

Prepared by, record and return to:  
Terroll J. Anderson, Esquire  
800-C Third Street  
Neptune Beach, FL 32266  
Telephone: (904) 249-0154

Public Records of  
St. Johns County, FL  
Clerk # 2013056623,  
O.R. 3780 PG 5-14  
08/23/2013 at 08:27 AM,  
REC. \$41.00 SUR. \$45.50

**NOTICE PRESERVING COVENANTS  
AND RESTRICTIONS UNDER MARKETABLE TITLE ACT**

Pursuant to Chapter 712, Florida Statutes, the undersigned TURTLEBACK CROSSING ASSOCIATION, INC., files this Notice and in support thereof states:

1. The name and address of the homeowners association filing this notice is TURTLEBACK CROSSING ASSOCIATION, INC., (a Florida not-for-profit corporation), C/O Sentry Management, Inc., 1106 Highway A1A North, Suite 201-A, Ponte Vedra Beach, FL 32082.
2. The Association has sent a Statement of Marketable Title Action, in the form set forth in Section 712.06(1)(b), Florida Statutes, to all members of the Association and attaches hereto and incorporates by reference herein Exhibit A, which is an affidavit executed by a member of the Board of Directors of the Association affirming that the Board of Directors of the Association caused the Statement of Marketable Title Action to be mailed or hand delivered to the members of the Association.
3. A full and complete description of all land affected by this Notice is attached hereto as Exhibit B and is incorporated herein by reference.
4. The Association's claim is based upon the Declaration of Covenants and Restrictions for Turtleback Crossing, recorded in Official Records Book 611 Page 193, et seq., as amended from time to time; Amendment and Extension of the Declaration of Covenants and Restrictions for Turtleback Crossing (Phase Two) recorded in Official Records Book 649 Page 921 et seq; and Amendment to Declaration of Covenants and Restrictions for Turtleback Crossing recorded in Official Records Book 984 Page 286 et seq, the Public Records of St. Johns County, Florida, which is incorporated herein by reference.

Dated this 15<sup>th</sup> day of August, 2013. August 2013 (RF)

Signed and sealed in our presence:

Turtleback Crossing Association, Inc.

Phyllis C. Childress  
Witness Signature

By: [Signature]  
Ray Navidi  
President Turtleback Crossing  
Association, Inc.

Phyllis C. Childress  
Witness Printed Name

MARIA Kingley  
Witness Signature

MARIA KINGLEY  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF St Johns

**BEFORE ME**, the undersigned authority, personally appeared Ray Navidi as the President of Turtleback Crossing Association, Inc., who is personally known to me, or who produced \_\_\_\_\_ as identification.

WITNESS my hand and seal this 15<sup>th</sup> day of August, 2013. (RF)

LISA E. FREEMAN  
Notary Public, State of Florida  
My Comm. Expires Apr. 5, 2015  
Commission No. EE 77052

Lisa C Freeman  
Notary Public, State of Florida  
My Commission Expires:

**EXHIBIT A**

**AFFIDAVIT AFFIRMING MAILING OR DELIVERY OF  
STATEMENT OF MARKETABLE TITLE ACTION**

STATE OF FLORIDA  
COUNTY OF St. Johns

**BEFORE ME**, the undersigned authority, personally appeared Ray Navidi, as the President of Turtleback Crossing Association, Inc., who is personally known to me, or who produced \_\_\_\_\_ as identification, and who being first duly sworn, deposes and says:

1. That I make this affidavit as President of Turtleback Crossing Association, Inc.
2. That I caused the following Statement of Marketable Title Action to be mailed or hand delivered to each member of Turtleback Crossing Association, Inc., on or about June 26, 2013, along with the Notice of Special Directors Meeting of the Board of Directors for the purpose of Preservation of the Declaration pursuant to the Marketable Title Act:

**STATEMENT OF MARKETABLE TITLE ACTION**

The Turtleback Crossing Association, Inc. (the Association) has taken action to ensure that the Declaration of Covenants and Restrictions for Turtleback Crossing, recorded in Official Records Book 611, Page 193, et seq. of the public Records of St. Johns County, Florida, as may be amended from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by Chapter 712, Florida Statutes, to be recorded in the public Records of St. Johns County, Florida. Copies of this notice and its attachments are available through the Association

pursuant to the Association's governing documents regarding official records of the Association.

