

DUPREE LAKES PHASE 1
LYING IN SECTIONS 6 AND 7, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

54 / 62

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Sections 6 and 7, Township 26 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 6, run thence along the South boundary of the Southeast 1/4 of said Section 6, N.89°14'22"W., 1651.26 feet to the Southeast corner of the West 3/4 of the South 3/4 of the Southwest 1/4 of said Southeast 1/4 of Section 6; thence along the East boundary of said West 3/4 of the South 3/4 of the Southwest 1/4 of the Southeast 1/4 of Section 6, N.00°40'41"E., 972.83 feet to the Northeast corner of said West 3/4 of the South 3/4 of the Southwest 1/4 of the Southeast 1/4 of Section 6; thence along the North boundary of said West 3/4 of the South 3/4 of the Southwest 1/4 of the Southeast 1/4 of Section 6, N.88°34'15"W., 996.58 feet to the POINT OF BEGINNING; thence S.01°25'45"W., 180.00 feet; thence N.88°34'15"W., 11.50 feet; thence S.01°25'45"W., 110.00 feet; thence S.88°34'15"E., 731.50 feet; thence S.00°45'00"W., 831.65 feet; thence S.02°43'38"W., 54.56 feet; thence S.13°13'00"W., 52.03 feet; thence S.24°29'00"W., 52.03 feet; thence S.35°45'00"W., 52.03 feet; thence S.47°01'00"W., 52.03 feet; thence S.56°12'29"W., 55.24 feet; thence S.57°00'00"W., 110.00 feet; thence S.58°48'09"W., 58.12 feet; thence S.52°00'00"W., 66.50 feet; thence S.44°54'00"W., 66.50 feet; thence S.37°48'00"W., 66.50 feet; thence S.30°42'00"W., 66.50 feet; thence S.23°36'00"W., 66.50 feet; thence S.17°00'31"W., 70.38 feet; thence S.66°07'13"W., 38.27 feet; thence S.84°34'31"W., 30.00 feet to a point on a curve; thence Northwesterly, 591.27 feet along the arc of a curve to the left having a radius of 760.00 feet and a central angle of 44°34'31" (chord bearing N.27°42'44"W., 576.47 feet) to a point of reverse curvature; thence Northwesterly, 460.89 feet along the arc of a curve to the right having a radius of 1940.00 feet and a central angle of 13°36'43" (chord bearing N.43°11'38"W., 459.81 feet); thence S.53°36'43"W., 120.00 feet to a point on a curve; thence Southeasterly, 489.40 feet along the arc of said curve to the left having a radius of 2080.00 feet and a central angle of 13°36'43" (chord bearing S.43°11'38"E., 488.25 feet) to a point of reverse curvature; thence Southerly, 647.87 feet along the arc of a curve to the right having a radius of 640.00 feet and a central angle of 58°00'00" (chord bearing S.21°00'00"E., 620.56 feet) to a point of reverse curvature; thence Southerly, 383.08 feet along the arc of a curve to the left having a radius of 1860.00 feet and a central angle of 11°48'02" (chord bearing S.02°05'59"W., 382.41 feet); thence WEST, 645.92 feet; thence N.75°13'00"W., 107.38 feet; thence S.87°58'24"W., 379.24 feet to a point on the Easterly boundary of DUPREE GARDENS ESTATES, according to the plat thereof as recorded in Plat Book 4, Page 81, of the Public Records of Pasco County, Florida; thence along said Easterly boundary, N.06°08'18"W., 592.45 feet to the Northeast corner of said DUPREE GARDENS ESTATES; thence along the Northerly boundary of said DUPREE GARDENS ESTATES, S.78°24'39"W., 1669.41 feet to the Northwest corner of said DUPREE GARDENS ESTATES, said point also being on the West boundary of the Northwest 1/4 of the aforesaid Section 7, and also being on the East boundary of 1st ADDITION TO DUPREE GARDENS, according to the plat thereof as recorded in Plat Book 6, Page 101, of the Public Records of Pasco County, Florida; thence along said West boundary the Northwest 1/4 of Section 7, and the East boundary of 1st ADDITION TO DUPREE GARDENS and the Northerly prolongation thereof, N.00°21'42"E., 1163.25 feet to the Southwest corner of the aforesaid Section 6, thence along the West boundary of the Southwest 1/4 of said Section 6, the following two (2) courses: 1) N.00°21'42"E., 166.99 feet to the Southeast corner of Section 1, Township 26, Range 18 East, Pasco County, Florida; 2) N.00°32'03"E., 792.39 feet to a point on the Easterly boundary of the additional right-of-way for EHREN CUTOFF (County Road No. 583), as recorded in Official Records Book 6392, Page 1432, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of the additional right-of-way for EHREN CUTOFF (County Road No. 583) the following three (3) courses: 1) N.25°28'11"E., 577.99 feet to a point of curvature; 2) Northeasterly, 277.65 feet along the arc of a curve to the right having a radius of 780.00 feet and a central angle of 20°23'42" (chord bearing N.35°40'02"E., 276.18 feet) to a point of tangency; 3) N.45°51'53"E., 395.13 feet to a point on the South boundary of that parcel of land as recorded in Official Records Book 4184, Page 1564, of the Public Records of Pasco County, Florida; thence along said South boundary and the East boundary of said parcel, in respective order, the following two (2) courses: 1) S.88°52'25"E., 64.65 feet to the Southeast corner thereof; 2) N.00°46'32"E., 93.65 feet; thence S.87°48'51"E., 753.33 feet to a point on the East boundary of the Northwest 1/4 of the aforesaid Southwest 1/4 of Section 6; thence along said East boundary of the Northwest 1/4 of the Southwest 1/4 of Section 6, S.00°52'31"W., 409.24 feet to the Northwest corner of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Southwest 1/4 of Section 6; thence along the North boundary of said South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 6, S.89°06'59"E., 667.77 feet to the Northeast corner of said South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 6; thence along the East boundary of said South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 6, S.00°49'22"W., 348.16 feet to the Northeast corner of the West 1/2 of the Southeast 1/4 of said Southwest 1/4 of Section 6; thence along the East boundary of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 6, S.00°46'28"W., 313.35 feet to the Northwest corner of the South 3/4 of the East 1/2 of said Southeast 1/4 of the Southwest 1/4 of Section 6; thence along the North boundary of said South 3/4 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 6 and the aforesaid North boundary of the West 3/4 of the South 3/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 6, S.88°34'15"E., 661.52 feet to the POINT OF BEGINNING.

