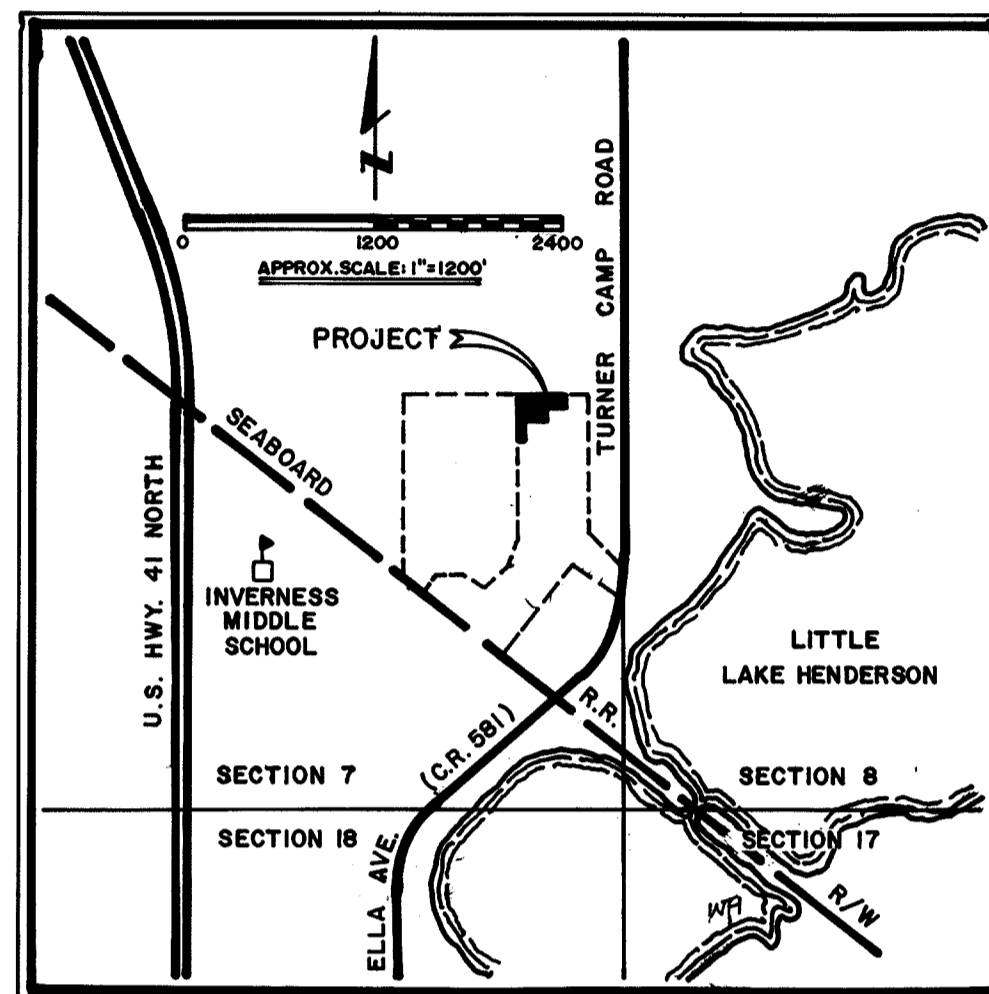


WINDERMERE PHASE TWO

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



LEGAL DESCRIPTION

WINDERMERE, PHASE TWO, 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, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY BOUNDARY 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 196.31' TO A POINT OF CURVATURE, CONCAVE SOUTH-WESTERLY, HAVING A RADIUS OF 25.00', A DELTA OF 90°02'03", A TANGENT OF 25.02' AND A CHORD BEARING AND DISTANCE OF N 44°52'06"W - 35.37'; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.29' TO A POINT OF TANGENCY; THENCE RUN N 00°06'52"E, A DISTANCE OF 33.00'; THENCE RUN S 89°53'08"E, A DISTANCE OF 42.00'; THENCE RUN N 00°06'52"E, A DISTANCE OF 130.00', TO A POINT ON THE SOUTH LINE OF A-FOREMENTIONED WHITE LAKE SUBDIVISION, UNIT NO. 1; THENCE RUN S 89°53'08"E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 330.11', TO THE POINT OF BEGINNING.

NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 20 EAST
(PER PLAT BOOK 3, PAGE 92)

SOUTH LINE OF WHITE LAKE SUBDIVISION, UNIT NO. 1
POINT OF BEGINNING

GENERAL NOTES

- THIS DEVELOPMENT WILL BE SERVICED WITH PUBLIC WATER AND PUBLIC SEWAGE DISPOSAL SUPPLIED BY THE CITY OF INVERNESS.
- BASIS FOR BEARING: THE SOUTH LINE OF WHITE LAKE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 92, PUBLIC RECORDS, CITRUS CO., FL., ESTABLISHING A BEARING OF S 89°53'08"E. (ASSUMED DATUM)
- PLAT APPEARS TO BE IN FLOOD ZONES: C-(AREAS OF MINIMAL FLOODING) AND, AH-ELEVATION 50.00(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) FOOT 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

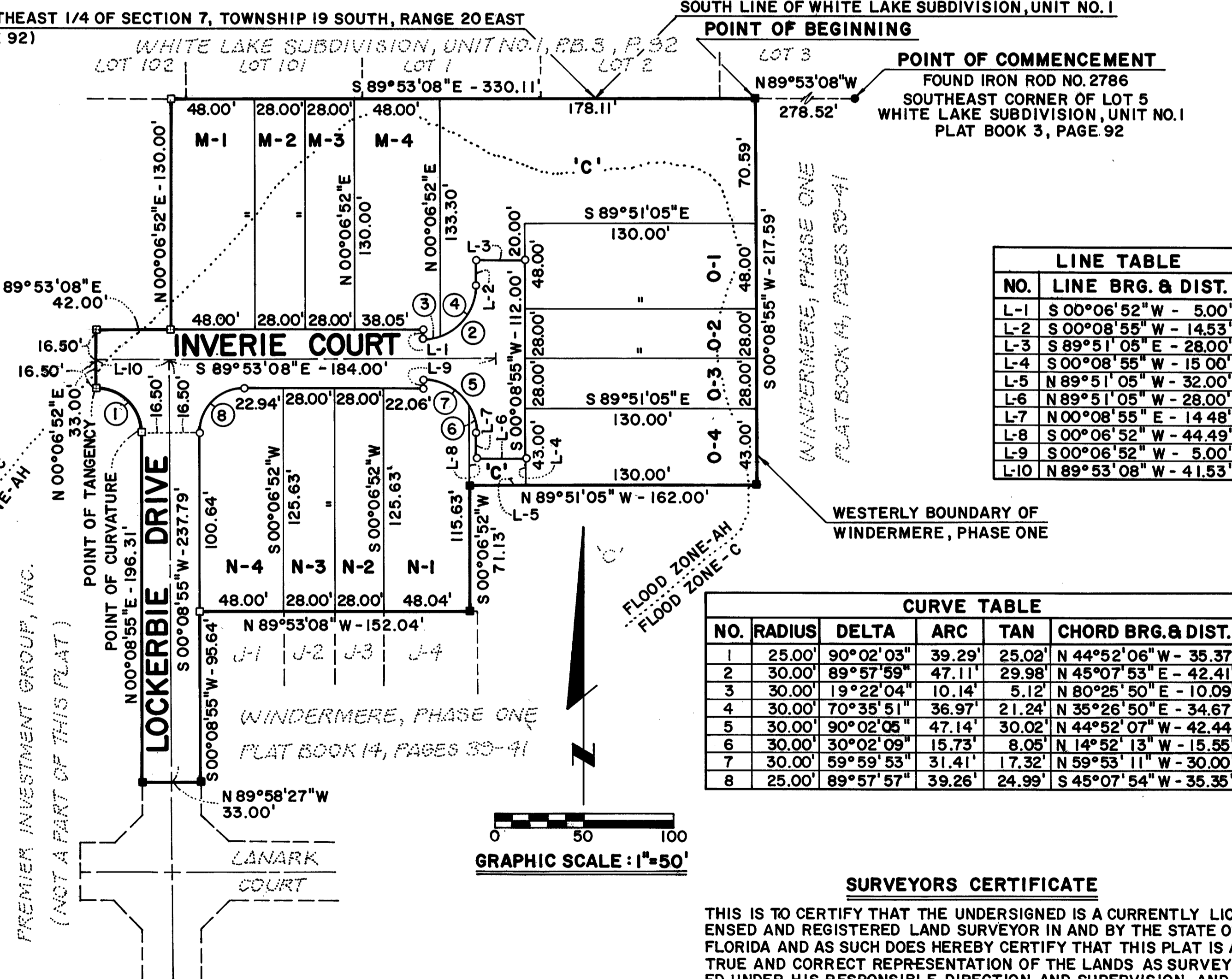
- - FOUND CONCRETE MONUMENT, 4" x 4", (LB 2786), PERMANENT REFERENCE MONUMENT
- - SET CONCRETE MONUMENT, 4" x 4", (LS 4577), PERMANENT REFERENCE MONUMENT
- - SET CONCRETE MONUMENT, 4" x 4", (LS 4577), PERMANENT CONTROL POINT
- P - PAGE
- C - CENTERLINE OF RIGHT-OF-WAY
- CA - COMMON AREA
- PB - PLAT BOOK
- L-4 - LINE NUMBER (SEE LINE TABLE)
- TAN - TANGENT
- BRG - BEARING
- DIST - DISTANCE
- ③ - CURVE NUMBER (SEE CURVE TABLE)
- - APPROXIMATE DIVISION LINE BETWEEN FLOOD ZONES

