

**PREPARED BY AND RETURN TO:**

James G. Kattelmann, Esq.  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
215 N. Eola Drive  
Orlando, Florida 32801

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**SUPPLEMENTAL DECLARATION**  
**AND FOURTH AMENDMENT**  
**TO**  
**COMMUNITY DECLARATION**  
**FOR DEL WEBB BEXLEY**

**THIS SUPPLEMENTAL DECLARATION AND FOURTH AMENDMENT TO COMMUNITY DECLARATION FOR DEL WEBB BEXLEY** (the “Supplemental Declaration”) is made as of June 30, 2019, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company authorized to transact business in the State of Florida (the “Declarant”) and joined in by **DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “Association”) and **NNP-BEXLEY, LLC**, a Florida limited liability company (“Founder”).

**WITNESSETH:**

**WHEREAS**, Declarant, with the joinders of the Association and Founder, entered into that certain Community Declaration for Del Webb Bexley recorded August 17, 2018 in Official Records Book 9774, Page 2623, as amended by that certain First Amendment to Community Declaration for Del Webb Bexley (Declaring Additional Easements) recorded November 8, 2018 in Official Records Book 9815, Page 3107, as further amended by that certain Second Amendment to Community Declaration for Del Webb Bexley recorded November 26, 2018 in Official Records Book 9821, Page 2967, and that certain Third Amendment to Community Declaration for Del Webb Bexley recorded February 21, 2019 in Official Records Book 9862, Page 717, all of the Public Records of Pasco County, Florida (collectively, the “Declaration”); and

**WHEREAS**, unless otherwise defined in this Supplemental Declaration, capitalized terms used herein shall have the meanings and definitions set forth in the Declaration; and

**WHEREAS**, Declarant is the fee simple owner of certain property located in Pasco County, Florida which is contiguous to the Phase 1 Property and more particularly described on Exhibit “1” attached hereto and which Declarant intends to develop as Phase 2 of DEL WEBB BEXLEY (such property being hereinafter described as the “Phase 2 Property”); and

**WHEREAS**, Section 5.1 of the Declaration provides that prior to the Community Completion Date, additional lands may be made part of DEL WEBB BEXLEY by Declarant and

that such additional lands shall be brought within the provisions and applicability of the Declaration by the recording of a Supplemental Declaration to the Declaration in the Public Records; and

**WHEREAS**, Section 5.1 of the Declaration further provides that, except for applicable governmental approvals (if any) and the consent of Founder if such annexed additional lands are not part of the Additional Property, no other consent to such annexation shall be required from any other party (including, but not limited to, the Association, Owners or any Lenders); and

**WHEREAS**, the Community Completion Date has not yet occurred; and

**WHEREAS**, the Declarant has obtained all applicable governmental approvals required for the Phase 2 Property to be made part of DEL WEBB BEXLEY and brought within the provisions and applicability of the Declaration; and

**WHEREAS**, the Phase 2 Property is part of the Additional Property and therefore the consent of Founder to this Supplemental Declaration annexing to Phase 2 Property as part of DEL WEBB BEXLEY is not required; and

**WHEREAS**, Declarant, as evidenced by its execution hereof, wishes and does hereby submit the Phase 2 Property as part of DEL WEBB BEXLEY and brings the Phase 2 Property within the provisions and applicability of the Declaration; and

**WHEREAS**, pursuant to Section 4.3 of the Declaration, prior to the "Turnover" (as defined in the Declaration), Declarant may amend the Declaration as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except as expressly limited by applicable law as it exists on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

**WHEREAS**, Section 4.6 of the Declaration provides that all amendments to the Declaration must be approved by Founder pursuant to Section 28 of the Declaration; and

**WHEREAS**, the Turnover has not yet occurred; and

**WHEREAS**, the proposed amendments to the Declaration as set forth herein are not limited or prohibited by applicable law as it existed on the original date of recording of the Declaration or as otherwise expressly set forth in the Declaration; and

**WHEREAS**, Declarant is desirous of executing and recording this Supplemental Declaration to (i) amend and restate the description of the Additional Property attached as Exhibit 5 to the Declaration, (ii) add additional definitions for the Phase 2 Property and Phase 2 Plat to the Declaration and (iii) amend and restate Section 28.14 of the Declaration to modify certain disclosures regarding the Founder's Post Closing Agreement as a result of Declarant's acquisition of the Phase 2 Property from Founder and the amendment of the Founder's Post Closing Agreement in connection with same, all as more particularly set forth hereinbelow; and

**WHEREAS**, Founder desires to join in the execution of this Supplemental Declaration to confirm its approval of and consent to same; and

**WHEREAS**, the Association desires to join in the execution of this Supplemental Declaration to confirm its consent to, approval of and agreement to be bound by same.

**NOW, THEREFORE**, for and in consideration of these premises, the mutual covenants contained in this Supplemental Declaration, Declarant hereby supplements and amends the Declaration, and the Association and Founder hereby join in and consent to this Supplemental Declaration, as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Ratification of Declaration. The Declarant hereby ratifies and affirms the provisions and applicability of the Declaration.

