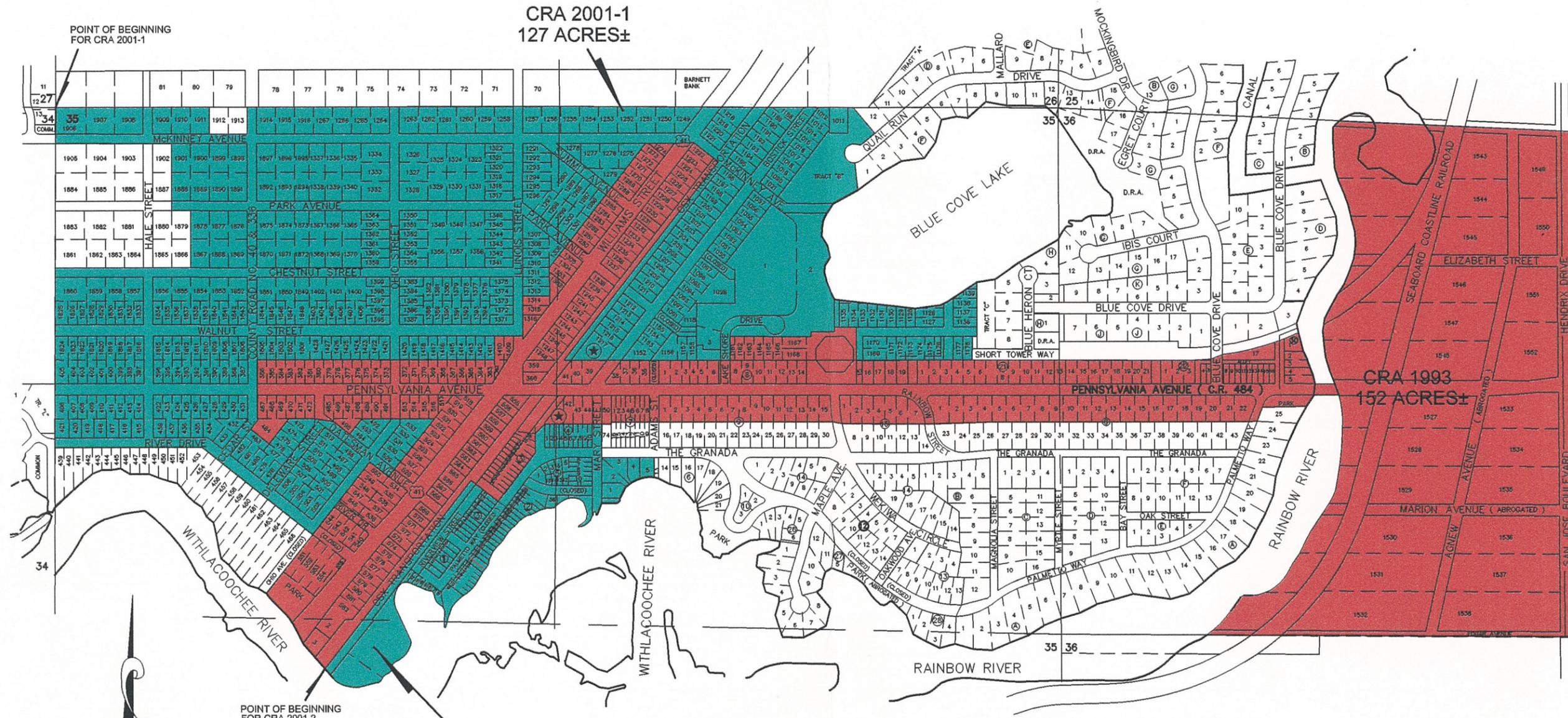


# DUNNELLON COMMUNITY REDEVELOPMENT AREA 2001



PREPARED BY:



**TRI COUNTY**  
Engineering  
&  
Land Surveying, Inc.

PHYSICAL ADDRESS :  
11995 South Ohio Street  
Dunnellon, Fl. 34431

MAILING ADDRESS :  
P.O. Box 2031  
Dunnellon, Fl. 34430

PHONE : (352) 489-0455  
FAX : (352) 489-3704

DATE: 04-09-2001

**COMMUNITY REDEVELOPMENT AREA C.R.A. 2001-1:**

THAT PORTION OF LANDS LYING IN THE CITY OF DUNNELLON, FLORIDA, SAID LANDS ALSO LYING IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA AND BEING PORTIONS OF THE PLAT OF THE TOWNSITE OF DUNNELLON (HEREINAFTER REFERRED TO AS TOWN OF DUNNELLON), AS RECORDED IN PLAT BOOK A, PAGE 174-A, AND THE PLAT OF BLUE COVE UNIT NO 2 (HEREINAFTER REFERRED TO AS BLUE COVE), AS RECORDED IN PLAT BOOK X, PAGES 50 THROUGH 52 INCLUSIVE, AND THE PLAT OF MINNETRISTA (HEREINAFTER REFERRED TO AS MINNETRISTA), AS RECORDED IN PLAT BOOK D, PAGES 37 THROUGH 39 INCLUSIVE, AND THE PLAT OF RAINBOW GARDENS AS RECORDED IN PLAT BOOK 2, PAGES 123 AND 124, ALL BEING OF THE PUBLIC RECORDS OF SAID MARION COUNTY FLORIDA, ALL THE ABOVE AND OTHER LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1906, TOWN OF DUNNELLON; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SECTION 35 AND ALONG THE NORTH BOUNDARY OF THE TOWN OF DUNNELLON TO THE MOST WESTERLY CORNER OF LOT 12, BLOCK D, OF BLUE COVE, THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 12 TO THE NORTHERLY RIGHT-OF-WAY LINE OF QUAIL RUN DRIVE; THENCE RUN IN SOUTHERLY AND EASTERLY DIRECTIONS ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK F, OF BLUE COVE; THENCE RUN SOUTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT TO THE WATERS OF BLUE COVE LAKE; THENCE RUN ALONG SAID WATERS IN SOUTHERLY AND EASTERLY DIRECTIONS TO A POINT ON THE EASTERLY BOUNDARY OF LOT 1125, OF DUNNELLON, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MYRTLE AVENUE (NOW CLOSED) AS SHOWN UPON SAID PLAT OF DUNNELLON; THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY BOUNDARY OF BLOCK 21, OF MINNETRISTA; THENCE RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF BLOCK 21 AND ALONG A WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF SAID BLOCK 21 AND ALONG THE NORTHERLY BOUNDARY OF BLOCK 8, OF MINNETRISTA, TO THE NORTHEASTERLY CORNER OF LOT 35, OF DUNNELLON; THENCE RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF LOTS 35 THROUGH 38, ACROSS BRIDGE STREET AND ALONG THE NORTHERLY BOUNDARY OF LOTS 39 THROUGH 41 AND ALONG A WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF SAID LOT 41 TO THE CENTERLINE OF THE CSX TRANSPORTATION RAILROAD (FORMERLY KNOWN AS ATLANTIC COAST LINE RAILROAD) RIGHT-OF-WAY; THENCE RUN NORTHEASTERLY ALONG SAID CENTER LINE TO A POINT ON AN EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 1222, THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND NORTHERLY BOUNDARY TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE RUN WESTERLY, CROSSING SAID U.S. HIGHWAY NO. 41, TO THE MOST EASTERLY CORNER OF LOT 1274, THENCE RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF LOT 1274 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MCKINNEY AVENUE TO THE WESTERLY BOUNDARY OF LOT 1273; THENCE RUN SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY OF LOTS 1274 THROUGH 1268, ACROSS SUMMIT AVENUE, ALONG THE WESTERLY BOUNDARY OF LOTS 1285 THROUGH 1280, ACROSS PARK AVENUE AND ALONG THE WESTERLY BOUNDARY OF LOT 1305 THROUGH 1303 TO A POINT ON A NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 1302; THENCE RUN SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY TO THE NORTHEAST CORNER OF LOT 1314, THENCE RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF LOT 1314 TO THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS STREET (FORMERLY KNOWN AS ILLINOIS AVENUE); THENCE RUN SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON AN EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 1409; THENCE RUN WESTERLY ALONG SAID EASTERLY EXTENSION, ACROSS ILLINOIS STREET AND ALONG THE NORTHERLY BOUNDARY OF LOT 1409 AND 1410 TO THE NORTHWESTERLY CORNER OF LOT 1410; THENCE RUN SOUTHERLY ALONG THE WESTERLY BOUNDARY OF LOT 1410 TO THE SOUTHWESTERLY CORNER OF LOT 1410; THENCE RUN WESTERLY ALONG THE SOUTH BOUNDARY OF LOTS 1411 THROUGH 1420, ACROSS OHIO AVENUE, ALONG THE SOUTH BOUNDARY OF LOTS 1421 THROUGH 1428 AND ALONG THE SOUTH BOUNDARY OF LOTS 1801 THROUGH 1805 TO THE EAST RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE RUN SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 467; THENCE RUN EASTERLY ALONG THE SOUTHERLY BOUNDARY OF LOTS 467 THROUGH 472 TO THE WEST RIGHT-OF-WAY LINE OF DATESMAN AVENUE (FORMERLY KNOWN AS BATESMAN AVENUE); THENCE CONTINUE EASTERLY TO THE MOST SOUTHERLY CORNER OF LOT 485; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 485 TO THE SOUTHWESTERLY CORNER OF LOT 486; THENCE RUN EASTERLY ALONG THE SOUTHERLY BOUNDARY OF LOTS 486 THROUGH 491 TO THE WEST RIGHT-OF-WAY LINE OF OHIO STREET (FORMERLY KNOWN AS OHIO AVENUE); THENCE CONTINUE EASTERLY ACROSS SAID OHIO STREET TO THE SOUTHWEST CORNER OF LOT 513; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY OF LOTS 513 THROUGH 516 TO A POINT ON THE NORTHWESTERLY BOUNDARY OF LOT 522; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF LOTS 522 THROUGH 528 TO THE NORTHERLY RIGHT-OF-WAY LINE OF DATESMAN AVENUE; THENCE CONTINUE SOUTHWESTERLY ACROSS DATESMAN AVENUE TO THE MOST NORTHERLY CORNER OF LOT 534, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DATESMAN AVENUE; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF OHIO STREET; THENCE RUN SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER DRIVE (FORMERLY KNOWN AS GOTWALD AVENUE); THENCE RUN WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER DRIVE TO A POINT ON THE WEST LINE OF SECTION 35, SAID POINT ALSO BEING ON THE WEST BOUNDARY OF THE TOWN OF DUNNELLON; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SECTION 35 AND ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 138 ACRES, MORE OR LESS.

