

LEXINGTON OAKS COMMONS
SECTION 11, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying within Section 11, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:
For a POINT OF BEGINNING commence at the Northerly most corner of Tract S, LEXINGTON OAKS, PHASE 1, as per the plat thereof, recorded in Plat Book 36, Page 57, of the public records of Pasco County, Florida; thence along the boundary of said Tract S the following two (2) courses: 1) S.34°42'59"W., a distance of 212.01 feet; 2) S.55°14'05"E., a distance of 165.24 feet to the Northwesterly right-of-way line of State Road 54 as described in Official Records Book 5480, Page 840, of the public records of Pasco County, Florida; thence along said Northwesterly right-of-way line, the following five (5) courses: 1) S.34°44'42"W., a distance of 1,386.70 feet; 2) S.54°13'47"E., a distance of 9.05 feet; 3) S.34°44'42"W., a distance of 67.95 feet; 4) S.89°55'11"W., a distance of 11.03 feet; 5) S.34°44'42"W., a distance of 340.21 feet to the Northerly boundary of Parcel 101A as described in said Official Records Book 5460, Page 840; thence along said Northerly boundary the following three (3) courses: 1) N.54°42'02"W., a distance of 44.89 feet; 2) N.89°46'46"W., a distance of 92.98 feet; 3) N.84°27'41"W., a distance of 98.33 feet; thence S.89°45'50"W., a distance of 636.36 feet to the Easterly boundary of Golf Course Parcel 9 as described in Official Records Book 9788, Page 2210, of the public records of Pasco County, Florida; thence along said Easterly boundary the following seven (7) courses: 1) N.34°44'52"E., a distance of 295.03 feet; 2) S.89°34'35"W., a distance of 33.67 feet; 3) N.00°13'39"W., a distance of 400.19 feet; 4) N.89°46'37"E., a distance of 313.54 feet; 5) N.34°43'57"E., a distance of 926.92 feet; 6) N.55°15'11"W., a distance of 249.91 feet; 7) N.34°43'42"E., a distance of 45.55 feet to the Southernmost corner of Tract 5A of the aforementioned LEXINGTON OAKS, PHASE 1; thence along the boundary of said LEXINGTON OAKS, PHASE 1 the following five (5) courses: 1) continue N.34°43'42"E., a distance of 386.25 feet; 2) S.55°18'37"E., a distance of 40.01 feet; 3) N.34°43'28"E., a distance of 642.15 feet to a non-tangent point of curvature; 4) Southeasterly 382.91 feet along the arc of a curve to the right, said curve having a radius of 690.00 feet, a central angle of 31°47'44", and a chord bearing and distance of S.33°27'45"E., 378.01 feet to a point of reverse curvature; 5) Southeasterly 460.16 feet along the arc of a curve to the left, said curve having a radius of 810.00 feet, a central angle of 32°32'58", and a chord bearing and distance of S.33°53'21"E., 453.99 feet to the POINT OF BEGINNING.

Containing 44.80 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Specialty Restaurants Corporation, a California corporation (Owners) hereby state and declare that they are the fee simple owner of all lands referred to as LEXINGTON OAKS COMMONS, as described in the legal description which is a part of this plat, and make the following dedications:

Legal title to Tract LS (Lift Station), Tracts P-1 and P-2 (Drainage/Access Easement), and Tract PF (Access/Drainage/Utility/Landscape Easement) as shown and depicted hereon shall be conveyed by separate instrument to the Lexington Oaks Commons Owners Association, Inc., its successors and/or assigns (the Association), said Association shall be responsible for maintenance of said Tracts LS, P-1, P-2 and PF. Said Tracts LS, P-1, P-2 and PF shall be for the benefit of the individual lot owners, tenants and their assigns.

