

# WINDERMERE

# ADDITION

## CITY OF INVERNESS

### CITRUS COUNTY, FLORIDA

### SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST

#### ABSTRACTORS CERTIFICATE

I HEREBY CERTIFY THAT THE OWNERS AS SHOWN ARE THE APPARENT RECORD OWNERS OF THE LANDS HEREBY PLATTED; THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY CITRUS COUNTY OR THE CITY OF INVERNESS AND THAT THE MORTGAGE HOLDERS OF RECORD CONCERNING THIS PROPERTY ARE SHOWN.

AMERICAN TITLE SERVICES OF CITRUS COUNTY, INC.

1/22/91  
DATE

*Shanna Joffe*  
AUTHORIZED SIGNATURE

#### JOINER AND CONSENT TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 771, PAGE 1631 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SUN BANK AND TRUST COMPANY

*Jan Farnell*  
WITNESS

*Conrad R. Hill*  
AUTHORIZED BANK OFFICIAL

#### CLERKS CERTIFICATE

I, BETTY S. STRIFLER, CLERK OF THE CIRCUIT COURT OF CITRUS COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 6 DAY OF MARCH, 1991, FILE NUMBER 664373 AND RECORDED IN PLAT BOOK 14, PAGES 133 THRU 134.

3-6-91  
DATE

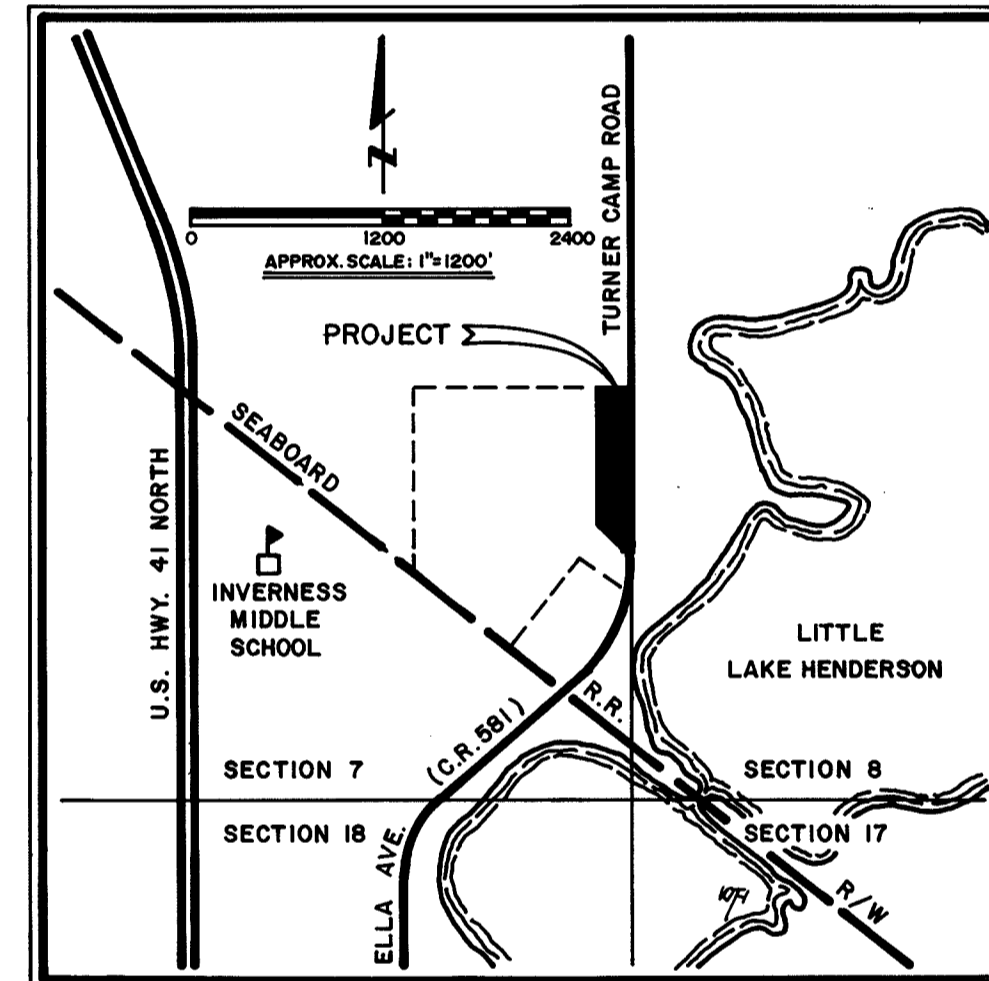
*Sarah C. Kasey, D.C.*  
BETTY S. STRIFLER  
CLERK OF CIRCUIT COURT  
CITRUS COUNTY, FLORIDA

