

RESOLUTION NO. 2020- 277
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TWIN CREEKS NORTH PARCEL 1 – PHASE ONE REPLAT.

WHEREAS, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND GRAND ISLES AT BEACHWALK TOWNHOME ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 1 – Phase One Replat.

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 is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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 mortgagees 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:

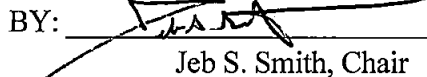
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 4th day of August, 2020.

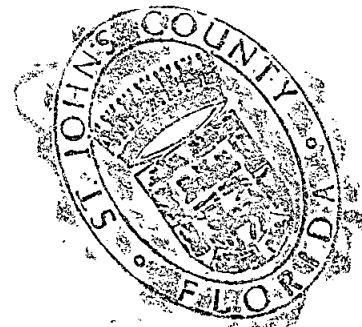
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk of Court


Deputy Clerk

RENDITION DATE 8/6/20

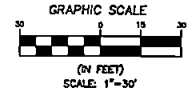
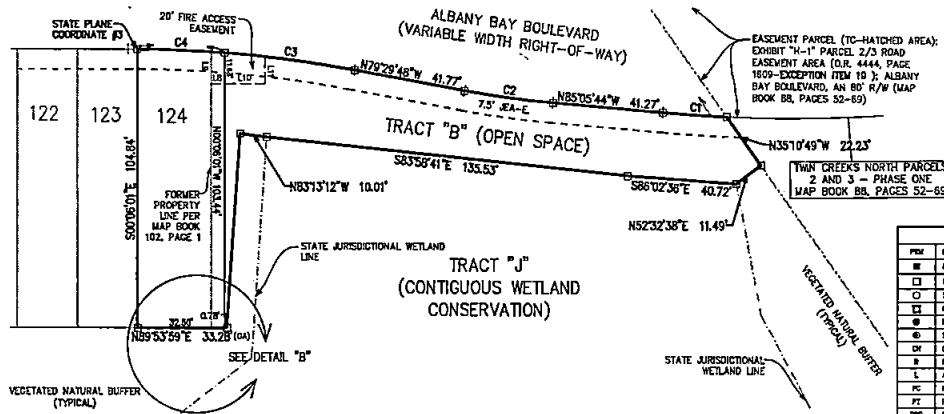
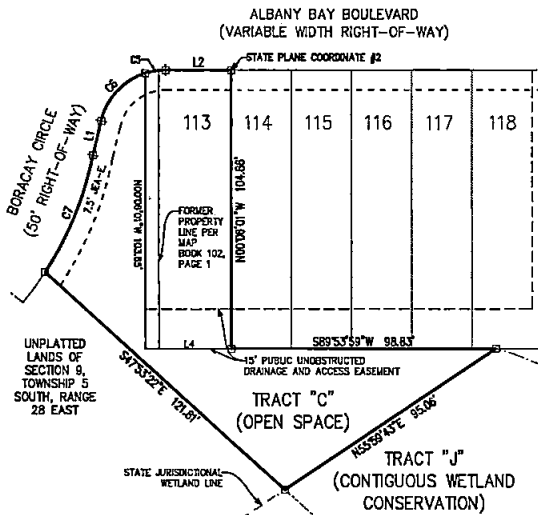


TWIN CREEKS NORTH PARCEL 1 - PHASE ONE REPLAT

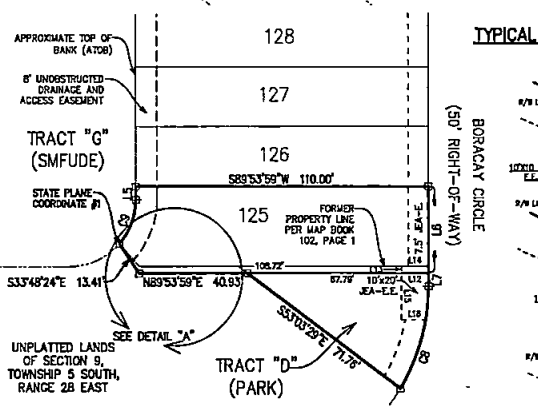
MAP BOOK PAGE

A REPLAT OF LOTS 113, 124, 125 AND TRACTS "B", "C" & "D" LYING WITHIN SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, AS SHOWN ON MAP OF TWIN CREEKS NORTH PARCEL 1, PHASE ONE, AS RECORDED IN MAP BOOK 102, PAGES 1 THROUGH 6 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALONG WITH A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

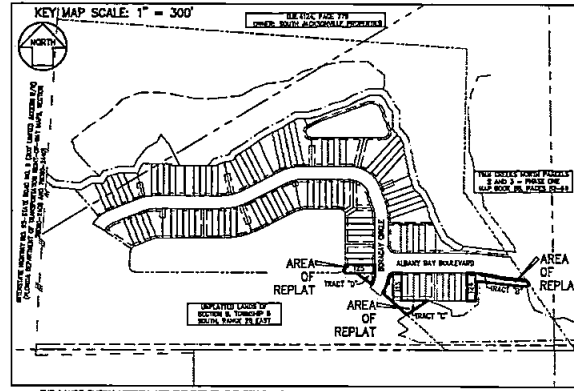
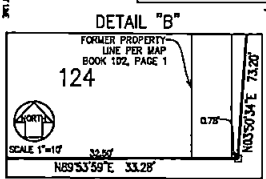
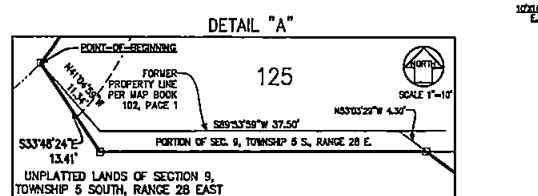
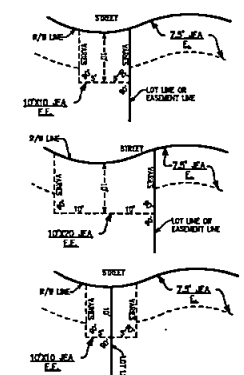
SHEET 2 OF 2
(SEE SHEET 1 FOR CAPTION)



