

ORANGE BLOSSOM COUNTRY CLUB COMMUNITY UNITS 13 THROUGH 19 INCLUSIVE

A Subdivision in Sections 30 & 31, Township 35 South, Range 29 East,
Section 1, Township 36 South, Range 28 East and
Section 36, Township 35 South, Range 28 East,
Highlands County, Florida

SHEET 1 OF 14 SHEETS

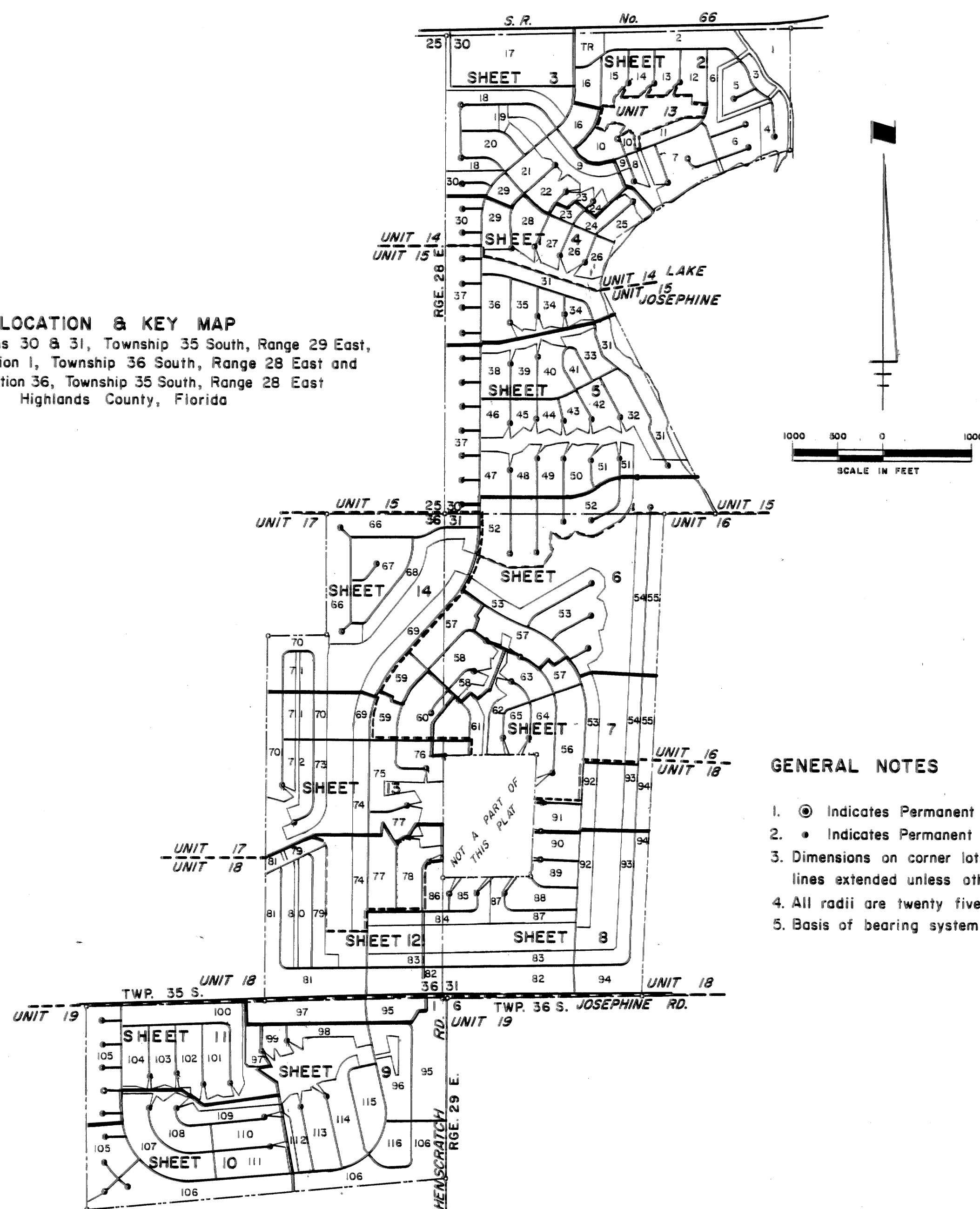
LEGAL DESCRIPTION

A portion of Sections 30 and 31, Township 35 South, Range 29 East, and a portion of Section 1, Township 36 South, Range 28 East, and a portion of Section 36, Township 35 South, Range 28 East, being more particularly described as follows:

1. Government Lots 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 in Section 30, Township 35 South, Range 29 East.
2. Government Lots 3, 4, 5, 6, 11, 13 and 14 in Section 31, Township 35 South, Range 29 East.
3. Government Lots 1, 2, 3 and the S 1/2 of NE 1/4 and SE 1/4 of NW 1/4 in Section 1, Township 36 South, Range 28 East.
4. E 1/2 of SE 1/4, E 1/2 of NW 1/4 of SE 1/4, E 1/2 of SW 1/4 of SE 1/4, E 1/2 of NE 1/4 and E 1/2 of SW 1/4 of NE 1/4 in Section 36, Township 35 South, Range 28 East.

All land lying in Highlands County, Florida, and containing 1006.4 Acres, more or less.

LOCATION & KEY MAP
Sections 30 & 31, Township 35 South, Range 29 East,
Section 1, Township 36 South, Range 28 East and
Section 36, Township 35 South, Range 28 East
Highlands County, Florida



GENERAL NOTES

1. (C) Indicates Permanent Reference Monument.
2. (•) Indicates Permanent Control Point
3. Dimensions on corner lots are to the intersection of block lines extended unless otherwise indicated
4. All radii are twenty five feet unless otherwise indicated
5. Basis of bearing system is assumed for computation purposes

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA SS LAND SERVICES INCORPORATED, a Florida Corporation, by its duly elected Officers, acting by and with authority of its Board of Directors, certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart all of the Streets, as shown on this plat to the use of the general public forever. Reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto whenever discontinued or abandoned by law. The easements hereinafter described are reserved to said Corporation, its successors or assigns, for the installation and maintenance of public utilities and drainage facilities:

1. A 7.5 foot strip along the rear and sides of each lot, except where the side lot line is coincident with a Street right of way line.
2. As indicated by dashed lines

Where more than one lot or parts of one or more lots is intended as a building site, the outside boundaries of the building site shall carry the side easements.

IN WITNESS WHEREOF, the said LAND SERVICES INCORPORATED has caused these presents to be executed by the officers named below and its corporate seal to be affixed hereto, this 22 day of OCTOBER, A.D. 1971.

