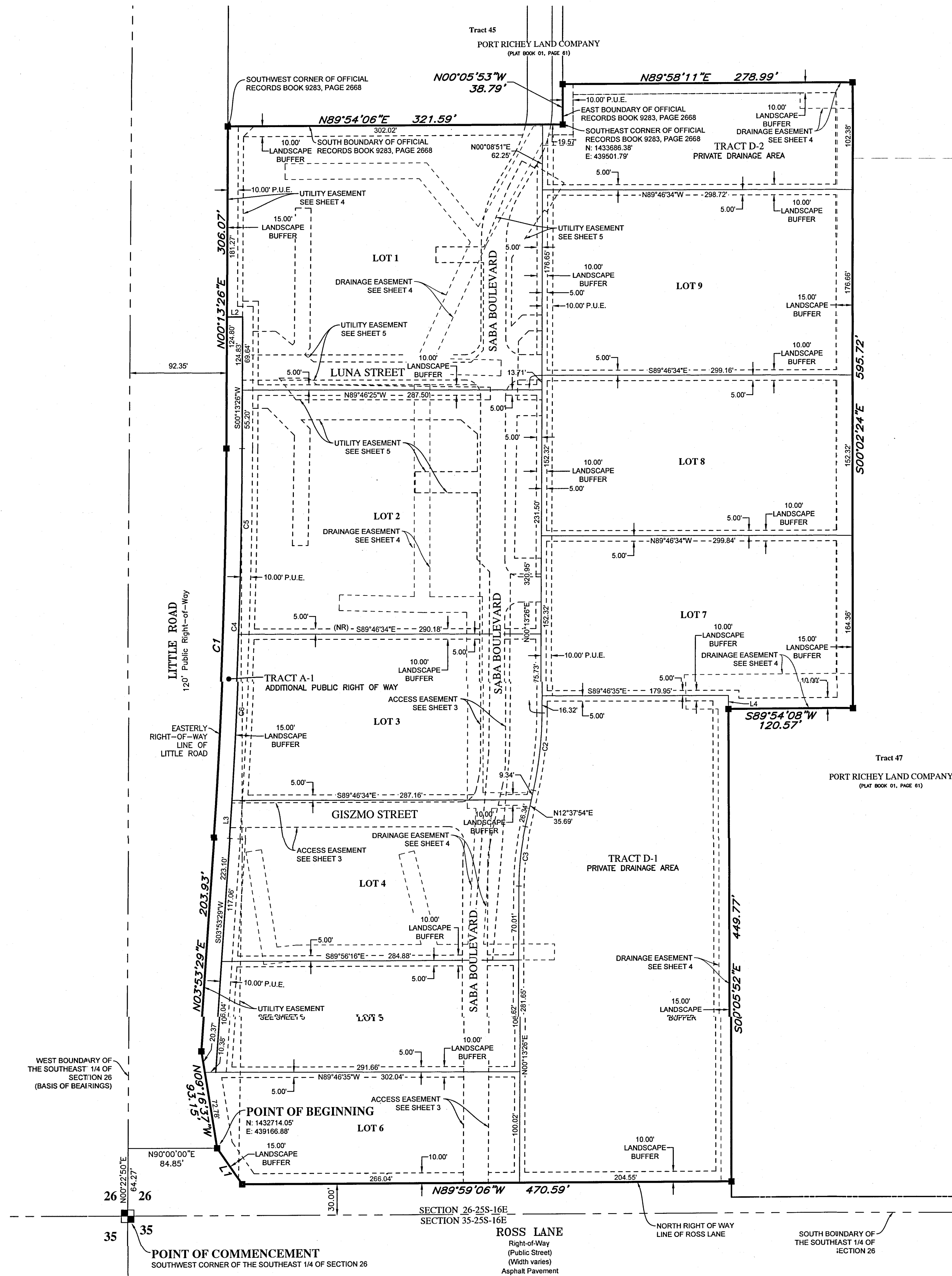
NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with 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 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 National Electrical Safety Code as adopted by the Florida Public Service Commission.

NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 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:
PROPERTY IS SUBJECT TO AND/OR BENEFITS FROM THE FOLLOWING:
• DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS LITTLE ROAD LANDINGS, RECORDED MARCH 4, 2022 IN OFFICIAL RECORDS BOOK 10563, PAGE 1827, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
• DECLARATION OF EASEMENTS RECORDED SEPTEMBER 3, 2021 IN OFFICIAL RECORDS BOOK 10437, PAGE 1050, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
• DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED NOVEMBER 17, 1998 IN OFFICIAL RECORDS BOOK 4042, PAGE 1222, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
• UNRECORDED 50 YEAR GROUND LEASE DATED JANUARY 20, 2022 RECORDED IN OFFICIAL RECORDS BOOK 10563, PAGE 1878 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
• UNRECORDED 50 YEAR GROUND LEASE DATED JANUARY 20, 2022 RECORDED IN OFFICIAL RECORDS BOOK 10563, PAGE 1885 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

LEGEND:
--- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
--- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
(NR) --- indicates non-radial line



TRACT DESIGNATION TABLE

TRACT A-1	ADDITIONAL PUBLIC RIGHT-OF-WAY	0.25 ACRES
TRACT D-1	PRIVATE DRAINAGE AREA	0.68 ACRES
TRACT D-2	PRIVATE DRAINAGE AREA	2.11 ACRES

Curve Data Table

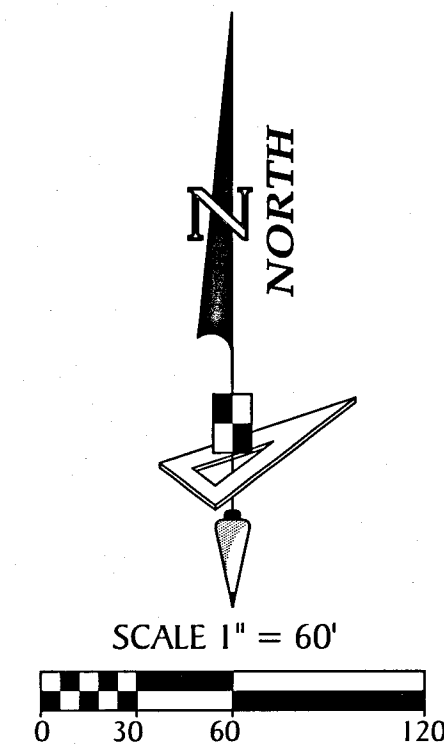
No.	Radius	Arc	Delta	Bearing	Chord
C1	5769.58'	370.62'	3°40'04"	N02°03'27"E	370.56'
C2	342.00'	74.06'	12°24'28"	N06°25'40"E	73.92'
C3	258.35'	57.39'	12°43'43"	S06°35'02"W	57.28'
C4	5804.58'	334.84'	3°18'19"	N01°52'35"E	334.80'
C5	5804.58'	176.34'	1°44'26"	N01°05'39"E	176.34'
C6	5804.58'	158.50'	1°33'52"	N02°44'48"E	158.49'

Line Data Table

No.	Bearing	Length
L1	N34°49'30"W	41.78'
L2	S89°46'34"E	15.00'
L3	S03°42'37"W	36.71'
L4	S00°05'56"E	12.72'

