

VERANO PHASE 2

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION: A parcel of land lying in Section 32, Township 23 South, Range 18 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 32, run thence along the South boundary of the Southeast 1/4 of said Section 32, N.89°25'38"E, 464.00 feet to the Southeast 1/4 of the Southeast 1/4 of said Southeast 1/4 of Section 32, thence along the West boundary of said Southeast 1/4 of the Southeast 1/4 of Section 32, N.00°08'16"E, 40.00 feet to the Southeast corner of said Section 32, according to the plat thereof, as recorded in Plat Book 44, Pages 42 through 45 inclusive, of the Public Records of Hernando County, Florida; thence along the Eastern boundary of said VERANO PHASE 1, the following twenty-four (24) courses: 1) continue along said West boundary of the Southeast 1/4 of the Southeast 1/4 of Section 32, N.00°08'16"E, 40.00 feet to the POINT OF BEGINNING; 2) N.89°34'22"W, 407.83 feet; 3) N.00°23'38"E, 115.00 feet to a point of curvature; 4) Northeastly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°25'38"E, 28.28 feet); 5) N.00°25'38"E, 50.00 feet; 6) S.89°34'22"E, 90.00 feet; 7) N.00°25'38"E, 595.50 feet; 8) S.89°34'22"E, 95.00 feet to a point of curvature; 9) Southwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.44°34'22"E, 28.28 feet); 10) S.89°34'22"E, 50.00 feet to a point of curvature; 11) Northwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.45°25'38"E, 28.28 feet); 12) N.00°25'38"E, 50.00 feet; 13) N.89°34'22"W, 29.00 feet; 14) N.00°25'38"E, 230.00 feet; 15) N.89°34'22"W, 251.00 feet to a point of curvature; 16) Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°25'38"W, 35.36 feet) to a point of tangency; 17) S.00°25'38"W, 185.00 feet; 18) N.89°34'22"W, 50.00 feet to a point on a curve; 19) Southwesterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.45°25'38"W, 35.36 feet) to a point of tangency; 20) N.89°34'22"W, 50.00 feet; 21) N.00°25'38"E, 255.91 feet; 22) N.00°25'38"E, 101.82 feet; 23) N.89°34'22"W, 101.82 feet; 24) N.00°25'38"E, 15.76 feet to the Northeast corner of said VERANO PHASE 1, also being a point on the North boundary of the West 3/4 of the South 1/2 of the aforesaid Southeast 1/4 of Section 32 and also being a point on the Southern boundary of WELLINGTON AT SEVEN HILLS PHASE TEN, according to the plat thereof, as recorded in Plat Book 37, Pages 1 and 12, of the Public Records of Hernando County, Florida; thence along said North boundary of the West 3/4 of the South 1/2 of the Southeast 1/4 of Section 32 and said Southern boundary of WELLINGTON AT SEVEN HILLS PHASE TEN, S.89°34'38"E, 1097.51 feet to a point on the East boundary of said Southeast 1/4 of Section 32, also being the Northwest corner of PRESTON HOLLOW UNIT 2 - PHASE 2, 5,000'03"31"W, 660.68 feet to the Northeast corner of the aforesaid Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32; thence along the North boundary of said Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32, N.00°08'16"E, 40.00 feet to the Northwest corner of said Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32; thence along the aforesaid West boundary of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32, S.00°08'16"W, 580.68 feet to the POINT OF BEGINNING.

Containing 19,612 acres, more or less.

DEDICATION:

R-HEARTHSTONE LOT OPTION POOL 04, L.P., a Delaware limited partnership ("Owner"), as the fee simple owner of the lands described herein, which are being platted into a subdivision of VERANO PHASE 2, hereby states and declares the following:

Legal title to TRACTS "A", "A-1", "B-1", "B-4", "B-5" and "P-2", as shown herein are reserved by owner for conveyance by separate instrument subsequent to the recording of this plat, to the Verano Community Association, Inc., (the "Association").

Owner hereby grants and dedicates to the Association, an easement for access and drainage over all areas designated as a "Drainage Easement" as shown herein.

