

# OAKSTEAD PARCEL 4

PLAT BOOK PAGE NO.

42/91

## LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

SECTIONS 15 AND 22, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

The undersigned, owners of the lands shown on this plat to be known as OAKSTEAD PARCEL 4, a subdivision of a portion of the Southwest 1/4 of Section 15 and the Northeast 1/4 and the Northwest 1/4 of Section 22, Township 26 South, Range 18 East, Pasco County, Florida, said parcel being more particularly described as follows:

Commence at the Northeast corner of said Section 22, run thence along the North boundary of the Northeast 1/4 of said Northeast 1/4 of Section 22, the following two (2) courses: 1) N.89°23'59"W., 900.34 feet; 2) N.89°24'04"W., 457.14 feet to the Northeast corner of the Northwest 1/4 of said Northeast 1/4 of Section 22, thence along the North boundary of said Northwest 1/4 of the Northeast 1/4 of Section 22, N.89°02'57"W., 573.35 feet to the POINT OF BEGINNING; thence S.20°00'00"E., 1601.24 feet to a point on a curve; thence Westerly, 653.56 feet along the arc of a curve to the right having a radius of 960.00 feet and a central angle of 39°00'24" (chord bearing S.81°30'12"W., 641.02 feet); thence S.11°00'24"W., 100.00 feet to a point on a curve; thence Westerly, 351.51 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 19°00'00" (chord bearing N.69°29'36"W., 349.90 feet) to a point of reverse curvature; thence Westerly, 37.31 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 85°30'24" (chord bearing S.77°15'12"W., 33.94 feet) to a point on the Northerly boundary of OAKSTEAD PARCEL 9 UNIT 1 AND PARCEL 10 UNIT 1, according to the plat thereof as recorded in Plat Book 41, Pages 34 through 46, inclusive, Public Records of Pasco County, Florida; thence along said Northerly boundary, N.55°30'00"W., 120.00 feet to a point on a curve; thence Northerly, 37.31 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 85°30'24" (chord bearing N.08°15'12"W., 33.94 feet) to a point of reverse curvature; thence Northerly, 135.60 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 07°20'24" (chord bearing N.47°20'12"W., 135.70 feet) to a point of tangency; thence N.43°40'00"W., 52.00 feet; thence N.46°20'00"E., 100.00 feet; thence N.43°40'00"W., 964.62 feet to a point of curvature; thence Northerly, 262.02 feet along the arc of a curve to the left having a radius of 820.00 feet and a central angle of 18°18'30" (chord bearing N.52°49'15"W., 260.91 feet); thence N.28°01'30"E., 135.45 feet; thence N.55°35'54"E., 845.79 feet to a point on the East boundary of the aforesaid Southwest 1/4 of Section 15; thence along said East boundary, S.00°24'14"W., 158.21 feet to the Northwest corner of the aforesaid Northwest 1/4 of the Northeast 1/4 of Section 22; thence along the North boundary of said Northwest 1/4 of the Northeast 1/4 of Section 22, S.89°02'57"E., 747.00 feet to the POINT OF BEGINNING.

Containing 49.010 acres, more or less.

Having caused said land to be divided and subdivided as shown hereon, Devco IV, L.L.C. ("Devco") and the Oakstead Community Development District (the "District"), as respective owners of the lands described above, do hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County"), the road rights-of-way for "Lake Patience Road" as identified and depicted on this plat and all roadway improvements located thereon; and further do hereby grant to the County a perpetual easement over and across all other street rights-of-way and the Emergency Access Easement as shown and depicted hereon for any and all governmental purposes including (without limitation) fire and police protection, and emergency medical services; and further do hereby dedicate to the perpetual use of the public and the County, all utility improvements and facilities, including but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift station, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities lying within or upon the lands depicted on this plat and shown on the as-built plans filed with the County for such lands; and further do hereby grant the county a perpetual easement over and across the Drainage Easement and Wetland Conservation Easement areas for the purpose of maintaining or operating the drainage facilities situated thereon; and further do hereby reserve unto themselves, their respective heirs successors, assigns, or legal representatives, the right to construct, operate and maintain (a) the road rights-of-way for "Lake Patience Road" as identified and depicted on this plat and the roadway improvements located thereon and (b) 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 rights-of-way, improvements, facilities, and appurtenances is assumed by the County; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated. It is the intention of the owner of the lands described above that the District shall construct, operate, and maintain (a) the street rights-of-way as shown and depicted hereon except for "Lake Patience Road" and (b) the drainage facilities and related improvements shown hereon. The District shall have the right at all times to enter upon the Drainage Easements and the Wetland Conservation Easements, and all other easement areas depicted hereon to accomplish such purposes.