3. Annexation of Phase 2 Property. Pursuant to Section 5.1 of the Declaration, the Phase 2 Property is hereby annexed into and made a part of DEL WEBB BEXLEY and subjected to the covenants, conditions and restrictions of the Declaration. The Phase 2 Property shall be held, occupied, sold and conveyed subject to the Declaration, which is for the purpose of enhancing and protecting the value, desirability and attractiveness of DEL WEBB BEXLEY (including the Phase 2 Property) and which shall run with the title to DEL WEBB BEXLEY (including the Phase 2 Property).

4. Modification of Description of Additional Property on Exhibit 5 to the Declaration. The description of the Additional Property attached as Exhibit 5 to the Declaration is hereby deleted in its entirety and replaced with the description of the Additional Property attached as Exhibit 5 to this Supplemental Declaration.

5. Additional Definitions. The following additional definitions are hereby added to Section 2 of the Declaration:

**"Phase 2 Plat"** shall mean any recorded subdivision plat of any part or all of the Phase 2 Property.

**"Phase 2 Property"** shall have the meaning set forth in the Supplemental Declaration and Fourth Amendment to the Declaration.

6. Amendment and Restatement of Section 28.14. Section 28.14 of the Declaration is hereby amended and restated in its entirety to read as follows (deletions indicated by strikethrough and additions indicated by double underline):

**28.14 Additional Property Easements**. Declarant and Founder have entered into that certain Development Rights and Post Closing Agreement recorded December 26, 2017 in Official Records Book 9654, Page 1561, as amended by Amendment to Development Rights and Post Closing Agreement recorded May 13, 2019 in Official Records Book 9905, Page 380, both of the Public Records (together the "**Founder Post Closing Agreement**") setting forth certain agreements and granting certain easements with respect to the development of DEL WEBB BEXLEY and the Additional Property, which is

currently owned by Founder and which Declarant has the obligation to purchase in one or more takedowns pursuant to the Declarant Purchase Contract. Such agreements and easements include the following:

28.14.1 Access and Utility Easement. Pursuant to Paragraph 2(a) of the Founder Post Closing Agreement, Declarant has granted to Founder, for the benefit of the Additional Property, a non-exclusive easement for ingress and egress (the “Additional Property Access Easement”) and a non-exclusive easement for utility purposes (the “Additional Property Utility Easement”) over the portion of DEL WEBB BEXLEY more particularly described on Exhibit “C” of the Founder Post Closing Agreement (the “Additional Property Access and Utility Easement Area”). The purpose of the Additional Property Access Easement and Additional Property Utility Easement is to provide a means of providing access and extending utilities to the Additional Property. The Additional Property Access Easement will automatically terminate upon conveyance by deed, or dedication by plat, of the Additional Property Access and Utilities Easement Area to the County or a community development district, which provides equivalent rights enabling the Additional Property to be served by public access. The Additional Property Utility Easement shall automatically terminate upon the grant or dedication of public utility easement(s) contiguous to the Additional Property, which provide equivalent rights enabling the Additional Property to be served by public utilities.

28.14.2 Drainage Easement. Pursuant to Paragraph 2(b) of the Founder Post Closing Agreement, Declarant granted to Founder, for the benefit of the Additional Property, a non-exclusive drainage easement (the “Additional Property Drainage Easement”) over, under, across and through the Phase 1 Property and Phase 2 Property. Upon recording of the Phase 1 Plat and Phase 2 Plat, the Additional Property Drainage Easement shall be over only those portions of the Phase 1 Property and Phase 2 Property constituting drainage areas which serve to provide drainage to the Additional Property (together the “Additional Property Drainage Easement Areas”). The Additional Property Drainage Easement shall automatically terminate upon the grant or dedication of public drainage easement(s) contiguous to the Additional Property which provide equivalent rights enabling the Additional Property to be served by public drainage.

28.14.3 Maintenance of Easement Areas. Paragraph 2(d) of the Founder Post Closing Agreement provides that Declarant will maintain the Additional Property Access and Utility Easement Area and Additional Property Drainage Easement Areas owned by it in good condition and repair in compliance with all Applicable Laws, as defined in the Founder Post Closing Agreement. The Additional Property Access and Utility Easement Area constitutes Common Area under this Declaration. Accordingly, Declarant hereby assigns to the Association, and the Association, by its joinder in this Declaration, hereby accepts, assumes and agrees to perform, all duties and obligations to maintain the Additional Property Access and Utility Easement Area in accordance with the Founder Post

Closing Agreement. The Additional Property Drainage Easement Areas within the Phase 1 Plat and Phase 2 Plat will be dedicated to the CDD by the Phase 1 Plat and Phase 2 Plat and shall be maintained by the CDD in accordance with the CDD Documents.

