

OAKSTEAD PARCEL 2

PLAT BOOK PAGE NO.

LEGAL DESCRIPTION AND DEDICATION:

SECTIONS 22 AND 23, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

The undersigned, owners of the lands shown on this plat to be known as OAKSTEAD PARCEL 2, a subdivision of a portion of Sections 22 and 23, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

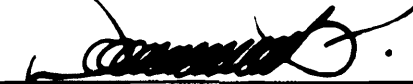
Commence at the Northwest corner of said Section 23, run thence along the West boundary of said Section 23, S.00°29'44"W., 604.98 feet to a point on the Southerly right-of-way line of LAKE PATIENCE ROAD, as recorded in Official Record Book 5336, Page 1839, Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Southerly right-of-way line the following two (2) courses: 1) N.35°00'00"E., 156.40 feet to a point of curvature; 2) Northeasterly, 733.68 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 56°02'55" (chord bearing N.63°01'28"E., 704.77 feet) to a point of tangency on the Southerly maintained right-of-way line of Lake Patience Road; thence along said Southerly maintained right-of-way line of Lake Patience Road the following three (3) courses: 1) S.88°57'05"E., 411.76 feet to a point of curvature; 2) Easterly, 143.28 feet along the arc of a curve to the left having a radius of 520.00 feet and a central angle of 15°47'13" (chord bearing N.83°09'19"E., 142.83 feet) to a point of tangency; 3) N.75°15'42"E., 49.06 feet to a point on the East boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 23; thence along said East boundary of the Northwest 1/4 of the Northwest 1/4 of Section 23, S.00°29'07"W., 1217.99 feet to the Southeast corner of said Northwest 1/4 of the Northwest 1/4 of said Section 23; thence along the North boundary of the Southeast 1/4 of said Northwest 1/4 of Section 23, S.89°37'39"E., 1314.52 feet to the Northeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Northwest 1/4 of Section 23, S.00°29'16"W., 1347.36 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 23; thence along the South boundary of said Southeast 1/4 of the Northwest 1/4 of Section 23, N.89°02'22"W., 1315.06 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Northwest 1/4 of Section 23, S.00°31'28"W., 899.04 feet to a point on the Easterly boundary of OAKSTEAD PARCEL 1 UNIT 1, according to the plat thereof as recorded in Plat Book 42, Pages 75 through 86, inclusive, Public Records of Pasco County, Florida; thence along the Easterly, Northerly and Westerly boundaries of said OAKSTEAD PARCEL 1 UNIT 1, in respective order, the following five (5) courses: 1) N.43°00'00"W., 1248.50 feet; 2) N.14°50'55"W., 1149.77 feet to the Northerlymost corner of said OAKSTEAD PARCEL 1 UNIT 1; 3) S.35°31'08"W., 217.26 feet to a point of curvature; 4) Southwesterly, 72.13 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 34°26'29" (chord bearing S.52°44'22"W., 71.05 feet) to a point of reverse curvature; 5) Southwesterly, 96.92 feet along the arc of a curve to the left having a radius of 120.00 feet and a central angle of 46°16'41" (chord bearing S.46°49'16"W., 94.31 feet) to the Northeasterly corner of TRACT "P", according to the plat of OAKSTEAD PARCEL 10 UNIT 2, as recorded in Plat Book 41, Pages 84 through 92, inclusive, Public Records of Pasco County, Florida; thence along the Northerly boundary of said TRACT "P", N.66°19'04"W., 60.00 feet to a point on a curve on the Easterly boundary of TRACT "B-6", according to said plat of OAKSTEAD PARCEL 10 UNIT 2; thence along said Easterly boundary of TRACT "B-6", the following four (4) courses: 1) Northeasterly, 145.39 feet along the arc of said curve to the right having a radius of 180.00 feet and a central angle of 46°16'41" (chord bearing N.46°49'16"E., 141.47 feet) to a point of reverse curvature; 2) Northeasterly, 36.07 feet along the arc of a curve to the left having a radius of 60.00 feet and a central angle of 34°26'29" (chord bearing N.52°44'22"E., 35.53 feet) to a point of tangency; 3) N.35°31'08"E., 195.63 feet to a point on a curve; 4) Northwesterly, 171.35 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 18°42'03" (chord bearing N.61°27'54"W., 170.59 feet); thence N.49°07'21"E., 40.21 feet; thence N.60°38'13"E., 45.91 feet; thence N.33°41'59"W., 14.95 feet; thence N.40°27'13"W., 33.90 feet; thence N.64°08'29"W., 33.00 feet; thence N.82°53'13"W., 31.66 feet; thence N.78°27'14"W., 32.97 feet to a point of curvature; thence Northwesterly, 32.52 feet along the arc of a curve to the right having a radius of 45.00 feet and a central angle of 41°24'32" (chord bearing N.57°44'58"W., 31.82 feet) to a point of tangency; thence N.37°02'42"W., 32.73 feet to a point of curvature; thence Northerly, 32.89 feet along the arc of a curve to the right having a radius of 45.00 feet and a central angle of 41°52'51" (chord bearing N.16°06'16"W., 32.17 feet) to a point of tangency; thence N.04°50'09"E., 31.36 feet; thence N.19°42'33"W., 1.71 feet; thence N.45°25'35"W., 18.44 feet to a point of curvature; thence Northwesterly, 25.21 feet along the arc of a curve to the right having a radius of 45.00 feet and a central angle of 32°06'07" (chord bearing N.29°22'32"W., 24.88 feet) to a point of tangency; thence N.13°19'28"W., 24.41 feet to a point of curvature; thence Northerly, 24.52 feet along the arc of a curve to the right having a radius of 45.00 feet and a central angle of 31°13'30" (chord bearing N.02°17'17"E., 24.22 feet) to a point of tangency; thence N.17°54'02"E., 21.21 feet; thence S.81°32'14"W., 42.54 feet; thence S.88°17'38"W., 55.63 feet; thence N.08°36'45"W., 28.52 feet; thence S.81°23'15"W., 19.27 feet to a point of curvature; thence Westerly, 82.54 feet along the arc of a curve to the right having a radius of 80.00 feet and a central angle of 59°06'45" (chord bearing N.69°03'23"W., 78.92 feet) to a point of tangency; thence N.39°30'00"W., 40.83 feet to a point on a curve; thence Southwesterly, 3.67 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 08°24'45" (chord bearing S.57°49'51"W., 3.67 feet) to a point of cusp on the aforesaid Southerly right-of-way line of LAKE PATIENCE ROAD, as recorded in Official Record Book 5336, Page 1839, Public Records of Pasco County, Florida; thence along said Southerly right-of-way line the following two (2) courses: 1) Northeasterly, 497.58 feet along the arc of a curve to the left having a radius of 1530.00 feet and a central angle of 18°38'01" (chord bearing N.44°19'01"E., 495.39 feet) to a point of tangency; 2) N.35°00'00"E., 131.79 feet to the POINT OF BEGINNING.

