

MC 3300

THIRTEENTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM
OF PELICAN COVE CONDOMINIUMS

MADE BY, the undersigned Developer for itself, its 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 CONDOMINIUM, originally recorded in Official Record Book 773, page 1695 thru 1772, of the public records of Citrus County, Florida, to certify that Unit #29 of UNIT 1 in accordance with the Declaration of Condominium is substantially complete in accordance with the Surveyor's Certificate shown on Exhibit "A" attached hereto.

BK0863PG1354

Return To Crystal River Title Co. Inc.
File # 90-35688

IN WITNESS WHEREOF, the Developer has hereunto set it's hand and seal this 18TH day of JULY, 1990.

Signed, Sealed and Delivered
in the presence of:

[Signature]
[Signature]

STATE OF FLORIDA
COUNTY OF CITRUS

PELICAN COVE DEVELOPMENT CORPORATION
BY: [Signature]
JAMES S. EYSTER, VICE-PRESIDENT
OF PELICAN COVE DEVELOPMENT CORPORATION

THE FOREGOING INSTRUMENT as acknowledged before me this 18TH day of JULY, 1990, by JAMES S. EYSTER, Vice-President of PELICAN COVE DEVELOPMENT CORPORATION, on behalf of the corporation.

PREPARED BY:
JAMES S. EYSTER, VICE PRESIDENT
PELICAN COVE DEVELOPMENT CORP.
7655 W. GULF TO LAKE HWY/STE. 14
CRYSTAL RIVER, FL. 32629

[Signature]
Notary Public
State of Florida

My Commission Expires:

Notary Public, State Of Florida At Large
My Commission Expires 19 1990

VERIFIED BY:
[Signature]
D.C.



FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

637910

PELICAN COVE CONDOMINIUM BK 0863Pg 1356

Description Phase Two (Recreational Facility Phase):

Commence at the NW 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 645, public records of Citrus County, Florida, thence S 88°16'03" W along said South right-of-way line a distance of 470 feet to the NW corner of lands described in deed recorded in Official Record Book 253, page 645, public records of Citrus County, Florida, thence S 1°43'57" E along the West line of said lands, a distance of 150 feet to a point on the waters of the Indian River as shown on Citrus County Property Assessment Map, Aerial No. 33, prepared by Watson & Company Engineers & Planners, Tampa, Florida, dated March 3, 1966, thence Southwesterly along said waters a distance of 270 feet, more or less, to a point on the waters of a cove, thence Northwesterly, Southwesterly, Southwesterly and Southwesterly along the waters of said Indian River a distance of 220 feet to the Point of Beginning.

Description Phase Three:

Commence at the NW 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°16'03" W along said South right-of-way line a distance of 1085.29 feet to a point on the West line of Section 17, Township 18 South, Range 17 East, said point also being the East line of Section 18, Township 18 South, Range 17 East, thence continue along said right-of-way line S 89°59'25" W 299.22 feet, thence S 0°00'35" South, Range 17 East, thence continue along said point being on a curve, concaved Northwesterly, having a central angle of 53°12'54" and a radius of 200 feet, thence Northwesterly along the arc of said curve a distance of E 608.48 feet to the Point of Beginning, said point being N 33°13'47" E 173.63 feet, thence S 77°53'37" E 172.03 feet, more or less, to a point on the waters of the Indian River as shown on Citrus County Property Assessment Map, Aerial No. 33, prepared by Watson & Company Engineers & Planners, Tampa, Florida, dated March 4, 1966, thence along said waters, the following courses and distances: S 54°04'11" W 306.72 feet, thence N 62°40'55" W 4.11 feet to a point that bears S 0°00'35" E from the Point of Beginning, thence N 0°00'35" W 153.07 feet, more or less, to the Point of Beginning.

HENIGAR & RAY ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS - LAND PLANNERS
640 EAST HWY. 44, CRYSTAL RIVER, FLORIDA 32629
TELEPHONE: (904) 795-6551

PELICAN COVE CONDOMINIUM

BK 0863Pg 1357

EXHIBIT "A"
SHEET 3 OF 6 SHEETS

Description Phase Four:

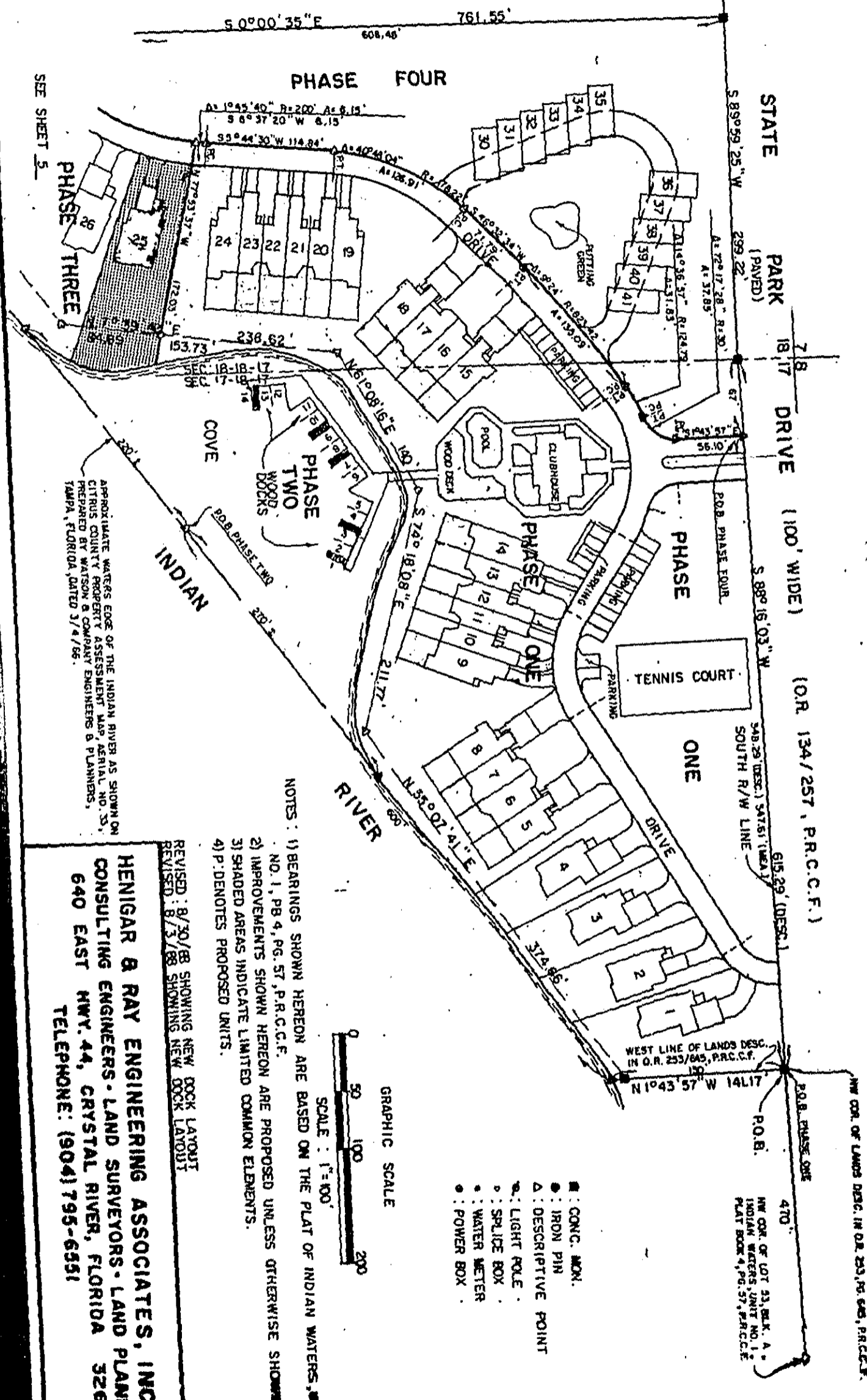
Commence at the NW corner of Lot 53, Block A, Indian Waters, Unit No. 1, as recorded in Plat Book 4, page 57, public records of Citrus County, Florida, said point being on the South right-of-way line of State Park Drive, as described in deed recorded in Official Record Book 134, page 257, public records of Citrus County, Florida, thence S 88°16'03" W along said South right-of-way line a distance of 1018.29 feet to the Point of Beginning, thence S 88°16'03" W along said right-of-way line a distance of 67 feet to a point on the West line of Section 17, Township 18 South, Range 17 East, said point being on the East line of Section 18, Township 18 South, Range 17 East, thence continue along said right-of-way line S 89°59'25" W 299.72 feet, thence S 0°00'35" E 608.48 feet to a point on a curve, concave Northwest, having a central angle of 53°12'54" and a radius of 200 feet, thence Northeastly along the arc of said curve a distance of 185.76 feet to the P.T. of said curve, (chord bearing and distance between said points being N 32°20'57" E 179.15 feet), thence N 5°44'30" E 114.84 feet to the P.C. of a curve, concave Southeastly, having a central angle of 40°48'04" and a radius of 178.22 feet, thence Northeastly along the arc of said curve a distance of 126.91 feet to the P.T. of said curve, thence N 46°32'34" E 71.79 feet to the P.C. of a curve, concave Southeastly, having a central angle of 9°24' and a radius of 823.42 feet, thence Northeastly along the arc of said curve a distance of 135.09 feet to the P.T. of said curve, said point being the P.C. of a curve, concave Southeastly, having a central angle of 14°36'57" and a radius of 124.79 feet, thence Northeastly along the arc of said curve a distance of 31.83 feet to the P.T. of said curve, said point being the P.C. of a curve, concave Northwestly, having a central angle of 72°17'28" and a radius of 30 feet, thence Northeastly along the arc of said curve a distance of 37.85 feet to the P.T. of said curve, thence N 1°43'57" W 56.10 feet to the Point of Beginning.