**28.14.4 Additional Terms and Non-Modification.** The disclosures regarding the Founder Post Closing Agreement set forth in this Section 28.14 are provided for informational purposes and are not intended to provide a complete summary of all of the terms, covenants and conditions of the Founder Post Closing Agreement. Additional terms, conditions and covenants with respect to the Additional Property Access and Utility Easement and Additional Property Drainage Easement and additional covenants and agreements regarding the development of DEL WEBB BEXLEY and the Additional Property are more particularly set forth in the Founder Post Closing Agreement. Neither the disclosures regarding the Founder Post Closing Agreement set forth in this Section 28.14 nor Founder's joinder in this Declaration shall serve to modify, negate, waive or in any other way alter the terms, covenants and conditions of the Founder Post Closing Agreement or the enforcement of any rights, obligations and remedies arising from or under the Founder Post Closing Agreement.

**28.14.5 Release of Lots, Common Areas and CDD Tracts.** Paragraph 14 of the Founder Post Closing Agreement provides that, except as provided hereinbelow, the Founder Post Closing Agreement shall automatically terminate and be of no further force and effect with respect to any portion of DEL WEBB BEXLEY transferred to the CDD, the Association (as the "Neighborhood Association" under the Founder Post Closing Agreement) or any Owner who acquires title to a Lot with a Home. Such Paragraph 14 also provides that, notwithstanding the foregoing termination of the Founder Post Closing Agreement with respect to property transferred to the CDD, Association and any such Owner, the terms of Paragraph 2 of the Additional Property Agreement shall not terminate and shall remain in effect with respect to any Lot, Common Area or CDD Tract in DEL WEBB BEXLEY containing either the Additional Property Access and Utility Easement Area or the Additional Property Drainage Easement Areas.

**7. Effect of Supplemental Declaration.** Except as herein specifically supplemented and amended, the Declaration shall remain in full force and effect in accordance with its terms. The Declaration, as supplemented and amended by this Supplemental Declaration, shall be binding upon and inure to the benefit of all parties having any right, title or interest in DEL WEBB BEXLEY (including the Phase 2 Property) or any portion thereof, and their respective heirs, administrators, personal representatives, successors and assigns.

*[Signatures on the Following Pages]*

**IN WITNESS WHEREOF**, Declarant has caused this Supplemental Declaration to be executed as of the date and year first above written.

**WITNESSES:**

**"DECLARANT"**

**PULTE HOME COMPANY, LLC**, a Michigan limited liability company

By: 

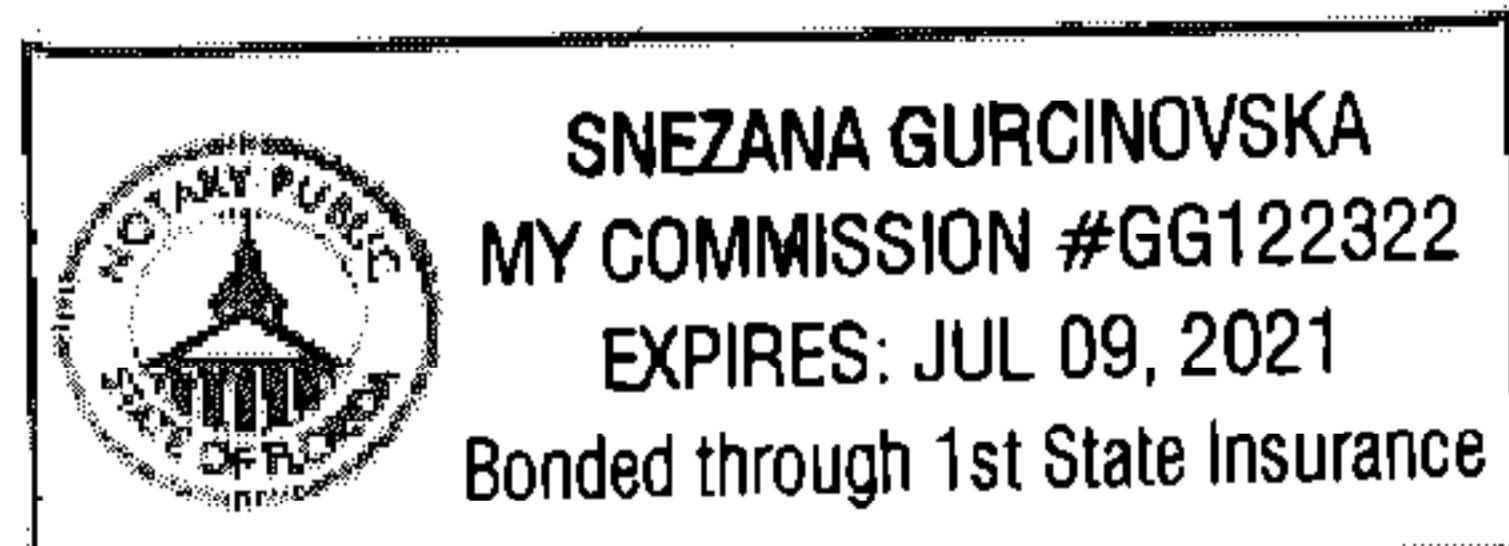
Print Name: Jeffrey Dearborn  
Title: Vice President

