

TURTLE CREEK VILLAGE UNIT ONE

PLAT BOOK 35 PAGE 20

CITY OF JACKSONVILLE

DUVAL COUNTY, FLORIDA

SHEET 1 OF 5

MAPS VERIFIED
R.L.S.

CAPTION

A PORTION OF LOTS 3 & 4, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 38, TOWNSHIP 1 NORTH, RANGE 26 EAST AND SECTION 50, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA ACCORDING TO PLAT RECORDED IN THE FORMER PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 1, PAGES 7 AND 8 LYING WESTERLY OF THE RELOCATED HARTS ROAD AS NOW EXISTING (HAVING A 100' RIGHT-OF-WAY) SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF LOT 3 SAID SUBDIVISION OF THE JOHN BROWARD GRANT AS RECORDED IN SAID PLAT BOOK 1, PAGES 7 & 8 WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARTS ROAD AND RUN S. 8° 51' 40" E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD 1873.23' TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; RUN THENCE S. 9° 05' 40" E. CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE 1014.86' TO A POINT FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED RUN S. 20° 54' 20" W. 120.0' TO A POINT; RUN THENCE S. 84° 06' 22" W. 1387.19' TO A POINT; RUN THENCE N. 73° 00' W. 210.0' TO A POINT; RUN THENCE N. 49° 30' W. 355.0' TO A POINT RUN THENCE N. 68° 30' W. 543.0', MORE OR LESS, TO THE WATERS OF PICKETT'S BRANCH; RUN THENCE IN A WESTERLY DIRECTION ALONG THE WATERS OF SAID PICKETT'S BRANCH A DISTANCE OF 800', MORE OR LESS, TO THE APPARENT MEAN HIGH WATER LINE OF SWAMP OF PICKETT'S BRANCH RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE APPARENT MEAN HIGH WATER LINE OF SWAMP OF PICKETT'S BRANCH 650' MORE OR LESS; RUN THENCE IN A SOUTH-EASTERLY DIRECTION ALONG THE MEAN HIGH WATER LINE OF THE MARSH OF CEDAR CREEK A DISTANCE OF 3400', MORE OR LESS, TO WHERE SAID MEAN HIGH WATER LINE INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD AFOREMENTIONED; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1195.92' A CHORD DISTANCE OF 30', MORE OR LESS, TO A POINT ON SAID CURVE; CONTINUE THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD A CHORD BEARING OF 453.95' TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING N. 17° 09' 04" E.; RUN THENCE N. 28° 05' 30" E. CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD 1601.29' TO A POINT OF CURVATURE OF A SECOND CURVE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID SECOND CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARTS ROAD, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1095.92' A CHORD DISTANCE OF 698.86' TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING N. 9° 29' 55" E.; RUN THENCE N. 9° 05' 40" W. CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HARTS ROAD 165.0' TO THE POINT OF BEGINNING, THE LANDS THUS DESCRIBED CONTAIN 123.9 ACRES, MORE OR LESS.

APPROVED
DATE: _____
BY: Edward Paul
CITY ENGINEER
Clifford
DIRECTOR OF PUBLIC WORKS
GENERAL COUNSEL, OR
Edward Paul
ASSISTANT COUNSEL

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT BELLAIR HOME BUILDERS, INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION ABOVE AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT TO BE KNOWN AS TURTLE CREEK VILLAGE, UNIT ONE MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY BY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND THAT ALL DRIVES, ROADS, COURTS, LANES & RIGHTS-OF-WAY & EASEMENTS FOR DRAIN, UTIL. & SEWERS SHOWN UPON THIS PLAT ARE IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE, FLORIDA AND ITS SUCCESSORS. IN WITNESS WHEREOF BELLAIR HOME BUILDERS, INC. HEREBY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ASST. SECRETARY BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 6th DAY OF APRIL A.D., 1973.

WITNESS David B. Lee Jr. VICE PRESIDENT
WITNESS Kathryn M. Carrigg ASST. SECRETARY
BELLAIR HOME BUILDERS, INC.
Sheldon A. Morris
A. L. Schneider

STATE OF FLORIDA COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS SHELDON A. MORRIS AND A. L. SCHNEIDER, RESPECTIVELY PRESIDENT & ASST. SECRETARY OF BELLAIR HOME BUILDERS, INC. A CORPORATION UNDER THE LAWS OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA THIS 6th DAY OF April A.D., 1973.

