

RESOLUTION NO. 2017- 329
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2.**

WHEREAS, TWIN CREEKS DEVELOPMENT ASSOCIATES LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND TWIN CREEKS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY; AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Beachwalk Boulevard at Twin Creeks North Phase 2.

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 \$5,103,463.21 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$833,004.27 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:

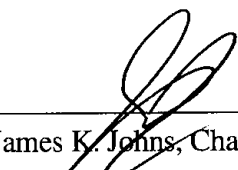
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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


Deputy Clerk

RENDITION DATE 10/5/17

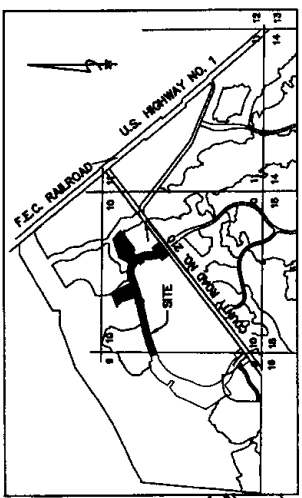


Beachwalk Boulevard at Twin Creeks North Phase 2

MAP BOOK PAGE

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

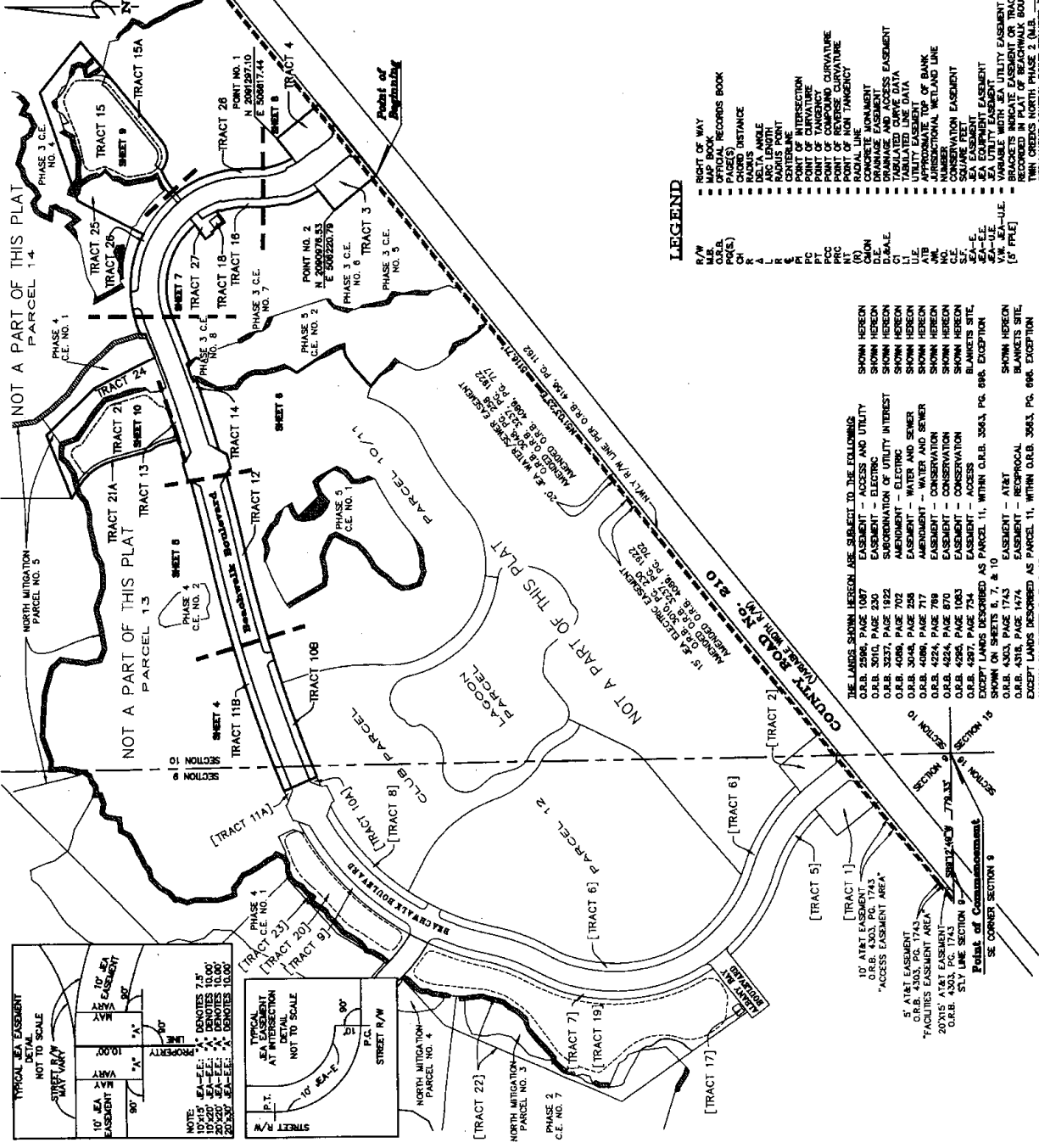
SHEET 3 OF 10 SHEETS
NO LOTS AND 16 TRACTS IN THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF COUNTY WY 211 AS SHOWN ON THE PLAT FOR THE SAME COUNTY FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1981 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR BASE MAPPING PURPOSES ONLY. THESE COORDINATES ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
- NOTICE: THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER GRAPHIC OR MEASUREMENTS. ANY DISCREPANCIES BETWEEN THE COORDINATES RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY (SECTION 177.061, FLORIDA STATUTES) BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CURVE BEARINGS AND DISTANCES.
- APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THIS SHEET.
- UPLAND BUFFERS ADJUSTED TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED 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 ANY GUARANTEE OF PERFORMANCE. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 363.001(1)(a) OF THE FLORIDA STATUTES. THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

