

RESOLUTION NO. 2021- 522
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
TWIN CREEKS NORTH PARCEL 1 - PHASE TWO

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 Two.

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 \$395,559.70 has been submitted to the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$107,615.70 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 day of December, 2021.

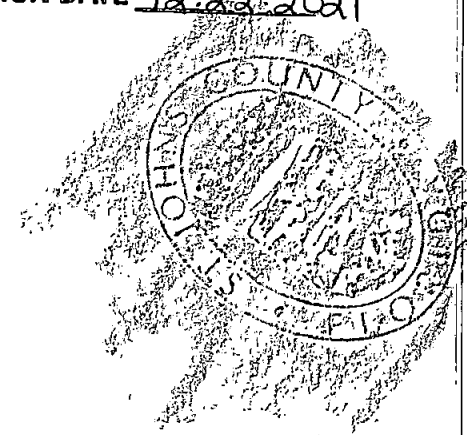
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller


Deputy Clerk

RENDITION DATE 12.22.2021



TWIN CREEKS NORTH PARCEL 1 - PHASE TWO

A PORTION OF SECTION 9, SECTION 16, AND SECTION 46, THE JOSEPH PEAVETT GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 1 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CAPTION

A PORTION OF SECTION 9, SECTION 16, AND SECTION 46 OF THE JOSEPH PEAVETT GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 9 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, (A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°24'09" WEST, ALONG SAID SOUTHERLY LINE OF SECTION 9, A DISTANCE OF 1,913.67 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF TWIN CREEKS NORTH PARCEL 1 - PHASE ONE, AS RECORDED IN MAP BOOK 102, PAGES 1-6 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE SOUTH 89°55'22" WEST, CONTINUING ON LAST SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 405.70 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THIS DESCRIBED; THENCE SOUTH 89°55'22" WEST, DEPARTING LAST SAID SOUTHERLY BOUNDARY LINE OF TWIN CREEKS NORTH PARCEL 1 - PHASE ONE AND ALONG SAID SOUTHERLY LINE OF SECTION 9, A DISTANCE OF 944.10 FEET; THENCE SOUTH 01°18'02" WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 9, A DISTANCE OF 12.69 FEET; THENCE SOUTH 89°00'07" WEST, A DISTANCE OF 589.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT LIMITED ACCESS RIGHT-OF-WAY), SAID POINT ALSO BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 11,309.16 FEET; THENCE RUN IN A NORTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 02°02'10" ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 401.68 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 02°56'05" EAST, 401.68 FEET; THENCE NORTH 03°59'10" EAST, 101.05 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS MENTIONED IN OFFICIAL RECORDS BOOK 4718, PAGE 610 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG LAST SAID SOUTHERLY LINE; COURSE NO. 1: THENCE SOUTH 82°19'56" EAST, 50.06 FEET; COURSE NO. 2: THENCE SOUTH 75°10'54" EAST, 128.59 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; COURSE NO. 3: THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°25'28" AN ARC LENGTH OF 31.47 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TWIN CREEKS NORTH PARCEL 1 - PHASE ONE, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 24°13'45" EAST, 31.38 FEET; THENCE THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES ALONG LAST SAID SOUTHERLY BOUNDARY LINE; COURSE NO. 1: THENCE SOUTH 56°33'27" EAST, 50.00 FEET; COURSE NO. 2: THENCE SOUTH 56°19'21" EAST, 121.82 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET; COURSE NO. 3: THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°11'28" AN ARC LENGTH OF 15.81 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°37'55" WEST, 15.63 FEET; COURSE NO. 4: THENCE SOUTH 03°32'11" WEST, A DISTANCE OF 47.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE NO. 5: THENCE RUN IN A SOUTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 88°35'17" ALONG THE ARC OF LAST SAID CURVE AN ARC LENGTH OF 40.86 FEET TO A POINT OF TANGENCY, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°16'55" EAST, 36.46 FEET; COURSE NO. 6: THENCE NORTH 89°33'59" EAST, 757.40 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE NO. 7: THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°33'22" AN ARC LENGTH OF 21.33 FEET TO A POINT, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 65°27'13" EAST, 20.69 FEET; COURSE NO. 8: THENCE SOUTH 33°48'24" EAST, 13.41 FEET; COURSE NO. 9: THENCE NORTH 89°33'59" EAST, 40.83 FEET; COURSE NO. 10: THENCE SOUTH 53°03'29" EAST, 71.76 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 75.00 FEET; COURSE NO. 11: THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°06'04" AN ARC LENGTH OF 11.91 FEET TO A POINT, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°59'40" WEST, 11.90 FEET; COURSE NO. 12: THENCE SOUTH 50°17'05" EAST, 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; COURSE NO. 13: THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°33'48" AN ARC LENGTH OF 14.32 FEET TO A POINT, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 36°25'48" EAST, 14.31 FEET; COURSE NO. 14: THENCE SOUTH 47°53'22" EAST, 319.25 FEET TO THE POINT OF BEGINNING.

