

RESOLUTION NO. 2024-82
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
MILL CREEK FOREST PHASE 4.

WHEREAS, DRP FL4, LLC, A DELAWARE 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 Mill Creek Forest Phase 4.

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 \$1,098,965.85 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$215,145.90 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.

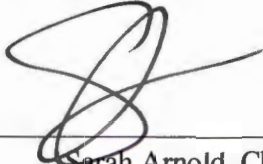
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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.

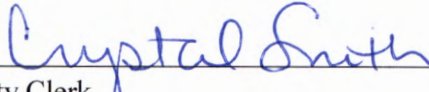
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5th day of March, 2024.

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

Rendition Date: MAR 05 2024

BY:  _____
Sarah Arnold, Chair

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


Deputy Clerk



Attachment 2
Plat Map

MILL CREEK FOREST PHASE 4

A PORTION OF THE LEONORA T. COLT/ZARATIN TRACT AND THE NICHOLL/MORMEN TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DRP FL4, LLC ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS MILL CREEK FOREST PHASE 4, AND HAVE 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 SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS MASON BRANCH DRIVE, AND CALLAWAY CIRCLE SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR THE MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT "A" (CONSERVATION), & TRACT "B" (OPEN SPACE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

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 UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. 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 ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

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.

THOSE EASEMENTS DESIGNATED AS "EA-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 "EA-E.E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, 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 DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS:

DRP FL4, LLC

BY: HOUDIN HONARAR - AUTHORIZED SIGNATORY

WITNESS _____ PRINT NAME _____

WITNESS _____ PRINT NAME _____

NOTARY FOR DRP FL4, LLC,

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY HOUDIN HONARAR, AUTHORIZED SIGNATORY, OF DRP FL4, LLC, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

