

RESOLUTION NO. 2023- 103  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
BEACON LAKE PHASE 4A.

WHEREAS, DFC BEACON LAKES, LLC A FLORIDA LIMITED LIABILITY COMPANY, TWIN CREEKS VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, 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 4A.

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 \$360,000.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$138,907.66 is 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 mortgagees identified in the title opinion or certificate of the title in Section 4.

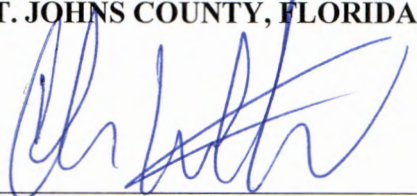
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

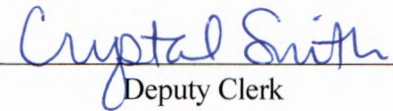
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 4<sup>th</sup> day of April, 2023.

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

BY: 

Christian Whitehurst, Chair

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

BY:   
Deputy Clerk

**Rendition Date** APR 04 2023



# Beacon Lake Phase 4A

MAP BOOK PAGE

A REPLAT OF TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 1 OF 6 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

## CAPTION

TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF SAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, THENCE NORTH 27°44'33" WEST, ALONG THE WESTERLY LINE OF SAID PLAT OF CREEKSIDE AT TWIN CREEKS PHASE 1D, 868.50 FEET; THENCE NORTH 78°01'41" EAST, 185.43 FEET, TO THE NORTHERLY LINE OF LINE OF TRACT L-2, AS SHOWN ON SAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D; THENCE NORTH 87°28'23" EAST, ALONG LAST SAID LINE, 38.03 FEET, TO THE WESTERLY LINE OF SAID TRACT F-1, AS SHOWN ON SAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D; THENCE NORTHERLY, NORTHEASTERLY, AND SOUTHERLY ALONG THE WESTERLY, NORTHERLY AND EASTERLY OF SAID TRACT F-1, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 02°31'37" WEST, 148.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 165.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°43'28" WEST, 164.39 FEET; COURSE NO. 3: NORTH 61°04'39" EAST, 80.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 4: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 202.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°43'29" EAST, 200.92 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 02°31'37" EAST, 160.06 FEET, TO THE NORTHERLY LINE OF LINE OF TRACT L-3, AS SHOWN ON SAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D; THENCE EASTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTH 87°28'23" EAST, 30.00 FEET; COURSE NO. 2: SOUTH 02°31'37" EAST, 49.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 287.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°48'21" EAST, 280.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 48°01'05" EAST, 146.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 5: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 224.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°00'06" EAST, 218.98 FEET, TO THE SOUTHERLY LINE OF AFORESAID PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D; THENCE SOUTH 54°45'13" EAST, ALONG LAST SAID LINE, 159.50 FEET; THENCE SOUTH 74°00'00" WEST, 420.58 FEET; THENCE NORTH 45°00'00" WEST, 54.31 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5.57 ACRES, MORE OR LESS.

## CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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

## CERTIFICATE OF APPROVAL OF THE 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 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF BEACON LAKE PHASE 4A HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

## CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
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 FOR ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
DONALD A. BRADSHAW, COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 5313

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MICHAEL J. COLLIGAN, P.S.M.  
FLORIDA REGISTERED LAND SURVEYOR NO. 67886



# Beacon Lake Phase 4A

MAP BOOK PAGE

A REPLAT OF TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 60, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ("DFC"), TWIN CREEKS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY ("TCV"), SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("SJP") AND CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ("CREEKSIDE CDD"); DFC, TCV, SJP AND CREEKSIDE CDD ARE EACH REFERRED TO HEREIN AS AN "OWNER" AND COLLECTIVELY, THE "OWNERS" ARE THE LANDLORD OWNERS OF THE LANDS DESCRIBED IN THE CAPTION DESCRIBED BEACON LAKE PHASE 4A, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT-OF-WAY DESIGNATED ON THE PLAT AS HERON OAKS DRIVE, IS HEREBY DEDICATED TO THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT (MEADOW VIEW CDD), IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY AND ACCESS IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT 4A-2 AND TRACT 4A-3 (LANDSCAPE, DRAINAGE, AND MAINTENANCE) ARE HEREBY DEDICATED TO THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT (MEADOW VIEW CDD). MEADOW VIEW CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