THE LAND THIS DESCRIBED CONTAINS 10.54 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____, 2021.

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF REVIEW - COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT OF TWIN CREEKS NORTH PARCEL 1 - PHASE TWO HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS DAY OF _____, 2021.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____, 2021. THIS ACCEPTANCE OF DEDICATED AREAS, IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF CLERK:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

PATRICIA GAIL OLIVER, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, FL CERTIFICATE NO. 4564

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS TWIN CREEKS NORTH PARCEL 1 - PHASE TWO, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

THE ROAD RIGHT OF WAY DESIGNATED ON THE PLAT AS BORGARY CIRCLE IS TO REMAIN PRIVATELY OWNED AND SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF THE GRAND ISELES AT BEACHWALK TOWNHOME HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY AND ACCESS IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON, PROVIDED HOWEVER THAT THE ASSOCIATION RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE TO THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ("COD") OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE.

TITLE TO TRACTS "A" & "B" (PARK), TRACT "C" (OPEN SPACE), TRACT "D" (CONTIGUOUS WETLAND CONSERVATION), AND TRACT "E" ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS DEDICATED TO THE ASSOCIATION FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON, DRAINAGE FACILITIES, STORMWATER MANAGEMENT FACILITIES AND UTILITIES AND FURTHER RESERVES THE RIGHT TO GRANT OTHERS THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER SAID PROPERTY AND EASEMENTS.

THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY AND PICK-UP SERVICES, FIRE PROTECTION AND RESCUE SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID OWNERS TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENDS ON SUCH LANDS AND SUCH PERSONS AS OWNERS MAY, FROM TIME TO TIME, DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID BORGARY CIRCLE, SUBJECT TO THE PRECEDING PROVISIONS AND REASONABLE NON-DISCRIMINATORY REGULATIONS IMPOSED BY THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEE(S), IF ANY, OF SAID EASEMENTS. THE OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

THOSE EASEMENTS DESIGNATED AS "FIRE ACCESS EASEMENTS" SHALL REMAIN PRIVATELY OWNED AND SOLE EXCLUSIVE PROPERTY OF THE ASSOCIATION AND THE MAINTENANCE OF THE EASEMENT AND LOCKING GATE SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION.

THOSE EASEMENTS DESIGNATED AS "JEA-E-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "SEWER" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE WITH ITS UNDERGROUND WATER AND/OR SEWER UTILITIES.

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 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 BY SECTION 177.091 (2b), FLORIDA STATUTES.

THE OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEY HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS SOLELY ELECTED OFFICER, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

OWNER: LENNAR HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS

WITNESS

PRINT NAME

BY: SCOTT KELING
ITS VICE PRESIDENT

PRINT NAME

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY SCOTT KELING, AS VICE PRESIDENT FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

NAME:

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED _____

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS _____ DAY OF _____, 2021.

RICHARD P. CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS (LB 1704)
1643 MALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 356-2623
WEBSITE: clarsonfl.com

BY:

TIMOTHY W. SCHRAM
REGISTERED PROFESSIONAL SURVEYOR & MAPPER
NO. 6533, STATE OF FLORIDA



Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Maldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonfl.com