LITTLE ROAD LANDINGS

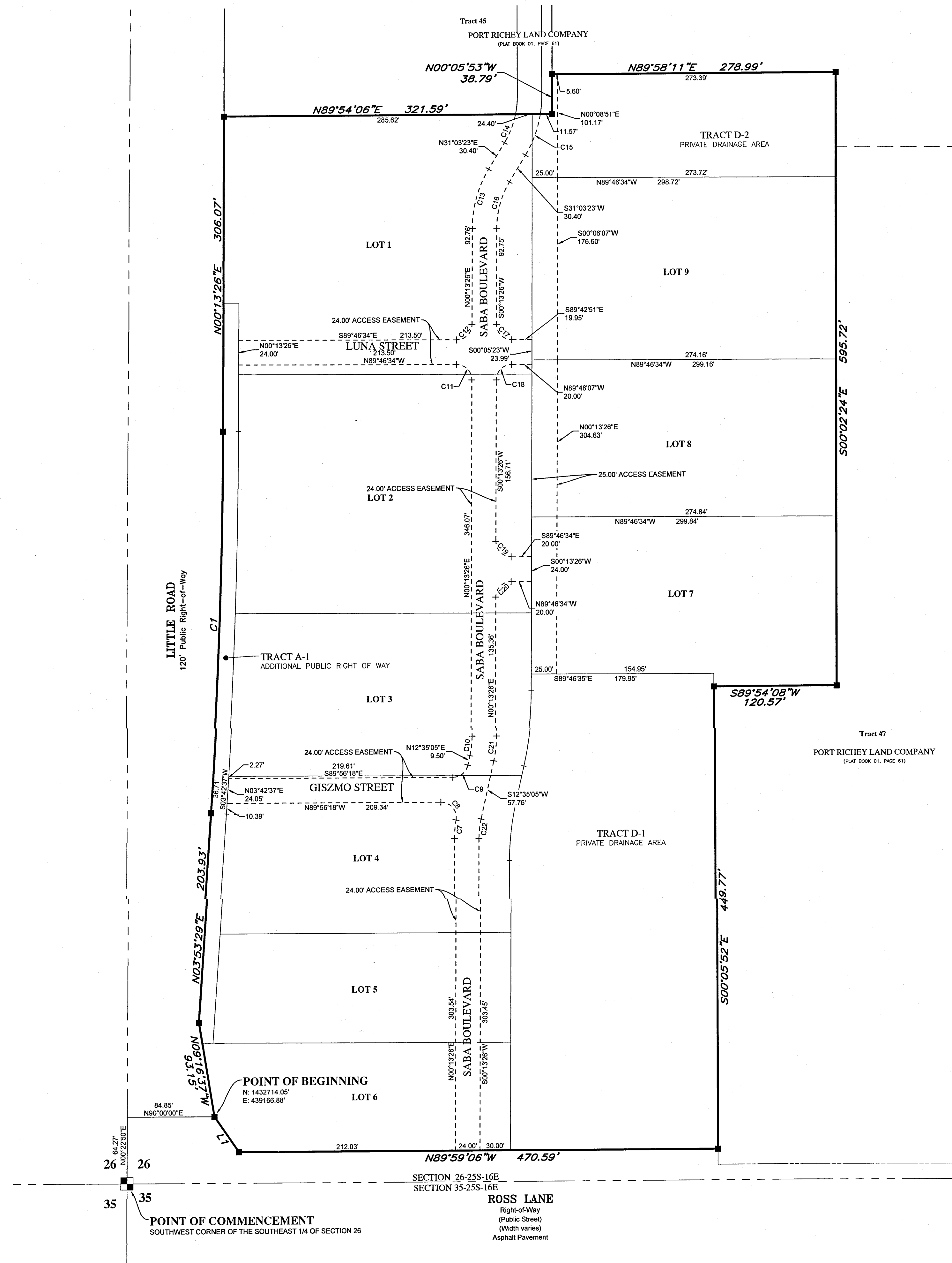
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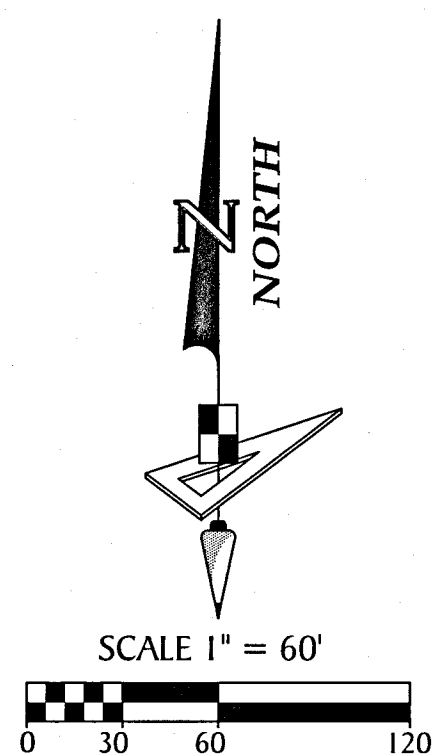


Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C1	5789.58'	370.62'	3°40'04"	N02°03'27"E	370.56'
C7	97.07'	17.98'	10°36'38"	S04°49'12"W	17.95'
C8	15.00'	26.01'	99°21'17"	N40°15'40"W	22.87'
C9	15.00'	20.28'	77°28'37"	N51°19'23"E	18.77'
C10	88.00'	18.98'	12°21'39"	N06°24'16"E	18.95'
C11	15.00'	23.56'	90°00'00"	N44°46'34"W	21.21'
C12	15.00'	23.56'	90°00'00"	N45°13'26"E	21.21'
C13	112.00'	60.27'	30°49'57"	S15°38'24"W	59.55'
C14	88.00'	29.89'	19°27'41"	N21°19'33"E	29.75'
C15	112.00'	42.99'	21°59'30"	N20°03'38"E	42.73'
C16	88.00'	47.36'	30°49'57"	S15°38'24"W	46.79'
C17	15.00'	23.55'	89°56'17"	S44°44'43"E	21.20'
C18	15.00'	23.56'	89°58'27"	S45°12'39"W	21.21'
C19	15.00'	23.56'	90°00'00"	S44°46'34"E	21.21'
C20	15.00'	23.56'	90°00'00"	S45°13'26"W	21.21'
C21	112.00'	24.16'	12°21'39"	N06°24'16"E	24.12'
C22	88.00'	18.98'	12°21'39"	S06°24'16"W	18.95'

Line Data Table		
No.	Bearing	Length
L1	N34°49'30"W	41.78'

LEGEND:
 ■ indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 (NR) indicates non-radial line

