

CONNERTON VILLAGE TWO PARCEL 211
LYING IN SECTIONS 23, 25 AND 26, TOWNSHIP 25 SOUTH, RANGE 18 EAST, AND
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
58 56

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Sections 23, 25 and 26, Township 25 South, Ranges 18 East and Section 30, Township 25 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Southeast corner of said Section 25, run thence along the South boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 25, the following two (2) courses: 1) N.89°29'55"W., 713.74 feet to the POINT OF BEGINNING; 2) continue N.89°29'55"W., 607.10 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 25, said point also being the Northeast corner of WILDERNESS LAKE PRESERVE-PHASE III, according to the plat thereof as recorded in Plat Book 53, Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida; thence along the South boundary of the Southwest 1/4 of said Southeast 1/4 of Section 25 and the North boundary of said WILDERNESS LAKE PRESERVE-PHASE III, N.89°28'35"W., 791.38 feet; thence NORTH, 1114.67 feet; thence S.76°00'00"W., 319.66 feet to a point of curvature; thence Southwesterly, 27.87 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 79°50'14" (chord bearing S.36°04'53"W., 25.67 feet) to a point of reverse curvature; thence Southerly, 18.22 feet along the arc of a curve to the right having a radius of 625.00 feet and a central angle of 01°40'12" (chord bearing S.03°00'08"E., 18.22 feet); thence S.87°49'59"W., 50.00 feet to a point on a curve; thence Northwesterly, 35.55 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 101°49'59" (chord bearing N.53°05'01"W., 31.05 feet); thence N.14°00'00"W., 50.00 feet; thence N.76°00'00"E., 6.99 feet; thence N.14°00'00"W., 121.00 feet; thence S.76°58'10"W., 53.55 feet; thence S.84°24'00"W., 53.08 feet; thence N.87°00'00"W., 53.08 feet; thence N.78°15'30"W., 56.16 feet; thence N.15°00'00"E., 67.98 feet; thence N.08°24'00"E., 56.88 feet to a point on a curve; thence Westerly, 92.40 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 10°05'03" (chord bearing N.76°33'29"W., 92.28 feet) to a point of reverse curvature; thence Southwesterly, 32.63 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 93°29'03" (chord bearing S.61°44'31"W., 29.13 feet); thence N.75°00'00"W., 50.00 feet; thence N.15°00'00"E., 7.68 feet to a point of curvature; thence Northwesterly, 29.67 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 85°00'00" (chord bearing N.27°30'00"W., 27.02 feet) to a point of tangency; thence N.70°00'00"W., 1.09 feet; thence N.20°00'00"E., 317.30 feet; thence N.68°22'55"E., 902.38 feet; thence N.16°00'00"E., 760.11 feet; thence N.39°00'00"E., 181.37 feet to a point on a curve; thence Northwesterly, 170.66 feet along the arc of a curve to the right having a radius of 1171.00 feet and a central angle of 08°21'00" (chord bearing N.46°49'30"W., 170.50 feet) to a point of tangency; thence N.42°39'00"W., 587.17 feet to a point of curvature; thence Northwesterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.65°26'11"W., 53.45 feet) to a point of reverse curvature; thence Northwesterly, 113.51 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 49°38'46" (chord bearing N.63°24'00"W., 109.99 feet) to a point of reverse curvature; thence Northwesterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.61°21'49"W., 53.45 feet); thence N.05°51'00"E., 142.00 feet to a point on a curve; thence Easterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.73°03'49"E., 53.45 feet) to a point of reverse curvature; thence Northwesterly, 36.92 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 16°08'46" (chord bearing N.58°21'00"E., 36.79 feet) to a point of reverse curvature; thence Northwesterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.43°38'11"E., 53.45 feet) to a point of tangency; thence N.20°51'00"E., 22.08 feet to a point of curvature; thence Northwesterly, 337.63 feet along the arc of a curve to the left having a radius of 929.00 feet and a central angle of 20°49'25" (chord bearing