

WINDERMERE PHASE THREE

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

Danna Taffer
AUTHORIZED SIGNATURE

JOINDER 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 777, PAGE 163 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SUN BANK AND TRUST COMPANY

Cynthia Hall
WITNESS

Walter Cannon
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 Feb, 1991, FILE NUMBER AND RECORDED IN PLAT BOOK 14, PAGES 131 THRU 132

2/6/91
DATE

Betty Strifler
BETTY S. STRIFLER
CLERK OF CIRCUIT COURT
CITRUS COUNTY, FLORIDA

RESOLUTION

WHEREAS, THIS PLAT WAS, ON THE 5 DAY OF February, 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.

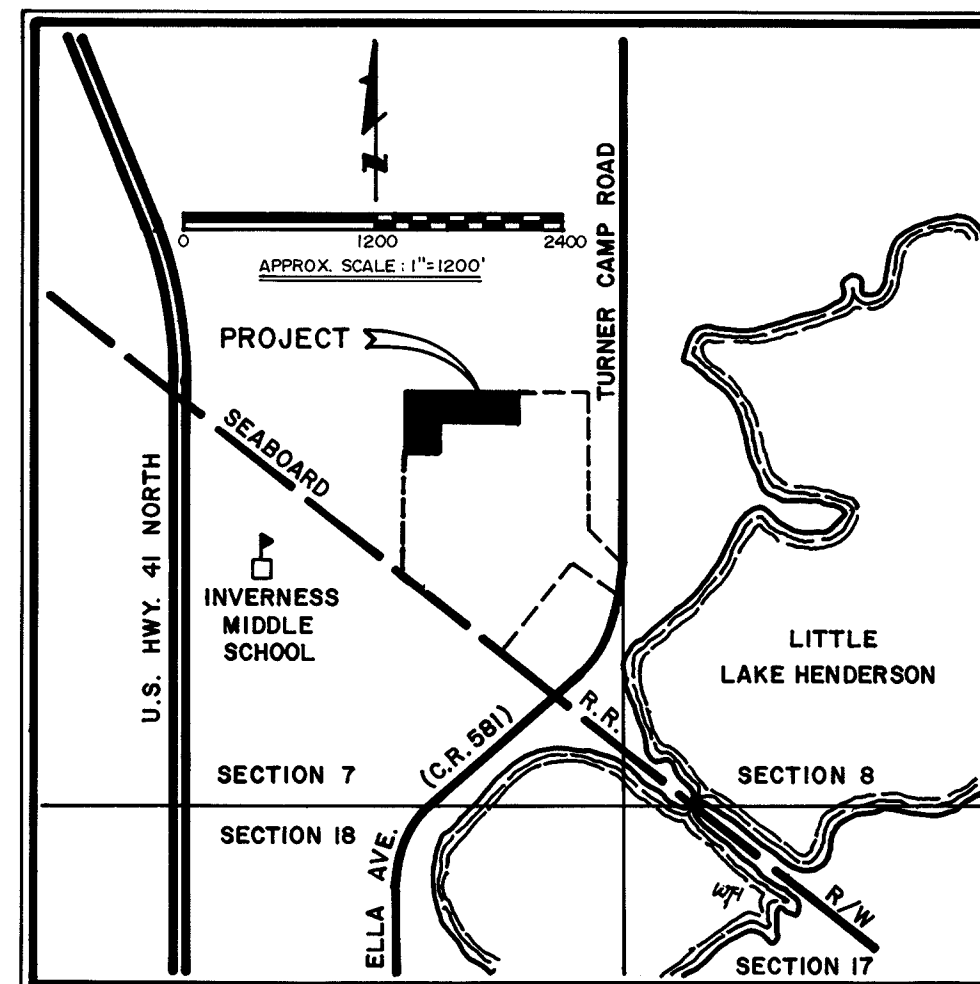
Marilyn Jordan
MARILYN C. JORDAN
ATTST CITY CLERK