By A. D. Robins LAND SERVICES INCORPORATED

A. D. Robins, President

Attest M. Bennett Kaplan
M. Bennett Kaplan, Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA SS Before me personally appeared A.D. Robins and M. Bennett Kaplan to me well known and known to be the individuals described in and who executed the foregoing instrument as President and Secretary of LAND SERVICES INCORPORATED, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the Seal of said Corporation and that it was affixed to said instrument by due and regular Corporate authority. Witness my hand and official seal, this 22 day of OCTOBER, A.D. 1971. My commission expires JAN. 7, 1975.

Howard Truitt
Notary Public, State of Florida at Large

CERTIFICATE OF DEDICATION OF MORTGAGEE

STATE OF FLORIDA SS THIS IS TO CERTIFY that CENTRAL BANK AND TRUST COMPANY, a Florida Corporation, As Trustee, the owner and holder of that certain Mortgage dated June 15, 1971, and recorded July 9, 1971, in O.R. Book 386, at Page 12, Public Records of Highlands County, Florida, encumbering the property described hereon, does hereby consent to this plat and joins in the above dedications.

IN WITNESS WHEREOF, the said CENTRAL BANK AND TRUST COMPANY, as Trustee, has caused these presents to be executed by the Officers named below and its corporate seal to be affixed hereto, this 22 day of OCTOBER, A.D. 1971.

CENTRAL BANK AND TRUST COMPANY, AS TRUSTEE

By R. Carranza
R. Carranza, Trust Officer-Operations

Signed, Sealed and delivered in the presence of Sam Brown and John A. Vanderschuer

ACKNOWLEDGEMENT

STATE OF FLORIDA SS Before me personally appeared R. Carranza and Manuel Jimenez, to me well known and known to be the individuals described in and who executed the foregoing instrument as Trust Officer-Operations and Secretary of the CENTRAL BANK AND TRUST COMPANY, and severally acknowledged to and before me that they executed such instrument as such Trust Officer-Operations and Secretary, respectively, of said Corporation, and that the Seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that it was affixed to said instrument by due and regular Corporate authority.

Witness my hand and official seal this 22 day of OCTOBER, A.D. 1971.

My commission expires OCTOBER 8, 1973.

Notary Public, State of Florida at Large

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY that the BOARD OF COUNTY COMMISSIONERS of Highlands County, Florida, has officially approved this Plat this 2 day of NOV, A.D. 1971.

Attest Earl Rich Clerk of the Circuit Court

By Robert Skippin Chairman

CERTIFICATE OF APPROVAL OF CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA SS I, EARL RICH, Clerk of the Circuit Court of Highlands County, Florida, do hereby certify that I have examined this Plat and that it complies in and with the Laws of the State of Florida regulating the making of Surveys and the filing for record of Maps and Plats, and have this day filed same for record in Book 2190, at Page 6 of the Public Records of Highlands County, Florida, this 2 day of NOV, A.D. 1971.

Witness my hand and seal at Sebring, Highlands County, Florida, this 2 day of NOV, A.D. 1971.

Earl Rich
Clerk of the Circuit Court

CERTIFICATE OF SURVEYOR

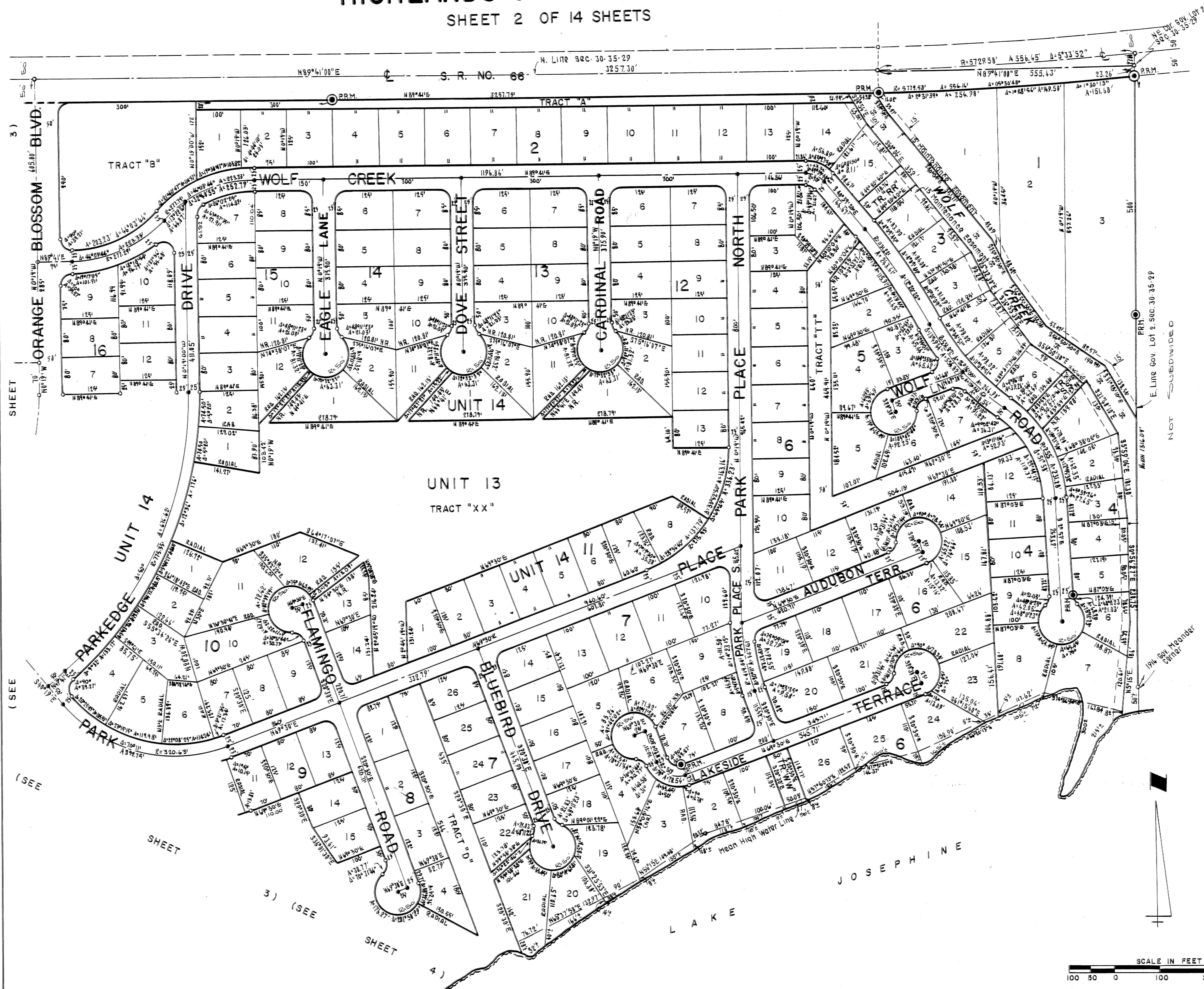
STATE OF FLORIDA SS I HEREBY CERTIFY that the attached Plat entitled "ORANGE BLOSSOM COUNTRY CLUB COMMUNITY UNITS 13 THROUGH 19 INCLUSIVE," is a true and correct representation of the land as recently surveyed and in accordance with Chapter 71-339 Florida Statutes and chapter 10 275 No (253)