TRACT 4A-1 AND TRACT 4A-4 (CONSERVATION) ARE HEREBY DEDICATED TO THE MEADOW VIEW CDD. THE MEADOW VIEW CDD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE MEADOW VIEW CDD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT. SAID TRACTS 4A-1 AND TRACT 4A-4 ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4066, PAGE 1735 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "P.P.L.E." ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES. 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, NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY HEARTWOOD, OR ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE RESPECTIVE OWNER THEREOF, AND ITS SUCCESSORS AND ASSIGNS AND GRANTEEES.

NON-EXCLUSIVE ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT AND SJP ON, UPON AND OVER TRACT 4A-2 AND TRACT 4A-3 (LANDSCAPE, DRAINAGE AND MAINTENANCE), AND TRACT 4A-1 AND TRACT 4A-4 (CONSERVATION) FOR PURPOSES OF ACCESS, INGRESS AND EGRESS ON OFFICIAL BUSINESS RELATING TO MAINTENANCE OF THE CONSERVATION AREAS.

EACH 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 THEN 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, DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS TWIN CREEKS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER, SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER, AND THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS CHAIRPERSON.

### DFC BEACON LAKES LLC

DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_

### NOTARY FOR DFC BEACON LAKES LLC

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ OF DFC BEACON LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN [ ] OR PRODUCED IDENTIFICATION [ ]  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

### TWIN CREEKS VENTURES LLC

TWIN CREEKS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
BY: JOHN T. KINSEY, MANAGER  
PRINT: \_\_\_\_\_

### NOTARY FOR TWIN CREEKS VENTURES LLC

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BY JOHN T. KINSEY, AS MANAGER OF TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN [ ] OR PRODUCED IDENTIFICATION [ ]  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

### CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
TITLE: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_

### NOTARY FOR CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_ OF THE BOARD OF SUPERVISORS OF THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT.

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN [ ] OR PRODUCED IDENTIFICATION [ ]  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

### SOUTH JACKSONVILLE PROPERTIES, LLC

SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: SOUTH JACKSONVILLE PROPERTIES MEZZ, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
BY: ARTHUR J. FALCONE, MANAGER PRINT: \_\_\_\_\_

### NOTARY FOR SOUTH JACKSONVILLE PROPERTIES, LLC

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BY ARTHUR J. FALCONE, AS MANAGER OF SOUTH JACKSONVILLE PROPERTIES MEZZ, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN [ ] OR PRODUCED IDENTIFICATION [ ]  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_



