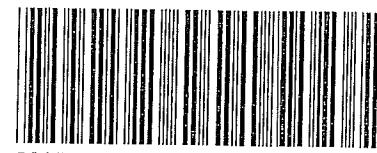


Chris H

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Kenneth M. Clayton, Esquire
CLAYTON & MCCULLOH
1065 Maitland Center Commons Bld.
Maitland, Florida 32751



2013006723 78 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$664.50
2013006723 BK:2532 PG:1904
02/12/2013 03:58 PM 78 PGS
TSTEELFOX,DC Receipt #006246

MARKETABLE RECORD TITLE ACT NOTICE

CELINA HILLS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, (hereinafter referred to as the "Association"), is a homeowners association subject to Chapter 720, Florida Statutes. The Association hereby certifies that preservation of the covenants or restrictions affecting the land identified hereinafter has been approved by a two-thirds vote of the Association's Board of Directors at a meeting at which a quorum of the Board was present, prior to which the Statement of Marketable Title Action (the "Statement") was mailed or hand delivered to the members of the Association, along with due notice of the time and place of said meeting. The Association hereby preserves the covenants or restrictions imposed on the land affected by filing this Marketable Record Title Act Notice (the "Notice") as follows:

1. **ASSOCIATION:**

The name and post office address of the Association desiring to preserve the covenants or restrictions is as follows:

Celina Hills Property Owner's Association, Inc.
6220 W. Corporate Oaks Dr
Crystal River, FL 34429-8723

2. **AFFIDAVIT OF MAILING OR HAND DELIVERY OF STATEMENT OF MARKETABLE TITLE ACTION:**

The Affidavit of an appropriate Member of the Board of Directors of the Association is attached hereto as Exhibit "1" affirming that the Association's Board of Directors caused the Statement to be mailed or hand delivered to the members of the Association at least seven (7) days prior to and again following the meeting of the Board of Directors, at which at least two-thirds of the members of the Board of Directors of the Association voted to approve the preservation of covenants or restrictions, as set forth in this Notice. The Affidavit is attached hereto as Exhibit "1" with the Statement attached thereto as Exhibit "A."

3. **LAND AFFECTED:**

The legal description of the land affected by this notice and subject to the covenants or restrictions (the "Land") is set forth on the plat(s) filed in the Public Records of Citrus County, Florida (the "Plat(s)") as follows:

<u>Plat(s)</u>	<u>Plat Book</u>	<u>Page</u>	<u>et seq</u>
CELINA HILLS	12	30	31-33
CELINA HILLS FIRST REPLAT	12	87	88
CELINA HILLS ADDITION A REPLAT OF LOT 7B	17	7	

A copy of the Plats are attached hereto as Composite Exhibit "2".

4. **COVENANTS OR RESTRICTIONS BEING PRESERVED WHICH AFFECT THE LAND:**

The covenants or restrictions being preserved are set forth on the Plat(s) and in the governing documents identified hereinafter as (the "Governing Documents"). Copies of the Governing Documents containing the covenants or restrictions being preserved are recorded in the Public Records of Citrus County, Florida, as follow(s):

<u>Document</u>	<u>Official Records Book</u>	<u>Page</u>	<u>et seq.</u>
Celina Hills Restrictive Covenants and Easements	674	1415	1416-1423
Amendment to Restrictive Covenants	705	1801	1802
Amendment to Restrictions Recorded in Official Records Book 674, Pages 1415 Through 1423, Inclusive, of the Public Records of Citrus County, Florida.	803	0253	0254-0262
Amendment to Restrictions Recorded in Official Record Book 674, Pages 1415-1423	0860	0590	0591-0592
Restrictive Covenants and Easements	0860	0595	0596-0599
Amendment to Declaration of Restrictive Covenants and Easements	0923	1608	1609-1612

<u>Document</u>	<u>Official Records Book</u>	<u>Page</u>	<u>et seq.</u>
Amendment to Restrictions Recorded in Official Records Book 674, Pages 1415-1423, of the Public Records of Citrus County, Florida	0925	1549	1550
Amendment to Declaration of Restrictive Covenants and Easements	0934	1631	1632-1636
Amendment to Restrictions Recorded in Official Records Book 674, Pages 1415-1423, of the Public Records of Citrus County, Florida	0961	2133	2134-2138
Amendment to Restrictions Recorded in Official Records Book 674, Pages 1415-1423, of the Public Records of Citrus County, Florida	0987	1254	1255-1256
Articles of Incorporation of Celina Hills Property Owner's Association, Inc.	Previously Unrecorded		
Bylaws of Celina Hills Property Owners Association, Inc.	Previously Unrecorded		

A copy of these Governing Documents are attached hereto as Composite Exhibit "3".

By and through its undersigned authorized representative and pursuant to Chapter 712, Florida Statutes, the Association does hereby preserve and extend for the maximum duration permitted by law the covenants or restrictions imposed on the Land affected by this Notice.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 22nd day of JANUARY, 20 13.