By R. P. Darter
Registered Land Surveyor No. 2190
State of Florida

8/10-6

PLAT BOOK	10
AND PAGE	6

SHEET 2 OF 14 SHEETS



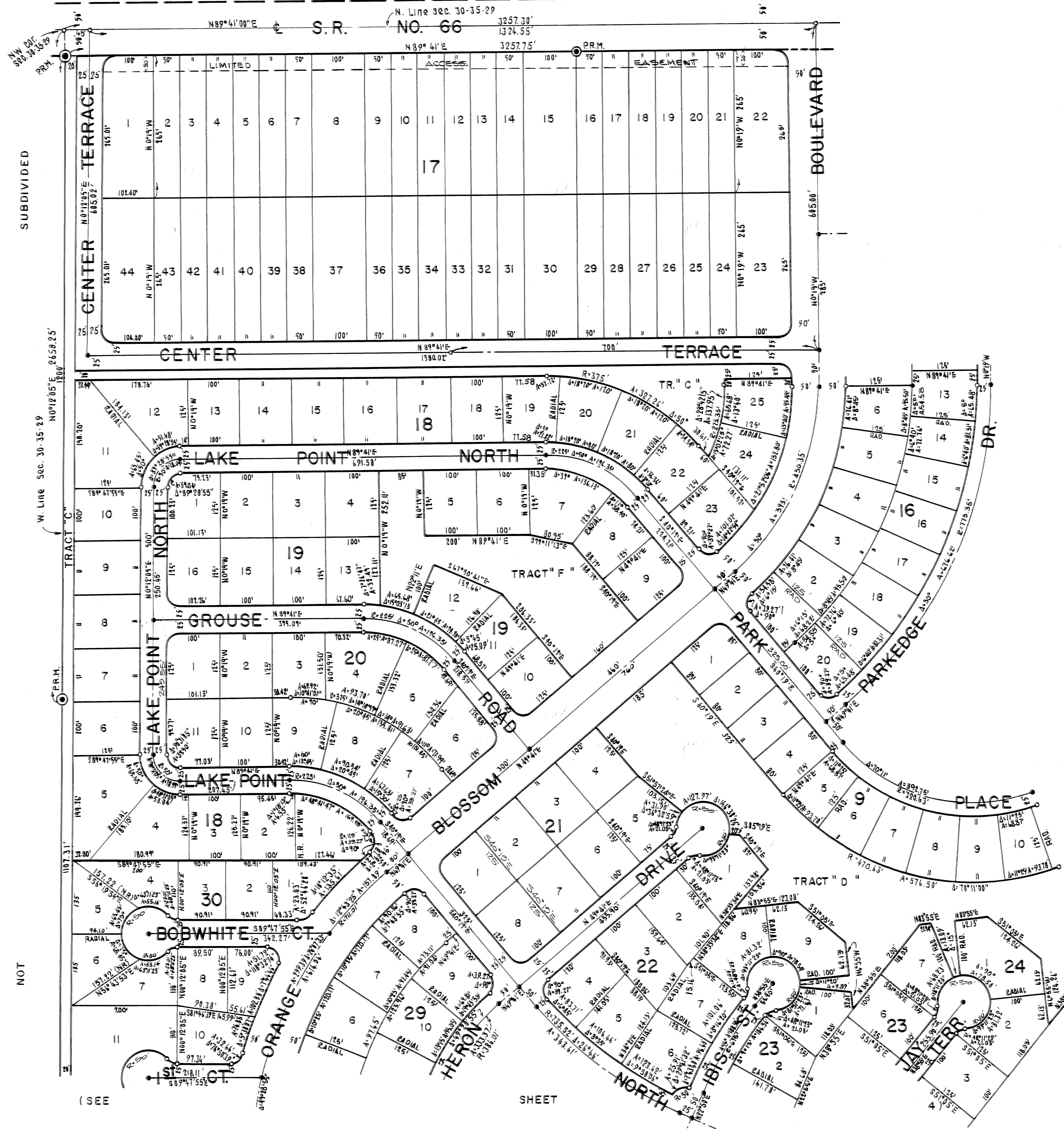
PB 10 Pg 6
Sheet 3 of 14

ORANGE BLOSSOM COUNTRY CLUB COMMUNITY UNITS 13 THROUGH 19 INCLUSIVE

HIGHLANDS COUNTY, FLORIDA

PLAT BOOK 10
AND PAGE 6

ORANGE BLOSSOM ESTATES UNIT II PB. 7 PG. 43 SHEET 3 OF 14 SHEETS NOT SUBDIVIDED



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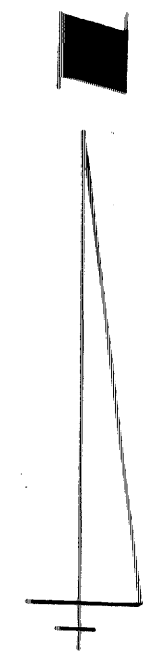
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ORANGE BLOSSOM COUNTRY CLUB COMMUNITY UNITS 13 THROUGH 19 INCLUSIVE