Owner does further:

- a) grant, convey and dedicate to the county the 15' Hernando County Utility Easement, as shown herein,
b) grant, convey and dedicate to the County, Hernando County Water and Sewer District and public service providers to the subdivision on a nonexclusive basis for the ground level, above ground, and below ground installations, construction, maintenance and operation of said utilities and services, A perpetual easement over and across all street rights-of-way which are shown and depicted herein as TRACT "A" and TRACT "A-1" for any and all governmental purposes including (without limitation) fire and public protection, and emergency medical services,
c) grant, convey and dedicate to the County and the respective public and private utility providers, all Utility Easements, as shown herein, for the purposes of installation, construction, operation and maintenance of their respective utilities and for other purposes incidental thereto,
d) grant, convey and dedicate to the perpetual use of the public and the County, all utility improvements and facilities, including, but not limited to, water, sewer lines and 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 and shown on the as-built plans filed with the County for such lands; provided, however, owner reserves, for itself and its respective successors and assigns, the right to install, construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said improvements, facilities and appurtenances are assumed by the County,
e) Drainage and Utility Easements as designated on this plat are hereby reserved to the declarant, its successors and assigns and granted to Hernando County and public service providers to the subdivision on a nonexclusive basis for the ground level, aboveground, and below ground installations, construction, operation and maintenance of said utilities and services including drainage; and said owners further do hereby dedicate to the perpetual use of the public and Hernando County, Florida, all lands upon which or within which water and sewer system improvements or facilities exist; and further do hereby dedicate to the perpetual use of the Hernando County Water and Sewer District, water and sewer system improvements and facilities (including, but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other water and sewer system plants and other appurtenant facilities lying within or upon the lands depicted on this plat); and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives the right to install, construct, operate and maintain all such dedicated lands, streets, water and sewer system improvements or facilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities and appurtenances is assumed by Hernando County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives including, but not limited to, any private utility furnishing water and sewer services and appurtenances thereto, 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 or involuntarily vacated, voided or invalidated,
f) reserve unto the owner, its successors, assigns or legal representatives the title to any lands or Improvements dedicated to the public or to the county, if for any reasons such dedication shall be either vacated, voided or invalidated.

OWNER: R-HEARTHSTONE LOT OPTION POOL 04, L.P., a Delaware limited partnership, authorized to do business in the State of Florida

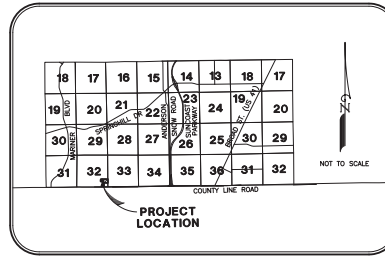
By Steven C. Porath, Authorized Representative Witness Witness
Printed Name Printed Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

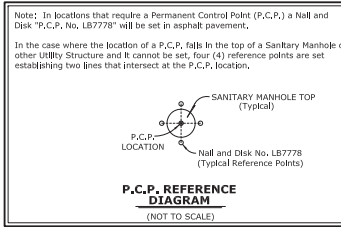
STATE OF CALIFORNIA COUNTY OF LOS ANGELES On 20 before me, personally appeared Steven C. Porath, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

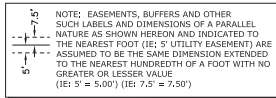
Signature (Seal)



LOCATION MAP HERNANDO COUNTY, FLORIDA SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST



LOT CORNER NOTE: A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB7778 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (D), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.



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.

SURVEYOR'S CERTIFICATE

I, Arthur W. Merritt, hereby certify that this plat has been prepared under my direction and supervision and that it is a correct representation of the lands platted; that this plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners, Hernando County, Florida.

Signed and Sealed this 20 day of 20.

AMERRITT, INC. 3010 W. Azeele Street, Suite 150 Tampa, Florida 33609

Arthur W. Merritt Professional Land Surveyor No. LS4498 Certificate of Authorization No. LB7778

ABTRACTOR'S CERTIFICATE

We, Lennar Title Inc., a Maryland corporation, as Agent for North American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, NATIC File No. 2021-05246-FL REV 4 and based on said report find that the title of the property is vested in R-HEARTHSTONE LOT OPTION POOL 04, L.P., a Delaware limited partnership, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report, NATIC File No. 2021-05246-FL REV 4.

This the 20 day of 20.