Signed, Sealed and Delivered
in the Presence of:

CELINA HILLS PROPERTY OWNER'S
ASSOCIATION, INC., a Florida
not-for-profit corporation

Mary C. Schlumberger By: Christine E. Harvey
Witness Signature (Sign)

MARY C. SCHLUMBERGER
Print Name of Signature

CHRISTINE E. HARVEY
(Print)

President, Celina Hills Property Owner's
Association, Inc.

Mary C. Schlumberger Attest: Salvador L. Rocafort
Witness Signature (Sign)

MARY C. SCHLUMBERGER
Print Name of Signature

SALVADOR L. ROCAFORT
(Print)

Secretary, Celina Hills Property Owner's
Association, Inc.

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing was acknowledged before me this 22nd day of JANUARY,
2013, by CHRISTINE E. HARVEY, as President, and
SALVADOR L. ROCAFORT, as Secretary, of CELINA HILLS
PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, [x] who is
personally known to me or [] who produced _____ as identification.



MARY C. SCHLUMBERGER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE002957
Expires 8/9/2014

Mary C. Schlumberger
NOTARY PUBLIC - STATE OF FLORIDA
Notary Seal MARY C. SCHLUMBERGER
My Commission Expires: 08/09/2014

Exhibit "1"

AFFIDAVIT OF MAILING OR HAND DELIVERY
OF STATEMENT OF MARKETABLE TITLE ACTION

STATE OF FLORIDA
COUNTY OF CITRUS

Before me the undersigned authority on this date personally appeared SALVADOR L. ROCAFORT, who after being duly sworn, deposes and says:

1. Affiant is the Secretary and a Director of CELINA HILLS PROPERTY OWNER'S ASSOCIATION, INC. (the "Association"), is an appropriate member of the Board of Directors of the Association (the "Board") to execute the Affidavit on behalf of the Association and has personal knowledge of all matters set forth in this Affidavit.
2. Affiant affirms that notice of the meeting of the Board at which the Board was to decide whether to approve preservation of covenants or restrictions set forth in certain documents was furnished to the members by mail or hand delivery not less than seven (7) days prior to the date of such meeting. The notice of the meeting of the Board stated the time and place of the meeting and had attached thereto a copy of a document identified as the Statement of Marketable Title Action (the "Statement") which the Board was to consider for approval.
3. Affiant affirms that attached to this Affidavit as Exhibit "A" is a copy of the form of the Statement which was mailed or hand-delivered to Members of the Association as an attachment to the Notice of the meeting of the Board.

Further Affiant Sayeth Not.

Salvador L. Rocafort
(Sign)

SALVADOR L. ROCAFORT, Secretary
(Print)

The foregoing Affidavit was sworn to and subscribed before me on this 22ND day of JANUARY, 2013 by SALVADOR L. ROCAFORT acting as Secretary and as a Director of CELINA HILLS PROPERTY OWNER'S ASSOCIATION, INC., and this person is personally known to me or has produced _____ as identification and who did take an oath.

Notary Seal

Mary C. Schlumberger
Signature of Notary Public, State of Florida



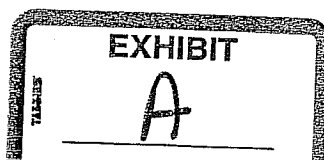
MARY C. SCHLUMBERGER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE002957
Expires 8/9/2014

MARY C. SCHLUMBERGER
Print, Type, or Stamp Commissioned Name of Notary Public

STATEMENT OF MARKETABLE TITLE ACTION

CELINA HILLS PROPERTY OWNER'S ASSOCIATION, INC. (the "Association"), has taken action to ensure that the following documents, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence.

<u>Document</u>	<u>Official Records</u> <u>Book</u>	<u>Page</u>	<u>et seq.</u>
Celina Hills Restrictive Covenants and Easements	674	1415	1416-1423
Amendment to Restrictive Covenants	705	1801	1802
Amendment to Restrictions Recorded in Official Records Book 674, Pages 1415 Through 1423, Inclusive, of the Public Records of Citrus County, Florida	803	0253	0254-0262
Amendment to Restrictions Recorded in Official Record Book 674, Pages 1415-1423	0860	0590	0591-0592
Restrictive Covenants and Easements	0860	0595	0596-0599
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Articles of Incorporation of Celina Hills Property Owner's Association, Inc.			Previously Unrecorded



Document

Official Records
Book

Page et seq.

Bylaws of Celina Hills Property Owners
Association, Inc.

Previously Unrecorded

To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the Public Records of Citrus County, Florida. Copies of this Notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.

Dated and Mailed this 22nd day of JANUARY, 2013.

CELINA HILLS PROPERTY OWNER'S ASSOCIATION, INC.

