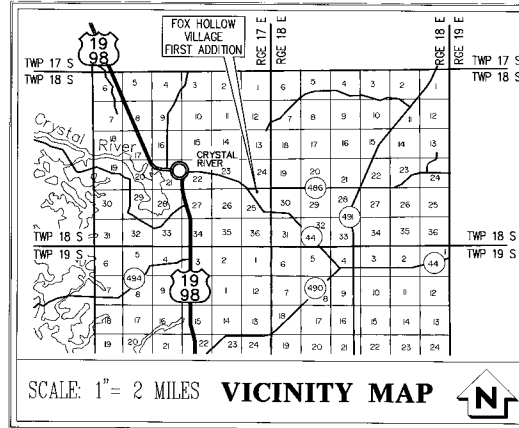


FOX HOLLOW VILLAGE FIRST ADDITION

LOCATED IN SECTION 25, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING IN THE EAST 1/2 OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA. BEGINNING AT THE NORTHWEST CORNER OF TRACT "A" OF PINEHURST VILLAGE FIRST ADDITION, AS RECORDED IN PLAT BOOK "85" PAGES 52-54 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N 0°22'30" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH GULF STREET AS SHOWN ON THE PLAT OF MAYFAIR GARDEN ACRES, AS RECORDED IN PLAT BOOK "2" PAGES 14-42 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, 352.30 FEET; THENCE N 88°33'59" E, 94.29 FEET; THENCE S 74°37'23" E, 94.29 FEET; THENCE N 35°06'45" E, 74.28 FEET; THENCE S 62°08'52" E, 82.29 FEET TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, 204.50 FEET, THROUGH A CENTRAL ANGLE OF 58°59'50" AND A CHORD BEARING AND DISTANCE OF 5 02°07'7" E, 95.74 FEET, TO A TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE, 40.39 FEET, THROUGH A CENTRAL ANGLE OF 77°08'04" AND A CHORD BEARING AND DISTANCE OF N 89°17'49" W, 37.41 FEET, TO THE POINT OF TANGENCY; THENCE THENCE S 72°08'05" W, 26.80 FEET; THENCE S 00°53'25" W, 43.42 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED TRACT "A" OF PINEHURST VILLAGE FIRST ADDITION; THENCE N 89°59'35" W, ALONG THE NORTH LINE OF SAID TRACT "A", 276.64 FEET (275.00 FEET, PER PLAT) TO THE POINT OF BEGINNING. CONTAINING 2.45 ACRES, MORE OR LESS.



NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. BEARINGS ARE BASED ON THE RECORD PLAT OF PINEHURST VILLAGE, FIRST ADDITION, AS RECORDED IN PLATBOOK "85", PAGES 52-54 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, WITH THE NORTH LINE OF TRACT "A", BEARING S 89°39'35" E.
3. THIS PROPERTY HAS A LAND USE DESIGNATION OF FOR - PLANNED DEVELOPMENT RESIDENTIAL - IN ACCORDANCE WITH THE CITRUS COUNTY LAND DEVELOPMENT CODE.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED AUGUST 8, 1984, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN ZONE "C", AN AREA OF MINIMAL FLOODING, ACCORDING TO COMMUNITY PANEL NO. 180063-020-B.
5. ALL STREETS AND DRAINAGE RETENTION AREAS ARE TO BE DEDICATED TO AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION.
6. ALL STREETS ARE PRIVATE AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, NOR ARE THEY AVAILABLE FOR USE BY THE GENERAL PUBLIC.
7. STORM WATER RUNOFF WILL BE RETAINED IN PRIVATE DRAINAGE RETENTION AREAS IN ACCORDANCE WITH THE APPROVED MEADOWCREST DRI AND CITRUS COUNTY REGULATIONS. THERE WILL BE NO AREAS OF OBVIOUS OR FREQUENT FLOODING EXCEPT DESIGNATED DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS WITHIN THE PROPOSED SUBDIVISION.
8. THIS SUBDIVISION WILL BE SERVED BY THE CITRUS COUNTY PUBLIC WATER SYSTEM AND CITRUS COUNTY SEWER SYSTEM WITH AN EASEMENT FOR MAINTENANCE OF WATER AND SEWER FACILITIES TO BE CONVEYED TO CITRUS COUNTY BY A SEPARATE INSTRUMENT.
9. IN ACCORDANCE WITH THE DEDICATION LANGUAGE REFLECTED ON THE FACE OF THIS PLAT, ALL ROAD RIGHTS-OF-WAY SHALL ALSO BE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND PUBLIC AND CABLE TELEVISION UTILITIES.
10. ALL LOTS HAVE BEEN COMPUTED TO COMPLY WITH THE APPROVED MEADOWCREST DRI AND WITH THE CITRUS COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.
11. CURVE RADI ON ALL BLOCK CORNERS ARE A MINIMUM OF 30 FEET.
12. REFER TO SHEET 2 FOR DETAILED LOT LAYOUT AND DIMENSIONAL DATA TABLES.