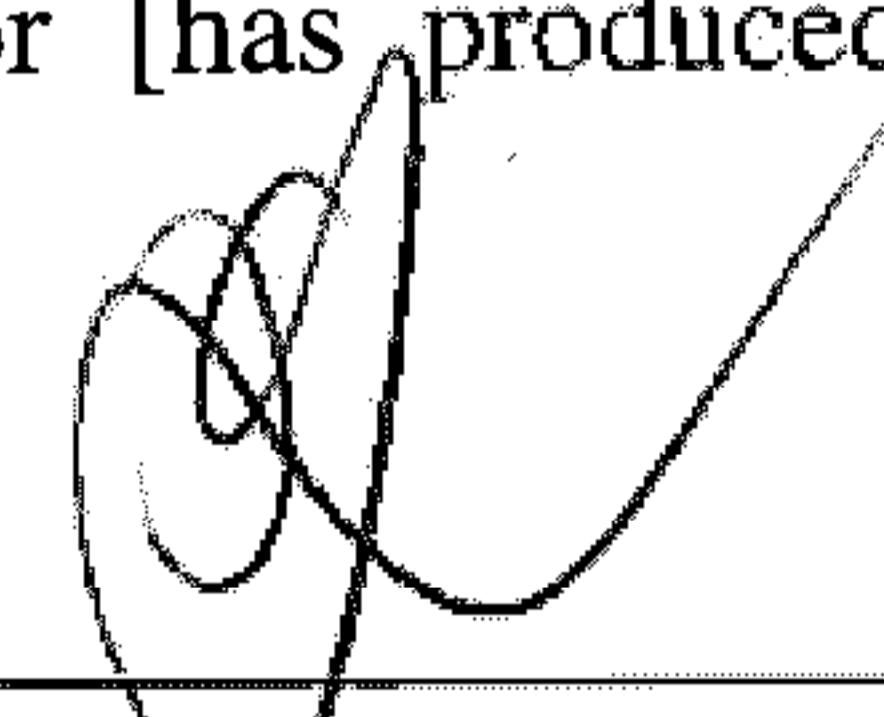
Address: 2662 S. Falkenburg Rd.  
Riverview, FL, 33578

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 20 day of June, 2019, by Jeffrey Dearborn, as Vice President of **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, on behalf of the company. He/She [is personally known to me] or [has produced \_\_\_\_\_ as identification].

[NOTARY SEAL]



  
Notary Public Signature

Notary Public, State of Florida

Commission No.: GG122322

My Commission Expires: July 09, 2021

**JOINDER OF THE ASSOCIATION**

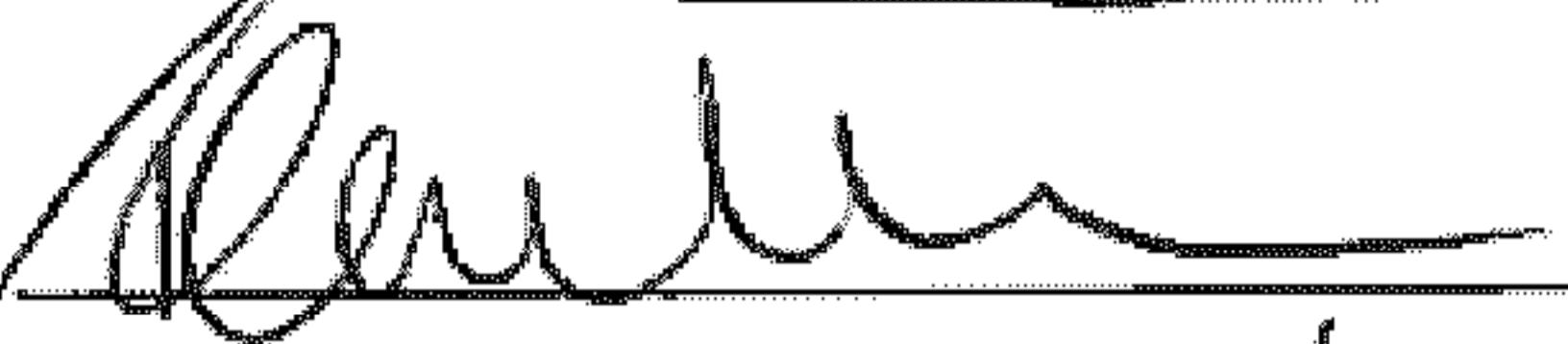
**DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “Association”), does hereby join in and consent to the Supplemental Declaration to which this Joinder is attached, and agrees and acknowledges that the terms thereof are and shall be binding upon the Association and its successors and assigns.