BY:

Salvador L. Rocafort
(Sign)

SALVADOR L. ROCAFORT, Secretary
(Print)

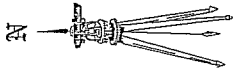
Composite

Exhibit

“2”

CELINA HILLS

CITRUS COUNTY, FLORIDA
SECTION 34, TOWNSHIP 18 SOUTH, RANGE 19 EAST



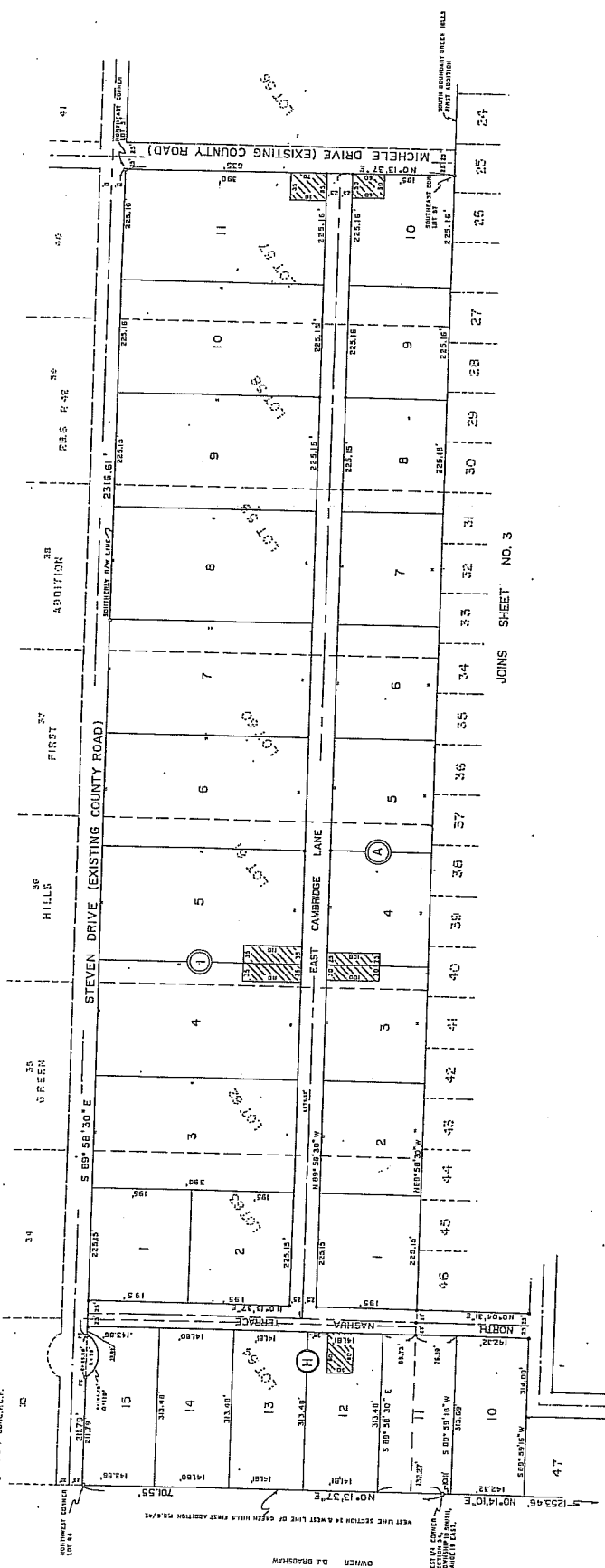
NOTE: OWNER RECEIVES A 75 FOOT DRAINAGE AND/OR UTILITY EASEMENT ADJACENT TO ALL LOT LINES



PREPARED BY:
CITRUS ENGINEERING & SURVEYING, INC.
P.O. BOX 8877
CRYSTAL RIVER, FLORIDA 32629 PH: 781-7111

0 = 4" x 4" CONC. PERM.
= 6" x 6" CONC. PERM.

