

NEW PORT CORNERS PHASE 1B-2 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 25, 29, 30, 31, 33 AND 34,
ACCORDING TO THE 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

PLAT BOOK PAGE NO.

99 52

LEGAL DESCRIPTION:

That part of TRACTS 25, 29, 30, 31, 33 and 34, 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 West 1/4 corner of said Section 2, run thence along the North boundary of the Southwest 1/4 of said Section 2, S.89°26'44"E., 30.00 feet; thence along a line lying 30.00 feet East of and parallel with the West boundary of said Southwest 1/4 of Section 2, S.00°06'42"W., 15.00 feet to a point on the South boundary of the 15.00 feet (Public) 1/2 right-of-way, according to the aforesaid plat of PORT RICHEY LAND COMPANY SUBDIVISION, also being the Northeast corner of the 15.00 foot Additional Right-of-Way, per Stipulated Final Judgement Case No: 85-09-CA Division "H", as recorded in Official Records Book 1582, Page 570, of the Public Records of Pasco County, Florida, and also being the **POINT OF BEGINNING**; thence along said South boundary of the 15.00 feet (Public) 1/2 right-of-way, lying 15.00 feet South of and parallel with the aforesaid North boundary of the Southwest 1/4 of Section 2, S.89°26'44"E., 1290.93 feet to a point on the East boundary of the aforesaid TRACT 31; thence along said East boundary of TRACT 31, N.00°15'59"W., 15.00 feet to the Northeast corner of said TRACT 31, also being the Southeast corner of FOSSE HEIGHTS, as recorded in Plat Book 6, Page 62, of the Public Records of Pasco County, Florida; thence along the East boundary of said FOSSE HEIGHTS, N.00°13'21"E., 4.00 feet; thence S.89°54'00"E., 151.79 feet; thence S.00°06'00"W., 57.97 feet to a point of curvature; thence Southerly, 113.20 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 23°35'08" (chord bearing S.11°53'34"W., 112.40 feet); thence S.66°18'52"E., 50.00 feet to a point on a curve on the Westerly boundary of NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT, as recorded in Plat Book 98, Pages 31 through 41 inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT, the following six (6) courses: 1) Southwesterly, 32.68 feet along the arc of said curve to the right having a radius of 325.00 feet and a central angle of 05°54'42" (chord bearing S.26°33'59"W., 32.67 feet) to a point of reverse curvature; 2) Southerly, 140.86 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 29°20'50" (chord bearing S.14°46'25"W., 139.32 feet) to a point of tangency; 3) S.00°06'00"W., 97.97 feet to a point of curvature; 4) Southerly, 124.59 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 21°57'53" (chord bearing S.11°04'57"W., 123.83 feet) to a point of tangency; 5) S.22°03'53"W., 70.71 feet to a point of curvature; 6) Southerly, 61.69 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 12°51'14" (chord bearing S.15°38'16"W., 61.56 feet); thence along the Southerly boundary of said NEW PORT CORNERS PHASE 1B-1 ACTIVE ADULT, the following six (6) courses: 1) S.89°54'00"E., 76.53 feet; 2) S.00°06'00"W., 63.55 feet; 3) S.89°54'00"E., 213.50 feet to a point of curvature; 4) Easterly, 72.57 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 15°07'11" (chord bearing N.82°32'25"E., 72.36 feet) to a point of reverse curvature; 5) Easterly, 62.11 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 10°56'56" (chord bearing N.80°27'18"E., 62.01 feet); 6) S.04°04'14"E., 50.00 feet to a point on a curve; thence Southerly, 52.55 feet along the arc of said curve to the left having a radius of 275.00 feet and a central angle of 10°56'56" (chord bearing S.80°27'18"W., 52.47 feet) to a point of reverse curvature; thence Westerly, 51.31 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 09°02'47" (chord bearing S.79°30'13"W., 51.26 feet) to a point of reverse curvature; thence Southwesterly, 29.30 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 83°55'36" (chord bearing S.42°03'48"W., 26.75 feet); thence S.87°52'56"W., 50.04 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) to a point of tangency; thence N.89°54'00"W., 220.00 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 N.44°54'00"W., 28.28 feet) to a point of tangency; thence N.89°54'00"W., 145.75 feet to a point on the East boundary of the aforesaid 15.00 foot Additional Right-of-Way, per Stipulated Final Judgement Case No: 85-09-CA Division "H"; thence along said East boundary of the 15.00 foot Additional Right-of-Way, per Stipulated Final Judgement Case No: 85-09-CA Division "H", lying 30.00 feet East of and parallel with the aforesaid West boundary of Southwest 1/4 of Section 2, N.00°06'42"E., 801.24 feet to the **POINT OF BEGINNING**.

Containing 28.462 acres, more or less.

