

19.50.

TWENTY SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF PELICAN COVE II CONDOMINIUMS

MADE BY, the undersigned Developer for itself, it's successors, grantees and assigns.

THE UNDERSIGNED, PELICAN COVE DEVELOPMENT CORPORATION, a Florida corporation, "Developer", being the owner of fee simple title of record to those certain lands located and situate in Citrus County, Florida, being more particularly described and set forth on Exhibit "A" attached to this Amendment, does hereby, pursuant to Florida Statute 718.104(4e), amend the Declaration of Condominium of PELICAN COVE II CONDOMINIUMS originally recorded in Official Record Book 887, page 551 thru 631 , of the public records of Citrus County, Florida, as amended, to certify that units 119 of Phase Two

In accordance with the Declaration of Condominium are substantially complete in accordance with the Surveyor's Certificate shown on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the Developer has hereunto set its hand and seal this

23rd day of November, 1994

BK 1058 PG 1911

Signed, Sealed and Delivered in the presence of:

Bernadette Doherty
Bernadette Doherty

PELICAN COVE DEVELOPMENT CORPORATION

BY: James S. Eyster
James S. Eyster
Vice-President
Pelican Cove Development Corp.

Kathleen A. Harris
Kathleen A. Harris

STATE OF FLORIDA
COUNTY OF CITRUS

THE FOREGOING INSTRUMENT as acknowledged before me this 23rd day of November, 1994, by James S. Eyster, as Vice President of PELICAN COVE DEVELOPMENT CORPORATION, on behalf of the corporation, who is personally known to me.

Bernadette Doherty
Notary Public, Bernadette Doherty
State of Florida
My Commission Expires:

PREPARED BY:

PELICAN COVE DEVELOPMENT CORPORATION
7655 W. GULF TO LAKE HWY/STE. 14
CRYSTAL RIVER, FL. 32629

BERNADETTE DOHERTY
Notary Public, State of Florida
My comm. expires July 17, 1995
No. CC117715

FILED & RECORDED
CITRUS COUNTY, FLORIDA
RETTI STAMFLER, CLERK
8 3 7 2 0 2
94 NOV 28 PM 3 31
VERIFIED BY: [Signature]
D.C.

Return To Citrus Title Co. File 22933-42

BK 1058pg 1912

PELICAN COVE II CONDOMINIUM

EXHIBIT "A"
SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION:
 COMMENCE AT THE NORTHWEST CORNER OF LOT 53, BLOCK A, INDIAN WATERS, UNIT NO 1, AS RECORDED IN PLAT BOOK 4, PAGE 57, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE PARK DRIVE AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 134, PAGE 257, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S 88°15'03" W ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 470.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 253, PAGE 645, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE CONTINUE S 88°16'03" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 615.29 FEET TO A POINT ON THE WEST LINE OF SECTION 17, TOWNSHIP 18 SOUTH RANGE 17 EAST, SAID POINT ALSO BEING ON THE EAST LINE OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 17 EAST; THENCE S 89°59'25" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 155.32 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED CONTINUE S 89°59'25" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 299.22 FEET TO THE POINT OF BEGINNING; THENCE S 89°59'25" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; SAID EAST LINE OF SAID LANDS A DISTANCE OF 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE S 84°59'25" W 140.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID FOLLOWING COURSES AND DISTANCES: S 89°59'25" W 195.00 FEET; THENCE S 84°59'25" W 140.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID LANDS; THENCE N 00°00'35" W ALONG THE WEST LINE OF SAID LANDS A DISTANCE OF 145.56 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE S 84°59'25" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 354.66 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVED NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 05°00'00" AND A RADIUS OF 1959.72 FEET; THENCE S 01°29'25" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 210.44 FEET TO THE NORTHEAST CORNER OF INDIAN WATERS, UNIT 3-A, AS RECORDED IN PLAT BOOK 4, PAGE 149, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF SAID INDIAN WATERS, CURVE THENCE S 89°59'25" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 210.44 FEET TO THE NORTHEAST CORNER OF SAID INDIAN WATERS, UNIT 3-A, AS RECORDED IN PLAT BOOK 4, PAGE 149, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF SAID INDIAN WATERS, POINT OF CURVATURE OF A CURVE, CONCAVED NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 05°00'00" AND A RADIUS OF 171.02 FEET TO THE POINT OF TANGENCY OF SAID SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 171.02 FEET TO THE POINT OF BEGINNING; THENCE S 01°29'25" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 765.00 FEET TO A POINT ON A CUL-DE-SAC, CONCAVED NORTHERLY, HAVING A CENTRAL ANGLE OF 300°00'00" AND A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CUL-DE-SAC A DISTANCE OF 107.34 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 01°29'25" W 87.77 FEET); THENCE S 27°00'35" E ALONG SAID EAST LINE A DISTANCE OF 126.00 FEET, MORE OR LESS, TO A POINT ON THE WATERS OF THE INDIAN RIVER; THENCE N 73°04'11" E 227.30 FEET, THENCE S 62°40'55" E 328.24 FEET TO A POINT THAT BEARS S 00°00'35" E OF THE POINT OF BEGINNING; THENCE N 00°00'35" W 761.55 FEET MORE OR LESS TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS BEING A PORTION OF THE SAME LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 582, PAGES 809-825 INCL., PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

THE UNDERSIGNED, BEING A SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THE PURSUANT TO SECTION 718.104 (4) (E), FLORIDA STATUTES, HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS COMPRISING UNIT(S) 119 OF PHASE TWO OF PELICAN COVE II CONDOMINIUM, ARE SUBSTANTIALLY COMPLETE SO THAT THE EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF UNIT(S) 119 OF SAID PHASE TWO CAN BE DETERMINED FROM THESE MATERIALS.

CITRUS ENGINEERING & SURVEYING, INC.

P.O. BOX 147
LECANTO, FL. 32660 - (904)746-2771

THEODORE E. DAVIS
FL. REG. SURVEYOR #3658

DATE 10-25-94
DATE OF FIELD WORK 10-11-94