OWNER: D.L. BASHAM



JOINS SHEET NO. 3

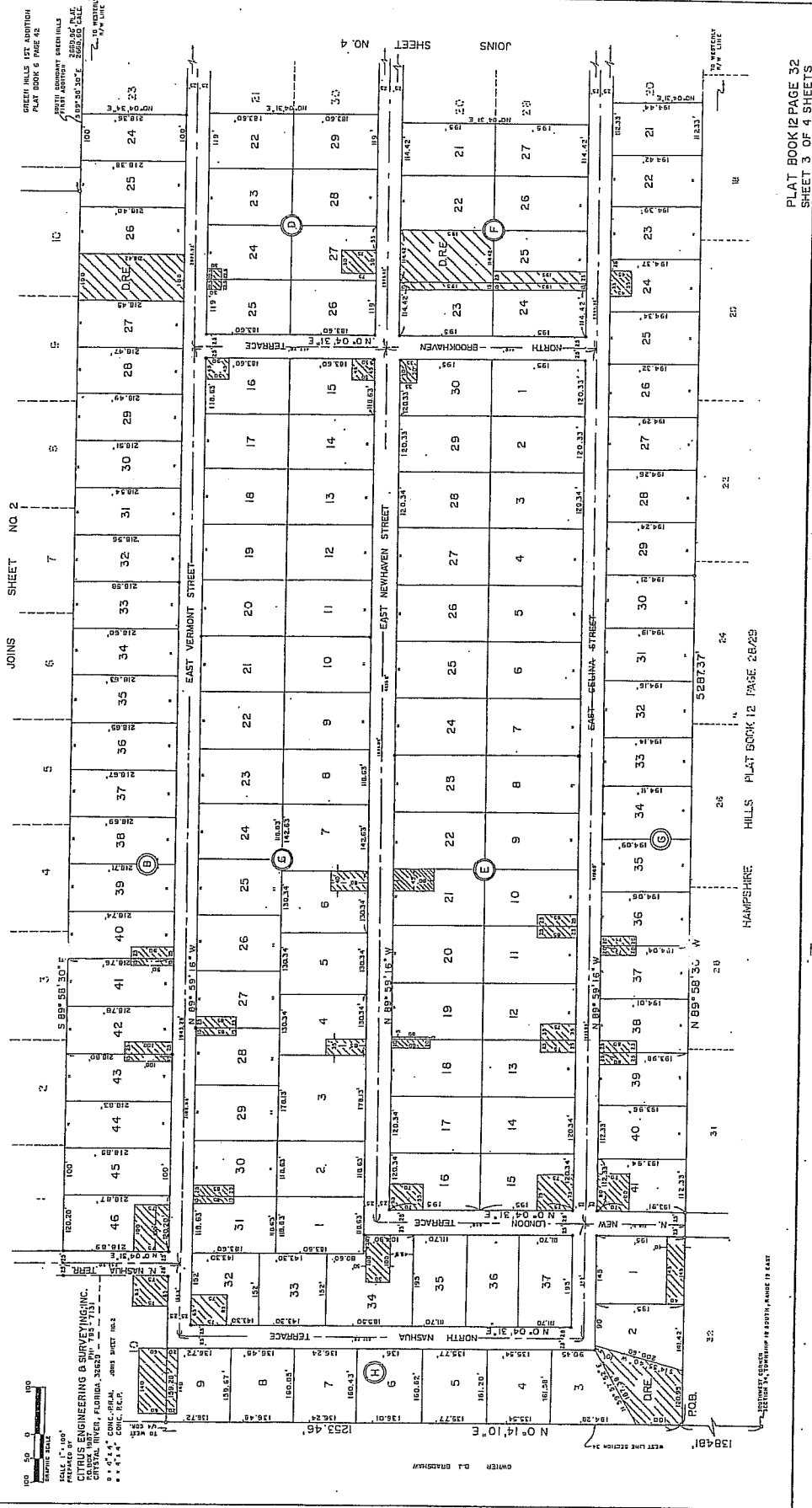
CELINA HILLS

CITRUS COUNTY, FLORIDA
SECTION 34, TOWNSHIP 18 SOUTH, RANGE 19 EAST

NOTE: OWNER RESERVES A 7.5 FOOT DRAINAGE AND/OR UTILITY EASEMENT ADJACENT TO ALL LOT LINES.



CITRUS ENGINEERING & SURVEYING, INC.
CITRUS COUNTY, FLORIDA
1000 UNIVERSITY BLVD., SUITE 100
CITRUS, FLORIDA 34434
PHONE: 352-853-1111
WWW.CITRUSENGINEERING.COM



