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**BYLAWS**  
**OF**  
**TURNER TRACE TOWNHOMES OWNERS ASSOCIATION, INC.**

**ARTICLE I**

**NAME AND LOCATION**

The name of the corporation is TURNER TRACE TOWNHOMES OWNERS ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the corporation shall be located at 14916 Winding Creek Court, Tampa, Florida 33612, but meetings of members and directors may be held at such places within the State of Florida, County of Hillsborough, as may be designated by the Board of Directors.

**ARTICLE II**

**DEFINITIONS**

Section 1. "Association" shall mean and refer to Turner Trace Townhomes Owners Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Restrictions for Turner Trace, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" or "Developer" shall mean and refer to The Wellesley Corporation, a Florida corporation, and First Fidelity Development, Inc., a Florida corporation, doing business as Turner Trace, a joint venture, their successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.



Section 7. "Declaration" shall mean and refer to the Declaration of Restrictions for Turner Trace recorded in the Public Records of Hillsborough County, Florida, the terms of which are incorporated herein by reference.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

Section 9. All other terms used herein and defined in the Declaration shall have the definition set forth in the Declaration.

### ARTICLE III

#### MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held on the same day of the same month of each year thereafter, at the hour of 8:00 p.m. If the date determined under the preceding sentence for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following such date which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President of the Association or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary of the Association, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote at such meeting, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting, in person or by proxy of Members entitled to cast one-third (1/3) of the votes of each class, of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any

meeting, the Members entitled to vote at such meeting shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented by proxy.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary of the Association. Every proxy shall be revocable and shall automatically cease as to any Lot upon conveyance by the Member owning such Lot.

#### ARTICLE IV

##### BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be Members of the Association.

Section 2. Term of Office. All Directors shall serve for a term of one (1) year unless the term of such Director shall end prior to such term by death, resignation or removal.

Section 3. Removal, Death, Resignation. Any Director may be removed from the Board, with or without cause, by a majority vote of both classes of membership. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

#### ARTICLE V

##### NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nomination may also be made from the floor at the annual meeting of the Members. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of

Directors, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or non-Members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

#### ARTICLE VI

##### MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should the date of any such meeting fall upon a legal holiday, then such meeting shall be held at the same time on the next day following such date which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two Directors, after not less than three (3) days notice to each Director.

Section 3. Quorum: A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

#### ARTICLE VII

##### POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common Area and recreational facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term or the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice President

(b) The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; shall keep the corporate seal of the Association and affix it on all papers requiring said seal; shall serve notice of meetings of the Board and of the Members; shall keep appropriate current records showing the Members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Treasurer

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; shall keep proper books of account; shall cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

## ARTICLE IX

### COMMITTEES

The Board of Directors shall appoint an Architectural Control Committee, as provided in the Declaration, and the Board and the Members shall appoint a Nominating Committee, as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its obligations and privileges.

## ARTICLE X

### BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

## ARTICLE XI

### ASSESSMENTS

As more fully provided in the Declaration, each Member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the Lot against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the highest rate permitted by Florida law from time to time, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Lot, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his lot.

## ARTICLE XII

### CERTIFICATION

An instrument signed by any executive officer of the Association, and attested by the Secretary of the Association under the Association's seal, is conclusive evidence that any required approval has been obtained as to persons without actual knowledge to the contrary.

ARTICLE XIII

AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV

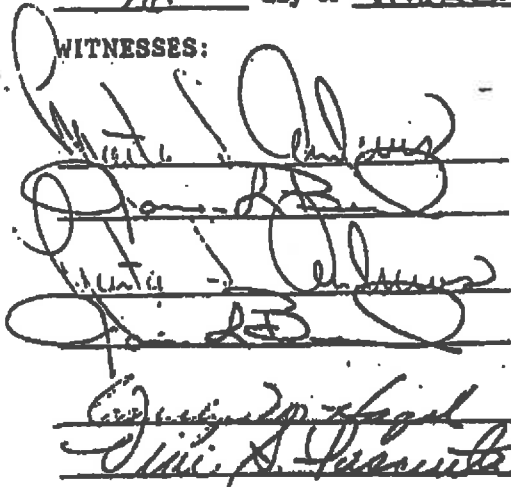
MISCELLANEOUS


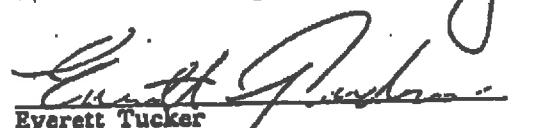
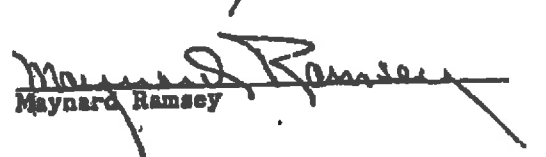
The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation of the Association.

IN WITNESS WHEREOF, we, being all of the Directors of Turner Trace Townhomes Owners Association, Inc., have hereunto set our hands this

16<sup>th</sup> day of March, 1982.


WITNESSES:



  
Thomas L. Cummings  
  
Everett Tucker  
  
Maynard Ramsey

STATE OF FLORIDA            )  
COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me this 16 day of March, 1981, by Thomas L. Cummings and Everett Tucker.

  
Notary Public

My commission expires:

Notary Public, State Of Florida At Large  
My Commission Expires June 28 1982

( STATE OF FLORIDA )

COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 1981, by Maynard Ramsey.

Carroll M. Huggins  
Notary Public

My commission expires: Notary Public, State of Florida  
My Commission Expires

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting Secretary of Turner Trace Townhomes Owners Association, Inc., a Florida corporation not for profit, and

THAT the foregoing Bylaws constitute the original Bylaws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 16<sup>th</sup> day of March, 1982.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 16<sup>th</sup> day of March, 1982.

Maynard Ramsey  
Maynard Ramsey, Secretary

RE15H



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AMENDMENT TO BY-LAWS OF TURNER TRACE TOWNHOMES  
OWNER'S ASSOCIATION, INC.

Article IV Sec. 1 : Number is hereby amended to read as follows:

" sec. 1 Number

The affairs of this Association shall be managed by a board of at least  
(3) Directors, who must be members of the Association & owners of record.

Article v Sec.1

Nomination ( the nominating committee shall make as many nominations  
for election to the Board of Directors as it shall in it's discretion  
determine, but not less than the number of vacancies that are to be  
filled. Such nominations may be made from among Members who must be  
owners of record.

IN WITNESS WHEREOF, the undersigned have caused these presents to be  
executed in their names, this 15 day of Nov. 1992

TURNER TRACE HOMEOWNERS ASSOCIATION

BY:

Louis R. Gallick, President  
Louis R. Gallick, President

RICHARD AKE  
CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY

John Moran  
John Moran

Edith Stephens  
Edith Stephens

State of Florida )  
County of Hillsborough )

The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
day of November, 1992, by Louis R. Gallick as President of  
Turner Trace Homeowners Association.

Joan Ann Wertheimer  
Notary Public  
My Commission Expires

State of Florida )  
County of Hillsborough )

The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
day of November, 1992, by Edith Stephens as Secretary  
of Turner Trace Homeowners Association.

Joan Ann Wertheimer  
Notary Public  
My Commission Expires

MAILED 402 Prepared by  
Turner Trace Homeowners  
5331 Bradbury Court  
Tampa, Florida  
33624

1992 NOV 25 AM 9:58

92266232

JOAN ANN WERTHEIMER  
MY COMMISSION EXPIRES  
OCTOBER 28, 1993  
SIGNED THIS 15TH DAY OF NOVEMBER, 1992

JOAN ANN WERTHEIMER  
MY COMMISSION EXPIRES  
OCTOBER 28, 1993  
SIGNED THIS 15TH DAY OF NOVEMBER, 1992

EXHIBIT  
C



# Rob Turner

## Hillsborough County Property Appraiser

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	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-06-28-18-0W5-000000-00000.0</u>		0.00	XXXX TURNER TRACE UNIT ONE 0	✓	Unincorporated
2	<u>U-06-28-18-0W5-000000-A0000.0</u>		212004.00	TURNER TRACE HOMEOWNERS ASSOCIATION INC	0 ✓	TAMPA
3	<u>U-06-28-18-0W5-000001-00001.0</u>		812312.00	CUCCURULLO MICHAEL J	5330 RIDGEWELL CT	TAMPA
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5	<u>U-06-28-18-0W5-000001-00003.0</u>		812312.00	PERAGINE LINDSAY A	5326 RIDGEWELL CT	TAMPA
6	<u>U-06-28-18-0W5-000001-00004.0</u>		812312.00	STONE JOAN ELAINE	5324 RIDGEWELL CT	TAMPA
7	<u>U-06-28-18-0W5-000001-00005.0</u>		812312.00	LUNDY LINDA M	5322 RIDGEWELL CT	TAMPA
8	<u>U-06-28-18-0W5-000002-00001.0</u>		812312.00	NURKALA DANIEL J	5320 RIDGEWELL CT	TAMPA
9	<u>U-06-28-18-0W5-000002-00002.0</u>		812312.00	NEGRON MAGDALENA	5318 RIDGEWELL CT	TAMPA
10	<u>U-06-28-18-0W5-000002-00003.0</u>		812312.00	HARRINGTON ROBERT W JR	5316 RIDGEWELL CT	TAMPA
11	<u>U-06-28-18-0W5-000002-00004.0</u>		812312.00	SYLVESTER BRIAN J	5314 RIDGEWELL CT	TAMPA
12	<u>U-06-28-18-0W5-000002-00004.1</u>		812312.00	GRIFFIN BETTY A LIFE ESTATE	5312 RIDGEWELL CT	TAMPA
13	<u>U-06-28-18-0W5-000003-00001.0</u>		812312.00	SIMS PATSEY C	5310 RIDGEWELL CT	TAMPA
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16	<u>U-06-28-18-0W5-000003-00004.0</u>		812312.00	BELTRAN MABILIN	5304 RIDGEWELL CT	TAMPA
17	<u>U-06-28-18-0W5-000003-00005.0</u>		812312.00	SEKORA PHILIP S	5302 RIDGEWELL CT	TAMPA
18	<u>U-06-28-18-0W5-000004-00001.0</u>		812312.00	BAKER-SILVERNAIL SANDRA J	5301 BRADBURY CT	TAMPA
19	<u>U-06-28-18-0W5-000004-00002.0</u>		812312.00	LIMES OF MANATEE INC	5303 BRADBURY CT	TAMPA
20	<u>U-06-28-18-0W5-000004-00003.0</u>		812312.00	OBERBERGER CAROLYN TR		TA



