

**RESOLUTION NO. 2017-392**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
TWIN CREEKS NORTH PARCELS 2 AND 3 – PHASE TWO.**

**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 Two.

**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 \$838,105.05 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$109,318.05 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:

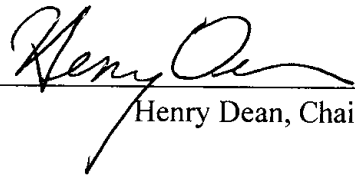
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 5<sup>th</sup> day of December, 2017.

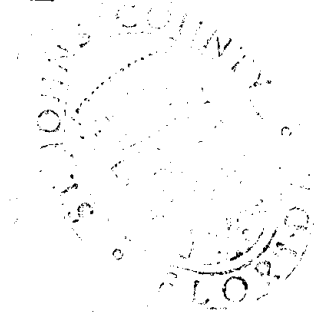
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Henry Dean, Chair

**ATTEST:** Hunter S. Conrad

  
Deputy Clerk

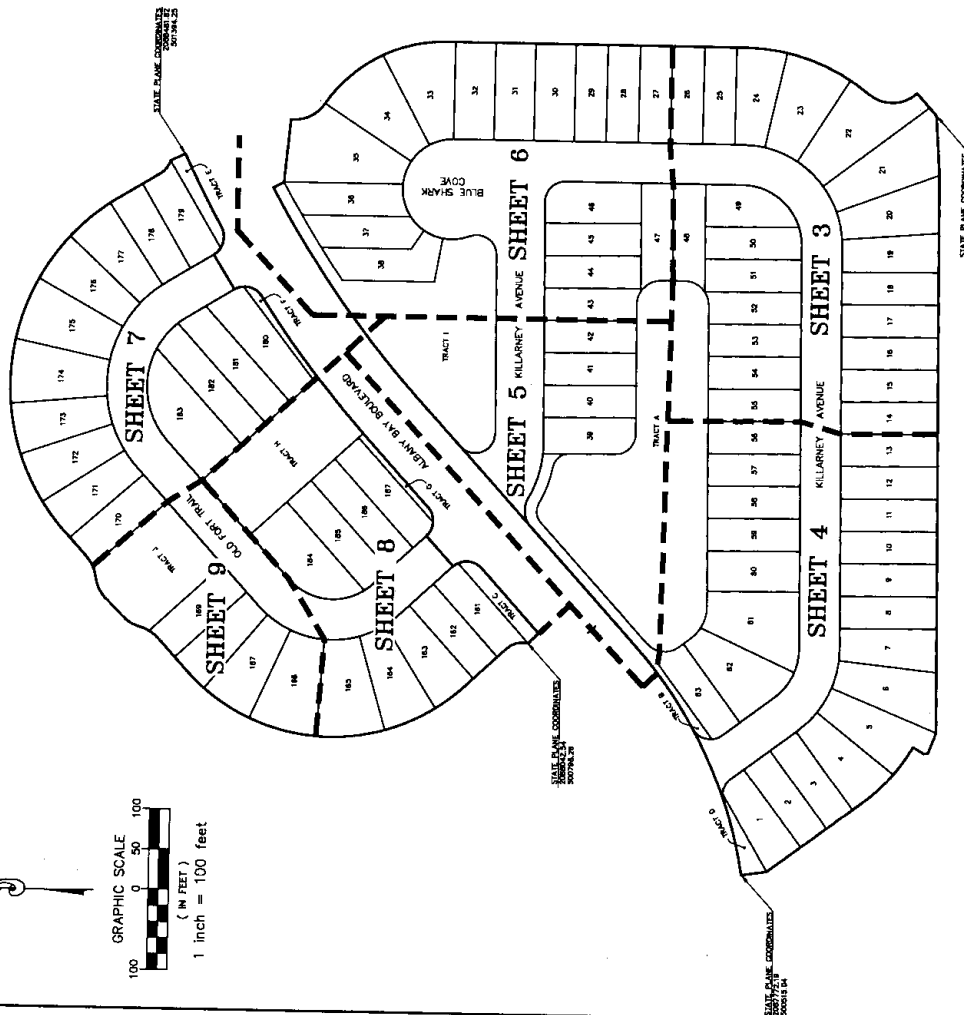
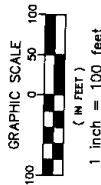
**RENDITION DATE** 12/6/17



# TWIN CREEKS NORTH PARCELS 2 AND 3 - PHASE TWO

A TRACT OF LAND LYING WITHIN THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_  
SHEET 2 OF 9 SHEETS



## GENERAL NOTES

1. Records are based upon the South line of the Southeast 1/4 of Section 9, Township 5 South, Range 28 East, St. Johns County, Florida, being S81T249N.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon and designated as unobstructed easements shall remain unobstructed by any permanent improvements which may impede the use of said easements. This construction easement improvements which may impede the use of said easements shall be subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
4. All plotted utility easements shall provide that such easements shall also be easements for maintenance, installation, maintenance, and operation of cable television service; however, no such installation, maintenance, or operation of cable television service shall interfere with the facilities and services of a public utility. It shall be the duty of the cable television company to maintain the facilities of a public utility.
5. NOTES: This plat is recorded as a preliminary plat. The official depiction of the subdivided lands described herein and will be in its graphic form, in the public records of the subdivided lands or digital form of the plat. There may be additional restrictions, but are not recorded on this plat that may be found in the public records of this county.
6. Current law provides that no construction, filling, removal of earth, cutting of trees or other activities shall be undertaken on the subdivided lands without the approval of the governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the applicant to obtain the necessary written approval from the governmental regulatory agencies before performing any activity within this area to occupy the line shown hereon. The applicant shall be responsible for any wetland mitigation activities. Hereon may be superseded and rescinded at any time, by the appropriate authorities.
7. State plane coordinates shown hereon are based on NAD 83/70 State Plane, Florida East Zone (Zone 6801) in U.S. survey feet and are for GS purposes only.

LEGEND

---	O.R.	DENOTES OFFICIAL RECORDS BOOK
---	M.B.	DENOTES MAP BOOK
---	U.S. (S)	DENOTES PAGE(S)
---	SWMP	DENOTES STORAGE/WATER MANAGEMENT FACILITY
---	U.D.	DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
---	U.E.	DENOTES UTILITY EASEMENT
---	U.P.	DENOTES PRIVATE DRAINAGE EASEMENT
---	P.C.	DENOTES POINT OF CURVATURE
---	P.T.	DENOTES POINT OF TANGENCY
---	P.I.	DENOTES POINT OF INTERSECTION
---	R.P.	DENOTES RADIUS POINT
---	R.O.	DENOTES ROAD
---	R.W.	DENOTES RIGHT-OF-WAY

PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
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