PLAT BOOK 12 PAGE 32
SHEET 3 OF 4 SHEETS

HILLS PLAT BOOK 12 PAGE 28/29

HAMPSHIRE

OWNER: D.J. BRASHLEY

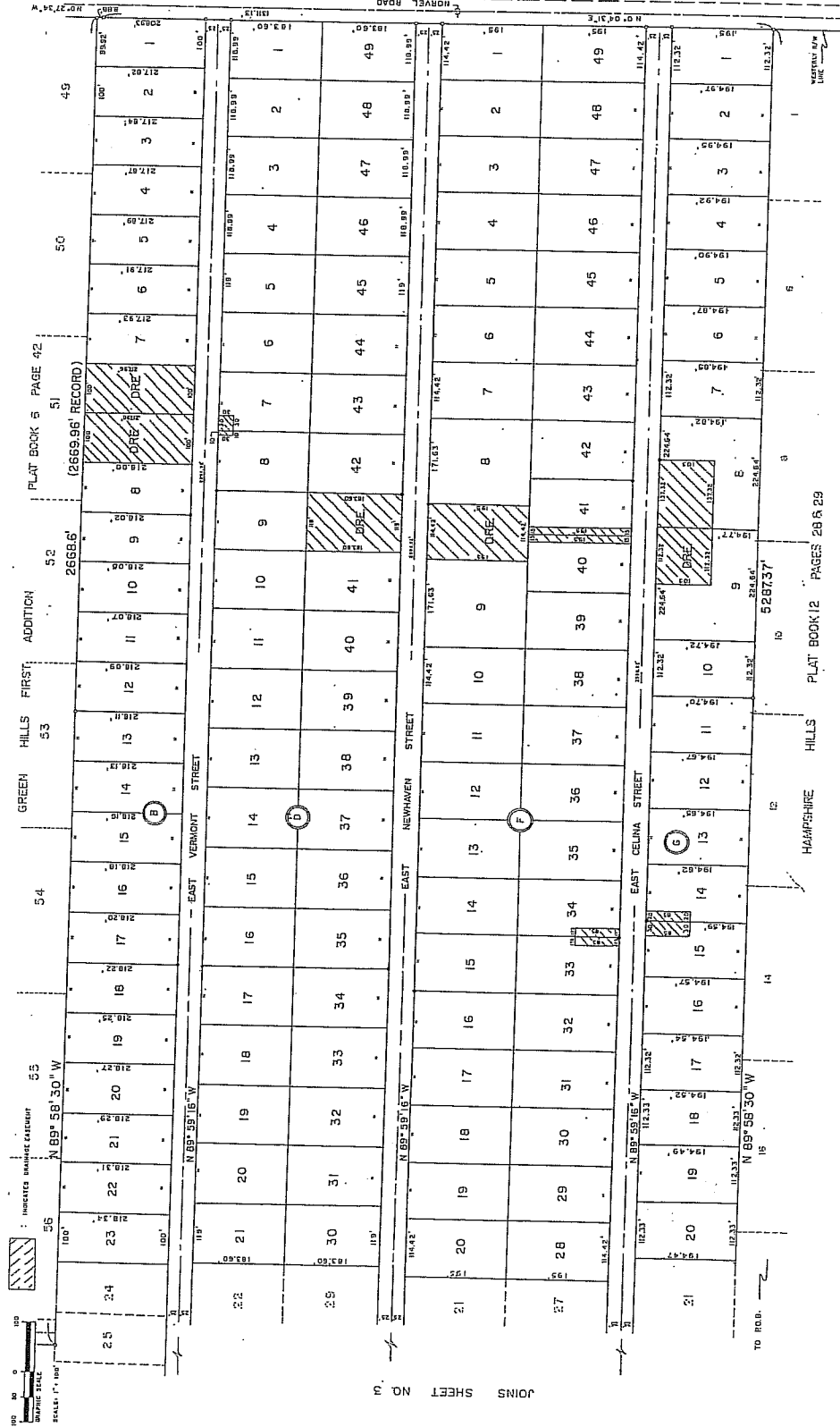
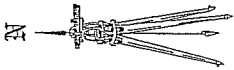
DATE: 12/15/11

CELINA HILLS

CITRUS COUNTY, FLORIDA
SECTION 34, TOWNSHIP 18 SOUTH, RANGE 19 EAST

NOTE: OWNER RESERVES A 7.5 FOOT DRAINAGE AND/OR UTILITY EASEMENT ADJACENT TO ALL LOT LINES

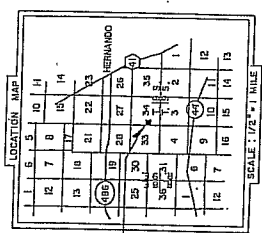
PREPARED BY
CITRUS ENGINEERING & SURVEYING, INC.
1000 UNIVERSITY BLVD., SUITE 200
CRYSTAL RIVER, FLORIDA 32620 PH: 798-7331
D-4, A-4, R-4A
D-4, A-4, R-4A



CELINA HILLS FIRST REPLAT CITRUS COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

DESCRIPTION: A RE-SUBDIVISION OF LOTS 40 THRU 46 AND THE DRAINAGE EASEMENTS LYING THEREIN, BLOCK B AND LOTS 1 THRU 6 AND 26 THRU 37 AND THE DRAINAGE EASEMENTS LYING THEREIN, BLOCK C AND LOTS 10 THRU 21 AND THE DRAINAGE EASEMENTS LYING THEREIN, BLOCK E AND LOTS 10 THRU 41 AND THE DRAINAGE EASEMENTS LYING THEREIN, BLOCK G AND LOTS 1 THRU 12 AND THE DRAINAGE EASEMENTS LYING THEREIN, BLOCK H, CELINA HILLS, AS RECORDED IN PLAT BOOK 12, PAGES 39 THRU 59, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT CELINA A. TAMPOSI, FORMERLY CELINA T. HEAD, BEING THE OWNER IN FEE
SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED CELINA HILLS FIRST REPLAT, LOCATED IN
FLORIDA, DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES
THEREIN EXPRESSLY SET FORTH, AND DO HEREBY DEDICATE ALL DRAINAGE RIGHTS-OF-WAY, DRAINAGE AND UTILITY
EASEMENTS, SHOWING THE SAME TO BE NECESSARY TO THE PERPETUAL USE OF THE PUBLIC FOR
PROPER PURPOSES, AND THAT THE EASEMENTS SHOWN OR NOTED ARE RESERVED AND GRANTED FOR
THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, SHOWING OR NOTED ARE RESERVED AND GRANTED FOR
IN WITNESS WHEREOF, I, CELINA A. TAMPOSI, HEREBY SET MY HAND AND SEAL ON THIS 21ST DAY OF
SEPTEMBER, A.D., 1983.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESSES: [Signature]
CELINA A. TAMPOSI

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH
BEFORE ME THIS DAY PERSONALLY APPEARED CELINA A. TAMPOSI, FORMERLY CELINA T. HEAD, TO ME WELL KNOWN TO BE
THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT
SHE DID SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