Owners do further:

grant, convey and dedicate to the County, a perpetual non-exclusive easement over all access easements and parking areas for any and all governmental purposes incidental thereto.

grant, convey and dedicate to the County, a perpetual non-exclusive easement over and across that area identified as "Utility/Drainage Easement" as shown hereon, for any and all governmental purposes incidental thereto.

grant, convey and dedicate to the County, a perpetual non-exclusive easement over and across that area identified as "Access/Drainage/Utility/Landscape Easement" as shown hereon, for any and all governmental purposes incidental thereto.

grant and reserve unto themselves, its successors and assigns, the 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 s. 177.085(1).

grant, convey and dedicate to the County and all Utility Entities a non-exclusive PUBLIC UTILITY EASEMENT (PUE) for telephone, electric, cable television, 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 all Local, State and Federal Governments, including all agencies and departments thereof, and shall also extend and inure to all duly licensed public and private utility companies.

reserve unto themselves, their respective heirs, successors, assigns or legal representatives, a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots on the plat. Said non-exclusive easement is for the installation, operation, 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 s. 177.091(28).

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 private drainage easements or commonly owned property shown on this plat. In the event the Owner fails to properly maintain any private 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 private drainage easement for the purpose of performing maintenance to ensure the free flow of water.

OWNER

Specialty Restaurants Corporation, a California corporation
Signed, sealed and delivered in the presence of:

John Tallichet, President
Witness
Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PASCO

I hereby certify on this day of 2020, before me personally appeared by means of physical presence, John Tallichet, who has identified himself to me as the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at County, Florida, the day and year aforesaid.

My commission expires:

Notary Public, State of Florida at Large

MORTGAGEE CONSENT TO DEDICATION

Bank of the West as Mortgagee under a certain mortgage recorded in Official Records Book 8433, Page 483, as amended in Official Records Book 8756, Page 1767, both of the public records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications and conveyances shown hereon.
Signed, sealed and delivered in the presence of:

Witness
Print Name and Title
Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PASCO

I hereby certify on this day of 2020, before me personally appeared

by means of physical presence, who has identified himself to me as the person described in and who executed the foregoing consent to dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at County, Florida, the day and year aforesaid.

My commission expires:

Notary Public, State of Florida at Large

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I, of HOBBY & HOBBY, P.A., do hereby certify that the record title to the land as described and shown on this plat is in the name of the person, persons, corporation, or entity executing the dedication as shown on the plat. I certify that there are no liens and/or encumbrances of record against said property, except as shown on said plat. Additionally, I certify that there are no delinquent taxes, outstanding tax certificates, or omitted year's taxes outstanding on the land.

This the day of 2020.

HOBBY & HOBBY, P.A.