HIGHLANDS COUNTY, FLORIDA

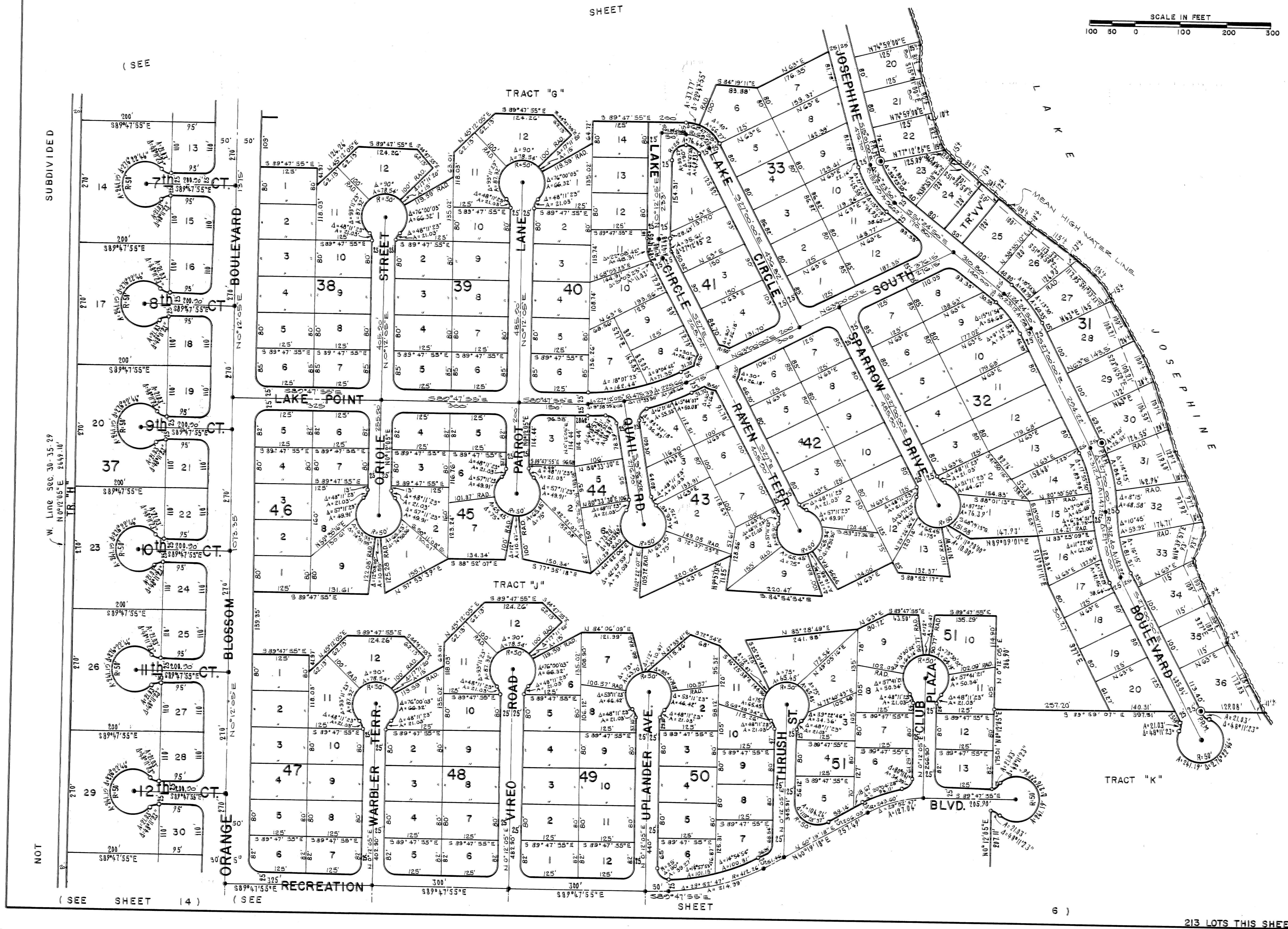
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PLAT BOOK 10
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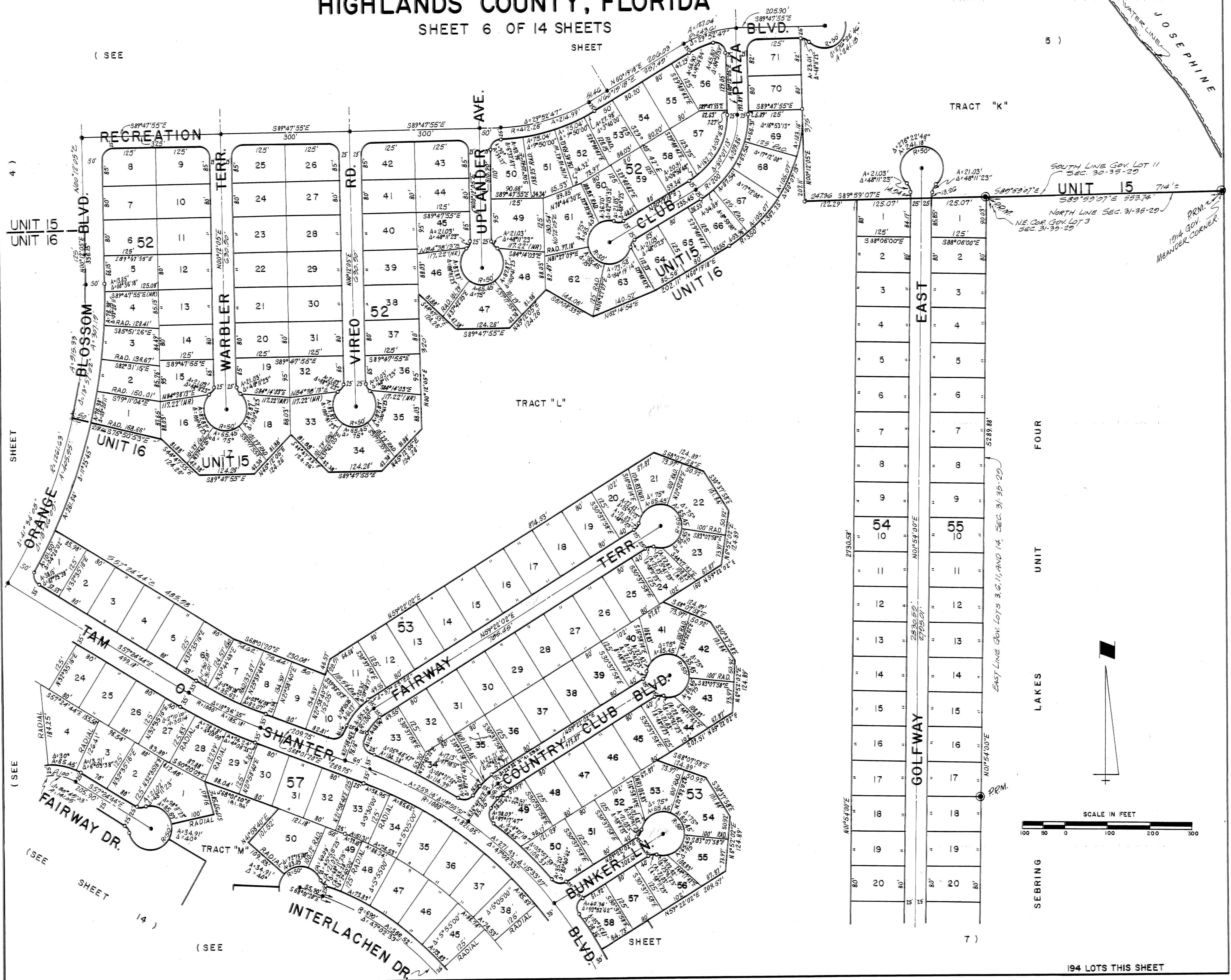
213 LOTS THIS SHEET

