

**RESOLUTION NO. 2019- 156**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TWIN CREEKS NORTH PARCEL 14 PHASE 2**

**WHEREAS, TWIN CREEKS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TWIN CREEKS DEVELOPMENT ASSOCIATES, 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 Twin Creeks North Parcel 14 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 **\$1,020,831.96** for construction, has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of **\$151,191.43** 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 7 day of May, 2019.

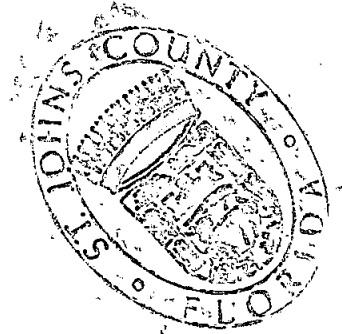
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron  
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk of Court

Sam Halterman  
Deputy Clerk

RENDITION DATE 5/9/19



# Twin Creeks North Parcel 14 Phase 2

A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

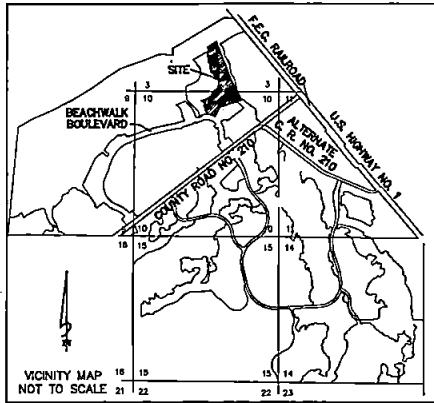
SHEET 3 OF 9 SHEETS  
69 LOTS AND 5 TRACTS IN THIS PHASE

### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SWLY LINE OF TRACT 3 AS SHOWN ON THE PLAT OF TWIN CREEKS NORTH PARCEL 14 PHASE 1 (M.B. 87, PGS 13 - 21), AS N43°32'38"W.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051  
G050 N 2055870.5021 E 511632.7838  
G051 N 2089974.3148 E 504321.1345  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2094605.24	505732.34	PRM-MOST WLY CORNER OF TRACT 4
2	2092631.42	505558.08	PRM-MOST WLY CORNER OF LOT #2

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 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 JEA 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 "AS-BUILT" SITUATION. 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 177.091(28) OF THE FLORIDA STATUTES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.



