

RESOLUTION NO. 2017- 327
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TWIN CREEKS NORTH PARCEL 12 PHASE 1.**

WHEREAS, TWIN CREEKS DEVELOPMENT ASSOCIATES, 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 Twin Creeks North Parcel 12 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 \$508,116.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$168,070.00 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 mortgages 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 3rd day of October, 2017.

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

BY: _____

James K. Johns, Chair

ATTEST: Hunter S. Conrad

Hunter S. Conrad

Deputy Clerk

RENDITION DATE 10/5/17



Twin Creeks North Parcel 12 Phase 1

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 6 SHEETS
72 LOTS AND 10 TRACTS IN THIS PHASE

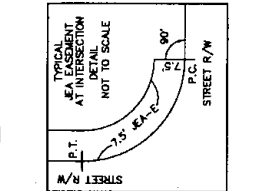
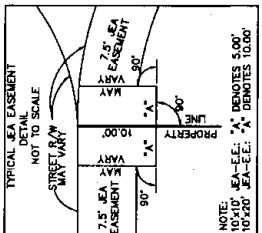
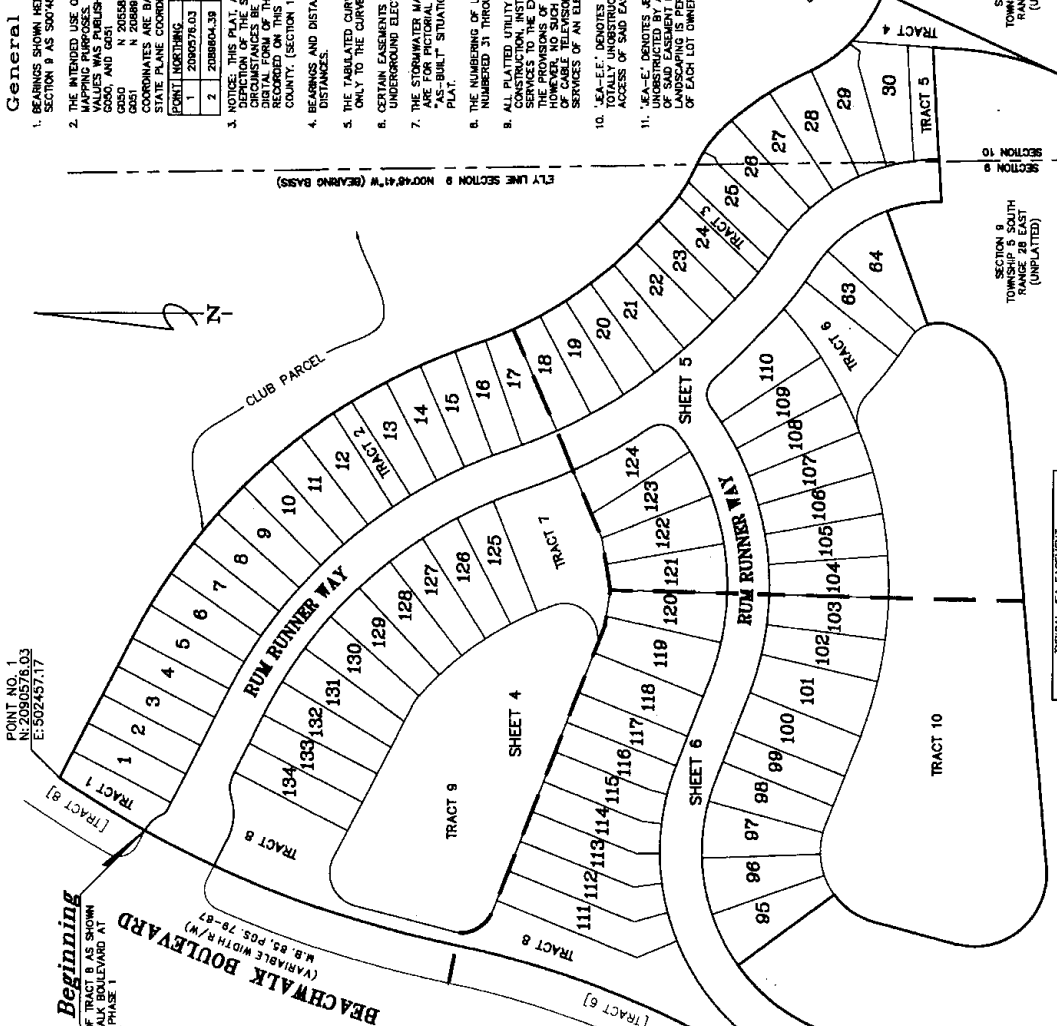
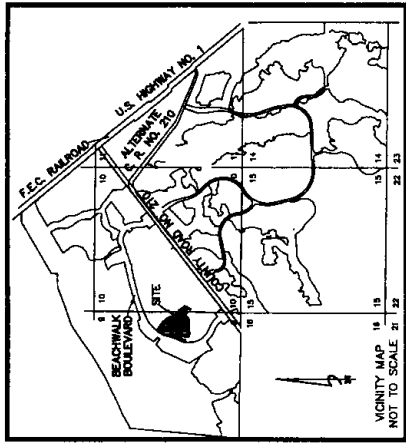
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF SECTION 9 AS S00°48'41"E.
- THE INTERIOR USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL POINT VALUES WERE PUBLISHED BY ST. JOHNS COUNTY GEODETIC CONTROL POINTS 0250 AND 0251.
0250: N 2088274.501 E 511532.768
0251: N 2088274.348 E 511532.134
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- NOTES: THIS PLAN AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR MEASUREMENT THEREON. ANY RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- CERTAIN EASEMENTS ARE RESERVED FOR 'EA' FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL 'BUILT' SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PHASE.
- THE NUMBERS OF LOTS ON THIS PLAN DOES NOT INCLUDE ANY LOTS NUMBERED 31 THROUGH AND INCLUDING 62, 63, 64 THROUGH AND INCLUDING 94.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES, PROVIDED, THAT TELEVISION SERVICES, INCLUDING INTERIOR WIRE TAPPING AND OPERATION OF CABLE TELEVISION SERVICES, INTERFERE WITH THE SPACE AND OPERATION SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 'EA-EE' DENOTES 'EA' EQUIPMENT EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTURATED BY ANY IMPROVEMENTS THAT MAY IMPIDE THE USE AND ACCESS OF SAID EASEMENT BY 'EA'.
- 'EA-E' DENOTES 'EA' EASEMENT. THESE EASEMENTS SHALL REMAIN TOTALLY UNOBTURATED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPIDE THE USE OF SAID EASEMENT BY THE 'EA'. THE INSTALLATION OF FENCES, HEDGES, AND OTHER OBSTRUCTIONS SHALL BE AT THE DISCRETION OF THE OWNER OF EACH LOT WHOSE LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.

