



Rcpt: 1020705 Rec: 35.50
DS: 0.00 IT: 0.00
08/02/06 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
08/02/06 09:30am 1 of 4
OR BK 7113 PG 1593

THIS INSTRUMENT PREPARED
BY AND RETURN TO:

R

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

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

**LIEN OF RECORD OF ZEPHYR RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Zephyr Ridge 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 \$3,705,000 original principal amount of Capital Improvement Revenue Bonds, Series 2006A and \$6,720,000 Capital Improvement Revenue Bonds, Series 2006B (collectively the "**Series 2006 Bonds**"). For information regarding the amount of the special assessments encumbering the specified real property, contact the District at:


Rizzetta & Co., Inc.
3434 Colwell Avenue, Suite 200
Tampa, Fl 33614

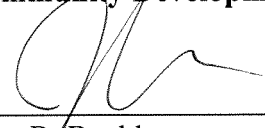
IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, INCLUSIVE OF DECLARATIONS OF CONSENT TO JURISDICTION OF ZEPHYR RIDGE COMMUNITY DEVELOPMENT DISTRICT AND TO IMPOSITION OF SPECIAL ASSESSMENTS, AND THE RECORDS OF THE COUNTY CREATING THE DISTRICT, THIS ALSO 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.

{00006316.DOC/}

Attest:

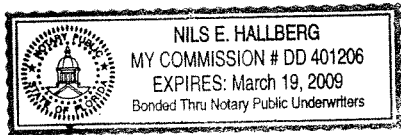
Zephyr Ridge
Community Development District

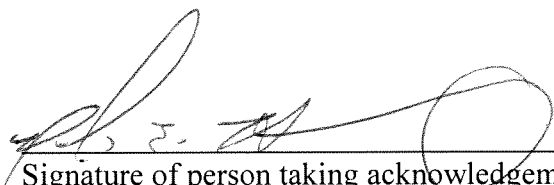

Name: WAYNE RANSOM
Secretary/Assistant Secretary


John R. Buehler
Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF pasco

The foregoing instrument was acknowledged before me this 28th day of July, 2006, by John R. Buehler, as Chairman of the Board of Supervisors of Zephyr Ridge 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"

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; TOGETHER WITH THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; TOGETHER WITH THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; TOGETHER WITH THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LYING WITHIN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N.89°35'23"E., ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1,318.27 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE, S.00°02'57"E., ALONG SAID EAST LINE, 662.50 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N.89°37'42"E., ALONG SAID NORTH LINE, 658.79 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE S.00°02'57"E., ALONG SAID EAST LINE, 667.73 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N.89°33'24"E., ALONG SAID NORTH LINE, 660.61 FEET TO THE EAST LINE OF SAID SECTION 8; THENCE S.00°03'59"E., ALONG SAID EAST LINE, 1,334.08 FEET; THENCE CONTINUE ALONG SAID EAST LINE, S.00°00'42"E., 1,293.21 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 54; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES 1) S.89°48'14"W., 557.23 FEET; 2) N.00°11'48"W., 10.00 FEET; 3) S.89°48'14"W., 121.55 FEET TO A POINT OF CURVATURE; 4) 328.96 FEET ALONG THE OF ARC OF SAID CURVE TO THE LEFT, CONCAVE SOUTH, HAVING A RADIUS OF 1,959.86 FEET, CENTRAL ANGLE OF 09°37'01", CHORD BEARING AND DISTANCE OF S.84°59'44"W., 328.57 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, N.09°48'47"W., 311.72 FEET; THENCE S.89°36'48"W., 265.69 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N.00°00'10"E., ALONG SAID WEST LINE, 1,002.40 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N.00°05'49"E. ALONG SAID WEST LINE, 665.97 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S.89°39'18"W., ALONG SAID SOUTH LINE, 659.35 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N.00°06'31"E., ALONG SAID WEST LINE, 665.19 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE S.89°39'56"W., ALONG SAID SOUTH LINE, 658.99 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N.00°00'40"E., ALONG SAID WEST LINE, 1,328.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 138.21 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT 121 OF ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION OF SECTION 9, TOWNSHIO 26 SOUTH, RANGE 21 EAST, RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE EAST 250.00 FEET THEREOF AND LESS RIGHT OF WAY ON STATE ROAD NO. 54 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 121; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 121, N00°05'44", FOR 293.32 FEET TO THE NORTH BOUNDARY OF SAID TRACT; THENCE ALONG SAID NORTH BOUNDARY, N89°36'48"E, FOR 399.86 FEET; THENCE S89°07'33"W, FOR 293.08 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD NO. 54 AND THE SOUTH BOUNDARY OF SAID TRACT 121; THENCE ALONG SAID SOUTH BOUNDARY, S89°34'43"W, FOR 399.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.69 ACRES, MORE OR LESS

HAVING A COMBINED ACREAGE OR 140.90 ACRES, MORE OR LESS.



HILLS & ASSOCIATES, INC.
3406 Benjamin Blvd, Suite G
Tampa, Florida 33634
Phone 813 827-3130
FAX 813 827-3140
Civil Engineering / Surveying / Land Planning

Metes and Bounds Description
ZEPHYR RIDGE
COMMUNITY DEVELOPMENT DISTRICT
Pasco County, Florida

HAI#: 05-080
DATE 7/1/05
EXHIBIT BY: HILLS

EXHIBIT "A"

