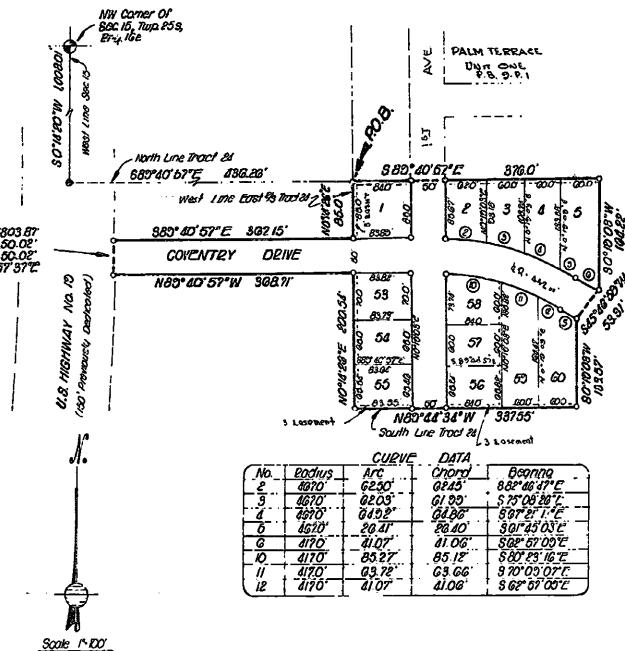


# COVENTRY

# UNIT ONE

BEING A SUBDIVISION OF A PORTION OF TRACT 24 OF PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 16, TOWNSHIP 25S, RANGE 18E,  
AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



EFFECTIVED: by the Board of County Commissioners of Pasco County, Florida,  
on this 10th day of October, A.D. 1967.

A.C. Smith Chairman

FILED AND RECORDED in the public records of Pasco County, Florida, on this  
11th day of October, A.D. 1967, in PLAT BOOK 1, PAGE 23.

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

State of Florida } ss

County of Pasco } ss  
The undersigned owners of the lands shown on this plot and described as being in Pasco County, Florida,  
as follows:

Commence at the Northwest corner of Section 16, Township 25S, Range 18E, Pasco County, Florida; thence  
run along the West line of said Section 16, as shown on Plat recorded in Plat Book 1,  
Page 61, Public Records of Pasco County, Florida; thence running the North line of said Tract 24,  
N 85° 40' 57" E, 300.20' ft. to the Northwest corner of the East 1/4 of said Tract 24 for a Point of Beginning;  
thence continue S 85° 40' 57" E, 300.20' ft.; thence S 01° 00' 54" W, 100.00' ft.; thence S 45° 46' 59" N, 93.91' ft.; thence  
S 90° 10' 03" W, 193.57' ft. to the South line of said Tract 24; thence N 03° 44' 34" W, 322.45' ft. to the West line of  
the East 1/4 of said Tract 24; thence N 04° 28' E, 200.64' ft.; thence N 02° 40' 37" W, 368.91' ft.; thence 50.02%  
along the arc of a curve to the left, said curve being a radius of 5,803.87' and a chord of 568.45';  
which bears N 05° 37' E; thence S 05° 42' 07" E, 307.15' ft. to the West line of the East 1/4 of said Tract 24;  
thence N 04° 26' E, 80' ft. to the Point of Beginning.

have 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 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 herein, reserving, however, the reversion or  
reversions thereof should the 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 this the 3rd day of October, A.D. 1967.

: OWNED:

Floyd Groff President Theira Groff Secretary

Signed, sealed and delivered in the presence of:

Walter C. Cassard Witness Ruth J. H. Witness

State of Florida } ss

County of Pasco } ss  
I here by certify on this 24th day of Oct., A.D. 1967, that before me personally appeared FLOYD GROFF  
and THEIRA GROFF respectively President and Secretary of COVENTRY HOMES, INC., a corporation under  
the laws of the State of Florida, to me known to be the persons described in and who executed the  
foregoing certificate and certificate and severally acknowledged the execution thereof to be their free act  
and deed for the uses and purposes therein expressed and that they affixed thereto the official seal  
of said corporation and that said instrument is the official act and deed of said corporation. Witness  
my hand and official seal at New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires July 1, 1971

Bernard J. Heidrich  
Notary Public, State of Florida

SURVEYOR'S CERTIFICATE: I hereby certify on this 24th day of Oct., A.D. 1967 that this plot was  
Surveyed and that Monuments (P.M.) were set as indicated and that angles, length and dimensions are  
correct.

Walter C. Cassard  
WALTER C. CASSARD  
FC Surveyor's Regn No 1233  
Fla. Engineers Regn No 6444

NOTE: -o- Indicates Permanent Reference Monument (PRM)

-+-- indicates dimension and/or utility segment  
Side lot easements are 60' in width, unless otherwise shown  
Side lot easements are 30' in width, unless otherwise shown