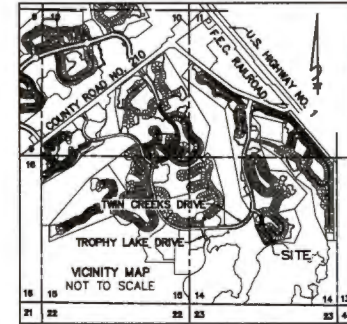


# Beacon Lake Phase 4A

MAP BOOK PAGE

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



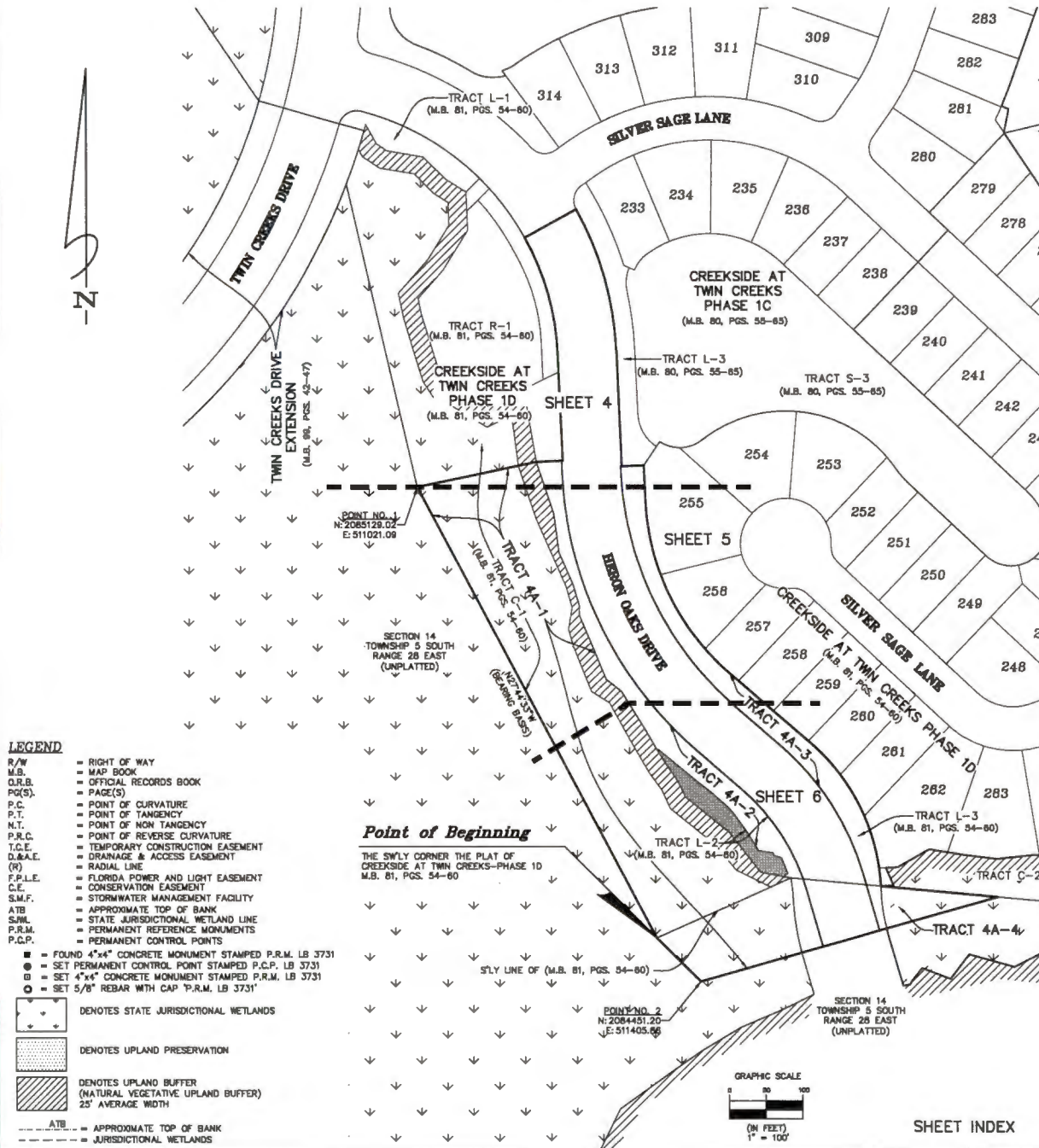
### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SW'LY LINE OF THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D (M.B. 81, PGS. 54-60), PER PLAT, AND REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- 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 0050, AND 0051.  
0050 N 20355870.5021 E 511532.7838  
0051 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)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF 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.
- 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 FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

POINT	NORTHING	EASTING	DESCRIPTION
1	2085129.02	511021.09	PRM-MOST NW'LY CORNER OF TRACT 4A-1
2	2084451.20	511405.86	PRM-MOST S'LY CORNER OF TRACT 4A-1

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:  
 O.R.B. 2588, PAGE 55 EASEMENT - ACCESS AND UTILITY  
 O.R.B. 4139, PAGE 318 AMENDMENT O.R.B. 2588, PAGE 55  
 O.R.B. 4024, PAGE 1332 EASEMENT - WETLANDS MITIGATION  
 O.R.B. 4096, PAGE 1735 EASEMENT - CONSERVATION  
 O.R.B. 4139, PAGE 727 EASEMENT - ACCESS & UTILITIES  
 M.B. 81, PAGES 54-60 PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D  
 O.R.B. 5437, PG. 94 EASEMENT - TEMPORARY CONSTRUCTION