**IN WITNESS WHEREOF**, the undersigned has executed this Joinder on this 20 day of June, 2019.

**WITNESSES:**

**“ASSOCIATION”**

**DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation

  
Print Name: Alex Broadway  
  
Print Name: Rhonda Myers

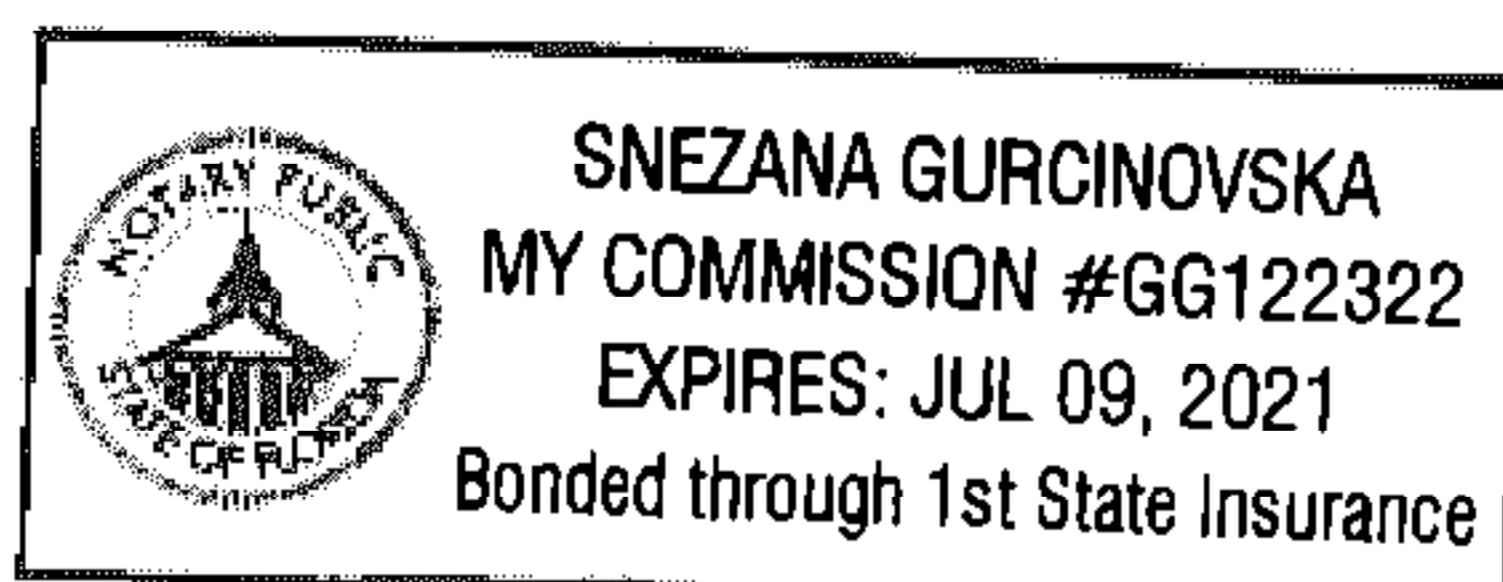
  
By: \_\_\_\_\_  
Print Name: Brady Letten  
Title: Pres. / Gen'l Mgr.

{CORPORATE SEAL}

STATE OF FLORIDA  
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 20 day of June, 2019, by Brady Letten as President of **DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation. He/She [is personally known to me] or [has produced as identification].

[NOTARY SEAL]



Notary Public Signature  
Notary Public, State of Florida  
Commission No.: GG122322  
My Commission Expires: 07-09-2021

**JOINDER OF FOUNDER**

The undersigned, **NNP-BEXLEY, LLC**, a Florida limited liability company, being the "Founder" under the "Bexley Residential Charter" (as those terms are defined in the Declaration), hereby joins in and consents to the Supplemental Declaration to which this Joinder is attached for the purpose of confirming Founder's review and approval of this Supplemental Declaration.

Signed, sealed and delivered  
in the presence of the following witnesses:

**NNP-BEXLEY, LLC**, a Florida limited  
liability company

Print Name: Kirsten Lycett

By: Aaron J. Baker

Print Name: Lisa Budronis

Name: Aaron J. Baker

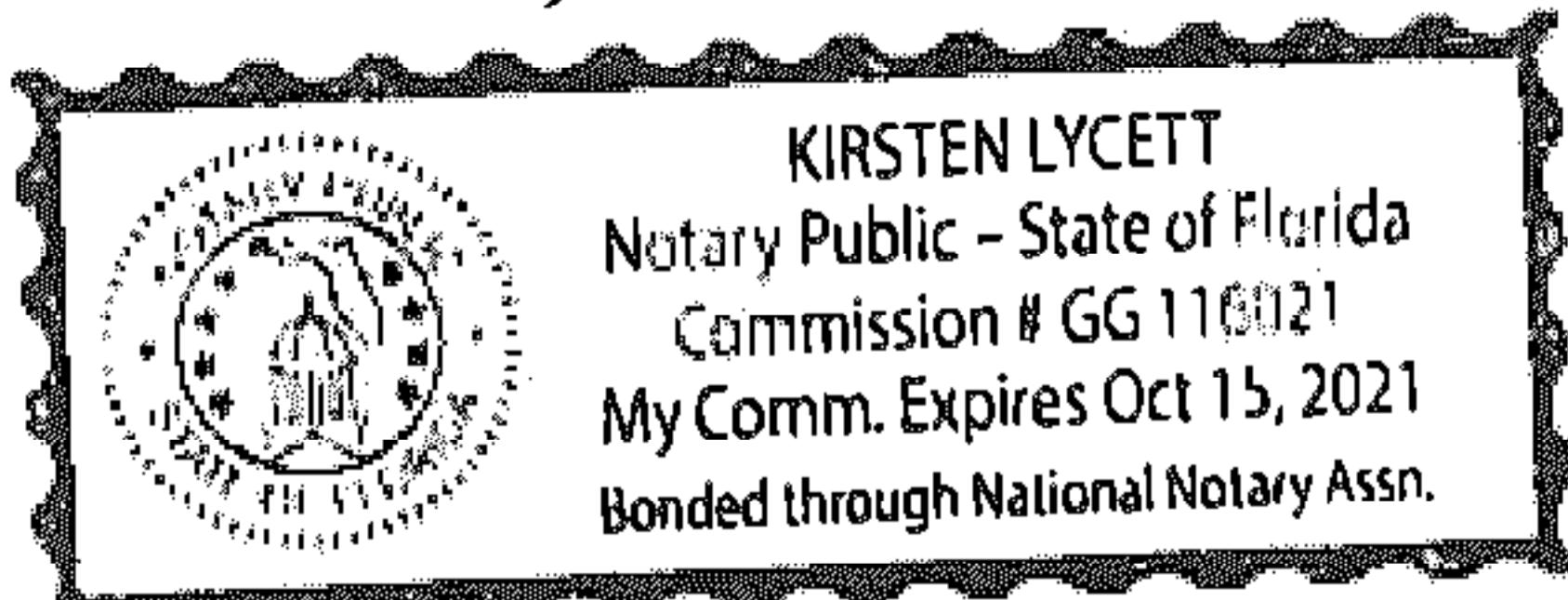
Title: Vice President

Address      777 S. Harbor Island Blvd.  
Suite 320  
Tampa, FL 33602

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 19 day of  
June, 2019, by Aaron Baker, as Vice President of  
**NNP-BEXLEY, LLC**, a Florida limited liability company, on behalf of the company. He [X]  
She [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



NOTARY SIGNATURE  
Kirsten Lycett

PRINTED NOTARY NAME  
NOTARY PUBLIC, STATE OF FLORIDA  
Commission Number: GG116021  
My Commission Expires: 10. 15. 2021

**EXHIBIT "1"****DEL WEBB BEXLEY PHASE 2**

**DESCRIPTION:** A parcel of land lying in Sections 9, 10 and 15, Township 26 South, Range 18 East, Pasco County, Florida and being more particularly described as follows:

**COMMENCE** at the Easterlymost corner of DEL WEBB BEXLEY PHASE 1, according to the plat thereof as recorded in Plat Book 77, Pages 116 through 130 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said DEL WEBB BEXLEY PHASE 1, the following nine (9) courses: 1) N.61°00'00"W., 1420.83 feet to a point on a curve; 2) Northeasterly, 212.81 feet along the arc of a curve to the left having a radius of 657.00 feet and a central angle of 18°33'31" (chord bearing N.34°46'46"E., 211.88 feet) to a point of tangency; 3) N.25°30'00"E., 281.91 feet to a point of curvature; 4) Easterly, 40.33 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 92°25'44" (chord bearing N.71°42'52"E., 36.10 feet); 5) N.27°55'44"E., 80.00 feet to a point on a curve; 6) Northwesterly, 183.50 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 05°09'14" (chord bearing N.64°38'54"W., 183.44 feet); 7) S.22°46'29"W., 80.00 feet to a point on a curve; 8) Westerly, 353.00 feet along the arc of said curve to the left having a radius of 1960.00 feet and a central angle of 10°19'09" (chord bearing N.72°23'05"W., 352.52 feet) to a point of reverse curvature; 9) Northwesterly, 421.00 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 44°40'12" (chord bearing N.55°12'33"W., 410.42 feet); thence N.57°45'00"E., 80.00 feet; thence N.49°00'00"E., 655.11 feet; thence N.80°00'00"E., 592.98 feet; thence S.72°00'00"E., 772.65 feet; thence N.84°00'00"E., 500.00 feet; thence N.06°00'00"W., 100.00 feet; thence N.04°51'15"W., 50.01 feet; thence N.10°06'00"W., 64.63 feet; thence N.18°18'00"W., 64.63 feet; thence N.26°30'00"W., 64.63 feet; thence N.60°37'08"E., 67.72 feet to a point on a curve; thence Southeasterly, 1361.32 feet along the arc of a curve to the right having a radius of 1429.00 feet and a central angle of 54°34'55" (chord bearing S.26°42'32"E., 1310.42 feet) to a point of tangency; thence S.00°34'55"W., 554.00 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°34'55"W., 35.36 feet) to a point of tangency; thence N.89°25'05"W., 174.00 feet to a point of curvature; thence Southwesterly, 1151.12 feet along the arc of a curve to the left having a radius of 1071.00 feet and a central angle of 61°34'55" (chord bearing S.59°47'28"W., 1096.51 feet) to the **POINT OF BEGINNING**.

