

Item # 39

Citrus County, Florida

APN: 19E-19S-02-0090-01690-0400

WESS HIGHLANDS

UNIT NO. 9

SHEET 1 OF 3 SHEETS

CITRUS COUNTY, FLORIDA

46,329

DESCRIPTION: BEGINNING AT A POINT N 89° 51' 30" W ALONG THE NORTH BOUNDARY OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 19 EAST, 864.80 FEET FROM THE NORTHEAST CORNER OF SAID SECTION, SAID POINT BEING 50' FROM AND AT RIGHT ANGLE TO THE CENTER LINE OF THE ABANDONED 66 KV TRANSMISSION LINE RIGHT-OF-WAY OF FLORIDA POWER CORPORATION, THENCE N 89° 01' 30" W ALONG SAID NORTH LINE 180.46 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION, THENCE S 07° 21' 48" E ALONG THE WEST BOUNDARY OF THE E 1/2 OF SAID SECTION, 3940.78 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION, THENCE S 89° 47' 11" E ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 OF THE SE 1/4 1328.82 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4, THENCE N 07° 07' 04" W ALONG THE EAST BOUNDARY OF SAID NW 1/4 OF THE SE 1/4 78.58 FEET TO THE NORTHEASTLY RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 44, THENCE S 71° 03' 12" E ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE 1300.54 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1552.23 FEET, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE CURVE A CHORD BEARING AND DISTANCE OF S 77° 32' 07" E 221.01 FEET TO THE POINT OF TANGENCY OF SAID RIGHT-OF-WAY LINE CURVE, THENCE S 89° 02' 14" E ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE 234.80 FEET TO THE NORTHEASTLY RIGHT-OF-WAY LINE OF SAID ABANDONED 66 KV TRANSMISSION LINE OF FLORIDA POWER CORPORATION SAID POINT BEING 80 FEET FROM AND AT RIGHT ANGLE TO THE CENTER LINE OF SAID ABANDONED TRANSMISSION LINE, THENCE N 87° 44' 55" W ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE 581.46 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF SAID LAND INCLUDED IN THE RIGHTS-OF-WAY OF STATE ROAD NO. 44 AND OLD STATE ROAD NO. 44 AND SUBJECT TO THE EXISTING RIGHT-OF-WAY EASEMENT OF FLORIDA POWER CORPORATION AND A RESUBDIVISION OF LOTS 46 TO 53 INCLUSIVE, BLOCK 79 OF WYVERNESS HIGHLANDS UNIT NO. 2, SHEET A OF 8 SHEETS AS RECORDED IN PLAT BOOK 2, PAGES 97 TO 102 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND A RESUBDIVISION OF LOTS 54 TO 67 INCLUSIVE, BLOCK 76 OF WYVERNESS HIGHLANDS UNIT NO. 3, SHEET 3 OF 6 SHEETS AS RECORDED IN PLAT BOOK 2, PAGES 103 TO 108 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND A RESUBDIVISION OF LOTS 68, 69 AND THE S 1/2 OF LOT 87, BLOCK 9, WYVERNESS HIGHLANDS UNIT NO. 4, AS RECORDED IN PLAT BOOK 2, PAGES 93 TO 94 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

MOORHEAD ENGINEERING COMPANY
115 S MAIN STREET OCALA, FLORIDA
AUGUST 12, 1957

STATE OF NEW YORK
COUNTY OF NEW YORK

THE UNDERSIGNED CORPORATION, WHICH IS DULY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, AND THE OWNERS OF THE REAL ESTATE SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND DO HEREBY INDICATE TO THE PUBLIC AND TO THE PURCHASERS OF PROPERTY THEREON ALL STREETS AND PUBLIC PLACES THAT ARE SHOWN ON SAID PLAT, EXCEPT ONLY IN SUCH INSTANCES AS IT MAY PLACED THEREON FROM AND BY SAID PLAT, THAT SUCH PLACES ARE HEREBY, AND SHALL HEREBY BE HEREBY WARRANTED TO BE THE OWNERS OF THE SAID PROPERTY INCLUDED AND INTERESTS IN SAID PLAT WITH FULL AUTHORITY TO AUTHORIZE THE RECORDING OF THIS PLAT THEREBY AND TO EXECUTE THIS DECLARATION. IT IS UNDERSTOOD AND AGREED BY THE UNDERSIGNED OWNERS, THAT CITRUS COUNTY MAY NOT AND SHALL NOT BE ROBERTED TO EXTEND ANY PUBLIC MONIES IN THE MAINTENANCE OF STREETS IN THIS RESUBDIVISION, SO LONG AS FLORIDA HIGHWAY CODE OF 1954 REQUIRES A MINIMUM RIGHT-OF-WAY OF 66 FEET FOR ALL PUBLIC ROADS.

IN WITNESS WHEREOF SAID CORPORATION HAS CAUSED ITS NAME TO BE HEREBY SUBSCRIBED AND ITS CORPORATION SEAL AFFIXED BY ITS UNDERSIGNED ATTORNEY IN FACT HERETO DULY AUTHORIZED BY ITS BOARD OF DIRECTORS.

WESSE, SEALES AND BELIEVES IN THE PRESENCE OF:

Beatrice Reapard *Robert St. John* *Arthur Land*
WITNESSES

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME, THIS DAY PERSONALLY APPEARED ARTHUR GARDNER OF CITRUS COUNTY LAND BUREAU, INC., A FLORIDA CORPORATION WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING WRITING PURSUANT TO THE USES AND PURPOSES THEREIN STATED ON BEHALF OF SAID CITRUS COUNTY LAND BUREAU, INC., AS ITS ACT AND DEED, AND HAS BEEN DULY AUTHORIZED SO TO DO BY ITS BOARD OF DIRECTORS THEREOF.

