

OFF. REC. 5297 434

GENERAL PLAN OF DEVELOPMENT

BRANDON BROOK

Lennar Homes, Inc., a Florida corporation (hereinafter referred to as the "Developer"), is now developing a portion of BRANDON BROOK on the real property legally described on Page 2 of this Exhibit 3, attached hereto. BRANDON BROOK is graphically described on Page 3 of this Exhibit 3. It is presently anticipated that up to six (6) additional phases will be developed within the BRANDON BROOK development, and it is anticipated that the Development will consist of single family homes, multi-family housing units and condominium units. Brandon Brook will be governed by its own homeowners association, which will own, operate and manage green areas, the entryways, recreational areas and a retention pond for the common use and benefit of the members of the association.

Should the Developer, in its sole discretion, determine not to submit additional lands as provided, this General Plan of Development shall not bind the Developer to make the additions contemplated or to adhere to this plan in the subsequent development of those additional lands.

LENNAR HOMES, INC.

BY: M. E. Saleda
 M. E. SALEDA, Vice President

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REC.**BRANDON BROOK - PHASE I****DESCRIPTION:**

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, AND GO N89°13'30"E, 5354.02 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 24, TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE S00°11'58"E, 969.86 FEET, ALONG THE EAST BOUNDARY OF SAID SE.1/4 (THE CENTERLINE OF VALRICO ROAD) THENCE S89°48'02"W, 20.00 FEET, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF VALRICO ROAD FOR A POINT OF BEGINNING;

THENCE S00°11'58"E, 1012.78 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF VALRICO ROAD, 20.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE SE.1/4 OF SAID SECTION 24; THENCE S89°23'21"W, 890.00 FEET; THENCE N00°36'39"W, 283.00 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS 200.00 FEET, AN ARC LENGTH OF 72.68 FEET, A CHORD LENGTH OF 72.28 FEET, A CHORD BEARING OF N11°01'17"W; THENCE N21°25'56"W, 361.00 FEET; THENCE N68°34'04"E, 60.00 FEET; THENCE N21°25'56"W, 90.00 FEET; THENCE N68°34'04"E, 205.00 FEET; THENCE ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 3392.15 FEET, AN ARC LENGTH OF 124.56 FEET, A CHORD LENGTH OF 124.55 FEET, A CHORD BEARING OF N69°37'12"E; THENCE S00°11'58"E, 9.96 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 59.30 FEET, A CHORD LENGTH OF 59.14 FEET, A CHORD BEARING OF S07°25'42"E; THENCE S14°39'27"E, 22.84 FEET; THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT THAT HAS A RADIUS OF 3302.15 FEET, AN ARC LENGTH OF 228.98 FEET, A CHORD LENGTH OF 228.93 FEET, A CHORD BEARING OF N72°21'28"E; THENCE N74°20'39"E, 283.71 FEET; THENCE N69°44'49"E, 79.84 FEET; THENCE N89°48'02"E, 70.00 FEET; THENCE ALONG A CURVE TO THE LEFT THAT HAS A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET, A CHORD BEARING OF N44°48'02"E; THENCE N89°48'02"E, 30.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 19.60 ACRES, MORE OR LESS.

EXHIBIT "3"

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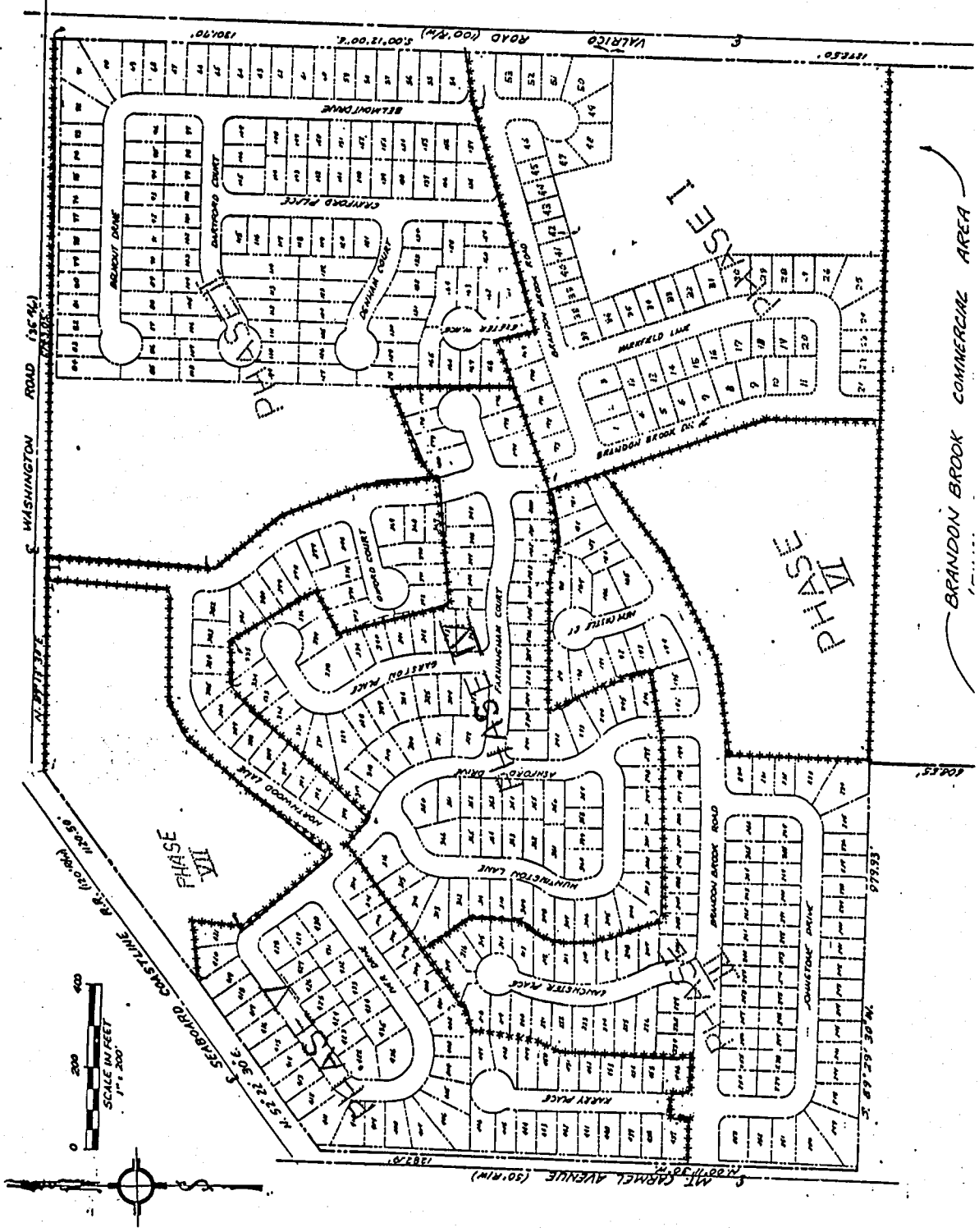


EXHIBIT "3"