

**RESOLUTION NO. 2016- 137**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**MILL CREEK PLANTATION NORTH PHASE 1.**

**WHEREAS, MILL CREEK PLANTATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Mill Creek Plantation North Phase 1.

**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, 3, 4, 5 and 6.

**Section 2.** A Required Improvements Bond in the amount of \$186,738.07 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$87,289.50 will be required for maintenance.

**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 Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

**Section 6.** 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 Growth Management Department;
- d) Office of the County Surveyor; and
- e) 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 d) 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 17<sup>th</sup> day of May, 2016.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Jeb S. Smith  
Jeb S. Smith, Chair

**ATTEST:** Hunter S. Conrad

Pam Halter  
Deputy Clerk

**RENDITION DATE** 5/19/16



# MILL CREEK PLANTATION NORTH - PHASE 1

## A PARCEL OF LAND, BEING A PORTION OF NICOLL, OR MOREMAN TRACT, SITUATED IN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



### GENERAL NOTES

- 1) BEARINGS BASED ON THE STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NO 1983 (L980) FLORIDA ZONE EAST (ZONE 801), U.S. FEET AS NOTED BELOW IN NOTE 7, FOR THE EAST LINE OF THE PLANTATION.
- 2) ALL PLATTED LOT EASEMENTS SHALL BE SO EXCEPTED THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, FOR AS LONG AS SUCH SERVICES ARE PROVIDED BY THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE COMPANY OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) ANY UTILITIES BELONGING TO AN INTERMEDIATE COUNCIL OF GOVERNMENTS OR IN CONNECTION WITH THE COUNCIL OF GOVERNMENTS SHALL BE CONSIDERED AS STATE UTILITIES.
- 4) NOTES: THIS PLAN IS RECORDED IN ITS GRAPHIC FORM AS THE OFFICIAL RECORD OF THE SURCHARGED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN; THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, PLACING, REMOVAL, OR OTHER REGULAR TRADE SERVICES WITH THIS PLAN WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH UTILITIES. IT IS THE RESPONSIBILITY OF THE LOT OWNERS, AGENT AND THE SURVEYOR TO OBTAIN ALL NECESSARY APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS METHOD REPRESENTATIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 6) UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REDUPE NATURAL VEGETATION, AND UNDISTURBED.
- 7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM (NAD) 1983 (L980) FLORIDA ZONE EAST (ZONE 801), U.S. FEET AS NOTED BELOW IN NOTE 1, FOR THE EAST LINE OF THE PLANTATION. THE STATE PLANE COORDINATES FOR THE OTHER BOUNDARIES OF THIS PLANTATION ARE NOT SHOWN ON THIS MAP FOR PURPOSES ONLY. ANY OTHER USE, BEYOND THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTIES UTILIZING THESE COORDINATES FOR THEIR OWN INTENDED USE.
- 8) CURVE AND LINE TABLES SHOWN ON EACH SHEET ARE APPLICABLE TO THAT SHEET ONLY.
- 9) LOT LINES ARE NON-RADIAL TO THE CURVED RIGHT OF WAY LINE, UNLESS DESIGNATED AS BEING RADIAL.
- 10) LOTS FRONTING ON TWO (2) STREETS MAY HAVE VEHICULAR ACCESS FROM ONE (1) STREET ONLY.
- 11) THE LINES AND TOP OF BANKS SHOWN HEREON ARE A GRAPHIC REPRODUCTION OR REPRESENTATION OF THE PROPOSED LINES (STORM WATER MANAGEMENT FACILITY), AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.