ORANGE BLOSSOM COUNTRY CLUB COMMUNITY UNITS 13 THROUGH 19 INCLUSIVE

HIGHLANDS COUNTY, FLORIDA

SHEET 6 OF 14 SHEETS

PLAT BOOK 10
AND PAGE 6



ORANGE BLOSSOM COUNTRY CLUB COMMUNITY UNITS 13 THROUGH 19 INCLUSIVE

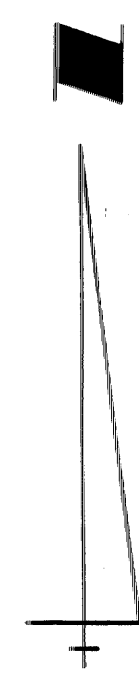
HIGHLANDS COUNTY, FLORIDA

SHEET 7 OF 14 SHEETS

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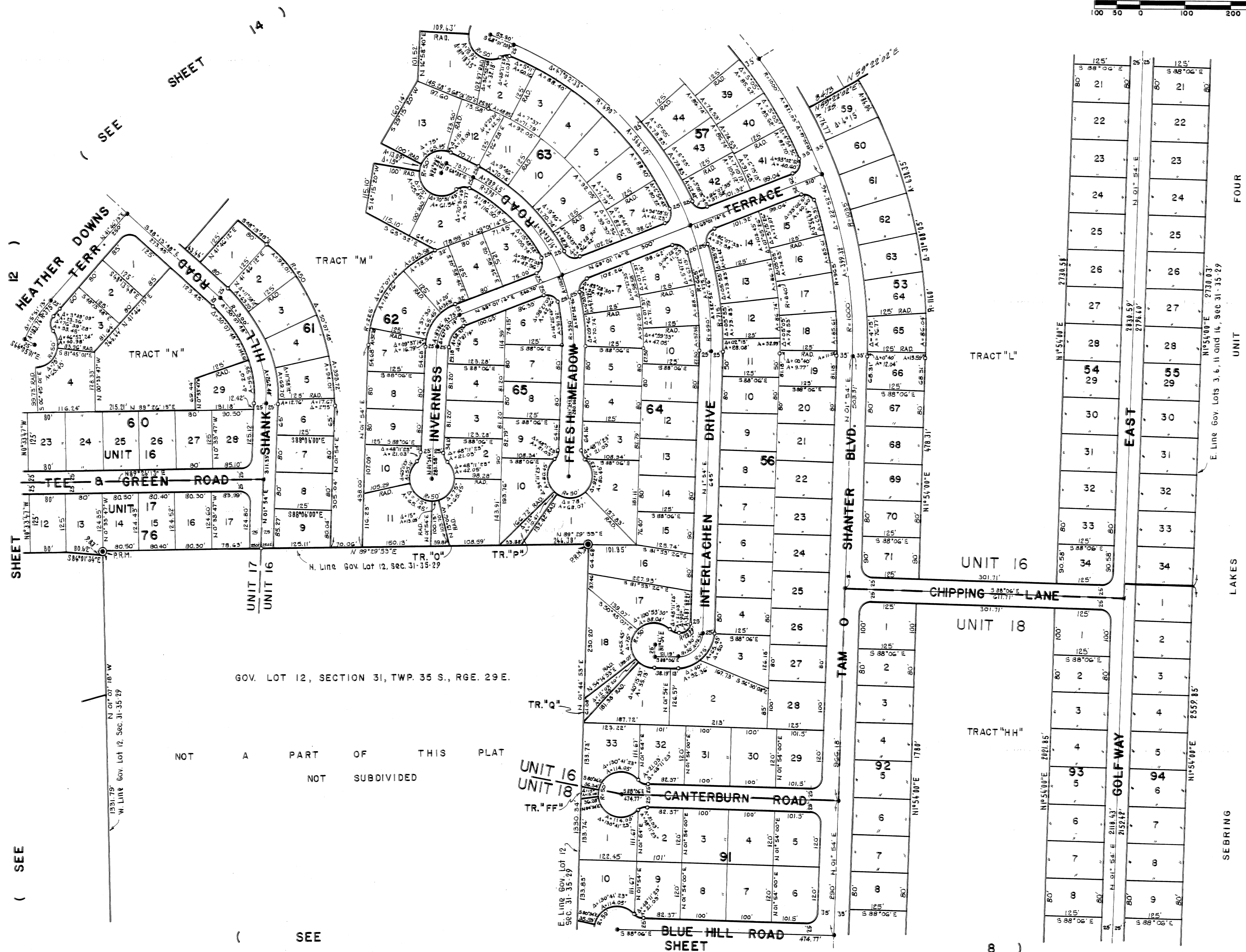
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PLAT BOOK 10
AND PAGE 6



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NOT A PART OF THIS PLAT
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193 LOTS THIS SHEET

