TURNBERRY PLACE

A PLANNED UNIT DEVELOPMENT

Situated in Section 23, Township 2 South, Range 22 West, Okaloosa County, Florida.

R= 195.33'
Δ= 31°58'30"
A= 109.01'
C= 107.60'
CB= N 04°58'36"W

NORTH
SCALE: 1"=60'

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF CARRIBBEAN VILLAGE EAST UNIT II AT BLUEWATER BAY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 54, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF WOODLANDS DRIVE (FORMERLY ST. ANDREWS DRIVE); THENCE RUN N 88°49'04" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 126.37 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1,476.37 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 11°55'24" (CHORD = 306.68 FEET, CHORD BEARING S 85°14'11"W) AN ARC DISTANCE OF 307.25 FEET TO A POINT OF REVERSE CURVE. SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 866.24 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'58" (CHORD = 280.71 FEET, CHORD BEARING = S 88°35'59" W) AN ARC DISTANCE OF 281.96 FEET TO THE POINT OF TANGENCY; THENCE N 82°04'32" W 904.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 341.13 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°06'41" (CHORD = 346.84 FEET, CHORD BEARING = N 51°31'11" W) AN ARC DISTANCE OF 363.85 FEET TO THE POINT OF TANGENCY; SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTHWIND DRIVE; (FORMERLY ST. ANDREWS DRIVE); THENCE RUN N 20°51'51" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 333.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 195.33; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°58'30" (CHORD = 107.60 FEET, CHORD BEARING = N 04°58'36"W) AN ARC DISTANCE OF 109.01 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY RUN S 49°33'45" E A DISTANCE OF 694.30 FEET; THENCE S 82°04'32" E 831.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 61.53 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°38'47" (CHORD = 56.49 FEET, CHORD BEARING = N 70°36'13" E) AN ARC DISTANCE OF 58.68 FEET; THENCE N 15°35'05" W A DISTANCE OF 162.67 FEET; THENCE N 56°14'25" E 253.00 FEET, MORE OR LESS, TO THE WATER'S EDGE OF AN UNNAMED LAKE; THENCE MEANDER SOUTHEASTERLY ALONG SAID WATER'S EDGE 496.00 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE RUNNING N 24°30'45"W FROM THE POINT OF BEGINNING; THENCE DEPARTING SAID WATER'S EDGE RUN S 24°30'45" E 78.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 10.9 ACRES, MORE OR LESS.

PREPARED BY:

GUSTIN, COTHERN & TUCKER, INC.
224 SEMINOLE AVE.
VALPARAISO, FL. 32580

DATE: 9 JANUARY 1989

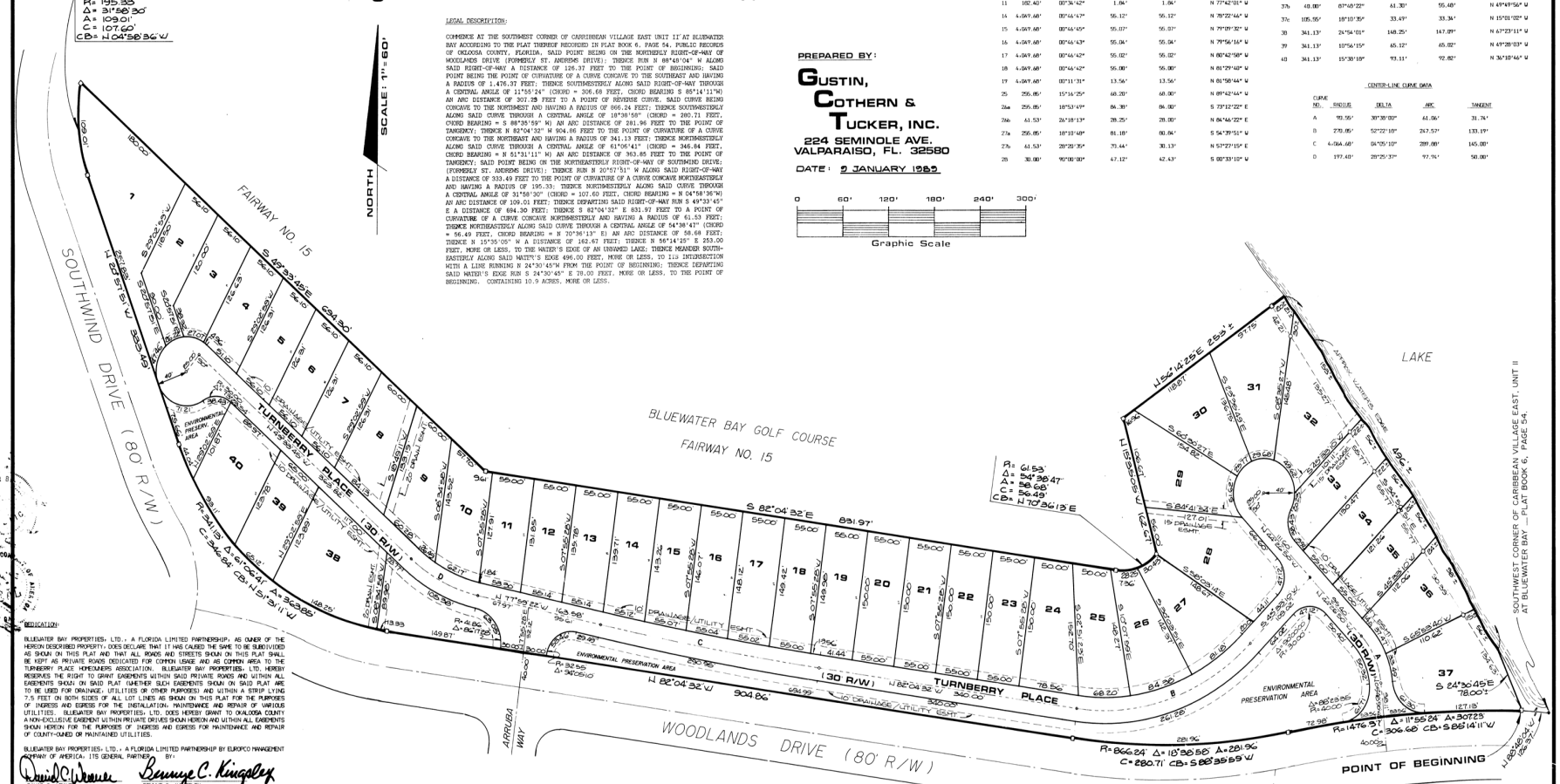
0 60' 120' 180' 240' 300'
Graphic Scale

LOT LINE CURVE DATA

LOT NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1a	195.33'	31°58'30"	109.01'	107.60'	N 04°58'36" W
1b	40.00'	67°58'32"	47.46'	44.72'	S 13°01'25" W
2	40.00'	37°32'59"	26.22'	25.75'	S 65°47'11" W
3	40.00'	39°46'39"	27.07'	26.56'	N 76°03'03" W
4	40.00'	07°05'56"	4.96'	4.96'	N 53°06'43" W
9	182.40'	08°19'17"	26.47'	26.47'	N 53°43'24" W
10	182.40'	19°31'38"	62.17'	61.87'	N 67°38'51" W
11	182.40'	03°34'42"	1.06'	1.06'	N 77°42'01" W
14	4.049.68'	00°46'47"	55.12'	55.12'	N 78°22'46" W
15	4.049.68'	00°46'45"	55.07'	55.07'	N 79°09'32" W
16	4.049.68'	00°46'43"	55.04'	55.04'	N 79°56'16" W
17	4.049.68'	00°46'42"	55.02'	55.02'	N 80°42'58" W
18	4.049.68'	00°46'42"	55.00'	55.00'	N 81°29'40" W
19	4.049.68'	00°11'31"	13.56'	13.56'	N 81°50'44" W
25	255.85'	15°16'25"	68.20'	68.00'	N 89°42'44" W
26a	255.85'	18°53'49"	84.38'	84.00'	S 73°12'22" E
26b	61.53'	24°18'13"	28.25'	28.00'	N 84°46'22" E
27a	255.85'	18°10'48"	81.18'	80.84'	S 54°39'51" W
27b	61.53'	28°20'35"	30.44'	30.13'	N 57°27'15" E
28	30.00'	90°00'00"	47.12'	42.43'	S 00°33'10" W
29	40.00'	73°56'23"	51.62'	48.11'	S 07°28'38" E
30	40.00'	36°54'38"	25.77'	25.33'	S 47°56'52" W
31	40.00'	42°30'23"	29.68'	29.00'	S 87°39'25" W
32	40.00'	71°04'08"	49.62'	46.50'	N 35°33'17" W
33a	30.00'	73°23'54"	38.43'	35.86'	N 07°44'53" W
33b	40.00'	28°58'17"	20.23'	20.01'	N 14°27'54" E
36	105.55'	20°20'30"	37.47'	37.28'	N 34°16'35" W
37a	1476.37'	04°56'02"	127.13'	127.09'	S 00°43'53" W
37b	40.00'	87°45'22"	61.30'	55.48'	N 49°49'56" W
37c	105.55'	18°10'35"	33.49'	33.34'	N 15°01'02" W
38	341.13'	24°54'01"	148.25'	147.09'	N 67°23'11" W
39	341.13'	10°54'15"	65.12'	65.02'	N 49°28'03" W
40	341.13'	15°30'18"	93.11'	92.82'	N 36°10'46" W

CENTER-LINE CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC	TANGENT
A	93.56'	38°38'00"	61.06'	31.74'
B	270.05'	52°22'10"	247.57'	133.19'
C	4.064.68'	04°25'10"	299.80'	145.80'
D	197.40'	28°25'37"	97.94'	50.00'