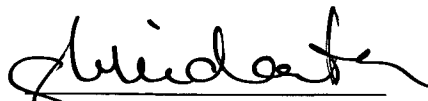
CERTIFICATE OF OWNERSHIP AND DEDICATION

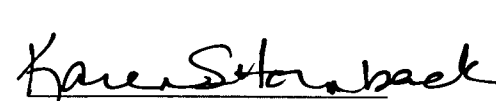
CAL-HEARTHSTONE LOT OPTION POOL 03, L.P., a Delaware limited partnership, authorized to do business in the State of Florida (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as New Port Corners Phases 1B-2 ACTIVE ADULT, as described in the legal description which is a part of this plat and makes the following dedications:

- Owner 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" or "CDD") TRACTS "B-4", "B-5", "B-6" and "B-14" as shown and depicted hereon. As evidenced by its execution of this plat the District accepts this dedication and agrees to maintain the foregoing tracts.
- Owner hereby reserves fee title to TRACT "A-1B" [(HOA) Ingress-Egress Easement; (CDD) Drainage Easement and (Public) Utility 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.
- Owner hereby grants, conveys and dedicates to the District all (CDD) Access and Drainage Easements, (CDD) Drainage Easements, (CDD) Wall 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.
- Owner further does:
 - Owner hereby grants, conveys and dedicates to Pasco County, Florida (the "County"), TRACT "R-1" (Additional Public Right-of-Way for Ernst 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.
 - Owner hereby grants, conveys and dedicates to the County, a perpetual easement for ingress and egress over and across TRACT "A-1B", as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
 - Owner hereby grants, conveys and dedicates to the County TRACT "Z-2" (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-2" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "Z-2" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
 - Owner hereby grants, conveys, and dedicates 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.
 - Owner hereby grants, conveys and dedicates 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.
 - Owner 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 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.
- Owner hereby reserves for itself and its 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.
- Owner does 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.
- Owner further grants 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, L.P., 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, L.P., a Delaware limited partnership, Manager
By: Hearthstone, Inc., a California Corporation, General Partner

By: 
Steven C. Porath
Its: Authorized Representative

Witness: 
Gloria Deaton
Printed Name

Witness: 
Karen S. Hornsace
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.

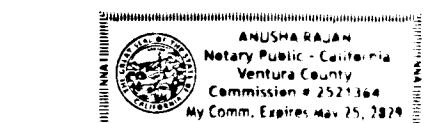
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On July 21, 2025, before me, ANUSHA RATAN, 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.

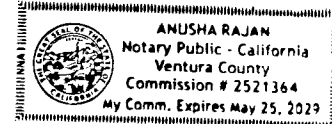
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public



(Place Notary Seal and/or Stamp Above)

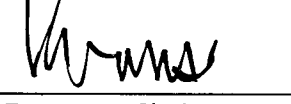


OPTIONAL	
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.	
Description of Attached Document Title or Type of Document: <u>Mylar Map- NPC Phase 1B-2</u>	
Document Date: <u>21 July 2025</u>	Number of Pages: <u>7</u>
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name: <u>Steven C. Porath</u>	Signer's Name:
☐ Corporate Officer - Title(s):	☐ Corporate Officer - Title(s):
☐ Partner - ☐ Limited ☐ General	☐ Partner - ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☒ Other: <u>Authorized Rep</u>	☐ Other:
Signer is Representing: <u>CAL-HEARTHSTONE LOT OPTION POOL 03, L.P.</u>	Signer is Representing:

CERTIFICATE OF ACCEPTANCE

of NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

The dedications to New Port Corners Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes, were accepted at an open meeting of New Port Corners Community Development District by their Board of Supervisors this 15th day of July, 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: 
Alexandra maley
Printed Name

Witness: 
Heather Meyer
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

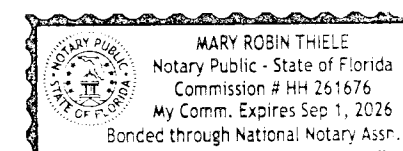
I hereby certify on this 15th day of July, 2025, before me personally appeared by means of physical presence, Kelly Evans, as Chairperson of New Port Corners Community Development District, [X] personally known to me or [] who has produced _____ as identification, who has identified himself as the person 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 Hillsborough County, Florida, the day and year aforesaid.


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

My Commission expires: 9/1/2026

Commission Number: HA261676

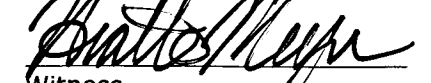


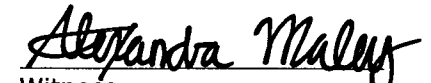
CERTIFICATE OF ACCEPTANCE

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, as President

Witness: 
Heather Meyer
Printed Name

Witness: 
Alexandra Maley
Printed Name

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

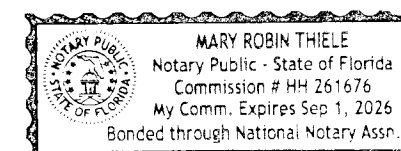
I hereby certify on this 16th day of July, 2025, before me personally appeared by means of physical presence, Lori Campagna, as President of Medley at New Port Corners Community Association, Inc., [X] personally known to me or [] who has produced _____ as identification, who has identified herself as 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.


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

My Commission expires: 9/1/2026

Commission Number: HA261676

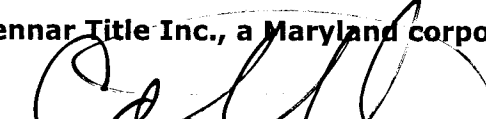


PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

We, Lennar Title Inc., a Maryland corporation, as Agent for Title Resources Group, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, File No. LEN-2415942FL and based on said report find that the title of the property is vested in CAL-HEARTHSTONE LOT OPTION POOL 03, L.P., a Delaware 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 in that Property Information Report, File No. LEN-2415942FL.