#### RESOLUTION

WHEREAS, THIS PLAT WAS, ON THE 5 DAY OF MARCH, 1991, SUBMITTED TO THE CITY COUNCIL OF INVERNESS, CITRUS COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID CITY COUNCIL, NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVERNESS, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

*Marilyn C. Jordan*  
MARILYN C. JORDAN  
ATTEST: CITY CLERK

*Walter W. Cannon*  
WALTER W. CANNON  
PRESIDENT, CITY COUNCIL



#### LEGAL DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, WHITE LAKE SUBDIVISION, UNIT NO. 1, AS RECORDED IN PLAT BOOK 3, PAGE 93, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST, SAID POINT BEING ON THE SOUTH LINE OF SAID PLAT; THENCE RUN N. 89° 53' 08" W., ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 230.00 FEET TO THE NORTHEAST CORNER OF WINDERMERE, PHASE ONE, AS RECORDED IN PLAT BOOK 14, PAGES 39 THRU 41, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY BOUNDARY LINE OF SAID WINDERMERE, PHASE ONE, S. 00° 14' 04" E. A DISTANCE OF 929.30 FEET; THENCE S. 51° 16' 54" E. A DISTANCE OF 232.13 FEET; THENCE S. 89° 45' 56" E. A DISTANCE OF 49.48 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (ALSO KNOWN AS TURNER CAMP ROAD); THENCE N. 00° 14' 04" W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1074.24 FEET TO THE POINT OF BEGINNING.

#### DEDICATION

PREMIER INVESTMENT GROUP, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PURCHASERS AND OWNERS NOW AND IN THE FUTURE OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, EASEMENTS, COMMON AREAS AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PREMIER INVESTMENT GROUP, INC.

Jan 21, 1991  
DATE

*Rick Suggs*  
RICK SUGGS, VICE-PRESIDENT  
SECRETARY / TREASURER

#### STATE OF FLORIDA, COUNTY OF CITRUS

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED RICK SUGGS, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DEDICATION AS VICE-PRESIDENT AND SECRETARY/TREASURER OF PREMIER INVESTMENT GROUP, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND HE BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT HE EXECUTED THE SAME AS SUCH OFFICER OF SAID CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF Jan, 1991. MY COMMISSION EXPIRES 2-9-1994.

*David W. Smith*  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

#### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177.

McKEAN & ASSOCIATES ▲ ENGINEERS & SURVEYORS, INC.

Jan 21, 1991  
DATE

*Gary W. Smith*  
GARY W. SMITH, P.L.S.  
FLA. REG. SURVEYOR NO. 4577

#### ENGINEERS CERTIFICATE

I, EDMOND J. McKEAN, THE UNDERSIGNED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE ROAD AND DRAINAGE DESIGN AND CONSTRUCTION NECESSARY FOR THIS DEVELOPMENT ARE IN ACCORDANCE WITH THE CITRUS COUNTY SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.

McKEAN & ASSOCIATES ▲ ENGINEERS & SURVEYORS, INC.

