VERANDAHS

PLAT BOOK 56 PAGE 64

BEING A SUBDIVISION OF LAND LYING WITHIN SECTIONS 3 AND 10, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "VERANDAHS" BEING THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, TOGETHER WITH THE THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF SAID SECTION 3, AND TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGIN AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S00°27'15"E, ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 2,687.62 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE S00°27'36"E, ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, FOR 2,467.27 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 3, N83°09'27"W, FOR 2,664.62 FEET TO THE POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N00°26'50"W, ALONG SAID WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 3, FOR 2,147.69 FEET TO THE CENTER OF SAID SECTION 3; THENCE S89°57'16"W, ALONG THE SOUTH BOUNDARY LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, FOR 1,330.94 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3; THENCE N00°15'37"W, ALONG THE WEST BOUNDARY LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, SAME ALSO BEING THE SOUTHERLY EXTENSION OF THE EAST LINE OF SHADOW LAKE ESTATES, AS RECORDED IN PLAT BOOK 19, PAGES 141 AND 142, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA (AND THE EAST LINE OF SAID SHADOW LAKE ESTATES, RESPECTIVELY), FOR 2,689.73 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3; THENCE N89°58'38"E, ALONG THE NORTH BOUNDARY LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, FOR 1,322.17 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE N89°59'23"E, ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3, FOR 2,642.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,769,696 SQUARE FEET OR 384.979 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTIONS 3 AND THE NORTHEAST 1/4 OF SECTION 10, BOTH IN TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S00°27'36"E, ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, FOR 2,467.27 FEET TO THE POINT OF INTERSECTION WITH A LINE THAT BEARS N83°09'27"W, FOR 2,664.62 FEET TO A POINT OF TERMINUS LYING S00°26'50"E, 2,147.69 FEET FROM THE CENTER OF SAID SECTION 3; THENCE DEPARTING SAID EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 3, N83°09'27"W, ALONG SAID LINE, FOR 1,382.30 FEET TO THE POINT OF BEGINNING; THENCE S36°32'00"W, FOR 336.05 FEET TO THE POINT OF INTERSECTION WITH A TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 201.06 FEET, A CENTRAL ANGLE OF 48°00'00", AND A CHORD BEARING S12°32'00"W, 195.23 FEET TO THE POINT OF TANGENT; THENCE S11°28'00"E, FOR 324.74 FEET TO THE POINT OF INTERSECTION WITH A TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 234.26 FEET, A CENTRAL ANGLE OF 23°58'06", AND A CHORD BEARING S00°31'03"W, 232.56 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 52, AS SHOWN ON THE RIGHT OF WAY MAP OF STATE ROAD 52, STATE PROJECT NUMBER 14120-2526, DATED 06/01/89, W.P.I. NO. 7115958; THENCE N77°28'00"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 52, FOR 120.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE LEAVING SAID RIGHT OF WAY LINE OF STATE ROAD 52, NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 184.00 FEET, A CENTRAL ANGLE OF 23°57'35", AND A CHORD BEARING N00°30'47"E, 182.66 FEET TO THE POINT OF TANGENT; THENCE N11°28'00"W, FOR 324.74 FEET TO THE POINT OF INTERSECTION WITH A TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 301.59 FEET, A CENTRAL ANGLE OF 48°00'00", AND A CHORD BEARING N12°32'00"E, 292.85 FEET TO THE POINT OF TANGENT; THENCE N36°32'00"E, FOR 267.63 FEET; THENCE S83°09'27"E, FOR 138.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 130,445 SQUARE FEET OR 2.995 ACRES, MORE OR LESS.

TOTAL COMBINED AREA CONTAINING 16,900,141 SQUARE FEET OR 387.974 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, LEN-VERANDAHS, LLP ("THE OWNER") OF THE LANDS ON THIS PLAT TO BE KNOWN AS VERANDAHS, HEREBY STATES AND DECLARES THE FOLLOWING:

1) "THE OWNER" HEREBY DEDICATES TO PASCO COUNTY, FLORIDA ("THE COUNTY"), A PERPETUAL EASEMENT OVER AND ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON AS "TRACT A", FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.

2) "THE OWNER" FURTHER DEDICATES FOR THE PERPETUAL USE OF "THE COUNTY", ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO VERANDAHS, INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT.

3) "THE OWNER" FURTHER DEDICATES TO "THE COUNTY", THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT ("THE DISTRICT"), A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENTAL ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUES, AND VERANDAHS AT PASCO COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION"), A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS, OPEN AREAS AND COMMON AREAS, AS SHOWN HEREON FOR THE PURPOSES OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON.