**LEGEND FOR THIS PLAN**

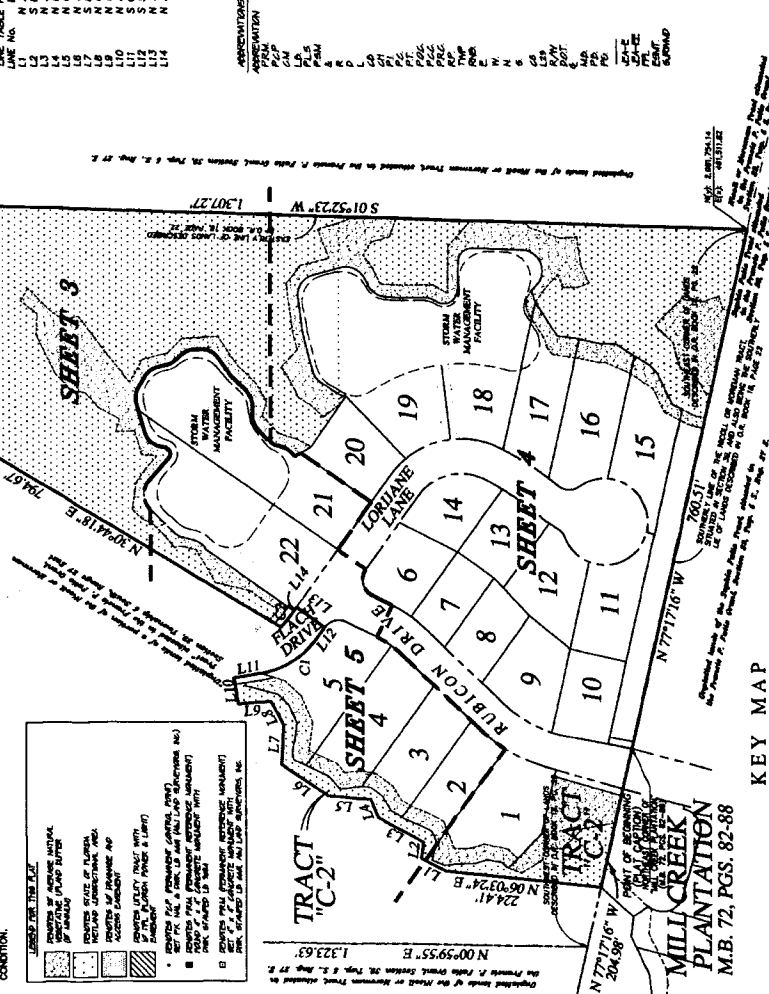
- BOUNDARY LINE
- EASEMENT BOUNDARY
- EASEMENT AREA
- EASEMENT DEPTH
- EASEMENT WIDTH
- EASEMENT HEIGHT
- EASEMENT DEPTH AND WIDTH
- EASEMENT HEIGHT AND WIDTH
- EASEMENT DEPTH, WIDTH AND HEIGHT

**TRACT "D" MILL CREEK LANDING**  
M.B. 58, PGS. 58-67

**TRACT "C-1"**

**TRACT "C-2"**

**TRACT "C-3"**



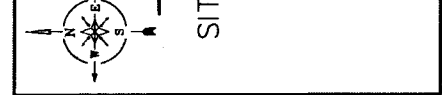
**KEY MAP**  
NOT TO SCALE

### LINE TABLE FOR PLAT BOUNDARY

LINE NO.	BEARING	DISTANCE
L1	S 27°52'11" E	18.30'
L2	S 42°20'52" E	73.53'
L3	N 82°49'59" E	18.81'
L4	N 82°49'59" E	28.84'
L5	N 34°15'46" E	50.54'
L6	S 84°45'50" E	36.85'
L7	N 82°49'59" E	48.70'
L8	N 01°33'50" W	38.46'
L9	N 82°49'59" E	18.81'
L10	N 82°49'59" E	18.81'
L11	S 54°00'03" E	18.81'
L12	S 33°51'57" E	50.00'
L13	N 33°51'57" E	18.81'
L14	N 58°00'03" E	18.81'

### CURVE TABLE FOR PLAT BOUNDARY

CURVE NO.	RADIUS	CHORD	CHORD BEARING
C1	125.00'	11.10'	S 14°04'23" E
C2	125.00'	11.10'	S 14°04'23" E
C3	125.00'	11.10'	S 14°04'23" E



**ABBREVIATIONS USED IN THIS PLAN**

BEARING	BEARING	BEARING	BEARING
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
H	H	H	H
I	I	I	I
J	J	J	J
K	K	K	K
L	L	L	L
M	M	M	M
N	N	N	N
O	O	O	O
P	P	P	P
Q	Q	Q	Q
R	R	R	R
S	S	S	S
T	T	T	T
U	U	U	U
V	V	V	V
W	W	W	W
X	X	X	X
Y	Y	Y	Y
Z	Z	Z	Z

PREPARED BY:  
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