Walter Cannon
WALTER W. CANNON
PRESIDENT, CITY COUNCIL

CITY OF INVERNESS

CITRUS COUNTY, FLORIDA

SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST



LEGAL DESCRIPTION

WINDERMERE, PHASE THREE, A PARCEL OF LAND SITUATED IN SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 5, WHITE LAKE SUBDIVISION, UNIT NO. 1, AS RECORDED IN PLAT BOOK 3 AT PAGE 92, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, 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 278.52' TO A POINT ON THE WESTERLY BOUNDARY OF WINDERMERE, PHASE ONE, AS RECORDED IN PLAT BOOK 14, PAGES 39 THRU 41, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE RUN ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES: S 00°08'55" W, A DISTANCE OF 217.59'; THENCE RUN N 89°51'05" W, A DISTANCE OF 162.00'; THENCE RUN S 00°06'52" W, A DISTANCE OF 71.13'; THENCE RUN N 89°53'08" W, A DISTANCE OF 152.04'; THENCE RUN S 00°08'55" W, A DISTANCE OF 95.64'; THENCE RUN N 89°58'27" W, A DISTANCE OF 33.00'; THENCE LEAVING SAID WESTERLY BOUNDARY, RUN N 00°08'55" E, A DISTANCE OF 93.20', TO THE POINT OF BEGINNING; THENCE RUN N 89°53'08" W, A DISTANCE OF 457.00'; THENCE RUN S 00°08'55" W, A DISTANCE OF 103.11', TO A POINT OF CURVATURE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00', A DELTA OF 90°02'03", A TANGENT OF 25.02' AND A CHORD BEARING AND DISTANCE OF S 44°52'07" E - 35.37'; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.29', TO A POINT OF TANGENCY; THENCE RUN S 00°12'01" W, A DISTANCE OF 33.00', TO A POINT OF CURVATURE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00', A DELTA OF 89°57'57", A TANGENT OF 24.99' AND A CHORD BEARING AND DISTANCE OF S 45°07'54" W - 35.35'; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.26', TO A POINT OF TANGENCY; THENCE RUN N 89°51'05" W, A DISTANCE OF 33.00'; THENCE RUN N 00°08'55" E, A DISTANCE OF 52.14'; THENCE RUN N 89°51'05" W, A DISTANCE OF 130.00', TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ELLA STREET, AS SHOWN ON THE PLAT OF NORTHSIDE ADDITION TO THE CITY OF INVERNESS, AS RECORDED IN PLAT BOOK 2, PAGE 11 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE RUN N 00°08'55" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ELLA STREET, A DISTANCE OF 425.00', TO A POINT BEING ON A WESTERLY PROJECTION OF THE SOUTHERLY LINE OF, WHITE LAKE SUBDIVISION, UNIT NO. 1, AS RECORDED IN PLAT BOOK 3 AT PAGE 93, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, ALSO BEING THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST; THENCE RUN S 89°53'08" E, ALONG SAID LINE, A DISTANCE OF 636.89', TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED WHITE LAKE SUBDIVISION, UNIT NO. 1, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF WINDERMERE, PHASE TWO, AS RECORDED IN PLAT BOOK 14, PAGE 119, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH LINE RUN ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES: S 00°06'52" W, A DISTANCE OF 130.00'; THENCE RUN N 89°53'08" W, A DISTANCE OF 42.00'; THENCE RUN S 00°06'52" W, A DISTANCE OF 33.00', TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00', A DELTA OF 90°02'03", A TANGENT OF 25.02' AND CHORD BEARING AND DISTANCE OF S 44°52'06" E - 35.37'; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.29', TO A POINT OF TANGENCY; THENCE RUN S 00°08'55" W, A DISTANCE OF 103.11', TO THE POINT OF BEGINNING.

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

DEDICATION

PREMIER INVESTMENT GROUP, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREBY 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 THEREBEFORE 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 22 DAY OF January 1991. MY COMMISSION EXPIRES 7/1/92.