SHOWN HEREON  
 SHOWN HEREON  
 BLANKETS  
 SHOWN HEREON  
 SHOWN HEREON  
 AFFECTS UPLAND PORTION OF SITE



### LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- 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
- D.&A.E. = DRAINAGE & ACCESS EASEMENT
- (R) = RADIAL LINE
- 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.M. = STATE JURISDICTIONAL WETLAND LINE
- P.R.M. = PERMANENT REFERENCE MONUMENTS
- P.C.P. = PERMANENT CONTROL POINTS
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = SET PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- = SET 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = SET 5/8" REBAR WITH CAP P.R.M. LB 3731
- ▨ = DENOTES STATE JURISDICTIONAL WETLANDS
- ▩ = DENOTES UPLAND PRESERVATION
- ▨ = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- ATB --- = APPROXIMATE TOP OF BANK
- - - - - = JURISDICTIONAL WETLANDS



SHEET INDEX

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



# Beacon Lake Phase 4A




A REPLAT OF TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

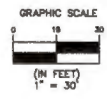
MAP BOOK PAGE

SHEET 4 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

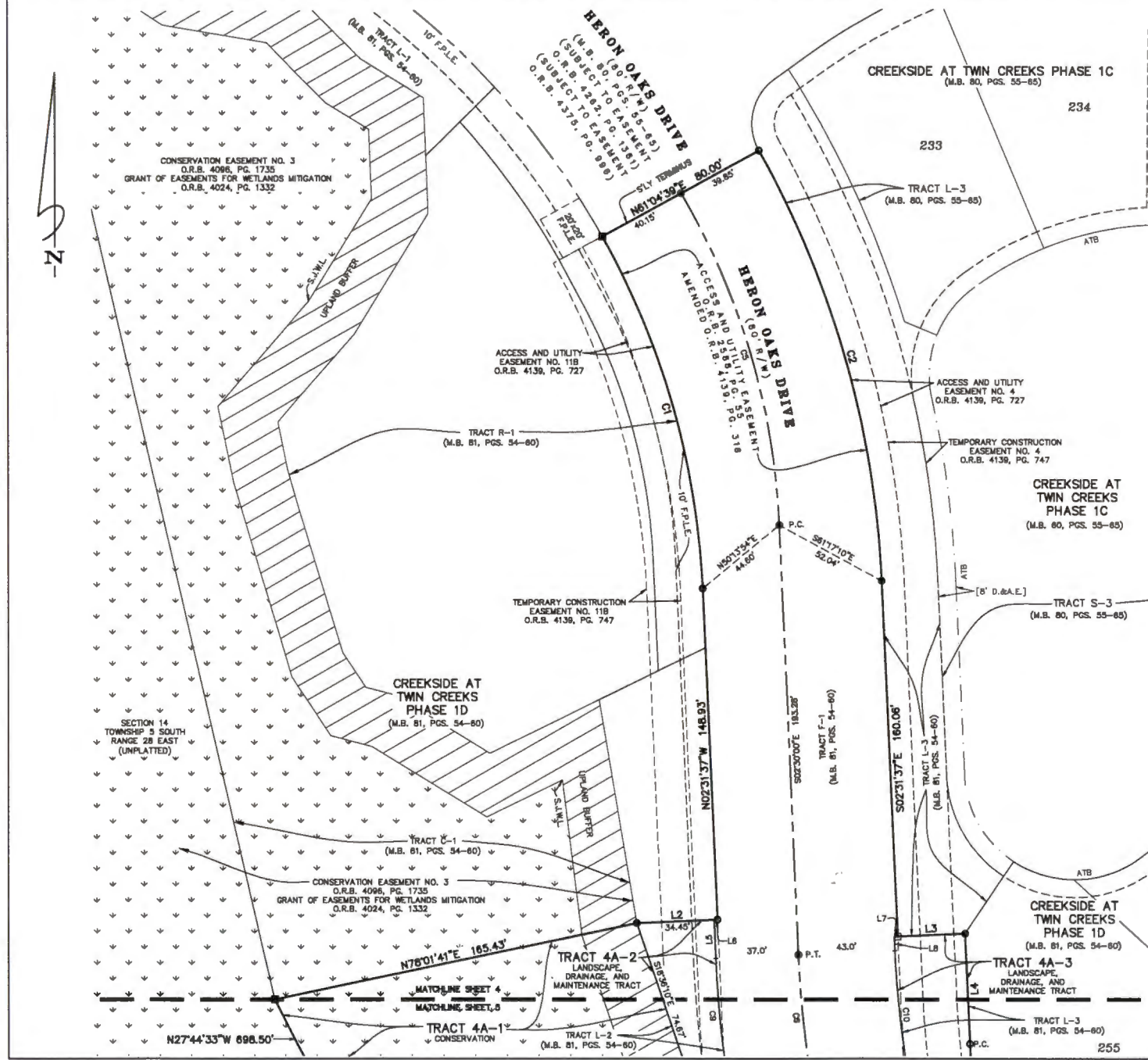
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	380.00'	185.85'	26°23'44"	N15°43'29"W	184.30'
C2	440.00'	202.70'	26°23'44"	S15°43'29"E	200.92'
C5	325.00'	158.91'	27°39'44"	S16°19'52"E	155.39'
C8	498.00'	404.17'	48°30'00"	S25°45'00"E	393.16'
C9	535.00'	434.19'	48°30'00"	N25°45'00"W	422.38'
C10	455.00'	359.27'	48°30'00"	S25°45'00"E	359.22'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N87°28'23"E	38.03'
L3	N87°28'23"E	30.00'
L4	S02°31'37"E	48.57'
L5	N02°30'00"W	17.35'
L6	N87°28'23"E	1.58'
L7	S87°28'23"W	1.58'
L8	S02°30'00"E	8.28'