David B. Lee Jr.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 7-13-75

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THAT THE ABOVE PLAT COMPLIES WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA CURRENTLY IN EFFECT. SIGNED THIS 2nd DAY OF APRIL A.D., 1973.

CLARSON AND ASSOCIATES
ENGINEERS & LAND SURVEYORS
Richard P. Clarson
REGISTERED LAND SURVEYOR NO. 753, FLA.

APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, PURSUANT TO ORDINANCE NO. 74-301-101 OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 29th DAY OF MARCH A.D., 1974.

CLERK'S CERTIFICATE

74-22162

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 35, PAGES 20, 20A, 20B, 20C, 20D OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS 29th DAY OF MARCH A.D., 1974.

Richard P. Clarson
MAYOR OF THE CITY OF JACKSONVILLE
Rayford C. Deane
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE
S. Morgan Slaughter
CLERK
Robert C. Forbes
DEPUTY CLERK

TURTLE CREEK VILLAGE UNIT ONE

PLAT BOOK 35 PAGE 20A

CITY OF JACKSONVILLE

DUVAL COUNTY, FLORIDA

SHEET 2 OF 5

DEDICATION FOR MORTGAGEE

THIS IS TO CERTIFY THAT THE TRUSTEES OF GUARDIAN MORTGAGE INVESTORS, A MASSACHUSETTS BUSINESS TRUST BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT DO HEREBY JOIN IN, AND MAKE THEMSELVES A PARTY TO THE DEDICATION OF SAID LANDS AND PLAT, TO BE KNOWN AS TURTLE CREEK VILLAGE, UNIT ONE FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE ALL DRIVES, ROADS, COURTS, LANES & RIGHTS-OF-WAY AND EASEMENTS FOR DRAINAGE, UTILITIES & SEWERS SHOWN ON THIS PLAT TO THE CITY OF JACKSONVILLE, FLORIDA AND ITS SUCCESSORS. IN WITNESS WHEREOF, THE GUARDIAN MORTGAGE INVESTORS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY A TRUSTEE DULY AUTHORIZED TO EXECUTE THIS INSTRUMENT IN THE NAME OF AND ON BEHALF OF ALL TRUSTEES THIS 11th DAY OF April A.D., 1973.

TRUSTEES OF GUARDIAN MORTGAGE INVESTORS
A MASSACHUSETTS BUSINESS TRUST, UNDER DECLARATION OF TRUST
DATED 9 MARCH 26, 1966 AS AMENDED.

By: Gordon A. Taylor
AS TRUSTEE, DULY AUTHORIZED TO EXECUTE THIS INSTRUMENT
IN THE NAME AND ON BEHALF OF ALL TRUSTEES.

SIGNED AND SEALED IN THE PRESENCE OF:

Kathryn M. Carrigg
WITNESS

Patricia A. Holmes
WITNESS

STATE OF FLORIDA COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS & TAKE ACKNOWLEDGEMENTS, Gordon A. Taylor AS TRUSTEE DULY AUTHORIZED TO EXECUTE THIS INSTRUMENT IN THE NAME OF AND ON BEHALF OF ALL TRUSTEES OF THE GUARDIAN MORTGAGE INVESTORS, TO ME WELL KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID TRUSTEES OF GUARDIAN MORTGAGE INVESTORS. WITNESS MY SIGNATURE AT JACKSONVILLE, DUVAL COUNTY, FLORIDA THIS 11th DAY OF April A.D., 1973.

Patricia A. Holmes
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 9-1-73

DEVELOPER'S CERTIFICATE

THIS IS TO CERTIFY THAT BELLAIR HOME BUILDERS, INC. HAS FURNISHED THE CITY OF JACKSONVILLE A SURETY BOND, AS SURETY THAT THE PROPOSED IMPROVEMENTS IN PUBLIC SPACE SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. SAID BOND IS EQUIVALENT TO 100% OF THE REMAINING ENGINEERING COST AND CONSTRUCTION COST, THIS 6th DAY OF March A.D., 1974.