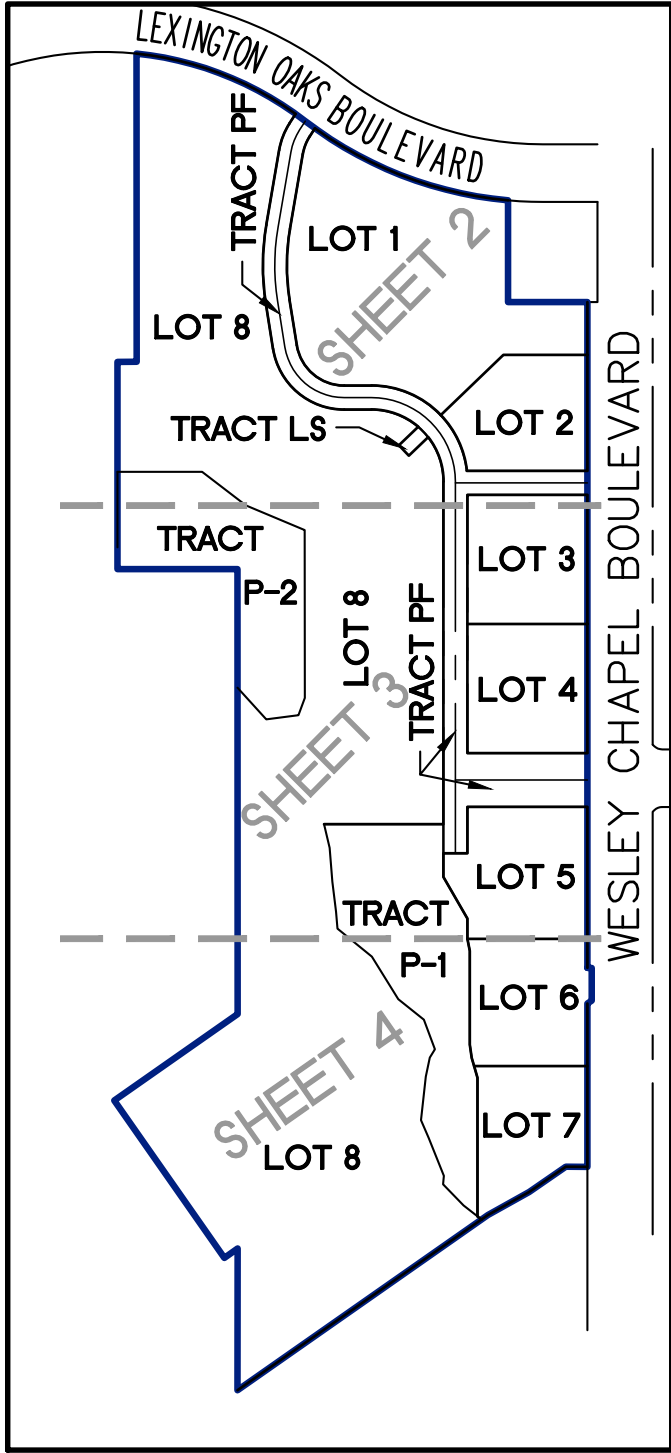
Printed Name Bar #

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

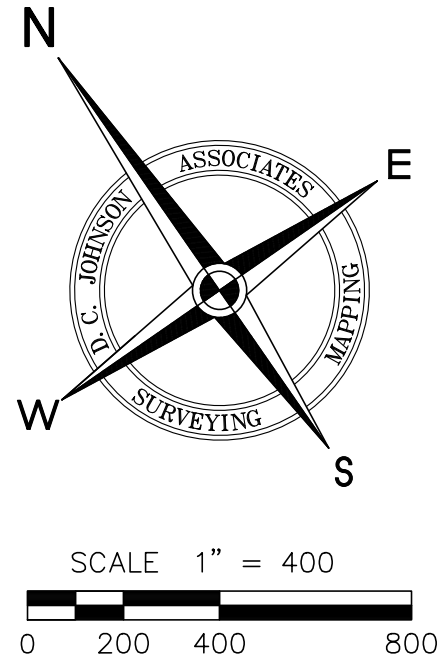
Pursuant to Section 177.081(1), Florida statutes, I hereby certify that I, or my Florida Professionally licensed Surveyor and Mapper designees under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177, Part 1, Florida Statutes and that this plat complies 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 the day of 2020.

Alex W. Parnes
County Surveyor
Florida Professional Surveyor and Mapper, License No. 5131
State of Florida



KEY MAP



NOTES:

- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the Northwesterly boundary of Tract S, Lexington Oaks, Phase 1, as per the plat thereof recorded in Plat Book 36, Page 57 of the public records of Pasco County, Florida having a grid bearing of S. 34°42'59" W.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network 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.
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
- All platted utility easements will provide that such easements will 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- The lands platted hereon are affected by the terms and conditions of the Declaration of Covenants, Conditions, and Restrictions recorded in Official Records Book 3935, Page 1224, as amended in Official Records Book 3986, Page 1500, both of the public records of Pasco County, Florida.

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 PASCO COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this day of 2020 the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

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 on

this day of 2020 in Plat Book Page(s).

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 Chapter 177, Florida Statutes, Part 1.

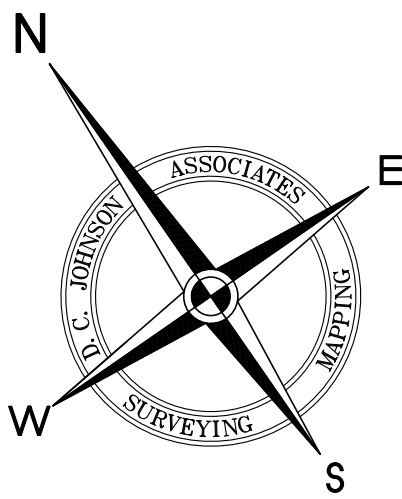
Signed and Sealed this day of 2020.