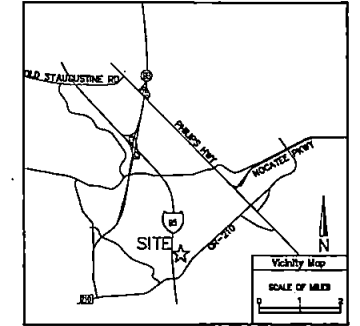
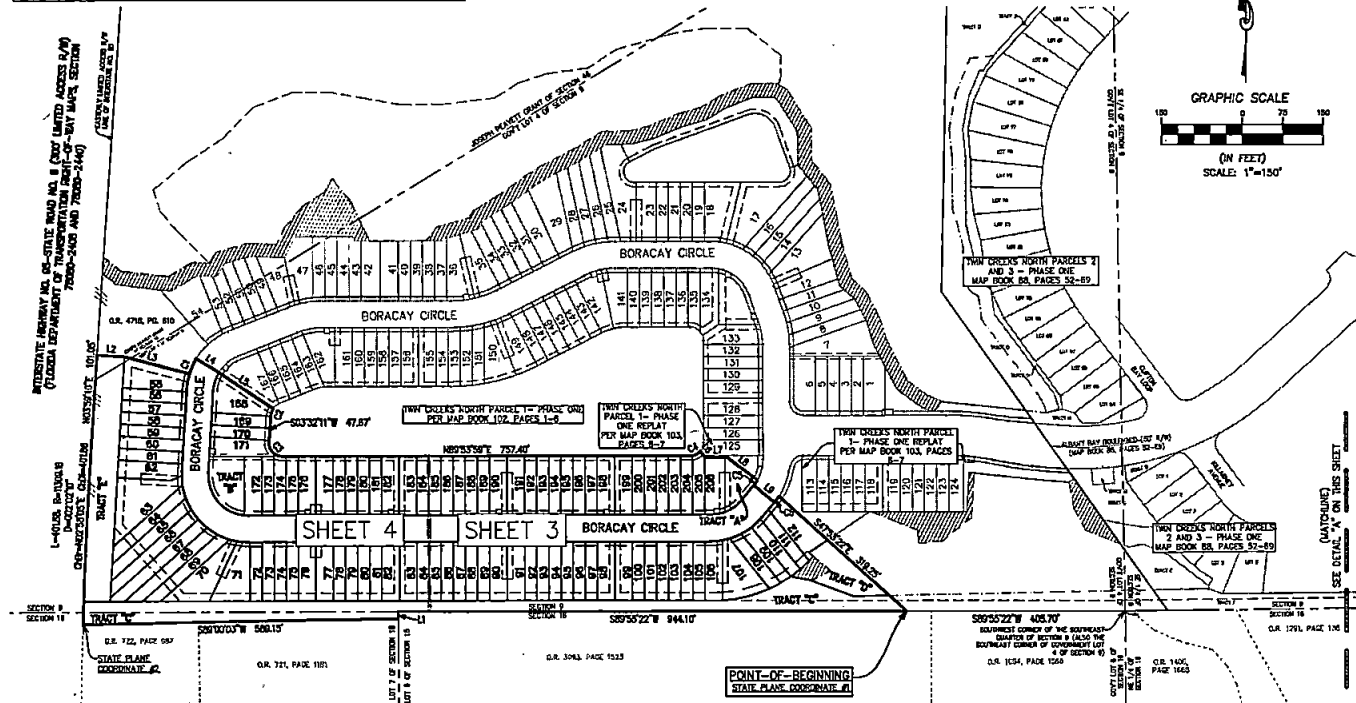
TWIN CREEKS NORTH PARCEL 1 - PHASE TWO

A PORTION OF SECTION 9, SECTION 16, AND SECTION 46, THE JOSEPH PEAVETT GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

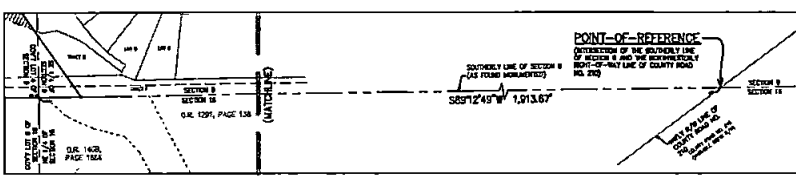
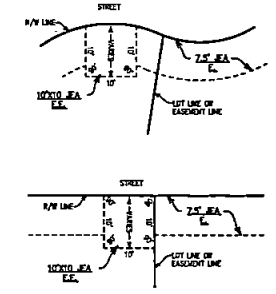
MAP BOOK _____ PAGE _____

SHEET 2 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

POINT	NORTHING	EASTING	DESCRIPTION
1	2087500.3423	500110.6229	POINT OF BEGINNING, SET PRM
2	2087476.1096	496577.1778	SW CORNER OF TWIN CREEKS NORTH PARCEL 1 - PHASE TWO, SET PRM