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PELICAN COVE CONDOMINIUM

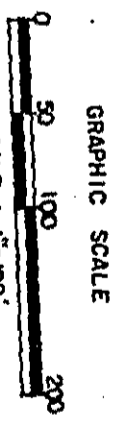
BK 0863 PG 1358

EXHIBIT "A"
SHEET 4 OF 15 SHEETS



APPROXIMATE WATER'S EDGE OF THE INDIAN RIVER AS SHOWN ON CITRUS COUNTY PROPERTY ASSESSMENT MAP, AERIAL, NO. 33, PREPARED BY WATSON & COMPANY ENGINEERS & PLANNERS, TAMPA, FLORIDA, DATED 3/4/86.

- NOTES:
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF INDIAN WATERS, UNIT NO. 1, PB 4, PG. 57, P.R.C.C.F.
 - 2) IMPROVEMENTS SHOWN HEREON ARE PROPOSED UNLESS OTHERWISE SHOWN.
 - 3) SHADED AREAS INDICATE LIMITED COMMON ELEMENTS.
 - 4) P.D. DENOTES PROPOSED UNITS.



- : CONC. MON.
- : IRON PIN
- △ : DESCRIPTIVE POINT
- : LIGHT POLE
- ◊ : SPLICE BOX
- : WATER METER
- : POWER BOX

REVISOR: 8/30/88 SHOWING NEW DOCK LAYOUT
 REVISED: 8/3/88 SHOWING NEW DOCK LAYOUT

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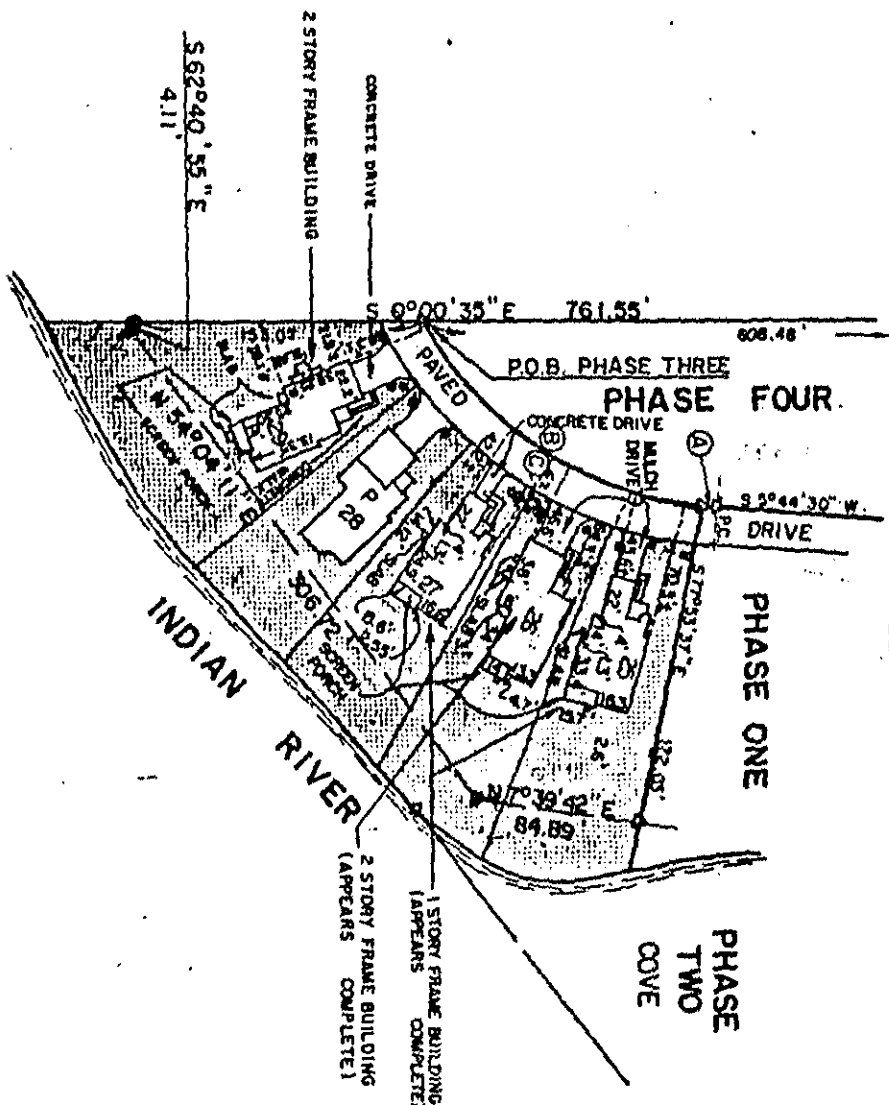
SEE SHEET 5

