

RESOLUTION NO. 2017-391
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TWIN CREEKS NORTH PARCELS 2 AND 3 – PHASE ONE.**

WHEREAS, LENNAR HOMES, 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 Parcels 2 and 3 – Phase One.

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 \$2,030,238.75 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$264,813.75 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:

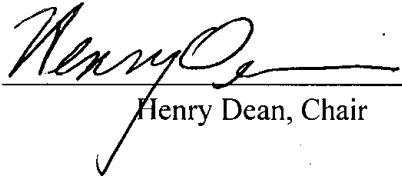
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 54 day of December, 2017.

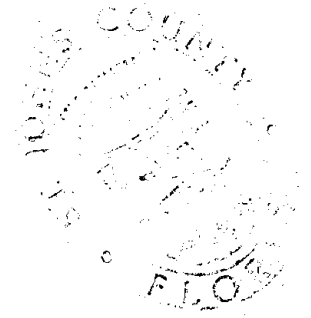
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

RENDITION DATE 12/6/17



TWIN CREEKS NORTH PARCELS 2 AND 3 - PHASE ONE

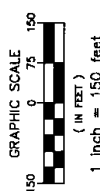
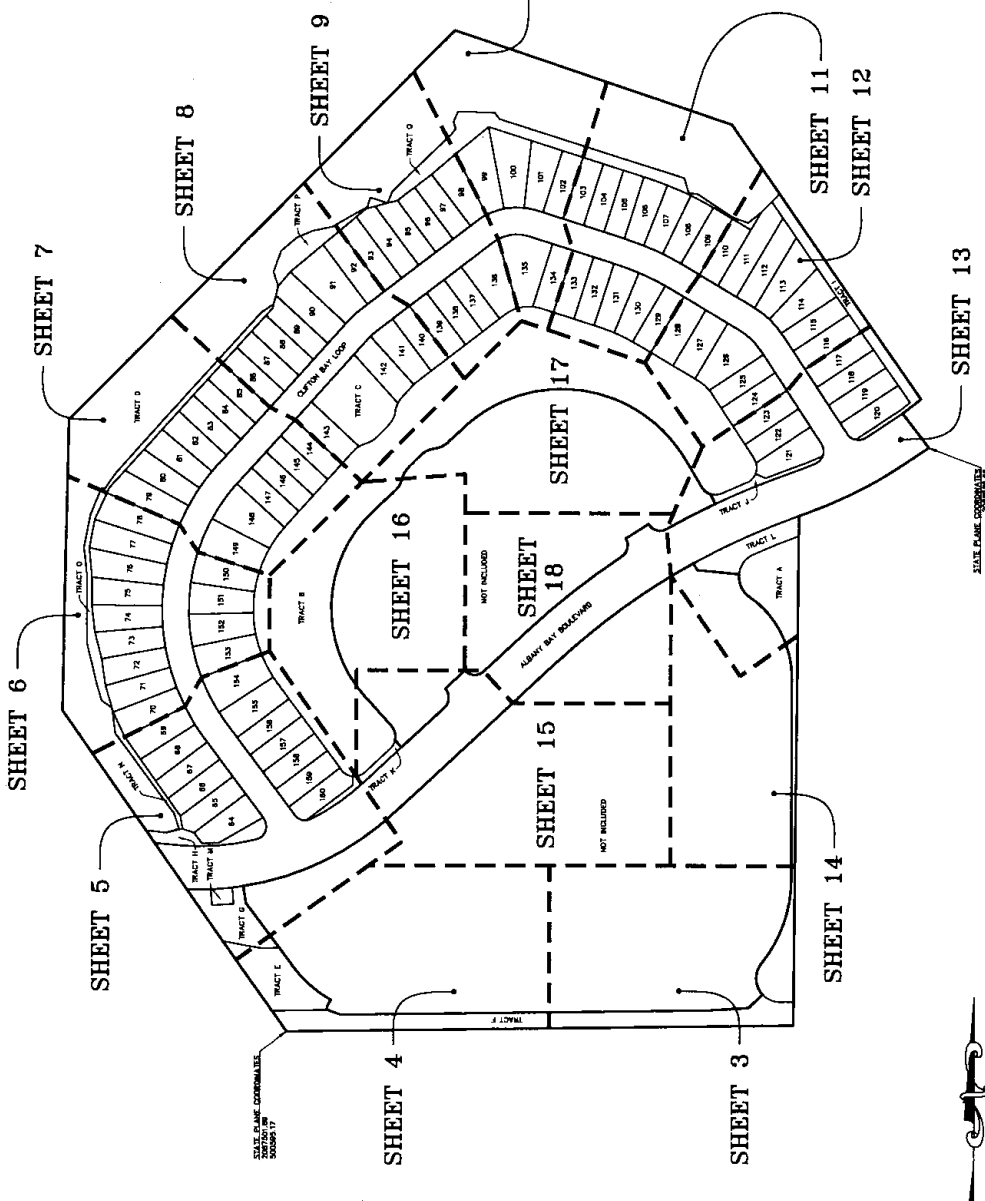
A TRACT OF LAND LYING WITHIN THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 18 SHEETS

GENERAL NOTES

1. Bearings are based upon the South line of the Southeast 1/4 of Section 9, Township 6 South, Range 28 East, St. Johns County, Florida, being S88°12'49"W.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon are designated as unobstructed easements that remain fully unobstructed by any and all construction, including but not limited to, fences, hedges and other barriers, but are subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
4. All platting easements shall provide that such easements shall also be easements for the installation, maintenance, repair and replacement of any and all utility lines, including but not limited to, water, sewer, gas, electric, telephone and other utility lines, and shall include with the easements the installation, maintenance, repair and replacement of any and all utility lines, including but not limited to, water, sewer, gas, electric, telephone and other utility lines, and shall be subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
5. NOTICE: This plat, as recorded in its graphic form, is the official decision of the subdivided lands described hereon and will in no circumstances be superseded in authority by any other instrument, including but not limited to, a deed, mortgage, lease, contract, or any other instrument recorded on this plat that may be found in the public records of the county.
6. Correct line easements shall include the easements for the installation, maintenance, repair and replacement of any and all utility lines, including but not limited to, water, sewer, gas, electric, telephone and other utility lines, and shall be subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 1600) in U.S. survey feet and are for GPS purposes only.
8. Upland buffers adjacent to wetlands are to remain natural, vegetative and undisturbed.



PREPARED BY:
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