This the 16th day of July, 2025

Lennar Title Inc., a Maryland corporation
By: 
Name: 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 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 16th day of July, 2025


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

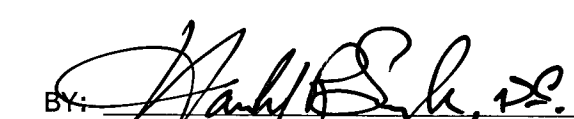
CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA

This is to certify that on this the 15th day of August, 2025, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.


David F. Allen, P.E.,
Assistant County Administrator
Development Services

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 21st day of August, 2025, in Plat Book 99, Page(s) 52-58.

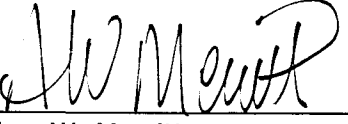

Nikki Alvarez-Schles, Esq.,
Pasco County Clerk & Comptroller

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 February, 2025, 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 15th day of July, 2025

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


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

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AM-LCFC-NPC-017
File: P:\New Port Corners [Lennar-CLD]Phase 1B-2\NEWPORT-COR-PH1B-201

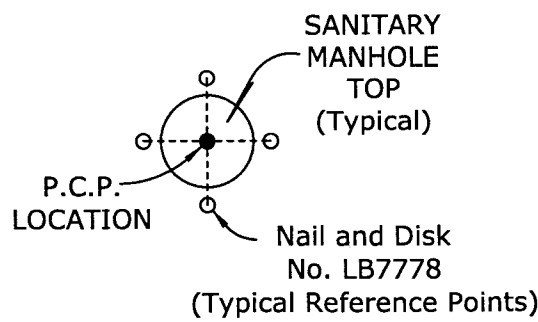
NEW PORT CORNERS PHASE 1B-2 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 25, 29, 30, 31, 33 AND 34,
ACCORDING TO THE 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

PLAT BOOK PAGE NO.

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Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE
DIAGRAM
(NOT TO SCALE)

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:

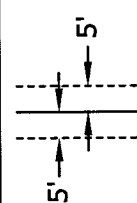
A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

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')

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.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-1B"	(HOA) INGRESS-EGRESS EASEMENT; (CDD) DRAINAGE EASEMENT; (PUBLIC) UTILITY EASEMENT	6.249 Ac.±
TRACT "B-4"	(CDD) LANDSCAPE AREA AND OPEN SPACE	2.079 Ac.±
TRACT "B-5"	(CDD) LANDSCAPE AREA AND OPEN SPACE	1.062 Ac.±
TRACT "B-6"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.134 Ac.±
TRACT "B-14"	(CDD) LANDSCAPE AREA AND OPEN SPACE	0.041 Ac.±
TRACT "R-1"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR ERNST ROAD	0.620 Ac.±
TRACT "Z-2"	(PUBLIC) PUMP STATION SITE	0.073 Ac.±

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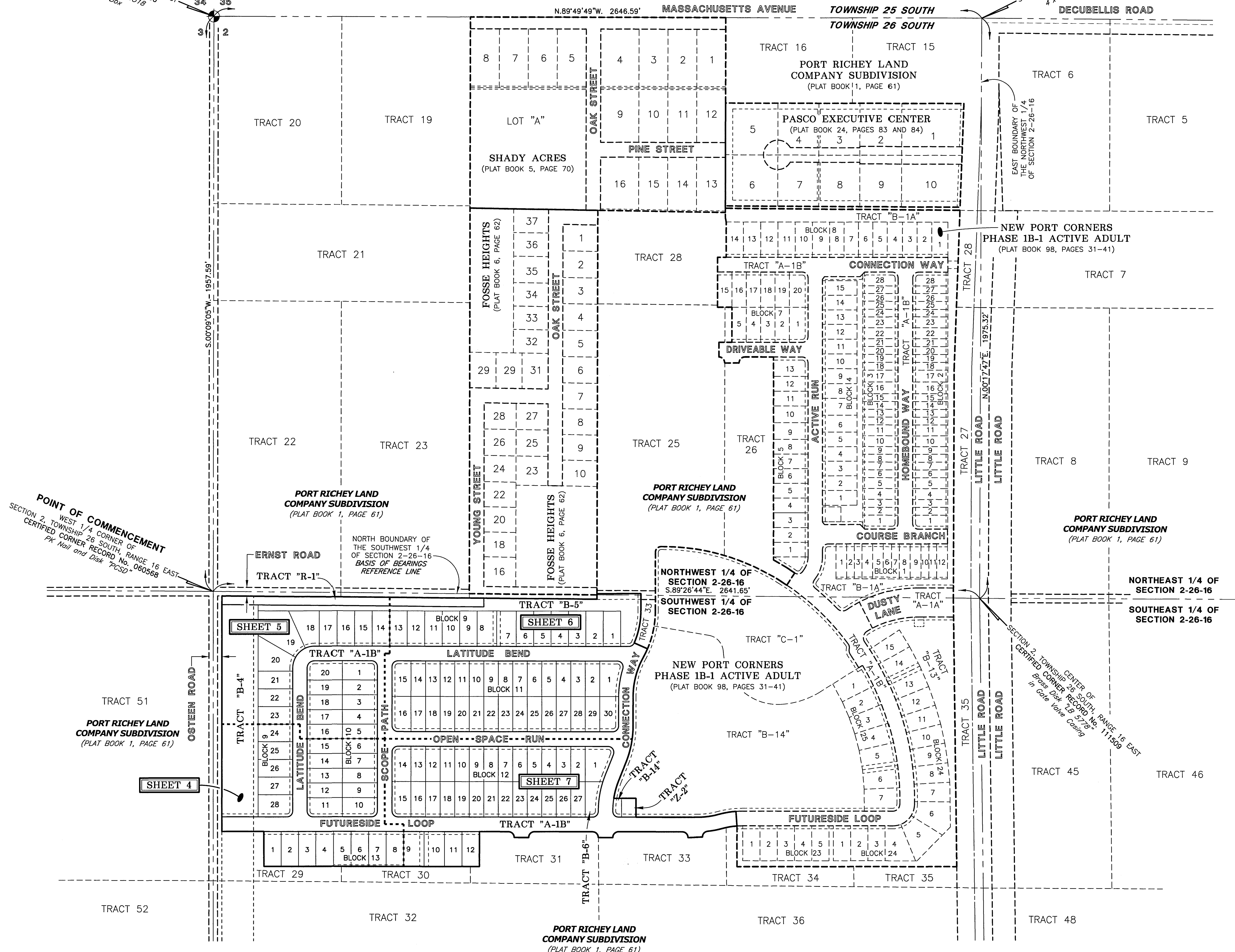
PLAT BOOK PAGE NO.

