

RESOLUTION NO. 2020- 3  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
BEACON LAKE PHASE 2A.

WHEREAS, HEARTWOOD 23, LLC, A FLORIDA LIMITED COMPANY, AND TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED 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 Phase 2A.

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 \$1,730,000.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$1,037,574.92 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 21<sup>st</sup> day of January, 2020.

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

BY: [Signature]  
Jeb S. Smith, Chair

**ATTEST:** Brandon Patty, Clerk

[Signature: Pam Halterman]  
Deputy Clerk

**RENDITION DATE** 1/23/20

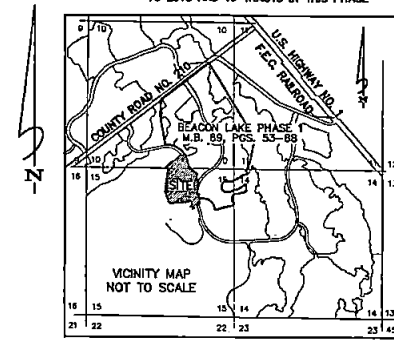
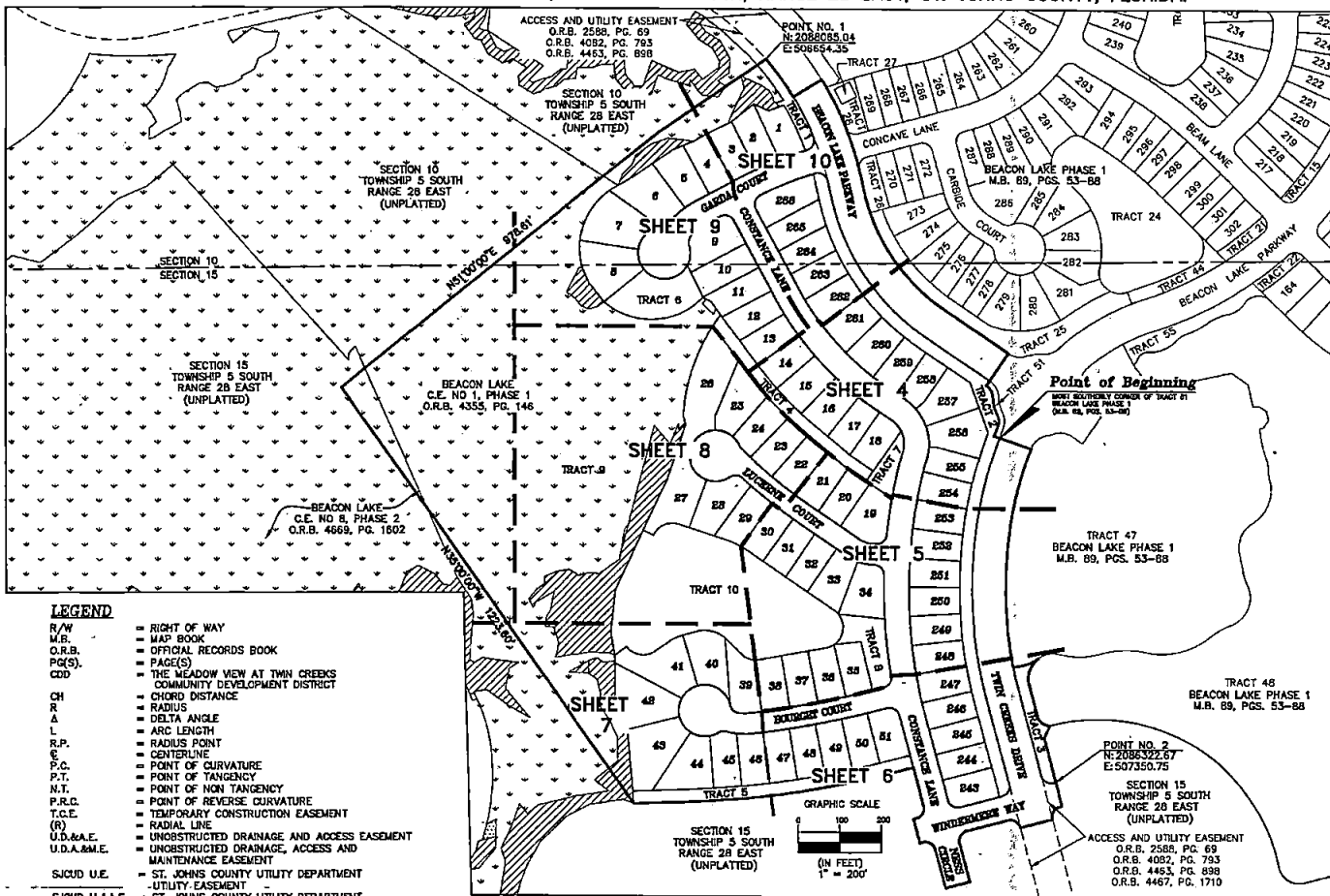