Lennar Title Inc., a Maryland corporation

By: Catherine P. Mueller, Esq. Title: Vice President

RESOLUTION

Whereas, this plat was on the 20 day of 20 submitted to the Board of County Commissioners, Hernando County, Florida, for approval for record and has been approved by said Commissioners; now therefore be it resolved by the Board of County Commissioners, Hernando County, Florida, that said plat is hereby approved and shall be recorded in the Public Records of this County; and that the dedication of all streets, canals, parks, and other public places shown therein is hereby accepted; by said Commission for Hernando County and the public generally, and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA

Attest: Clerk Chairman

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

This plat has been reviewed and approved as to form.

Kyle J. Beards County Attorney September 1, 2023 Date

CLERK'S CERTIFICATE

I, Clerk of the Circuit Court of Hernando County, Florida, hereby certify this plat was filed for record on the 20 day of 20 File No. and recorded in Plat Book Page

Clerk of Circuit Court

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER

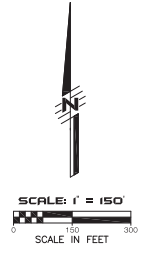
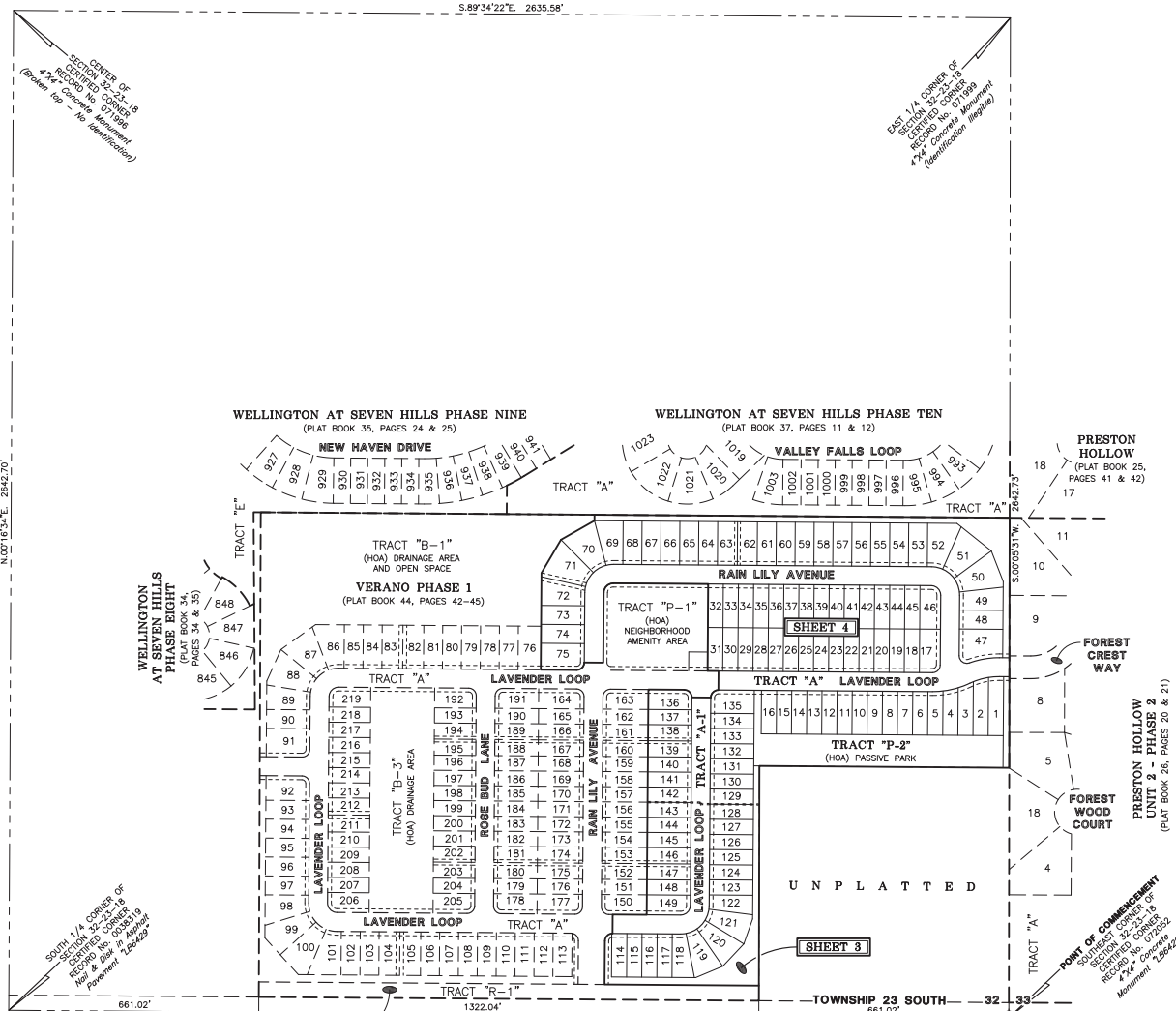
I, Daniel Rutkowski, hereby certify that I have reviewed this plat for conformity as to Chapter 177, F.S., and that I am employed by, or under contract to, the appropriate local Governing Body and am acting hereto as an agent of the County. This limited certification is to factual conformity with the requirements of Chapter 177 is not intended to be, and should not be construed as, a certification of the accuracy or quality of the surveying/mapping reflected on this plat.