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.

Nov 16, 1990
DATE

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



LINE TABLE	
NO.	LINE BRG. & DIST.
L-1	S 00°06'52"W - 5.00'
L-2	S 00°08'55"W - 14.53'
L-3	S 89°51'05"E - 28.00'
L-4	S 00°08'55"W - 15.00'
L-5	N 89°51'05"W - 32.00'
L-6	N 89°51'05"W - 28.00'
L-7	N 00°08'55"E - 14.48'
L-8	S 00°06'52"W - 44.49'
L-9	S 00°06'52"W - 5.00'
L-10	N 89°53'08"W - 4.153'

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	TAN	CHORD BRG. & DIST.
1	25.00'	90°02'03"	39.29'	25.02'	N 44°52'06"W - 35.37'
2	30.00'	89°57'59"	47.11'	29.98'	N 45°07'53"E - 42.41'
3	30.00'	19°22'04"	10.14'	5.12'	N 80°25'50"E - 10.09'
4	30.00'	70°35'51"	36.97'	21.24'	N 35°26'50"E - 34.67'
5	30.00'	90°02'05"	47.14'	30.02'	N 44°52'07"W - 42.44'
6	30.00'	30°02'09"	15.73'	8.05'	N 14°52'13"W - 15.55'
7	30.00'	59°59'53"	31.41'	17.32'	N 59°53'11"W - 30.00'
8	25.00'	89°57'57"	39.26'	24.99'	S 45°07'54"W - 35.35'

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.

11-16-1990
DATE

Barry Smith
BARRY SMITH, P.L.S.
FLA. REG. SURVEYOR NO. 4577

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.
11-16-90
DATE
Dianna Joffer
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 _____, PAGE _____ OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SUN BANK AND TRUST COMPANY
Vicki A. Garcia
WITNESS
Richard L. Smith, Jr. V.P.
AUTHORIZED BANK OFFICIAL

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.
11-19-90
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 19 DAY OF November, 1990. MY COMMISSION EXPIRES 11/15/1992.

Sharon A. Smith
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

RESOLUTION

WHEREAS, THIS PLAT WAS, ON THE 11 DAY OF December, 1990, 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.

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

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 5 DAY OF Dec, 1990, FILE NUMBER 654178 AND RECORDED IN PLAT BOOK 14, PAGE 119.

12-5-90
DATE
Betty S. Strifler
BETTY S. STRIFLER
CLERK OF CIRCUIT COURT
CITRUS COUNTY, FLORIDA

FINAL PLAT
PLAT BOOK 14 PAGE 119
SHEET 1 OF 1