4) "THE OWNER" FURTHER DEDICATES TO "THE ASSOCIATION" AN EASEMENT FOR THE PURPOSES OF INGRESS/EGRESS ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON AS "TRACT A".

DEDICATION: (CONTINUED)

5) "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 EASEMENTS OR COMMONLY OWNED PROPERTY 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 PREFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

6) "THE OWNER" FURTHER DEDICATES TO PROVIDERS OF PUBLIC AND QUASI-PUBLIC ESSENTIAL UTILITY SERVICES TO THE SUBDIVISION, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ESSENTIAL UTILITIES, A UTILITY EASEMENT OVER THE PRIVATE ROADWAY INGRESS/EGRESS AREA AND PRIVATE STREET RIGHTS-OF-WAY SHOWN AS "TRACT A", ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE UTILITY FACILITIES LOCATED WITHIN "TRACT A" AND ALL OTHER UTILITY EASEMENTS DEPICTED HEREON; AND FURTHER DEDICATES TO EMERGENCY AND LAW ENFORCEMENT PERSONNEL, MAIL AND PACKAGE DELIVERY, AND OTHER GOVERNMENTAL AND QUASI-GOVERNMENTAL ENTITIES IN THE PERFORMANCE OF THEIR OFFICIAL DUTIES SERVING THE SUBDIVISION, THE RIGHT OF INGRESS AND EGRESS OVER SAID "TRACT A".

7) "THE OWNER" DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, "THE COUNTY" TRACTS PS1, PS2, AND PS3 (LIFT STATION SITES), AS SHOWN HEREON AND THE FACILITIES LOCATED THEREIN, FOR MAINTENANCE PURPOSES INCIDENTAL THERETO, PER DRO5-1699 STIPULATION (23).

8) "THE OWNER" RESERVES UNTO ITSELF, 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).

9) "THE OWNER" FURTHER RESERVES UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO VERANDAHS, INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY "THE COUNTY".

10) TRACTS P1 AND P2 ARE HEREBY DESIGNATED AS PARK, DRAINAGE EASEMENT, LANDSCAPE EASEMENT, ACCESS EASEMENT, AND UTILITY EASEMENT AREAS AND WILL BE CONVEYED TO AND MAINTAINED BY "THE ASSOCIATION", BY A SEPARATELY EXECUTED INSTRUMENT.

11) TRACTS P40, P60 AND P100 ARE HEREBY DESIGNATED AS DRAINAGE AND ACCESS EASEMENTS, THE UNDERSIGNED WILL CONVEY SAID TRACTS 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) TRACTS B1, B2, B3, AND B4, ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, WETLAND BUFFER EASEMENT, LANDSCAPE EASEMENT AND CONSERVATION EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, THE UNDERSIGNED WILL CONVEY SAID TRACTS 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) "THE OWNER" SHALL CONSTRUCT THE PRIVATE ROADWAY WITHIN "TRACT A" AS SHOWN AND DEPICTED HEREON, AND CONVEY TITLE THERETO TO "THE ASSOCIATION" FOR OWNERSHIP, OPERATION AND MAINTENANCE BY SEPARATE INSTRUMENT. "THE OWNER" HEREBY RESERVES THE RIGHT AT ALL TIMES TO ENTER UPON THE PRIVATE ROADWAY, THE DRAINAGE EASEMENTS AND THE CONSERVATION EASEMENTS, AND ALL OTHER EASEMENT AREAS DEPICTED HEREON TO ACCOMPLISH SUCH PURPOSES.

14) "THE OWNER" DOES FURTHER 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 LYING WITHIN PARCEL 2.

OWNER

LEN-VERANDAHS, LLP

Ken Wagner
KENNETH WAGNER
AUTHORIZED AGENT FOR LENNAR HOMES, INC.
MANAGING PARTNER FOR LEN-VERANDAHS, LLP

Cindy Cox
WITNESS

WITNESS

DATE: 10/5/05

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 5th DAY OF October, 2005, A.D. BEFORE ME PERSONALLY APPEARED KENNETH WAGNER, AUTHORIZED AGENT FOR LENNAR HOMES, INC., MANAGING PARTNER FOR LEN-VERANDAHS, LLP, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION 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 HILLSBOROUGH, ~~PASCO~~ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Linda Penny
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 07/01/08

Linda Penny
PRINTED NAME OF NOTARY PUBLIC

SERIAL NUMBER #DD 334593

LINDA PENNY
MY COMMISSION # DD 334593
EXPIRES: July 1, 2008
Bonded Thru Notary Public Underwriters

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