DATE: Sept 21 1983
NOTARY PUBLIC STATE OF NEW HAMPSHIRE AT LARGE
MY COMMISSION EXPIRES: July 1, 1985

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT W.P. STANSBURY AND HELEN R. STANSBURY, HIS WIFE,
THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE DATED JULY 1, 1980, AS RECORDED IN PLAT BOOK 12, PAGES 39
OFFICIAL RECORDS BOOK 559, AT PAGES 2048, AND 2049, OF THE PUBLIC RECORDS OF CITRUS COUNTY,
FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION.
IN WITNESS WHEREOF, WE HAVE HEREBY SET OUR HANDS AND SEALS ON THIS 12TH DAY
OF OCTOBER, 1983.

WITNESS: [Signature]
W.P. STANSBURY
BY: [Signature]
HELEN R. STANSBURY

STATE OF FLORIDA
COUNTY OF CITRUS
BEFORE ME THIS DAY PERSONALLY APPEARED W.P. STANSBURY AND HELEN R. STANSBURY, HIS WIFE,
TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT,
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL ON THIS 12TH DAY OF OCTOBER, 1983.

DATE: October 12, 1983
APPROVAL OF OFFICIALS
APPROVED: [Signature]
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: July 1, 1985

BY: [Signature] COUNTY ENGINEER
BY: [Signature] DIRECTOR OF PUBLIC WORKS
BY: [Signature] COUNTY PLANNER
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: [Signature]
WALT CONNORS
CLERK OF THE CIRCUIT COURT

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 12, AT PAGES 52-53
OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AT 10:11 A.M. ON October 21, 1983,
FILE NO. 372637.

ABSTRACTOR'S CERTIFICATE
I HEREBY CERTIFY THAT CELINA A. TAMPOSI, FORMERLY CELINA T. HEAD, IS THE APPLICANT RECORD
OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES, UNPAID
TERRITORIAL RECORDS, OR OTHER MATTERS WHICH MIGHT AFFECT THE TITLE TO THE LANDS,
FLORIDA, AND THAT THERE ARE NO MORTGAGE HOLDERS OF RECORD CONCERNING THIS PROPERTY,
OTHER THAN AS SHOWN ON THE PLAT.
DATED AT INVERNESS, FLORIDA, THIS 21ST DAY OF September, 1984.

BY: [Signature]
CITRUS TITLE CO., INC.

BY: [Signature]
W. BRUCE WHITE,
PROFESSIONAL ENGINEER,
FLORIDA CERTIFICATE NO. 30183

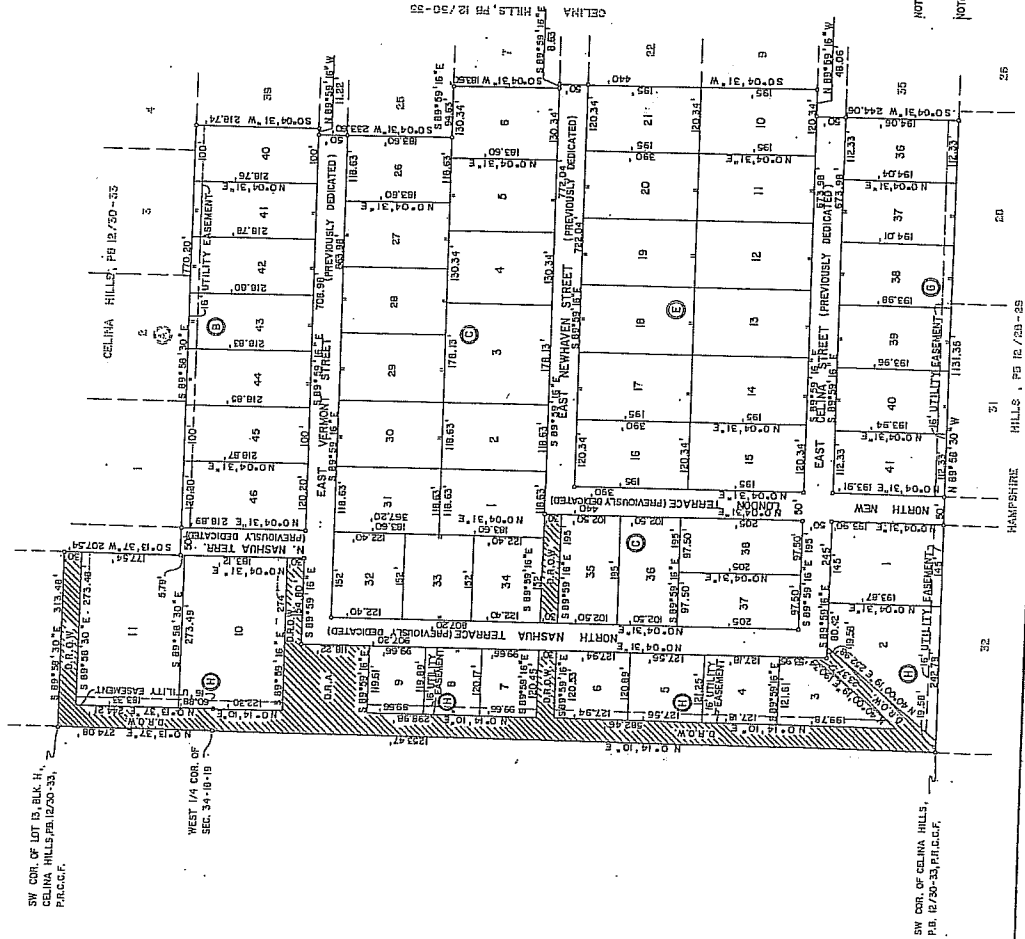
ENGINEER'S CERTIFICATE
I, THE UNDERSIGNED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE DRAINAGE DESIGN AND
CONSTRUCTION NECESSARY FOR THIS DEVELOPMENT ARE IN ACCORDANCE WITH THE CITRUS COUNTY
SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.