LEGEND	
□	INDICATES PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT (P.R.M. 4634)
■	INDICATES PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (P.L.S. 4008)
⊙	INDICATES PROPOSED PERMANENT CONTROL POINT (TO BE SET WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT)
C.A.C.L.	INDICATES CENTERLINE
P.C.	INDICATES POINT OF CURVATURE
P.T.	INDICATES POINT OF TANGENCY
P.R.M.	INDICATES PERMANENT REFERENCE MONUMENT
(P)	INDICATES DIMENSION BASED ON PLAT
D.E.	INDICATES DRAINAGE EASEMENT
L.S.	INDICATES REFERENCE TO A LINE DATA TABLE
C.S.	INDICATES REFERENCE TO A CURVE DATA TABLE
SEC.	INDICATES SECTION
TWP.	INDICATES TOWNSHIP
RGE.	INDICATES RANGE
R/W	INDICATES RIGHT-OF-WAY
P.U.	INDICATES PUBLIC UTILITIES AND CABLE TELEVISION
P.L.S.	INDICATES PROFESSIONAL LAND SURVEYOR
Ⓢ	INDICATES BLOCK LETTER
Ⓢ	INDICATES REFERENCE TO BOUNDARY CURVE DATA TABLE

PREPARED BY:
Berryman & Henigar
 BSI Consultants, Inc. • Henigar & Ray, Inc.
 144 S.W. MARTIN LUTHER KING JR. AVE. PHONE (352) 368-5056
 Ocala, Florida 34474-3295 FAX (352) 368-5063

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MEADOWCREST DEVELOPMENT, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS IN THE ATTACHED PLAT ENTITLED FOX HOLLOW VILLAGE FIRST ADDITION, LOCATED IN CITRUS COUNTY, FLORIDA, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE ROAD RIGHTS-OF-WAY AND DRAINAGE EASEMENT, TOGETHER WITH ALL IMPROVEMENTS THEREON FOR THE USES AND PURPOSES NOTED HEREON, TO FOX HOLLOW VILLAGE PROPERTY OWNERS ASSOCIATION, INC., RESERVING INTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW; AND THAT THE ROAD RIGHTS-OF-WAY AND EASEMENTS, AS SHOWN OR NOTED HEREON, ARE RESERVED AND GRANTED FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND PUBLIC AND CABLE TELEVISION UTILITIES.

ATTEST:

BY: *Patricia A. Ciccanelli*
 Patricia A. Ciccanelli
 PRINTED NAME

BY: *Patricia A. Ciccanelli*
 Patricia A. Ciccanelli
 PRINTED NAME

MEADOWCREST DEVELOPMENT, INC.
Stanley C. Olsen
 STANLEY C. OLSEN, PRESIDENT

James W. Gorman
 JAMES W. GORMAN, SECRETARY - TREASURER



STATE OF FLORIDA
 COUNTY OF CITRUS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF June, 1996, BY STANLEY C. OLSEN, AS PRESIDENT AND JAMES W. GORMAN, AS SECRETARY - TREASURER, OF MEADOWCREST DEVELOPMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND DID (DO NOT) TAKE AN OATH.

BY: *Susan L. Shaw*
 Susan L. Shaw
 NOTARY PUBLIC
 FLORIDA CERTIFICATE NUMBER 00417333



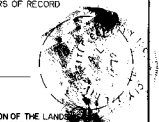
ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT MEADOWCREST DEVELOPMENT, INC. IS THE RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS, THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY CITRUS COUNTY, THE STATE OF FLORIDA OR FOX HOLLOW VILLAGE PROPERTY OWNERS ASSOCIATION INC; AND THAT THERE ARE NO MORTGAGE HOLDERS OF RECORD CONCERNING THIS PROPERTY OTHER THAN AS SHOWN.

DATED AT CITRUS COUNTY, FLORIDA, THIS 25th DAY OF June, 1996.

CRYSTAL RIVER TITLE COMPANY, INC.

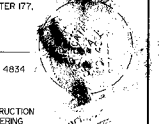
BY: *Dawn C. Roberts*
 Dawn C. Roberts
 V.P. - PRESIDENT



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF FOX HOLLOW VILLAGE FIRST ADDITION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE EIGHTH DAY OF JUNE, 1995, AND THAT THIS PLAT COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BERRYMAN & HENIGAR
 BY: *Lawrence E. Blund*
 LAWRENCE E. BLUND
 PROFESSIONAL SURVEYOR & MAPPER NO. 4834
 STATE OF FLORIDA



ENGINEER'S CERTIFICATE

I, 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.

DATE: 6/20/96

BERRYMAN & HENIGAR, INC.
 BY: *Chuck A. Pigeon*
 CHUCK A. PIGEON
 PROFESSIONAL ENGINEER
 FLORIDA CERTIFICATE NO. 37338



APPROVAL OF OFFICIALS

BY: *Sam L. Kuehl* COUNTY ENGINEER
 BY: *Sam L. Kuehl* DIRECTOR OF PUBLIC WORKS
 BY: *Clark J. Bentley* DIRECTOR OF ENVIRONMENTAL HEALTH
 BY: *Donna B. Colburn* DIRECTOR OF PLANNING

APPROVED AS TO FORM AND SUBSTANCE.

BY: *Suzanne Haag* COUNTY ATTORNEY

COUNTY COMMISSION'S APPROVAL

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.

ATTEST: *Betty Striffler*
 BETTY STRIFFLER
 CLERK OF THE CIRCUIT COURT

BY: *Brad Thorpe*
 BRAD THORPE
 CHAIRMAN OF THE BOARD



CLERK'S ACCEPTANCE

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 16, AT PAGES 10-11, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AT 8:11 A.M. ON August 9, 1996, FILE NO. 318288.

BY: *Betty Striffler*
 BETTY STRIFFLER
 CLERK OF THE CIRCUIT COURT