CAPTION

A PORTION OF THE LEONORA T. COLT/ZARATIN TRACT AND THE NICHOLL/MORMEN TRACT, BOTH LYING WITHIN SECTION 39, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF MILL CREEK FOREST, PHASE 2 AND 3, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 112, PAGES 86 THROUGH 99, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE SOUTH 29°10'00" WEST, ALONG THE WESTERLY LINE OF SAID MILL CREEK FOREST, PHASE 2 AND 3, A DISTANCE OF 1832.32 FEET TO THE NORTHEAST CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF MILL CREEK FOREST PHASE 1B, RECORDED ON THE PLAT THEREOF IN MAP BOOK 106, PAGES 87 THROUGH 94, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE SOUTH 83°31'35" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT "B", A DISTANCE OF 1137.89 FEET; THENCE SOUTH 69°21'28" WEST, A DISTANCE OF 115.90 FEET TO THE EASTERLY LINE OF TRACT "G", AS SHOWN ON SAID PLAT OF MILL CREEK FOREST PHASE 1B; THENCE NORTH 20°38'54" WEST, ALONG SAID EASTERLY LINE AND ITS PROLONGATION THEREOF, A DISTANCE OF 189.45 FEET TO THE NORTHEASTERLY LINE OF MILL CREEK FOREST PHASE 3, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 118, PAGES 17 THROUGH 27, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE NORTHEASTERLY, SOUTHWESTERLY, AND NORTHWESTERLY ALONG THE BOUNDARY OF SAID MILL CREEK FOREST PHASE 3, THE FOLLOWING THIRTY-FIVE (35) COURSES: COURSE NO. 1: NORTH 59°58'51" EAST, A DISTANCE OF 104.74 FEET; COURSE NO. 2: SOUTH 41°55'51" EAST, A DISTANCE OF 21.30 FEET; COURSE NO. 3: SOUTH 69°29'25" EAST, A DISTANCE OF 24.35 FEET; COURSE NO. 4: NORTH 87°32'22" EAST, A DISTANCE OF 31.26 FEET; COURSE NO. 5: NORTH 61°28'03" EAST, A DISTANCE OF 14.29 FEET; COURSE NO. 6: NORTH 58°14'20" EAST, A DISTANCE OF 34.31 FEET; COURSE NO. 7: NORTH 71°45'32" EAST, A DISTANCE OF 23.94 FEET; COURSE NO. 8: NORTH 53°24'28" EAST, A DISTANCE OF 57.86 FEET; COURSE NO. 9: NORTH 58°29'34" EAST, A DISTANCE OF 65.63 FEET; COURSE NO. 10: NORTH 58°33'17" EAST, A DISTANCE OF 43.10 FEET; COURSE NO. 11: NORTH 74°21'31" EAST, A DISTANCE OF 48.98 FEET; COURSE NO. 12: NORTH 65°24'42" EAST, A DISTANCE OF 56.80 FEET; COURSE NO. 13: NORTH 41°40'27" EAST, A DISTANCE OF 50.88 FEET; COURSE NO. 14: NORTH 49°21'33" EAST, A DISTANCE OF 40.98 FEET; COURSE NO. 15: NORTH 41°48'44" EAST, A DISTANCE OF 33.82 FEET; COURSE NO. 16: NORTH 19°09'29" WEST, A DISTANCE OF 401 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 63.54 FEET; COURSE NO. 17: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 14.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°59'51" WEST, A DISTANCE OF 14.71 FEET TO A POINT OF TANGENCY OF SAID CURVE; COURSE NO. 18: NORTH 14°20'07" EAST, A DISTANCE OF 70.80 FEET; COURSE NO. 19: NORTH 10°31'19" EAST, A DISTANCE OF 41.36 FEET; COURSE NO. 20: NORTH 78°20'43" WEST, A DISTANCE OF 20.56 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 40.00 FEET; COURSE NO. 21: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 42.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°31'41" WEST, 40.22 FEET TO A POINT OF TANGENCY OF SAID CURVE; COURSE NO. 22: NORTH 48°42'17" WEST, A DISTANCE OF 75.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 40.00 FEET; COURSE NO. 23: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 62.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°17'23" WEST, 56.57 FEET TO A POINT OF TANGENCY OF SAID CURVE; COURSE NO. 24: SOUTH 41°17'23" WEST, A DISTANCE OF 155.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 68.90 FEET; COURSE NO. 25: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 221.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°34'15" WEST, 220.93 FEET TO A POINT OF TANGENCY OF SAID CURVE; COURSE NO. 26: SOUTH 59°19'02" WEST, A DISTANCE OF 124.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 40.00 FEET; COURSE NO. 27: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 59.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°09'04" WEST, 54.41 FEET TO A POINT OF NON-TANGENCY; COURSE NO. 28: SOUTH 59°51'02" WEST, A DISTANCE OF 112.42 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 525.00 FEET; COURSE NO. 29: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 27.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°39'59" WEST, 27.28 FEET TO A POINT OF TANGENCY OF SAID CURVE; COURSE NO. 30: NORTH 30°09'58" WEST, A DISTANCE OF 114.73 FEET TO A POINT OF CURVATURE OF A CURVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET; COURSE NO. 31: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°51'02" EAST, 35.36 FEET; COURSE NO. 32: NORTH 30°09'58" WEST, A DISTANCE OF 50.00 FEET; COURSE NO. 33: NORTH 59°51'02" EAST, A DISTANCE OF 16.51 FEET; COURSE NO. 34: NORTH 30°09'58" WEST, A DISTANCE OF 18.87 FEET; COURSE NO. 35: NORTH 55°48'11" WEST, A DISTANCE OF 37.84 FEET; THENCE NORTH 59°51'02" EAST, A DISTANCE OF 271.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 113.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°44'11" EAST, 112.89 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41°17'23" EAST, A DISTANCE OF 1946.53 FEET; THENCE SOUTH 63°50'17" EAST, A DISTANCE OF 1061.66 FEET TO THE POINT OF BEGINNING.

CONTAINING: 38.5+ ACRES, MORE OR LESS

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2023.

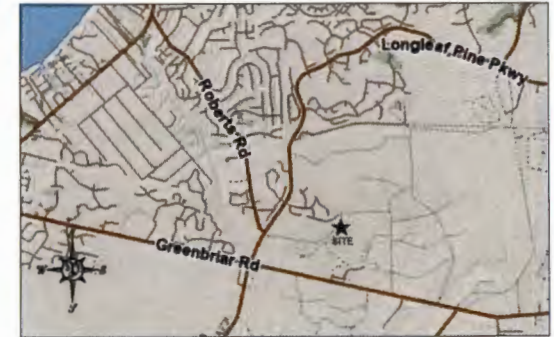
DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2023. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

VICINITY MAP



CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2023.