BY: *Ray Navidi*

Ray Navidi  
President Turtleback Crossing  
Association, Inc.

Sworn to and subscribed before me this 15<sup>th</sup> day of ~~July~~, 2013. *August 2013* (RF)

LISA E. FREEMAN  
Notary Public, State of Florida  
My Comm. Expires Apr. 5, 2015  
Commission No. EE 77052

*Lisa E. Freeman*  
Notary Public, State of Florida  
My Commission Expires:

EXHIBIT BTURTLEBACK CROSSING PHASE ONE:

A replat of a portion of Oak Bridge Unit One as shown on the Plat of Oak Bridge Unit One as recorded in Map Book 14, Pages 92 through 96, inclusive, of the Public Records of St. Johns County, Florida, being more particularly described as follows: BEGIN at the intersection of the Easterly right-of-way line of Oak Bridge Drive (an 80 foot right-of-way as now established), with the Northerly right-of-way line of Alta Mar Drive (a 100 foot right-of-way as now established), all as shown on the aforesaid Plat of Oak Bridge Unit One; thence Northerly and Northeasterly along said Easterly right-of-way line of Oak Bridge Drive run the following four courses and distances: Course No. 1: North 15°33'31" West, 29.83 feet, to the point of curvature of a curve to the left; Course No. 2: thence along and around the arc of a curve concave Southwesterly and having a radius of 940.00 feet, an arc distance of 189.36 feet, said arc being subtended by a chord bearing and distance of North 21°19'47" West, 189.04 feet, to the point of tangency of said curve; Course No. 3: North 27°06'02" West, 115.62 feet, to the point of curvature of a curve to the right; Course No. 4: thence along and around the arc of a curve concave Southeasterly and having a radius of 460.00 feet, an arc distance of 256.49 feet, said arc being subtended by a chord bearing and distance of North 11°07'38" West, 253.18 feet, to a point on said curve; thence North 83°06'59" East, 78.92 feet; thence South 88°17'25" East, 335.15 feet; thence North 65°28'49" East, 313.25 feet; thence South 33°01'26" East, 119.27 feet; thence North 75°57'50" East, 61.85 feet; thence South 16°11'21" East, 358.29 feet, to an intersection with the aforesaid Northerly right-of-way line of Alta Mar Drive; thence along said Northerly right-of-way line run the following four courses and distances: Course No. 1: South 89°15'51" West, 151.46 feet, to the point of curvature of a curve to the left; Course No. 2: thence along and around the arc of a curve concave Southeasterly and having a radius of 650.00 feet, an arc distance of 386.29 feet, said arc being subtended by a chord bearing and distance of South 72°14'21" West, 380.63 feet, to the point of tangency of said curve; Course No. 3: South 55°12'51" West, 105.15 feet, to the point of curvature of a curve to the right; Course No. 4: thence along and around the arc of a curve concave Northwesterly and having a radius of 750.00 feet, an arc distance of 164.93 feet, said arc being subtended by a chord bearing and distance of South 61°30'51" West, 164.60 feet, to the POINT OF BEGINNING.

Containing 8.18 acres, more or less.

## COMMON AREAS OF TURTLEBACK CROSSING

Tracts "A", "B", and "C" according to the Plat of Turtleback Crossing Unit One recorded in Map Book 15 page 22 of the Public Records of St. Johns County, Florida.