Danna Taffer
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

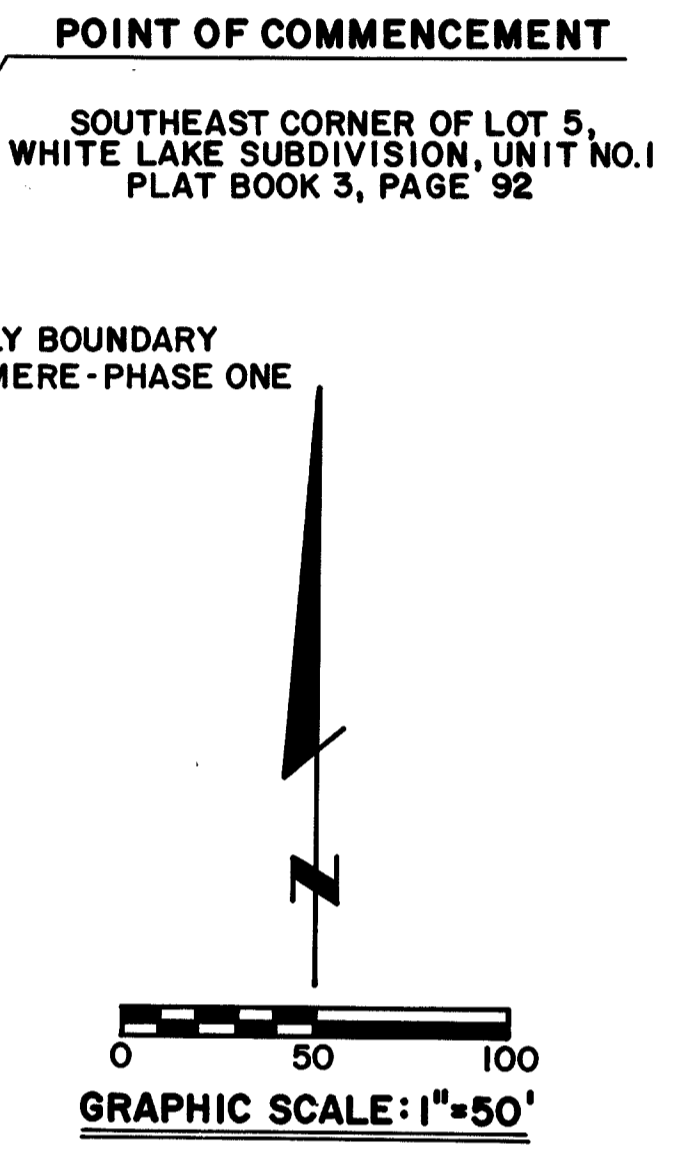
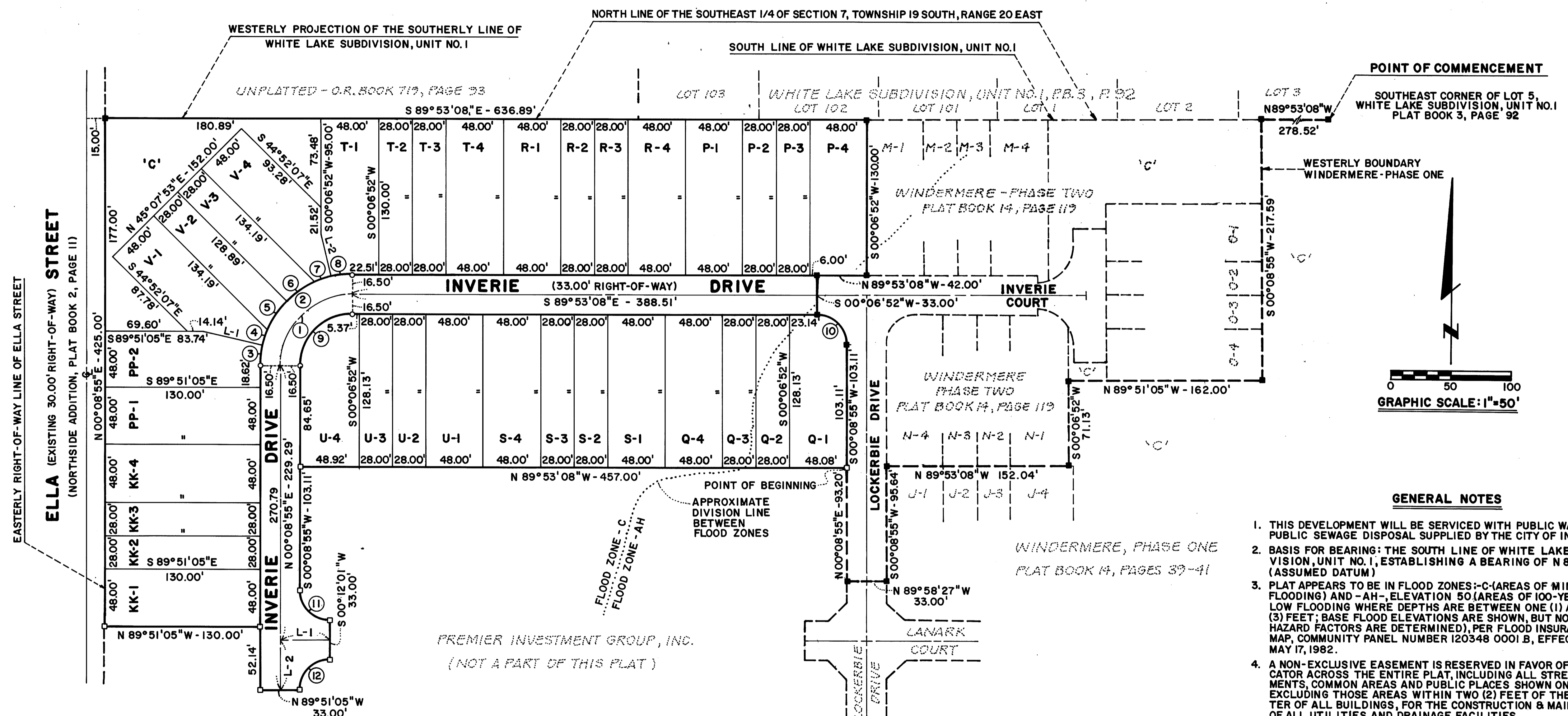
FINAL PLAT
PLAT BOOK 14 PAGE 131-132
SHEET 1 OF 2