DEDICATION:

BLUEWATER BAY PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNER OF THE HEREIN DESCRIBED PROPERTY, DOES DECLARE THAT IT HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND THAT ALL ROADS AND STREETS SHOWN ON THIS PLAT SHALL BE KEPT AS PRIVATE ROADS DEDICATED FOR COMMON USAGE AND AS COMMON AREA TO THE TURNBERRY PLACE HOMEOWNERS ASSOCIATION. BLUEWATER BAY PROPERTIES, LTD. HEREBY RESERVES THE RIGHT TO GRANT EASEMENTS WITHIN SAID PRIVATE ROADS AND WITHIN ALL EASEMENTS SHOWN ON SAID PLAT (WHETHER SUCH EASEMENTS SHOWN ON SAID PLAT ARE TO BE USED FOR DRAINAGE, UTILITIES OR OTHER PURPOSES) AND WITHIN A STRIP LYING 7.5 FEET ON BOTH SIDES OF ALL LOT LINES AS SHOWN ON THIS PLAT FOR THE PURPOSES OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF VARIOUS UTILITIES. BLUEWATER BAY PROPERTIES, LTD. DOES HEREBY GRANT TO OKALOOSA COUNTY A NON-EXCLUSIVE EASEMENT WITHIN PRIVATE DRIVES SHOWN HEREON AND WITHIN ALL EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INGRESS AND EGRESS FOR MAINTENANCE AND REPAIR OF COUNTY-OWNED OR MAINTAINED UTILITIES.

BLUEWATER BAY PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP BY EUROPCO MANAGEMENT COMPANY OF AMERICA, ITS GENERAL PARTNER BY:

DAVID C. WEAVER — BONNIE C. KINGSLEY
WITNESS — WITNESS

ACKNOWLEDGEMENT: STATE OF FLORIDA
COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT ON THE 15 DAY OF March, 1989, BEFORE ME, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED DAVID C. WEAVER AND BONNIE C. KINGSLEY, PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF BLUEWATER BAY PROPERTIES, LTD., AS OWNER, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THEY EXECUTED THE SAME FOR THE USE AND PURPOSES HEREIN SET FORTH THIS 15 DAY OF March, 1989.

NOTARY PUBLIC, STATE OF FLORIDA — MY COMMISSION EXPIRES: Feb. 26 1992

TITLE OPINION:

IT IS THE OPINION OF THE UNDERSIGNED TITLE COMPANY, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATORS HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON SAID LAND OTHER THAN SHOWN. OPINION RENDERED ON THE _____ DAY OF _____, 1989.

FIRST NATIONAL LAND TITLE COMPANY, INC. BY: _____
WARREN J. COOK — TITLE

PLANNING AND ZONING BOARD APPROVAL:

PRESENTED TO AND APPROVED BY THE PLANNING AND ZONING BOARD OF OKALOOSA COUNTY, FLORIDA ON THE 16 DAY OF March, 1989.

CHAIRMAN

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

PRESENTED TO AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA ON THE 6th DAY OF March, 1989.

CHAIRMAN — MEMBER
MEMBER — MEMBER
MEMBER

COUNTY ENGINEER'S APPROVAL:

PRESENTED TO AND APPROVED BY THE COUNTY ENGINEER OF OKALOOSA COUNTY, FLORIDA ON THE _____ DAY OF March, 1989.

COUNTY ENGINEER

CARIBBEAN VILLAGE SOUTH
AT BLUEWATER BAY UNIT II
(P.B. 7, P. 79)

COUNTY CLERK'S APPROVAL:

I, NEWMAN C. BRACKIN, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR THE RECORD ON THE 5th DAY OF April, 1989 IN PLAT BOOK 11, PAGE 75

CLERK OF THE CIRCUIT COURT, OKALOOSA COUNTY, FLORIDA — By: Dan W. Howard, D.C.

SURVEYOR'S CERTIFICATE:

I, JOHN C. GUSTIN, III, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF LAND SURVEYED UNDER MY DIRECTION AND SUPERVISION. THE PERMS HAVE BEEN SET AS INDICATED HEREON AND THAT IT COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

JOHN C. GUSTIN III
JOHN C. GUSTIN, III - REGISTERED FLA. LAND SURVEYOR NO. 4101

SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO BLUEWATER BAY BEARING SYSTEM.
2. MONUMENTATION:
   - □ - PERMANENT REFERENCE MONUMENT (PRM) CORP. NO. 3501
   - ● - PERMANENT CONTROL POINT (PCP) - CORP NO. 3501
   - ○ - SET IRON ROD CORP. NO. 3501
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. UNDERGROUND ENCROACHMENTS- IF ANY, NOT LOCATED.
5. DISTANCES SHOWN ON CURVED LINES ARE ARC LENGTHS.

TURNBERRY PLACE
PLAT BOOK 11 PAGE 75

Turnberry Place
1-15