LEGEND	
PM	PERMANENT PIERSTONE MONUMENT
WM	WOOD 4"x4" CONCRETE MONUMENT (R. 1976), PERM
CM	SET 4"x4" CONCRETE MONUMENT (R. 1704), PERM
OM	SET 1/2" IRON PIPE (R. 1704), PERM
EM	FORM 4"x4" CONCRETE MONUMENT (R. 1704), PERM
DM	SET PERMANENT CONTROL POINT (R. 1704)
DI	CHORD DISTANCE
B	BANKS
L	LINE LOCUS
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCD	POINT OF COMPOUND CURVATURE
SPFLD	STANDARD MANAGEMENT FACILITY & UNSTRUCTURED BRANCH EASEMENT
SP	BANK BEARING
EDWD	EDUCATED TO EASEMENT/BUFFER
E/W	POINT OF START
ORL	OFFICIAL RECORDS BOOK OR VOLUME
ATOB	APPROXIMATE TOP OF BANK
SEC	SECTION
ED	GENERAL DISTANCE (MONUMENT TO MONUMENT)



TYPICAL JEFA EASEMENT DETAILS (NOT TO SCALE)



THE LANDS SHOWN HEREIN ARE SUBJECT TO THE FOLLOWING:

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2087792.7709	499727.6411	WESTERLY CORNER OF LOT 123, PERM
2	2087790.5861	499843.5425	NORTHEASTERLY CORNER OF LOT 113, PERM
3	2087791.0152	500168.8423	NORTHWESTERLY CORNER OF LOT 124, PERM

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.37	S13°31'21" W
L2	24.82	S89°53'39" W
L3	32.50	N83°53'30" E
L4	4.91	S00°00'00" E
L5	32.50	N00°00'00" E
L6	4.92	N00°00'00" E
L7	3.07	N83°53'30" E
L8	12.07	S00°00'00" E
L9	13.07	S89°53'39" E
L10	10.27	N00°00'00" E
L11	10.27	N00°00'00" E
L12	10.27	N00°00'00" E
L13	2.99	S00°00'00" E
L14	10.27	N00°00'00" E
L15	17.41	S00°00'00" E
L16	8.93	N89°53'39" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	23.87	240.07	2°37'30"	N89°21'44" W	23.87
C2	33.27	340.07	3°33'38"	N83°17'46" W	33.21
C3	48.24	480.07	4°58'30"	N82°33'53" W	48.02
C4	33.24	480.07	4°53'30"	N83°17'33" W	33.23
C5	7.80	25.00	17°32'30"	S89°57'31" W	7.77
C6	25.32	25.00	58°29'43"	S42°46'13" W	24.43
C7	47.85	125.00	21°29'30"	S27°10'30" W	47.38
C8	32.11	75.00	30°48'43"	N18°48'22" E	31.27
C9	17.84	25.00	41°06'38"	S27°17'31" W	17.52

- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREIN REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (800).
 - 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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEFA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEFA EASEMENTS "SEA E.E." SHALL REMAIN TOTALLY UNSTRUCTURED BY ANY IMPROVEMENTS THAT MAY BE MADE TO THE USE AND ACCESS OF SAID EASEMENTS BY THE JEFA.
 - JEFA EASEMENTS "SEA E" SHALL REMAIN TOTALLY UNSTRUCTURED BY ANY IMPROVEMENTS THAT MAY BE MADE TO THE USE OF SAID EASEMENTS BY THE JEFA. THE INSTALLATION OF FENCES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEFA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION SERVICE PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR PUBLIC UTILITY OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE APPROXIMATE TOP OF BANK OF THE LANCESTATION AREA SHOWN HEREIN DENOTES A GRADE REPRESENTATION BASED ON THE DEMONSTRATED PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNSTRUCTURED. REMOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED. WETLAND CONSERVATION AREAS ARE FOR TRACT "J" - UPLAND CONSERVATION EASEMENT PARCELS AS RECORDED IN O.R. 4718, PAGE 813 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - PLAT OF TWIN CREEKS NORTH PARCEL 1 - PHASE ONE BEING A PORTION OF "EXISTING C - UPLAND PARCEL" AS RECORDED IN O.R. 4718, PAGES 011-012 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PLEASE NOTE THAT THE ACCESS ROAD EASEMENT DESCRIBED IN "EXISTING D - EASEMENT AREA" AS RECORDED IN O.R. 4718, PAGES 813-816 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SHALL TERMINATE UPON RECORDED OF THIS PLAT.
 - THE REPRODUCTION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4918, PAGE 1474 AND AMENDED IN OFFICIAL RECORDS BOOK 4444, PAGE 1609 LIES OUTSIDE OF THE PLATTED AREA.
 - 3 LOTS & 3 TRACTS IN TOTAL ON THIS PHASE.

Prepared By:
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