TURTLE LAKES UNIT 3
PHASE 1

SECTIONS 32 & 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA)
) S.S.
COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS TURTLE LAKES UNIT 3 - PHASE 1, A SUBDIVISION OF A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 32 AND IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 32 AND RUN S89°51'46"W ALONG THE SOUTH BOUNDARY OF AFORESAID SOUTHEAST 1/4 OF SECTION 32 A DISTANCE OF 652.57 FEET TO THE SOUTHEAST CORNER OF TURTLE LAKES, UNIT ONE, AS RECORDED IN PLAT BOOK 15, PAGES 77-80, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF TURTLE LAKES, UNIT ONE THE FOLLOWING EIGHT COURSES, N00°08'14"W, 170.00 FEET; N20°54'06"E, 250.13 FEET; N60°42'32"W, 40.00 FEET; N23°36'06"E, 123.16 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 486.37 FEET, A CENTRAL ANGLE OF 03°06'57", A CHORD BEARING S67°57'23"E, 26.45 FEET, AN ARC DISTANCE OF 26.45 FEET; N20°29'09"E, 70.00 FEET; N01°41'17"W, 278.80 FEET; N69°03'31"W, 211.24 FEET TO THE SOUTHEAST CORNER OF TURTLE LAKES, UNIT TWO, AS RECORDED IN PLAT BOOK 18, PAGES 71 & 72, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF TURTLE LAKES, UNIT TWO, THE FOLLOWING TEN COURSES; N20°56'29"E, 170.00 FEET; N69°03'31"W, 35.89 FEET; N20°56'29"E, 120.00 FEET; S69°03'31"E, 196.58 FEET; N41°36'19"E, 190.00 FEET; N44°16'36"E, 97.43 FEET; N44°21'15"W, 220.46 FEET; N29°11'05"E, 109.60 FEET; N32°34'30"E, 50.06 FEET; N29°32'31"E, 127.85 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF TURTLE LAKES, UNIT FOUR, AS RECORDED IN PLAT BOOK 20, PAGE 83, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF TURTLE LAKES, UNIT FOUR S69°45'16"E, 304.68 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF TURTLE LAKES, UNIT FOUR S20°38'09"E, 304.40 FEET; THENCE S05°16'59"W, 252.35 FEET; THENCE S46°50'37"W, 225.75 FEET; THENCE S20°22'34"W, 150.56 FEET; THENCE S20°35'10"E, 294.98 FEET; THENCE S88°32'39"E, 118.04 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 10°30'34", A CHORD BEARING N86°12'04"E, 60.45 FEET, AN ARC DISTANCE OF 60.53 FEET TO A POINT OF COMPOUND CURVATURE; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; A CENTRAL ANGLE OF 103°44'56", A CHORD BEARING N29°04'19"E, 39.33 FEET, AN ARC DISTANCE OF 45.27 FEET TO A POINT OF NON-TANGENCY, THENCE N78°00'43"E, 61.08 FEET; THENCE BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°57'00", A CHORD BEARING S71°16'39"E, 37.43 FEET, AN ARC DISTANCE OF 42.30 FEET TO A POINT OF NON-TANGENCY; THENCE S14°46'43"E, 51.52 FEET; THENCE BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82°37'50", A CHORD BEARING S20°54'49"W, 33.01 FEET, AN ARC DISTANCE OF 36.05 FEET; THENCE S20°24'07"E, 95.98 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 16°25'15", A CHORD BEARING S29°36'44"E, 92.84 FEET, AN ARC DISTANCE OF 93.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 38°41'13", A CHORD BEARING S19°28'45"E, 172.24 FEET, AN ARC DISTANCE OF 175.56 FEET; THENCE S00°08'09"E, 99.46 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING S45°08'09"E, 35.36 FEET, AN ARC DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENCY; THENCE S00°08'09"E, 60.00 FEET TO A POINT OF THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE ALONG THE SOUTH BOUNDARY, S89°51'51"W, 444.14 FEET TO THE POINT OF BEGINNING (P.O.B. #1).