DONALD A. BRADSHAW, F.S.M. COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5513

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.

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

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF MILL CREEK FOREST PHASE 4 HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS _____ DAY OF _____, 2023.

NATHAN P. PERRET, F.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6990
PERRET AND ASSOCIATES, INC.

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 8715

MILL CREEK FOREST PHASE 4

A PORTION OF THE LEONORA T. COLT/ZARATIN TRACT AND THE NICHOLL/MOREMEN TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 30, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

POINT	NORTHING	EASTING	DESCRIPTION
1	2062234.8148	467940.2570	POINT OF BEGINNING
2	2062102.9133	467940.2592	MOST NORTHERLY CORNER OF TRACT "A"

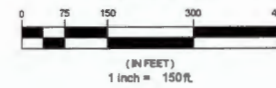
LEGEND

- DENOTES SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT STAMPED L.B. 8715
- DENOTES FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT STAMPED L.B. 8715
- DENOTES FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT STAMPED L.B. 8861 (UNLESS NOTED OTHERWISE)
- DENOTES SET 1/2" REBAR STAMPED PRM L.B. 8715
- DENOTES FOUND 1/2" REBAR STAMPED PRM L.B. 8715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 8715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- JE-A-E JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- JE-A-E-E JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
- OR-B OFFICIAL RECORDS BOOK
- OR-B ORB
- LS LIFT STATION
- L.B.T. LANDSCAPE BUFFER TRACT
- WETLANDS WETLANDS
- UPLAND BUFFER UPLAND BUFFER

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	14.79	83.54	13°17'55"	N22°59'08"E	14.71
C2	42.14	40.00	80°21'02"	N18°31'41"W	40.22
C3	82.83	40.00	90°00'00"	S88°17'23"W	58.57
C4	221.90	695.00	16°33'38"	S50°34'13"W	220.93
C5	59.83	40.00	85°41'58"	S17°00'04"W	54.41
C6	27.28	825.00	2°58'37"	N28°39'38"W	27.28
C7	39.27	25.00	90°00'00"	N14°51'02"E	35.38
C8	113.39	350.00	18°33'38"	N50°34'13"E	112.88