DEVCO IV, L.L.C., a Florida Limited Liability Company - OWNER

Donald A. Buck, President and Managing Member

Witness, Margo L. Darlington

Witness, Mark A. Skford

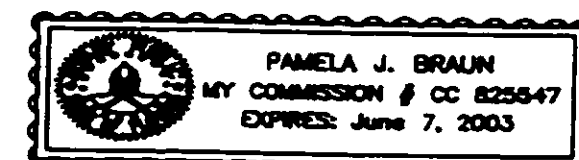
## ACKNOWLEDGEMENTS:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

I hereby certify on this 2<sup>nd</sup> day of May, 2001, A.D., before me personally appeared Donald A. Buck, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

Pamela J. Braun  
Notary Public, State of Florida at Large  
Pamela J. Braun



## CERTIFICATE OF TITLE:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

I, Marcia E. Rendueles, President of Title Experts of Tampa, Inc., do hereby certify that as described and shown on this plat is in the name of the person, persons, corporation or entity executing this dedication, I hereby certify that the developer of the platted subdivision has record title to that land. Additionally, I certify that there are no liens and or encumbrances of record against said property, except as shown on said plat; and that the taxes for the year 2000 have been paid.

This 8<sup>th</sup> day of May, A.D., 2001

Title Experts of Tampa, Inc.

By: Marcia E. Rendueles, President

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT - OWNER

Donald A. Buck, Chairman of the Board of Supervisors

Witness, Margo L. Darlington

Witness, Mark A. Skford

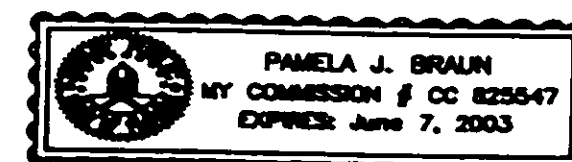
## ACKNOWLEDGEMENTS:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

I hereby certify on this 2<sup>nd</sup> day of May, 2001, A.D., before me personally appeared Donald A. Buck, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

Pamela J. Braun  
Notary Public, State of Florida at Large  
Pamela J. Braun



## CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 19<sup>th</sup> day of December, 2001 AD in Plat Book 42, Pages 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Clerk of the Circuit Court

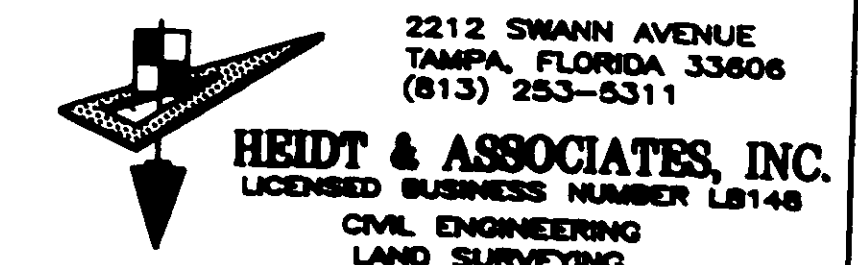
## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on December 18, 2001, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

Note: Tracts "A", "B-1", "B-2", "C-1", "C-2" and "C-3" are not dedicated to Pasco County. Legal title to said Tracts "A", "B-1", "B-2", "C-1", "C-2" and "C-3" as shown and depicted hereon shall be conveyed by Devco to the District.

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.



SHEET 1 OF 10 SHEETS