D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514

Daniel C. Johnson
Florida Professional Surveyor and Mapper No. 3653



LEXINGTON OAKS COMMONS
SECTION 11, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

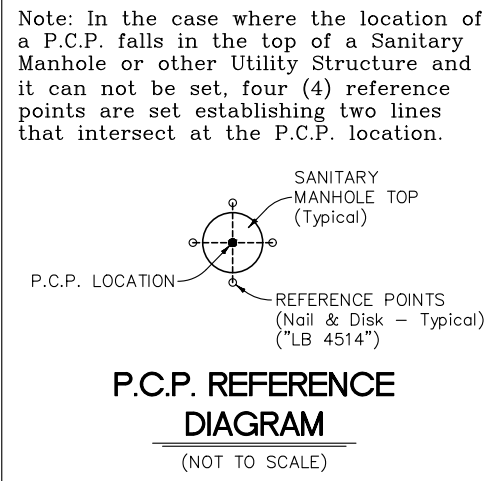
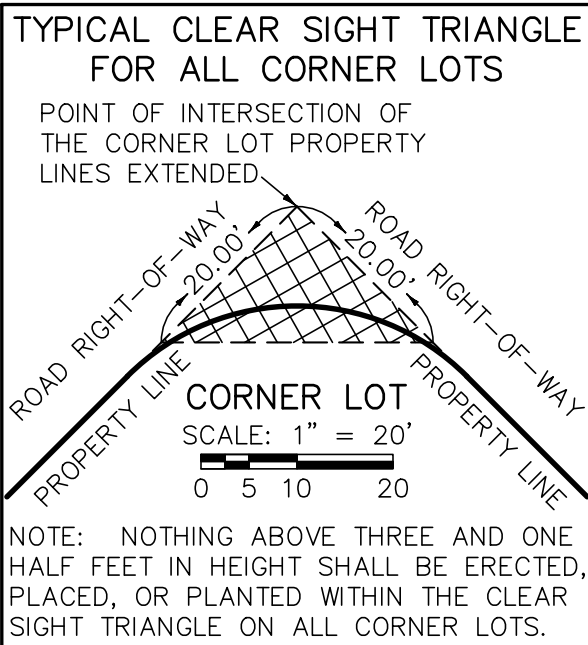


SCALE 1" = 50'
0 25 50 100

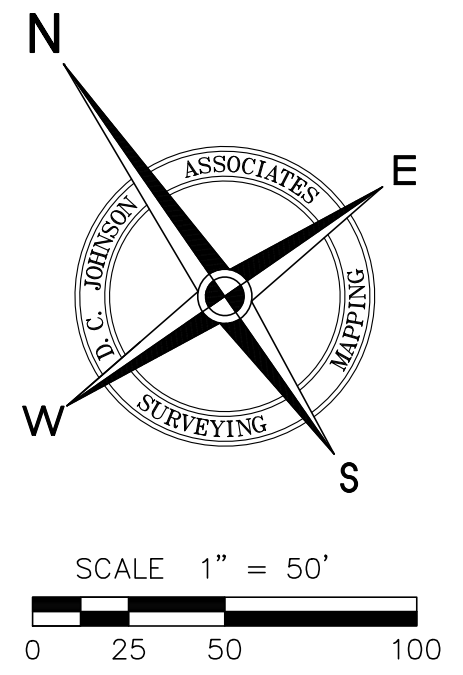
- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
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 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
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 - = SET 5/8" IR "DC JOHNSON LB 4514"
 - = SET 4"x4" CM "PRM LB 4514"
 - ▲ = SET NAIL & DISK "PCP LB 4514"
 - = FOUND 4"x4" CM "PSM 3612" (UNLESS OTHERWISE NOTED)