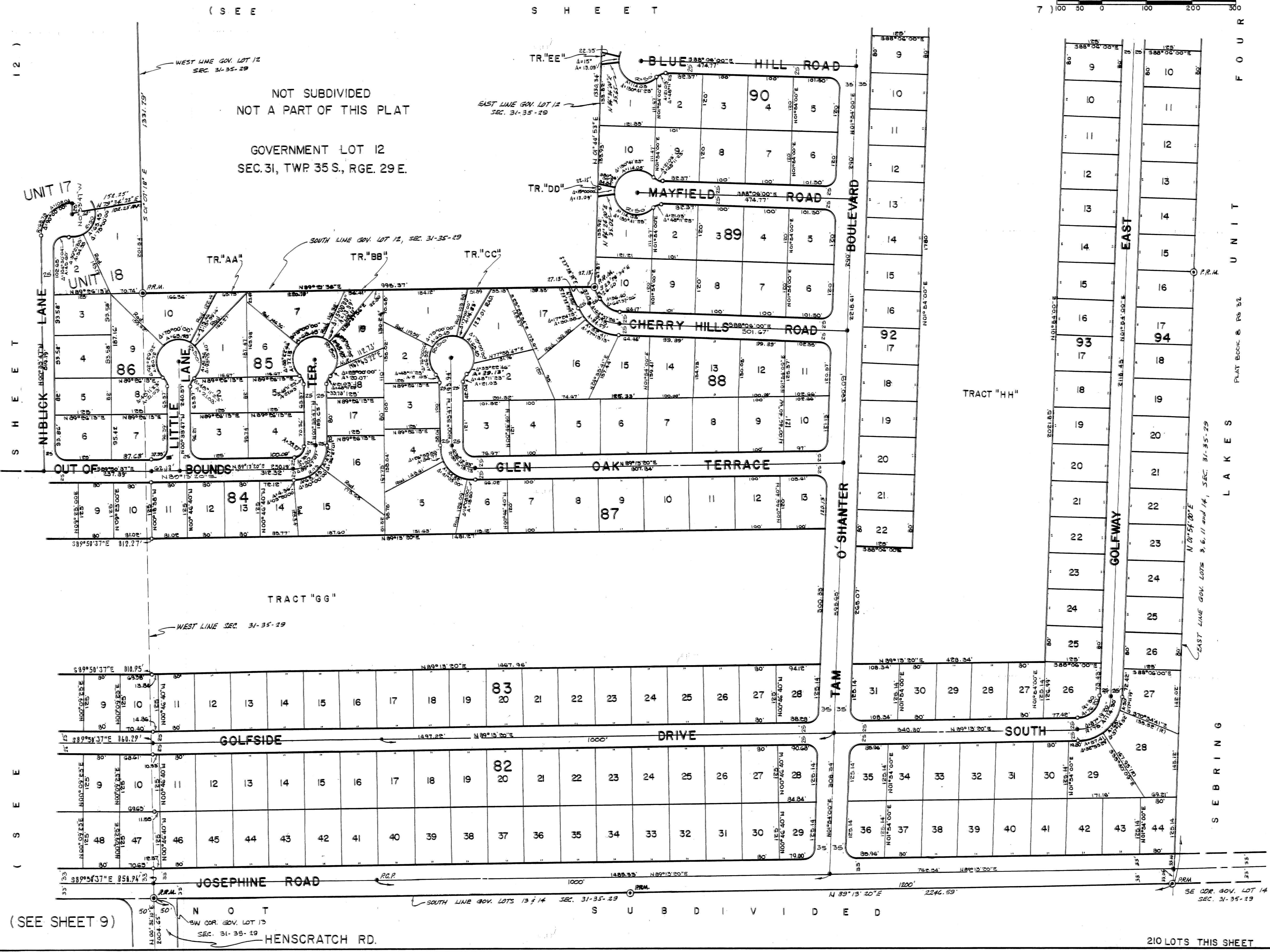
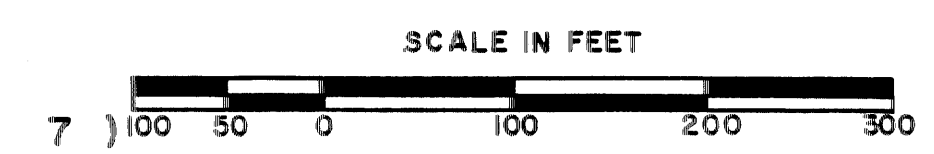
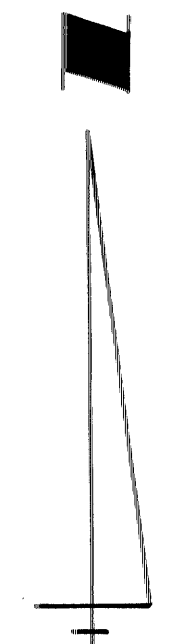
PB 10 Pg 6
Sheet 8 of 14