Containing 196.483 acres, more or less.

DEDICATION:

Beazer Homes Corp., a Tennessee Corporation ("Owner"), as the respective owner of the herein described lands which are being platted into a subdivision of DUPREE LAKES PHASE 1, hereby states and declares the following:

- 1) Owner hereby dedicates all roads, streets and rights-of-way as shown hereon to the perpetual use of the public and Pasco County, Florida (the "County"), for access, drainage and utility purposes and other purposes incidental thereto.
- 2) Owner further dedicates to the County TRACT "Z" (Pump Station Site) as shown hereon, and the pump station facilities situated therein, for purposes incidental thereto.
- 3) Owner further dedicates to the County all drainage/access easements as shown hereon for drainage and access purposes and other purposes incidental thereto.
- 4) Owner further dedicates to the County all drainage easements as shown hereon for the purposes of maintaining and operating the drainage facilities situated therein.
- 5) Owner further dedicates to the County and all appropriate utility entities the utility easements as shown hereon for the installation, maintenance, and operation of street lights, telephone utilities, electric power utilities, natural gas utilities, and cable television utilities, and for utility purposes and other purposes incidental thereto.
- 6) Legal title to TRACTS "B-1", "B-2", "B-3" and "B-4", (containing wetland conservation areas, drainage areas, wetland mitigation areas and open spaces), TRACTS "L-1", "L-2", "L-3", "L-4", "L-5", "L-6", "L-7" and "L-8", (containing landscaping and walls) and TRACTS "P-1" and "P-2" (containing park sites) as shown hereon shall be conveyed to and maintained by the Dupree Lakes Community Development District by separate instrument.

BEAZER HOMES CORP., a Tennessee corporation - OWNER


Ed Suchora, Division President - Tampa



Witness, Suzanne Dall'Aste


Witness, Anthony D'Alessandro

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

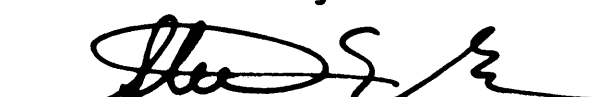
The foregoing instrument was acknowledged before me this 23 day of June, 2005, by Ed Suchora, as Division President - Tampa of BEAZER HOMES CORP., a Tennessee corporation, for and on behalf of said corporation. He is personally known to me.


Notary Public, State of Florida at Large
Susan Greene

 Susan Greene
My Commission DD0910879
Expires July 26, 2003

The Board of Supervisors, of Dupree Lakes Community Development District, hereby accepts the dedication and associated maintenance obligations.

Date: 6/23/05


Chairman, Steven E. Gamm