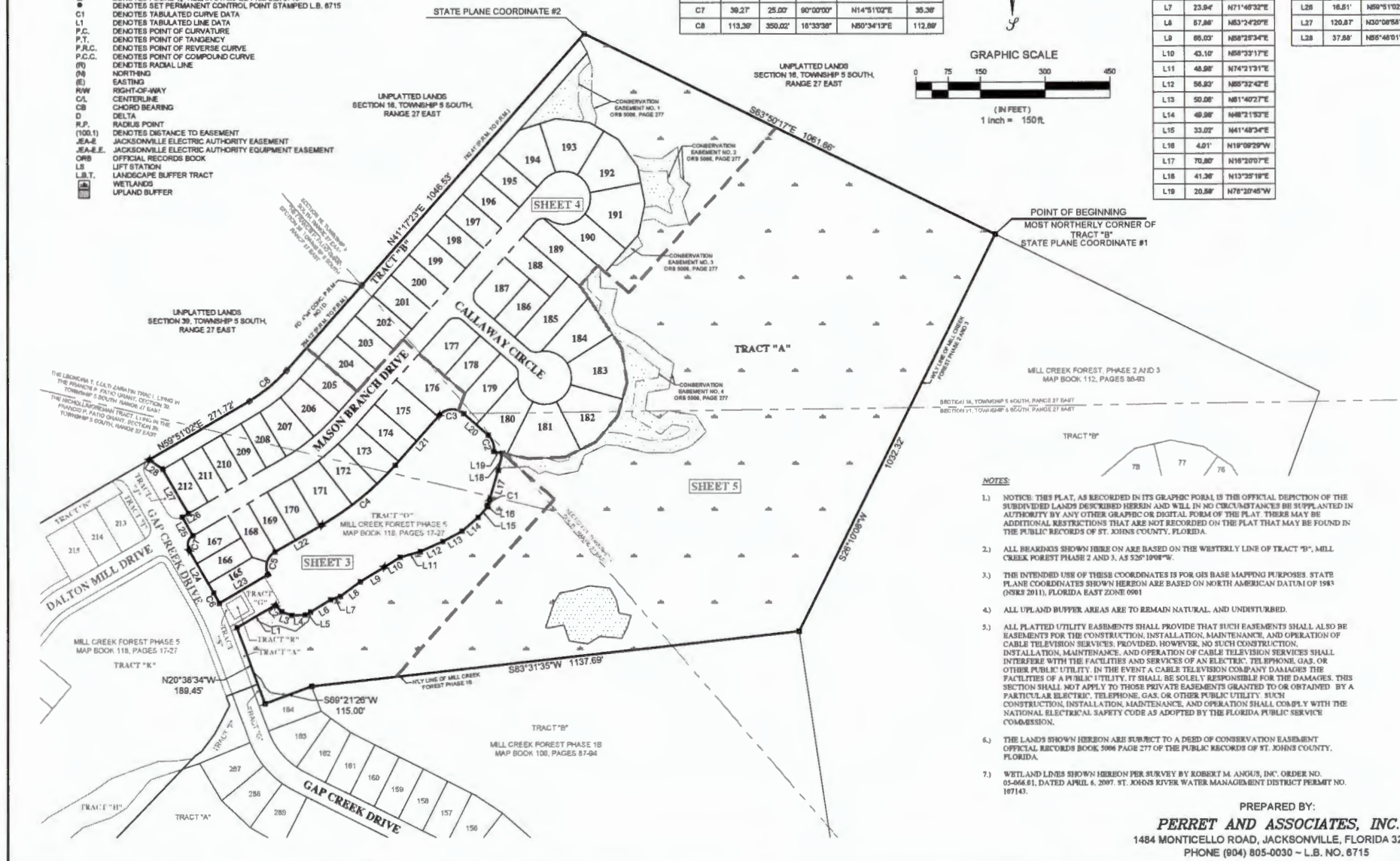


GRAPHIC SCALE



LINE #	LENGTH	DIRECTION
L1	194.74	N58°58'51"E
L2	21.30	S43°58'51"E
L3	24.88	S89°29'23"E
L4	31.20	N87°32'22"E
L5	14.28	N81°24'03"E
L6	64.31	N58°14'20"E
L7	23.94	N71°46'32"E
L8	67.88	N53°24'20"E
L9	65.00	N58°25'34"E
L10	43.10	N58°33'17"E
L11	48.98	N74°21'31"E
L12	56.83	N85°32'42"E
L13	50.08	N81°40'27"E
L14	49.88	N48°21'53"E
L15	33.02	N41°48'34"E
L16	4.01	N18°09'29"W
L17	70.80	N16°20'07"E
L18	41.38	N13°35'18"E
L19	20.88	N78°20'45"W

LINE #	LENGTH	DIRECTION
L20	78.88	N48°42'37"W
L21	186.11	S41°17'23"W
L22	124.88	S58°11'02"W
L23	132.62	S58°11'02"W
L24	114.73	N30°08'58"W
L25	90.00	N30°08'58"W
L26	16.51	N59°51'02"E
L27	120.87	N30°08'58"W
L28	37.88	N85°48'01"W



NOTES

- 1) NOTICE: 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 THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 2) ALL BEARDINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACT "B", MILL CREEK FOREST PHASE 2 AND 3, AS 525°19'08"W.
- 3) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0901.
- 4) ALL UPLAND BUFFER AREAS ARE TO REMAIN NATURAL AND UNDISTURBED.
- 5) 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 6) THE LANDS SHOWN HEREON ARE SUBJECT TO A DEED OF CONSERVATION EASEMENT OFFICIAL RECORDS BOOK 5066 PAGE 277 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 7) WETLAND LINES SHOWN HEREON PER SURVEY BY ROBERT M. ANGUS, INC. ORDER NO. 01-066-01, DATED APRIL 6, 2007, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT NO. 167143.