DATE: 1-25-84
BY: [Signature]
HENSCH & RAY ENGINEERING ASSOCIATES, INC.
W. BRUCE WHITE,
PROFESSIONAL ENGINEER,
FLORIDA CERTIFICATE NO. 30183

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF CELINA HILLS FIRST REPLAT IS A TRUE AND CORRECT REPRE-
SENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY PERSONAL SUPERVISION,
PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 23RD DAY OF
SEPTEMBER, 1984, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES.

BY: [Signature]
ARTHUR D. RAY
REGISTERED SURVEYOR NO. 2340
STATE OF FLORIDA

CELINA HILLS FIRST REPLAT CITRUS COUNTY, FLORIDA



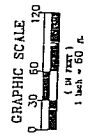
GRAPHIC SCALE:
 1" = 100'
 0 50 100 200

D.R.O.W. = DRAINAGE RIGHT-OF-WAY
 D.R.A. = DRAINAGE RETENTION AREA
 6" x 4" CONC. P.R.H.

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS
 610 EAST HWY. 44, CRYSTAL RIVER, FLORIDA

NOTE: UTILITY EASEMENTS 8 FEET WIDE ARE RESERVED ALONG ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN AND 5 FEET ON ALL LOT LINES ADJACENT TO B ADJOINING STREETS AND/OR ROADWAYS.
 NOTE: THERE ARE NO AREAS OF OBVIOUS SEASONAL OR FREQUENT FLOODING OTHER THAN WITHIN THE DRAINAGE RETENTION AREAS SHOWN ON THIS PLAT.

CELINA HILLS ADDITION A REPLAT OF LOT 7B LOCATED IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 19 EAST CITRUS COUNTY, FLORIDA

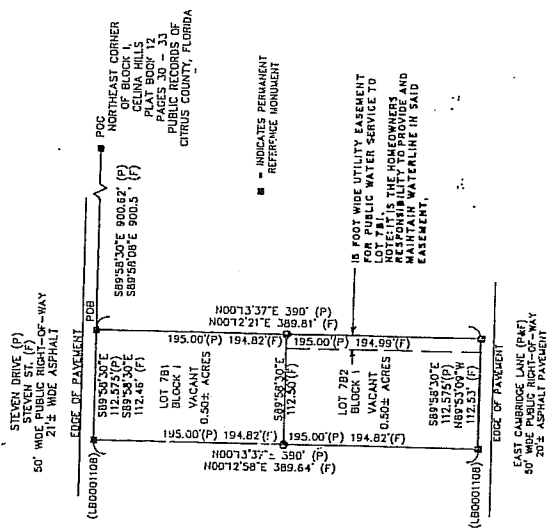
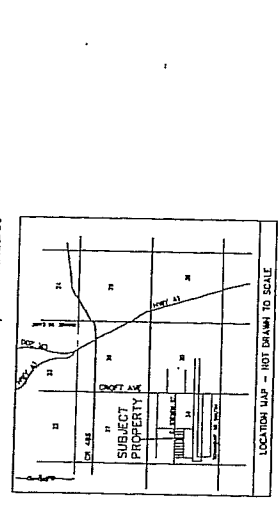


DESCRIPTION

LOT 7B, BLOCK 1, OF A MINOR SUBDIVISION OF A PORTION OF CELINA HILLS, AS RECORDED IN OFFICIAL RECORD BOOK 1088, PAGE 23, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF BLOCK 1, CELINA HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN OFFICIAL RECORD BOOK 1088, PAGE 23, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THROUGH THE NORTH LINE OF THE AFORESAID BLOCK 1, N89°58'30"W A DISTANCE OF 1182.45 FEET TO A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 7B, AS AFORESAID; CELINA HILLS; THENCE CONTINUE N89°58'30"W A DISTANCE OF 112.53 FEET TO A POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID LOT 7B, THENCE ALSO N00°13'37"E A DISTANCE OF 390 FEET TO THE POINT OF BEGINNING.