N.10°26'18"E., 335.78 feet) to a point of reverse curvature; thence Northwesterly, 408.27 feet along the arc of a curve to the right having a radius of 2071.00 feet and a central angle of 11°17'42" (chord bearing N.05°40'27"E., 407.61 feet) to a point of reverse curvature; thence Northwesterly, 331.93 feet along the arc of a curve to the left having a radius of 929.00 feet and a central angle of 20°28'18" (chord bearing N.01°05'09"E., 330.17 feet) to a point of tangency; thence N.09°09'00"W., 41.06 feet to a point of curvature; thence Northwesterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.31°56'11"W., 53.45 feet) to a point of reverse curvature; thence Northwesterly, 36.92 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 16°08'46" (chord bearing N.46°39'00"W., 36.79 feet) to a point of reverse curvature; thence Northwesterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.61°21'49"W., 53.45 feet) to a point of tangency; thence N.84°09'00"W., 1539.17 feet to a point of curvature; thence Northwesterly, 601.00 feet along the arc of a curve to the left having a radius of 1129.00 feet and a central angle of 30°30'00" (chord bearing S.80°36'00"W., 593.92 feet) to a point of tangency; thence S.65°21'00"W., 525.00 feet to a point of curvature; thence Westerly, 127.86 feet along the arc of a curve to the right having a radius of 581.00 feet and a central angle of 12°36'34" (chord bearing S.71°39'17"W., 127.61 feet) to a point of reverse curvature; thence Southwesterly, 86.45 feet along the arc of a curve to the left having a radius of 169.00 feet and a central angle of 29°18'29" (chord bearing S.63°18'19"W., 85.51 feet) to a point of reverse curvature; thence Westerly, 226.75 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 99°10'23" (chord bearing N.81°45'44"W., 199.48 feet) to a point of reverse curvature; thence Northwesterly, 46.82 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 38°52'48" (chord bearing N.51°36'56"W., 45.93 feet) to a point of reverse curvature; thence Northwesterly, 247.48 feet along the arc of a curve to the right having a radius of 581.00 feet and a central angle of 24°24'20" (chord bearing N.58°51'10"W., 245.62 feet) to a point of tangency; thence N.46°39'00"W., 687.70 feet to a point of curvature; thence Northwesterly, 992.06 feet along the arc of a curve to the left having a radius of 1629.00 feet and a central angle of 34°53'35" (chord bearing N.64°05'48"W., 976.80 feet) to a point of compound curvature; thence Westerly, 128.42 feet along the arc of a curve to the left having a radius of 2529.00 feet and a central angle of 02°54'34" (chord bearing N.82°59'52"W., 128.41 feet) to a point on the Easterly boundary of CONNERTON VILLAGE ONE PARCEL 101 AND 102, according to the plat thereof as recorded in Plat Book 51, Pages 115 through 137, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of CONNERTON VILLAGE ONE PARCEL 101 AND 102, N.33°00'00"W., 14.05 feet to a point on a curve, said point also being the Northeast corner of said CONNERTON VILLAGE ONE PARCEL 101 AND 102; thence along the Northerly boundary of said CONNERTON VILLAGE ONE PARCEL 101 AND 102, Westerly, 919.40 feet along the arc of said curve to the left having a radius of 2540.00 feet and a central angle of 20°44'22" (chord bearing S.84°58'49"W., 914.39 feet); thence continue along said Northerly boundary of CONNERTON VILLAGE ONE PARCEL 101 AND 102 and the Northerly prolongation thereof, N.15°23'22"W., 131.00 feet to a point on a curve; thence Easterly, 1111.66 feet along the arc of said curve to the right having a radius of 2671.00 feet and a central angle of 23°50'47" (chord bearing N.86°32'02"E., 1103.65 feet) to a point of compound curvature; thence Southwesterly, 1078.54 feet along the arc of a curve to the right having a radius of 1771.00 feet and a central angle of 34°53'35" (chord bearing S.64°05'48"E., 1061.95 feet) to a point of tangency; thence S.46°39'00"E., 687.70 feet to a point of curvature; thence Southwesterly, 151.18 feet along the arc of a curve to the left having a radius