-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3630 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32227  
(904) 580-2703  
WWW.CLARYASSOC.COM








# Beacon Lake Phase 4A

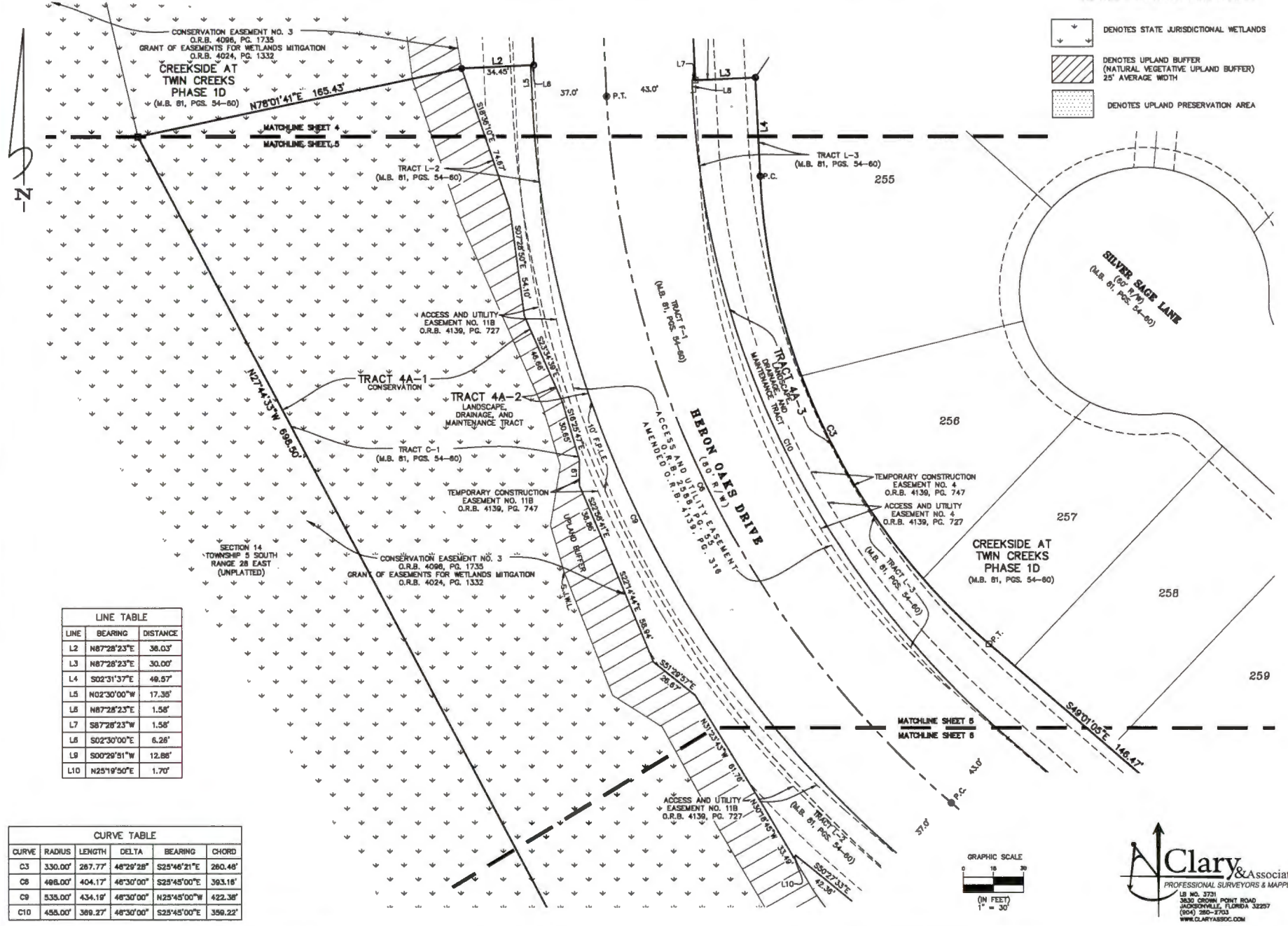
MAP BOOK PAGE

A REPLAT OF TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 80, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 5 OF 6 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

-  DENOTES STATE JURISDICTIONAL WETLANDS
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES UPLAND PRESERVATION AREA



LINE TABLE		
LINE	BEARING	DISTANCE
L2	N87°28'23"E	38.03'
L3	N87°28'23"E	30.00'
L4	S02°31'37"E	48.87'
L5	N02°30'00"W	17.38'
L6	N87°28'23"E	1.58'
L7	S87°28'23"W	1.58'
L8	S02°30'00"E	6.28'
L9	S00°29'51"W	12.88'
L10	N25°19'50"E	1.70'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	330.00'	287.77'	48°29'28"	S25°46'21"E	280.48'
C6	488.00'	404.17'	48°30'00"	S25°45'00"E	393.18'
C9	535.00'	434.19'	48°30'00"	N25°45'00"W	422.38'
C10	458.00'	389.27'	48°30'00"	S25°45'00"E	359.22'