Robert M. Wilson
President - 65 BELLAIR HOME BUILDERS, INC.
Ch. Hollman
DIRECTOR OF PUBLIC WORKS

TURTLE CREEK VILLAGE UNIT ONE

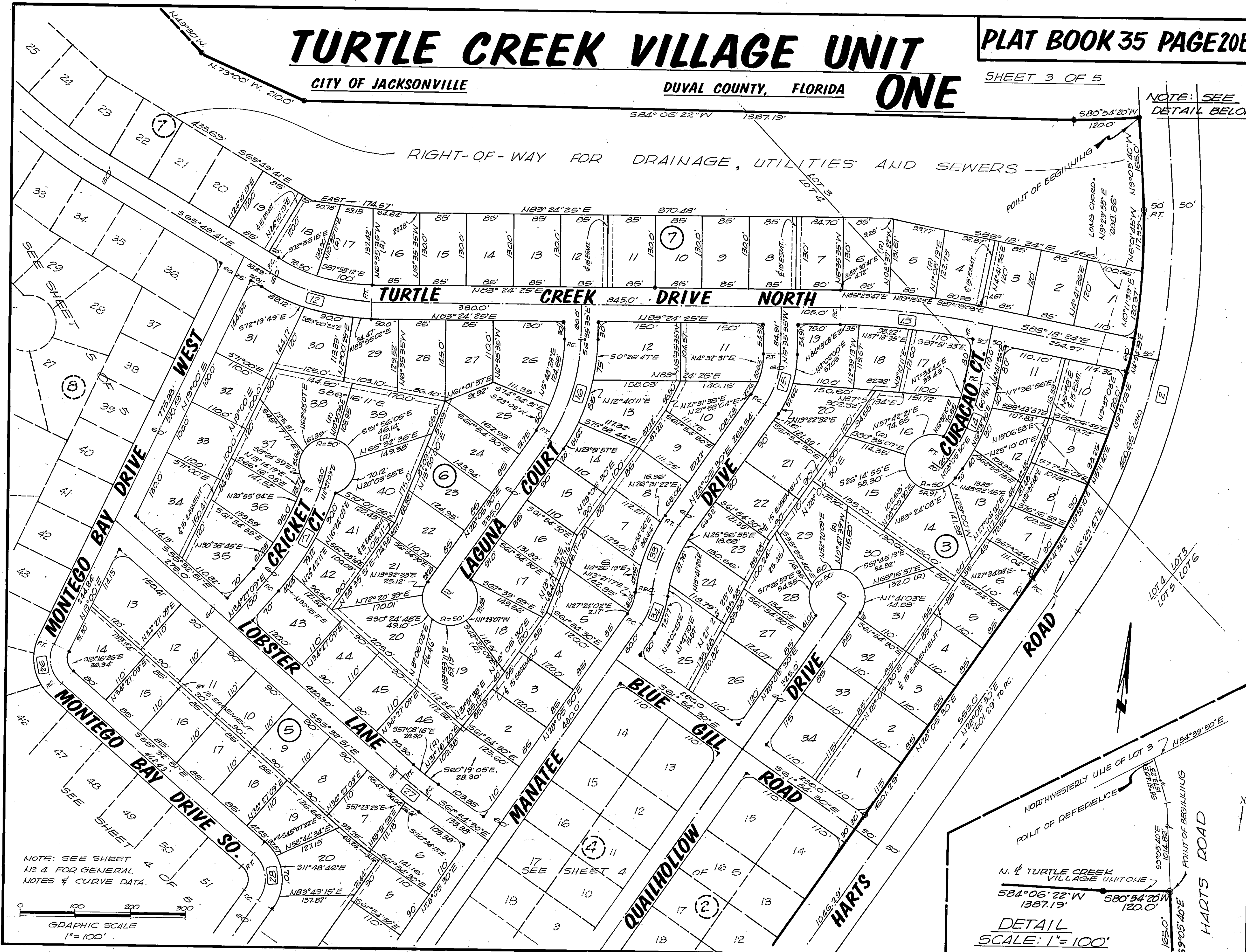
PLAT BOOK 35 PAGE 20B

CITY OF JACKSONVILLE

DUVAL COUNTY, FLORIDA

SHEET 3 OF 5

NOTE: SEE
DETAIL BELOW



NOTE: SEE SHEET
NO. 4 FOR GENERAL
NOTES & CURVE DATA.