PREPARED BY:
PERRET AND ASSOCIATES, INC.
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
 PHONE (904) 805-0030 - L.B. NO. 8715

MILL CREEK FOREST PHASE 4

A PORTION OF THE LEONORA T. COLT/ZARATIN TRACT AND THE NICHOLL/MOREM TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 3 OF 5 SHEETS
(SEE SHEET 1 FOR GENERAL NOTES AND LEGEND)



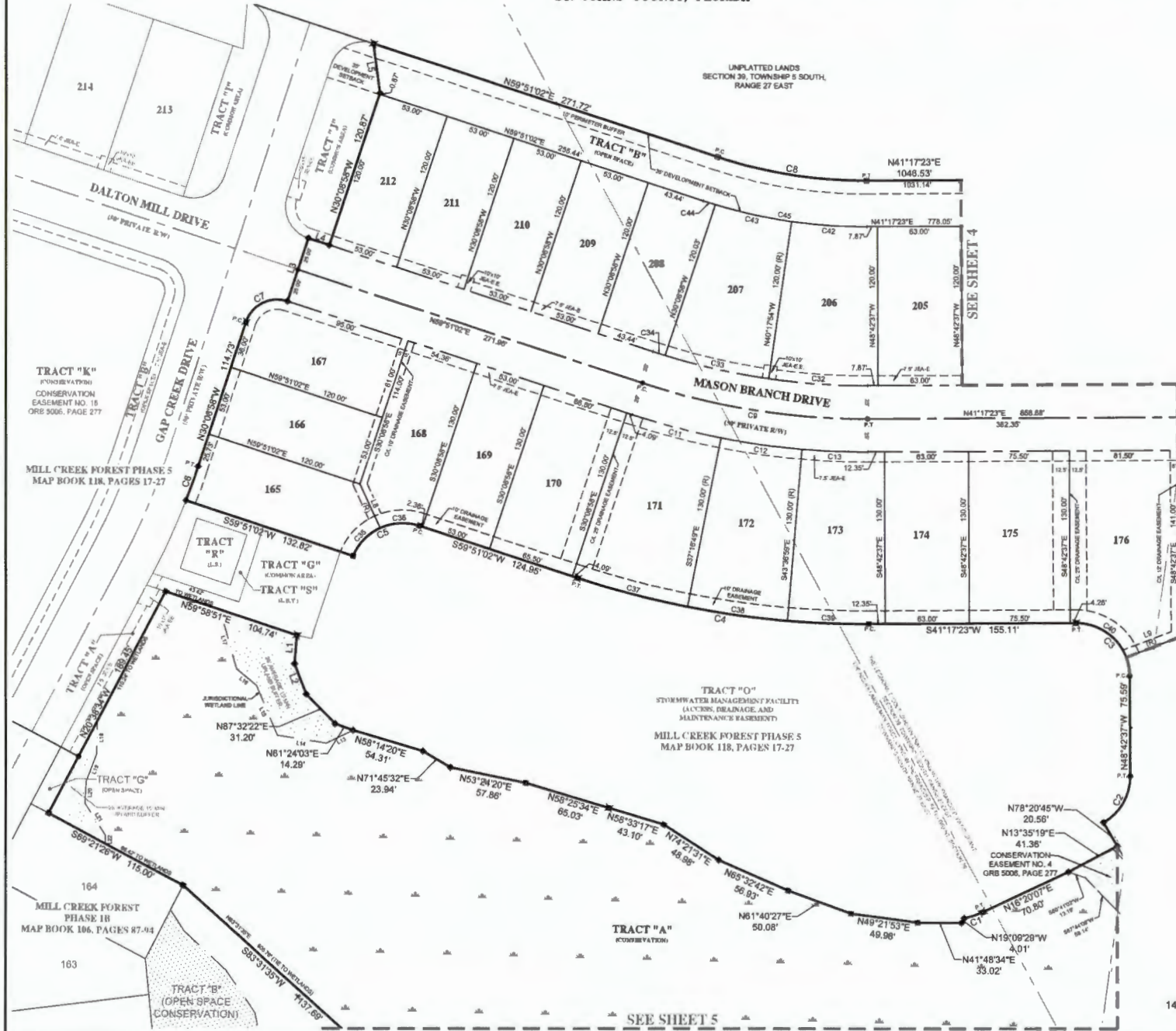
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.30	S43°55'51"E
L2	24.88	S88°28'25"E
L3	50.00	N00°08'58"W
L4	16.51	N89°51'02"E
L5	37.88	N85°48'01"W
L6	38.42	S73°01'42"E
L9	42.50	S20°42'37"W
L13	22.16	S15°34'41"W
L14	37.27	S50°34'56"W
L15	40.78	N71°29'39"W
L16	19.77	S80°55'52"W
L17	46.38	N84°07'14"W
L18	25.13	S47°06'52"E
L19	22.10	S27°34'39"E
L20	18.50	S45°32'19"E
L21	28.82	S81°07'59"E
L22	6.38	S47°50'48"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	14.79	83.94	13°17'59"	N22°59'09"E	14.71
C2	42.14	40.00	80°21'52"	N16°51'41"W	40.22
C3	62.83	40.00	80°00'00"	S88°17'23"W	58.57
