

VERDE RIDGE UNIT 1
LYING IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
LAKE COUNTY, FLORIDA.

SHEET 1 OF 7
CFN 2005153623
Bk 00056 Pgs 0035 - 41 (7pgs)
DATE: 9/29/2005 2:28:02 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 120.00

PLAT
BOOK 56 PAGE 35

VERDE RIDGE UNIT 1
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat located in Lake County, Florida, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, utility easements and the 20.00 foot wide Drainage Easement within Tract A shown hereon to the perpetual use of the Public. Tract M is hereby dedicated to the City of Clermont for use as a lift station and shall be maintained by the City of Clermont.

IN WITNESS WHEREOF, have caused these presents to be signed by the individual named below this 8th day of AUGUST, 2005.

Signed and sealed in the presence of: PULTE HOME CORPORATION
a Michigan corporation
4901 Vineland Road, Suite 500
Orlando, Florida 32811

By: [Signature] Title: DIVISION PRESIDENT and ATTORNEY-IN-FACT
Printed Name: JAMES BAGLEY

By: [Signature] Title: DIVISION PRESIDENT and ATTORNEY-IN-FACT
Printed Name: JAMES BAGLEY

STATE OF FLORIDA
COUNTY OF

THIS IS TO CERTIFY, that on 8/8/2005 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James Bagley, Division President and Attorney-in-Fact of Pulte Home Corporation, a Michigan corporation who executed the foregoing Dedication severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. He is personally known to me or has produced _____ as identification and did/did not take an oath.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC:
[Signature]
Printed Name: Diana M. Cabrera
Commission No.: DD 378969
My Commission Expires: April 4, 2009

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.
Certificate of Authorization Number LB68
2200 Park Avenue North, Winter Park, FL 32789

[Signature] Date 8-8-05
Keith Ruddick Registration # 2617

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

[Signature] Date 8/12/05 Registration Number
Signature Date Registration Number

CERTIFICATES OF APPROVAL

COUNTY ENGINEER [Signature] Date Aug. 17, 2005
PLANNING AND DEVELOPMENT DIRECTOR [Signature] Date 8/16/2005
COUNTY ATTORNEY [Signature] Date 9/27/05

CERTIFICATE OF APPROVAL BY BOARD
OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on September 6, 2005 the foregoing plat was approved by the Board of County Commissioners of Lake County, Florida.

Attest: [Signature] Chairman of the Board.
[Signature] Clerk of the Board.

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on 29 Sep. 2005 at 2:28 pm File No. 2005153623

[Signature]
Clerk of the Circuit Court
in and for Lake County, Florida

DESCRIPTION:

That part of Section 15, Township 22 South, Range 26 East, Lake County, Florida, described as follows:

Commence at the Southeast corner of Section 15, Township 22 South, Range 26 East, Lake County, Florida, and run N89°07'28"W along the South line of the Southeast 1/4 of said Section 15 for a distance of 1319.39 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 22 South, Range 26 East; thence run N00°35'50"E along the West line of Tract 63, LAKE HIGHLANDS COMPANY MAP OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, according to the plat thereof, as recorded in Plat Book 3, Page 52, of the Public Records of Lake County, Florida, for a distance of 331.09 feet; thence run S89°11'16"E along the North line of the South 1/2 of said Tract 63 for a distance of 659.47 feet; thence run N00°33'34"E along the West lines of Tracts 64 and 49 of said LAKE HIGHLANDS COMPANY MAP OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, for a distance of 995.46 feet; thence run S89°22'38"E along the North line of said Tract 49 for a distance of 67.95 feet to the Westerly right-of-way line of Florida's Turnpike (Sunshine State Parkway); thence run N46°26'24"W along said right-of-way line for a distance of 556.71 feet; thence continue S43°33'36"W along said right-of-way line for a distance of 20.00 feet; thence continue N46°26'24"W along said right-of-way line for a distance of 817.04 feet to the POINT OF BEGINNING; thence continue N46°26'24"W along said right-of-way line for a distance of 935.89 feet; thence run N43°33'36"E along said right-of-way line for a distance of 20.00 feet; thence run N46°26'24"W along said right-of-way line for a distance of 161.91 feet to a point on a non-tangent curve concave Northeasterly having a radius of 5879.58 feet and a chord bearing of N43°52'58"W; thence run Northwesterly along the arc of said curve and said right-of-way line through a central angle of 05°15'13" for a distance of 539.11 feet to a point of non-tangency; thence run N89°51'41"W along said right-of-way line for a distance of 13.32 feet to a point on a non-tangent curve concave Northeasterly having a radius of 5889.58 feet and a chord bearing of N40°09'25"W; thence run Northwesterly along the arc of said curve and said right-of-way line through a central angle of 02°01'37" for a distance of 208.35 feet to a point of non-tangency; thence run N50°51'24"E radial to said curve and along said right-of-way line for a distance of 10.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 5879.58 feet and a chord bearing of N37°20'25"W; thence run Northwesterly along the arc of said curve and said right-of-way line through a central angle of 03°36'23" for a distance of 370.07 feet to the point of tangency; thence run N35°27'24"W along said right-of-way line for a distance of 208.25 feet to a point on the Southerly right-of-way line of Blackstill Lake Road (a 120.00' wide right-of-way), as recorded in Official Records Book 233, Page 192, of said Public Records; thence run S88°02'36"W along said right-of-way line for a distance of 40.79 feet to the point of curvature of a curve concave Northerly having a radius of 1205.92 feet and a chord bearing of N84°57'24"W; thence run Westerly along the arc of said curve and said right-of-way line through a central angle of 14°00'00" for a distance of 294.66 feet to the point of tangency; thence run N77°57'24"W along said right-of-way line for a distance of 98.80 feet to the point of curvature of a curve concave Southerly having a radius of 1085.92 feet and a chord bearing of N84°32'48"W; thence run Westerly along the arc of said curve and said right-of-way line through a central angle of 13°10'49" for a distance of 249.80 feet to a point of non-tangency; thence run S00°41'55"W along the East line of Tract 10A of said LAKE HIGHLANDS COMPANY MAP OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST and the Southerly prolongation thereof for a distance of 69.96 feet to Reference Point "A"; thence run Southeasterly, Southerly and Westerly along Black's Lake for a distance of 2760 feet more or less to a point on the Northerly prolongation of the East line of Tract 40 of said LAKE HIGHLANDS COMPANY MAP OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST, said point lying S25°50'08"W a distance of 1550.43 feet from the aforesaid Reference Point "A"; thence run S01°02'33"W along the East line of said Tract 40 and said Northerly prolongation and the East line of Tract 41 of said LAKE HIGHLANDS COMPANY MAP OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26 EAST for a distance of 1174.03 feet to the Northerly line of South Lake Recreation Trail, as recorded in Official Records Book 2731, Page 668, of said Public Records; thence run S61°13'19"E along said line for a distance of 633.38 feet to the point of curvature of a curve concave Southwesterly having a radius of 1175.00 feet and a chord bearing of S54°09'45"E; thence run Southeasterly along the arc of said curve and said line through a central angle of 14°07'08" for a distance of 289.55 feet to a point of non-tangency; thence departing said line run N42°53'49"E for a distance of 36.91 feet; thence run N22°21'11"E for a distance of 443.33 feet to a point on a non-tangent curve concave Southwesterly having a radius of 1225.00 feet and a chord bearing of S68°19'56"E; thence run Southeasterly along the arc of said curve through a central angle of 14°06'29" for a distance of 301.63 feet to the point of tangency; thence run S61°16'42"E for a distance of 142.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 900.00 feet and a chord bearing of S67°15'26"E; thence run Southeasterly along the arc of said curve through a central angle of 11°57'28" for a distance of 187.83 feet to the point of tangency; thence run S73°14'09"E for a distance of 82.00 feet; thence run N16°45'51"E for a distance of 137.51 feet; thence run N22°01'15"E for a distance of 146.59 feet; thence run N31°42'14"E for a distance of 123.48 feet; thence run N39°01'56"E for a distance of 81.00 feet; thence run N45°37'56"E for a distance of 103.34 feet; thence run N49°04'17"E for a distance of 165.00 feet; thence run S40°59'23"E for a distance of 146.71 feet; thence run N49°00'37"E for a distance of 34.48 feet; thence run S40°59'23"E for a distance of 190.00 feet; thence run N49°00'37"E for a distance of 356.40 feet; thence run N45°04'15"E for a distance of 32.60 feet; thence run N17°26'32"E for a distance of 84.94 feet; thence run S76°26'09"E for a distance of 11.12 feet; thence run S66°56'55"E for a distance of 158.95 feet to a point on a non-tangent curve concave Northwesterly having a radius of 875.00 feet and a chord bearing of N31°11'03"E; thence run Northeasterly along the arc of said curve through a central angle of 01°48'35" for a distance of 27.64 feet to the point of tangency; thence run N30°16'45"E for a distance of 86.38 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet and a chord bearing of N16°13'45"W; thence run Northwesterly along the arc of said curve through a central angle of 93°01'01" for a distance of 40.59 feet to a point of non-tangency; thence run N27°15'44"E radial to said curve for a distance of 50.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 1025.00 feet and a chord bearing of S61°55'58"E; thence run Southeasterly along the arc of said curve through a central angle of 01°36'35" for a distance of 28.80 feet to a point of non-tangency; thence run N28°52'19"E radial to said curve for a distance of 312.03 feet to the POINT OF BEGINNING.