ORANGE BLOSSOM COUNTRY CLUB COMMUNITY UNITS 13 THROUGH 19 INCLUSIVE

HIGHLANDS COUNTY, FLORIDA

SHEET 8 OF 14 SHEETS

PLAT BOOK 10
AND PAGE 6

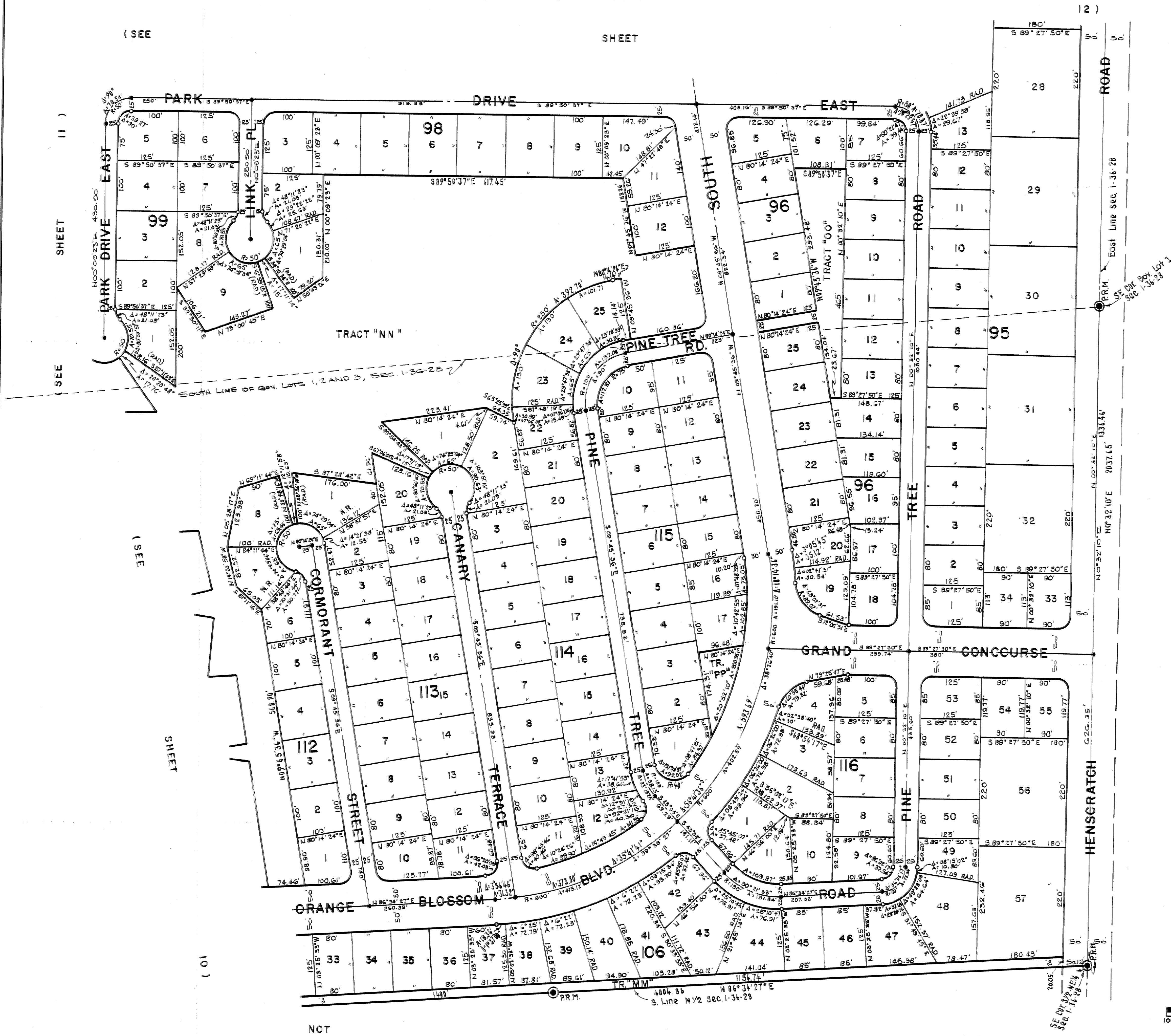


**ORANGE BLOSSOM
COUNTRY CLUB COMMUNITY
UNITS 13 THROUGH 19 INCLUSIVE**

HIGHLANDS COUNTY, FLORIDA

SHEET 9 OF 14 SHEETS

PLAT	BOOK	10
AND	PAGE	6



SCALE IN FEET

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172 LOTS THIS SHEET

PB 10 Pg 6
Sheet 11 of 14

ORANGE BLOSSOM COUNTRY CLUB COMMUNITY UNITS 13 THROUGH 19 INCLUSIVE

HIGHLANDS COUNTY, FLORIDA

SHEET 11 OF 14 SHEETS

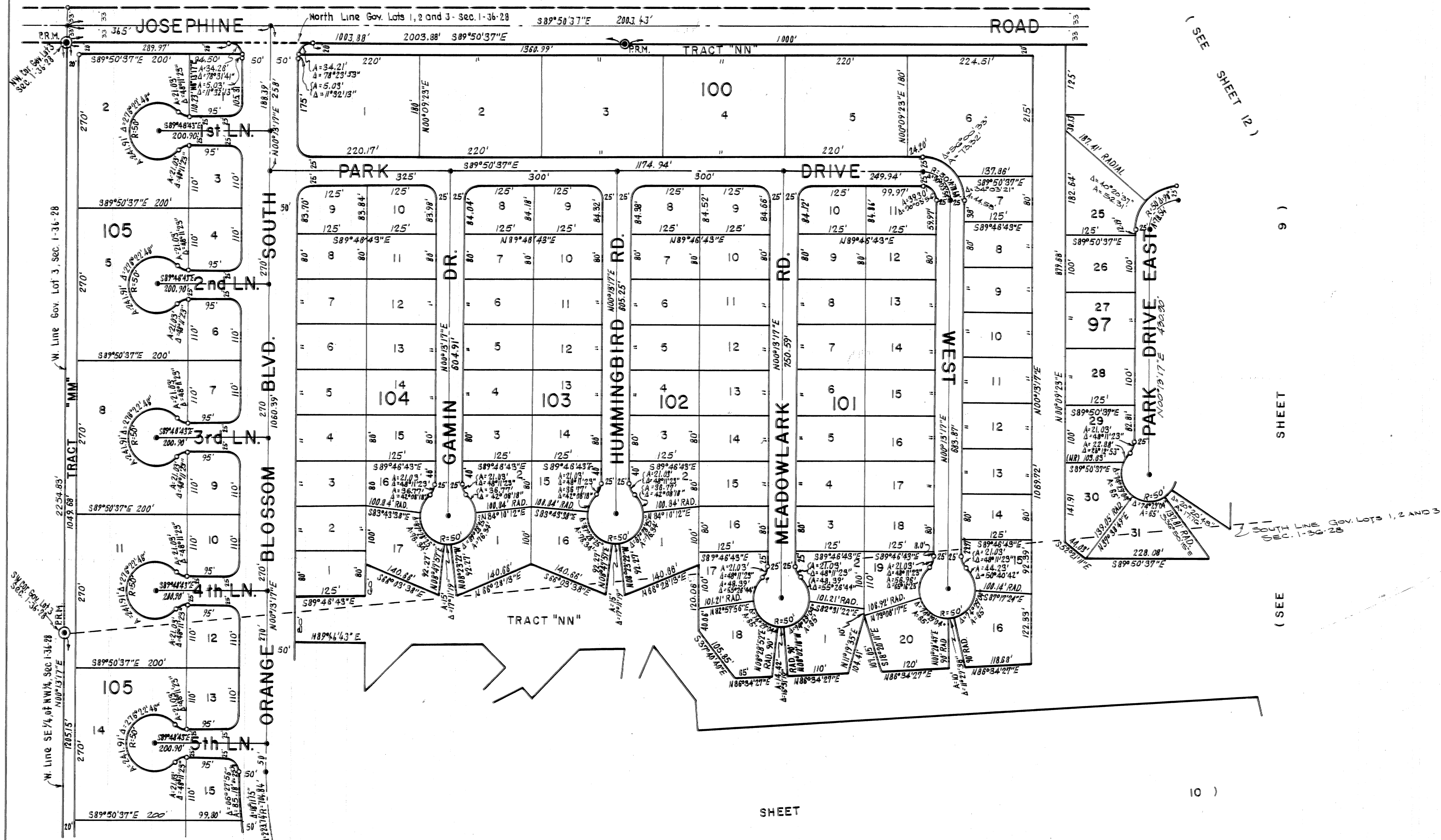
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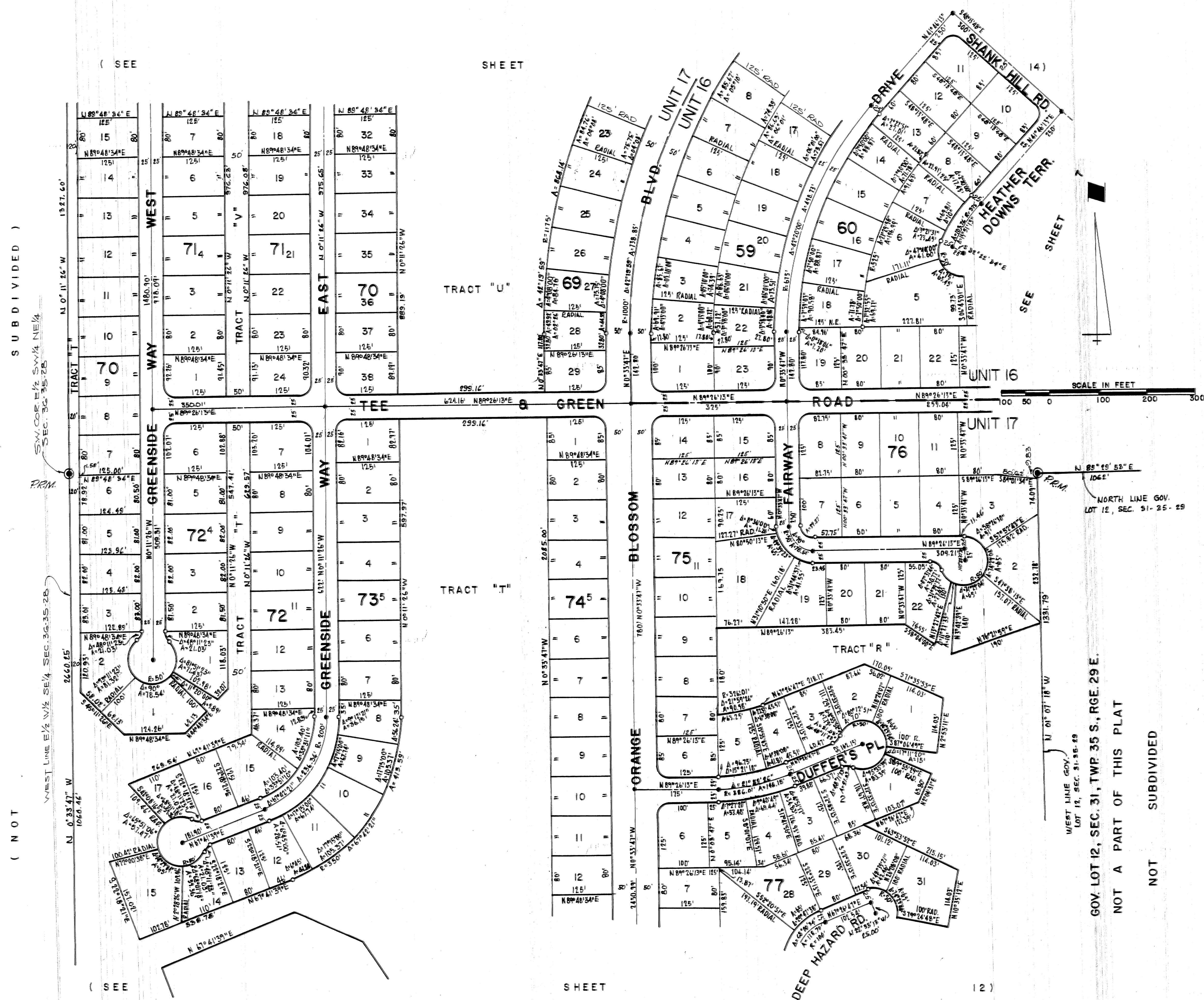
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HIGHLANDS COUNTY, FLORIDA