21	<u>U-06-28-18-0W5-000004-00004.0</u>	812312.00 CAUDLE JOSEPH E	5305 BRADBURY CT	
22	<u>U-06-28-18-0W5-000005-00001.0</u>	812312.00 ROBERTO ANZILLOTTI	5307 BRADBURY CT	TAMPA
23	<u>U-06-28-18-0W5-000005-00002.0</u>	812312.00 PETERSON CARRIE LEE	5309 BRADBURY CT	TAMPA
24	<u>U-06-28-18-0W5-000005-00003.0</u>	812312.00 RIFFEL BRUCE L	5311 BRADBURY CT	TAMPA
25	<u>U-06-28-18-0W5-000005-00004.0</u>	812312.00 STOLC PETER	5313 BRADBURY CT	TAMPA
			5315 BRADBURY CT	TAMPA



# Rob Turner

## Hillsborough County Property Appraiser

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	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
26	<u>U-06-28-18-0W5-000005-00005.0</u>		812312.00	GIGLIO AVA	5317 BRADBURY CT	TAMPA
27	<u>U-06-28-18-0W5-000005-00005.1</u>		812312.00	ESQUINALDO ALLYNDA K	5319 BRADBURY CT	TAMPA
28	<u>U-06-28-18-0W5-000006-00001.0</u>		812312.00	GALLAGER PAMELA J	5210 GORHAM CT	TAMPA
29	<u>U-06-28-18-0W5-000006-00002.0</u>		812312.00	PETERS DEBRA C	5208 GORHAM CT	TAMPA
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33	<u>U-06-28-18-0W5-000019-00001.0</u>		812312.00	BOGGIA PATRICIA M	5329 BRADBURY CT	TAMPA
34	<u>U-06-28-18-0W5-000019-00001.1</u>		812312.00	WILDE GINA R	5327 BRADBURY CT	TAMPA
35	<u>U-06-28-18-0W5-000019-00002.0</u>		812312.00	CARPENTER GEORGE A	5325 BRADBURY CT	TAMPA
36	<u>U-06-28-18-0W5-000019-00004.0</u>		812312.00	RAMIREZ ELBA R	5323 BRADBURY CT	TAMPA
37	<u>U-06-28-18-0W5-000020-00001.0</u>		812312.00	PRESSNER DANIEL E	5330 BRADBURY CT	TAMPA
38	<u>U-06-28-18-0W5-000020-00002.0</u>		812312.00	BOBANIC GREGORY J	5328 BRADBURY CT	TAMPA
39	<u>U-06-28-18-0W5-000020-00003.0</u>		812312.00	RIVERA MARIA	5326 BRADBURY CT	TAMPA
40	<u>U-06-28-18-0W5-000020-00004.0</u>		812312.00	BURCHETT YOUNG HEE	5324 BRADBURY CT	TAMPA
41	<u>U-06-28-18-0W5-000020-00005.0</u>		812312.00	FERRELL PAULETTE S ESTATE OF	5322 BRADBURY CT	TAMPA
42	<u>U-06-28-18-0W5-000021-00001.0</u>		812312.00	HOLMES MONICA	5314 BRADBURY CT	TAMPA
43	<u>U-06-28-18-0W5-000021-00002.0</u>		812312.00	SHADEE HOLDINGS INC	5316 BRADBURY CT	TAMPA
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47	<u>U-06-28-18-0W5-000022-00002.0</u>	812312.00 PIFER BRENDA M	5304 BRADBURY CT	TAMPA
48	<u>U-06-28-18-0W5-000022-00003.0</u>	812312.00 BOTHERN LINDA J TRUSTEE	5306 BRADBURY CT	TAMPA
49	<u>U-06-28-18-0W5-000022-00004.0</u>	812312.00 PACHANO LIZABETH	5308 BRADBURY CT	TAMPA
50	<u>U-06-28-18-0W5-000022-00005.0</u>	812312.00 BOLIVAR CALIXTO JR	5310 BRADBURY CT	TAMPA



# Rob Turner

## Hillsborough County Property Appraiser

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53	<u>U-06-28-18-0W5-000023-00002.0</u>		812312.00	RODRIGUEZ ROBERT SR	14103 WINSLOW PL TAMPA	
54	<u>U-06-28-18-0W5-000023-00003.0</u>		812312.00	PERVAN JOSEPH	14105 WINSLOW PL TAMPA	
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60	<u>U-06-28-18-0W5-000024-00004.0</u>		812312.00	NELSON RHONDA J	14108 WINSLOW PL TAMPA	
61	<u>U-06-28-18-0W5-000024-00005.0</u>		812312.00	MAKEY JOLANDA	14110 WINSLOW PL TAMPA	
62	<u>U-06-28-18-0W5-000024-00006.0</u>		812312.00	WIDEAVE INC	14112 WINSLOW PL TAMPA	
63	<u>U-06-28-18-0W5-000024-00007.0</u>		812312.00	CALDERON DISRAELI C	14114 WINSLOW PL TAMPA	



# Rob Turner

## Hillsborough County Property Appraiser

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**41 Matches found for search results "Advanced Search"**
[\[NEXT 25\]](#)

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-06-28-18-0W6-000000-00000.0</u>		0.00	XXXX TURNER TRACE UNIT TWO	0	Unincorporated
2	<u>U-06-28-18-0W6-000000-A0000.0</u>		212004.00	TURNER TRACE TOWNHOMES OWNERS ASSN INC	14605 TURNER RD	TAMPA
3	<u>U-06-28-18-0W6-000007-00001.0</u>		812312.00	ELDER KEITH THOMAS	5209 GORHAM CT	TAMPA
4	<u>U-06-28-18-0W6-000007-00002.0</u>		812312.00	AYALA-ROSADO ELIU	5207 GORHAM CT	TAMPA
5	<u>U-06-28-18-0W6-000007-00003.0</u>		812312.00	DICKERSON ROBERTA A LIFE ESTATE	5205 GORHAM CT	TAMPA
6	<u>U-06-28-18-0W6-000007-00004.0</u>		812312.00	VIVIANO THOMAS R	5203 GORHAM CT	TAMPA
7	<u>U-06-28-18-0W6-000007-00005.0</u>		812312.00	LA SALVIA LAURA	5201 GORHAM CT	TAMPA
8	<u>U-06-28-18-0W6-000008-00001.0</u>		812312.00	BUCHELI MARIA P	5210 TURNBURY CT	TAMPA
9	<u>U-06-28-18-0W6-000008-00002.0</u>		812312.00	LEWANDOWSKI JOHN TIMOTHY	5208 TURNBURY CT	TAMPA
10	<u>U-06-28-18-0W6-000008-00003.0</u>		812312.00	CALO MANUEL	5206 TURNBURY CT	TAMPA
11	<u>U-06-28-18-0W6-000008-00004.0</u>		812312.00	PROTOPAPAS CATHERINE	5204 TURNBURY CT	TAMPA
12	<u>U-06-28-18-0W6-000008-00005.0</u>		812312.00	PFISTER MARY	5202 TURNBURY CT	TAMPA
13	<u>U-06-28-18-0W6-000009-00001.0</u>		812312.00	BUCKLEY JAMES	14201 WELLESLEY DR	TAMPA
14	<u>U-06-28-18-0W6-000009-00002.0</u>		812312.00	RICHARDSON LORIE A	14203 WELLESLEY DR	TAMPA
15	<u>U-06-28-18-0W6-000009-00003.0</u>		812312.00	DINDAL SCOTT E	14205 WELLESLEY DR	TAMPA
16	<u>U-06-28-18-0W6-000009-00003.1</u>		812312.00	BATES JONELL L	14207 WELLESLEY DR	TAMPA
17	<u>U-06-28-18-0W6-000009-00004.0</u>		812312.00	BEAL DANIEL G	14209 WELLESLEY DR	TAMPA
18	<u>U-06-28-18-0W6-000010-00001.0</u>		812312.00	US BANK NA TRUSTEE	14211 WELLESLEY DR	TAMPA
19	<u>U-06-28-18-0W6-000010-00002.0</u>		812312.00	MOBLEY JEREMY D	14213 WELLESLEY DR	TAMPA

20	<u>U-06-28-18-OW6-000010-00003.0</u>	812312.00 RICE VIRGINIA ANN	14215 WELLESLEY DR	TAMPA
21	<u>U-06-28-18-OW6-000010-00004.0</u>	812312.00 HARRIS PHOEBE W LIFE ESTATE	14217 WELLESLEY DR	TAMPA
22	<u>U-06-28-18-OW6-000010-00004.1</u>	812312.00 TALAVERA MARIEM E	14219 WELLESLEY DR	TAMPA
23	<u>U-06-28-18-OW6-000010-00005.0</u>	812312.00 KRAUCHIK JEAN T	14221 WELLESLEY DR	TAMPA
24	<u>U-06-28-18-OW6-000010-00006.0</u>	812312.00 MCGEE LINDA J	14223 WELLESLEY DR	TAMPA
25	<u>U-06-28-18-OW6-000011-00001.0</u>	812312.00 BALLOU KATHLEEN	14222 WELLESLEY DR	TAMPA





# Rob Turner

## Hillsborough County Property Appraiser

[www.hcpafl.org](http://www.hcpafl.org)
**41 Matches found for search results "Advanced Search"**
[\[PRIOR 25\]](#)