PREPARED BY:
CENTRAL FLORIDA SURVEYING & MAPPING
370 EAST FOREST DRIVE
INVERNESS, FLORIDA 34453
PHONE: (352) 944-2010
FAX: (352) 944-2011
MAP NO. B-300



LEGEND AND ABBREVIATIONS

- () = ARC LENGTH
- R = RADIUS
- D = DELTA
- C = CHORD DISTANCE
- CB = CHORD BEARING
- R/W = RIGHT OF WAY
- (P) = PLAT
- (F) = FIELD MEASURED
- FB/P = FIELD BOOK & PAGE
- O = SET IRON ROD AND CAP (LS 6443)
- ⊙ = FOUND IRON ROD
- M = FOUND 4" x 4" CONCRETE MONUMENT
- 0-0- = UTILITY LINES (NO ID, LESS NOTED)
- ~ = CHAIN LINK FENCE
- - - = WIRE FENCE
- ☒ = METAL SURVEY BOX
- ⊥ = UTILITY POLE
- ⊙ = WELL
- PERM = PERMANENT REFERENCE MONUMENT
- BE = BEGINNING
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

SURVEY NOTES:

1. BASIS OF BEARING: THE SOUTH RIGHT OF WAY LINE OF STEVEN DRIVE, COMMENCING AT A BEARING OF S89°58'30"E, AS SHOWN ON THE RECORD PLAT.
2. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE UNLESS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY DEVELOPMENT DEPARTMENT, DATED 11/05/98, PANEL NUMBER 01509, FROM PANEL DATED 8/15/94.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT AND MAY BE FOUND IN THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
4. GRAPHIC FORM NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS, AS SHOWN AND ADJUSTED TO SCALE, AND SHALL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

APPROVAL OF OFFICIALS:

BY: *Shirley K. Henson* COUNTY ENGINEER

BY: *David R. ...* DIRECTOR OF PUBLIC WORKS

BY: *Christy ...* DIRECTOR OF ENVIRONMENTAL HEALTH

APPROVED AS TO FORM AND SUBSTANCE:
BY: *Michael ...* COUNTY ATTORNEY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RONALD S. HATTON AND VERA J. HATTON ARE THE GRANTORS OF THE LANDS HEREBY DESCRIBED IN THIS INSTRUMENT. THE LANDS HEREBY DESCRIBED ARE THE SAME AS SHOWN ON THE MAP OR PLAT RECORDED IN PLAT BOOK 12, PAGES 30 THROUGH 33 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

IN WITNESS WHEREOF, RONALD S. HATTON AND VERA J. HATTON HAS CAUSED THESE PRESENTS TO BE SIGNED BELOW ON THIS 17th DAY OF MARCH, 2004.

ATTEST: *Michael ...*

BY: *Ronald S. Hatton* OWNER

BY: *Vera J. Hatton* OWNER

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MARCH, 2004, THAT THE PERMANENT REFERENCE MONUMENT WAS PLACED ON THE 2ND DAY OF MARCH, 2004, THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: *Garrett ...* NOTARY PUBLIC - STATE OF FLORIDA

NOTARY PUBLIC'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT, CELINA HILLS ADDITION, A REPLAT OF LOT 7B, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, 2004, THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

GARY W. SMITH, P.S.M. #4577
CENTRAL FLORIDA SURVEYING & MAPPING
3703 EAST FOREST DRIVE
INVERNESS, FLORIDA 34453
(352) 344-2016

DATE SIGNED: 3/17/04

COUNTY SURVEYOR'S APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT, CELINA HILLS ADDITION, A REPLAT OF LOT 7B, HAS BEEN REVIEWED FOR CONFORMITY PER CHAPTER 177 BY THE JUNIOR COUNTY SURVEYOR AND MAPPER EMPLOYED BY CITRUS COUNTY, AND HAS BEEN FOUND TO CONFORM TO SUCH CHAPTER.

PATRICK L. HENSON, P.S.M. #4547
CITRUS COUNTY SURVEY SECTION CHIEF

DATED SIGNED: 02/13/04

ABSTRACTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT RONALD S. HATTON AND VERA J. HATTON, ARE THE OWNERS OF RECORD OF THE LANDS HEREBY PLATTED, THAT THERE BE NO UNRECORDED INTERESTS ON SAID LANDS; THAT NO MORTGAGE HOLDERS OF RECORD CONCERNING THIS PROPERTY OTHER THAN THOSE SHOWN DATED AT CITRUS COUNTY, FLORIDA, THIS 17th DAY OF MARCH, 2004.

BY: *David ...* (NAME, TITLE) MORTGAGEE

COUNTY COMMISSIONER'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: *Shirley K. Henson* CLERK OF THE COURT

BY: *David ...* CHAIRMAN OF THE BOARD

CLERK'S ACCEPTANCE:

I HEREBY CERTIFY THAT THE SAID PLAT WAS FILED IN PLAT BOOK 17 AT PAGES 17 THROUGH 18 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AT 2:05 P.M. ON MARCH 17, 2004, FILE NO. 2004-17-001.

BY: *Betty ...* CLERK OF THE COURT

Composite

Exhibit

“3”