Jan 21, 1991  
DATE

*Edmond J. McKean*  
EDMOND J. McKEAN, P.E.  
FLA. REG. NO. 20540

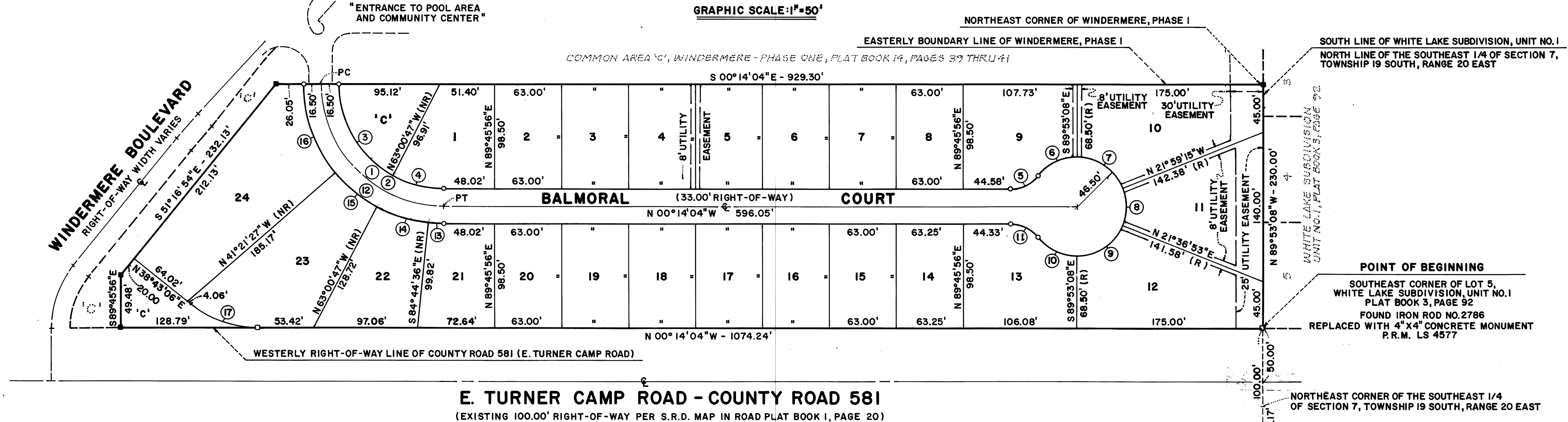
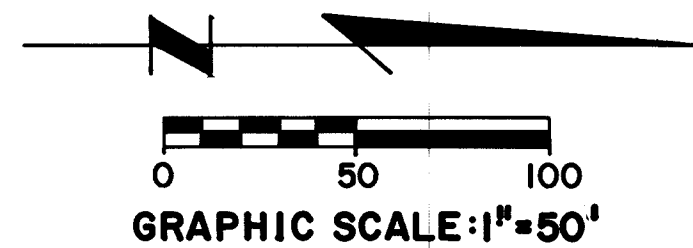
PREPARED BY  
McKEAN & ASSOCIATES ▲ ENGINEERS & SURVEYORS, INC.  
2203 HIGHWAY 44 WEST  
INVERNESS, FLORIDA 32650

FINAL PLAT  
PLAT BOOK 14 PAGE 133

SHEET 1 OF 2

# WINDERMERE - ADDITION

A SUBDIVISION IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST  
CITY OF INVERNESS  
CITRUS COUNTY, FLORIDA



### LEGEND / ABBREVIATIONS

- FOUND CONCRETE MONUMENT, 4" x 4", (LB 2786), PERMANENT REFERENCE MONUMENT
- SET CONCRETE MONUMENT, 4" x 4", (LS 4577), PERMANENT REFERENCE MONUMENT (P.R.M.)
- SET CONCRETE MONUMENT, 4" x 4", (LS 4577) PERMANENT CONTROL POINT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- ℄ CENTERLINE OF RIGHT-OF-WAY
- 'C' COMMON AREA
- ③ CURVE NUMBER (SEE CURVE TABLE - THIS SHEET)
- TAN TANGENT
- BRG BEARING
- DIST DISTANCE
- NR NOT RADIAL
- SRD STATE ROAD DEPARTMENT
- R RADIAL