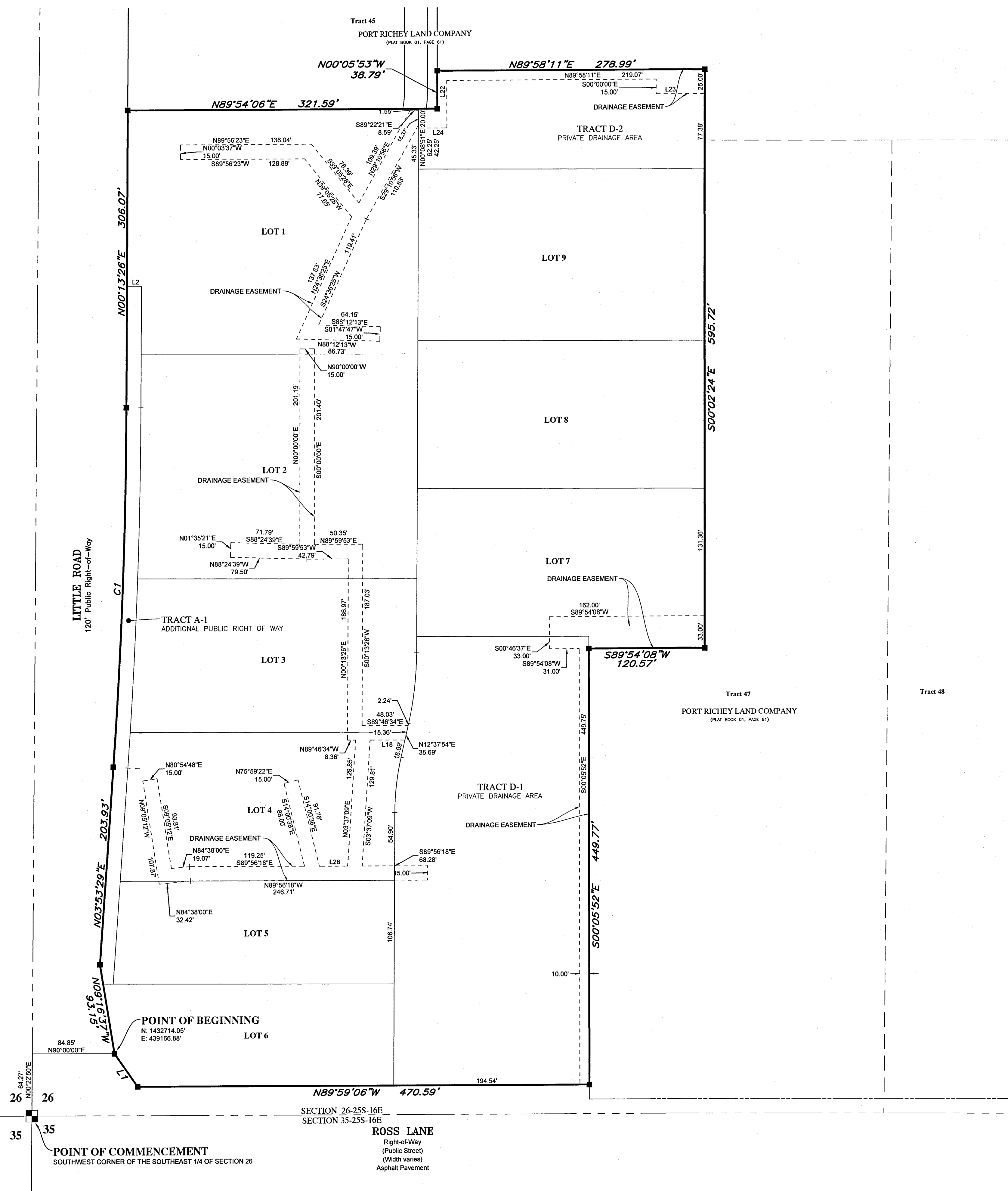




Curve Data Table					
No.	Radius	Arc	Delta	Bearing	Chord
C1	5789.58'	370.62'	3°40'04"	N02°03'27"E	370.56'

Line Data Table		
No.	Bearing	Length
L1	N34°49'30"W	41.78'
L2	S89°46'34"E	15.00'
L18	S89°46'34"E	36.34'
L22	N00°05'53"W	48.78'
L23	N89°58'11"E	49.92'
L24	S89°54'06"W	29.66'
L25	N45°03'46"E	14.18'
L26	S89°56'18"E	29.39'