TYPICAL JEA EASEMENT DETAILS
(NOT TO SCALE)
(IF DIMENSIONS ARE NOT PROVIDED ON PLAT)



- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREIN REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (8305).
 - NOTICE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL COPY OF THE RECORDED LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER FORM OF THIS PLAT, WHETHER PRINTED OR DIGITAL, THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - CERTAIN DOTTED EASEMENTS ARE REFERRED FOR THE JEA FOR USE IN CONNECTION WITH THE UNDERGROUND UTILIZATION SYSTEM.
 - JEA EQUIPMENT EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPAIR THE USE AND ACCESS OF SAID EASEMENTS BY THE JEA.
 - JEA EASEMENTS "JEA E.E." SHALL REMAIN TOTALLY UNRESTRICTED BY ANY IMPROVEMENTS THAT MAY IMPAIR THE USE OF SAID EASEMENTS BY THE JEA. THE INSTALLATION OF FENCES, RECESSED AND UNRECESSED IS PERMITTED BY THE JEA AT THE DISCRETION OF EACH LOT OWNER FOR THE PROTECTION AND FOR THE REPLACEMENT OF SUCH FENCES.
 - ALL PLATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION CABLES, FIBER OPTIC CABLES, TELEPHONE CABLES, AND OTHER PUBLIC UTILITIES. THE EVENT A CABLE TELEVISION COMPANY CHANGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE CHANGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED 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 UTILIZATION AREA SHOWN HEREIN DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
 - UPLAND SPERMATOPHYTES AND METALLOIDS 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 PERMITTED TO BE REMOVED TO THE EXTENT OF EACH LOT OWNER FOR THE PROTECTION AND FOR THE REPLACEMENT OF SUCH FENCES.
 - PLAT OF TWIN CREEKS NORTH PARCEL 1 - PHASE TWO BEING A PORTION OF "TWIN CREEKS - LEONARD PARCEL" AS RECORDED IN O.R. 4716, PAGES 811-812 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PLEASE NOTE THAT THE ACCESS ROAD EASEMENT DESCRIBED IN "SHEET 2 - EASEMENT AREA" AS RECORDED IN O.R. 4716, PAGES 812-813 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SHALL TERMINATE UPON REVISION OF THIS PLAT.
 - THE REDUCED EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4216, PAGE 1474 AND AMENDED IN OFFICIAL RECORDS BOOK 4444, PAGE 1808 LIES OUTSIDE OF THE PLATED AREA.
 - 87 TOTAL LOTS IN 2 TRACTS IN THIS PHASE.

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	31.47	125.00	142°22'29"	N24°33'45"E	31.30
C2	15.81	30.00	301°12'28"	S18°23'57"W	15.83
C3	40.88	25.00	S73°01'37"	S43°16'53"E	38.48
C4	21.33	25.00	483°32'32"	S82°27'15"E	20.89
C5	15.91	75.00	S70°04'04"	S55°09'40"W	11.90
C6	14.32	125.00	S73°34'48"	N08°25'40"E	14.31

LINE #	LENGTH	DIRECTION
L1	12.89	S01°18'02"W
L2	50.00	S65°21'58"E
L3	128.00	S73°18'54"E
L4	30.00	S59°23'32"E
L5	121.82	S36°16'21"E
L6	13.41	S33°48'24"E
L7	40.63	N83°33'59"E
L8	71.78	S33°02'25"E
L9	30.00	S50°17'18"E

PRM	PERMANENT REFERENCE MONUMENT
III	FOUND 4"x4" CONCRETE MONUMENT (LS 1576), PRM
□	SET 4"x4" CONCRETE MONUMENT (LS 1700), PRM
○	SET 1/2" IRON PIPE (LS 1700), PRM
III	FOUND 4"x4" CONCRETE MONUMENT (LS 1576), PRM
○	SET 1/2" IRON PIPE (LS 1700), PRM
●	SET PERMANENT CONTROL POINT (LS 1700)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PIC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
SH/DE	SHOWING OR HIDDEN FACILITY & UNSTRUCTURED DRAINAGE EASEMENT
DS	SEAL BEARING
(XXXX)	REFERENCE TO EASEMENT/SHEET
J/V	JOINT VENTURE
JEA	JOINT EASEMENT AREA OR VOLUNTARY
ATVD	APPROXIMATE TOP OF BANK
JEA	JACKSONVILLE ELECTRIC AUTHORITY
NTS	NOT TO SCALE