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N 67°32'15" E	21.70'
L5	N 67°32'15" E	19.98'
L6	S 67°32'15" W	23.40'
L9	S 80°54'31" W	55.25'
L10	N 09°05'29" W	30.00'
L11	N 80°54'31" E	55.25'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	382.91'	690.00'	31°47'44"	S 33°27'45" E	378.01'
C2	460.16'	810.00'	32°32'58"	S 33°53'21" E	453.99'
C3	50.29'	125.00'	23°02'59"	S 56°00'46" W	49.95'
C4	155.86'	475.00'	18°48'02"	S 35°05'15" W	155.16'
C5	176.58'	125.00'	80°56'25"	S 14°46'58" E	162.26'
C6	274.88'	175.00'	89°59'52"	N 10°15'14" W	247.48'
C7	40.23'	100.00'	23°02'59"	N 56°00'46" E	39.96'
C8	147.66'	450.00'	18°48'02"	N 35°05'15" E	147.00'
C9	141.27'	100.00'	80°56'25"	N 14°46'58" W	129.81'
C10	291.46'	200.00'	83°29'47"	N 13°30'17" W	266.34'
C11	235.61'	150.00'	89°59'52"	N 10°15'14" W	212.13'
C12	211.90'	150.00'	80°56'25"	S 14°46'58" E	194.72'
C13	164.07'	500.00'	18°48'02"	S 35°05'15" W	163.33'
C14	60.34'	150.00'	23°02'59"	S 56°00'46" W	59.94'
C15	434.52'	810.00'	30°44'08"	S 34°47'46" E	429.32'
C16	161.13'	200.00'	46°09'42"	N 32°10'19" W	156.81'
C17	130.32'	200.00'	37°20'05"	N 09°34'34" E	128.03'
C18	99.74'	150.00'	38°05'49"	N 15°41'47" E	97.91'
C19	105.83'	150.00'	40°25'21"	N 35°02'30" W	103.64'
C20	358.43'	690.00'	29°45'47"	S 34°28'44" E	354.41'
C21	30.05'	150.00'	11°28'42"	S 09°05'29" E	30.00'



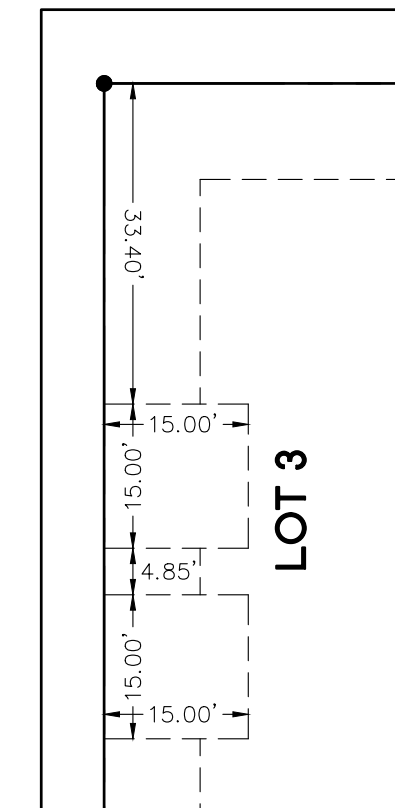
PLAT BOOK	PAGE
	SHEET 3 OF 4



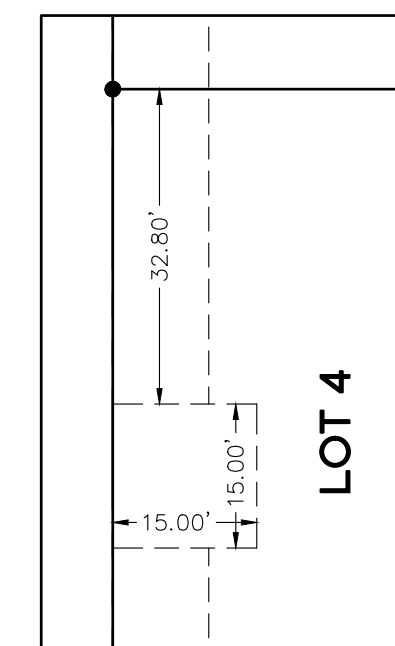
LEGEND

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(R) = RADIAL LINE
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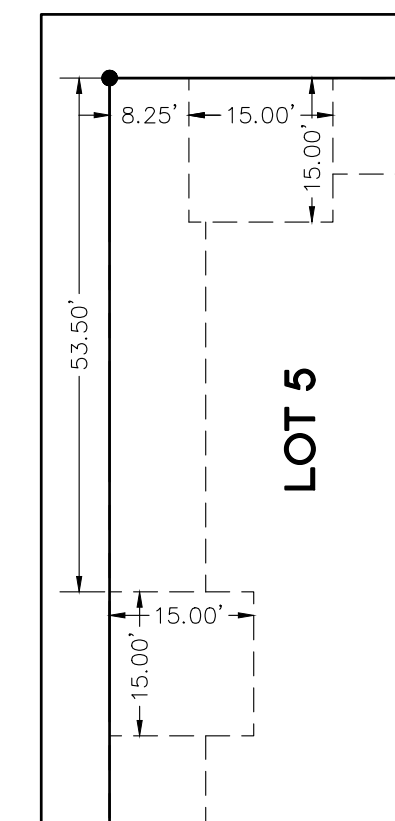
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● = SET 4"x4" CM "PBM LB 4514"
● = SET NAIL & DISK "PCP LB 4514"
□ = FOUND 4"x4" CM "PSM 3612"
(UNLESS OTHERWISE NOTED)



