

EMBASSY HILLS UNIT THIRTEEN

A SUBDIVISION OF A PORTION OF TRACTS 41 AND 44 IN SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AND A PORTION OF TRACTS 22 AND 23 IN SECTION 27, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AND A PORTION OF TRACT 1 IN SECTION 28, TOWNSHIP 25 SOUTH, RANGE 16 EAST, ALL OF 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 }
County of Pasco }

The undersigned owners and mortgagees of the lands shown on this plat, to be known as EMBASSY HILLS UNIT THIRTEEN and described as being in Pasco County, Florida, as follows:

Commence at the Southeast corner of Section 21, Township 25 South, Range 16 East, Pasco County, Florida, the same being the Northeast corner of Section 28, Township 25 South, Range 16 East, Pasco County, Florida; thence run along the South boundary line of the Southeast 1/4 of said Section 21, the same being the North boundary line of the Northeast 1/4 of said Section 28, North 89°54'54" West, 217.45 feet to a Point of Beginning; thence South 0°16'30" West, 658.00 feet; thence South 89°36'58" East, 803.67 feet; thence 85°53' feet along the arc of a curve to the left having a radius of 1350.50 feet and a chord of 88.50 feet, which bears South 0°35'44" West; thence along the North right-of-way line of said State Road, North 89°36'58" West, 879.75 feet to the East right-of-way line of Sterling Lane as shown on the plat of Embassy Hills Unit Six recorded in Plat Book 12, pages 145, 146 and 147 of the Public Records of Pasco County, Florida; thence along the East right-of-way line of Sterling Lane, North 0°16'30" East, 1,822.72 feet to the South right-of-way line of Cutty Sark Drive as shown on the plat of Embassy Hills Unit One, recorded in Plat Book 11, pages 86, 87 and 88 of the Public Records of Pasco County, Florida; thence along the South right-of-way line of said Cutty Sark Drive, 87.60 feet along the arc of a curve to the left, said curve having a radius of 300.06 feet and a chord of 67.23 feet, which bears North 77°07'00" East; thence South 0°16'30" West, 1,213.75 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 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 hereon, reserving, however, the reversion or reversations 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; 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 of repair or maintenance causing damage to existing streets, owners agree to replace streets to prior condition within said damaged area. This the 15th day of June, A.D. 1977.

: OWNERS:

EMBASSY DEVELOPMENT, INC.

S.M. Brown : President Mark Brown : Assistant Secretary
Signed, Sealed and Delivered in the presence of:

Quentin S. Fullmer : Witness for Both John E.H. Dan : Witness for Both

L.T.I. INC.

Carl M. Jordan : Vice President Richard D. Jordan : Secretary
Signed, Sealed and Delivered in the presence of:

John E.H. Dan : Witness for Both Quentin S. Fullmer : Witness for Both

: MORTGAGEES:

BARNES MORTGAGE INVESTMENT TRUST

James T. Barnes : President James T. Barnes : Secretary
Signed, Sealed and Delivered in the presence of:

Quentin S. Fullmer : Witness for Both John E.H. Dan : Witness for Both
James T. Barnes

PEOPLES STATE BANK

Richard D. Jordan : Executive Vice President M.L. Snow : Vice President
Signed, Sealed and Delivered in the presence of:

John E.H. Dan : Witness for Both Quentin S. Fullmer : Witness for Both

State of Florida }
County of Pasco }

I hereby certify on this 15 day of June, A.D. 1977, before me personally appeared GEORGE M. BROVIN, a duly qualified Notary Public, State of Florida, of large and lawful age, and James T. Barnes, President and Assistant Secretary, respectively, of EMBASSY DEVELOPMENT, INC., a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and who acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. Witness my hand and official seal of New Port Richey, Pasco County, Florida, the day and year aforesaid.
My Commission Expires: 10-17-77

State of Florida }
County of Pasco }

I hereby certify on this 15 day of June, A.D. 1977, before me personally appeared CARL MINIBER, and James T. Barnes, President and Assistant Secretary, respectively, of L.T.I. INC., a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and who acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. Witness my hand and official seal of New Port Richey, Pasco County, Florida, the day and year aforesaid.
My Commission Expires: 10-17-77

State of Michigan }
County of Wayne }

I hereby certify on this 5th day of May, A.D. 1977, before me personally appeared JAMES T. BARNES, President and Assistant Secretary, respectively, of EMBASSY DEVELOPMENT, INC., a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and who acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. Witness my hand and official seal of Wayne County, Michigan, the day and year aforesaid.
My Commission Expires: 8/1/77

State of Florida }
County of Pasco }

I hereby certify on this 15 day of June, A.D. 1977, before me personally appeared RICHARD D. JORDAN, Executive Vice President and M.L. Snow, Vice President, respectively, of PEOPLES STATE BANK, to me known to be the persons described in and who executed the foregoing certificate and who acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. Witness my hand and official seal of New Port Richey, Pasco County, Florida, the day and year aforesaid.
My Commission Expires: 10-17-77

SURVEYOR'S CERTIFICATE: I hereby certify on this 17th day of August, 1977, 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 Engineer's Reg. No. 6444
Florida Surveyor's Reg. No. 1283

Witnessed by the Surveyor, County of Pasco, Florida on this 22nd day of August, 1977.

FILED AND RECORDED in the Office of the Clerk of the Circuit Court of Pasco County, Florida on this 22nd day of August, 1977.

SHEET 1 OF 2

EMBASSY HILLS UNIT THIRTEEN
PB PG

Embassy Development, Inc. Order No. 711581
1st. 2nd. 3rd. 4th. 5th. 6th. 7th. 8th. 9th. 10th. 11th. 12th. 13th. 14th. 15th. 16th. 17th. 18th. 19th. 20th. 21st. 22nd. 23rd. 24th. 25th. 26th. 27th. 28th. 29th. 30th. 31st. 32nd. 33rd. 34th. 35th. 36th. 37th. 38th. 39th. 40th. 41st. 42nd. 43rd. 44th. 45th. 46th. 47th. 48th. 49th. 50th. 51st. 52nd. 53rd. 54th. 55th. 56th. 57th. 58th. 59th. 60th. 61st. 62nd. 63rd. 64th. 65th. 66th. 67th. 68th. 69th. 70th. 71st. 72nd. 73rd. 74th. 75th. 76th. 77th. 78th. 79th. 80th. 81st. 82nd. 83rd. 84th. 85th. 86th. 87th. 88th. 89th. 90th. 91st. 92nd. 93rd. 94th. 95th. 96th. 97th. 98th. 99th. 100th.