of 439.00 feet and a central angle of 19°43'52" (chord bearing S.56°30'56"E., 150.43 feet) to a point of compound curvature; thence Easterly, 67.19 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 55°47'40" (chord bearing N.85°43'18"E., 64.57 feet) to a point of reverse curvature; thence Easterly, 168.60 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 73°44'23" (chord bearing S.85°18'20"E., 157.20 feet) to a point of reverse curvature; thence Easterly, 67.19 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 55°47'40" (chord bearing S.76°19'59"E., 64.57 feet) to a point of compound curvature; thence Easterly, 79.84 feet along the arc of a curve to the left having a radius of 439.00 feet and a central angle of 10°25'11" (chord bearing N.70°33'35"E., 79.73 feet) to a point of tangency; thence N.65°21'00"E., 525.00 feet to a point of curvature; thence Easterly, 676.59 feet along the arc of a curve to the right having a radius of 1271.00 feet and a central angle of 30°30'00" (chord bearing N.80°36'00"E., 668.63 feet) to a point of tangency; thence S.84°09'00"E., 1539.17 feet to a point of curvature; thence Easterly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.73°03'49"E., 53.45 feet) to a point of reverse curvature; thence Easterly, 106.52 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 46°35'19" (chord bearing N.73°34'17"E., 103.61 feet) to a point of reverse curvature; thence Easterly, 54.87 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing N.74°04'58"E., 53.44 feet); thence S.38°42'52"E., 142.00 feet to a point on a curve; thence Southwesterly, 54.89 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing S.28°30'35"W., 53.46 feet) to a point of reverse curvature; thence Southerly, 70.20 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 30°42'12" (chord bearing S.21°04'17"W., 69.36 feet) to a point of reverse curvature; thence Southerly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing S.13°38'11"W., 53.45 feet) to a point of tangency; thence S.09°09'00"E., 41.06 feet to a point of curvature; thence Southerly, 382.66 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 20°28'18" (chord bearing S.01°05'09"W., 380.63 feet) to a point of reverse curvature; thence Southerly, 380.27 feet along the arc of a curve to the left having a radius of 1929.00 feet and a central angle of 11°17'42" (chord bearing S.05°40'27"W., 379.66 feet) to a point of reverse curvature; thence Southerly, 389.24 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 20°49'25" (chord bearing S.10°26'18"W., 387.10 feet) to a point of tangency; thence S.20°51'00"W., 22.08 feet to a point of curvature; thence Southerly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing S.01°56'11"E., 53.45 feet) to a point of reverse curvature; thence Southerly, 63.21 feet along the arc of a curve to the right having a radius of 131.00 feet and a central angle of 27°38'46" (chord bearing S.10°54'00"E., 62.60 feet) to a point of reverse curvature; thence Southerly, 54.88 feet along the arc of a curve to the left having a radius of 69.00 feet and a central angle of 45°34'23" (chord bearing S.19°51'49"E., 53.45 feet) to a point of tangency; thence S.42°39'00"E., 587.17 feet to a point of curvature; thence Southwesterly, 603.00 feet along the arc of a curve to the left having a radius of 1029.00 feet and a central angle of 33°34'32" (chord bearing S.59°26'16"E., 594.41 feet); thence S.13°46'28"W., 142.00 feet to a point on a curve; thence Easterly, 526.78 feet along the arc of said curve to the left having a radius of 1171.00 feet and a central angle of 25°46'28" (chord bearing S.89°06'46"E., 522.34 feet) to a point of tangency; thence N.78°00'00"E., 241.07 feet; thence S.39°26'15"E., 1041.21 feet; thence S.12°09'53"E., 442.32 feet; thence S.47°48'01"E., 822.28 feet; thence N.89°39'00"W., 1359.12 feet; thence S.00°21'00"W., 170.00 feet; thence N.89°39'00"W., 32.00 feet; thence S.00°21'00"W., 120.00 feet; thence N.89°39'00"W., 260.00 feet; thence S.00°21'00"W., 614.77 feet to the POINT OF BEGINNING.

