

# CONCORD STATION PHASE 4 UNITS A & B

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 60 PAGE 110

## LEGAL DESCRIPTION:

The undersigned, owners of the lands shown on this plat to be known as CONCORD STATION PHASE 4 UNITS A & B, being a portion of Sections 21 and 28, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of the plat of CONCORD STATION PHASE 1 - UNITS "C", "D", "E" AND "F" as recorded in Plat Book 55, Page 62 through 74 of the Public Records of Pasco County, Florida; thence along the Westerly line of said CONCORD STATION PHASE 1 - UNITS "C", "D", "E" AND "F" (being the basis of grid bearings for this legal description), the following five (5) courses: (1) thence S04°55'00"E, for 145.14 feet; (2) thence S05°51'57"E, for 72.80 feet; (3) thence S00°57'15"W, for 67.77 feet; (4) thence S08°48'02"E, for 1,356.26 feet; (5) thence S70°18'26"E, for 42.11 feet to a Northwest corner of that certain property as described in Official Records Book 5400, Page 854 of the Public Records of Pasco County, Florida; thence leaving said Westerly line of CONCORD STATION PHASE 1 - UNITS "C", "D", "E" AND "F", the following thirty-five (35) courses along the Westerly and Southerly lines of said certain property as described in Official Records Book 5400, Page 854: (1) thence S24°33'35"E, for 52.91 feet; (2) thence S33°18'17"E, for 45.35 feet; (3) thence S05°00'13"E, for 48.02 feet; (4) thence S17°16'25"E, for 55.82 feet; (5) thence S11°59'13"E, for 23.46 feet; (6) thence S33°18'56"W, for 14.13 feet; (7) thence S58°16'59"W, for 36.66 feet; (8) thence S14°39'31"W, for 63.61 feet; (9) thence S06°53'29"E, for 87.42 feet; (10) thence S30°46'17"E, for 86.43 feet; (11) thence S47°59'59"E, for 88.26 feet; (12) thence S54°49'40"E, for 60.26 feet; (13) thence S08°31'41"E, for 18.01 feet to the point of intersection with the North line of the Northwest 1/4 of said Section 28; (14) thence leaving said North line the Northwest 1/4 of Section 28, continue S08°31'41"E, for 27.52 feet; (15) thence S13°36'49"W, for 21.65 feet; (16) thence S02°11'29"W, for 44.73 feet; (17) thence S31°40'05"E, for 76.31 feet; (18) thence S64°07'55"E, for 84.74 feet; (19) thence S57°56'52"E, for 71.42 feet; (20) thence S50°06'20"E, for 106.60 feet; (21) thence S56°14'58"E, for 120.26 feet; (22) thence S66°19'15"E, for 116.93 feet; (23) thence S74°03'45"E, for 103.13 feet; (24) thence N76°58'05"E, for 74.22 feet; (25) thence N88°32'11"E, for 110.88 feet; (26) thence S84°55'47"E, for 125.38 feet; (27) thence N84°41'16"E, for 106.46 feet; (28) thence N78°08'03"E, for 96.33 feet; (29) thence N89°45'37"E, for 69.36 feet; (30) thence N78°17'42"E, for 91.18 feet; (31) thence N72°56'58"E, for 47.56 feet; (32) thence S86°43'29"E, for 28.53 feet; (33) thence N67°23'55"E, for 41.45 feet; (34) thence S90°00'00"E, for 297.50 feet; (35) thence S00°00'00"E, for 349.96 feet to a Southwesterly corner of said certain property as described in Official Records Book 5400, Page 854, same being the point of intersection with a Northerly line of that certain property as described in Official Records Book 6802, Page 160 of the Public Records of Pasco County, Florida; thence N90°00'00"W, along said Northerly line of that certain property as described in Official Records Book 6802, Page 160, for 0.39 feet to a Northwest corner of said certain property as described in Official Records Book 6802, Page 160; thence the following eight (8) courses along the Westerly, Northerly, Westerly, Northerly, Easterly, Northerly and Easterly lines, respectively, of said certain property as described in Official Records Book 6802, Page 160: (1) thence S00°02'00"E, for 455.11 feet; (2) thence S89°58'00"W, for 1,350.00 feet; (3) thence S00°02'00"E, for 337.00 feet; (4) thence S50°28'00"W, for 690.00 feet; (5) thence S89°58'00"W, for 356.00 feet; (6) thence N00°02'00"W, for 178.00 feet; (7) thence S89°58'00"W, for 890.00 feet; (8) thence N00°02'00"W, for 143.00 feet to a Northeast corner of said certain property as described in Official Records Book 6802, Page 160; thence S89°58'00"W, along a Northerly line of said certain property as described in Official Records Book 5447, Page 1627 of the Public Records of Pasco County, Florida, respectively, for 337.15 feet to the point of intersection with the East line of that certain property as described in Official Records Book 4229, Page 475 of the Public Records of Pasco County, Florida, same being the Northwest corner of said certain property as described in Official Records Book 5447, Page 1627, same also being the point of intersection with a line 50.00 feet East of and parallel with the West line of the Northwest 1/4 of said Section 28; thence N00°28'22"E, along said East line of that certain property as described in Official Records Book 4229, Page 475, same being said line 50.00 feet East of and parallel with the West line of the Northwest 1/4 of Section 28, for 1,631.47 feet to the point of intersection with a line 50.