

15/138

STATE OF FLORIDA } S. S.
COUNTY OF PASCO }

THE UNDERSIGNED OWNERS AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS EMBASSY HILLS UNIT SIXTEEN, A RESUBDIVISION OF A PORTION OF TRACTS 19, 20, 21, 22 AND 29 OF FORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60, 61, 62, 63, 64 AND 65 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO A RESUBDIVISION OF A PORTION OF AVALON HEIGHTS, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 3, PAGE 51 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; HEREBY AGREE TO BE BOUND BY THE DECISIONS RENDERED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, RECORDED IN THE OFFICIAL RECORD BOOK 887, PAGE 512 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AS FOLLOWS:

TO HAVE AND TO HOLD TO THE NORTHWEST 1/4 OF SAID SECTION 13, THENCE RUN ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, 10' TO THE EAST BOUNDARY LINE OF EMBASSY HILLS UNIT FOURTEEN AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 51 AND 52 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 0° 16' 34" EAST, A DISTANCE OF 10.00 FEET TO THE EAST BOUNDARY LINE OF SAID EMBASSY HILLS UNIT FOURTEEN, THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID EMBASSY HILLS UNIT FOURTEEN, SOUTH 89° 44' 00" WEST, A DISTANCE OF 385.32 FEET TO THE SOUTH BOUNDARY LINE OF SAID EMBASSY HILLS UNIT SIX, NORTH 89° 36' 58" WEST, A DISTANCE OF 395.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89° 36' 58" WEST, A DISTANCE OF 11.39 FEET TO THE SOUTH BOUNDARY LINE OF SAID TRACT 25; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 25 AND 29, NORTH 89° 44' 00" WEST, A DISTANCE OF 385.32 FEET TO THE EAST BOUNDARY LINE OF EMBASSY HILLS UNIT SIX AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 12, PAGES 145, 146 AND 147 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID EMBASSY HILLS UNIT SIX, SOUTH 89° 44' 00" WEST, A DISTANCE OF 894.26 FEET TO THE SOUTH BOUNDARY LINE OF SAID EMBASSY HILLS UNIT FOURTEEN; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID EMBASSY HILLS UNIT FOURTEEN, SOUTH 89° 36' 58" EAST, A DISTANCE OF 1,000.81 FEET TO THE POINT OF BEGINNING.

THE SAID TRACTS 25 AND 29 ARE TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND 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 CEMETERIES, AND EASEMENTS FOR ANY OTHER PURPOSES AS SHOWN AND DESIGNATED HEREON; AND HEREBY AGREE TO BE BOUND BY THE DECISIONS RENDERED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, RECORDED IN THE OFFICIAL RECORD BOOK 887, PAGE 512 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AS FOLLOWS:

RESERVING, HOWEVER, THE REVERSION OR REVERSIONS THEREOF, SHOULD SAME BE RENOUNCED, DECLINED, REFUSED, OR OTHERWISE NOT ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, IN THE EVENT OF ANY SUCH ACTION, THE SAID TRACTS 25 AND 29, AND THE SAID EASEMENTS, SHALL BE REVERTED TO THE SAID OWNERS OF SAID TRACTS 25 AND 29, AND THE SAID EASEMENTS, WITHOUT ANY FURTHER ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA; AND RESERVING THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT, IN THE EVENT THAT THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, SHOULD CHOOSE TO PLACE TO EXISTING STREET'S, OWNERS AGREE TO REPLACE SAID STREET'S TO THEIR PRIOR CONDITION WITHIN SAID DEDICATED AREA.

THIS THE 23RD DAY OF DECEMBER, 1977.

: OWNERS:

Signature : PRESIDENT Mark Brown : ASSISTANT SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF :

Joseph A. Butcher WITNESS FOR BOTH John E. H. WITNESS FOR BOTH
STATE OF FLORIDA

STATE OF FLORIDA }
COUNTY OF PASCO } S.S.

TONGAPA, INCORPORATED

Robert P. Gause : PRESIDENT Jack L. Poppen : SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Jaqueline A. Pothol : WITNESS FOR BOTH John E. H. Pothol : WITNESS FOR BOTH

I HEREBY CERTIFY ON THIS 27 DAY OF DECEMBER, 1997, BEFORE ME PERSONALLY APPEARED GEORGE M. BROWN AND MARK BROWN, RESPECTIVELY, PRESIDENT AND ASSISTANT SECRETARY, OF EMBARCADERO DEVELOPMENT INC., A FLORIDA CORPORATION, ROBERT E. GAUSE, DAVID E. RUDOLPH, RESPECTIVELY, PRESIDENT AND SECRETARY OF TONGAHILL INCORPORATED, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE, AND I HAVE KNOWNLY ACKNOWLEDGED THE EXECUTION OF SAID CERTIFICATE AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL, AT NEWPORT RICHIE, FLASCO COUNTY, FLORIDA, THE DAY AND YEAR FIRST ABOVE WRITTEN.

:MORTGAGEE

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEARWATER

James E. Higgins SENIOR VICE PRESIDENT

SIGNED, ~~SEALED~~ AND DELIVERED IN THE PRESENCE OF ;

Diana L. Leonard WITNESS FOR BOTH

STATE OF FLORIDA }
COUNTY OF PINELLAS } ss

I HEREBY CERTIFY ON THIS 17th day of Dec., 1990, BEFORE ME PERSONALLY APPEARED JAMES E. PHILLIPS AND FRANCES A. BROWN, RESPECTIVELY, SENIOR VICE PRESIDENT AND SECRETARY OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEARWATER, A FLORIDA CORPORATION TO BE HEREIN TO AS THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND GENERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AND THE CONTENTS AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT CLEARWATER, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID. MY COMMISSION EXPIRES DEC. 31, 1991

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA ON THIS 28th DAY OF Feb A D 1978

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS THE 1st DAY OF MARCH,
A.D. 1978, IN PLAT BOOK 15, PAGES 138 AND 139.

Joe D. Brown : CLERK OF CIRCUIT COURT

GENERAL NOTES

- 1 ---○--- INDICATES SET PERMANENT REFERENCE MONUMENT (PRM)
2 ---●--- INDICATES PERMANENT CONTROL POINT (P.C.P.)
3 ---□--- INDICATES FOUND PERMANENT REFERENCE MONUMENT (PRM) RLS #1233
4 EASEMENTS ARE SHOWN BY THIS --- AND THIS --- AND ARE FOR DRAINAGE
AND OR UTILITIES, UNLESS SHOWN OTHERWISE
5 BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 01° 32' WEST FOR
THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 07, TOWNSHIP 25 SOUTH, RANGE 16 EAST,
RACCO COUNTY, KENTUCKY

SURVEYORS CERTIFICATE
I HEREBY CERTIFY ON THIS 16th DAY OF FEB, 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 197 OF THE FLORIDA STATUTES.

CASSON ENGINEERING COMPANY

WALTER A. CASSON JR.
FLORIDA SURVEYOR'S REG'N. NO. 18354

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