Containing 106.068 acres more or less.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NUMBER LB68

NOTES:

- 1) Bearings based on the South line of the Southeast 1/4 of Section 15, Township 22 South, Range 26 East, Lake County, Florida, being N89°07'28"W, an assumed meridian.
- 2) The State of Florida may own or claim ownership of those lands lying waterward of the Ordinary High Water Line (OHWL) of Black's Lake which may affect the location of the boundary line of property fronting the lake.
- 3) Per Chapter 177.091 (28) Florida Statutes: All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- 4) Existing easements and right-of-way depicted hereon which were created by separate instrument are shown for informational purposes only. Depiction of said easements and rights-of-way shall not serve to modify or reimpose same.
- 5) The portion of Lake Highlands Company Map of Section 15, Township 22 South, Range 26 East (Plat Book 3, Page 52) underlying this plat was vacated in Official Records Book 2730, Page 254, of the Public Records of Lake County, Florida.
- 6) Tract A is a Club/Recreation/Wall Tract and shall be owned and maintained by the Verde Ridge Homeowners Association, Inc.
- 7) Tract B is a Stormwater Management Area/Open Space Tract and shall be owned and maintained by the Verde Ridge Homeowners Association, Inc.
- 8) Tract C is an Open Space/Recreation/Wall Tract and shall be owned and maintained by the Verde Ridge Homeowners Association, Inc.
- 9) Tract E is a Stormwater Management Area/Open Space/Wall Tract and shall be owned and maintained by the Verde Ridge Homeowners Association, Inc.
- 10) Tract F is an Open Space/Recreation/Wall Tract and shall be owned and maintained by the Verde Ridge Homeowners Association, Inc.
- 11) Tract M is a Lift Station Tract dedicated to and maintained by the City of Clermont, Florida.
- 12) Tract O is an Open Space/Landscape/Wall Tract and shall be owned and maintained by the Verde Ridge Homeowners Association, Inc.
- 13) The 50' Utility Easement shown hereon is dedicated for use by the Developer, the Verde Ridge Homeowners Association, Inc., and all public and private utility companies serving the Property for the purposes of installation, maintenance, replacement and repair of utility distribution and collection facilities, including underground lines and equipment, above ground junction boxes, transformers and similar equipment. The utility easement rights granted herein shall include the right of the Developer, the Verde Ridge Homeowners Association, Inc., and all public and private utility companies serving the Property to enter upon the easement area, as and to the extent needed, for the purpose of performing the activities specifically described herein.
- 14) There are no Tracts D, G through L, N and P through Z depicted on this Plat and therefore there are no corresponding notes referencing the same.
- 15) The Drainage Easements ("DE") contained within the lots depicted on Details "A", "B", "C" and "D" as set forth on page 7 of this Plat are hereby dedicated to the Verde Ridge Homeowners Association, Inc. and shall be maintained by the Verde Ridge Homeowners Association, Inc.
- 16) It is the responsibility of the property owners to operate and maintain any stormwater management system not located within the rights-of-way of roads unless such responsibility is voluntarily assumed by Lake County and in such case, Lake County shall be entitled to utilize all tracts and easements designated on this plat for stormwater purposes.
- 17) 10.00 foot wide utility easements are hereby reserved within each lot and tract along all lot and tract lines adjacent to street rights-of-ways.