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
26	<a href="#">U-06-28-18-0W6-000011-00002.0</a>		812312.00	CAUDLE JOSEPH E	14224 WELLESLEY DR	TAMPA
27	<a href="#">U-06-28-18-0W6-000011-00003.0</a>		812312.00	BAKER SANDRA EVETTE	14226 WELLESLEY DR	TAMPA
28	<a href="#">U-06-28-18-0W6-000011-00003.1</a>		812312.00	FEUCHT CHRISTOPHER J	14228 WELLESLEY DR	TAMPA
29	<a href="#">U-06-28-18-0W6-000012-00001.0</a>		812312.00	JOHNSON KRISTIN	5307 PUTNAM CT	TAMPA
30	<a href="#">U-06-28-18-0W6-000012-00002.0</a>		812312.00	MCARTHUR MARYELLEN	5305 PUTNAM CT	TAMPA
31	<a href="#">U-06-28-18-0W6-000012-00003.0</a>		812312.00	MILLER WAYNE	5303 PUTNAM CT	TAMPA
32	<a href="#">U-06-28-18-0W6-000012-00004.0</a>		812312.00	TYSON JEANNE L	5301 PUTNAM CT	TAMPA
33	<a href="#">U-06-28-18-0W6-000013-00001.0</a>		0.00	REFERENCE PLATE	0	Unincorporated
34	<a href="#">U-06-28-18-0W6-000014-00001.0</a>		812312.00	BLANTON LYNWOOD W	5316 PUTNAM CT	TAMPA
35	<a href="#">U-06-28-18-0W6-000014-00002.0</a>		812312.00	BRYAN SHELLY J	5314 PUTNAM CT	TAMPA
36	<a href="#">U-06-28-18-0W6-000014-00003.0</a>		812312.00	HOLLAND MERCY L	5312 PUTNAM CT	TAMPA
37	<a href="#">U-06-28-18-0W6-000014-00004.0</a>		812312.00	ENNEST VERN R	5310 PUTNAM CT	TAMPA
38	<a href="#">U-06-28-18-0W6-000015-00001.0</a>		0.00	REFERENCE PLATE	0	Unincorporated
39	<a href="#">U-06-28-18-0W6-000016-00001.0</a>		0.00	REFERENCE PLATE	0	Unincorporated
40	<a href="#">U-06-28-18-0W6-000017-00001.0</a>		0.00	REFERENCE PLATE	0	Unincorporated
41	<a href="#">U-06-28-18-0W6-000018-00001.0</a>		0.00	REFERENCE PLATE	0	Unincorporated



# Rob Turner

## Hillsborough County Property Appraiser

[www.hcpafl.org](http://www.hcpafl.org)

### 8 Matches found for search results "Advanced Search"

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-06-28-18-0W7-000000-00000.0</u>		0.00	XXXX TURNER TRACE UNIT TWO BLOCK 13 REVISED	0	Unincorporated
2	<u>U-06-28-18-0W7-000013-00001.0</u>		812312.00	PEDERSEN MARGARET M TRUSTEE	14202 MAPLETON PL	TAMPA
3	<u>U-06-28-18-0W7-000013-00002.0</u>		812312.00	SALVATORE DONNA ESTATE OF	14204 MAPLETON PL	TAMPA
4	<u>U-06-28-18-0W7-000013-00003.0</u>		812312.00	BOLOGNA ANGELA	14206 MAPLETON PL	TAMPA
5	<u>U-06-28-18-0W7-000013-00004.0</u>		812312.00	LANDSMAN SAMUEL A	14208 MAPLETON PL	TAMPA
6	<u>U-06-28-18-0W7-000013-00005.0</u>		812312.00	VOLKOVA IRINA R	14210 MAPLETON PL	TAMPA
7	<u>U-06-28-18-0W7-000013-00006.0</u>		812312.00	HOYT BRUCE C SR	14212 MAPLETON PL	TAMPA
8	<u>U-06-28-18-0W7-000013-00007.0</u>		812312.00	CABINA CHERYL L	14214 MAPLETON PL	TAMPA



# Rob Turner

## Hillsborough County Property Appraiser

[www.hcpafl.org](http://www.hcpafl.org)

### 5 Matches found for search results "Advanced Search"

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-06-28-18-0W8-000000-00000.0</u>		0.00	XXXX TURNER TRACE UNIT TWO BLOCK 15 REVISED	0	Unincorporated
2	<u>U-06-28-18-0W8-000015-00001.0</u>		812312.00	DONATO BERNADETTE G TRUSTEE	5308 PUTNAM CT	TAMPA
3	<u>U-06-28-18-0W8-000015-00002.0</u>		812312.00	COHEN JEFFREY M	5306 PUTNAM CT	TAMPA
4	<u>U-06-28-18-0W8-000015-00003.0</u>		812312.00	DRISCOLL PATRICK W	5304 PUTNAM CT	TAMPA
5	<u>U-06-28-18-0W8-000015-00004.0</u>		812312.00	CASTANO MARINA	5302 PUTNAM CT	TAMPA



# Rob Turner

## Hillsborough County Property Appraiser

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	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-06-28-18-0W9-000000-00000.0</u>		0.00	XXXX TURNER TRACE UNIT TWO BLOCK 16 REVISED	0	Unincorporated
2	<u>U-06-28-18-0W9-000016-00001.0</u>		812312.00	FERNANDEZ PAUL EDWARD	5307 ROLLINSFORD CT	TAMPA
3	<u>U-06-28-18-0W9-000016-00002.0</u>		812312.00	KELLER MILISSA A	5305 ROLLINSFORD CT	TAMPA
4	<u>U-06-28-18-0W9-000016-00003.0</u>		812312.00	BAKER MARK EARL	5303 ROLLINSFORD CT	TAMPA
5	<u>U-06-28-18-0W9-000016-00004.0</u>		812312.00	KASARAS CHRISTOS	5301 ROLLINSFORD CT	TAMPA



# Rob Turner

## Hillsborough County Property Appraiser

[www.hcpafl.org](http://www.hcpafl.org)

### 5 Matches found for search results "Advanced Search"

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-06-28-18-OWA-000000-00000.0</u>		0.00	XXXX TURNER TRACE UNIT TWO BLOCK 17 REVISED	0	Unincorporated
2	<u>U-06-28-18-OWA-000017-00001.0</u>		812312.00	BROWN JULIA	5315 ROLLINSFORD CT	TAMPA
3	<u>U-06-28-18-OWA-000017-00002.0</u>		812312.00	FERNANDEZ HECTOR	5313 ROLLINSFORD CT	TAMPA
4	<u>U-06-28-18-OWA-000017-00003.0</u>		812312.00	SCHMIDTETTER WAYNE K	5311 ROLLINSFORD CT	TAMPA
5	<u>U-06-28-18-OWA-000017-00004.0</u>		812312.00	NATT MICHELLE J	5309 ROLLINSFORD CT	TAMPA



# Rob Turner

## Hillsborough County Property Appraiser

[www.hcpafl.org](http://www.hcpafl.org)

### 7 Matches found for search results "Advanced Search"

	<u>PARCEL ID</u>	<u>PROPERTY USE</u>	<u>NH</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
1	<u>U-06-28-18-0WB-000000-00000.0</u>		0.00	XXXX TURNER TRACE UNIT TWO BLOCK 18 REVISED	0	Unincorporated
2	<u>U-06-28-18-0WB-000018-00001.0</u>		812312.00	SCHOENBERG SANDRA	5312 ROLLINSFORD CT	TAMPA
3	<u>U-06-28-18-0WB-000018-00002.0</u>		812312.00	WILLIAMS ROBERT L	5310 ROLLINSFORD CT	TAMPA
4	<u>U-06-28-18-0WB-000018-00003.0</u>		812312.00	GRANT KIM M	5308 ROLLINSFORD CT	TAMPA
5	<u>U-06-28-18-0WB-000018-00004.0</u>		812312.00	WYROBEK MELISSA M	5306 ROLLINSFORD CT	TAMPA
6	<u>U-06-28-18-0WB-000018-00005.0</u>		812312.00	CORMIER HENRY L	5304 ROLLINSFORD CT	TAMPA
7	<u>U-06-28-18-0WB-000018-00006.0</u>		812312.00	SNADER JON C	5302 ROLLINSFORD CT	TAMPA

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# Tower Hill<sup>®</sup> Insurance

## RECOMMENDATIONS PAGE

**Date:** January 16, 2013

**TO:** Community Insurance Group Inc

**Attn:** Christy Hunker

**RE: Insured Name:** Turner Trace Townhome Owners Assn  
**Policy Number:** TSB0001844  
**Risk Type:** BOP

**Turner Trace Townhome Owners Assn 5327 Bradbury Ct. Tampa, FL 33624**

**Thank you for insuring through Tower Hill Insurance Group, LLC.**

Your immediate attention and cooperation is greatly appreciated in regards to this matter.

- 12-1** IT IS MANDATORY THAT THE GATES AROUND THE POOL BE REPAIRED AND MADE OPERABLE SO THE GATES ARE SELF-CLOSING AND SELF-LATCHING. WE MUST RECEIVE COMPLIANCE WITH THIS RECOMMENDATION, NO LATER THAN **February 16, 2013**. FAILURE TO COMPLY WITH THIS RECOMMENDATION WILL RESULT IN DIRECT NOTICE OF CANCELLATION TO THE INSURED FOR UNDERWRITING REASONS. This recommendation is a requirement of the Florida Administrative Code 64E-9.006 (h) and Chapter 514, Florida Statutes. The applicable law is administered by your County Health Department. **See photo 7**
- 12-2** IT IS RECOMMENDED THAT A LICENSED FIRE EXTINGUISHING EQUIPMENT SERVICE COMPANY BE CONTRACTED TO INSTALL, ANNUALLY INSPECT OR SERVICE ALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA #10. FUTURE MAINTENANCE ON ALL EXTINGUISHERS SHOULD BE PERFORMED ANNUALLY. A DURABLE TAG SHOULD BE ATTACHED TO THE UNIT TO INDICATE THE DATE OF INSPECTION AND RECHARGE. This recommendation is a requirement of the Florida Fire Prevention Code 69A-60.004 and NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS Section 73.1.1.1
- 12-3** IT IS RECOMMENDED THAT THE PAVEMENT IN THE **ROADWAYS AND WALKWAYS** BE REPAIRED SO THAT IT IS SMOOTH AND EVEN. This recommendation is a requirement of ASTM Standard F-1637-10 STANDARD PRACTICE FOR SAFE WALKING SURFACES sections 5.7.1.2 & 5.7.2 and the Florida Building Code. **See photos 5, 37 & 38**

Thank you for your cooperation. We look forward to receiving written confirmation of compliance on the above recommendations.

