

RESOLUTION NO. 2020- 84
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TWIN CREEKS NORTH PARCEL 1 - PHASE ONE

WHEREAS, LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER has 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.

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 \$1,137,489.11 has been submitted to the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$183,301.69 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:

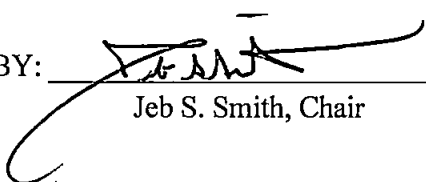
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 March, 2020.

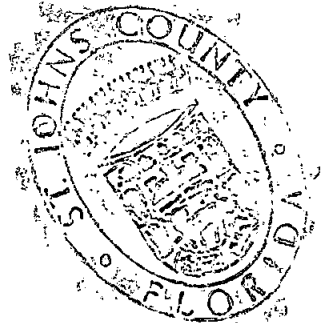
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk of Courts


Deputy Clerk

RENDITION DATE 3/19/20

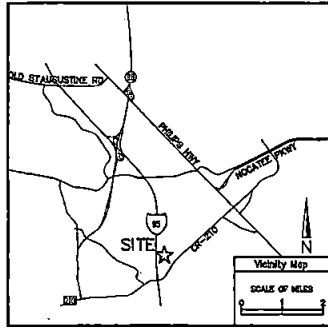


TWIN CREEKS NORTH PARCEL 1 - PHASE ONE

A PORTION OF SECTION 9, AND SECTION 46, THE JOSEPH PEAVETT GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

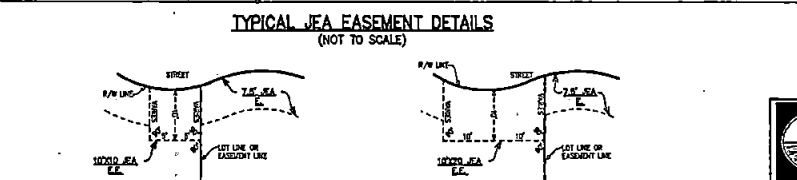
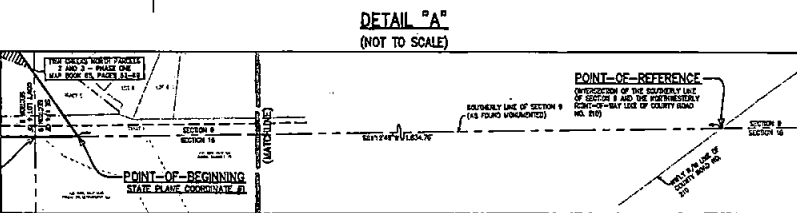
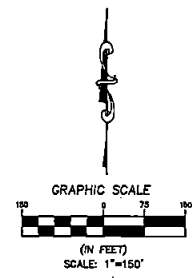
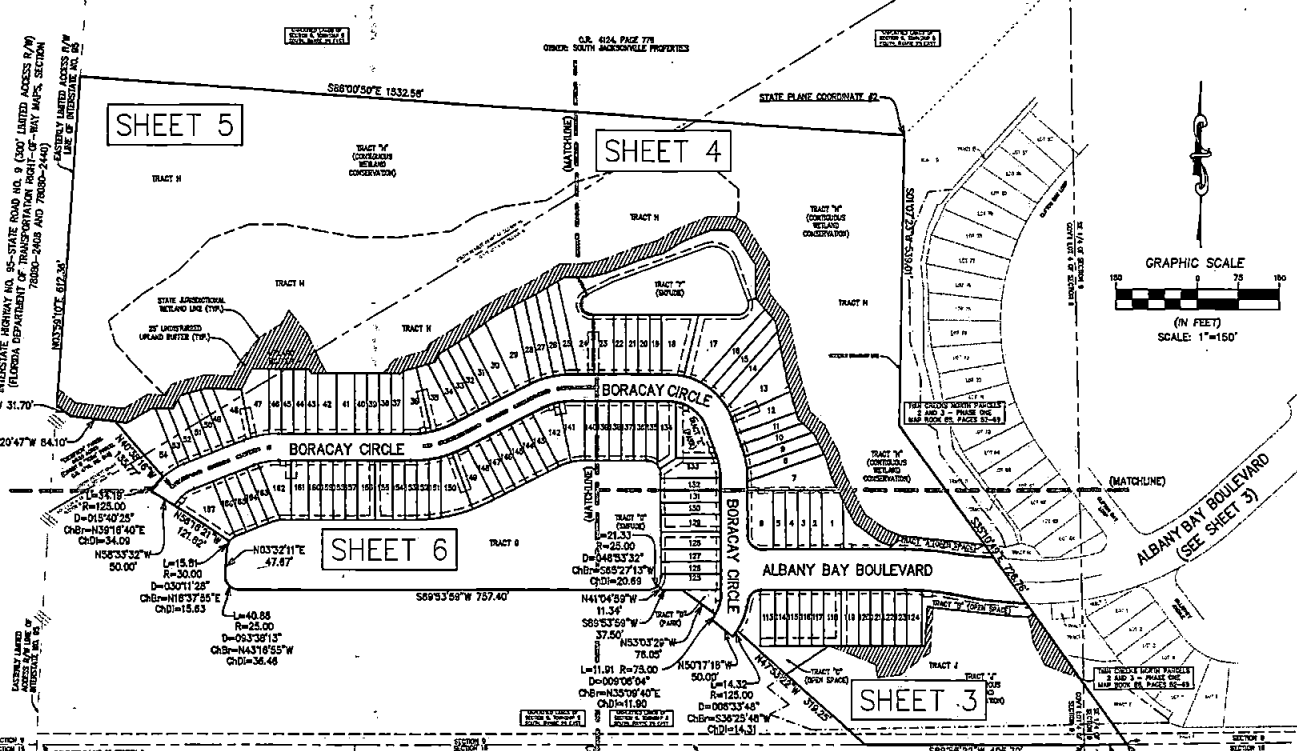
SHEET 2 OF 6



LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
■	FOUND 4"X4" CONCRETE MONUMENT (B 1978), PRM
□	SET 4"X4" CONCRETE MONUMENT (B 1978), PRM
○	SET 1/2" IRON PIPE (B 1978), PRM
□	FOUND 4"X4" CONCRETE MONUMENT (B 1978), PRM
○	FOUND 1/2" IRON PIPE (B 1978), PRM
⊙	SET PERMANENT CONTROL POINT (B 1978)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
STWZE	STORMWATER MANAGEMENT FACILITY & PROTECTED SHADING EASEMENT
(R)	RADIAL EASEMENT
(EAS)	EASEMENT TO EASEMENT/BUYER
R/W	RIGHT OF WAY
A/R	OFFICIAL RECORDS BOOK OR VOLUME
APR	APPROXIMATE TOP OF BANK

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2087901.0721	500595.2278	POINT-OF-BEGINNING, PRM
2	2088634.8864	500187.0683	MOST NORTHERLY CORNER OF TRACT D OF TWIN CREEKS NORTH PARCELS 2 AND 3 - PHASE ONE (MAP BOOK 88, PAGES 52-53)

- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREIN REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (8301).
 - NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAN, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - CERTAIN DENOTED EASEMENTS ARE RESERVED FOR THE JEA FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDIE THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
 - JEA EASEMENTS "JEA E." SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY IMPROVEMENTS THAT MAY IMPEDIE THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF TREES, HEDGES AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY THE JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR THE REPLACEMENT OF SUCH ITEMS.
 - ALL FLATTED 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 AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREIN DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAN AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED. REMOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED. WETLAND CONSERVATION AREAS ARE PER "CORBERT E" - LEMNAH CONSERVATION EASEMENT PARCELS AS RECORDED IN O.R. 4718, PAGE 817 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - PARCELS OF TWIN CREEKS NORTH PARCELS 1 - PHASE ONE BEING A PORTION OF "TRIBUT C - LEMNAH PARKS" AS RECORDED IN O.R. 4718, PAGES 811-812 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PLEASE NOTE THAT THE ACCESS ROAD EASEMENT DESCRIBED IN "TRIBUT D - EASEMENT AREA", AS RECORDED IN O.R. 4718, PAGES 813-818 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SHALL TERMINATE UPON RECORDED OF THIS PLAN.
 - 100 TOTAL LOTS IN THIS PHASE.



Prepared By:
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