C4	221.80	685.00	18°33'38"	N50°34'13"E	220.93
C5	58.63	40.00	89°41'56"	S17°00'04"W	54.41
C6	27.28	525.00	2°59'37"	N28°39'39"W	27.38
C7	38.27	39.00	80°00'00"	S14°51'02"W	35.36
C8	113.39	366.02	18°33'38"	S50°34'13"W	112.89
C9	171.89	930.00	18°33'38"	S50°34'13"W	170.94
C11	69.07	555.00	7°07'51"	S58°17'07"W	68.03
C12	61.37	555.00	8°20'09"	S49°33'09"W	61.34
C13	46.34	555.00	5°09'38"	S43°59'12"W	46.37
C14	74.14	505.00	5°24'42"	N45°29'44"E	74.07
C15	79.89	505.00	8°07'51"	N54°11'01"E	78.81
C16	8.98	505.00	1°09'08"	N89°18'29"E	8.98
C17	28.88	40.00	42°48'11"	S04°28'18"E	29.20
C18	28.84	40.00	42°52'44"	S38°24'40"W	29.24
C19	85.28	685.00	7°07'51"	N58°17'08"E	85.30
C20	75.75	685.00	8°20'09"	N49°33'06"E	75.71
C21	60.80	685.00	5°09'38"	N43°59'12"E	60.84
C22	46.48	40.00	89°28'17"	S78°00'00"W	43.59
C23	58.52	385.00	8°34'42"	N45°29'44"E	58.47
C24	58.87	385.00	8°47'33"	N54°09'52"E	58.86
C25	9.50	385.00	1°25'23"	N58°04'20"E	9.50
C26	124.72	385.00	18°33'38"	N50°34'13"E	124.18