POINT NO. 1
N 2088274.501
E 511532.768

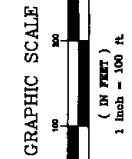
Point of Beginning

WEST 1/4 CORNER OF TRACT 8 U.S. SURV. ON PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 1
M.B. 155, PGS. 78-87



LEGEND

- R/W - RIGHT OF WAY
- M.B. - MAP BOOK RECORDS BOOK
- PG(S) - PAGE(S)
- CH - CHORD
- CD - CHORD DISTANCE
- L - LOT
- R - RADIAL LINE MONUMENT
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.C.C. - POINT OF CURVATURE CENTER
- P.C.L. - POINT OF CURVATURE LINE
- N.T. - POINT OF NON-TANGENCY
- (90) - 90 DEGREE ANGLE
- D.M. - DRAINAGE MONUMENT
- D.M.E. - DRAINAGE MONUMENT EASEMENT
- A.T.B. - APPROXIMATE TOP OF BANK
- J.M.L. - JURISDICTIONAL WETLAND LINE
- C.E. - CONSERVATION EASEMENT
- S.F. - SQUARE FEET
- M.U.M.A.E. - MAINTENANCE UTILITY & ACCESS EASEMENT
- M.U.A.E. - MAINTENANCE UTILITY ACCESS EASEMENT
- EA-E - 'EA' EASEMENT
- EA-EE - 'EA' EQUIPMENT EASEMENT
- EA-E-E - 'EA' EASEMENT EASEMENT
- [EA-E] - 'EA' EASEMENT
- - SET PERMANENT CONTROL POINT STAMPED 'P.C.P. LB 3731'
- ◻ - SET 4"x4" CONCRETE MONUMENT STAMPED 'P.R.M. LB 3731'
- ◻ - SET 4"x4" CONCRETE MONUMENT STAMPED 'P.R.M. LB 3731'
- ◻ - SET 5/8" REBAR WITH CAP 'P.R.M. LB 3731'
- ◻ - SET 1/2" IRON PIPE WITH CAP 'CLARY WITNESS'
- - - APPROXIMATE TOP OF BANK



NOTE:
10'x10' 'EA-E-E' DENOTES 5.00'
10'x20' 'EA-E-E' DENOTES 10.00'