NOTE: LOT NUMBERS REFERRED TO IN THE ABOVE DESCRIPTION ARE PER THE PLAT OF THE TOWNSITE OF DUNNELLON UNLESS OTHERWISE STATED.

**COMMUNITY REDEVELOPMENT AREA C.R.A. 2001-2:**

THAT PORTION OF LANDS LYING IN THE CITY OF DUNNELLON, FLORIDA, SAID LANDS ALSO LYING IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTER LINE OF THE CSX TRANSPORTATION RAILROAD (FORMERLY KNOWN AS ATLANTIC COAST LINE RAILROAD) RIGHT-OF-WAY WITH THE NORTHERLY WATERS EDGE OF THE WITHLACOOCHEE RIVER; THENCE RUN NORTHEASTERLY ALONG SAID CENTER LINE TO A POINT ON A WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 26, OF BLOCK 3, AS SHOWN ON THE PLAT OF MINNETRISTA, AS RECORDED IN PLAT BOOK D, PAGES 37 THROUGH 39 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTHERLY BOUNDARY TO THE WESTERLY RIGHT-OF-WAY LINE OF RIVER VIEW STREET (FORMERLY KNOWN AS PALMETTO WAY); THENCE RUN EASTERLY ACROSS RIVER VIEW STREET TO THE NORTHWESTERLY CORNER OF LOT 1, OF BLOCK 4, OF SAID MINNETRISTA; THENCE RUN EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 4 AND ACROSS MARY STREET TO THE NORTHWESTERLY CORNER OF LOT 74 AS SHOWN ON THE PLAT OF THE TOWNSITE OF DUNNELLON, AS RECORDED IN PLAT BOOK A, PAGE 174-A, OF SAID PUBLIC RECORDS; THENCE RUN SOUTHERLY ALONG THE WESTERLY BOUNDARY OF LOT 74 AND ACROSS THE GRANADA AS SHOWN UPON SAID PLAT TO THE NORTHWEST CORNER OF LOT 3, OF MACKENZIES RE-PLAT OF A PORTION OF BLOCK 6 OF MINNETRISTA, AS RECORDED IN PLAT BOOK D, PAGE 96, OF SAID PUBLIC RECORDS; THENCE RUN EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PLAT TO THE NORTHEASTERLY CORNER OF LOT 5 AS SHOWN UPON SAID PLAT; THENCE RUN SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID ;LOT 5 TO THE WATERS OF THE WITHLACOOCHEE RIVER; THENCE RUN ALONG AND WITH SAID WATERS IN A GENERALLY SOUTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED LANDS CONTAIN 15 ACRES, MORE OR LESS.

**CERTIFICATON:**

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTIONS SHOWN HEREON WERE PREPARED UNDER MY DIRECTION AND THE SAID LEGAL DESCRIPTIONS AND THE ATTACHED SKETCH MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED: 4-12-01



STEPHEN B. WILSON, P.S.M.  
FLORIDA CERTIFICATE NO. 4819  
LICENSED BUSINESS NO. 3991