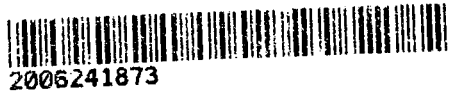


3



Rept: 1055170 Rec: 27.00
DS: 0.00 IT: 0.00
12/06/06 Deputy Clerk

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

R

John Vericker, Esquire
Straley Robin & Williams
100 East Madison Street
Suite 300
Tampa, FL 33602

JED PITTMAN, PASCO COUNTY CLERK
12/06/06 12:12pm 1 of 3
OR BK 7297 PG 1273

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

**LIEN OF RECORD OF THE VERANDAHS
COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that The Verandahs Community Development District, a local unit of government of the State of Florida, established under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "**District**"), enjoys a governmental lien of record on the property described in **Exhibit "A"** attached hereto. Such lien is coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles, and claims until paid pursuant to Section 170.09 of the Florida Statutes. The District's lien secures the payment of special assessments levied in accordance with Florida Statutes which special assessments in turn secure the payment of the District's \$4,670,000 original principal amount of Capital Improvement Revenue Bonds, Series 2006. For information regarding the amount of the special assessments encumbering the specified real property, contact the District at:

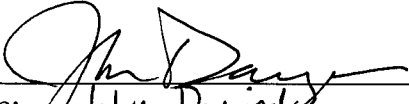
Development Planning & Financing Group, Inc.
1801 Lee Road, Suite 255
Winter Park, FL 32789

IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, INCLUSIVE OF DECLARATIONS OF CONSENT TO JURISDICTION OF THE VERANDAHS COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS, AND THE RECORDS OF THE COUNTY CREATING THE DISTRICT, THIS ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF CHAPTER 197 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.

{00007873.DOC/}

Attest:

The Verandahs
Community Development District



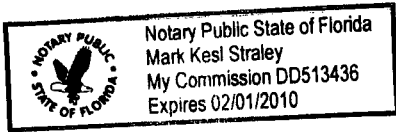
Name: John Davgirde
Secretary/Assistant Secretary



Michael Cachon
Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 27th day of November, 2006, by Michael Cachon, as Chairman of the Board of Supervisors of The Verandahs Community Development District. He is personally known to me; or has produced _____ (type of identification), as identification.



Signature of person taking acknowledgement

(Typed, printed or stamped name of acknowledger)
Notary Public, State of Florida at Large

EXHIBIT "A"

OR BK 7297 PG 1275
3 of 3

DESCRIPTION (SINGLE FAMILY DETACHED HOME) PARCEL:

THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, AND TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF SAID SECTION 3, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, FOR 2,887.82 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE S00°27'38"E, ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, FOR 2,487.27 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 3, N83°09'27"W, FOR 2,884.82 FEET TO THE POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N00°28'50"W, ALONG SAID WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 3, FOR 2,147.89 FEET TO THE CENTER OF SAID SECTION 3; THENCE S89°57'18"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 EXTENTION 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 2,688.73 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 16,769,896 SQUARE FEET OR 384.979 ACRES, MORE OR LESS.

DESCRIPTION (TOWNHOME PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S00°24'19"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10 TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION) FOR 976.46 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 52; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 52, THENCE (1) N80°16'23"W, FOR 516.83 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE (2) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 11408.18 FEET, A CENTRAL ANGLE OF 01°33'37", AN ARC LENGTH OF 310.88 FEET, AND A CHORD BEARING N79°29'35"W FOR 310.87 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 52, N01°43'51"E, FOR 378.12 FEET; THENCE N50°08'28"W, FOR 93.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S57°01'46"E, HAVING A RADIUS OF 183.01 FEET, A CENTRAL ANGLE OF 44°18'28", AN ARC LENGTH OF 141.42 FEET, AND A CHORD BEARING S55°08'27"W FOR 137.93 FEET, TO THE POINT OF TANGENT; THENCE N13°55'30"W, FOR 37.00 FEET; THENCE S76°04'30"W, FOR 83.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 148.00 FEET, A CENTRAL ANGLE OF 27°47'15", AN ARC LENGTH OF 71.78 FEET, AND A CHORD BEARING S89°58'08"W FOR 71.08 FEET TO THE POINT OF TANGENT; THENCE N78°08'15"W, FOR 137.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 143.00 FEET, A CENTRAL ANGLE OF 28°04'21", AN ARC LENGTH OF 70.08 FEET, AND A CHORD BEARING N82°08'04"W FOR 69.37 FEET TO THE POINT OF TANGENT; THENCE N48°03'54"W, FOR 104.81 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 53°24'08", AN ARC LENGTH OF 150.99 FEET, AND A CHORD BEARING N74°45'57"W FOR 145.58 FEET TO THE POINT OF TANGENT; THENCE S78°32'00"W, FOR 4.15 FEET TO A POINT OF INTERSECTION WITH AN EASTERLY LINE OF PLANTATION OAKS ENTRANCE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 8448, PAGE 1082 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE OF PLANTATION OAKS ENTRANCE ROAD THE FOLLOWING THREE(3) COURSES THENCE (1) N11°28'00"W, FOR 167.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE (2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 48°00'00", AN ARC LENGTH OF 201.08 FEET, AND A CHORD BEARING N12°32'00"E FOR 185.23 FEET TO THE POINT OF TANGENT; THENCE (3) N36°32'00"E, FOR 338.05 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8498, PAGE 1902 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SAME ALSO BEING A SOUTHERLY LINE OF RYLAND PURCHASE AREA AS RECORDED IN OFFICIAL RECORDS BOOK 8448, PAGE 1082 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE LEAVING SAID EASTERLY LINE OF PLANTATION OAKS ENTRANCE ROAD S83°08'27"E ALONG SAID SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8498, PAGE 1902, AND SAID SOUTHERLY LINE OF RYLAND PURCHASE AREA RESPECTIVLY FOR 1,382.30 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE LEAVING SAID SOUTHERLY LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8498, PAGE 1902 S00°27'38"E ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3 FOR 174.23 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1,448,286 SQUARE FEET OR 33.248 ACRES, MORE OR LESS.

REVISED 11/16/05

DESCRIPTION.

LEGAL DESCRIPTION

PROJECT No. 595-01	EPN. 115
DATE. 11/15/05	FIGURE. 0
DRAWN BY. SMH	



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL 34655
Tel. (727) 849-7588 - Fax. (727) 848-3648

K:\115\PropData\Comm\Docs\LEGAL DESCRIPTION.dwg -- Nov 16, 2005 @ 10:13am -- rthal