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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 6" Water Meter Box

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

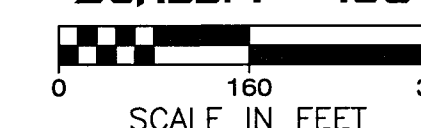


BASIS OF BEARINGS

The North boundary of the Southwest 1/4 of Section 2, Township 26 South, Range 16 East, Pasco County, Florida, has a Grid bearing of S.89°26'44"E. 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.



SCALE: 1" = 160'



SEE SHEET 2 OF 7
FOR PARALLEL OFFSET
DIMENSIONS NOTE

KEY SHEET

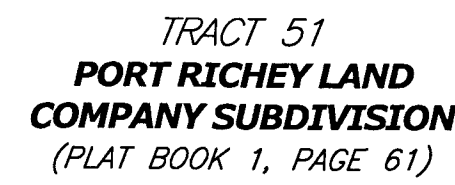
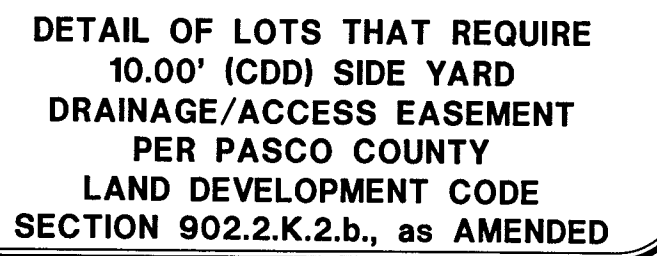
NOTE: REFER TO THE FOLLOWING SHEETS
OF THIS PLAT FOR DETAILED
LABELING AND DIMENSIONING.

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SHEET 3 OF 7 SHEETS

A REPLAT OF A PORTION OF TRACTS 25, 29, 30, 31, 33 AND 34,
ACCORDING TO THE 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

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TRACT 52
PORT RICHEY LAND
COMPANY SUBDIVISION
(PLAT BOOK 1, PAGE 61)

TRACT 32
PORT RICHEY LAND
COMPANY SUBDIVISION
(PLAT BOOK 1, PAGE 61)

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

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
29	20.00	90°00'00"	31.42	28.28	S.45°06'00"W.
42	20.00	90°00'00"	31.42	28.28	S.45°06'00"W.
43	20.00	90°00'00"	31.42	28.28	N.44°54'00"W.

SEE SHEET 3 OF 7
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 7
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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SHEET 4 OF 7 SHEETS

