

# EMBASSY HILLS UNIT SEVENTEEN

A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND 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.

State of Florida } 55.  
County of Pasco }

The undersigned, Owners and Mortgagee of the lands shown on this Plat to be known as EMBASSY HILLS UNIT SEVENTEEN, a subdivision of a portion of the Southeast ¼ of Section 22, Township 25 South, Range 16 East, Pasco County, Florida and a replat of a portion of Tracts 49, 52, 57, 58, 59, 60, 61 and 64 of the Port Richey Land Company Subdivision of said Section 22 as shown on the Plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, all being further described as follows: Commence at the Southwest corner of the Southeast ¼ of said Section 22, said point being on the Easterly boundary line of Embassy Hills, Unit Fourteen, as shown on the Plat recorded in Plat Book 15, pages 61 and 62 of the Public Records of Pasco County, Florida; thence run along the Easterly boundary line of said Embassy Hills, Unit Fourteen; thence run along the Northwesterly boundary line of said Embassy Hills, Unit Fourteen, North 89°36'58" West, a distance of 30.00 feet to a Point of Beginning; thence continue along the Northwesterly boundary line of said Embassy Hills, Unit Fourteen, North 89°36'58" West, a distance of 169.93 feet for a Point of Beginning; thence continue along the Northwesterly boundary line of said Embassy Hills, Unit Fourteen and the Easterly boundary line of Embassy Hills, Unit Twelve as shown on the Plat recorded in Plat Book 14, pages 136 and 137 of the Public Records of Pasco County, Florida, North 0°02'37" East, a distance of 780.00 feet to the Northerly boundary line of said Embassy Hills, Unit Twelve; thence along the Northerly boundary line of said Embassy Hills, Unit Twelve, North 89°36'58" West, a distance of 538.37 feet; thence continue a distance of 59.20 feet; thence continue along the Northerly boundary line of said Embassy Hills, Unit Twelve, North 0°02'37" West, a distance of 86.00 feet; thence continue along the boundary line of said Embassy Hills, Unit Twelve, North 89°36'58" West, a distance of 112.84 feet; thence continue along the boundary line of said Embassy Hills, Unit Twelve, North 0°02'37" East, a distance of 7.72 feet; thence continue along the boundary line of said Embassy Hills, Unit Fourteen, which bears North 0°02'37" East, a distance of 42.66 feet, along the arc of a curve to the right, said curve having a radius of 139.62 feet and a chord of 42.49 feet; thence continue along the boundary line of said Embassy Hills, Unit Twelve, North 0°02'37" West, a distance of 168.81 feet; thence continue along the boundary line of said Embassy Hills, Unit Twelve, North 0°02'37" East, a distance of 121.12 feet; thence continue along the boundary line of said Embassy Hills, Unit Twelve, South 70°46'27" West, a distance of 96.41 feet to the Easterly right-of-way line of Regency Park Boulevard as shown on the Plat of said Embassy Hills, Unit Twelve; thence along the Easterly right-of-way line of said Embassy Park Boulevard, North 0°02'37" East, a distance of 106.01 feet to the Southerly boundary line of Embassy Hills, Unit Nine, as shown on the Plat recorded in Plat Book 14, pages 88 and 89 of the Public Records of Pasco County, Florida; thence along the Southerly boundary line of said Embassy Hills, Unit Nine, North 70°46'27" East, a distance of 285.97 feet along the arc of a curve to the left, said curve having a radius of 204.65 feet; thence continue along the southerly boundary line of said Embassy Hills, Unit Nine, a distance of 17.86 feet; thence continue along the boundary line of said Embassy Hills, Unit Nine, which bears North 69°37'28" East, a distance of 286.22 feet which bears North 69°37'28" East; thence continue along the Southerly boundary line of said Embassy Hills, Unit Nine, North 69°37'28" East, a distance of 810.00 feet; thence continue along the Southerly boundary line of said Embassy Hills, Unit Nine, North 69°37'28" East, a distance of 118.64 feet and a chord of 119.04 feet, which bears North 69°37'28" East; thence continue along the Southerly boundary line of said Embassy Hills, Unit Nine, North 45°15'30" East, a distance of 157.80 feet to the Northwesterly boundary line of said Embassy Hills, Unit Nine; thence along the Northwesterly boundary line of said Embassy Hills, Unit Nine, North 45°15'30" East, a distance of 35.00 feet to the most Southerly corner of Embassy Hills, Unit Four, as shown on the Plat recorded in Plat Book 12, page 16 and 17 of the Public Records of Pasco County, Florida; thence along the Southeasterly boundary line of said Embassy Hills, Unit Four, North 45°15'30" East, a distance of 85.00 feet; thence along the Southeasterly boundary line of said Embassy Hills, Unit Eight as shown on the Plat recorded in Plat Book 12, pages 102 and 103 of the Public Records of Pasco County, Florida; thence along the most westerly corner of Embassy Hills, Unit Eight and the Southeasterly extension thereof, South 44°44'30" East, a distance of 565.00 feet; thence South 45°15'30" West, a distance of 85.00 feet; thence a distance of 277.83 feet along the arc of a curve to the left, said curve having a radius of 352.14 feet and a chord of 270.24 feet, which bears South 22°39'04" West; thence South 0°02'37" West, a distance of 505.78 feet; thence South 89°36'58" West, a distance of 75.00 feet; thence South 0°02'37" West, a distance of 610.00 feet to the Point of Beginning.

