For Restrictions, see O R Book 196 - Page 99.

1-88

EMERALD BEACH UNIT ONE

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 S, RANGE 16 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 16 E, Pasco County, Florida, run N 89°48'39"W along North section line 730.24 ft for a Point of Beginning. Run thence S 39°55'34"W 1390.02 ft; thence S 50°04'26"E 3000 ft, thence S 39°55'34"W 2000 ft, thence S 50°04'26"E 600 ft, thence S 39°55'34"W 1210 ft, thence S 50°04'26"E 1500 ft, thence N 39°55'34"E 1000 ft, thence S 50°04'26"E 445.0 ft, thence S 39°55'34"W 1000.0 ft, thence N 50°04'26"W 655.0 ft, thence S 39°55'34"W 600 ft, thence N 50°04'26"W 225.0 ft, thence N 76°15'53"W 142.73 ft, thence N 0°11'45"E 1000 ft, thence N 89°48'15"W 346.0 ft, thence N 0°11'45"E 750 ft, thence N 89°48'15"W 600 ft, thence N 0°11'45"E 700.0 ft, thence S 89°48'15"E 600 ft, thence N 0°11'45"E 500 ft, thence S 89°48'15"E 625 ft, thence N 0°11'45"E 1400 ft, thence S 89°48'39"E 328.6 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 of the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof

MORTGAGEES		FLORIDA SUN COAST LAND AND MINING CORPORATION	
Melvin G Scheer	Mortgagee	V.M. Clark Jr.	Vice President
Bette B. Scheer	Mortgagee	Lloyd S. Braden	Secretary & Treasurer

Signed, sealed and delivered in the presence of

Ruth D. Nessler	Witness	Ruth D. Nessler	Witness
Rufard C. Cox	Witness	Rufard C. Cox	Witness

STATE OF FLORIDA }
COUNTY OF PASCO } ss

I hereby certify on this 12th day of Mar AD 1962, that before me personally appeared V.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 dedication 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 at New Port Richey, Pasco County, Florida, the day and year aforesaid

Donna Nessler
Notary Public, State of Florida, at large

My Commission Expires 12-20-63

STATE OF FLORIDA }
COUNTY OF PASCO } ss

I hereby certify on this 12th day of Mar AD 1962, that before me personally appeared MELVIN G SCHEER and BETTE B SCHEER, as mortgagees, to me known to be the persons described in and who executed the foregoing certificate and dedication 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 Richey, Pasco County, Florida, the day and year aforesaid

Donna Nessler
Notary Public, State of Florida, at large

My Commission Expires 12-20-63

APPROVED by the Board of County Commissioners of Pasco County, Florida on this 19th day of MARCH AD 1962
M C Blalock Chairman

FILED AND RECORDED in the Public Records of Pasco County, Florida, on this 19th day of March AD 1962 in PLAT BOOK 7 PAGE 88 & 89.

Stanley E. Burnside Clerk of the Circuit Court
By: Mabel M. Jordan, D.C.

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

C. Fred Deyoe and Associates
C. Fred Deyoe
Fla Engineers Regn No 5696
Fla Surveyors Regn No 827

Sheet 1 of 2