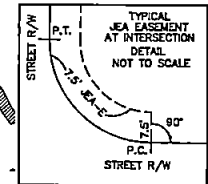
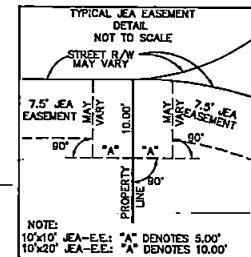
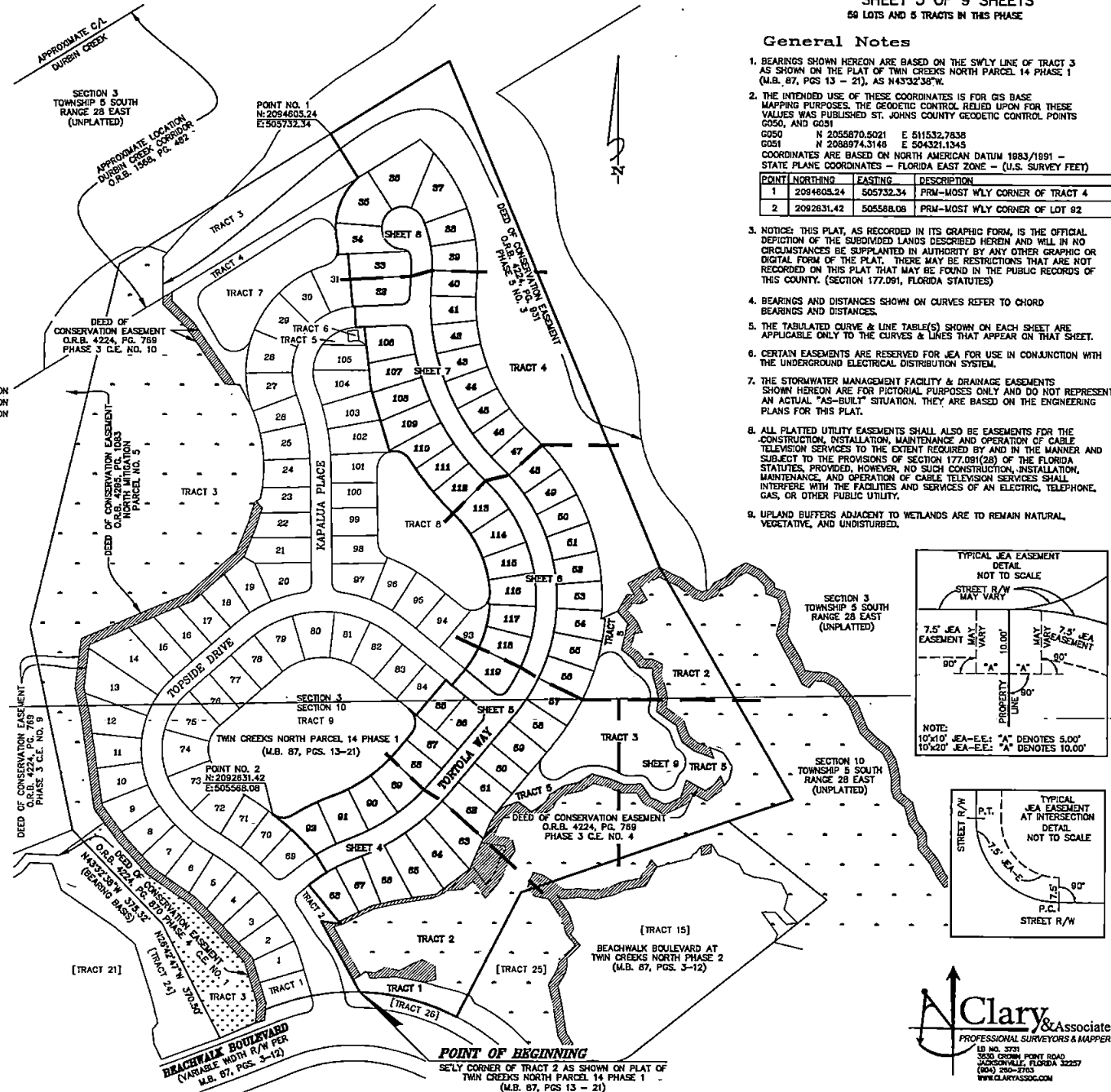
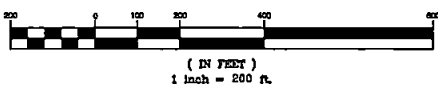
THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:  
O.R.B. 1586, PAGE 482 DUREIN CREEK CORRIDOR  
O.R.B. 4224, PAGE 789 EASEMENT - CONSERVATION  
O.R.B. 4224, PAGE 931 EASEMENT - CONSERVATION

SHOWN HEREON  
SHOWN HEREON  
SHOWN HEREON

### LEGEND

- R/W = RIGHT OF WAY
  - M.B. = MAP BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - PG(S). = PAGE(S)
  - CH = CHORD DISTANCE
  - R = RADIUS
  - A = DELTA ANGLE
  - L = ARC LENGTH
  - R = RADIUS POINT
  - S = CENTERLINE
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - (R) = RADIAL LINE
  - D.A.E. = DRAINAGE & ACCESS EASEMENT
  - CI = TABULATED CURVE DATA
  - LI = TABULATED LINE DATA
  - ATB = APPROXIMATE TOP OF BANK
  - JWL = JURISDICTIONAL WETLAND LINE
  - NO. = NUMBER
  - C.E. = CONSERVATION EASEMENT
  - JEA-E. = JEA EASEMENT
  - JEA-E.E. = JEA EQUIPMENT EASEMENT
- = FOUND 5/8" REBAR WITH CAP "P.R.M. LB 3731"
  - ⊙ = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
  - ⊠ = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
  - = FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
  - = SET 5/8" REBAR WITH CAP "P.R.M. LB 3731"
- ATB = APPROXIMATE TOP OF BANK
  - [ ] = DENOTES TRACTS AND EASEMENTS AS SHOWN ON THE PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2 (M.B. 87, PGS. 3-12)
- [Stippled Area] = DENOTES JURISDICTIONAL WETLANDS
  - [Hatched Area] = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
  - [White Area] = DENOTES UPLAND PRESERVATION AREA

### GRAPHIC SCALE



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
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