Sincerely,

**Hugues Desir**

Error! Reference source not found.



6. POOL GATE #1



7. POOL GATE #2



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4. TYPICAL RESIDENCE



5. ROAD IN PROPERTY

**Error! Reference source not found.**

Commercial Lines Underwriting  
Tower Hill Insurance Group

Sagamore Insurance Company and Tower Hill Insurance Group, Inc. are authorized by your policy of insurance to make inspections, surveys, reports, and recommendations of the subject property. Please note that our inspections, surveys, reports, and recommendations are for our use in determining the insurability and the premiums charged and should not be relied upon for other purposes. Please see your policy of insurance, under Section III-Common Policy Conditions (Applicable to Section I –Property and Section II-Liability) for more details. Nothing herein constitutes, nor should it be construed by you as a waiver of any of the rights of Tower Hill Insurance Group, Inc. or Sagamore Insurance Company under its policy of insurance, nor is it the purpose of this letter to waive any of the policy terms and/or conditions.

**Error! Reference source not found.**



**36. PUBLIC SIDEWALK**



**37. TRIP HAZARD IN FRONT OF 5327 BRADBURY CT.**

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38 TRIP HAZARD IN FRONT OF 14206 MAPLETON

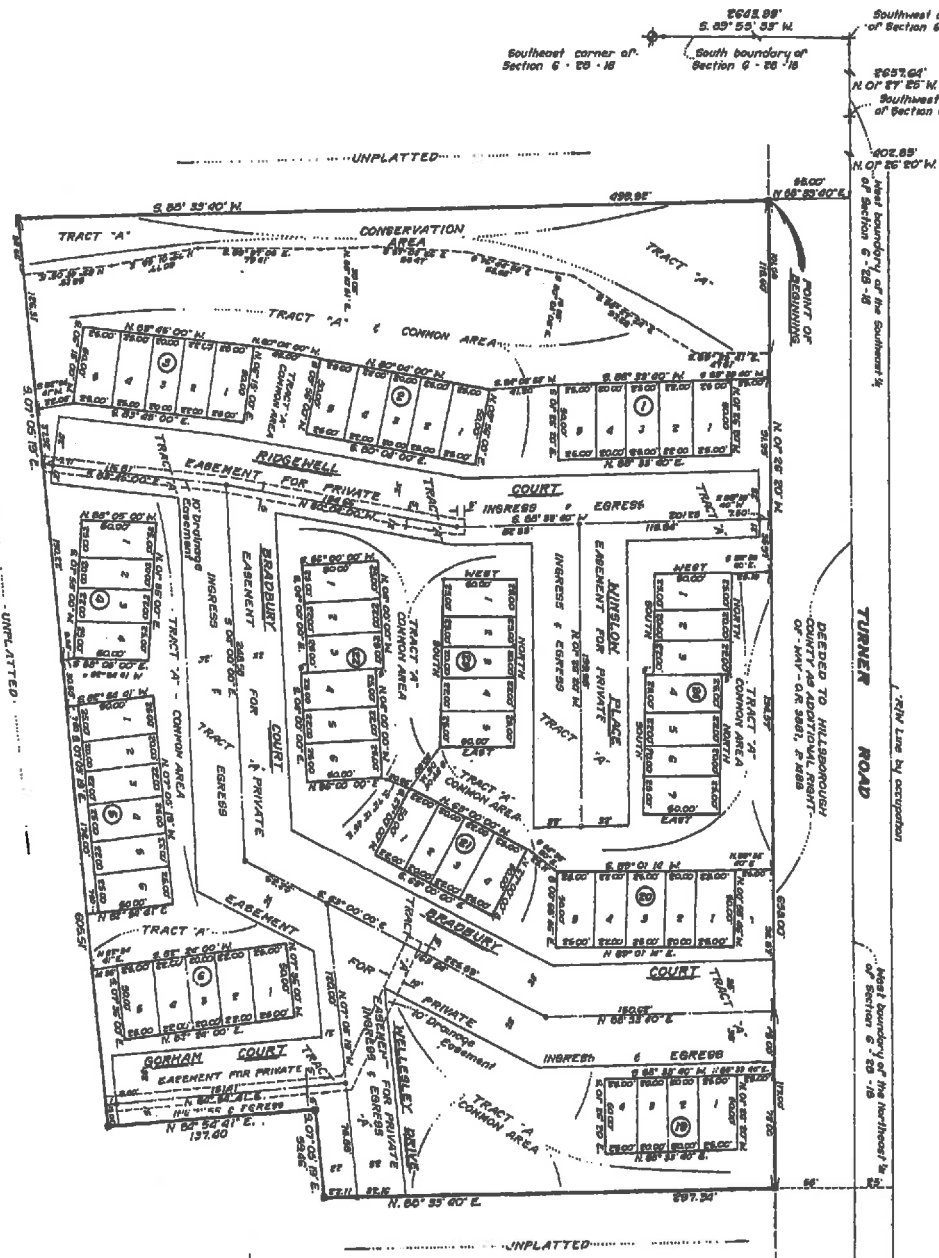


39 ELECTRIC PANEL



Legend	RD	W/BBU	EmmY	PR	W/BBU	PRM	PD	W/BBU
Body	W	W/BBU	Loft	PD	W/BBU	Surk		

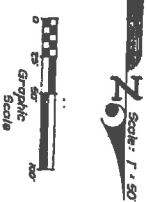
Note:  
Road bridge and drainage rights-of-way shown on TRACT 'A' are not dedicated to public use but are private rights-of-way for use of the lot owners and are to be maintained by the lot owners.



UNPLATTED

UNPLATTED

- Notes:
- 1. Symbol  $\rightarrow$  indicates (PRM) Permanent Reference Monument.
  - 2. Symbol  $\rightarrow$  indicates (R/C) Permanent Control Point.
  - 3. Bearings based on assumed datum.
  - 4. Symbol  $\odot$  indicates black number.
  - 5. Symbol  $\odot$  inside black indicates lot numbers.
  - 6. OR Book 3881, Page 605 - General Telephone Distribution Easement.



# TURNER TRACE - UNIT ONE

SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

EXHIBIT

3

01061 EMLS-TV

SECTION 6, N 1/4

# TURNER TRACE · UNIT ONE

TOWNSHIP 28 SOUTH  
RANGE 18 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 53 PAGE 19-2

DECEASED: A portion of land lying in the Northeast 1/4 of Section 6, Township 28 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Southeast corner of said Section 6, run thence S 89° 55' 35" W, 264.39 feet, along the South boundary of said Section 6, to the Southwest corner of the Southeast 1/4 of said Section 6; thence N 01° 27' 25" E, 265.24 feet, along the West boundary of said Southeast 1/4, to the Southwest corner of the above-said Northeast 1/4 of said Section 6; thence N 01° 26' 20" W, 402.65 feet, along the West boundary of said Northeast 1/4 (also being the centerline of Turner Road); thence N 89° 33' 40" E, 55.00 feet to the POINT OF BEGINNING; thence N 01° 26' 20" W, 653.00 feet, along a line lying 55.00 feet East of and parallel with the above-said West boundary of the Northeast 1/4 of Section 6; thence N 89° 33' 40" E, 292.34 feet, thence S 07° 05' 19" E, 59.46 feet; thence N 89° 54' 41" E, 191.40 feet; thence S 07° 05' 19" E, 605.51 feet; thence S 89° 37' 40" W, 693.92 feet to the POINT OF BEGINNING.

Containing 6.66 acres, more or less.

DEDICATION: The undersigned as owners or mortgagees of all lands hereby dedicate this plat of TURNER TRACE · UNIT ONE for record, and all streets, roads, rights-of-way, canals, ditches, and all common areas, and other easements shown hereon to the Turner Trace Homeowners Association, Inc. use on this 5th day of October, 1981.

THE WELLESLEY CORPORATION  
c/o/b "TURNER TRACE JOINT VENTURE" (Owner)

Thomas L. Cummings, President  
Witness: *[Signature]* *[Signature]*

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough.  
Personally appeared before me, the undersigned authority, Thomas L. Cummings, President of The Wellesley Corporation, d/b/a "Turner Trace Joint Venture", to me well known and known by me to be the person described in and who executed the foregoing instrument and who acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed and that he affixed hereto the seal of said corporation.

Witness my hand and official seal on this 6th day of October, 1981.  
My Commission expires 6-28-85.  
Notary Public, State of Florida

FIRST FIDELITY DEVELOPMENT, INC.  
d/b/a "TURNER TRACE JOINT VENTURE" (Owner)

William M. Allen, President  
Witness: *[Signature]* *[Signature]*

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough.  
Personally appeared before me, the undersigned authority, Raymond Ramsey, President of First Fidelity Development, Inc., d/b/a "Turner Trace Joint Venture", to me well known and known by me to be the person described in and who executed the foregoing instrument and who acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed and that he affixed hereto the seal of said corporation.