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 21; thence N00°23'16"E, along said East line of that certain property as described in Official Records Book 4229, Page 475, same being said line 50.00 feet East of and parallel with the West line of the Southwest 1/4 of Section 21, for 2,353.09 feet; thence leaving said East line of that certain property as described in Official Records Book 4229, Page 475, S89°36'16"E, for 311.89 feet; thence N00°23'44"E, for 23.28 feet to a point of intersection with a non-tangent curve, concave Northwesterly; thence Northwesterly along the arc of said curve, from a radial bearing of N00°02'00"E, having a radius of 210.00 feet, a central angle of 53°02'00", an arc length of 194.38 feet, and a chord bearing N63°31'00"E for 187.51 feet to the point of tangent; thence N37°00'00"E, for 115.00 feet to a point of curvature of a curve concave Southeasterly; thence Northwesterly along the arc of said curve, having a radius of 40.00 feet, a central angle of 19°30'00", an arc length of 13.61 feet, and a chord bearing N46°45'00"E for 13.55 feet to the point of tangent; thence N56°30'00"E, for 98.71 feet; thence S87°44'00"E, for 92.18 feet; thence N02°16'00"E, for 110.00 feet; thence S87°44'00"E, for 72.27 feet; thence S02°16'00"W, for 110.00 feet; thence S87°44'00"E, for 218.25 feet; thence N76°33'31"E, for 32.24 feet; thence S11°43'32"E, for 24.61 feet to a point of intersection with a non-tangent curve, concave Easterly; thence Southerly along the arc of said curve, from a radial bearing of S56°34'42"E, having a radius of 165.00 feet, a central angle of 95°00'55", an arc length of 273.62 feet, and a chord bearing S14°05'10"E for 243.33 feet to the point of intersection with a non-tangent line; thence S06°45'25"W, for 20.00 feet to a point of intersection with a non-tangent curve, concave Southerly; thence Easterly along the arc of said curve, from a radial bearing of S06°45'25"W, having a radius of 3,175.00 feet, a central angle of 00°58'45", an arc length of 54.26 feet, and a chord bearing S82°45'12"E for 54.26 feet to the point of reverse curvature of a curve concave Northwesterly; thence Easterly, along the arc of said curve, having a radius of 1,950.00 feet, a central angle of 30°17'50", an arc length of 1031.13 feet, and a chord bearing N82°35'16"E for 1019.16 feet to the point of reverse curvature of a curve concave Southeasterly; thence Northwesterly, along the arc of said curve, having a radius of 750.00 feet, a central angle of 07°28'55", an arc length of 97.94 feet, and a chord bearing N71°10'48"E for 97.87 feet to the point of intersection with a non-tangent line, same being the point of intersection with the North Right-of-Way line of MENTMOR BOULEVARD, according to said CONCORD STATION PHASE 1 - UNITS "C", "D", "E" AND "F", same also being a Westerly line of said CONCORD STATION PHASE 1 - UNITS "C", "D", "E" AND "F"; thence along the Westerly and Northerly lines of said CONCORD STATION PHASE 1 - UNITS "C", "D", "E" AND "F", the following three (3) courses: (1) thence S15°04'44"E, for 100.00 feet to the point of intersection with a non-tangent curve, concave Southeasterly, same being a point of intersection with the South Right-of-Way line of said MENTMOR BOULEVARD; (2) thence leaving said South Right-of-Way line of MENTMOR BOULEVARD, Westerly, along the arc of said curve, from a radial bearing of S15°04'44"E, having a radius of 650.00 feet, a central angle of 07°28'55", an arc length of 84.88 feet, and a chord bearing S71°10'48"W, for 84.82 feet to the point of reverse curvature of a curve concave Northwesterly; (3) thence Westerly, along the arc of said curve, having a radius of 2,050.00 feet, a central angle of 25°07'17", an arc length of 898.83 feet, and a chord bearing S79°59'59"W for 891.65 feet to the POINT OF BEGINNING.