SHEET 13 OF 14 SHEETS



WEST LINE GOV.
LOT 12, SEC. 31-35-29
GOV LOT 12, SEC. 31, TWP 35 S., RGE. 29 E.

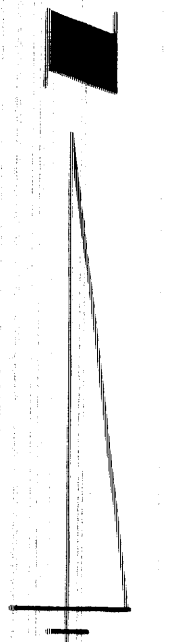
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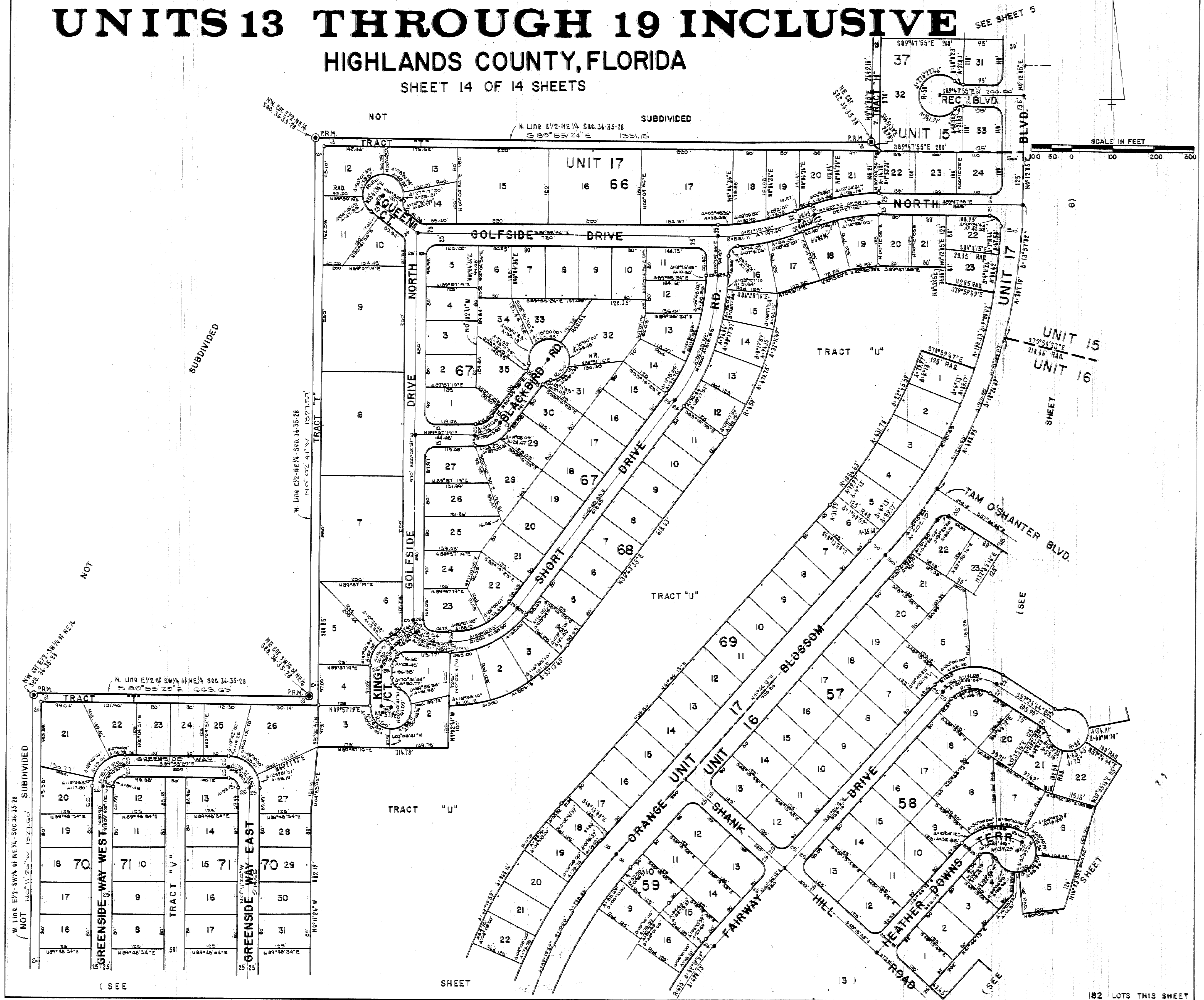
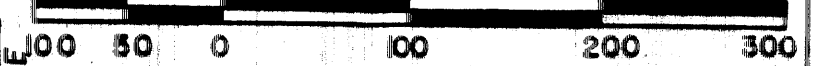
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SCALE IN FEET



182 LOTS THIS SHEET