Witness my hand and official seal on this 6th day of October, 1981.  
My Commission expires May 19, 1984.  
Notary Public, State of Florida

RUTLAND BANK (Mortgagee)

William M. Allen, President  
Witness: *[Signature]* *[Signature]*

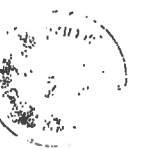
ACKNOWLEDGEMENT: State of Florida, County of Hillsborough.  
Personally appeared before me, the undersigned authority, William M. Allen, Executive Vice President and Virginia Doyle, Corporate Secretary of Rutland Bank, to me well known and known by me to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes herein expressed and that they affixed hereto the seal of said corporation.

Witness my hand and official seal on this 6th day of October, 1981.  
My Commission expires March 19, 1985.  
Notary Public, State of Florida

SURVEYOR'S CERTIFICATE: I, Gary M. Smith, Registered Land Surveyor, No. 2284, State of Florida, do hereby certify that the foregoing plat and map are correct and conform with the requirements of Chapter 177 of the Florida Statutes and that (F.R.K.) Permanent Reference Monuments have been set.


HEIDI AND ASSOCIATES, INC.

GARY M. SMITH, Registered Land Surveyor, No. 2284



TURNER TRACE · UNIT ONE  
SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS: In testimony of public, streets, alleys, and other rights-of-way accepted and showing of the grades and elevations on plat or by separate instrument waived by resolution of the Board of County Commissioners adopted on December 30, 1981. Grades and elevations are shown in separate instrument filed in the County Engineer's Office. This plat is hereby accepted and approved for record by the Board of County Commissioners of Hillsborough County, Florida.

Date 12/31/81  
  
 Chairman: James H. Allen

COUNTY ENGINEER: This plat is hereby accepted and approved for record by the County Engineer of Hillsborough County, Florida.

Date December 31, 1981  
 COUNTY ENGINEER: R. S. [Signature]

ZONING DIRECTOR: This plat is hereby accepted and approved for record by the Zoning Director of Hillsborough County, Florida.

Date December 31, 1981  
 ZONING DIRECTOR: Harry Campbell

CLERK OF CIRCUIT COURT: State of Florida, County of Hillsborough  
 I certify that the within plat complies in form with all the requirements of Chapter 177 of the Florida Statutes. Filed in Plat Book 53, Page 19, of the Public Records of Hillsborough County, Florida.

Date December 31, 1981  
 CLERK OF CIRCUIT COURT: James F. Taylor, Jr.  
 DEPUTY CLERK: Joseph M. [Signature]  
 Time 4:00 P  
 31 Dec 81  
 SS 882 8

DECLARATION REGARDING COMMON AREA: The above mentioned, as owners of, or as owners of all mortgage liens encumbering the lands encompassed by this plat of Turner Trace, Unit One have created Tract 2A shown on this plat, said Tract 2A consisting of the "Common Area" as described in that certain Declaration of Easement's, Conditions, Covenants and Restrictions Regarding Turner Trace 2A, recorded on to be recorded in the Hillsborough County Public Records (the Declaration), said Tract 2A is not dedicated to the use and enjoyment of the general public, but instead is dedicated to the common use and enjoyment of the owners of the residence lots shown on this plat. The nature and extent of such common use and enjoyment are more fully set forth in the Declaration, the terms and provisions of which are hereby incorporated by reference into this plat. Notwithstanding the foregoing, easements are hereby granted through said Tract 2A for use by all public utilities for the construction and maintenance of their respective facilities serving the lands encompassed by this plat; and said Tract 2A is hereby dedicated for such use to the extent of the easements hereby granted.







# TURNER TRACE - UNIT TWO

SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



NOTE:  
GAT BOOK 5554, P. 5002 - General Telephone  
Distribution Easement.

POINT OF BEGINNING  
Northwest corner of Turner Trace - Unit One

DEED TO HILLSBOROUGH  
COUNTY AS RIGHT-OF-WAY  
OR 5001, P. 1005

ROAD  
West boundary of Northwest  
1/4 of Section 6 - 28-18

LINE	BEARING	DISTANCE
1	S 88°33'40"W	24.48
2	S 07°05'19"E	47.36

CURVE DATA

CURVE	ANGLE	DELTA	ARC	TANGENT	CHORD	CURVE BEG.	CURVE END
1	79.00	88°33'40"	115.83	73.14	104.72	S 44°18'30"W	

- NOTES:
1. Symbol indicates (P, R, M, L) Permanent Reference Monument.
  2. Symbol indicates (T, C, S, J) Temporary Control Point.
  3. Bearings based on assumed datum.

UNPLATTED

NOTE:  
Road, bridge and drainage rights-of-way shown as  
Tracts "A" are not dedicated to public use but are  
Private Rights-of-Way for the use of the lot owners  
and are to be maintained by the lot owners.



HEIDI AND  
ASSOCIATES, INC.

**Description:** A parcel of land lying in the NE 1/4 of Section 5, Township 28 South, Range 18 East; Hillsborough County, Florida; being more particularly described as follows:

From the Southwest corner of the NE  $\frac{1}{4}$  of said Section 6, north thence N01°26'20" W along the West boundary of said NE  $\frac{1}{4}$  of Section 6, a distance of 1055.85 feet; thence N85°33'40"E, a distance of 55.00 feet, to the East right-of-way line of Turner Road; thence N01°26'20" W, along said East right-of-way line, a distance of 351.30' feet; thence N85°33'40"E, a distance of 23.00' feet, to the POINT OF BEGINNING; north thence N05°57'14" W, a distance of 175.23 feet; thence S88°00'00"E, a distance of 60.00 feet; thence S02°00'00" W, a distance of 175.00 feet; thence N88°00'00" W, a distance of 50.97 feet to the Point of Beginning.

Containing 0.22 acres, more or less.

BOARD OF COUNTY COMMISSIONERS

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, this 14th day of May, 1991.

7-28-92  
DATE

**CHAIRMAN**

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY THAT THIS PLAT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES. FILED FOR RECORD THIS 30 DAY OF July 1992 IN PLAT BOOK 71 PAGES 55 OF THE

CLERK OF THE CIRCUIT COURT

*James H. Lee*  
DEPUTY CLERK

9:34 AM

## DEDICATION

THE UNDERSIGNED, AS OWNER OF ALL LANDS PLATTED HEREBY OFFER THIS PLAT OF TURNER TRACE UNIT TWO, BLOCK 13, REVISED, A REPLAT OF BLOCK 13 OF TURNER TRACE UNIT TWO, FOR RECORD.

a Florida Limited Partnership

BY: Richard A. Cartuthers, Inc.  
its general partner

Richard A. Carnuthers, President

Witness J. J. Goodman

Witness Lyrray Anderson

## ACKNOWLEDGEMENT

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 20th day of July, 199 2, by Richard A. Carruthers, general partner on behalf of Atlantic Homes of Tampa Bay, Ltd., a Florida Limited Partnership. He is personally known to me or has produced me identification and did take an oath.

My Commission Number

LC037116

## My Commission Expires

9-7-1604

Kimberly A. Maylan  
(Please Print Name)  
Notary Public, State of Florida  
at Large

# SURVEYOR'S CERTIFICATE

THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REELECTED MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177 PART 1 OF THE LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY DATA COMPLETES WITH ALL REQUIREMENTS OF SAID CHAPTER.

ROBERT CLAYTON, P.L.S.  
FLORIDA REGISTRATION NO. 4025

7-20-91  
DATE

**RED MAN**  
CONSULTANTS, INC.  
1211 N. TAMPA STREET  
TAMPA, FLORIDA 33602  
PHONE 3) 229-8015

GRAPHIC SCALE - FEET

0 20 40

SCALE 1" = 20'

- 7 LOTS  
PREPARED BY  
**RED MAN  
CONSULTANTS, INC.**  
1211 N. TAMPA STREET

THIS IS NOT A TURNER TRACE UNIT TWO, BLOCK 15, REVISED  
 THIS IS NOT A TURNER TRACE UNIT TWO, BLOCK 15, REVISED  
 SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION

A parcel of land lying in the NE 1/4 of Section 6, Township 28 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Southwest corner of the NE 1/4 of Section 6, Township 28 South, Range 18 East, run N01°26'20"W, along the West boundary of said NE 1/4 of Section 6, a distance of 1053.85 feet; thence N88°33'40"E, a distance of 53.00 feet, to the East right-of-way line of Turner Road; thence N01°26'20"W, along said East right-of-way line, a distance of 321.44 feet; thence N88°43'00"E, a distance of 116.32 feet; thence S87°00'00"E, a distance of 36.83 feet; thence S03°00'00"W, a distance of 42.00 feet to the POINT OF BEGINNING; run thence S87°00'00"E, a distance of 97.00 feet; thence S03°00'00"W, a distance of 50.00 feet; thence N87°00'00"W, a distance of 97.00 feet; thence N03°00'00"E, a distance of 50.00 feet to the Point of Beginning.

Containing 0.11 acres, more or less.

BOARD OF COUNTY COMMISSIONERS

SHOWING OF GRADES AND ELEVATIONS ON PLAT OR BY SEPARATE INSTRUMENT, WAIVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ADOPTED ON MAY 12, 1994, GRADES AND ELEVATIONS ARE SHOWN IN SEPARATE INSTRUMENT FILED IN COUNTY ENGINEERS OFFICE. THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA.

DATE 5-18-92 Stephen Rodriguez, Jr.  
 CHAIRMAN

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
 COUNTY OF HILLSBOROUGH  
 I HEREBY CERTIFY THAT THIS PLAT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES. FILED FOR RECORD THIS 21 DAY OF JUNE, 1994.  
 IN PLAT BOOK 711 PAGES 43 OF THE  
 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Richard A. Ke  
 CLERK OF THE CIRCUIT COURT  
3 Shawna G. Nelly 2:38 PM  
 DEPUTY CLERK 9/2/11/89

DEDICATION

THE UNDERSIGNED, AS OWNER OF ALL LANDS PLATTED HEREBY OFFER THIS PLAT OF TURNER TRACE UNIT TWO, BLOCK 15, REVISED, A REPLAT OF BLOCK 1, OF TURNER OWNER

Atlantic Homes of Tampa Bay, LTD., a Florida Limited Partnership

BY: Richard A. Carruthers, Inc. its general partner

By: Richard A. Carruthers, President

ACKNOWLEDGEMENT

State of Florida  
 County of Hillsborough

The foregoing instrument was acknowledged before me this 20th day of April, 1992, by Richard A. Carruthers, general partner on behalf of Atlantic Homes of Tampa Bay, Ltd., a Florida Limited Partnership. He is personally known to me, or has produced identification and did take an oath.