GRAPHIC SCALE
1" = 100'

N. & W. CORNER
TURTLE CREEK
VILLAGE UNIT ONE
584° 06' 22" W 1387.19'
580° 54' 20" W 120.0'
DETAIL
SCALE: 1" = 100'

TURTLE CREEK VILLAGE

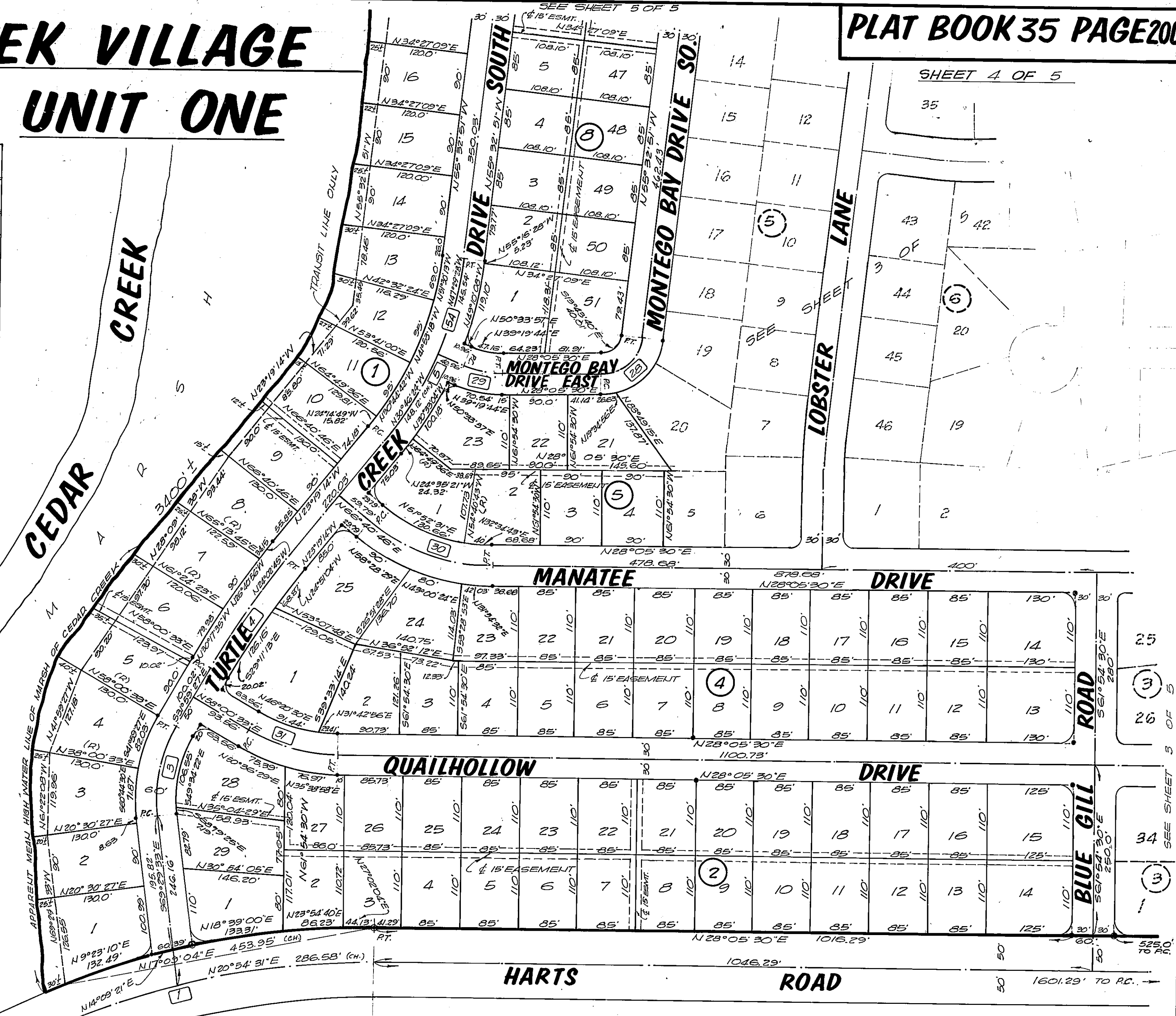
CITY OF JACKSONVILLE
DUVAL COUNTY, FLORIDA