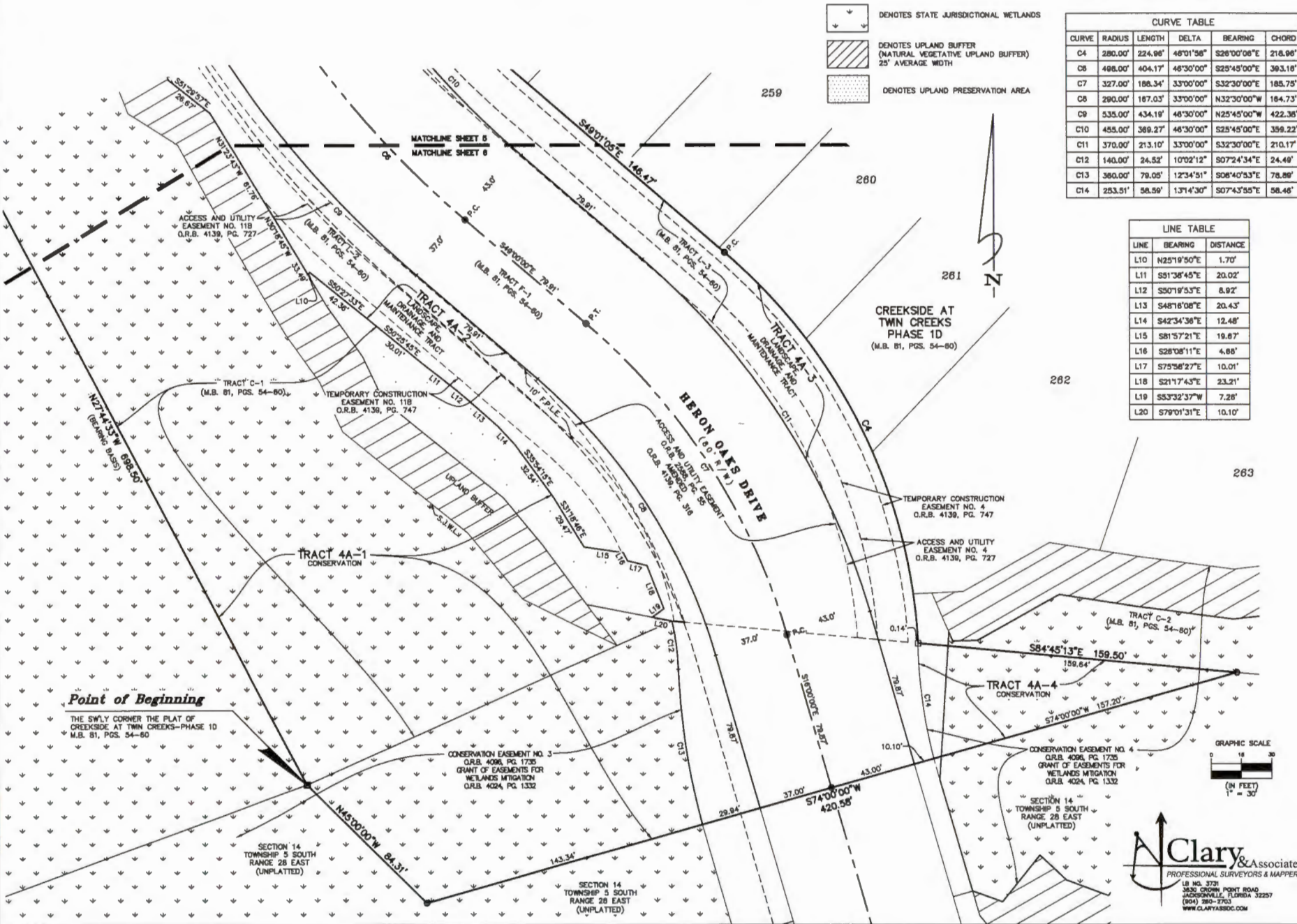


**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3838 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2700  
 WWW.CLARYASSOC.COM

# Beacon Lake Phase 4A

A REPLAT OF TRACTS F-1, L-2, L-3 AND A PORTION OF TRACT C-1, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1D, AS RECORDED IN MAP BOOK 81, PAGES 54 THROUGH 60, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 6 OF 6 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



- DENOTES STATE JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- DENOTES UPLAND PRESERVATION AREA

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	280.00'	224.98'	46°01'56"	S26°00'08"E	216.96'
C8	498.00'	404.17'	46°30'00"	S25°45'00"E	393.16'
C7	327.00'	186.34'	33°00'00"	S32°30'00"E	185.75'
C6	290.00'	187.03'	33°00'00"	N32°30'00"W	184.73'
