

RESOLUTION NO. 97-175
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
APPROVING A SUBDIVISION PLAT FOR
TURNBERRY AT SAINT JOHN UNIT ONE

WHEREAS, Turnberry Developers, Ltd., (J.N.M. Turnberry Inc., General Partner), a Florida Limited Partnership, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat know as Turnberry at Saint Johns.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 4, and 5.

Section 2. The Construction Bond has been filed with the Clerk of Court in the amount of \$874,299.30.

Section 3. A Warranty Bond will not be required.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;

- b) Office of the County Attorney;
- c) County Planning and Zoning Department; and
- d) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through c) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this

28 day of October, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____

Its Chair

ATTEST: Cheryl Strickland



Deputy Clerk

TURNBERRY AT SAINT JOHNS - UNIT ONE

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38 AND ZEPHEMIAH KINGSLEY GRANT, SECTION 44, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

1" = 200' SCALE MFLAR FOR OFFICE OF PROPERTY APPRAISER

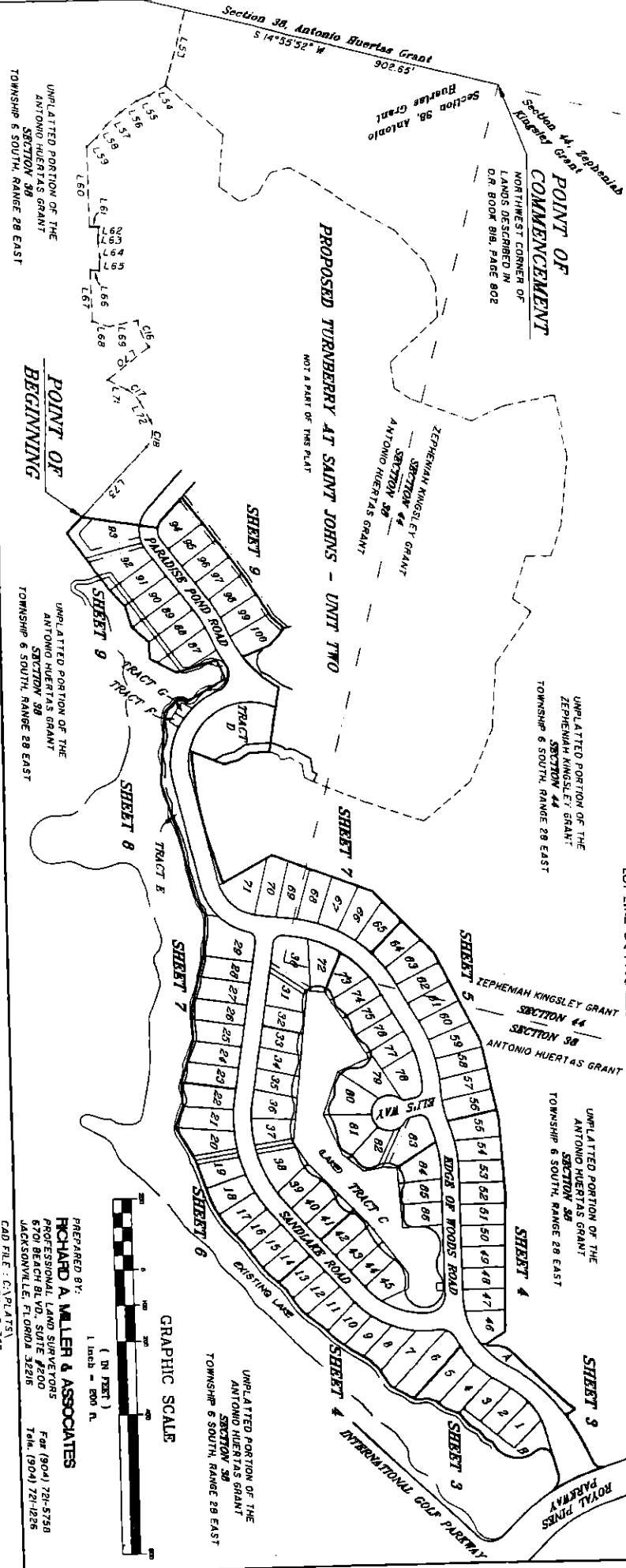
SHEET TWO (2) OF NINE (9) SHEETS
INDEX SHEET

CURVE TABLE FOR THIS SHEET

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C16	200.00'	80.24'	40.93'	N 67°59'07" E	23°07'46"
C17	69.00'	24.21'	4.74'	N 43°17'06" E	32°26'15"
C18	60.00'	73.40'	43.59'	S 82°39'31" E	72°00'00"