My Commission Number: AA-588569

My Commission Expires: July 11, 1992

Deborah P. Chambers  
 (Please Print Name)  
 Notary Public, State of Florida  
 at Large

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCED MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177 PART 1 OF THE LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF SAID CHAPTER.

Robert John Clanton, P.L.S.  
 FLORIDA REGISTRATION NO. 4025

DATE 4-20-92

A REPLAY OF BLOCK-15 OF  
TURNER TRACE - UNIT TWO

SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

GRAPHIC SCALE - FEET

SCALE 1" = 20'

0 20 40 60



TURNER TRACE • UNIT TWO, BLOCK 16, REVISED

THIS IS NOT A REPLAT OF BLOCK 16 OF TURNER TRACE, UNIT TWO, BEING A REPLAT OF LOTS 1, 2, 3, 4, BLOCK 16, OF TURNER TRACE UNIT TWO, AS RECORDED IN PLAT BOOK 55, PAGES 134 & 135, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION

A parcel of land lying in the NE 1/4 of Section 6, Township 28 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:  
From the Southwest corner of the NE 1/4 of Section 6, Township 28 South, Range 18 East, run thence N01°26'20"W a distance of 1055.85 feet, along the West boundary of the NE 1/4 of said Section 6; thence N88°33'40"E a distance of 139.00 feet, to the East Right-of-Way of Turner Road; thence N01°26'20"W along said Right-of-Way a distance of 139.00 feet; thence N88°33'40"E a distance of 144.01 feet to the POINT OF BEGINNING; thence N01°26'20"W a distance of 60.00 feet; thence N88°33'40"E a distance of 97.00 feet; thence S01°26'20"E a distance of 80.00 feet; thence S88°33'40"W a distance of 97.00 feet to the Point of Beginning.  
Containing 0.13 acres, more or less.

BOARD OF COUNTY COMMISSIONERS

SHOWING OF GRADES AND ELEVATIONS ON PLAT OR BY SEPARATE INSTRUMENT, WAIVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ADOPTED ON February 3, 1992. GRADES AND ELEVATIONS ARE SHOWN IN SEPARATE INSTRUMENT FILED IN COUNTY ENGINEERS OFFICE. THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA.

DATE 2-7-92  
CHAIRMAN Deborah P. Chambers

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
I HEREBY CERTIFY THAT THIS PLAT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, FILED IN PLAT BOOK 71 PAGES 21 OF THE 1992 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
CLERK OF THE CIRCUIT COURT Robert John Clanton, P.L.S. 12:04 PM  
DEPUTY CLERK Deborah P. Chambers 9:00 AM

DEDICATION

THE UNDERSIGNED, AS OWNER OF ALL LANDS PLATTED HEREBY OFFER THIS PLAT OF TURNER TRACE UNIT TWO, BLOCK 16, REVISED, A REPLAT OF BLOCK 16 OF TURNER TRACE UNIT TWO, FOR RECORD.  
OWNER  
Atlantic Homes of Tampa Bay, Ltd.,  
a Florida Limited Partnership  
BY: Richard A. Carruthers, Inc.  
its general partner  
BY: Richard A. Carruthers, President

ACKNOWLEDGEMENT

State of Florida  
County of Hillsborough  
The foregoing instrument was acknowledged before me this 3rd day of February, 1992, by Richard A. Carruthers, general partner on behalf of Atlantic Homes of Tampa Bay, Ltd., a Florida Limited Partnership. He is personally known to me, or has produced identification and did take an oath.

My Commission Number: AK 588509  
My Commission Expires: 7-11-92  
Deborah P. Chambers  
(Please Print Name)  
Notary Public, State of Florida  
at Large

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCED MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177 PART 1 OF THE LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF SAID CHAPTER.  
Robert John Clanton  
ROBERT JOHN CLANTON, P.L.S.  
FLORIDA REGISTRATION NO. 4025  
DATE Feb 3, 1992

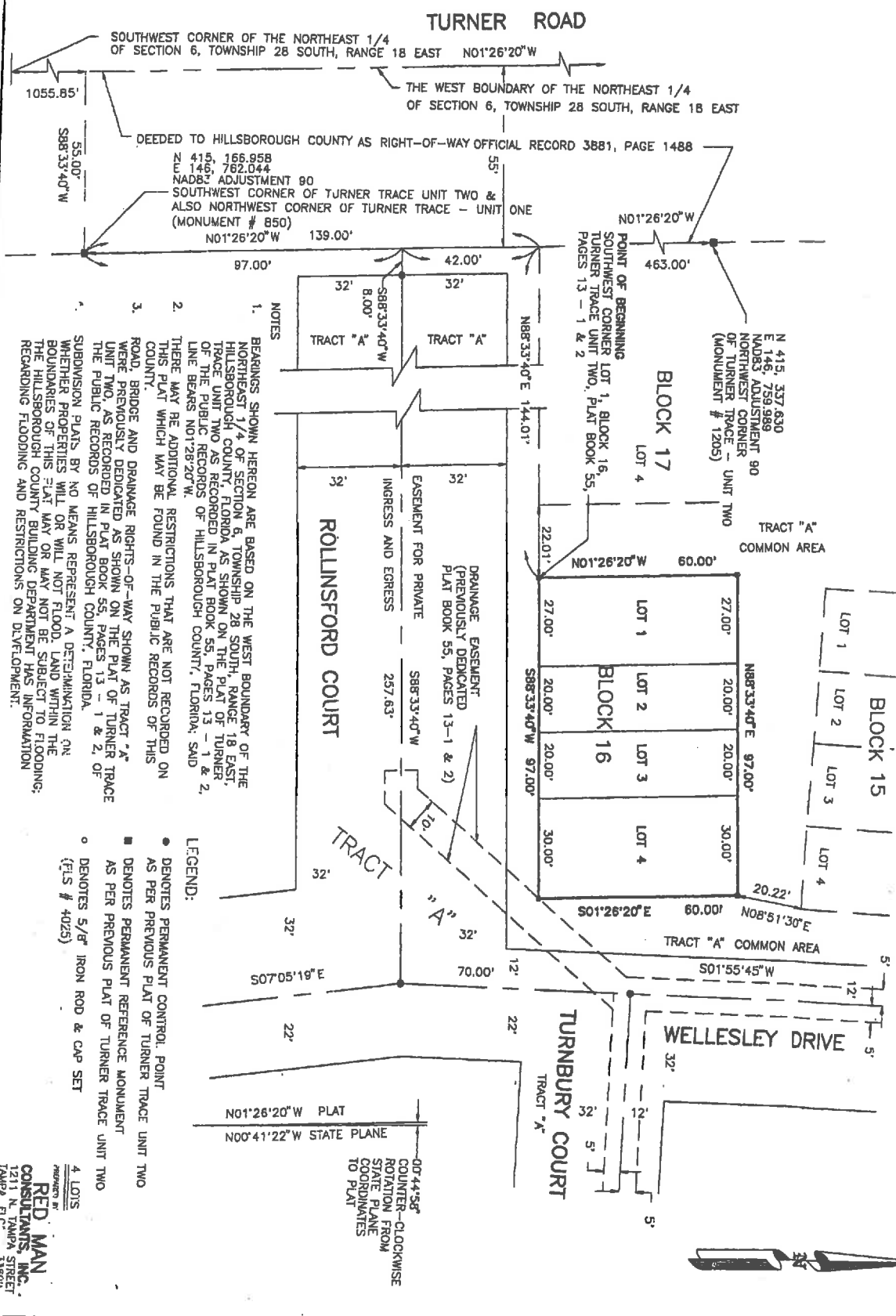
RED MAN  
CONSULTANTS, INC.  
1211 N. TAMPA STREET  
TAMPA, FLORIDA 33602  
(813) 228-8015  
SHEET 1 OF 2

TURNER TRACE • UNIT TWO, BLOCK 16, REVISED

A REPEAT OF BLOCK 16 OF TURNER TRACE • UNIT TWO

SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

BEING A REPEAT OF PLAT BOOK 55, PAGES 13-1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA



- NOTES
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF TURNER TRACE UNIT TWO AS RECORDED IN PLAT BOOK 55, PAGES 13-1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID LINE BEARS N01°26'20"W.
  2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. ROAD, BRIDGE AND DRAINAGE RIGHTS-OF-WAY SHOWN AS TRACT "A" WERE PREVIOUSLY DEDICATED AS SHOWN ON THE PLAT OF TURNER TRACE UNIT TWO, AS RECORDED IN PLAT BOOK 55, PAGES 13-1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE HILLSBOROUGH COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

- LEGEND:
- DENOTES PERMANENT CONTROL POINT
  - AS PER PREVIOUS PLAT OF TURNER TRACE UNIT TWO
  - DENOTES PERMANENT REFERENCE MONUMENT
  - AS PER PREVIOUS PLAT OF TURNER TRACE UNIT TWO
  - DENOTES 5/8" IRON ROD & CAP SET (FLS # 4025)

4 LOTS  
RESUBMITTED BY  
**RED MAN**  
CONSULTANTS, INC.  
12111 N. TAMPA STREET  
TAMPA, FL 33613  
PHONE: (813) 991-8015  
ET 2 OF 2

THIS IS NO TURNER TRACE UNIT TWO, BLOCK 17, REVISED  
 BEING A REPLAT OF BLOCK 17 OF THE TURNER TRACE UNIT TWO  
 PLAT BOOK 55, PAGES 13-1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING IN  
 SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION

A parcel of land lying in the NE 1/4 of Section 6, Township 28 South, Range 18 East, Hillsborough County, Florida; being more particularly described as follows:

From the Southwest corner of the NE 1/4 of said Section 6, run thence N01°26'20"W, along the West boundary of said NE 1/4 of Section 6, a distance of 1055.85 feet; thence N88°33'40"E, a distance of 55.00 feet, to the East right-of-way line of Turner Road; thence N01°26'20"W, along said East right-of-way line, a distance of 135.00 feet; thence N88°33'40"E, a distance of 25.00 feet, to the POINT OF BEGINNING; run thence N01°26'20"W, a distance of 60.00 feet; thence N88°33'40"E, a distance of 97.00 feet; thence S01°26'20"E, a distance of 60.00 feet; thence S88°33'40"W, a distance of 97.00 feet to the Point of Beginning, containing 0.13 acres, more or less.