McKin & Creed

Daniel Rutkowski Florida Professional Surveyor & Mapper No. 5742

AMERRITT, INC. LAND SURVEYING & MAPPING Certificate of Authorization Number LB 7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 281-5300

VERANO PHASE 2
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA



BASIS OF BEARINGS
The South boundary of the Southeast 1/4 of Section 32, Township 23 South, Range 18 East, Hernando County, Florida, has a Grid bearing of N.89°34'22"W. The Grid Bearings as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A"	(PRIVATE) RIGHT-OF-WAY	2.482 Ac.±
TRACT "A-1"	(PRIVATE) RIGHT-OF-WAY	0.929 Ac.±
TRACT "B-1"	(HOA) OPEN SPACE	0.693 Ac.±
TRACT "B-4"	(HOA) OPEN SPACE	0.609 Ac.±
TRACT "B-5"	(HOA) OPEN SPACE	0.087 Ac.±
TRACT "P-2"	(HOA) PASSIVE PARK	1.334 Ac.±

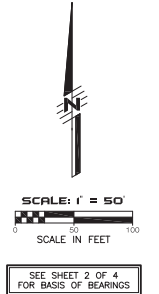
NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall 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.

- LEGEND:**
- Symbol * indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol + indicates (P.C.P.) Permanent Control Point "LB7778" (See Sheet No. 1 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - RS - Reference Bearing
 - O.R. - Official Records
 - (HOA) - Homeowners Association

KEY SHEET
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

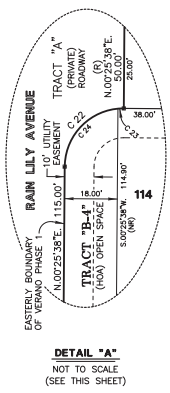
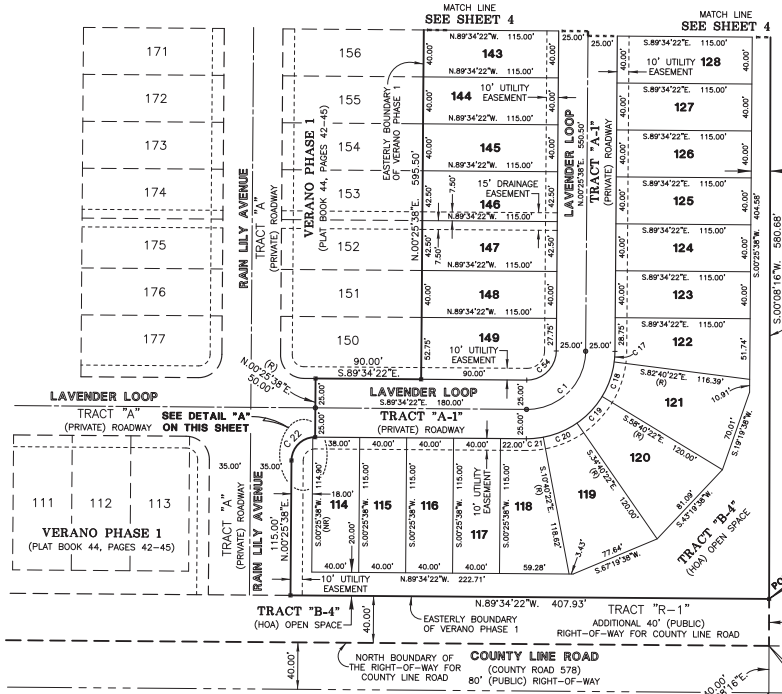
AMERRITT, INC.
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VERANO PHASE 2
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA