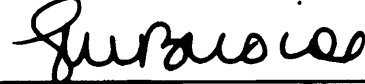
Containing 119.515 acres, more or less.

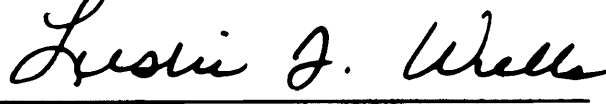
Having caused said land to be divided and subdivided as shown hereon, Devco IV, L.L.C. ("Devco") and the Oakstead Community Development District (the "District"), as respective owners of the lands described above, do hereby grant to Pasco County, Florida (the "County") a perpetual easement over and across 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 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 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 3rd day of December, A.D., 2002

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


Donald A. Buck, President and
Managing Member


Witness, Tamara M. Briscoe


Witness, Leslie J. Wells

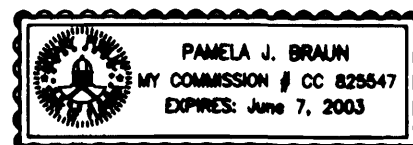
ACKNOWLEDGEMENTS:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I hereby certify on this 3rd day of December, 2002, 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.


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

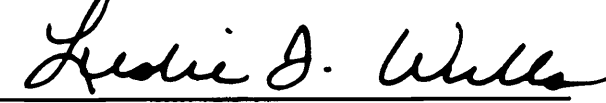


This the 3rd day of December, A.D., 2002

OAKSTEAD COMMUNITY DEVELOPMENT DISTRICT - OWNER


Donald A. Buck, Chairman of
the Board of Supervisors


Witness, Tamara M. Briscoe


Witness, Leslie J. Wells

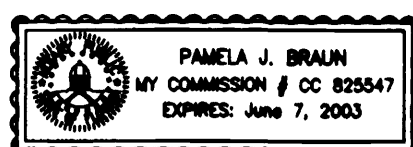
ACKNOWLEDGEMENTS:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I hereby certify on this 3rd day of December, 2002, 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.


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



NOTE: Tracts "A-7", "B-4" and "Z" are not dedicated to Pasco County. Legal title to said Tracts "A-7", "B-4" and "Z" as shown and depicted hereon shall be conveyed by Devco to the District.