

**RESOLUTION NO. 2019- 441**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TWIN CREEKS DRIVE EXTENSION**

**WHEREAS, HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 Twin Creeks Drive Extension.

**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 **\$1,964,898.13** has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of **\$294,734.72** 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 17th day of December, 2019.

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

BY: \_\_\_\_\_

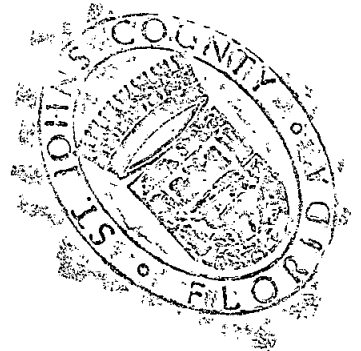
Jeb Smith, Chair

ATTEST: Brandon Patty, Clerk

Pam Halterman

Deputy Clerk

RENDITION DATE 12/19/19



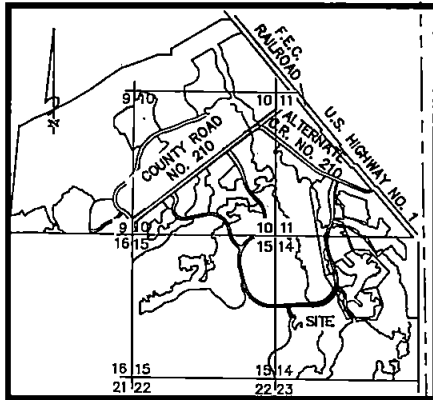
# Twin Creeks Drive Extension

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

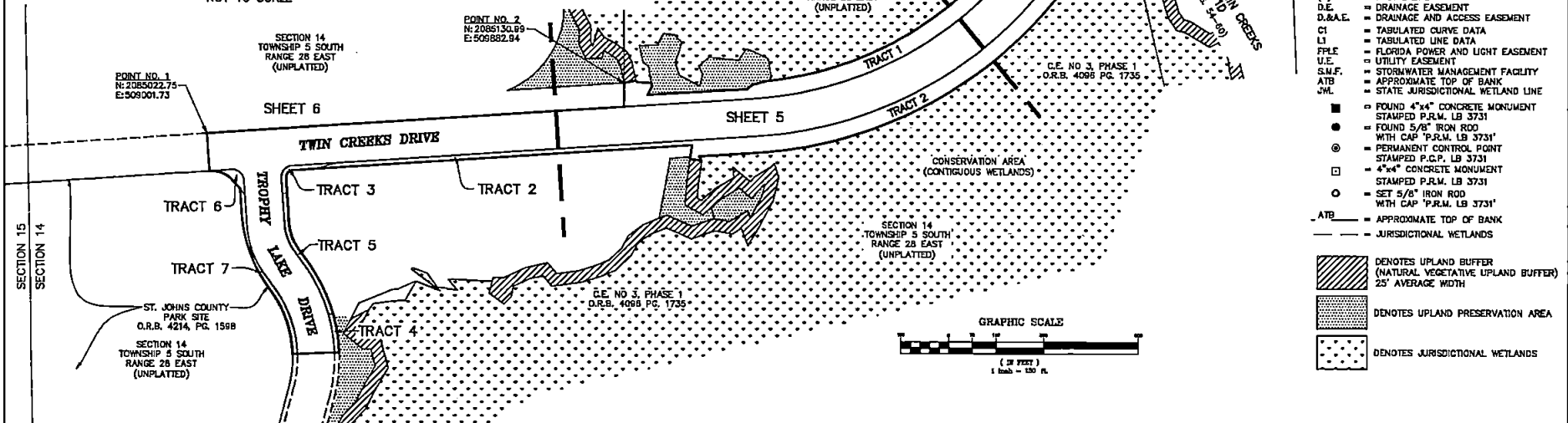
MAP BOOK

PAGE

SHEET 3 OF 6 SHEETS  
NO LOTS AND 7 TRACTS THIS PHASE



VICINITY MAP  
NOT TO SCALE



### 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
  - Δ = DELTA ANGLE
  - L = ARC LENGTH
  - P.P. = POINT OF BEGINNING
  - S = 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) = RADIAL LINE
  - D.E. = DRAINAGE EASEMENT
  - D.&A.E. = DRAINAGE AND ACCESS EASEMENT
  - CI = TABULATED CURVE DATA
  - LI = TABULATED LINE DATA
  - FL/E = FLORIDA POWER AND LIGHT EASEMENT
  - U/E = UTILITY EASEMENT
  - S.M.F. = STORMWATER MANAGEMENT FACILITY
  - ATB = APPROXIMATE TOP OF BANK
  - JWL = STATE JURISDICTIONAL WETLAND LINE
- FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
  - FOUND 5/8" IRON ROD 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" IRON ROD WITH CAP 'P.R.M. LB 3731'
  - - - APPROXIMATE TOP OF BANK
  - - - JURISDICTIONAL WETLANDS
- ▨ DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
  - ▩ DENOTES UPLAND PRESERVATION AREA
  - ▤ DENOTES JURISDICTIONAL WETLANDS

### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF SECTION 14 AS NOTED '11' W'.
  - THE INTENDED USE OF THESE COORDINATES IS FOR GS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS 0050, AND 0051.  
0050 N 2055870.5021 E 511332.7838  
0051 N 2088974.3144 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     | 2089022.75 | 509001.73 | PRM-NLY CORNER OF WLY TERMINUS OF TWIN CREEKS DRIVE |
| 2     | 2085130.99 | 509882.94 | PRM-NW CORNER OF TRACT 1                            |
- UPLAND BUFFERS ADJACENT TO WETLANDS AND UPLAND PRESERVATION AREAS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
  - CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - THOSE TEMPORARY CONSTRUCTION EASEMENTS RECORDED IN O.R.B. 4139, PG. 449 DO NOT TERMINATE UNTIL A CERTIFICATE OF ACCEPTANCE IS RECORDED.

### THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

- |                        |   |                        |
|------------------------|---|------------------------|
| O.R.B. 2588, PAGE 89   | EASEMENT - ACCESS AND UTILITY             | SHOWN HEREON           |
| O.R.B. 4082, PAGE 793  | EASEMENT - AMENDMENT O.R.B. 2588, PAGE 89 | SHOWN HEREON           |
| O.R.B. 4463, PAGE 888  | EASEMENT - AMENDMENT O.R.B. 2588, PAGE 89 | SHOWN HEREON           |
| O.R.B. 4024, PAGE 1332 | EASEMENT - WETLANDS MITIGATION            | BLANKETS PLATTED LANDS |
| O.R.B. 4082, PAGE 738  | RELEASE PORTION OF O.R.B. 4024, PAGE 1332 | SHOWN HEREON           |
| O.R.B. 4207, PAGE 1137 | RELEASE PORTION OF O.R.B. 4024, PAGE 1332 | SHOWN HEREON           |
| O.R.B. 4095, PAGE 164  | EASEMENT - ACCESS AND UTILITY             | 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. 4680, PAGE 885  | EASEMENT - TEMPORARY ACCESS AND UTILITY   | SHOWN HEREON           |
| O.R.B. 4680, PAGE 898  | DEPOSIT RELEASE MORTGAGE                  | SHOWN HEREON           |
| O.R.B. 4467, PAGE 1710 | EASEMENT - ACCESS AND UTILITY             | SHOWN HEREON           |

- 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 TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.