Containing 164.090 acres, more or less.

DEDICATION:

- Connerton, L.L.C., a Delaware limited liability company (the "Owner") states and declares that it is the fee simple owner of all lands referred to as CONNERTON VILLAGE TWO PARCEL 211, as described in the legal description which is a part of this plat.
- Legal title to TRACTS "B-4", "B-5", "B-6", "E", "L-6", "L-7", "L-8", "L-9", "L-10", "L-11", "L-12", "L-13", "L-14", "L-15", "L-16", "L-17", "L-18", "L-37", "L-38", "L-39" AND "P-5" as shown hereon and the perpetual maintenance and operation obligations associated therein, shall be granted, conveyed and dedicated to the Connerton West Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes (the "District") by separate instrument.
- All streets as shown hereon are hereby dedicated by the Owner to the public in general and to Pasco County, Florida (the "County") for use as streets.
- Legal title to TRACT "Z-1", as shown hereon, is hereby granted, conveyed and dedicated to the County for use as a pump station.
- Owner does further:
 - dedicate to the perpetual use of the County all water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, and other sewer and water facilities lying within or upon the streets and within the utility easements depicted on this plat and further does hereby reserve unto the Owner, its successors and assigns, the right to construct, operate and maintain said sewer, water and fire protection facilities until such time as the operation and maintenance of said facilities is assumed by the County;
 - grant and dedicate a non-exclusive perpetual easement for telephone, electric, cable television, sewer, water, fire protection, and other public utility lines and facilities over, across and under those portions of the plat shown as utility easements, for the installation, maintenance and replacement of their respective facilities, the use and benefit of which shall extend and inure to the benefit of the County and all other local and state governments, including all agencies, departments and political subdivisions thereof, and shall also extend and inure to all duly licensed public and private utility companies;
 - reserve unto Owner, its successors and assigns, a perpetual non-exclusive easement over, across and under all utility easements shown hereon for the purpose of installing, constructing, maintaining, repairing and replacing underground utility conduits and related facilities to accommodate whatever cables and lines that the Owner elects to install or have installed within said conduits; and
 - grant and dedicate to the District: (i) a perpetual non-exclusive easement over, across and under all drainage easements as shown hereon for the purpose of installing, constructing, maintaining, repairing and replacing drainage lines, swales, retention and detention, and other drainage facilities; (ii) a perpetual non-exclusive easement over, across and under all access and drainage easements as shown hereon for the purpose of ingress and egress and for the purpose of installing, constructing, maintaining, repairing and replacing drainage lines, swales, retention and detention, and other drainage facilities.
- It is the intention of the Owner of the lands described above that the District shall construct, operate, and maintain the drainage facilities within the drainage easements as shown hereon, and the District, by execution of this plat, accepts the dedication of the drainage easements and agrees to maintain the drainage facilities therein.
- Notwithstanding the foregoing, the County shall have the right at all times to enter upon all the streets depicted on this plat, including those owned by the District or the Association and to enter upon the drainage easements and all other easements to maintain the improvements thereon or otherwise use them for the use intended, provided, however, that the foregoing shall not be construed to impose any affirmative obligations or duties upon the County.
- The Connerton West Community Development District shall be fully responsible for the installation, repair, maintenance and replacement of the streetlights within all public rights-of-way as shown hereon.
- The Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through 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 easements or commonly owned property on this plat. In the event the District 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.

OWNER: CONNERTON L.L.C., A Delaware Limited Liability Company
BY: Westerra Management, L.L.C., its authorized representative

By: W. Stewart Gibbons
Name: W. Stewart Gibbons
Title: Vice President

Witness: Whitney Vargas Witness: Joyce A. Bell
Whitney Vargas Joyce A. Bell

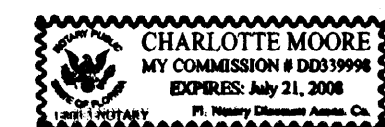
ACKNOWLEDGMENT
STATE OF FLORIDA, COUNTY OF PASCO

The foregoing was acknowledged before me on this 18th day of January, 2006 by W. Stewart Gibbons as Vice President of Westerra Management, L.L.C., authorized representative of CONNERTON L.L.C., a Delaware Limited Liability Company, on behalf of the Company. He is personally known to me.

Charlotte Moore
Notary Public, State of Florida at Large

My Commission expires: July 21, 2008

Commission Number: DD334998



Printed Name of Notary
Charlotte Moore

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

Chairman, Kathy A. Shelling
Assistant Secretary, Dale S. Jones, Jr.
Witness, Whitney Vargas
Witness, Whitney Vargas
Witness, Joyce A. Bell
Witness, Joyce A. Bell

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me this 18th day of January, 2006, by Kathy L. Shelling, as Chairman and Dale S. Jones, Jr., Assistant Secretary of Connerton West Community Development District, for and on behalf of said district. They are personally known to me.

Charlotte Moore
Notary Public, State of Florida at Large

My Commission expires: July 21, 2008

Commission Number: DD334998

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TAMPA, FLORIDA 33606
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HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING

SHEET 1 OF 25 SHEETS