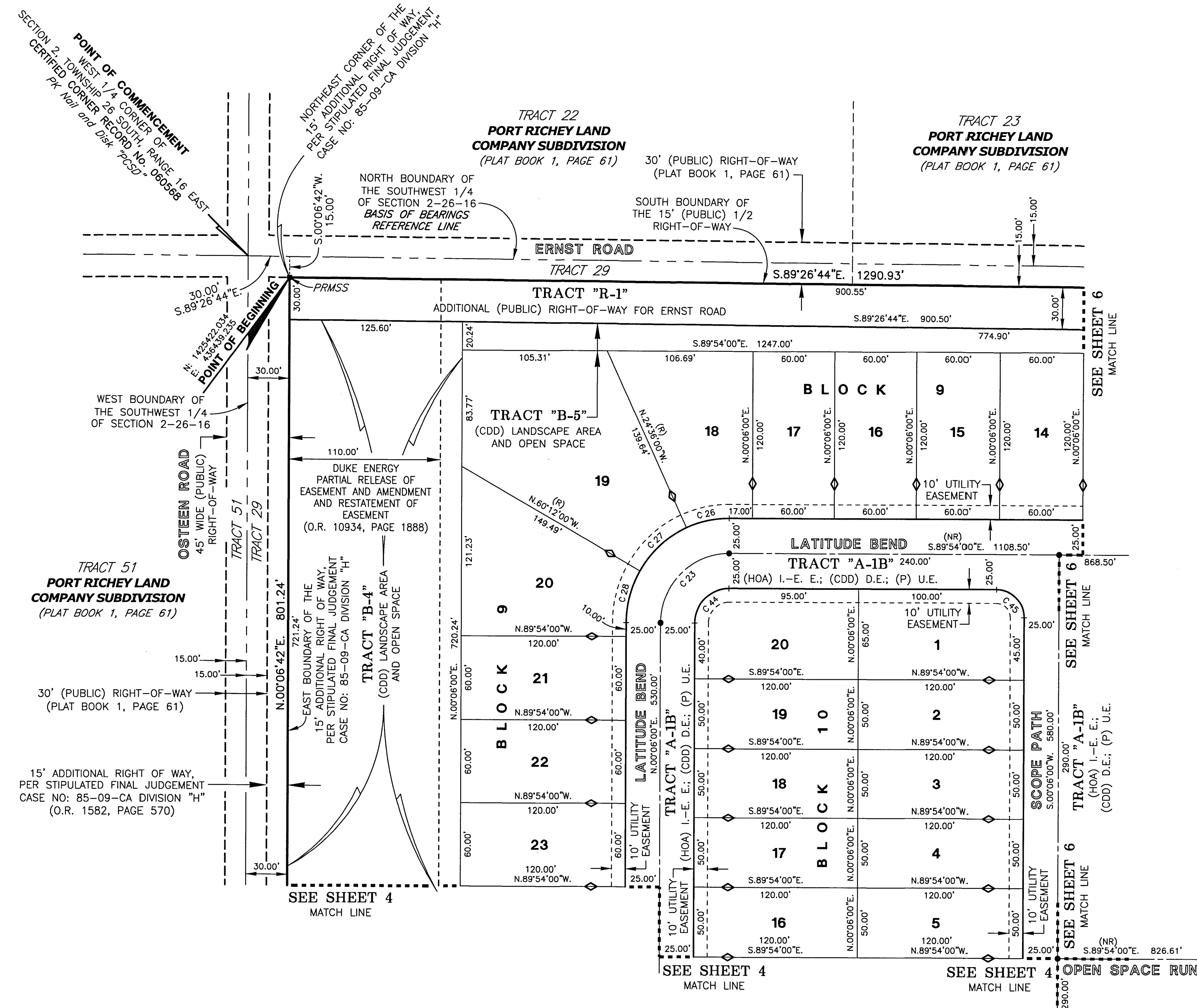
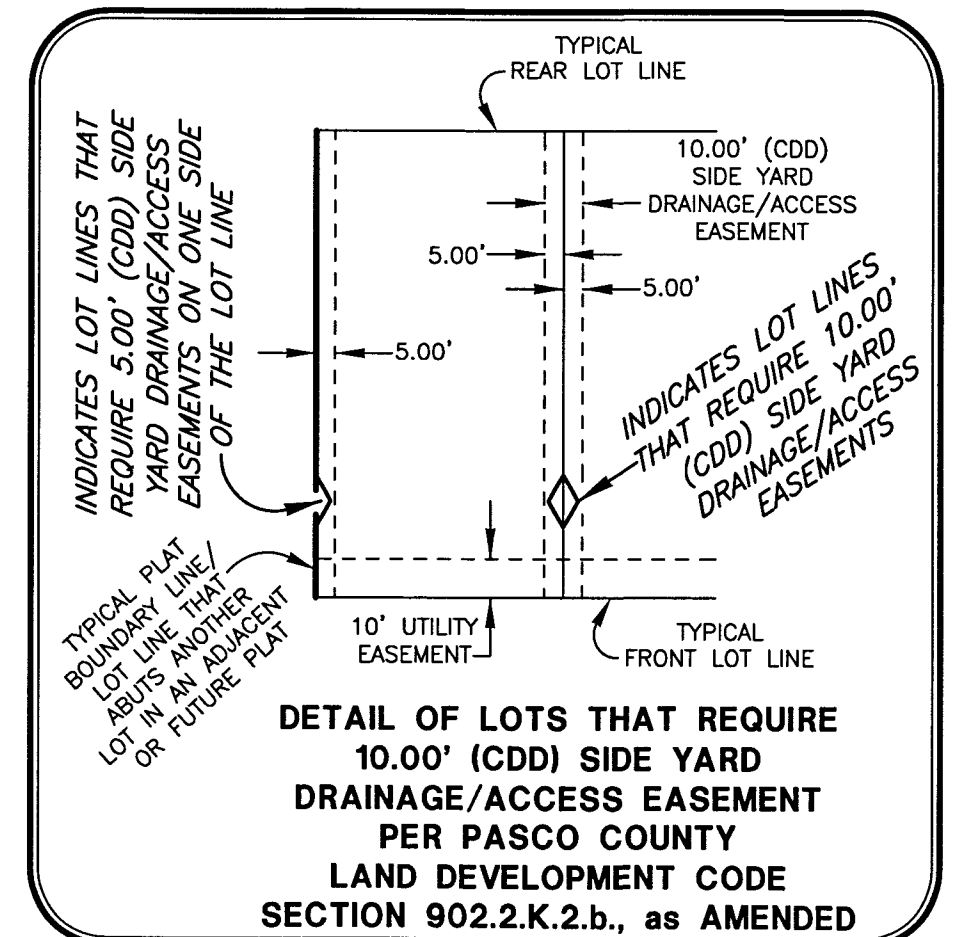
NEW PORT CORNERS PHASE 1B-2 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 25, 29, 30, 31, 33 AND 34,
ACCORDING TO THE 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

PLAT BOOK PAGE NO.