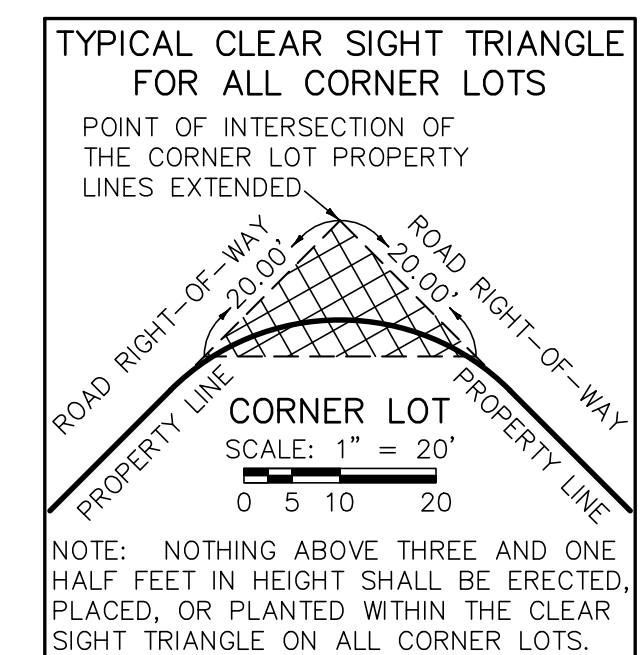
DETAIL "A"
SCALE: 1"=20'



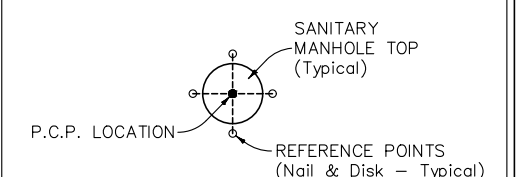
DETAIL "B"
SCALE: 1"=20'



DETAIL "C"
SCALE: 1"=20'



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 can not be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.

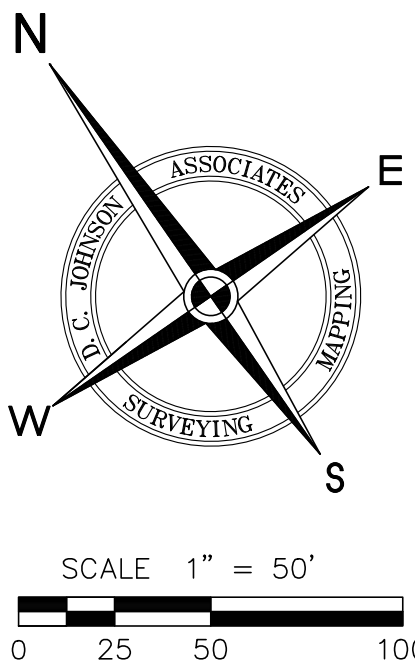


**P.C.P. REFERENCE
DIAGRAM**
(NOT TO SCALE)



11911 South Curley Street
San Antonio, Florida 33576
(352) 588-2768 Fax: (352) 588-2713

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SECTION 11, TOWNSHIP 26 SOUTH, RANGE 19 EAST
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■ = SET 4"x4" CM "PRM LB 4514"
▲ = SET NAIL & DISK "PCP LB 4514"
□ = FOUND 4"x4" CM "PSM 3612"
(UNLESS OTHERWISE NOTED)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 54°13'47" E	9.05'
L2	S 89°55'11" W	11.03'
L3	N 54°42'02" W	44.89'
L7	N 16°55'22" W	10.55'
L8	N 16°55'22" W	36.92'