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	TAN	CHORD BRG. & DIST.
1	115.00'	90°00'00"	180.64'	115.00'	N 44°45'54" E - 162.63'
2	98.50'	90°00'00"	154.72'	98.50'	N 44°45'54" E - 139.30'
3	"	61°01'58"	104.92'	58.06'	N 59°14'54" E - 100.03'
4	98.50'	28°58'02"	49.80'	25.44'	N 14°14'56" E - 49.27'
5	33.50'	51°19'04"	30.00'	16.09'	N 25°53'36" W - 29.01'
6	46.50'	51°40'00"	41.93'	22.51'	N 25°43'08" W - 40.53'
7	"	67°53'53"	55.10'	31.30'	N 34°03'49" E - 51.94'
8	"	43°36'08"	35.39'	18.60'	N 89°48'49" E - 34.54'
9	"	68°29'59"	55.59'	31.66'	S 34°08'07" E - 52.34'
10	46.50'	50°58'08"	41.37'	22.16'	S 25°35'56" W - 40.01'
11	33.50'	51°19'04"	30.00'	16.09'	S 25°25'28" W - 29.01'
12	131.50'	90°00'00"	206.56'	131.50'	N 44°45'54" E - 185.97'
13	"	06°34'50"	15.10'	7.56'	S 03°03'21" W - 15.09'
14	"	21°56'54"	50.37'	25.50'	S 17°19'12" W - 50.07'
15	"	22°05'31"	50.70'	25.67'	S 39°20'24" W - 50.39'
16	131.50'	39°22'45"	90.38'	47.06'	S 70°04'31" W - 88.61'
17	100.00'	38°57'11"	67.97'	35.37'	N 19°14'31" E - 66.68'

### GENERAL NOTES

1. THIS DEVELOPMENT WILL BE SERVICED WITH PUBLIC WATER & PUBLIC SEWAGE DISPOSAL SUPPLIED BY THE CITY OF INVERNESS.
  2. BASIS FOR BEARING: THE SOUTH LINE OF WHITE LAKE SUBDIVISION, UNIT NO. 1, ESTABLISHING A BEARING OF N 89°53'08" W (ASSUMED DATUM)
  3. PLAT APPEARS TO BE IN FLOOD ZONE: C - (AREAS OF MINIMAL FLOODING), PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120348 0001 B, EFFECTIVE DATE: MAY 17, 1982.
  4. A NON-EXCLUSIVE EASEMENT IS RESERVED IN FAVOR OF THE DEDICATOR ACROSS THE ENTIRE PLAT, INCLUDING ALL STREETS, EASEMENTS, COMMON AREAS AND PUBLIC PLACES SHOWN ON THIS PLAT EXCLUDING THOSE AREAS WITHIN TWO (2) FEET OF THE PERIMETER OF ALL BUILDINGS, FOR THE CONSTRUCTION & MAINTENANCE OF ALL UTILITIES AND DRAINAGE FACILITIES.
  5. ALL UTILITY COMPANIES SERVING THE PUBLIC AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES WITHIN THE FOLLOWING DESCRIBED EASEMENTS:
    - A TEN (10) FOOT EASEMENT SHALL BE RESERVED ADJACENT TO ALL ROAD RIGHTS-OF-WAY,
    - TOGETHER WITH,
    - A BLANKET EASEMENT ON ALL ROAD RIGHTS-OF-WAY FOR UTILITY BORE CROSSING PURPOSES (NO OPEN CUTS)
    - TOGETHER WITH,
    - A SIX (6) FOOT EASEMENT BEING THREE (3) FEET LEFT & THREE (3) FEET RIGHT OF ALL SIDE LOT LINES (UNLESS OTHERWISE NOTED)
- SAID EASEMENTS GRANTED WITH THE PROVISION THAT ALL AREAS DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.

PREPARED BY  
**McKEAN & ASSOCIATES ENGINEERS & SURVEYORS, INC.**  
2203 HIGHWAY 44 WEST  
INVERNESS, FLORIDA 32650

**FINAL PLAT**  
**PLAT BOOK 14 PAGE 134**