SEE SHEET 2 OF 4 FOR BASIS OF BEARINGS

PRESTON HOLLOW UNIT 2 - PHASE 2
(PLAT BOOK 26, PAGES 20 & 21)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	50.00	90°00'00"	78.54	76.71	S 45°25'36"W
17	75.00	08°54'00"	9.03	9.03	S 0°32'58"W
18	75.00	24°00'00"	31.42	31.19	S 1°19'36"W
19	75.00	24°00'00"	31.42	31.19	S 3°19'36"W
20	75.00	24°00'00"	31.42	31.19	S 6°19'36"W
21	75.00	11°06'00"	14.53	14.51	S 8°42'36"W
22	20.00	90°00'00"	31.42	28.28	N 42°25'36"E
23	20.00	08°44'21"	2.00	2.00	S 87°33'27"W
24	20.00	84°15'36"	28.41	28.63	S 23°32'27"W
24	25.00	90°00'00"	39.27	35.36	S 45°25'36"W

- LEGEND:**
- Symbol * indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol + indicates (P.C.P.) Permanent Control Point "LB7778" (See Sheet No. 1 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - RS - Reference Bearing
 - O.R. - Official Records
 - (HOA) - Homeowners Association

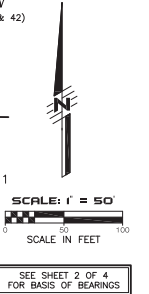
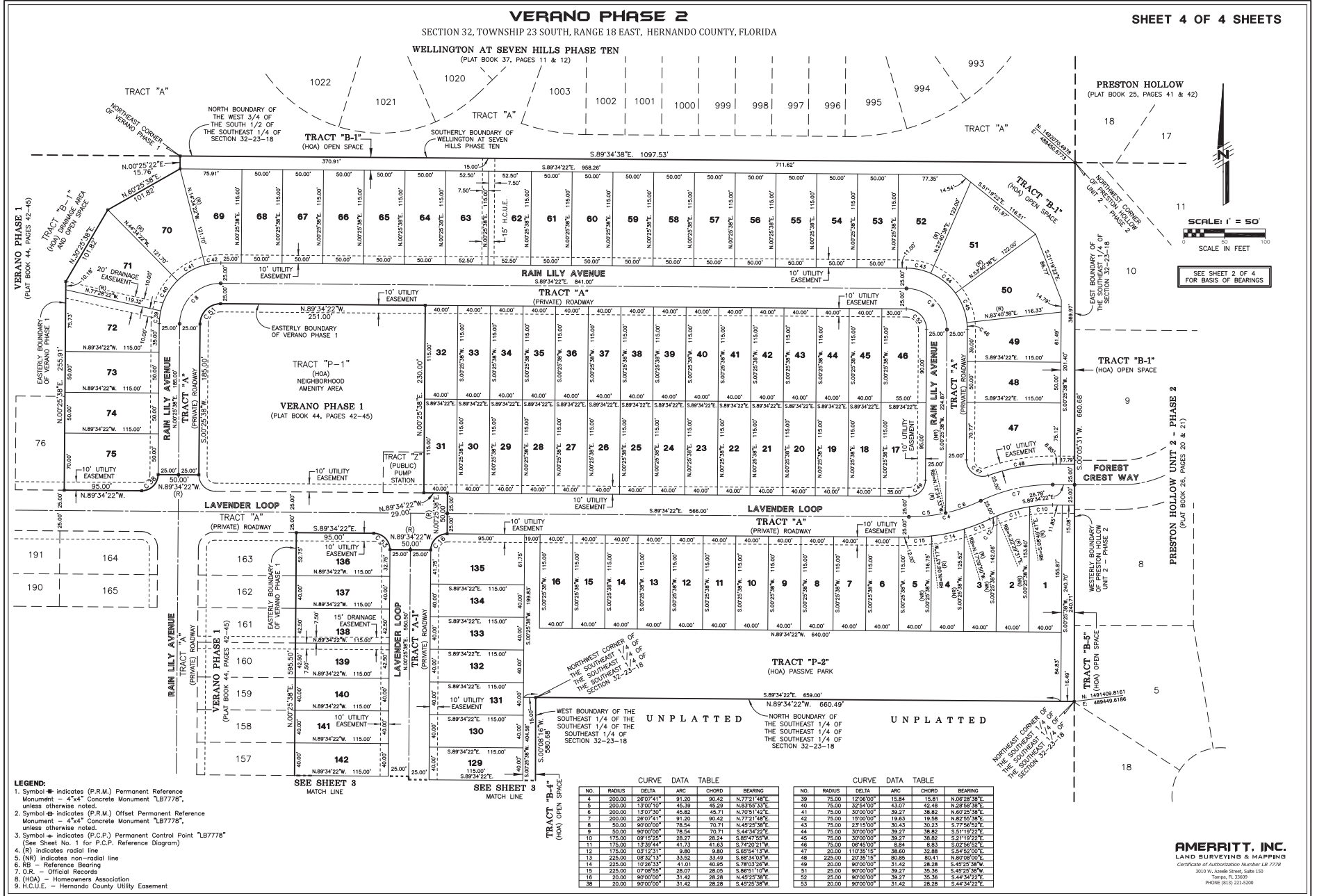
POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32-23-18
CERTIFIED CORNER RECORDED IN PLAT BOOK 26, PAGE 20
7"x4" Concrete Monument "LB8422"

