

RESOLUTION NO. 2019-425
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BEACON LAKE TOWNHOMES.

WHEREAS, HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TWIN CREEKS DEVELOPMENT ASSOCIATES, 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 Beacon Lake Townhomes.

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 \$1,665,000.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$863,435.72 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:

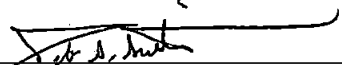
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 3 day of December, 2019.

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

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 12/5/19

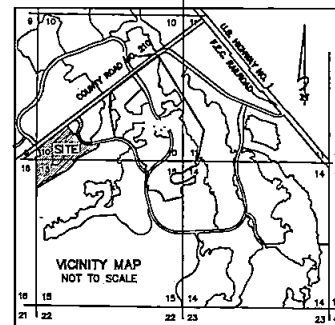
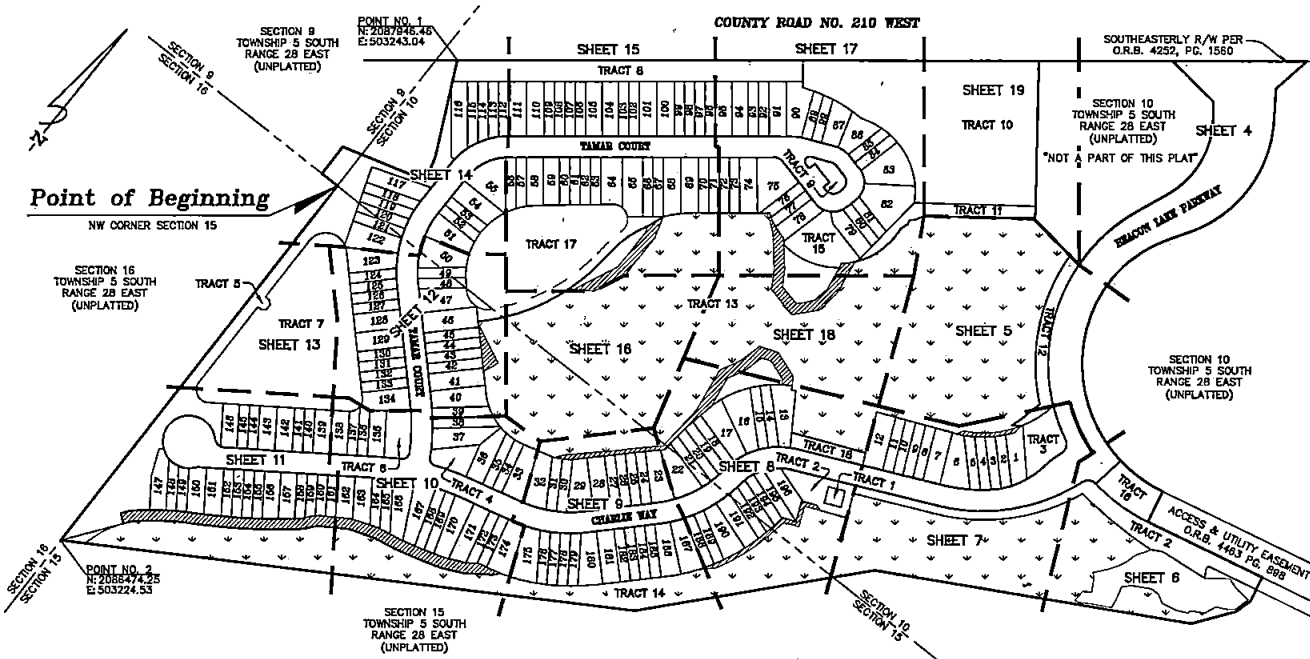


Beacon Lake Townhomes

A PORTION OF SECTIONS 9, 10 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 20 SHEETS
196 LOTS AND 16 TRACTS IN THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 15, AS $90^{\circ}00'00''$ W, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051.

POINT	NORTHING	EASTING	DESCRIPTION
1	2087946.48	503243.04	PRM-MOST WLY CORNER OF TRACT 8
2	2088474.25	503224.53	PRM-MOST SLY CORNER OF TRACT 14
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC 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 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 TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; 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.
- UPLAND PRESERVATION AREAS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR F&M 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.

