

# OAKSTEAD PARCEL 5

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

### LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

The undersigned, owners of the lands shown on this plat to be known as OAKSTEAD PARCEL 5, a subdivision of a portion of Sections 15 and 22, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 15, run thence along the South boundary of said Section 15, S.89°33'45"E., 1336.38 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of said Section 15, said point also being the POINT OF BEGINNING; thence along the West boundary of said East 1/2 of the Southwest 1/4 of Section 15 and the West boundary of the East 1/2 of the Northwest 1/4 of Section 15, N.00°20'51"E., 2900.66 feet; thence N.70°24'45"E., 1424.71 feet to a point on the East boundary of said Northwest 1/4 of Section 15; thence along said East boundary of the Northwest 1/4 of Section 15, and the East boundary of the Southwest 1/4 of Section 15, S.00°24'14"W., 3230.28 feet to the Northerlymost corner of OAKSTEAD PARCEL 4, according to the plat thereof as recorded in Plat Book 42, Pages 91 through 100, inclusive, Public Records of Pasco County, Florida; thence along the Northwesterly boundary of said OAKSTEAD PARCEL 4, the following two (2) courses: 1) S.55°35'54"W., 845.79 feet; 2) S.28°01'30"W., 135.45 feet to a point on a curve on the Northerly right-of-way line of LAKE PATIENCE ROAD, as recorded in Official Record Book 5336, Page 1828, Public Records of Pasco County, Florida; thence along the said Northerly right-of-way line, Northwesterly, 112.75 feet along the arc of a curve to the left having a radius of 820.00 feet and a central angle of 07°52'42" (chord bearing N.65°54'51"W., 112.66 feet); thence continue Northwesterly, 288.33 feet along the arc of said curve to the left having the same radius of 820.00 feet and a central angle of 20°08'48" (chord bearing N.79°55'36"W., 286.85 feet) to a point of tangency; thence WEST, 191.96 feet to a point on the West boundary of the East 1/2 of the Northwest 1/4 of the aforesaid Section 22; thence along said West boundary, N.00°16'06"E., 353.25 feet to the POINT OF BEGINNING.

Containing 103.379 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 additional road rights-of-way for "Bexley Road" as identified and depicted hereon and all roadway improvements located therein; and further do hereby grant the County a perpetual easement over and across all 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 as shown hereon for the purpose of maintaining or operating the drainage facilities situated therein; and further do hereby reserve unto themselves, their respective heirs successors, assigns, or legal representatives, 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 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 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.

This the 20<sup>th</sup> day of May, 2003 A.D.

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

Donald A. Buck  
Donald A. Buck, President and  
Managing Member

Leslie J. Wells  
Witness, Leslie J. Wells

Amanda C. Hudson  
Witness, Amanda C. Hudson

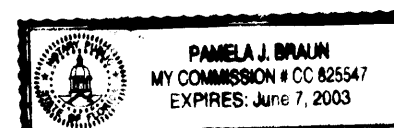
### ACKNOWLEDGEMENTS:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

I hereby certify on this 20<sup>th</sup> day of May, 2003 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



This the 20<sup>th</sup> day of May, 2003 A.D.

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT - OWNER

Donald A. Buck  
Donald A. Buck, Chairman of  
the Board of Supervisors

Leslie J. Wells  
Witness, Leslie J. Wells

Amanda C. Hudson  
Witness, Amanda C. Hudson

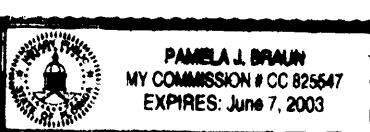
### ACKNOWLEDGEMENTS:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

I hereby certify on this 20<sup>th</sup> day of May, 2003 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



NOTE: Tracts "A", "B-1", "B-2", "B-3", "B-4" and "B-5" are not dedicated to Pasco County. Legal title to said Tracts "A", "B-1", "B-2", "B-3", "B-4" and "B-5" as shown and depicted hereon shall be conveyed by Devco to the District.

### SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177, PART I, of the Florida Statutes, and that the "P.R.M.'s" (Permanent Reference Monuments) as shown hereon have been set, 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 (b) (9).

HEIDT & ASSOCIATES, INC., (LB148)  
2212 Swann Avenue  
Tampa, Florida 33606

Arthur W. Merritt  
Arthur W. Merritt, (LS4498)  
Florida Professional Surveyor and Mapper

May 2, 2003  
Date



### REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 23 day of JULY 2003.

Harold W. King

Surveyor's Name HAROLD W. KING  
Florida Professional Surveyor and Mapper No. 4676

### CERTIFICATE OF TITLE:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

I, Marcia E. Rendueles, President of Title Experts of Tampa, Inc., do hereby certify 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 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 2002, have been paid.

This 21 day of May, 2003 A.D.

Title Experts of Tampa, Inc.

By: Marcia E. Rendueles  
Marcia E. Rendueles, President

### CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 18 day of AUGUST, 2003 AD in Plat Book 47, Pages 46 thru 60

Adrian J. Smith  
Clerk of the Circuit Court

### BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on AUGUST 12, 2003, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Charles J. Schale  
Chairman of the Board of County Commissioners

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.