Prepared By:
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Phone: 904.336.2623 - Website: clarson.com

TWIN CREEKS NORTH PARCEL 1 - PHASE TWO

A PORTION OF SECTION 9, SECTION 16, AND SECTION 46, THE JOSEPH PEAVETT GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK ____ PAGE ____

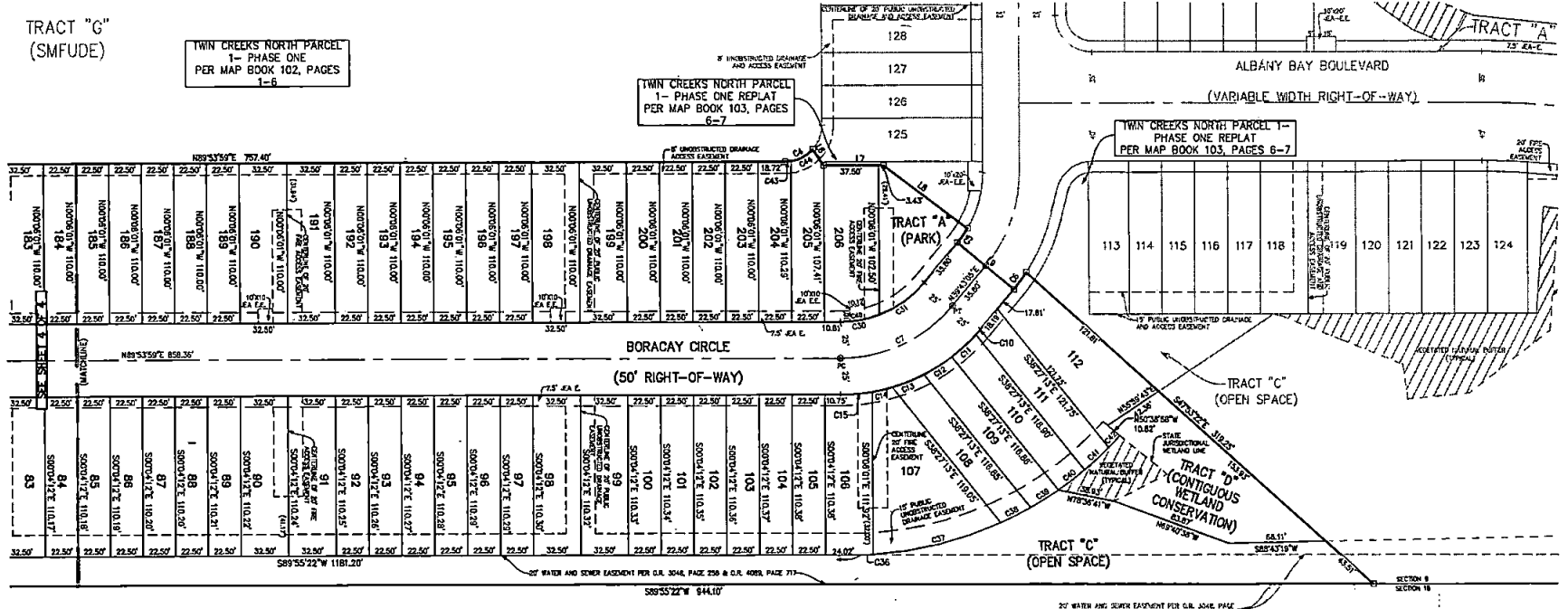
SHEET 3 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

TRACT "G"
(SMFUDE)