# Beacon Lake Phase 2A

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

MAP BOOK PAGE

SHEET 3 OF 11 SHEETS  
75 LOTS AND 10 TRACTS IN THIS PHASE



**General Notes**

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF BEACON LAKE PHASE 1 AS S55°43'39"E.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051.  
G050 N 2055870.5021 E 511532.7838  
G051 N 2088974.3146 E 504321.1345  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHINGS	EASTINGS	DESCRIPTION
1	2088055.04	506854.35	PRM - MOST N'LY CORNER OF TRACT "1"
2	2086322.67	507350.75	PRM - SE'LY CORNER OF TRACT "3"

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURROUNDED 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.
- 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.
- CERTAIN EASEMENTS ARE RESERVED FOR F.P.L.E. 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 DRAINAGE EASEMENTS SHOWN HEREON ARE UNOBSTRUCTED EASEMENTS AND ARE TO BE USED FOR MAINTENANCE AND ACCESS (SEE NOTE NO. 11).
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED DRAINAGE EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPED THE USE OF SAID EASEMENT BY THE CODD.
- FLORIDA POWER AND LIGHT REQUIRES A ONE (1) FOOT HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES PLACED WITHIN THOSE NON-EXCLUSIVE EASEMENTS SHOWN HEREON AND DESIGNATED AS "F.P.L.E." FLORIDA POWER AND LIGHT EASEMENT.

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

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3604 CROW POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-3763  
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- LEGEND**
- R/W = RIGHT OF WAY
  - M.B. = MAP BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - R.G.S. = RECORDS
  - COB = THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
  - CH = CHORD DISTANCE
  - R = RADIUS
  - Δ = DELTA ANGLE
  - L = ARC LENGTH
  - R.P. = RADIUS POINT
  - S = CENTERLINE
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - N.T. = POINT OF NON TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
  - (R) = RADIAL LINE
  - U.D.&A.E. = UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
  - U.D.A.&M.E. = UNOBSTRUCTED DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
  - SICUD U.E. = ST. JOHNS COUNTY UTILITY DEPARTMENT - UTILITY EASEMENT
  - SICUD U.&A.E. = ST. JOHNS COUNTY UTILITY DEPARTMENT - UTILITY AND ACCESS EASEMENT
  - C1 = TABULATED CURVE DATA
  - L1 = TABULATED LINE DATA
  - F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
  - C.E. = CONSERVATION EASEMENT
  - S.M.F. = STORMWATER MANAGEMENT FACILITY
  - ATB = APPROXIMATE TOP OF BANK
  - S.W.L. = STATE JURISDICTIONAL WETLAND LINE
  - T.L.O. = TIE LINE ONLY
  - = 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" REBAR WITH CAP 'P.R.M. LB 3731'
  - ATB = APPROXIMATE TOP OF BANK
  - WETLANDS = JURISDICTIONAL WETLANDS
  - WETLANDS = DENOTES STATE JURISDICTIONAL WETLANDS
  - WETLANDS = DENOTES UPLAND PRESERVATION
  - WETLANDS = 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
- O.R.B. 3535, PAGE 1901 QUIT CLAIM
- O.R.B. 4082, PAGE 793 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 69
- O.R.B. 4483, PAGE 898 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 69
- O.R.B. 4487, PAGE 1710 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 69
- O.R.B. 4024, PAGE 1332 EASEMENT - WETLANDS MITIGATION
- O.R.B. 4144, PAGE 903 RELEASE PORTION OF O.R.B. 4024, PAGE 1332
- O.R.B. 4722, PAGE 100 RELEASE PORTION OF O.R.B. 4024, PAGE 1332
- O.R.B. 4139, PAGE 384 EASEMENT - ACCESS AND UTILITY
- O.R.B. 4139, PAGE 1669 SCRIVENER'S ERROR AFFIDAVIT
- O.R.B. 4139, PAGE 449 EASEMENT - TEMPORARY CONSTRUCTION
- O.R.B. 4139, PAGE 1668 SCRIVENER'S ERROR AFFIDAVIT
- O.R.B. 4355, PAGE 146 EASEMENT - CONSERVATION
- O.R.B. 4321, PAGE 1742 EASEMENT - CONSERVATION
- O.R.B. 4648, PAGE 39 CONSTRUCTION AND MAINTENANCE AGREEMENT
- O.R.B. 4689, PAGE 1802 EASEMENT - CONSERVATION

SHOWN HEREON DOES NOT AFFECT PLATTED LANDS

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**SHEET INDEX**  
1" = 200'