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LEGEND

- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
- Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
- Symbol ● indicates Set (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. - Ingress-Egress Easement
- D.E. - Drainage Easement
- (P) U.E. - (Public) Utility Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
23	50.00	90°00'00"	78.54	70.71	N.45°06'00"E.
26	75.00	24°42'00"	32.33	32.08	S.77°45'00"W.
27	75.00	35°36'00"	46.60	45.85	S.47°36'00"W.
28	75.00	29°42'00"	38.88	38.44	S.14°57'00"W.
44	25.00	90°00'00"	39.27	35.36	N.45°06'00"E.
45	20.00	90°00'00"	31.42	28.28	S.44°54'00"E.

SCALE: 1" = 50'

0 50 100
SCALE IN FEET

SEE SHEET 3 OF 7
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 7
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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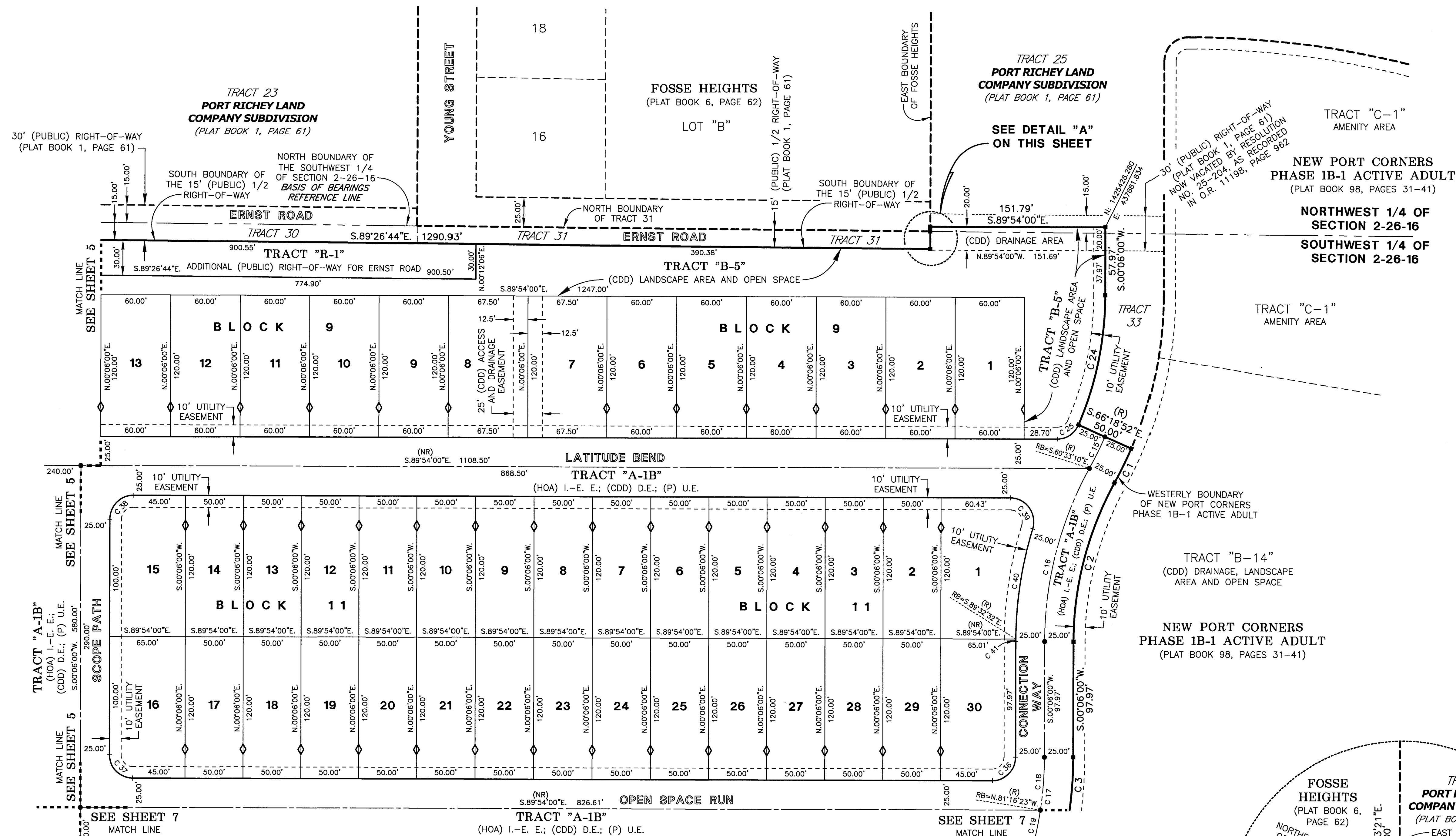
SHEET 5 OF 7 SHEETS

NEW PORT CORNERS PHASE 1B-2 ACTIVE ADULT

A REPLAT OF A PORTION OF TRACTS 25, 29, 30, 31, 33 AND 34,
ACCORDING TO THE 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