CONTAINING 25.949 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, AND RUN N00°08'09"W, 60.00 FEET; THENCE N89°51'51"E, 209.14 FEET TO THE POINT OF BEGINNING (P.O.B. #2); THENCE N00°08'09"W, 95.00 FEET; THENCE N17°15'25"W, 146.77 FEET; THENCE N23°26'30"W, 94.18 FEET; THENCE N13°07'15"W, 120.45 FEET; THENCE N88°12'47"E, 26.08 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 10°39'47", A CHORD BEARING N82°52'53"E, 72.48 FEET, AN ARC DISTANCE OF 72.58 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82°02'54", A CHORD BEARING S61°25'33"E, 32.82 FEET, AN ARC DISTANCE OF 35.80 FEET; THENCE S20°24'07"E, 91.58 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 18°25'15", A CHORD BEARING S29°36'44"E, 112.04 FEET, AN ARC DISTANCE OF 112.53 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 38°41'13", A CHORD BEARING S19°28'45"E, 132.49 FEET, AN ARC DISTANCE OF 135.04 FEET; THENCE S00°08'09"E, 99.46 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING S44°51'51"W, 35.36 FEET, AN ARC DISTANCE OF 39.27 FEET; THENCE S89°51'51"W, 125.00 FEET TO THE POINT OF BEGINNING (P.O.B. #2).

CONTAINS 1.513 ACRES, MORE OR LESS.

24.436 TOTAL PLATTED ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND PASCO COUNTY,FLORIDA, ALL STREET RIGHT-OF-WAYS AND DRAINAGE EASEMENTS AS SHOWN AND DEPICTED HEREON, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL DRAINAGE IMPROVEMENTS OR FACILITIES AND FURTHER DO HEREBY RESERVE UNTO ITSELF,ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, AND OR DRAINAGE IMPROVEMENTS AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, DRAINAGE FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARY OR INVOLUNTARY VACATED, VOIDED OR INVALIDATED.

THIS 11 DAY OF April, A.D., 1986

TITLE CERTIFICATE

I, JAMES L. HAWKINS OF LAWYERS TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS AS SHOWN ON SAID PLAT, THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1985 HAVE BEEN PAID.

THIS THE 29th DAY OF APRIL, A.D., 1986

BY: _____
JAMES L. HAWKINS, TITLE OFFICER

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 16 DAY OF July, A.D., 1986
Jed Pittman By: E. Loy, D.C.
CLERK OF THE CIRCUIT COURT

COUNTY COMMISSION APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, THIS 15th DAY OF July, A.D., 1986.

_____
CHAIRMAN

OWNERS

GROWLAND DEVELOPMENTS, INC.
A FLORIDA CORPORATION

Loren E. Worley David J. Worley Witness
LOREN E. WORLEY, PRESIDENT WITNESS

VENTURA HOMES, INC.
A FLORIDA CORPORATION

Neal Van Dorsten David J. Worley Witness
NEAL VAN DORSTEN, PRESIDENT WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) S.S.
COUNTY OF PASCO)

I HEREBY CERTIFY THAT ON THIS 11 DAY OF April, A.D., 1986, BEFORE ME PERSONALLY APPEARED LOREN E. WORLEY, PRESIDENT OF GROWLAND DEVELOPMENTS, INC., A FLORIDA CORPORATION AND NEAL VAN DORSTEN, PRESIDENT OF VENTURA HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 11/22/89 Carole J. Pelletier
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

STOCKTON, WHATLEY, DAVIN AND COMPANY

Robert M. Carlson Nancy Vought Witness Linda Dunn Witness
ROBERT M. CARLSON, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) S.S.
COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT ON THIS 26 DAY OF MARCH, A.D., 1986 BEFORE ME PERSONALLY APPEARED ROBERT M. CARLSON, VICE PRESIDENT OF STOCKTON, WHATLEY, DAVIN AND COMPANY, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 3/21/87 Linda Dunn
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEES

EVAN, INC., A FLORIDA CORPORATION AND JACK M. LANKIN

Nancy Ross Witness Witness
NANCY ROSS, PRESIDENT

Jack M. Lankin Witness Witness
JACK M. LANKIN, INDIVIDUAL

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) S.S.
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY THAT ON THIS 28th DAY OF March, A.D., 1986, BEFORE ME PERSONALLY APPEARED NANCY ROSS, PRESIDENT AND OWNER OF EVAN, INC., A FLORIDA CORPORATION AND JACK M. LANKIN, INDIVIDUAL, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT ~~PASCO~~ Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 3-26-88 Matilda B. Higgins
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SURVEYORS CERTIFICATE

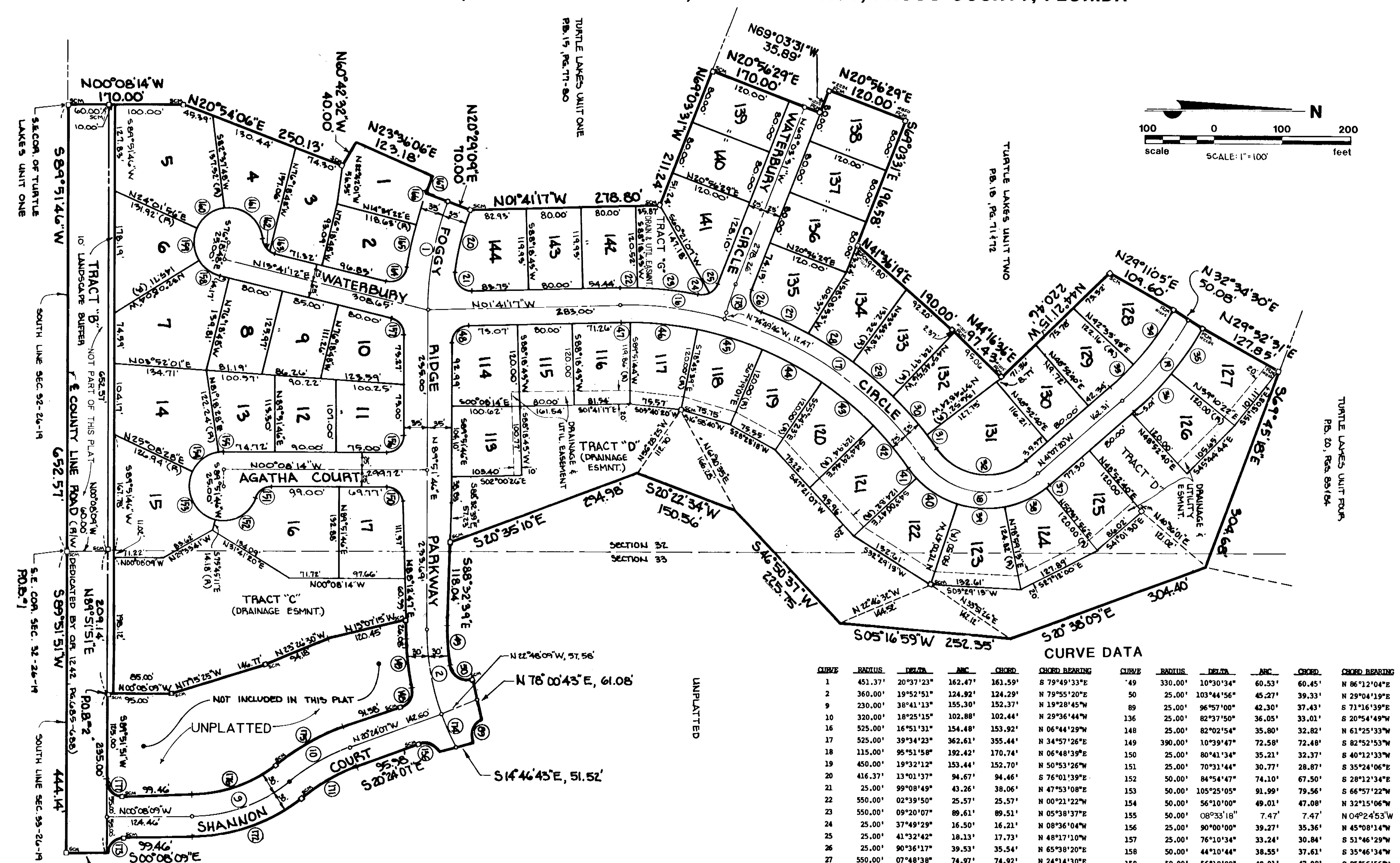
I, EARL L. RATLIFF, JR., THE SURVEYOR MAKING THIS PLAT, HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND I FURTHER CERTIFY THAT THE PLAT MEETS ALL MATERIAL IN CONFORMITION REQUIRED BY FLORIDA STATUTE 177.091.