SEE SHEET 4

SEE SHEET 5

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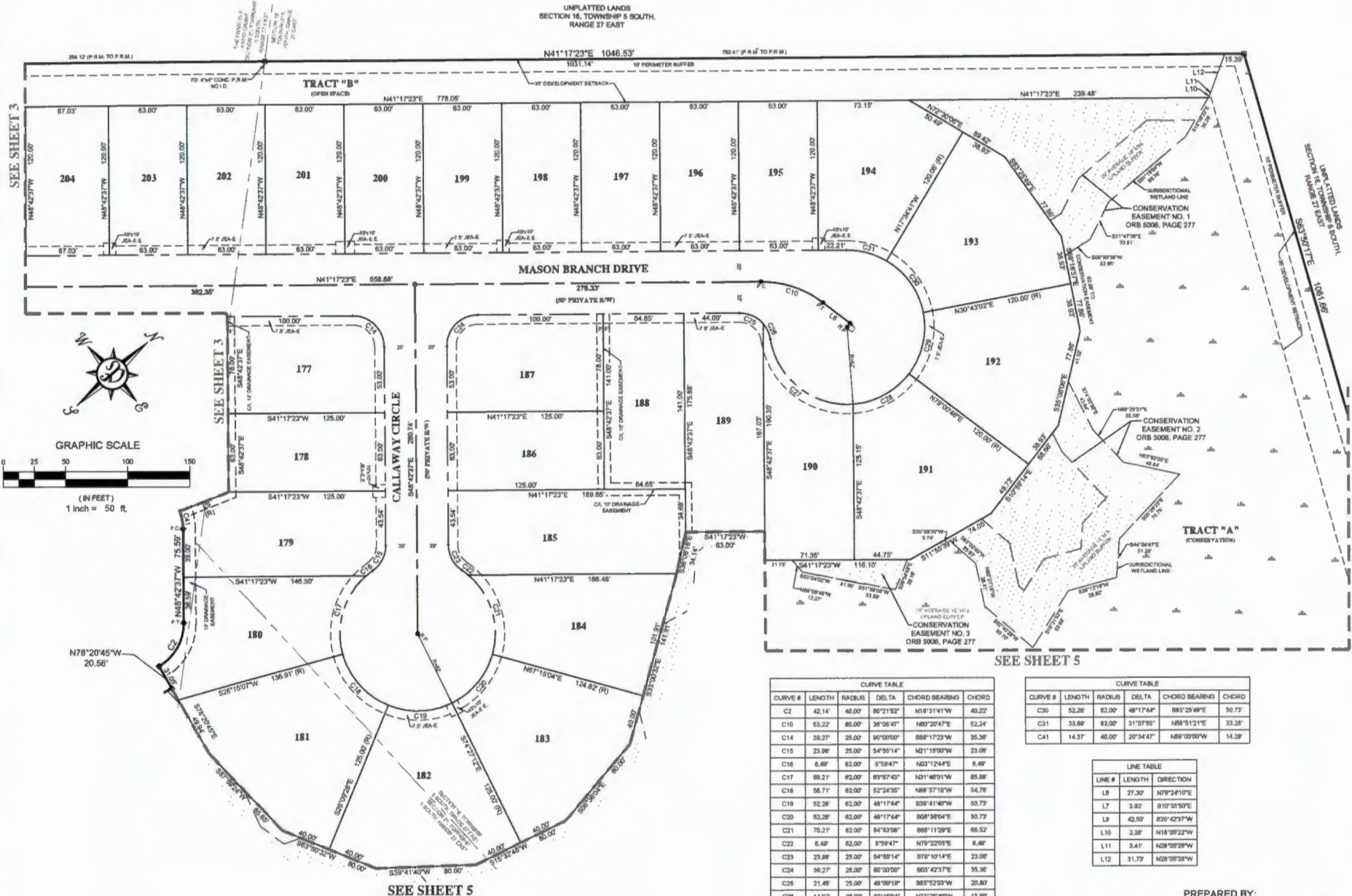
MILL CREEK FOREST PHASE 4

A PORTION OF THE LEONORA T. COLT/ZARATIN TRACT AND THE NICHOLL/MOREMEN TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 4 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS
SECTION 16, TOWNSHIP 5 SOUTH,
RANGE 27 EAST



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	42.14	40.00	80°21'32"	N18°31'41"W	40.22
C10	53.22	80.00	38°08'47"	N80°20'47"E	52.24
C14	38.27	25.00	90°00'00"	S88°17'23"W	35.36
C15	23.98	25.00	54°59'14"	N21°19'03"W	23.09
C16	8.49	82.00	5°59'47"	N23°12'44"E	8.48
C17	89.21	82.00	83°57'43"	N31°48'31"W	89.88
C18	56.71	82.00	52°24'35"	N88°57'10"W	54.78
C19	52.28	82.00	48°17'44"	S39°41'40"W	50.79
C20	52.28	82.00	48°17'44"	S08°38'04"E	50.79
C21	70.21	82.00	84°53'08"	S88°11'29"E	66.52
C22	6.49	82.00	5°59'47"	N79°22'03"E	6.48
C23	23.98	25.00	84°58'14"	S78°10'14"E	23.09
C24	38.27	25.00	90°00'00"	S03°42'37"E	35.36
C25	21.45	25.00	48°08'19"	S89°52'03"W	20.80
C28	14.07	25.00	32°15'04"	N73°25'40"W	13.89
C27	92.34	82.00	85°19'45"	S60°31'54"W	84.04
C28	52.32	82.00	48°21'15"	S13°11'24"W	50.79
C29	82.28	82.00	48°17'44"	S39°08'08"E	50.79

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C30	52.28	82.00	48°17'44"	S83°25'48"E	50.79
C31	33.88	82.00	31°07'55"	N58°51'21"E	33.28
C41	14.37	40.00	20°34'47"	N58°00'00"W	14.29

LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	27.30	N79°24'10"E
L7	3.92	S10°35'50"E
L9	42.50	S20°42'37"W
L10	2.38	N18°09'28"W
L11	3.41	N28°09'28"W
L12	31.79	N28°09'28"W