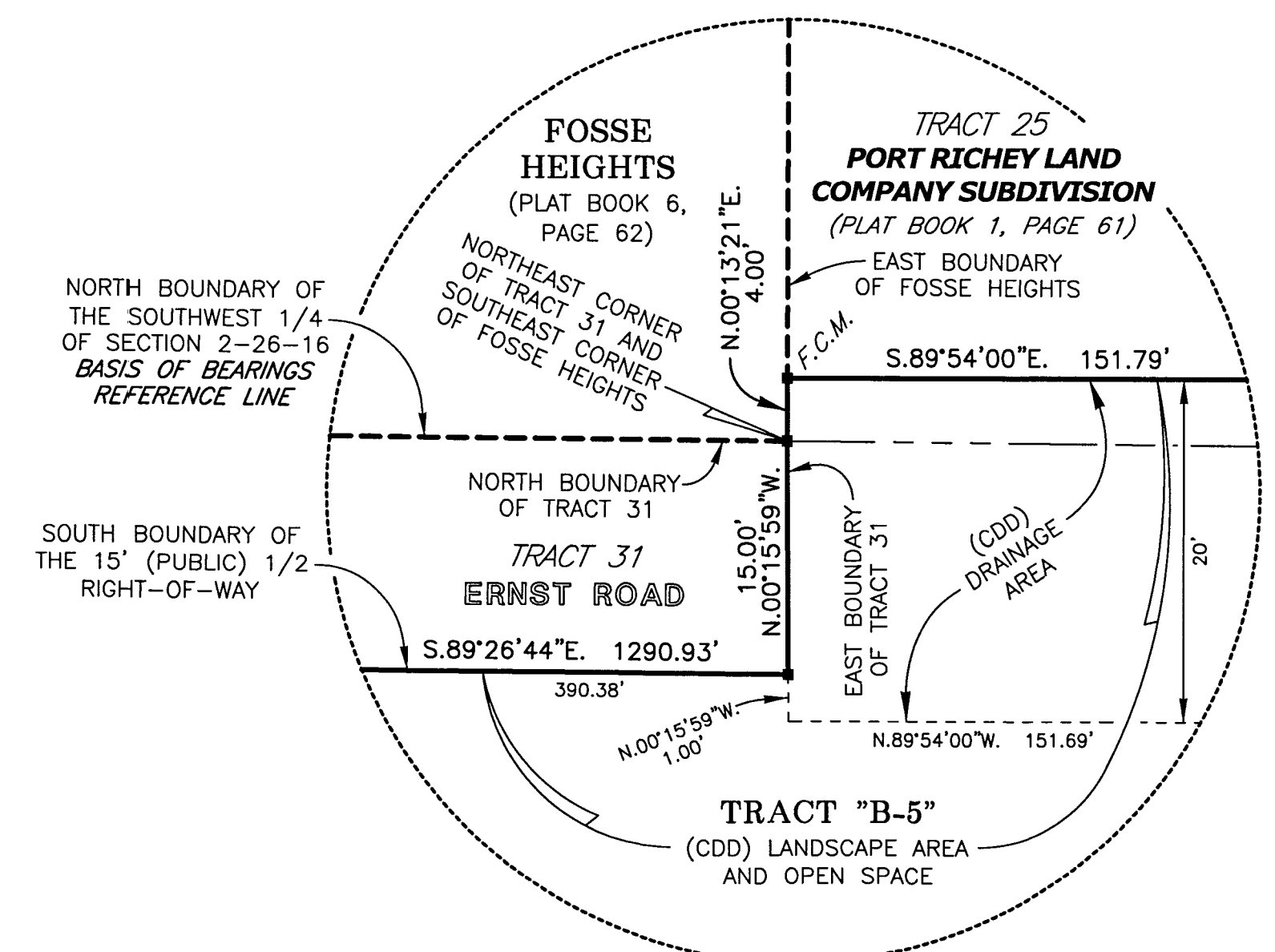
PLAT BOOK PAGE NO.

99 57

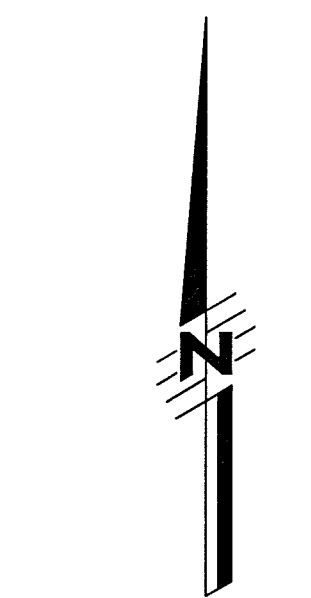


NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	325.00	05°45'42"	32.68	32.67	S.26°33'59"W.
2	275.00	29°20'50"	140.86	139.32	S.14°46'25"W.
3	325.00	21°57'53"	124.59	123.83	S.11°04'57"W.
15	300.00	05°45'42"	30.17	30.16	S.26°33'59"W.
16	300.00	29°20'50"	153.66	151.99	S.14°46'25"W.
17	300.00	21°57'53"	115.01	114.30	S.11°04'57"W.
18	300.00	08°37'37"	45.17	45.13	S.04°24'48"W.
19	300.00	13°20'16"	69.84	69.68	S.15°23'45"W.
24	275.00	23°35'08"	113.20	112.40	S.11°53'34"W.
25	20.00	66°24'52"	23.18	21.91	S.56°53'34"W.
36	20.00	90°00'00"	31.42	28.28	S.45°06'00"W.
37	20.00	90°00'00"	31.42	28.28	N.44°54'00"W.
38	20.00	90°00'00"	31.42	28.28	N.45°06'00"E.
39	20.00	107°12'07"	37.42	32.20	S.38°17'57"E.
40	325.00	16°50'38"	95.54	95.20	S.08°52'47"W.
41	325.00	00°21'28"	2.03	2.03	S.00°16'44"W.