Containing 8,468,204 square feet or 194.403 acres, more or less.

## DEDICATION:

THE UNDERSIGNED, CONCORD STATION, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP ("THE OWNER"), THE OWNER OF THE LANDS ON THIS PLAT TO BE KNOWN AS CONCORD STATION PHASE 4 UNITS A & B, HEREBY STATES AND DECLARES THE FOLLOWING:

1) "THE OWNER" DOES GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ("THE COUNTY") ALL STREET RIGHTS-OF-WAY WHICH ARE SHOWN AND DEPICTED HEREON;

2) "THE OWNER" FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO "THE COUNTY" A NON-EXCLUSIVE FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL PRIVATE DRAINAGE AND ACCESS EASEMENTS AS SHOWN ON THIS PLAT. IN THE EVENT "THE OWNER", "THE DISTRICT" OR "THE ASSOCIATION" FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, "THE COUNTY" SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER;

3) "THE OWNER" DOES FURTHER GRANT, CONVEY AND DEDICATE TO "THE COUNTY" AND ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR STREET LIGHTS, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF ALL LOCAL, STATE, AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF;

4) "THE OWNER" DOES FURTHER GRANT, CONVEY AND DEDICATE TO "THE DISTRICT" ALL DRAINAGE AND/OR DRAINAGE AND ACCESS EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF MAINTAINING AND OPERATING THE DRAINAGE FACILITIES SITUATED THEREIN;

## DEDICATION: (CONTINUED)

5) "THE OWNER" DOES FURTHER GRANT AND RESERVE UNTO "THE DISTRICT", ITS 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 THEN TO THE EXTENT CONSISTENT WITH s.177.085(1);

6) LEGAL TITLE TO TRACTS 28 AND 30 (CONTAINING DRAINAGE AREAS, LANDSCAPE EASEMENTS, ACCESS AND UTILITY EASEMENTS), AND TRACT 325 (CONTAINING DRAINAGE AREAS, ACCESS, LANDSCAPE AND UTILITY EASEMENTS, AND WETLAND CONSERVATION AND WETLAND BUFFER AREAS) ARE HEREBY GRANTED, CONVEYED AND DEDICATED TO CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("THE DISTRICT"), AS EVIDENCED BY ITS EXECUTION OF THIS PLAT, "THE DISTRICT" ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING EASEMENTS AND TRACTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED;

7) LEGAL TITLE TO TRACTS 4A1 AND 4A2 (CONTAINING A PARK, DRAINAGE AREAS, ACCESS AND UTILITY EASEMENTS), ARE HEREBY GRANTED, CONVEYED AND DEDICATED TO CONCORD STATION COMMUNITY ASSOCIATION, INC. ("THE ASSOCIATION"), AS EVIDENCED BY ITS EXECUTION OF THIS PLAT, "THE ASSOCIATION" ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING EASEMENTS AND TRACTS FOR THE PURPOSES FOR WHICH THEY WERE INTENDED;

8) TRACT 4A1 IS HEREBY DESIGNATED AS A PARK, DRAINAGE AREAS, ACCESS EASEMENT, AND UTILITY EASEMENT, AS SHOWN AND DEPICTED HEREON, AND IS HEREBY CONVEYED AND DEDICATED TO "THE ASSOCIATION" WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER;