Earl L. Ratliff THIS 16 DAY OF April, A.D., 1986
EARL L. RATLIFF, JR., PLS
FLORIDA REG. NO. 3400

PREPARED BY: KING ENGINEERING ASSOCIATES, INC.
2145 U. S. 19, NORTH
CLEARWATER, FLORIDA 33575
PHONE No. (813) 791-1441

TURTLE LAKES UNIT 3
PHASE 1

SECTIONS 32 & 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	451.37'	20°37'23"	162.47'	161.59'	S 79°49'33"E
2	360.00'	19°52'51"	124.92'	124.29'	N 79°55'20"E
9	230.00'	38°41'13"	155.30'	152.37'	N 19°28'45"W
10	320.00'	18°25'15"	102.88'	102.44'	N 29°36'44"W
16	525.00'	16°51'31"	154.48'	153.92'	N 06°44'29"W
17	525.00'	39°34'23"	362.61'	355.44'	N 34°57'26"E
18	115.00'	95°51'58"	192.42'	170.74'	N 06°48'39"E
19	450.00'	19°32'12"	153.44'	152.70'	N 50°53'26"W
20	416.37'	13°01'37"	94.67'	94.46'	S 76°01'39"E
21	25.00'	99°08'49"	43.26'	38.06'	N 47°53'08"E
22	550.00'	02°39'50"	25.57'	25.57'	N 00°21'22"W
23	550.00'	09°20'07"	89.61'	89.51'	N 05°38'37"E
24	25.00'	37°49'29"	16.50'	16.21'	N 08°36'04"W
25	25.00'	41°32'42"	18.13'	17.73'	N 48°17'10"W
26	25.00'	90°36'17"	39.53'	35.54'	N 65°38'20"E
27	550.00'	07°48'38"	74.97'	74.92'	N 24°14'30"E
28	550.00'	08°07'43"	78.03'	77.96'	N 32°14'41"E
29	550.00'	07°57'32"	76.40'	76.34'	N 40°15'18"E
30	550.00'	07°57'32"	76.40'	76.34'	N 48°12'50"E
31	550.00'	02°33'01"	24.48'	24.48'	N 53°28'07"E
32	90.00'	95°51'58"	150.59'	133.63'	N 06°48'39"E
33	425.00'	06°18'56"	46.85'	46.82'	N 44°16'49"W
34	425.00'	13°24'41"	99.48'	99.25'	N 54°08'37"W
35	475.00'	09°39'41"	80.09'	80.00'	S 55°39'29"E
36	475.00'	09°42'18"	80.46'	80.36'	S 45°48'29"E
37	140.00'	01°55'16"	4.69'	4.69'	S 40°09'42"E
38	140.00'	28°11'17"	68.88'	68.18'	S 25°06'26"E
39	140.00'	29°00'00"	70.86'	70.11'	S 03°29'13"W
40	140.00'	29°00'00"	70.86'	70.11'	S 32°29'13"W
41	140.00'	07°45'25"	18.95'	18.94'	S 50°51'55"W
42	500.00'	09°14'23"	80.63'	80.55'	S 50°07'26"W
43	500.00'	11°24'38"	99.58'	99.41'	S 39°47'55"W
44	500.00'	11°24'38"	99.58'	99.41'	S 28°23'18"W
45	500.00'	11°24'38"	99.57'	99.41'	S 16°58'40"W
46	500.00'	11°24'37"	99.57'	99.41'	S 05°34'03"W
47	500.00'	01°33'01"	13.53'	13.53'	S 00°54'47"E
48	25.00'	88°26'57"	38.59'	34.87'	S 45°54'45"E