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VERANO PHASE 2

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

WELLINGTON AT SEVEN HILLS PHASE TEN
(PLAT BOOK 37, PAGES 11 & 12)



- LEGEND:**
- Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol \ominus indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol \odot indicates (P.C.P.) Permanent Control Point "LB7778" (See Sheet No. 1 for P.C.P. Reference Diagram)
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - RB - Reference Bearing
 - O.R. - Official Records
 - (HOA) - Homeowners Association
 - H.C.U.E. - Hernando County Utility Easement

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
4	200.00	280°41'	91.20	90.42	N.77°14.81'E
5	200.00	170°00'	45.30	45.29	N.83°03.31'E
6	200.00	130°30'	45.82	45.71	N.70°14.22'E
7	200.00	90°41'	91.30	90.42	N.77°14.81'E
8	50.00	90°00'	78.54	70.71	N.45°29.58'E
9	50.00	90°00'	78.54	70.71	S.44°34.22'E
10	175.00	09°15.25'	28.27	28.24	S.89°17.62'W
11	175.00	13°39.44'	41.73	41.63	S.74°20.21'W
12	175.00	03°13.21'	9.80	9.80	S.89°34.22'W
13	225.00	08°32.13'	33.52	33.49	S.88°34'03'W
14	225.00	12°26.33'	41.01	40.95	S.78°03.26'W
15	225.00	07°08.05'	28.07	28.05	S.88°51.10'W
16	20.00	90°00'00"	31.42	28.28	N.45°29.58'E
36	20.00	90°00'00"	31.42	28.28	S.44°34.22'E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
39	75.00	12°06'00"	15.84	15.81	N.06°28.58'E
40	75.00	32°04'00"	43.07	42.48	N.02°58.38'E
41	75.00	32°04'00"	39.27	38.82	N.62°25.38'E
42	75.00	13°00'00"	13.63	13.58	N.82°51.58'E
43	75.00	23°15'00"	30.43	30.23	S.77°56.52'E
44	75.00	30°00'00"	39.27	38.82	S.51°19.22'E
45	75.00	30°00'00"	39.27	38.82	S.21°19.22'E
46	75.00	08°45'00"	8.84	8.83	S.02°56.52'E
47	20.00	11°03'15"	36.60	33.88	S.45°29.58'E
48	225.00	20°59'15"	60.85	60.41	N.80°08'00"E
49	20.00	90°00'00"	31.42	28.28	S.45°29.58'E
51	25.00	90°00'00"	39.27	35.36	S.45°29.58'E
52	25.00	90°00'00"	39.27	35.36	S.44°34.22'E
53	20.00	90°00'00"	31.42	28.28	S.44°34.22'E

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