UNIT ONE

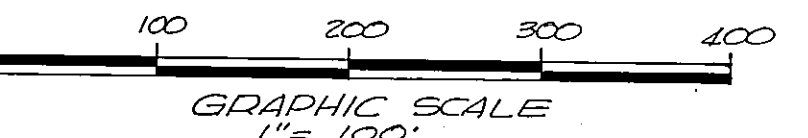
PLAT BOOK 35 PAGE 20C

CURVE DATA

NO.	RADIUS	Δ	ARC	TAN.
1	1145.92'	28°19'10"	560.39'	289.10'
2	1145.92'	37°11'10"	743.72'	385.49'
3	206.20'	37°30'06"	134.97'	70.00'
4	1319.14'	6°40'13"	199.62'	100.00'
5	519.23'	16°24'02"	148.63'	74.83'
5A	519.23'	16°06'00"	146.02'	73.50'
6	530.00'	10°46'43"	99.70'	50.00'
6A	546.57'	10°27'13"	99.72'	50.00'
7	592.02'	13°29'12"	139.35'	70.00'
8	359.21'	58°13'00"	364.28'	200.00'
9	301.83'	32°01'32"	163.71'	86.62'
9A	301.83'	47°14'33"	248.87'	132.00'
10	261.66'	29°57'15"	136.80'	70.00'
11	244.96'	10°52'52"	179.46'	90.00'
12	363.48'	30°45'54"	195.17'	100.00'
13	1265.03'	11°17'11"	249.19'	125.00'
14	362.19'	23°23'54"	147.91'	75.00'
15	160.11'	34°41'05"	96.92'	50.00'
16	320.23'	34°41'05"	193.86'	100.00'
17	491.52'	23°00'00"	197.31'	100.00'
18	410.14'	13°54'04"	99.51'	50.00'
19	60.00'	79°16'05"	83.01'	42.70'
20	60.00'	58°13'00"	60.96'	33.41'
21	392.11'	28°36'51"	195.89'	100.00'
22	394.25'	14°27'21"	99.47'	50.00'
23	189.35'	29°35'00"	97.77'	50.00'
24	189.35'	29°35'00"	97.77'	50.00'
25	394.25'	14°27'21"	99.47'	50.00'
26	60.00'	74°32'51"	78.07'	45.66'
27	539.95'	6°21'39"	59.94'	30.00'
28	60.00'	83°38'21"	87.59'	53.68'
29	151.00'	22°28'28"	59.23'	30.00'
30	285.65'	38°35'16"	192.38'	100.00'
31	262.62'	29°55'03"	137.13'	70.00'
32				
33	279.80'	28°05'30"	137.18'	70.00'
34	119.91'	28°05'30"	30.00'	
35	290.98'	19°30'00"	99.03'	50.00'



SHEET 4 OF 5



NOTES:

1. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
2. BUILDING RESTRICTIONS AND SETBACK LINES ARE 20' FROM STREET RIGHT-OF-WAY LINES.
3. BEARINGS AND DISTANCES SHOWN ON BLOCK CORNERS ARE TO STREET LINE INTERSECTIONS, UNLESS OTHERWISE SHOWN.
4. ALL EASEMENTS SHOWN ARE FOR DRAINAGE, UTILITIES & SEWERS.
5. PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS: (C)
6. PERMANENT CONTROL POINTS ARE SHOWN THIS: (P)
7. BLOCK NUMBERS ARE SHOWN THIS: (4)
8. CURVE NUMBERS ARE SHOWN THIS: (28)
9. BEARINGS SHOWN HEREON REFER TO THE GRID COORDINATE SYSTEM OF THE STATE OF FLORIDA.
10. ALL RADII NOT SHOWN ARE 20' FEET; BEING AT ALL RIGHT-OF-WAY INTERSECTIONS.

