16-1

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 } S.S.
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 1/4 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 1/4 of Said Section 22, Said point being on the Easterly boundary line of Embassy Hills, Unit Fourteen, recorded in Plat Book 15, pages 51 and 52 of the Public Records of Pasco County, Florida; thence run along the Easterly boundary line of Said Embassy Hills, Unit Fourteen, North 0°01'56" East, a distance of 30.00 feet to the Northerly boundary line of Said Embassy Hills, Unit Fourteen; thence along the Northerly boundary line of Said Embassy Hills, Unit Fourteen, North 89°36'58" West, a distance of 169.99 feet for a Point of Beginning; thence continue along the Northerly boundary line of Said Embassy Hills, Unit Fourteen and the Easterly boundary line of Fourteen, North 89°36'58" West, a distance of 366.00 feet; thence continue along the 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 196 and 197 of the Public Records of Pasco County, Florida, North 0°02'37" East, a distance of 730.00 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 72°56'47" West, a distance of 52.29 feet; thence continue along the Northerly boundary line of Said Embassy Hills, Unit Twelve, North 89°36'58" West, a distance of 598.37 feet; thence continue along the boundary line of Said Embassy Hills, Unit Twelve, South 0°02'37" West, a distance of 85.00 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 North 89°32'58" 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 199.62 feet and a continue along the boundary line of Said Embassy Hills, Unit Twelve, a distance of 42.66 along the arc of a curve to the right, Said curve having a radius of 199.62 feet and a chord of 42.58 feet, which bears North 8°47'47" East; thence continue along the boundary line of Said Embassy Hills, Unit Twelve, North 72°27'08" West, a distance of 168.81 feet; thence continue along the boundary line of Said Embassy Hills, Unit Twelve, North 0°09'49" 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 Regency Park Boulevard, North 0°09'49" 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 98 and 99 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 264.65 feet; thence continue along the Southerly boundary line of Said Embassy Hills, Unit Nine, a distance of 285.97 feet along the arc of a curve to the left, Said curve having a radius of 1,146.85 feet and a chord of 285.22 feet which bears North 63°37'28" East; thence continue along the Southerly boundary line of Said Embassy Hills, Unit Nine, North 56°28'30" East, a distance of 230.00 feet; thence continue along the Southerly boundary line of Said Embassy Hills, Unit Nine, a distance of 199.36 feet along the arc of a curve to the left, said curve having a radius of 1,018.95 feet and a chord of 199.04 feet, which bears North 50°52'00" East; thence continue along the Southerly boundary line of Said Embassy Hills, Unit Nine, North 45°15'30" East, a distance of 157.50 feet to the Northeasterly boundary line of Said Embassy Hills, Unit Nine; thence along the Northeasterly boundary line of Said Embassy Hills, Unit Nine, North 44°44'30" West, a distance of 95.00 feet to the most Southerly corner of Embassy Hills, Unit Four as shown on the Plat recorded in Plat Book 12, pages 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 86.00 feet to the most Westerly corner of Embassy Hills, Unit Eight as shown on the Plat recorded in Plat Book 13, pages 102 and 103 of the Public Records of Pasco County, Florida; thence along the Southwesterly boundary line of Said Embassy Hills, Unit Eight and the Southeasterly extension thereof, South 44°44'30" East, a distance of 565.00 feet; thence South 45°16'30" West, a distance of 85.00 feet; thence a distance of 277.89 feet along the arc of a curve to the left, Said curve having a radius of 352.14 feet and a chord of 270.74 feet, which bears South 22°39'04" West; thence South 0°02'37" West, a distance of 505.78 feet; thence North 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 hereon; and do hereby dedicate to the perpetual use of the public all roads, streets, alleys, other rights-of-way, parks, recreation areas, easements for utilities, easements for drainage, and easements for other purposes as shown and depicted hereon; 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; 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 16TH day of JANUARY, A.D. 1978.

:OWNERS:

EMBASSY DEVELOPMENT, INC

Signed, Sealed and Delivered in the presence of:

Witness For Both — Witness For Both

State Of Florida } S.S.
County Of Pasco }

I hereby certify, on this 16th day of Jan. A.D. 1978, Before me personally appeared ... President and ... Assistant Secretary of EMBASSY DEVELOPMENT, 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 expressed. Witness my hand and official seal at New Port Richey, Pasco County, Florida, the day and year aforesaid. My commission expires ...

Notary Public, State of Florida, at large

MINIERI COMMUNITIES OF FLORIDA, INC

... President ... Executive Vice President

Signed, Sealed and Delivered in the presence of

Witness For Both — Witness For Both

State Of Florida } S.S.
County Of Pasco }

I hereby certify, on this 16 day of Jan. A.D. 1978, Before me personally appeared CARL MINIERI and AUSTIN L. ELLIMON, respectively President and Executive Vice President of MINIERI COMMUNITIES OF FLORIDA, INC., a Florida Corporation; to me known to be the persons described in and who executed the foregoing certificate 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, Pasco County, Florida, the day and year aforesaid. My Commission expires 11-28-81

Notary Public, State of Florida, at large

APPROVED: By the Board of County Commissioners of Pasco County, Florida, on this 1st day of ... A.D. 1978

... Chairman

:MORTGAGEE:

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEARWATER

... Senior Vice President — ... Secretary

Signed, Sealed and Delivered in the presence of:

Witness For Both — Witness For Both

State Of Florida } S.S.
County Of Pasco }

I hereby certify, on this 11th day of Jan. A.D. 1978, before me personally appeared JAMES E. PHILLIPS and ... respectively Senior Vice President and Secretary 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. Witness my hand and official seal at New Port Richey, Pasco County, Florida, the day and year aforesaid.

Notary Public, State of Florida, at large

SURVEYOR'S CERTIFICATE: I hereby certify, on this 8TH day of MAR. A.D. 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 data complies with all the requirements of Chapter 177 of the Florida Statutes.

CASSON ENGINEERING COMPANY

WALTER A. CASSON JR
Florida Surveyors Registration No. 1293

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 14 day of ... A.D. 1978. In Plat Book ... Pages ... and ...

... Clerk of the Circuit Court

GENERAL NOTES:

1. ● — ● — Indicates Set Permanent Reference Monument (P.R.M.)
2. ○ — ○ — Indicates Found Permanent Reference Monument (P.R.M. #1293)
3. ⊕ — ⊕ — Indicates Permanent Control Point (P.C.P.)
4. Easements as shown thus ---------- and thus ---------- and are for drainage and/or utilities unless shown otherwise.
5. Bearings shown hereon are based on an assumed bearing of North 0°02'58" East for the Easterly boundary line of Embassy Hills, Unit Nine Plat.

SHEET 1 OF 2

EMBASSY HILLS UNIT SEVENTEEN
P.B. ... PG. ...

EMBASSY DEVELOPMENT INC.
O.R. No. 711581