

EMBASSY HILLS UNIT TWENTY TWO

A REPLAT OF A PORTION OF THE PORT RICHEY LAND COMPANY SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS EMBASSY HILLS UNIT TWENTY-TWO, A REPLAT OF A PORTION OF TRACT 44 IN SECTION 21, A PORTION OF TRACT 62 IN SECTION 22, A PORTION TRACTS 22 AND 23 IN SECTION 27 AND A PORTION OF TRACT 1 IN SECTION 28, ALL BEING IN TOWNSHIP 25 SOUTH, RANGE 16 EAST OF THE PORT RICHEY LAND COMPANY SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 27, SOUTH 89° 43' 21" EAST, A DISTANCE OF 2.51 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89° 16' 30" WEST, A DISTANCE OF 402.87 FEET; THENCE SOUTH 89° 36' 58" EAST, A DISTANCE OF 610.03 FEET; THENCE A DISTANCE OF 137.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT, TO THE BOUNDARY LINE OF EMBASSY HILLS UNIT THIRTEEN, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 49 AND 50 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CURVE HAVING A RADIUS OF 1,350.50 FEET AND A CHORD OF 137.50 FEET WHICH BEARS SOUTH 11° 19' 47" WEST; THENCE ALONG THE BOUNDARY LINE OF SAID EMBASSY HILLS UNIT THIRTEEN, NORTH 89° 36' 58" WEST, A DISTANCE OF 803.67 FEET; THENCE CONTINUE ALONG THE BOUNDARY LINE OF SAID EMBASSY HILLS UNIT THIRTEEN, NORTH 0° 16' 30" EAST, A DISTANCE OF 1,525.68 FEET TO THE SOUTH BOUNDARY LINE OF EMBASSY HILLS UNIT FIFTEEN, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 133 AND 134 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID EMBASSY HILLS UNIT FIFTEEN, SOUTH 89° 38' 51" EAST, A DISTANCE OF 220.00 FEET; THENCE SOUTH 0° 16' 10" WEST, A DISTANCE OF 287.92 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS SHOWN AND DEPICTED HEREON; RESERVING THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; IN THE EVENT THE REPAIR OR MAINTENANCE OF SAID WATER AND SEWER LINES CAUSES DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 14TH DAY OF July, A.D., 1978.

OWNER

EMBASSY DEVELOPMENT, INC.

George H. Brown PRESIDENT Mark Brown ASSISTANT SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
James E. Phillips WITNESS FOR BOTH Frances A. Brown WITNESS FOR BOTH

MORTGAGEE

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEARWATER

James E. Phillips SENIOR VICE PRESIDENT Frances A. Brown SECRETARY
James E. Phillips WITNESS FOR BOTH Frances A. Brown WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, James E. Phillips, on this 14TH DAY OF July, A.D., 1978, BEING OF SOUND MIND AND LEGAL AGE, HAVE PERSONALLY APPEARED BEFORE ME, James E. Phillips, SENIOR VICE PRESIDENT AND SECRETARY OF EMBASSY DEVELOPMENT, INC., A FLORIDA CORPORATION; AND James E. Phillips AND Frances A. Brown, SENIOR VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEARWATER, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTE 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 AT NEW PORT RICHEY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 12/4/81 James E. Phillips NOTARY PUBLIC, STATE OF FLORIDA, NO. 1233

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, RUTH SEAL, OF COASTAL BONDED TITLE COMPANY, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE AS SHOWN ON SAID PLAT, THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1977 HAVE BEEN PAID.

THIS THE 19TH DAY OF July, A.D., 1978.

COASTAL BONDED TITLE COMPANY
BY: Ruth Seal
RUTH SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 30TH DAY OF March, A.D., 1979, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

CASSON ENGINEERING COMPANY
Walter A. Casson
WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 3RD DAY OF April, A.D., 1978.

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 4TH DAY OF April, A.D., 1978, IN PLAT BOOK 17, PAGES 19 AND 20.

James E. Phillips, CLERK OF THE CIRCUIT COURT

SHEET 1 OF 2

EMBASSY HILLS UNIT TWENTY-TWO
PLAT BOOK 17, PAGE 19