

RESOLUTION NO. 2016- 259
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CREEKSIDE AT TWIN CREEKS - PHASE 1D.

WHEREAS, TWIN CREEKS VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND SOUTH JACKSONVILLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Creekside at Twin Creeks – Phase 1D.

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 \$352,520.69 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$45,980.96 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 6 day of September, 2016.

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

BY: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

Pam Halterman
Deputy Clerk

RENDITION DATE 9/8/16

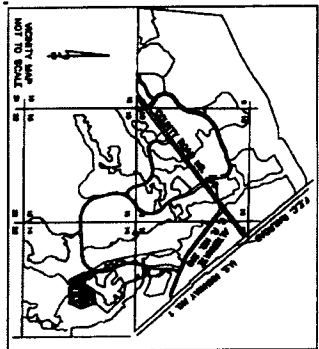
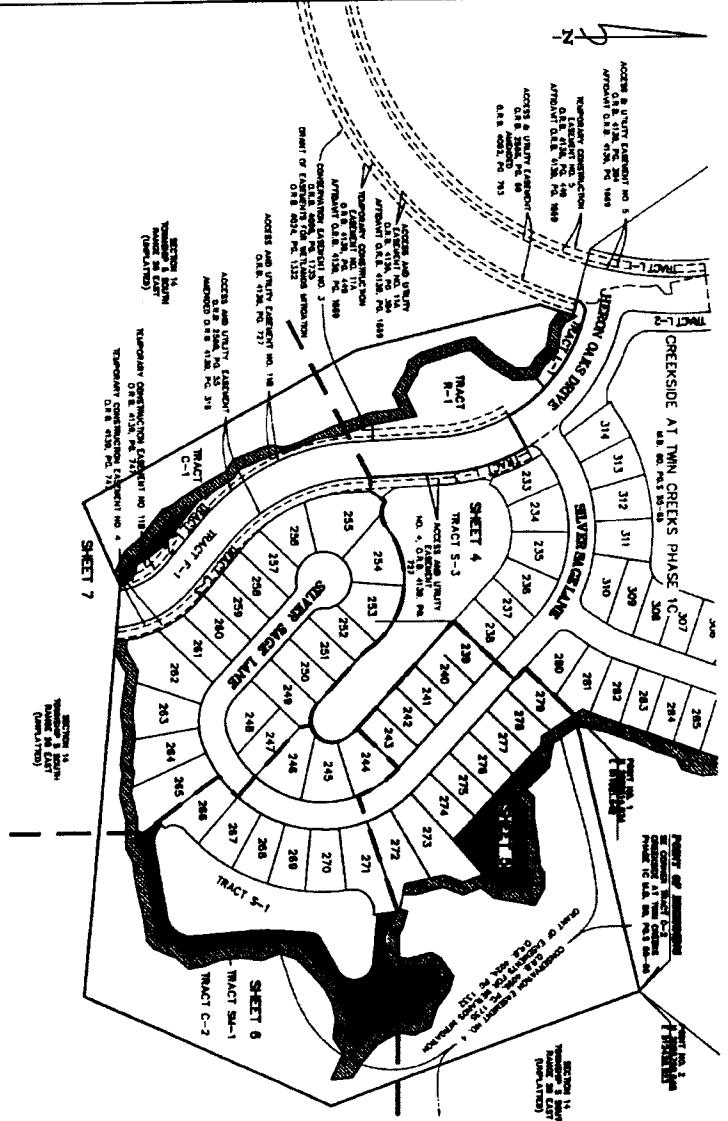


Creekside at Twin Creeks - Phase 1D

A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 7 SHEETS
 4 SHEETS TO SHEETS IN THIS PHASE



General Notes

1. Dimensions shown on this plan are based on the existing line of the property as it now exists.
2. The proposed line of the proposed road is shown on this plan as a dashed line. The existing road is shown on this plan as a solid line.
3. THE PLAT, AS SUBMITTED BY THE APPLICANT, IS THE ORIGINAL COPY OF THE PLAT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT.
4. DIMENSIONS AND DISTANCES SHOWN ON THIS PLAN ARE TO CORNER POINTS AND NOT TO BOUNDARIES.
5. THE APPLICANT HAS BEEN ADVISED THAT THE PLAT, AS SUBMITTED, DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA STATUTES. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT.
6. THE APPLICANT HAS BEEN ADVISED THAT THE PLAT, AS SUBMITTED, DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA STATUTES. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT.
7. THE APPLICANT HAS BEEN ADVISED THAT THE PLAT, AS SUBMITTED, DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA STATUTES. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT.
8. THE APPLICANT HAS BEEN ADVISED THAT THE PLAT, AS SUBMITTED, DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA STATUTES. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT.
9. THE APPLICANT HAS BEEN ADVISED THAT THE PLAT, AS SUBMITTED, DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA STATUTES. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT.
10. THE APPLICANT HAS BEEN ADVISED THAT THE PLAT, AS SUBMITTED, DOES NOT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA STATUTES. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT.

LEGEND

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