LINE TABLE FOR THIS SHEET

L53	5.75°04'08" E	221.48'
L54	S 30°01'07" E	33.06'
L55	S 23°52'07" E	35.22'
L56	S 14°19'22" E	55.26'
L57	S 1°48'52" E	84.53'
L58	S 32°21'48" E	44.07'
L59	S 41°22'07" E	33.85'
L60	N 89°16'07" E	220.65'
L61	N 02°32'45" E	23.00'
L62	S 67°23'45" E	22.64'
L63	S 67°26'07" E	22.48'
L64	N 84°07'37" E	40.49'
L65	S 82°01'47" E	23.06'
L66	S 03°50'37" W	23.06'
L67	N 89°23'10" E	48.32'
L68	N 07°22'56" W	75.53'
L69	S 37°35'59" E	143.14'
L70	N 67°30'05" E	60.80'
L71	N 67°30'05" E	60.80'
L72	S 68°23'34" E	253.48'
L73	S 68°23'34" E	253.48'



- LEGEND:**
- MONUMENT SET BY U.S. CONCRETE MONUMENT WITH REFERENCE TO THE STAMPED PLS. 4000
 - REMARKS: REFERENCE MONUMENT
 - MONUMENTS A VIT BEAS DIBK STAMPED
 - MONUMENTS A VIT BEAS DIBK STAMPED
 - REMARKS: REFERENCE MONUMENT
 - MONUMENTS A VIT BEAS DIBK STAMPED
 - REMARKS: REFERENCE MONUMENT
 - MONUMENTS A VIT BEAS DIBK STAMPED
 - REMARKS: REFERENCE MONUMENT

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AS S 14° 55' 52" W.
- 2) THE STORAGE/RETENTION AREAS (LAKES) SHOWN HEREON IS A GRAPHIC REPRESENTATION OF THE AFORESAID FACILITY, AS SHOWN ON ENGINEERING PLANS PROVIDED TO THIS FIRM, AND DOES NOT REPRESENT AN ACTUAL FIELD LOCATION OR AS-BUILT LOCATION.
- 3) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VERTICAL ACCESS FROM ONE (1) STREET ONLY.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 5) AN EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY BEING TEN (10) FEET IN WIDTH ON EACH SIDE OF EACH RIGHT-OF-WAY MAY BE ADJACENT TO ALL THE RIGHT-OF-WAYS OF EDGES OF WOODS ROAD, EDGES OF WOODS ROAD AND PARADISE POND ROAD - UNIT ONE, ACROSS ALL LOTS AND TRACTS SHOWN ON THE PLAT OF TURNBERRY AT SAINT JOHNS - UNIT ONE.
- 6) THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED OR DIGITAL AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT WHETHER GRAPHIC OR DIGITAL.
- 7) THE DEVELOPER SHALL GRANT TO ST. JOHNS COUNTY, FLORIDA, POWER AND LIGHT COMPANY, AND OTHER UTILITY COMPANIES, AND THOSE AREAS LABELED UTILITY EASEMENT ON THE PLAT, SUCH EASEMENTS SHALL BE BY SEPARATE WRITTEN EASEMENT APART FROM THIS PLAT, WHICH EASEMENTS SHALL BE RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, NO LATER THAN THE TIME OF FINAL ACCEPTANCE BY ST. JOHNS COUNTY DEVELOPMENT SERVICES DEPARTMENT OF THE HORIZONTAL IMPROVEMENTS WITHIN THE PLAT.
- 8) TRACT B IS A PERPETUAL LANDSCAPE BUFFER TO BE OWNED AND MAINTAINED BY TURNBERRY ASSOCIATION, INC. NO VERTICAL IMPROVEMENTS SUCH AS BUILDINGS, FENCES OR PLAYGROUND EQUIPMENT MAY BE INSTALLED IN, OR TO THE PLAN APPROVED BY S4 PARTNERSHIP, LTD. PURSUANT TO ITS RIGHTS UNDER THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND I HEREBY ALLOWED TO DEVELOP ANY ASSOCIATION, INC. SHALL MAINTAIN TRACT B IN ACCORDANCE WITH THE APPROVED PLAN ACCESS TO AND INGRESS AND EGRESS OVER TRACT B IS TO BE MAINTAINED IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN. (I) THE OWNER OF LOT 1 WITH RESPECT TO THE PORTIONS OF TRACT B LYING IMMEDIATELY SOUTH OF LOT 1 (II) THE OWNER OF LOT 2 WITH RESPECT TO THE PORTION OF TRACT B LYING IMMEDIATELY SOUTH OF LOT 2 AND (III) THE OWNER OF LOT 3 WITH RESPECT TO THE PORTION OF TRACT B LYING IMMEDIATELY SOUTH OF LOT 3.
- 9) A 4' MAINTENANCE EASEMENT IS RESERVED PARALLEL TO THE TOP OF BANK OF ALL LAKES (LAKES) LINE OR CURVE DATA IS SHOWN TO DEFINE EASEMENT WHEN TOP OF BANK IS NOT A LOT LINE OR PARALLEL OFFSET TO LOT LINES.



PREPARED BY:
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