Having caused said land to be divided and subdivided as shown herein; and do hereby dedicate to the perpetual use of the public all roads, streets, alleys, other rights-of-way, parks, recreation areas, easements for utility lines, easements for drainage, and covenants for other purposes as shown and depicted herein; reserving, however, the reversion or reversions thereof, should 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; also 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 16<sup>th</sup> day of JANUARY, A.D. 1978.

OWNERS:

*Carl M. Peterson* President *Mark Peterson* Assistant Secretary  
Signed, Dated and Delivered in the presence of

*John E. Edwards* Witness for Both *W. E. Edwards* Witness for Both

State of Florida } 55  
County of Pasco }  
I hereby certify on this 16 day of January, 1978, before me personally appeared *CARL M. PETERSON*, a duly authorized representative of *MINERI & BILLMAN, INC.* a Florida 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 for the uses and purposes therein set forth and affixed thereto and affixed hereto my true name and title of *President*, *Pasco County, Florida*, this day and year above written. *S.E.P.*

*John E. Edwards*  
Witness for Both *W. E. Edwards* Witness for Both

State of Florida } 55  
County of Pasco }  
I hereby certify on this day of *January 16, 1978*, before me personally appeared *CARL MINERI* and *JUSTIN L. BILLMAN*, respectively President and Executive Vice President of *MINERI & BILLMAN, INC.* a Florida 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 for the uses and purposes therein set forth and affixed thereto and affixed my true name and title of *President*, *Pasco County, Florida*, this day and year above written. *S.E.P.*

APPROVED: By the Board of County Commissioners of Pasco County, Florida, on the 20<sup>th</sup> day of January, 1978.

MORTGAGEE:

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
OF CLEARWATER

*Dame P. Phillips* Senior Vice President *James P. Braun* Secretary  
Signed, Stated and Delivered in the presence of

*Marie J. Petersen* Witness for Both *Patricia L. Coade* Witness for Both

Date 16 Jan 1978  
County of Pasco } 55  
I hereby certify on this 16th day of January, 1978, before me personally appeared *MARIE J. PETERSEN*, a duly authorized representative of *FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEARWATER*, a Florida 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 for the uses and purposes therein expressed. I witness my hand and official seal at New Port Richey, Pasco County, Florida, the day and year above written.

*Marie J. Petersen*  
Witness for Both *Patricia L. Coade* Witness for Both

SURVEYOR'S CERTIFICATE: I hereby certify on the 16<sup>th</sup> day of *January*, 1978, 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 complies with the requirements of Chapter 177 of the Florida Statutes.

CASSON ENGINEERING COMPANY

*Walter A. Casson Jr.*

Florida Surveyors Registration No. 1233

FILED AND RECORDED: in the Office Recorded of Pasco County, Florida, on the 20<sup>th</sup> day of January, 1978.

EXPLANATORY NOTES:  
1 — indicates Set Permanent Reference Monument (PRM)  
2 — indicates Found Permanent Reference Monument (FPRM)  
3 — indicates Permanent Control Point (PCP)  
4 — indicates a known tree = a tree which is an indicator and/or witness unless otherwise otherwise indicated.  
5 — shows a corner point based on an estuarine bearing at North-Carolina-East for the Easterly boundary line of Embassy Hills, Unit 16.

SHEET 1 OF 2

EMBASSY HILLS UNIT SEVENTEEN  
PG. 1 PG. 2