- LEGEND**
- Symbol indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram).
 - F.C.M. - Found 4"x4" Concrete Monument (Identification is Illegible).
 - (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



DETAIL "A"
NOT TO SCALE
(SEE THIS SHEET)



SCALE: 1" = 50'
0 50 100
SCALE IN FEET

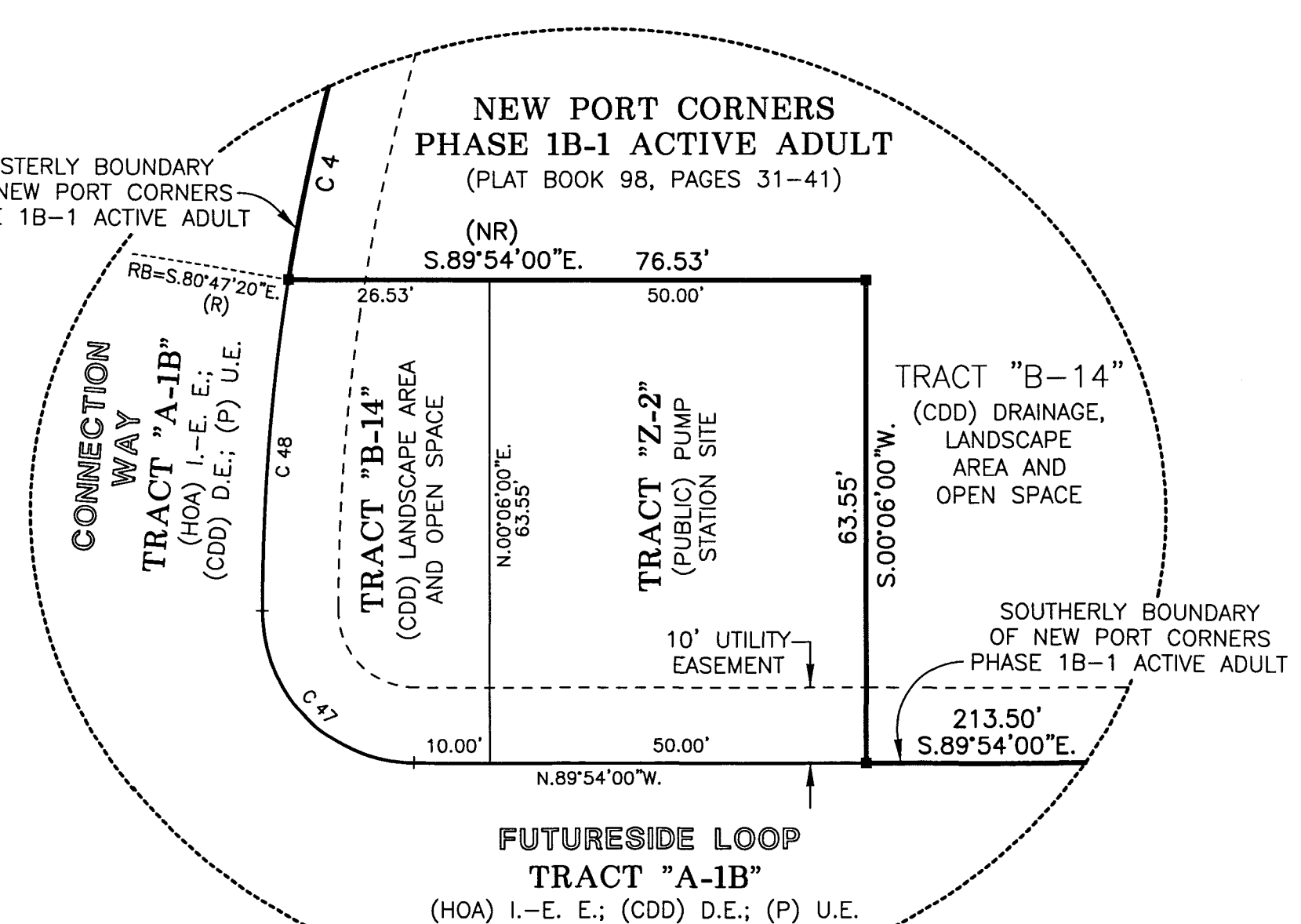
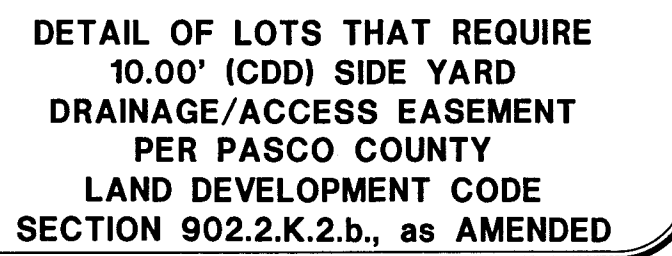
SEE SHEET 3 OF 7
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 7
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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SHEET 6 OF 7 SHEETS

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



- SEE SHEET 3 OF 7
FOR BASIS OF BEARINGS
- SEE SHEET 2 OF 7
FOR PARALLEL OFFSET
DIMENSIONS NOTE

SHEET 7 OF 7 SHEETS