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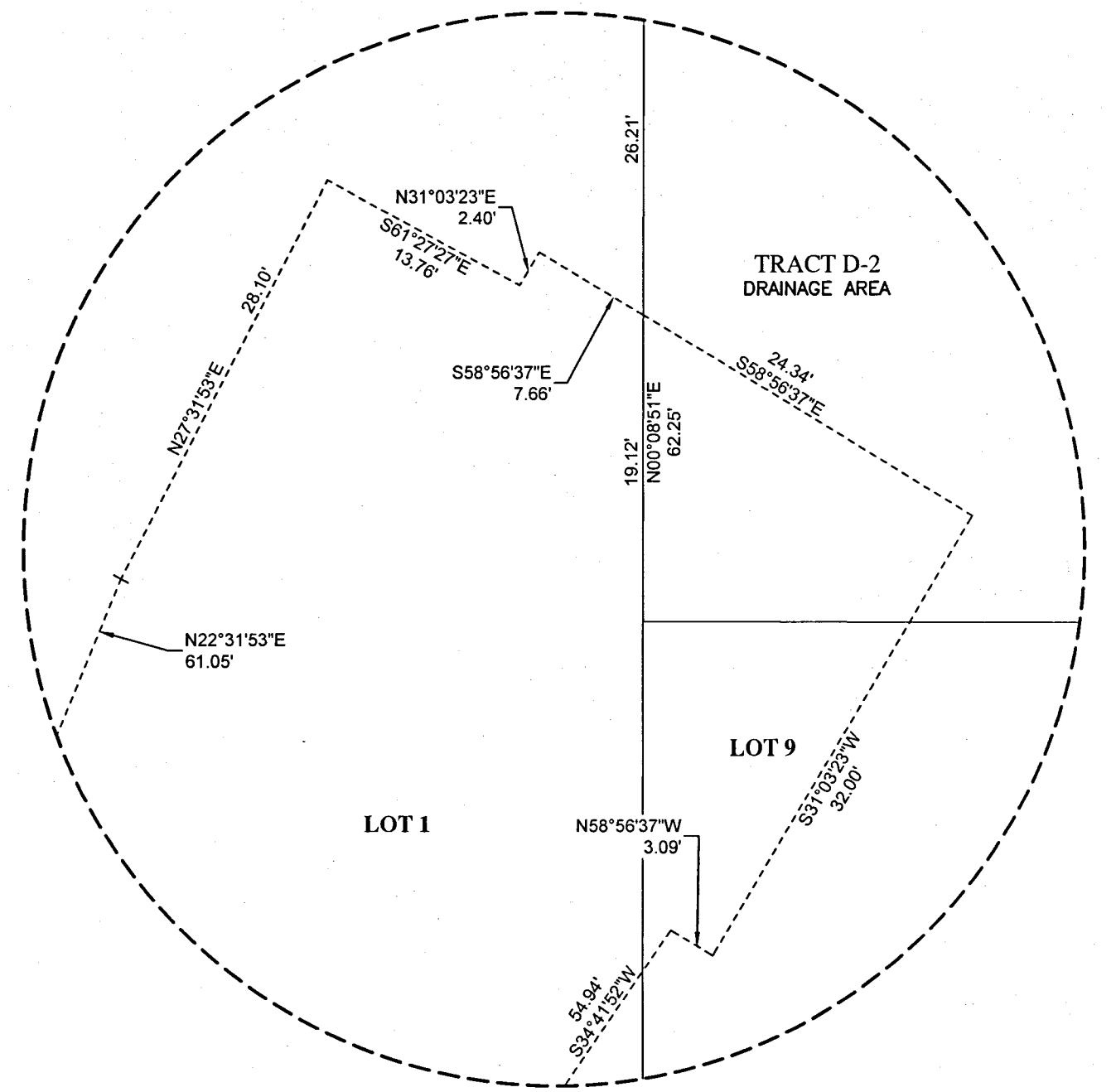
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No.	Bearing	Length
L1	N34°49'30"W	41.78'
L2	S89°46'34"E	15.00'
L3	N38°50'57"E	2.81'
L6	S38°50'57"W	8.08'
L7	S51°03'19"E	11.16'
L8	S45°01'53"W	14.95'
L9	S00°13'26"W	15.00'
L10	S00°13'26"W	15.00'
L11	N49°38'21"W	21.11'
L12	S44°46'03"E	12.28'
L13	S00°13'26"W	11.85'
L14	S38°02'22"E	25.98'
L15	S89°46'34"E	28.18'
L16	S51°03'19"E	10.16'
L17	N44°46'33"W	36.33'
L19	N89°42'35"W	14.30'
L20	N90°00'00"E	21.61'
L21	S51°03'19"E	20.78'



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(NR) ----- indicates non-radial line