BOARD OF COUNTY COMMISSIONERS

SHOWING OF GRADES AND ELEVATIONS ON PLAT OR BY SEPARATE INSTRUMENT, MADE BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ADOPTED MAY 14, 1992, AND SEPARATE INSTRUMENT FILED IN COUNTY ENGINEERS OFFICE, THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA.

DATE 7-22-92

CHAIRMAN

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
 COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY THAT THIS PLAT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, FILED IN PLAT BOOK 71, PAGE 56, DAY OF JULY, 1992, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. 92168330  
 Clerk of the Circuit Court  
 Deputy Clerk

DEDICATION

THE UNDERSIGNED, AS OWNER OF ALL LANDS PLATED HEREBY OFFER THIS PLAT OF TURNER TRACE UNIT TWO, BLOCK 17, REVISED, A REPLAT OF BLOCK 17 OF TURNER TRACE UNIT TWO, FOR RECORD.

OWNER

UNITED MERIT COMMUNITIES,  
 a Florida General Partnership

By: Atlantic Homes of Tampa Bay, Ltd.,  
 a Florida Limited Partnership,  
 as Attorney-in-Fact

By: Richard A. Carruthers, Inc.  
 its general partner

By: Richard A. Carruthers, President  
 of Atlantic Homes of Tampa Bay, Ltd.  
 as Attorney-in-Fact

Witness: James J. Goodman  
 (please print name)  
 Witness: Larry Anderson  
 (please print name)

ACKNOWLEDGEMENT

State of Florida  
 County of Hillsborough

The foregoing instrument was acknowledged before me this 22nd day of July, 1992, by Richard A. Carruthers, Inc., as general partner of ATLANTIC HOMES OF TAMPA BAY, LTD., a Florida Limited Partnership, an attorney in fact, who is personally known to me or has produced adequate identification and taken an oath, on behalf of UNITED MERIT COMMUNITIES, a Florida General Partnership.

My Commission Expires: 9-2-1994

My Commission Number: CC037110

Notary Public, State of Florida at large

My Commission Number: (Please Print Notary Name)

Notary Public, State of Florida at large

I, THE UNDERSIGNED SURVATOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCED MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177 PART 1 OF THE LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF SAID CHAPTER.

ROBERT JOHN CLANTON, P.L.S.  
 FLORIDA REGISTRATION NO. 4025

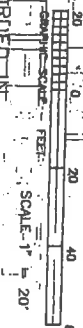
DATE 7-22-92

RED MAN  
 CONSULTANTS, INC.  
 1211 N. TAMPA STREET  
 TAMPA, FLORIDA 33602  
 PHONE: (813) 228-8015  
 SHEET 1 OF 2

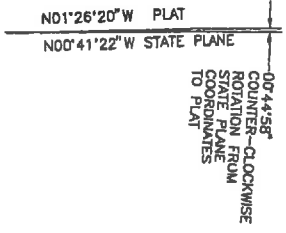
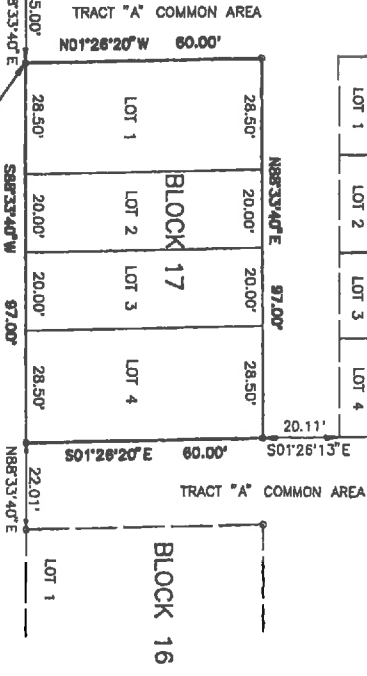
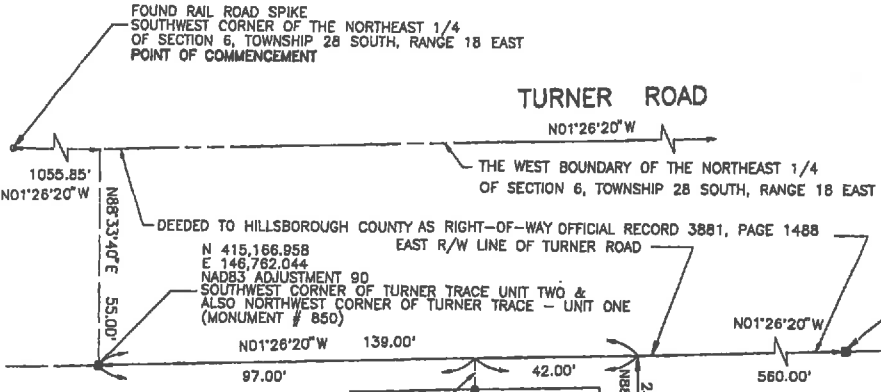


# TURNER TRACE UNIT TWO, BLOCK 17, REVISED

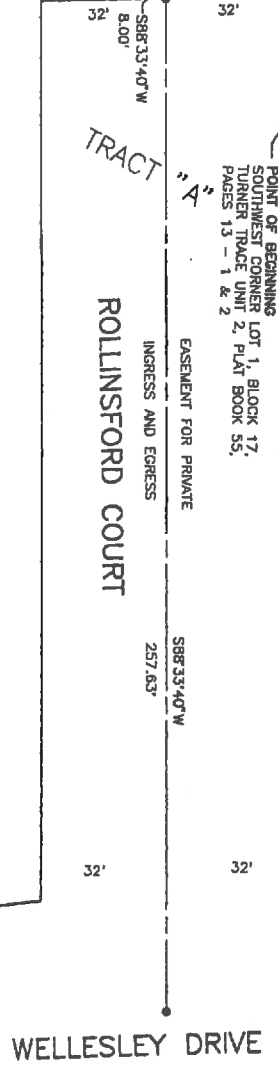
BEING A REPLAT OF BLOCK 17 OF TURNER TRACE UNIT TWO, PLAT BOOK 55, PAGES 13 - 1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



N 415, 337.630  
E 146, 759.989  
NAD83 ADJUSTMENT 90  
NORTHWEST CORNER  
OF TURNER TRACE - UNIT TWO  
(MONUMENT # 1205)



TRACT "A" COMMON AREA  
TRACT "A" COMMON AREA



## NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF THE HILLSBOROUGH COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF TURNER TRACE UNIT TWO, AS RECORDED IN PLAT BOOK 55, PAGES 13 - 1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SAID THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS COUNTY.
2. ROAD, BRIDGE AND DRAINAGE RIGHTS-OF-WAY SHOWN AS TRACT "A" WERE PREVIOUSLY DEDICATED AS SHOWN ON THE PLAT OF TURNER TRACE UNIT TWO, AS RECORDED IN PLAT BOOK 55, PAGES 13 - 1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
3. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT BE SUBJECT TO FLOODING. THE HILLSBOROUGH COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
4. LOTS

## LEGEND:

- DENOTES PERMANENT CONTROL POINT
- DENOTES PERMANENT REFERENCE MONUMENT AS PER PREVIOUS PLAT OF TURNER TRACE UNIT TWO (PLS # 4025)
- DENOTES 5/8" IRON ROD & CAP SET
- R/W DENOTES RIGHT-OF-WAY

RED MAN  
CONSULTANTS, INC.  
1711 N. DAVID STREET  
TAMPA, FLORIDA 33602  
PHONE: (813) 229-8012

# TURNER TRACE UNIT TWO, BLOCK 18, REVISED

BEING A REPLAT OF BLOCK 18 OF TURNER TRACE UNIT TWO

PLAT BOOK 55, PAGES 13-1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

## DESCRIPTION

A parcel of land lying in the NE 1/4 of Section 6, Township 28 South, Range 18 East, Hillsborough County, Florida; being more particularly described as follows:

From the Southwest corner of the NE 1/4 of said Section 6, run thence N01°26'20"W, along the West boundary of said NE 1/4 of Section 6, a distance of 1055.85 feet; thence N88°33'40"E, a distance of 55.00 feet, to the East right-of-way line of Turner Road; thence continue N88°33'40"E, a distance of 23.00 feet to the POINT OF BEGINNING; thence N01°26'20"W, a distance of 53.00 feet; thence N88°33'40"E, a distance of 150.00 feet; thence S01°28'20"E, a distance of 55.00 feet; thence S88°33'40"W, a distance of 150.00 feet, to the Point of Beginning. Containing 0.19 acres, more or less.

## BOARD OF COUNTY COMMISSIONERS

SHOWING OF GRADES AND ELEVATIONS ON PLAT OR BY SEPARATE INSTRUMENT, WAIVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ADOPTED ON JULY 14, 1992. GRADES AND ELEVATIONS ARE SHOWN IN SEPARATE INSTRUMENT FILED IN COUNTY ENGINEERS OFFICE. THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA.