TURTLEBACK CROSSING PHASE TWO:

A portion of Oak Bridge Unit One as recorded in Map Book 14, Pages 92 through 96, inclusive, of the Public Records of St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Easterly right-of-way line of Oak Bridge Drive (an 80 foot right-of-way as now established); with the Northerly right-of-way line of Alta Mar Drive (a 100 foot right-of-way as now established), all as shown on the aforesaid Plat of Oak Bridge Unit One; thence Easterly along said Northerly right-of-way line of Altamar Drive run the following four courses and distances: Course No. 1: thence along and around the arc of a curve concave Northwesterly and having a radius of 750.00 feet, an arc distance of 164.93 feet, said arc being subtended by a chord bearing and distance of North 61°30'51" East, 164.60 feet, to the point of tangency of said curve; Course No. 2: North 55°12'51" East, 105.15 feet, to the point of curvature of a curve to the right; Course No. 3: thence along and around the arc of a curve concave Southerly and having a radius of 650.00 feet, an arc distance of 386.28 feet, said arc being subtended by a chord bearing and distance of North 72°14'21" East, 380.62 feet, to the point of tangency of said curve; Course No. 4: North 89°15'51" East, 151.46 feet, to the POINT OF BEGINNING; thence continue Easterly along said Northerly right-of-way line the following three courses and distances: Course No. 1: North 89°15'51" East, 19.74 feet, to the point of curvature of a curve to the left; Course No. 2: thence along and around the arc of a curve concave Northwesterly and having a radius of 1050.00 feet, an arc distance of 257.72 feet, said arc being subtended by a chord bearing and distance of North 62°13'57" East, 257.08 feet, to the point of tangency of said curve; Course No. 3: North 75°12'03" East, 147.50 feet, to an intersection with the Westerly line of an 80 foot Easement as described and recorded as Exhibit "A" in Official Records Volume 405, Pages 276, of the Public Record of said County; thence Northerly along last said line run the following five courses and distances: Course No. 1: North 36°43'50" West, 11.28 feet; Course No. 2: North 26°03'49" West, 253.90 feet; Course No. 3: North 08°20'54" West, 249.04 feet; Course No. 4: North 04°22'57" East, 197.97 feet; Course No. 5: North 17°15'02" West, 191.55 feet; thence South 28°08'04" West, 150.17 feet; thence South 74°25'39" West, 316.62 feet; thence North 60°45'04" West, 60.00 feet; thence South 03°09'58" West, 319.81 feet; thence South 33°01'26" East, 119.27 feet; thence North 75°57'50" East, 61.85 feet; thence South 16°11'21" East, 358.29 feet, to the POINT OF BEGINNING.

Containing 7.94 acres, more or less.

TURTLEBACK CROSSING PHASE THREE:

A portion of Oak Bridge Unit One as recorded in Map Book 14, Pages 92 through 96, inclusive, of the Public Records of St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Easterly right-of-way line of Oak Bridge Drive (an 80 foot right-of-way as now established), with the Northerly right-of-way line of Alta Mar Drive (a 100 foot right-of-way as now established), all as shown on the aforesaid Plat of Oak Bridge Unit One; thence Northerly along said Easterly right-of-way line of Oak Bridge Drive run the following four courses and distances: Course No. 1: North 15°33'31" West, 29.83 feet, to the point of curvature of a curve to the left; Course No. 2: thence along and around the arc of a curve concave Southwesterly and having a radius of 940.00 feet, an arc distance of 189.36 feet, said arc being subtended by a chord bearing and distance of North 21°19'47" West, 189.04 feet, to the point of tangency of said curve; Course No. 3: North 27°06'02" West, 115.62 feet, to the point of curvature of a curve to the right; Course No. 4: thence along and around the arc of a curve concave Southeasterly and having a radius of 460.00 feet, an arc distance of 256.49 feet, said arc being subtended by a chord bearing and distance of North 11°07'38" West, 253.18 feet, to the POINT OF BEGINNING; thence continue Northerly along said Easterly right-of-way line of Oak Bridge Drive the following four courses and distances: Course No. 1: thence continue along and around the arc of said curve an arc distance of 201.83 feet, said arc being subtended by a chord bearing and distance of North 17°24'56" East, 200.21 feet, to the point of tangency of said curve; Course No. 2: North 29°59'06" East, 80.56 feet, to the point of curvature of a curve to the left; Course No. 3: thence along and around the arc of a curve concave Northwesterly and having a radius of 1040.00 feet, an arc distance of 603.90 feet, said arc being subtended by a chord bearing and distance of North 13°20'59" East, 595.45 feet, to the point of tangency of said curve; Course No. 4: North 03°17'07" West, 20.56 feet, to an intersection with the Southerly line of a 130 foot Drainage Easement as described and recorded as Exhibit "A" in Official Records Volume 405, Page 276, of the Public Records of said County; thence Southeasterly along last said line run the following three courses and distances: Course No. 1: South 87°48'50" East, 401.62 feet; Course No. 2: South 62°09'12" East, 349.60 feet; Course No. 3: South 82°14'13" East, 193.07 feet, to the Westerly line of an 80 foot Drainage Easement as described and recorded as Exhibit "A" in Official Records Volume 405, Page 276, of the Public Records of said County; thence South 17°15'02" East, along last said line, 20.00 feet; thence South 28°08'04" West, 150.17 feet; thence South 74°25'39" West, 316.62 feet; thence North 60°45'04" West, 60.00 feet; thence South 03°09'58" West, 319.81 feet; thence South 65°28'49" West, 313.25 feet; thence North 88°17'25" West, 335.15 feet; thence South 83°06'59" West, 78.92 feet, to the POINT OF BEGINNING.

Containing 12.73 acres, more or less.

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

1983 OCT 24 AM 9:51

Paul "Bud" Markel



Phase II Land

A portion of the Land shown on the plat of Oak Bridge Unit One as recorded in Map Book 15, pages 92 through 96, inclusive, of the Public Records of St. Johns County, Florida, being more particularly described as follows: BEGIN at the Southeasterly corner of Lot 28, Turtleback Crossing Unit One, as recorded in Map Book 15, pages 22 through 25, inclusive, of the Public Records of said County; thence run N.16°11'21"W. along the easterly boundary line of the aforementioned Plat of Turtleback Crossing Unit One, a distance of 358.29 feet; thence N.1°56'09"W., 268.00 feet; thence N.70°10'33"E., 358.35 feet; thence S.75°20'50"E., 95.21 feet, to an intersection with the Westerly line of an 80.00 foot Easement as described and recorded in Exhibit "A" in Official Records Volume 405, page 274, of the Public Records of said County; thence Southerly along last said line the following four courses and distances: Course No. 1: S.04°22'57"W., 147.97 feet; Course No. 2: S.02°20'54"E., 249.04 feet; Course No. 3: S.26°03'49"E., 253.90 feet; Course No. 4: S.36°43'50"E., 11.28 feet, to the Northerly right of way line of Alta Mar Drive (a 100 foot right of way as now established), as shown on the aforementioned Plat of Oak Bridge Unit One; thence Westerly along said Northerly right of way line of Alta Mar Drive run the following three courses and distance: Course No. 1: S.75°12'03"W., 147.50 feet, to the point of curvature of a curve leading to the right; Course No. 2: said curve being concave Northerly and having a radius of 1,257.00 feet; an arc length of 257.73 feet, said arc being subtended by a chord bearing and distance of S.82°13'57"W., 257.09 feet, to the point of tangency of said curve; Course No. 3: S.89°15'51"W., 19.74 feet, to the POINT OF BEGINNING.

COMMON AREAS OF TURTLEBACK CROSSING

Tracts A and B according to the Plat of Turtleback Crossing Unit Two to be recorded in the Public Records of St. Johns County, Florida, which shall be substantially identical to Tracts A and B as shown on the Final Development Plan for Turtleback Crossing Unit Two approved by the St. Johns County commission on December 13, 1983.

VERIFIED BY  
K.C.O.