49	330.00'	10°30'34"	60.53'	60.45'	N 86°12'04"E
50	25.00'	103°44'56"	45.27'	39.33'	N 29°04'19"E
89	25.00'	96°57'00"	42.30'	37.43'	S 71°16'39"E
136	25.00'	82°37'50"	36.05'	33.01'	S 20°54'49"W
148	25.00'	82°02'54"	35.80'	32.82'	N 61°25'33"W
149	390.00'	10°39'47"	72.58'	72.48'	S 82°52'53"W
150	25.00'	80°41'34"	35.21'	32.37'	S 40°12'33"W
151	25.00'	70°31'44"	30.77'	28.87'	S 35°24'06"E
152	50.00'	84°54'47"	74.10'	67.50'	S 28°12'34"E
153	50.00'	105°25'05"	91.99'	79.56'	S 66°57'22"W
154	50.00'	56°10'00"	49.01'	47.08'	N 32°15'06"W
155	50.00'	08°33'18"	7.47'	7.47'	N 04°24'53"W
156	25.00'	90°00'00"	39.27'	35.36'	N 45°08'14"W
157	25.00'	76°10'34"	33.24'	30.84'	S 51°46'29"W
158	50.00'	44°10'44"	38.55'	37.61'	S 35°46'34"W
159	50.00'	56°10'00"	49.01'	47.08'	S 85°56'56"W
160	50.00'	58°35'52"	51.14'	48.94'	N 36°40'08"W
161	50.00'	91°35'07"	79.92'	71.68'	N 38°25'22"E
162	25.00'	50°13'28"	21.91'	21.22'	N 59°06'11"E
163	25.00'	20°18'15"	8.86'	8.81'	N 23°50'20"E
164	25.00'	96°29'44"	42.10'	37.30'	N 34°33'40"W
165	486.37'	07°27'54"	63.37'	63.32'	N 79°04'35"W
166	486.37'	08°56'44"	75.86'	75.86'	N 70°52'16"W
167	486.37'	03°06'57"	26.45'	26.45'	S 67°57'23"E
171	290.00'	18°25'15"	93.24'	92.84'	S 29°36'44"E
172	260.00'	38°41'13"	175.56'	172.24'	S 19°28'45"E
173	25.00'	90°00'00"	39.27'	35.36'	S 45°08'09"E
174	360.00'	08°40'23"	54.49'	54.44'	N 65°38'44"E
175	350.00'	18°25'15"	112.53'	112.04'	S 29°36'44"E
176	200.00'	38°41'13"	135.04'	132.49'	S 19°28'45"E
177	25.00'	90°00'00"	39.27'	35.36'	S 44°51'51"W
178	400.00'	05°46'15"	40.29'	40.27'	N 71°56'38"W

LEGEND

- □ PERMANENT REFERENCE MONUMENT
- ○ PERMANENT CONTROL POINT

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, AS BEING S89°51'51"W.
2. UNLESS OTHERWISE SHOWN, THERE EXISTS A 10' WIDE DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAYS AND ALONG ALL REAR LOT LINES, AND A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES.

PREPARED BY: KING ENGINEERING ASSOCIATES, INC.
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CLEARWATER, FLORIDA 33575
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