WITNESS MY HAND AND SEAL THIS 12th DAY OF AUGUST, A.D. 1957

MY COMMISSION EXPIRES March 30, 1963

Clayton Jones
NOTARY PUBLIC

I, J. R. MOORHEAD, JR., OF THE MOORHEAD ENGINEERING COMPANY, THE MAKERS OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED THEREON AS CALLED FOR UNDER SECTION 7, CHAPTER 1072, LAWS OF FLORIDA.

WE HEREBY CERTIFY THE RECORDS OF OUR OFFICE SHOW THAT CITRUS COUNTY LAND BUREAU, INC. IS THE APPROPRIATE OWNER OF THE RECORD TITLE TO THE LAND ENCOMPASSED IN THE PLAT OR MAP SHOWN ON THIS SHEET, AND THAT THERE ARE NO DELINQUENT TAXES.

DATE: THIS 7 DAY OF Oct, A.D. 1957

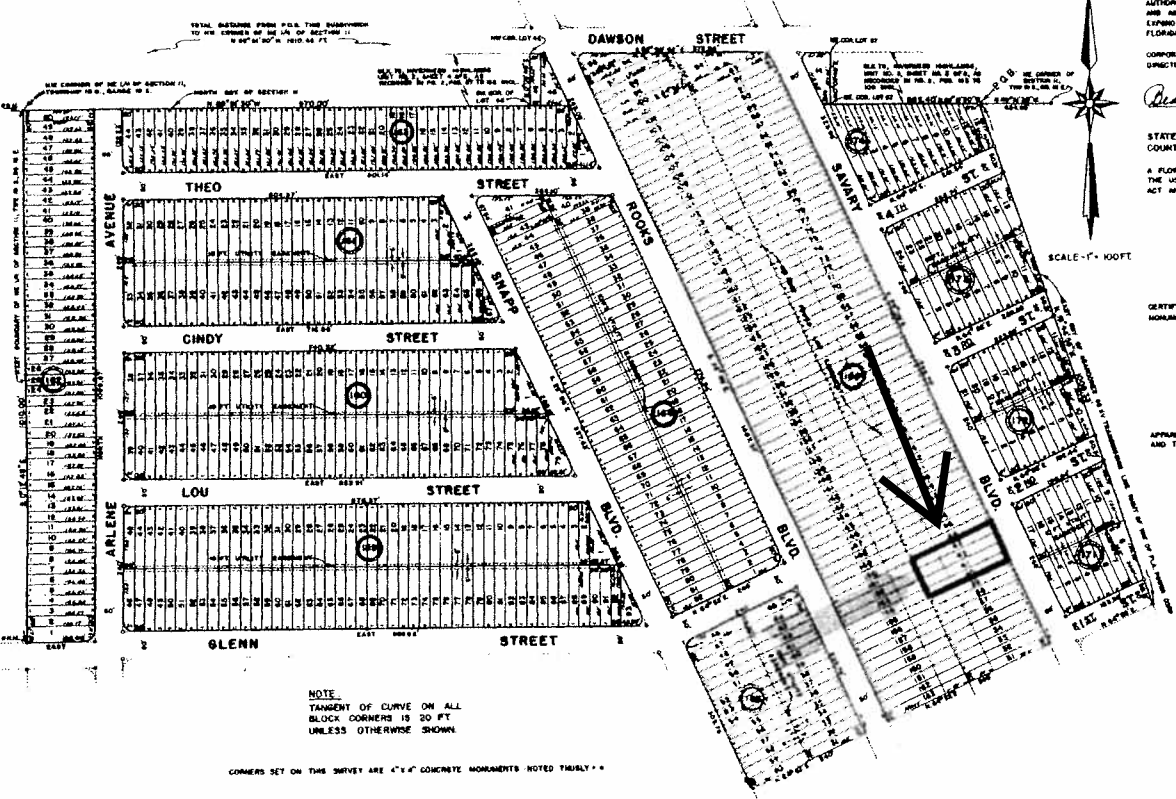
Thomas D. Spaulding
MEMBER

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, AND APPROVED BY THEM FOR RECORD ON THE 7 DAY OF Oct, A.D. 1957. THIS IS NOT AN APPROVAL OF THE TITLE OF THE LANDS PLATTED AND HAS NO REFERENCE TO THE VALID THEREOF.

ATTEST: *Thomas D. Spaulding*
CLERK

I, FRANKIE W. WILLIAMS, CLERK OF THE CIRCUIT COURT OF CITRUS COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS FOREGOING PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 1072, LAWS OF FLORIDA WAS FILED IN MY OFFICE FOR RECORD ON THE 7 DAY OF Oct, A.D. 1957, AND RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY ON THE 7 DAY OF Oct, A.D. 1957, IN PLAT BOOK 2, PAGES 175, 176 & 177, FILE NO. 11812.

Frankie W. Williams



NOTE
TANGENT OF CURVE ON ALL
BLOCK CORNERS IS 30 FT
UNLESS OTHERWISE SHOWN

CORNERS SET ON THIS SURVEY ARE 4" x 4" CONCRETE MONUMENTS NOTED THUS: * *

This is a copy of an county tax map. The Seller and Auctioneer makes no warranties regarding; map accuracy, land use restrictions, legal or physical access, road improvements, or any lack thereof. Buyer shall inspect the parcel prior to the auction.