

EMERALD BEACH UNIT ONE

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 S, RANGE 13 E, PASCO COUNTY, FLORIDA, LYING NORTHWESTERLY OF U.S. HIGHWAY No. 19; LESS THAT PORTION THEREOF SHOWN AS "NOT INCLUDED."

STATE OF FLORIDA)
COUNTY OF PASCO) ss

The undersigned owners and mortgagees of the lands shown on this plat and described as being in Pasco County, Florida, as follows:

Commence at the Northeast Corner of the Northwest 1/4 of Section 13, Township 24 S, Range 13 E, Pasco County, Florida, run N 68°46'35"W along North section line 730.24 ft to a Point of Beginning, then thence S 33°55'34"W 130.02 ft, thence S 50°04'26"E 300.0 ft, thence S 33°55'34"W 200.0 ft, thence S 50°04'26"E 60.0 ft, thence S 33°55'34"W 100.0 ft, thence S 50°04'26"E 120.0 ft, thence N 33°55'34"E 100.0 ft, thence S 50°04'26"E 445.0 ft, thence S 33°55'34"W 1000.0 ft, thence N 50°04'26"W 650.0 ft, thence S 33°55'34"W 60.0 ft, thence N 50°04'26"W 225.0 ft, thence N 76°15'33"W 142.73 ft, thence 1/4 0°11'45"E 1000 ft, thence N 68°46'15"W 34.69 ft, thence N 0°11'45"E 75.0 ft, thence N 68°46'15"W 600.0 ft, thence N 0°11'45"E 300.0 ft, thence S 68°46'15"E 600.0 ft, thence N 0°11'45"E 90.0 ft, thence S 68°46'15"E 62.5 ft, thence N 0°11'45"E 140.0 ft, thence S 68°46'33"E 366.6 ft to the Point of Beginning, less that portion shown as "Not Included."

have caused said lands to be divided and subdivided as shown hereon and do hereby dedicate to the perpetual use of the public all roads, streets, alleys and other rights of way and all parks and recreation areas and all easements for utilities, drainage and other purposes and for all purposes incident thereto as shown and depicted hereon, reserving, however, the reversion or reversions thereof should the same be renounced, disclaimed, abandoned or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof.

MORTGAGEES

Melvin S. Scheer Mortgagee
Bette B. Scheer Mortgagee

FLORIDA SUN COAST LAND AND MINING CORPORATION

Wm. Clark Jr. Vice President
Lloyd S. Braden Secretary & Treasurer

Signed, sealed and delivered in the presence of

Rufus D. Chandler Witness
Rufus C. Cox Witness

Rufus D. Chandler Witness
Rufus C. Cox Witness

STATE OF FLORIDA)
COUNTY OF PASCO) ss

I hereby certify on this 12th day of March, A.D. 1962, that before me personally appeared W. M. CLARK, JR. and LLOYD S. BRADEN, respectively Vice President and Secretary & Treasurer of FLORIDA SUN COAST LAND AND MINING CORPORATION, to me known to be the persons described in and who executed the foregoing certificate and declaration and severally acknowledged the execution thereof to be their free act and deed as such officers, and that they affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation. Witness my hand and official seal of New Port Dixiey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires 12-20-63

STATE OF FLORIDA)
COUNTY OF PASCO) ss

I hereby certify on this 12th day of March, A.D. 1962, that before me personally appeared MELVIN S. SCHEER and BETTE B. SCHEER, as mortgagees, to me known to be the persons described in and who executed the foregoing certificate and declaration and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. Witness my hand and official seal of New Port Dixiey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires 12-20-63

APPROVED: by the Board of County Commissioners of Pasco County, Florida on this 12th day of MARCH A.D. 1962. W. M. Clark Jr. Chairman

FILED AND RECORDED in the Public Records of Pasco County, Florida, on this 14th day of March A.D. 1962 in PLAT BOOK 7 PAGE 88-89.

Stephen L. Buzanida Clerk of the Circuit Court
By: Robert M. Jordan, S.S.

SURVEYOR'S CERTIFICATE: I hereby certify that on this 9th day of March A.D. 1962, this property was surveyed and monuments (P.M.) were set as indicated and angles, lengths and dimensions are correct.

C. Fred Dwyer and Associates
No. 3696
Fla. Surveyors Reg. No. 027