TWIN CREEKS NORTH PARCEL
1 - PHASE ONE
PER MAP BOOK 102, PAGES
1-6

TWIN CREEKS NORTH PARCEL
1 - PHASE ONE REPLAT
PER MAP BOOK 103, PAGES
6-7

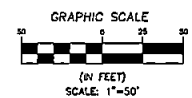
TWIN CREEKS NORTH PARCEL 1 -
PHASE ONE REPLAT
PER MAP BOOK 103, PAGES 6-7



D.R. 3683, PAGE 1523
UNPLATTED LANDS OF SECTION 16,
TOWNSHIP 5 SOUTH, RANGE 28 EAST

LINE #	LENGTH	DIRECTION
L6	13.41'	S33°48'24"E
L7	40.83'	N89°53'59"E
L8	71.78'	S53°03'29"E
L9	50.00'	S50°17'10"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C4	21.33'	25.00'	48°53'31"	N85°27'17"E	20.62'
C5	11.81'	75.00'	9°08'04"	S33°09'40"W	11.80'
C8	14.32'	125.00'	8°35'46"	N30°29'49"E	14.31'
C7	87.20'	100.00'	50°05'41"	N64°48'32"E	64.81'
C10	4.78'	125.00'	2°15'31"	S40°48'51"E	4.78'
C11	22.67'	125.00'	10°21'31"	N47°05'23"E	22.57'
C12	22.63'	125.00'	10°22'51"	N57°27'37"E	22.62'
C13	23.50'	125.00'	10°46'18"	N68°02'18"E	23.47'
C14	14.14'	125.00'	6°28'58"	N78°39'52"E	14.14'
C15	21.60'	125.00'	8°09'58"	N84°54'10"E	21.70'
C30	37.20'	75.00'	20°50'53"	N79°28'21"E	27.14'
C31	36.40'	75.00'	20°19'58"	N54°23'04"E	27.55'
C38	8.48'	247.53'	1°57'51"	N87°28'20"E	8.48'
C37	90.81'	247.53'	21°01'12"	N75°55'48"E	90.30'
C38	22.95'	247.53'	5°18'41"	N81°45'48"E	22.94'
C39	22.65'	247.53'	5°14'54"	N87°29'28"E	22.64'
C40	22.51'	247.53'	5°12'37"	N82°18'53"E	22.50'
C41	22.50'	247.53'	5°13'31"	N47°02'40"E	22.50'
C42	11.50'	247.53'	2°35'34"	N43°08'14"E	11.20'
C43	3.78'	25.00'	8°41'14"	N85°53'22"E	3.78'
C44	17.54'	25.00'	40°12'18"	N18°10'58"E	17.10'
C48	18.17'	75.00'	7°44'25"	S81°01'00"W	15.17'



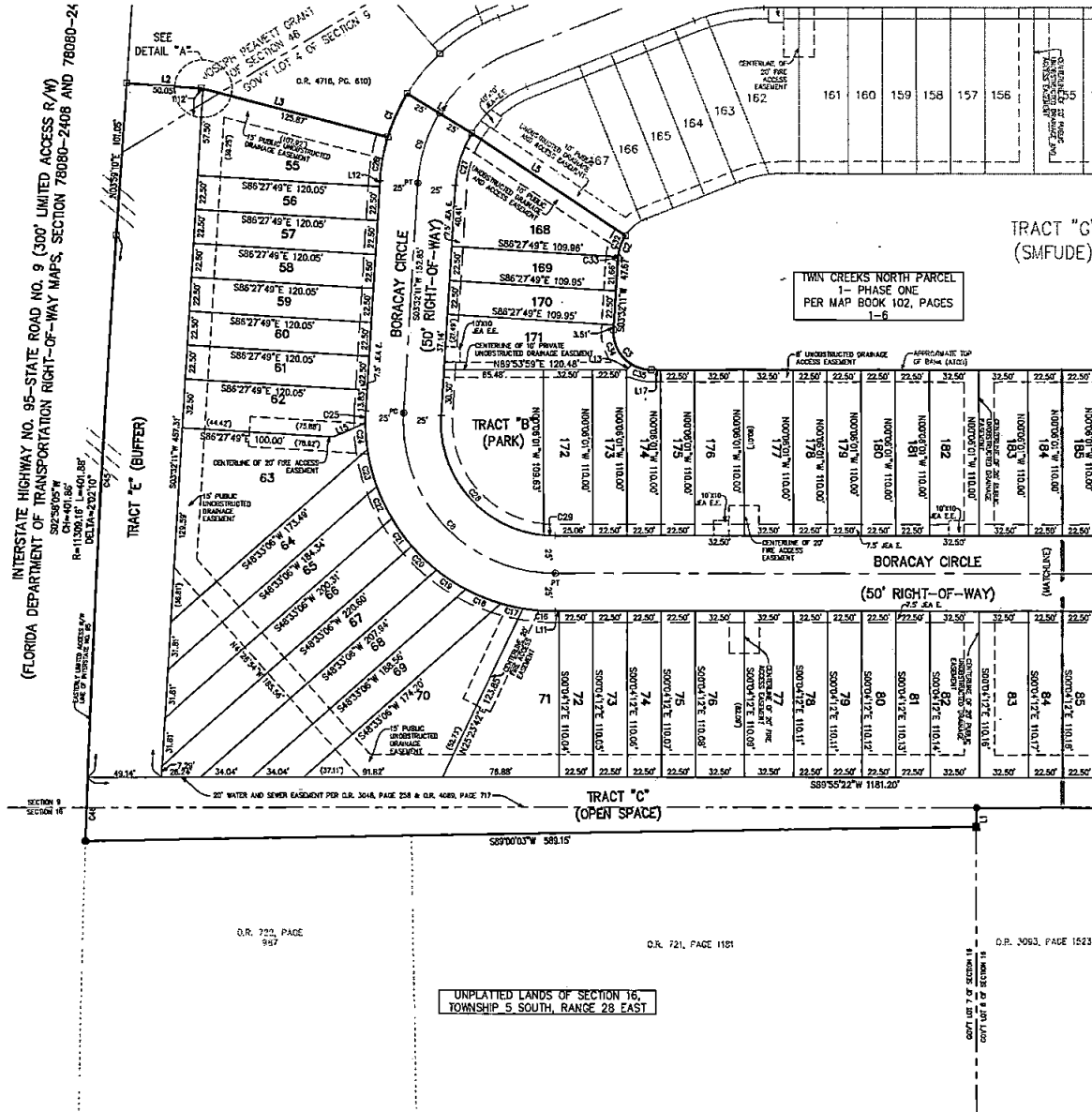
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MAP BOOK _____ PAGE _____