DATE 7-21-92 [Signature]  
CHAIRMAN

## CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
I HEREBY CERTIFY THAT THIS PLAT COMPLES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, FILED IN PLAT BOOK 71 PAGE 52-1 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. 92168332  
CLERK OF THE CIRCUIT COURT  
[Signature]  
DEPUTY CLERK

## DEDICATION

THE UNDERSIGNED, AS OWNER OF ALL LANDS PLATTED HEREBY OFFER THIS PLAT OF TURNER TRACE UNIT TWO, BLOCK 18, REVISED, A REPLAT OF BLOCK 18 OF TURNER TRACE UNIT TWO, FOR RECORD.

OWNER  
UNITED MERIT COMMUNITIES  
a Florida General Partnership

By: Atlantic Homes of Tampa Bay, Ltd.,  
a Florida United Partnership,  
as Attorney-in-Fact

By: Richard A. Carruthers, Inc.  
its general partner

By: [Signature]  
Richard A. Carruthers, President

Witness: [Signature]  
James P. Goodward  
(Please print name)

Witness: [Signature]  
Mimi Anderson  
(Please print name)

## ACKNOWLEDGEMENT

State of Florida  
County of Hillsborough  
The foregoing instrument was acknowledged before me this 20th day of July, 1992, by Richard A. Carruthers, Inc., as general partner of ATLANTIC HOMES OF TAMPA BAY, LTD., a Florida United Partnership, as attorney in fact, who is personally known to me or has produced as identification and who (did not) take an oath, on behalf of UNITED MERIT COMMUNITIES, a Florida General Partnership.

My Commission Expires: 9-2-94  
[Signature]  
Notary Public, State of Florida at large  
My Commission Number: CC03110  
[Signature]  
(Please Print Notary Name)

## SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCED MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177 PART 1 OF THE LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF SAID CHAPTER.

ROBERT J. CANTON, JR.  
FLORIDA REGISTRATION NO. 4025

DATE 7-20-92

RED MAN  
CONSULTANTS, INC.  
1211 N. TAMPA STREET  
TAMPA, FLORIDA 33602  
PHONE: (813) 229-8015  
SHEET 1 OF 2

# TURNER TRACE - UNIT TWO, BLOCK 18, REVISED

A REPLAT OF BLOCK 18 OF TURNER TRACE, UNIT TWO

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, BLOCK 18, TURNER TRACE UNIT TWO AS RECORDED IN PLAT BOOK 55, PAGES 13-1 & 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING (MONUMENT # 1205)

N 415.337.630  
E 146.759.989  
NAD83 ADJUSTMENT 90  
NORTHWEST CORNER  
OF TURNER TRACE -  
(MONUMENT # 1205)

- LEGEND:
- DEMOTES PERMANENT CONTROL POINT
  - DEMOTES PERMANENT REFERENCE MONUMENT
  - AS PER PREVIOUS PLAT OF TURNER TRACE UNIT TWO
  - DEMOTES 5/8" IRON ROD & CAP SET (PLUS # 4025)
  - R/W DEMOTES RIGHT-OF-WAY

N01°26'20"W PLAT  
N00°41'22"W STATE PLANE

00°44'58"  
COUNTER-CLOCKWISE  
ROTATION FROM  
STATE PLANE  
COORDINATES  
TO PLAT



FOUND RAIL ROAD SPIKE  
SOUTHWEST CORNER OF THE NORTHEAST 1/4  
OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST  
POINT OF COMMENCEMENT

TURNER ROAD N01°26'20"W

THE WEST BOUNDARY OF THE NORTHEAST 1/4  
OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST

DEEDED TO HILLSBOROUGH COUNTY AS RIGHT-OF-WAY  
OFFICIAL RECORD 3581, PAGE 1488

EAST R/W OF TURNER ROAD

N 415.166.958  
E 146.762.044  
NAD83 ADJUSTMENT 90  
SOUTHWEST CORNER OF TURNER TRACE UNIT TWO &  
ALSO NORTHWEST CORNER OF TURNER TRACE - UNIT ONE  
(MONUMENT # 850)

N01°26'20"W 560.00'

TRACT "A" COMMON AREA

N01°26'20"W 55.00'

35.00' 20.00' 20.00' 20.00' 20.00' 35.00'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6

35.00' 20.00' 20.00' 20.00' 20.00' 35.00'

TRACT "A" COMMON AREA

S01°26'20"E 55.00'

35.00' 20.00' 20.00' 20.00' 20.00' 35.00'

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TRACT "A" COMMON AREA

S01°26'20"E 55.00'

POINT OF BEGINNING  
SOUTHWEST CORNER LOT 1, BLOCK 18,  
TURNER TRACE UNIT 2, PLAT BOOK 55,  
PAGES 13 - 1 & 2

LOT 1	LOT 2	LOT 3	LOT 4
BLOCK 19			

TURNER TRACE - UNIT ONE  
PLAT BOOK 53, PAGE 19

TRACT "A" COMMON AREA

WELLESLEY DRIVE

## NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA AS SHOWN ON THE PLAT OF TURNER TRACE UNIT TWO AS RECORDED IN PLAT BOOK 55, PAGES 13 - 1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID LINE BEARS N01°26'20"W.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ROAD BRIDGE AND DRAINAGE RIGHTS-OF-WAY SHOWN AS TRACT "A" WERE PREVIOUSLY DEDICATED AS SHOWN ON THE PLAT OF TURNER TRACE UNIT TWO AS RECORDED IN PLAT BOOK 55, PAGES 13 - 1 & 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE HILLSBOROUGH COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

6 LOTS

RED MAN

CONSULTANTS, INC.  
1211 N. TAMPA STREET  
TAMPA, FLORIDA 33602  
PHONE: (813) 228-8015

Rick Scott  
GOVERNOR



Hunting F. Deutsch  
EXECUTIVE DIRECTOR

**FLORIDA DEPARTMENT of  
ECONOMIC OPPORTUNITY**

**FINAL ORDER NO. DEO-12-142**

November 26, 2012

Francis E. Friscia, Esquire  
Meirose & Friscia, P.A.  
5550 West Executive Drive, Suite 250  
Tampa, Florida 33609

Re: Turner Trace Townhomes Owners Association, Inc.

Dear Mr. Friscia:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for the Turner Trace Townhomes community. We have determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes, and, accordingly, are approved.

Section 720.407(1), Florida Statutes, requires that no later than 30 days after receiving this letter, the organizing committee shall file the articles of incorporation of the Turner Trace Townhomes Owners Association, Inc., with the Division of Corporations of the Department of State if the articles have not been previously filed with the Division. Also, Section 720.407(2), Florida Statutes, requires that the president and secretary of the association execute the revived declaration and other governing documents in the name of the association. The approved declaration of covenants, the articles of incorporation, this letter approval, and the legal description of each affected parcel must be recorded with the clerk of the circuit court in the county in which the affected parcels are located no later than 30 days after receiving approval from the Division of Corporations.

Section 720.407(4), Florida Statutes, requires that a complete copy of all of the approved, recorded documents be mailed or hand delivered to the owner of each affected parcel. The revitalized declaration and other governing documents will be effective upon recordation in the public records.



Florida Department of Economic Opportunity | The Caldwell Building | 107 E. Madison Street | Tallahassee, FL | 32399-4120  
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.twitter.com/FLDEO](http://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](http://www.facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.

If you have any questions concerning this matter, please contact Sherry A. Spiers, Assistant General Counsel, at (850) 717-8529, or Paul Piller, Community Program Administrator, at (850) 717-8501.

Sincerely,

A handwritten signature in black ink that reads "J. Thomas Beck". The signature is fluid and cursive, with the first name "J." and last name "Beck" clearly legible.

J. Thomas Beck, AICP  
Director, Division of Community Development

**NOTICE OF RIGHTS**


THIS DETERMINATION CONSTITUTES FINAL AGENCY ACTION UNDER CHAPTER 120, FLORIDA STATUTES. ANY INTERESTED PARTIES ARE HEREBY NOTIFIED OF THEIR RIGHT TO SEEK JUDICIAL REVIEW OF THIS FINAL AGENCY ACTION IN ACCORDANCE WITH SECTION 120.68, FLORIDA STATUTES, AND FLORIDA RULES OF APPELLATE PROCEDURE 9.030(B)(1)(c) AND 9.110.

TO INITIATE AN APPEAL OF THIS FINAL AGENCY ACTION, A NOTICE OF APPEAL MUST BE FILED WITH THE DEPARTMENT'S AGENCY CLERK, 107 EAST MADISON STREET, CALDWELL BUILDING, MSC 110, TALLAHASSEE, FLORIDA 32399-4128, WITHIN THIRTY (30) DAYS AFTER THE DATE THIS FINAL AGENCY ACTION IS FILED WITH THE AGENCY CLERK, AS INDICATED BELOW. THE NOTICE OF APPEAL MUST BE SUBSTANTIALLY IN THE FORM PRESCRIBED BY FLORIDA RULE OF APPELLATE PROCEDURE 9.900(a). A COPY OF THE NOTICE OF APPEAL MUST ALSO BE FILED WITH THE DISTRICT COURT OF APPEAL AND MUST BE ACCOMPANIED BY THE FILING FEE SPECIFIED IN SECTION 35.22(3), FLORIDA STATUTES.

AN INTERESTED PARTY WAIVES ITS RIGHT TO JUDICIAL REVIEW IF THE NOTICE OFR APPEAL IS NOT TIMELY FILED WITH THE AGENCY CLERK AND THE APPROPRIATE DISTRICT COURT OF APPEAL.

**NOTICE OF FILING AND SERVICE**

I HEREBY CERTIFY that the above document was filed with the Department's designated Agency Clerk and that true and correct copies were furnished to the persons listed below in the manner described on the 21st day of November, 2012.

  
\_\_\_\_\_  
Miriam Snipes, Agency Clerk  
Department of Economic Opportunity

**By U. S. Mail:**

Francis E. Friscia, Esq.  
Meirose & Friscia, P.A.  
5550 West Executive Drive, Suite 250  
Tampa, FL 33609

**By interoffice delivery:**

Paul Piller, Community Program Manager, Division of Community Planning