WINDERMERE - PHASE THREE

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

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	TAN	CHORD BRG. & DIST.
1	60.00'	89°57'57"	94.21'	59.96'	N 45°07'54"E - 84.83'
2	76.50'	89°57'57"	120.12'	76.45'	N 45°07'54"E - 108.16'
3	76.50'	13°27'27"	17.97'	9.03'	N 06°52'39"E - 17.93'
4	76.50'	10°03'19"	13.42'	6.73'	N 18°38'02"E - 13.41'
5	76.50'	21°28'12"	28.67'	14.50'	N 34°23'48"E - 28.50'
6	76.50'	21°28'12"	28.67'	14.50'	N 55°51'59"E - 28.50'
7	76.50'	10°38'09"	14.20'	7.12'	N 71°55'10"E - 14.18'
8	76.50'	12°52'38"	17.19'	8.63'	N 83°40'33"E - 17.16'
9	43.50'	89°57'57"	68.30'	43.47'	S 45°07'54"W - 61.50'
10	25.00'	90°02'03"	39.29'	25.02'	S 44°52'06"W - 35.37'
11	25.00'	90°02'03"	39.29'	25.02'	S 44°52'07"W - 35.37'
12	25.00'	89°57'57"	39.26'	24.99'	S 45°07'54"W - 35.35'

LINE TABLE	
NO.	LINE BRG. & DIST.
L-1	S 89°53'08"E - 41.50'
L-2	N 00°08'55"E - 41.50'



- GENERAL NOTES**
- THIS DEVELOPMENT WILL BE SERVICED WITH PUBLIC WATER & PUBLIC SEWAGE DISPOSAL SUPPLIED BY THE CITY OF INVERNESS.
 - BASIS FOR BEARING: THE SOUTH LINE OF WHITE LAKE SUBDIVISION, UNIT NO. 1, ESTABLISHING A BEARING OF N 89°53'08"W (ASSUMED DATUM)
 - PLAT APPEARS TO BE IN FLOOD ZONES: -C (AREAS OF MINIMAL FLOODING) AND -AH (ELEVATION 50 (AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED), PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120348 0001 B, EFFECTIVE DATE MAY 17, 1982.
 - 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.
 - 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 TEN (10) EASEMENT BEING FIVE (5) FEET LEFT & FIVE (5) FEET RIGHT OF SIDE LOT LINES BEING A COMMON LOT LINE BETWEEN TWO BLOCKS,
 SAID EASEMENTS GRANTED WITH THE PROVISION THAT ALL AREAS DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.

- LEGEND/ABBREVIATIONS**
- FOUND CONCRETE MONUMENT, 4" X 4" (LB 2786), PERMANENT REFERENCE MONUMENT
 - SET CONCRETE MONUMENT, 4" X 4" (LS 4577), PERMANENT REFERENCE MONUMENT
 - SET CONCRETE MONUMENT, 4" X 4" (LS 4577), PERMANENT CONTROL POINT
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - CL CENTERLINE OF RIGHT-OF-WAY
 - 'C' COMMON AREA
 - OR OFFICIAL RECORD
 - PB PLAT BOOK
 - P PAGE
 - ③ CURVE NUMBER (SEE CURVE TABLE - THIS SHEET)
 - L-4 LINE NUMBER (SEE LINE TABLE - THIS SHEET)
 - TAN TANGENT
 - BRG BEARING
 - DIST DISTANCE

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

FINAL PLAT
PLAT BOOK 14 PAGE 132
SHEET 2 OF 2