COORDINATES SHOWN HEREON ARE PER ST. JOHN'S COUNTY RECORDS AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



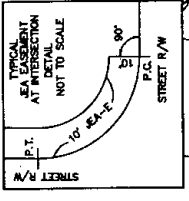
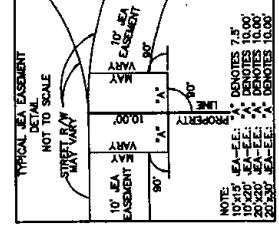
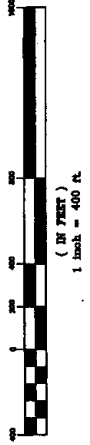
LEGEND

- RIGHT OF WAY
- HIGHWAY
- OFFICIAL RECORDS BOOK
- PAGE(S)
- PLATTED DISTANCE
- PLATTED BEARING
- DELTA ANGLE
- ARC LENGTH
- CENTERLINE
- POINT OF INTERSECTION
- POINT OF CURVATURE
- POINT OF BEGINNING
- POINT OF REVERSE CURVATURE
- RADIAL LINE
- CONCRETE MONUMENT
- DRAINAGE EASEMENT
- TABULATED CURVE DATA
- APPROXIMATE TOP OF BANK
- APPROXIMATE WETLAND LINE
- CONSERVATION EASEMENT
- SQUARE FEET
- SEA EASEMENT
- SEA UTILITY EASEMENT
- VARIABLE WIDTH SEA UTILITY EASEMENT
- RECORDS IN PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2 (O.S. 3063, P. 696, EXCEPT PERMANENT CONTROL POINT STAMPED 'P.C.P. LB 3731')
- 4"X4" CONCRETE MONUMENT STAMPED 'P.R.M. LB 3731'
- SET 5/8" REBAR WITH CAP 'P.R.M. LB 3731'
- APPROXIMATE TOP OF BANK
- JURISDICTIONAL WETLANDS

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

- O.R.B. 2998, PAGE 1087 EASEMENT - ACCESS AND UTILITY
- O.R.B. 3010, PAGE 1032 SUBORDINATION OF UTILITY INTEREST
- O.R.B. 4084, PAGE 702 AMENDMENT - ELECTRIC
- O.R.B. 4084, PAGE 208 EASEMENT - WATER AND SEWER
- O.R.B. 4089, PAGE 717 AMENDMENT - WATER AND SEWER
- O.R.B. 4224, PAGE 789 EASEMENT - CONSERVATION
- O.R.B. 4224, PAGE 870 EASEMENT - CONSERVATION
- O.R.B. 4294, PAGE 1083 EASEMENT - ACCESS
- O.R.B. 4297, PAGE 724 EASEMENT - ACCESS
- SHOWN ON SHEETS 6, 7, & 10
- O.R.B. 4303, PAGE 1743 EASEMENT - AT&T
- O.R.B. 4314, PAGE 1474 EASEMENT - RECIPROCAL
- EXCEPT LANDS DESCRIBED AS PARCEL 11, WITHIN O.R.B. 3063, P. 696, EXCEPTION SHOWN ON SHEETS 6, 7, & 10

GRAPHIC SCALE



■ DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

■ DENOTES TRACT 27