SHEET 4 OF 4
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE #	LENGTH	DIRECTION
L1	12.89'	S81°46'02"W
L2	50.00'	S86°21'56"E
L3	125.89'	S75°15'44"E
L4	50.00'	S50°33'33"E
L5	131.82'	S58°16'21"E
L11	2.81'	N89°53'59"E
L12	4.02'	S03°32'11"W
L13	4.95'	N43°43'37"E
L15	22.89'	N85°07'03"E
L17	6.17'	N89°53'59"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	31.47	125.00'	142°25'0"	N43°15'43"E	31.35'
C2	15.81'	35.00'	30°11'28"	S18°37'55"W	15.83'
C3	48.64'	25.00'	83°35'13"	S43°18'55"E	26.49'
C4	183.85'	100.00'	83°35'13"	S43°18'55"E	145.84'
C5	48.70'	100.00'	27°54'18"	S17°29'18"W	48.22'
C16	21.11'	125.00'	9°40'39"	S55°15'42"E	21.00'
C17	14.75'	125.00'	8°45'36"	S77°02'34"E	14.74'
C18	25.17'	125.00'	11°30'17"	S87°53'37"E	25.13'
C19	23.36'	125.00'	10°42'33"	S56°46'13"E	23.33'
C20	22.81'	125.00'	10°21'48"	S48°14'03"E	22.80'
C21	22.84'	125.00'	10°22'36"	S33°51'51"E	22.81'
C22	23.44'	125.00'	10°45'10"	S23°17'28"E	23.42'
C23	23.37'	125.00'	11°37'48"	S14°08'29"E	23.33'
C24	17.82'	125.00'	8°05'50"	S04°14'35"E	17.80'
C25	8.84'	125.00'	3°43'48"	S01°40'18"W	8.84'
C26	21.41'	125.00'	13°28'50"	S10°15'37"W	21.34'
C27	38.52'	75.00'	27°54'18"	S17°29'18"W	38.17'
C28	115.12'	75.00'	87°50'30"	S47°58'04"E	104.14'
C29	7.45'	75.00'	5°41'43"	S87°15'07"E	7.45'
C32	14.58'	30.00'	28°34'42"	S19°28'14"W	14.81'
C33	0.84'	30.00'	1°38'46"	S04°29'34"W	0.84'
C34	27.31'	25.00'	82°35'50"	S27°45'44"E	25.87'
C35	13.54'	25.00'	31°00'22"	S74°34'50"E	13.58'
C40	359.69'	11,006.18'	1°49'20"	S03°04'50"W	359.67'
C48	42.20'	11,006.18'	0°12'50"	S02°03'23"W	42.20'