**EXHIBIT "5"****ADDITIONAL PROPERTY**

A parcel of land lying in Sections 9, 10, 15 and 16, 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; Thence along the West boundary of said Section 15, N.00°17'40"E., a distance of 2708.68 feet; thence leaving said West Boundary, S.89°42'20"E., a distance of 200.00 feet to the POINT OF BEGINNING; thence N.00°17'40"E., a distance of 118.08 feet; thence Northerly, 1316.81 feet along the arc of a tangent curve to the left having a radius of 2200.00 feet and a central angle of 34°17'40" (chord bearing N.16°51'10"W., 1297.24 feet); thence N.34°00'00"W., a distance of 316.72 feet; thence Northwesterly, 488.69 feet along the arc of a tangent curve to the right having a radius of 2000.00 feet and a central angle of 14°00'00" (chord bearing N.27°00'00"W., 487.48 feet); thence N.20°00'00"W., a distance of 316.72 feet; thence Northwesterly, 1814.27 feet along the arc of a tangent curve to the left having a radius of 2200.00 feet and a central angle of 47°15'00" (chord bearing N.43°37'30"W., 1763.29 feet); thence N.22°45'00"E., a distance of 25.00 feet; thence N.02°00'00"W., a distance of 1730.04 feet; thence N.10°45'00"W., a distance of 752.72 feet; thence Northeasterly, 1106.69 feet along the arc of a non-tangent curve to the left having a radius of 1371.00 feet and a central angle of 46°15'00" (chord bearing N.56°07'30"E., 1076.89 feet); thence N.33°00'00"E., a distance of 298.39 feet; thence Northeasterly, 448.93 feet along the arc of a tangent curve to the right having a radius of 1429.00 feet and a central angle of 18°00'00" (chord bearing N.42°00'00"E., 447.09 feet); thence N.51°00'00"E., a distance of 109.14 feet; thence Easterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.84°00'00"E., 35.36 feet); thence S.39°00'00"E., a distance of 28.69 feet; thence Southeasterly, 546.26 feet along the arc of a tangent curve to the right having a radius of 1429.00 feet and a central angle of 21°54'08" (chord bearing S.28°02'56"E., 542.94 feet); thence Southeasterly, 1505.37 feet along the arc of a reverse curve to the left having a radius of 1571.00 feet and a central angle of 54°54'08" (chord bearing S.44°32'56"E., 1448.43 feet); thence S.72°00'00"E., a distance of 275.00 feet; thence Southeasterly, 1122.22 feet along the arc of a tangent curve to the right having a radius of 1429.00 feet and a central angle of 44°59'43" (chord bearing S.49°30'08"E., 1093.60 feet); thence Southeasterly, 740.19 feet along the arc of a reverse curve to the left having a radius of 1571.00 feet and a central angle of 26°59'43" (chord bearing S.40°30'08"E., 733.36 feet); thence Southeasterly, 1361.32 feet along the arc of a reverse curve to the right having a radius of 1429.00 feet and a central angle of 54°34'55" (chord bearing S.26°42'32"E., 1310.42 feet); thence S.00°34'55"W., a distance of 554.00 feet; thence Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°34'55"W., 35.36 feet); thence N.89°25'05"W., a distance of 174.00 feet; thence Southwesterly, 1319.35 feet along the arc of a tangent curve to the left having a radius of 1071.00 feet and a central angle of 70°34'55" (chord bearing S.55°17'28"W., 1237.50 feet); thence S.20°00'00"W., a distance of 1257.25 feet; thence Southwesterly, 1257.28 feet along the arc of a tangent curve to the right having a radius of 1429.00 feet and a central angle of

50°24'39" (chord bearing S.45°12'19"W., 1217.12 feet); thence S.70°24'39"W., a distance of 75.50 feet; thence Northwesterly, 67.12 feet along the arc of a tangent curve to the right having a radius of 35.00 feet and a central angle of 109°53'01" (chord bearing N.54°38'51"W., 57.30 feet) to the POINT OF BEGINNING.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

All of the real property described as Del Webb Bexley Phase 1, according to the plat thereof recorded in Plat Book 77, Pages 116 through 130, inclusive, of the Public Records of Pasco County, Florida.

**ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

A parcel of land lying in Sections 9 and 10 and 15, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 10, run thence along the South Boundary of said Section 10, N.89°25'05"W, a distance of 2562.12 feet; thence leaving said South boundary, perpendicularly, N.00°34'55"E., a distance of 162.00 feet to the **POINT OF BEGINNING**; thence N.89°25'05"W., a distance of 174.00 feet; thence Southwesterly, 942.17 feet along the arc of a tangent curve to the left having a radius of 1071.00 feet and a central angle of 50°24'14" (chord bearing S.65°22'48"W., 912.08 feet) to the Northerly boundary of those lands as described in Official Records Book 9654, Page 1558 of the Public records of Pasco County, Florida thence along the Northerly boundary of said lands the following thirty-six (36) courses; 1) N.49°49'19"W., a distance of 73.06 feet; 2) S.69°11'00"W., a distance of 65.97 feet; 3) S.78°55'33"W., a distance of 77.33 feet; 4) S.89°26'27"W., a distance of 77.33 feet; 5) N.80°49'00"W., a distance of 65.97 feet; 6) N.71°51'00"W., a distance of 65.97 feet; 7) N.62°53'00"W., a distance of 65.97 feet; 8) N.53°55'00"W., a distance of 65.97 feet; 9) N.44°57'00"W., a distance of 65.97 feet; 10) N.35°59'00"W., a distance of 65.97 feet; 11) N.27°01'00"W., a distance of 65.97 feet; 12) N.18°07'34"W., a distance of 75.98 feet; 13) N.06°18'26"W., a distance of 75.98 feet; 14) N.02°35'00"E., a distance of 65.97 feet; 15) N.08°12'45"E., a distance of 50.01 feet; 16) N.27°21'56"W., a distance of 36.15 feet; 17) N.68°07'00"W., a distance of 57.98 feet; 18) N.63°45'00"W., a distance of 57.98 feet; 19) N.59°23'00"W., a distance of 57.98 feet; 20) N.53°36'05"W., a distance of 20.29 feet; 21) S.24°26'00"W., a distance of 50.70 feet; 22) S.33°56'00"W., a distance of 52.74 feet; 23) S.48°20'00"W., a distance of 50.60 feet; 24) S.65°56'00"W., a distance of 55.73 feet; 25) S.83°32'00"W., a distance of 55.73 feet; 26) N.78°52'00"W., a distance of 64.16 feet; 27) N.56°04'00"W., a distance of 72.59 feet; 28) N.33°16'00"W., a distance of 64.16 feet; 29) N.15°40'00"W., a distance of 55.73 feet; 30) N.01°56'00"E., a distance of 55.73 feet; 31) N.19°32'00"E., a distance of 50.60 feet; 32) N.33°56'00"E., a distance of 52.74 feet; 33) N.43°26'00"E., a distance of 50.70 feet; 34) N.61°58'32"E., a distance of 56.65 feet; 35) N.33°56'00"E., a distance of 70.63 feet; 36) N.61°11'25"W., a distance of 60.27 feet to the Northerly boundary of DEL WEBB BEXLEY PHASE 1, according to the plat thereof, as recorded in Plat Book 77, Page 116 of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said DEL WEBB BEXLEY PHASE 1 and the Northerly boundary those lands as described in Official Records Book 9654, Page 1558 of the Public

records of Pasco County, Florida, the following two (2) courses; 1) N. $27^{\circ}55'44''$ E., a distance of 80.00 feet; 2) Northwesterly, 183.50 feet along the arc of a non-tangent curve to the left having a radius of 2040.00 feet and a central angle of  $05^{\circ}09'14''$  (chord bearing N. $64^{\circ}38'54''$ W., 183.44 feet); thence leaving said Northerly boundary of said DEL WEBB BEXLEY PHASE 1 and continuing along the Northerly boundary of those lands as described in Official Records Book 9654, Page 1558 of the Public records of Pasco County, Florida, the following three (3) courses; 1) Westerly, 367.41 feet continuing along the arc of said curve to the left having a radius of 2040.00 feet and a central angle of  $10^{\circ}19'09''$  (chord bearing N. $72^{\circ}23'05''$ W., 366.91 feet); 2) S. $12^{\circ}27'21''$ W., a distance of 80.00 feet; 3) Northwesterly, 421.00 feet along the arc of a non-tangent curve to the right having a radius of 540.00 feet and a central angle of  $44^{\circ}40'12''$  (chord bearing N. $55^{\circ}12'33''$ W., 410.42 feet); thence leaving said Northerly boundary, N. $57^{\circ}45'00''$ E., a distance of 80.01 feet; thence N. $49^{\circ}00'00''$ E., a distance of 655.11 feet; thence N. $80^{\circ}00'00''$ E., a distance of 592.98 feet; thence S. $72^{\circ}00'00''$ E., a distance of 772.65 feet; thence N. $84^{\circ}00'00''$ E., a distance of 500.00 feet; thence N. $06^{\circ}00'00''$ W., a distance of 100.00 feet; thence N. $04^{\circ}51'15''$ W., a distance of 50.01 feet; thence N. $10^{\circ}06'00''$ W., a distance of 64.63 feet; thence N. $18^{\circ}18'00''$ W., a distance of 64.63 feet; thence N. $26^{\circ}30'00''$ W., a distance of 64.63 feet; thence N. $60^{\circ}37'08''$ E., a distance of 67.72 feet; thence Southeasterly, 1361.32 feet along the arc of a non-tangent curve to the right having a radius of 1429.00 feet and a central angle of  $54^{\circ}34'55''$  (chord bearing S. $26^{\circ}42'32''$ E., 1310.42 feet); thence S. $00^{\circ}34'55''$ W., a distance of 554.00 feet; thence Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of  $90^{\circ}00'00''$  (chord bearing S. $45^{\circ}34'55''$ W., 35.36 feet) to the **POINT OF BEGINNING**.