9) TRACT 4A2 IS HEREBY DESIGNATED AS A PARK AND UTILITY EASEMENT, AS SHOWN AND DEPICTED HEREON, AND IS HEREBY CONVEYED AND DEDICATED TO "THE ASSOCIATION" WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER;

10) TRACT 28 IS HEREBY DESIGNATED AS A DRAINAGE AREA, ACCESS EASEMENT, LANDSCAPE EASEMENT, AND UTILITY EASEMENT, AS SHOWN AND DEPICTED HEREON, AND IS HEREBY CONVEYED AND DEDICATED TO "THE DISTRICT" WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER;

11) TRACT 30 IS HEREBY DESIGNATED AS A DRAINAGE AREA AND ACCESS EASEMENT, AS SHOWN AND DEPICTED HEREON, AND IS HEREBY CONVEYED AND DEDICATED TO "THE DISTRICT" WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER;

12) TRACT 320 IS HEREBY DESIGNATED AS A DRAINAGE AREA, ACCESS EASEMENT, WETLAND BUFFER AREA, LANDSCAPE EASEMENT, UTILITY EASEMENT AND WETLAND CONSERVATION AREA, AS SHOWN AND DEPICTED HEREON AND IS HEREBY CONVEYED AND DEDICATED TO "THE DISTRICT" WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

13) TRACT 325 IS HEREBY DESIGNATED AS A DRAINAGE AREA, ACCESS EASEMENT, WETLAND BUFFER AREA, LANDSCAPE EASEMENT, UTILITY EASEMENT AND WETLAND CONSERVATION AREA, AS SHOWN AND DEPICTED HEREON AND IS HEREBY CONVEYED AND DEDICATED TO "THE DISTRICT" WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

14) NOTWITHSTANDING THE FOREGOING, "THE COUNTY" SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE DRAINAGE EASEMENTS AND ALL OTHER EASEMENTS DEPICTED HEREON TO MAINTAIN THE IMPROVEMENTS THEREON, PROVIDED, HOWEVER, THAT THE FOREGOING SHALL NOT BE CONSTRUED TO IMPOSE ANY AFFIRMATIVE OBLIGATIONS OR DUTIES UPON "THE COUNTY".

## OWNER

CONCORD STATION, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP  
BY KENNETH WAGNER, INC., AS MANAGING PARTNER OF CONCORD STATION, LLP

KENNETH WAGNER

WITNESS

AS AUTHORIZED AGENT FOR LENNAR HOMES, INC.,  
MANAGING PARTNER OF CONCORD STATION, LLP

## ACKNOWLEDGMENT OF OWNER

STATE OF Hillsborough  
COUNTY OF FLORIDA

I HEREBY CERTIFY ON THIS 25th DAY OF August, 2006, A.D. BEFORE ME PERSONALLY APPEARED KENNETH WAGNER, AS AUTHORIZED AGENT FOR LENNAR HOMES, INC., MANAGING PARTNER OF CONCORD STATION, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF, ON BEHALF OF CONCORD STATION, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Lennar Homes, Inc., Hillsborough FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 7/1/08

PRINTED NAME OF NOTARY PUBLIC

## COMMUNITY DEVELOPMENT DISTRICT

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

DUSTY EICHHOLT  
CHAIRMAN

WITNESS

DATE: 8/25/06

## ACKNOWLEDGMENT OF COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA  
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 25th DAY OF August, 2006, A.D. BEFORE ME PERSONALLY APPEARED DUSTY EICHHOLT CHAIRMAN OF CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF, ON BEHALF OF CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Lennar Homes, Inc., Hillsborough FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 7/1/08

PRINTED NAME OF NOTARY PUBLIC



FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

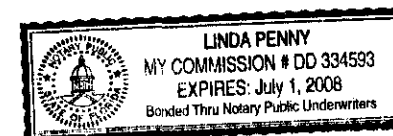
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Certificate of Authorization: LB 6707

State of Florida

0595-0021(241)



SHEET 1 OF 20

CONCORD STATION PHASE 4 UNITS A & B