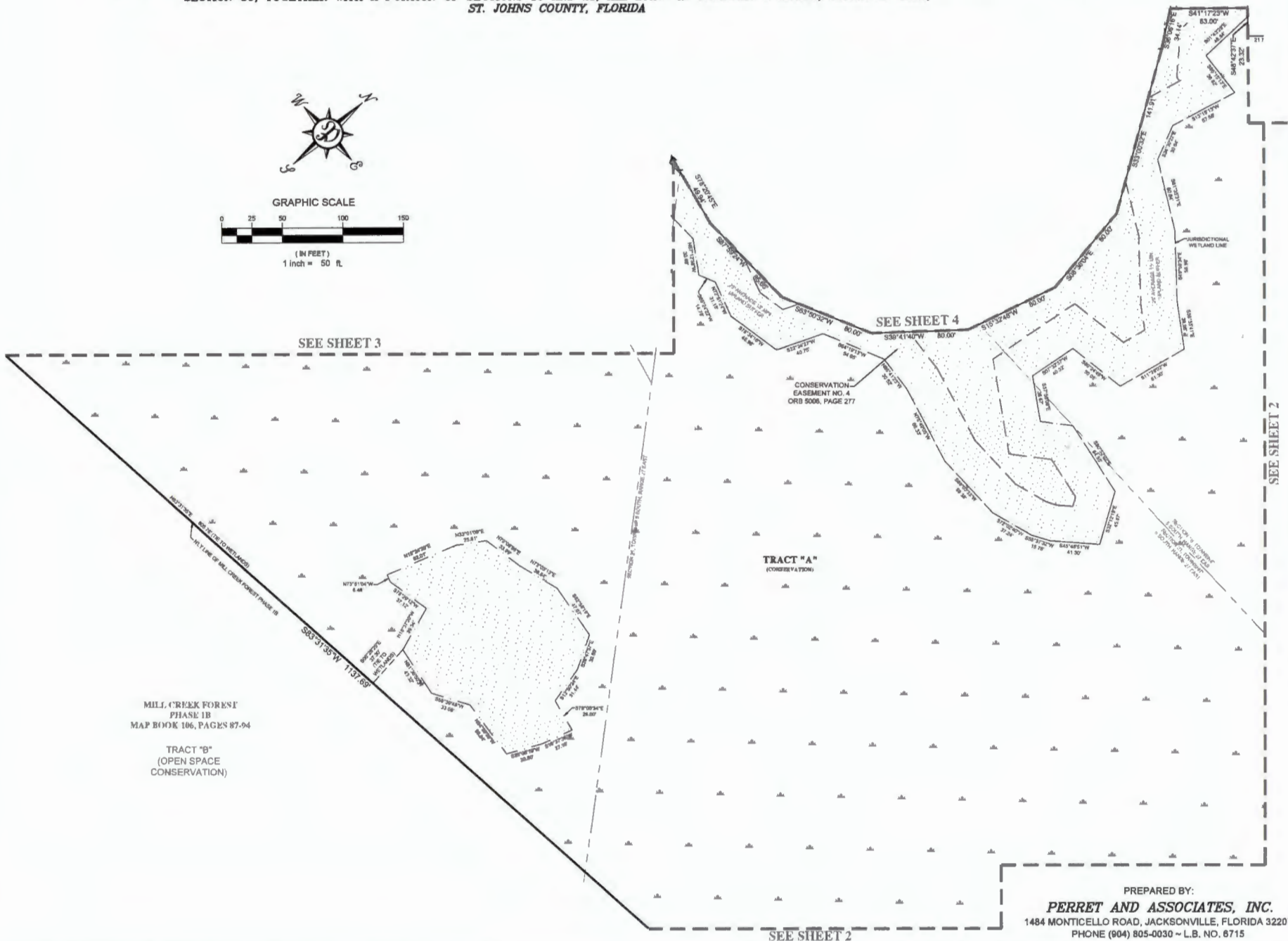
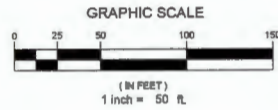
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MAP BOOK _____ PAGE _____

SHEET 5 OF 5 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



MILL CREEK FOREST
PHASE 1B
MAP BOOK 106, PAGES 87-94

TRACT "B"
(OPEN SPACE
CONSERVATION)

TRACT "A"
(CONSERVATION)

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SEE SHEET 2