C9	535.00'	434.19'	46°30'00"	N25°45'00"W	422.36'
C10	455.00'	369.27'	46°30'00"	S25°45'00"E	359.22'
C11	370.00'	213.10'	33°00'00"	S32°30'00"E	210.17'
C12	140.00'	24.52'	10°02'12"	S07°24'34"E	24.49'
C13	380.00'	78.05'	12°34'51"	S08°40'53"E	78.99'
C14	253.51'	58.59'	13°14'30"	S07°43'55"E	58.46'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N25°19'50"E	1.70'
L11	S51°38'45"E	20.02'
L12	S20°19'53"E	8.92'
L13	S48°16'08"E	20.43'
L14	S42°34'38"E	12.48'
L15	S81°57'21"E	19.87'
L16	S28°08'11"E	4.88'
L17	S75°56'27"E	10.01'
L18	S21°17'43"E	23.21'
L19	S53°32'37"W	7.28'
L20	S79°01'31"E	10.10'

**Point of Beginning**  
THE SWLY CORNER THE PLAT OF CREEKSIDE AT TWIN CREEKS-PHASE 1D M.B. 81, PGS. 54-80

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
 1810 N.W. 37th ST.  
 3808 CHERRY POINT ROAD  
 JACKSONVILLE, FLORIDA 32225  
 (904) 280-2700  
 WWW.CLARYSOSC.COM