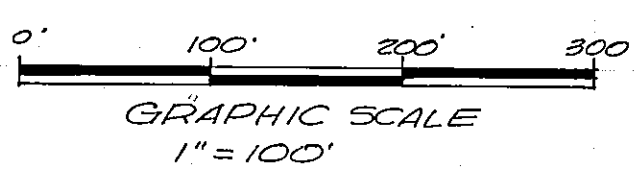
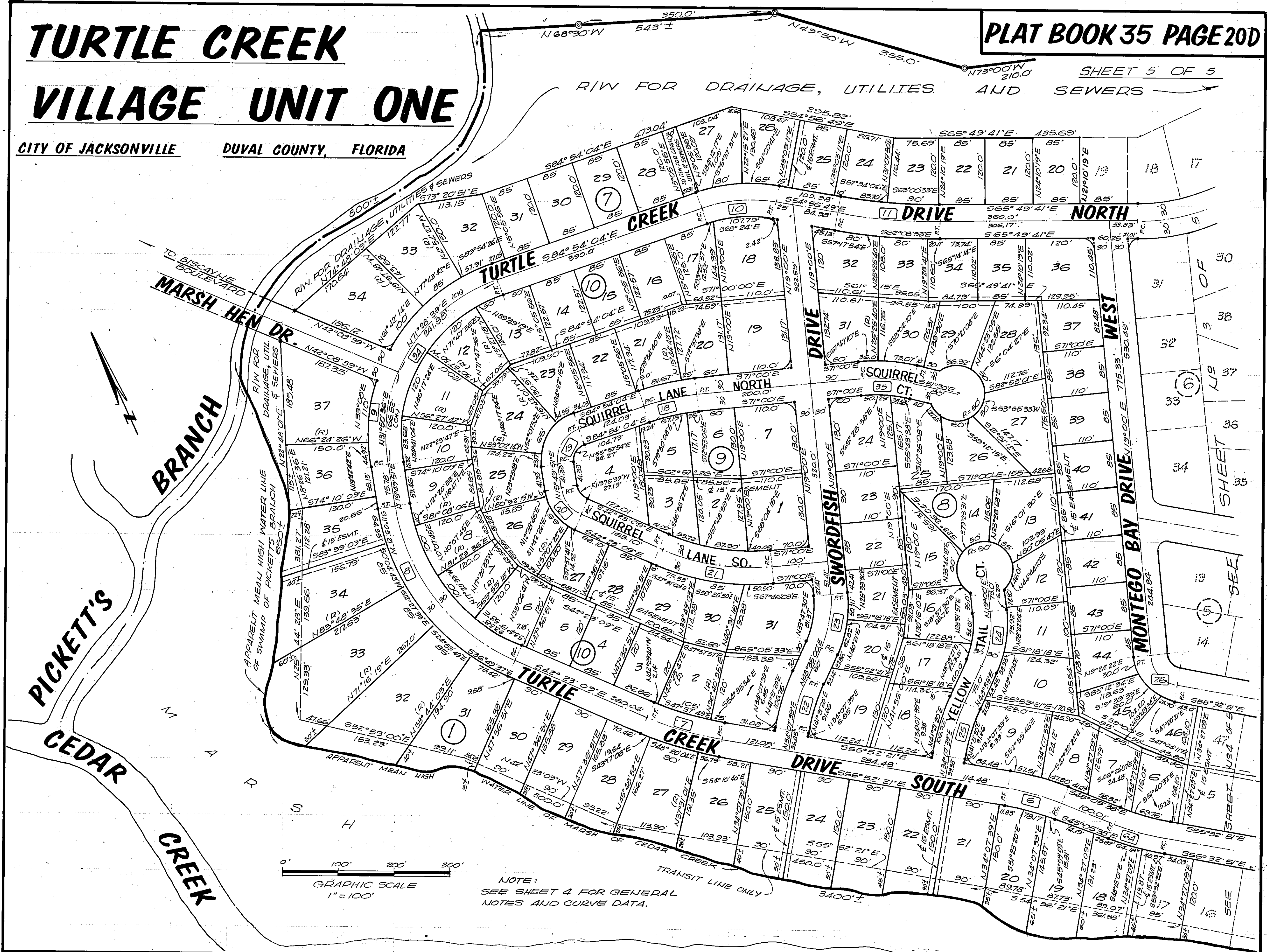
TURTLE CREEK VILLAGE UNIT ONE

CITY OF JACKSONVILLE DUVAL COUNTY, FLORIDA

PLAT BOOK 35 PAGE 20D

SHEET 5 OF 5

R/W FOR DRAINAGE, UTILITIES AND SEWERS



NOTE:
SEE SHEET 4 FOR GENERAL
NOTES AND CURVE DATA.

OF SHEET 30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

SEE SHEET 14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

SEE SHEET 14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50