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

KEY MAP & SHEET INDEX

1" = 200'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C(S). = PAGE(S)
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R.P. = RADIUS POINT
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- N.T. = POINT OF NON TANGENCY
- (R) = LINE RADIAL TO RIGHT OF WAY
- D.E. = DRAINAGE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- D.&M.E. = DRAINAGE AND MAINTENANCE EASEMENT
- S.J.C. = ST. JOHNS COUNTY
- C1 = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- P.F.D.E. = PRIVATE FIRE DEPARTMENT EASEMENT
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- ATB = APPROXIMATE TOP OF BANK
- S.J.W. = STATE JURISDICTIONAL WETLAND LINE

- = FOUND 4"x4" CONCRETE MONUMENT
- = FOUND 5/8" REBAR
- = FOUND 5/8" REBAR WITH CAP "P.R.M. LB 3731"
- ⊙ = 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"
- ATR — = APPROXIMATE TOP OF BANK
- S.J.W. — = STATE JURISDICTIONAL WETLANDS LINE
- ☐ (with wavy lines) = DENOTES STATE JURISDICTIONAL WETLANDS
- ☐ (with horizontal lines) = DENOTES UPLAND PRESERVATION
- ☐ (with diagonal lines) = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING.

- O.R.B. 2588, PAGE 69 EASEMENT - ACCESS AND UTILITY SHOWN HEREON
- O.R.B. 3335, PAGE 1001 QUIT CLAIM DOES NOT AFFECT PLATTED LANDS SHOWN HEREON
- O.R.B. 4082, PAGE 793 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 69 SHOWN HEREON
- O.R.B. 4483, PAGE 898 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 69 SHOWN HEREON
- O.R.B. 4487, PAGE 1710 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 69 SHOWN HEREON
- O.R.B. 2588, PAGE 101 EASEMENT - DRAINAGE (POND 1 AND 2) SHOWN HEREON
- O.R.B. 3535, PAGE 1901 QUIT CLAIM DOES NOT AFFECT PLATTED LANDS SHOWN HEREON
- O.R.B. 3535, PAGE 1905 WARRANTY DEED DOES NOT AFFECT PLATTED LANDS SHOWN HEREON
- O.R.B. 4127, PAGE 319 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 101 SHOWN HEREON
- O.R.B. 4244, PAGE 1750 TERMINATION AND RELEASE (PCND 2) SHOWN HEREON
- O.R.B. 4024, PAGE 1332 EASEMENT - WETLANDS MITIGATION BLANKETS
- O.R.B. 4144, PAGE 903 RELEASE PORTION OF O.R.B. 4024, PAGE 1332 DOES NOT AFFECT PLATTED LANDS
- O.R.B. 4222, PAGE 1000 EASEMENT - AMENDMENT O.R.B. 4024, PAGE 1332 DOES NOT AFFECT PLATTED LANDS
- O.R.B. 4095, PAGE 164 EASEMENT - ACCESS AND UTILITY DOES NOT AFFECT PLATTED LANDS
- O.R.B. 4096, PAGE 1735 EASEMENT - CONSERVATION DOES NOT AFFECT PLATTED LANDS
- O.R.B. 4127, PAGE 333 EASEMENT - DRAINAGE DOES NOT AFFECT PLATTED LANDS
- O.R.B. 4416, PAGE 903 EASEMENT - AMENDMENT O.R.B. 4127, PAGE 333 DOES NOT AFFECT PLATTED LANDS
- O.R.B. 4127, PAGE 345 EASEMENT - DRAINAGE DOES NOT AFFECT PLATTED LANDS
- O.R.B. 4369, PAGE 613 EASEMENT - AMENDMENT O.R.B. 4127, PAGE 345 SHOWN HEREON
- O.R.B. 4127, PAGE 389 EASEMENT - TEMPORARY CONSTRUCTION DOES NOT AFFECT PLATTED LANDS
- O.R.B. 4127, PAGE 381 EASEMENT - UTILITIES DOES NOT AFFECT PLATTED LANDS
- O.R.B. 4139, PAGE 339 EASEMENT - DRAINAGE SHOWN HEREON
- O.R.B. 4139, PAGE 384 EASEMENT - ACCESS AND UTILITY SHOWN HEREON
- O.R.B. 4139, PAGE 1669 SCRIVENER'S ERROR AFFIDAVIT SHOWN HEREON
- O.R.B. 4139, PAGE 449 EASEMENT - TEMPORARY CONSTRUCTION SHOWN HEREON
- O.R.B. 4139, PAGE 1669 SCRIVENER'S ERROR AFFIDAVIT SHOWN HEREON
- O.R.B. 4139, PAGE 148 EASEMENT - CONSERVATION SHOWN HEREON
- O.R.B. 4660, PAGE 1557 EASEMENT - CONSERVATION SHOWN HEREON
- O.R.B. 4321, PAGE 1742 EASEMENT - CONSERVATION SHOWN HEREON

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