PELICAN COVE CONDOMINIUM

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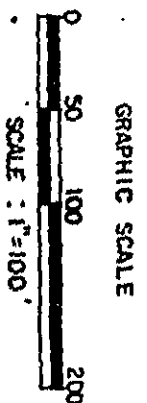
EXHIBIT "A"
SHEET 5 OF 6 SHEETS

SEE SHEET 4



CURVE DATA				
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING & DISTANCE
A	1°45'40"	200'	6.15'	S6°57'20" W 6.15'
B	81°27'14"	200'	179.61'	N33°13'47" E 173.63'
C	53°12'54"	200'	185.76'	N52°20'57" E 179.15'

NOTES CONTINUED:
 5) ALL LANDS AND ALL PORTIONS OF THIS SURVEY AND PLOT PLAN, NOT WITHIN A UNIT OR NOT DESIGNATED AS A LIMITED COMMON ELEMENT, ARE A PART OF THE COMMON ELEMENTS.
 6) DIMENSIONS SHOWN HEREON WITHIN THE INDIVIDUAL UNITS ARE AVERAGE DIMENSIONS TO THE UNDECORATED FINISHED SURFACES OF THE VERTICAL PROJECTIONS OF THE UNIT BOUNDARY LINES AND ARE APPROXIMATE AND SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.
 7) THERE EXISTS AN EASEMENT, 5' EACH SIDE OF EXISTING FACILITIES, IN FAVOR OF FLORIDA POWER CORPORATION AS DESCRIBED IN OFFICIAL RECORD BOOK 786/298-250, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AFFECTING THIS PROPERTY.
 BEASEMENT INFORMATION SHOWN HEREON WAS FURNISHED BY CRYSTAL RIVER TITLE COMPANY, INC., IN LETTER DATED SEPTEMBER 26, 1988.
 9) UNITS 25, 26, 27 AND 29 ARE SUBSTANTIALLY COMPLETE.
 10) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
 11) 1.5' x 1.5' CONCRETE COLUMNS NOT SHOWN.



REVISED: 9/20/89, REVISED 7/2/90

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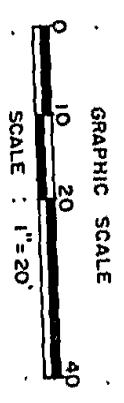
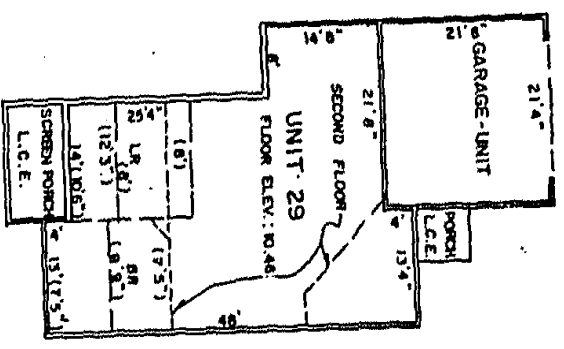
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PELICAN COVE CONDOMINIUM

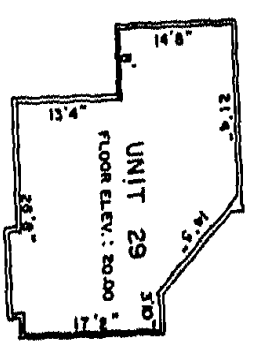
BK 0863 PG 1360

EXHIBIT "A"
SHEET 6 OF 6 SHEETS

FIRST FLOOR



SECOND FLOOR



LEGEND
L.R.: LIVING ROOM
BR.: BEDROOM

- NOTES:
- 1) THE ELEVATION AT THE HIGHEST POINT OF THE BUILDING CONTAINING UNIT 29 IS 34.91.
 - 2) ALL CEILING HEIGHTS & (UNLESS OTHERWISE SHOWN)
 - 3) (12.3'') : DENOTES CEILING HEIGHT
 - 4) L.C.E.: LIMITED COMMON ELEMENT

FLOOR PLAN - UNIT 29
REAL PROPERTY BEING SUBMITTED TO CONDOMINIUM OWNERSHIP

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