

RESOLUTION NO. 2019- 151
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CREEKSIDE AT TWIN CREEKS – PHASE 2B**

WHEREAS, TWIN CREEKS VENTURES LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SOUTH JACKSONVILLE PROPERTIES, 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 2B.

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 **\$2,916,226.94** has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of **\$380,377.43** 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 7 day of May, 2019.

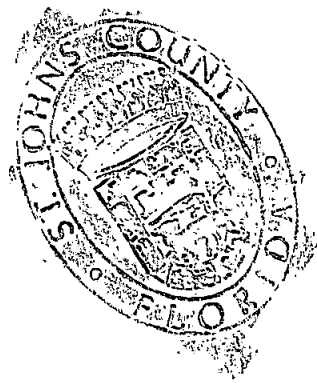
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk of Court

Sam Hatterman
Deputy Clerk

RENDITION DATE 5/9/19

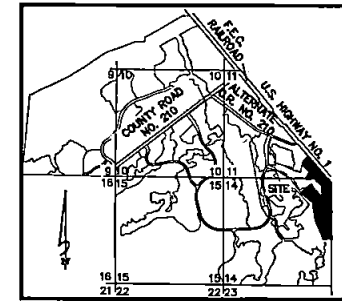


Creekside at Twin Creeks - Phase 2B

A PORTION OF SECTIONS 11 AND 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 15 SHEETS
172 LOTS AND 6 TRACTS THIS PHASE



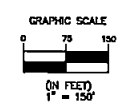
VICINITY MAP
NOT TO SCALE

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY LINE OF CREEKSIDE AT TWIN CREEKS - PHASE 2A, AS N44°00'45"E, PER M.B. 92, PGS. 81-80 STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 (1980 HGS ADJUSTMENTS).
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL REIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS C050, AND C051.
C050 N 2005870.5021 E 511332.7538
C051 N 2005874.3148 E 5104232.1345
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT # | NORTHING | EASTING | DESCRIPTION |
|---------|------------|-----------|----------------------------|
| 1 | 2007441.67 | 513834.04 | PRM-KEY CORNER OF TRACT 3 |
| 2 | 2004824.97 | 513806.64 | PRM-SELY CORNER OF TRACT 3 |
- NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBMITTED LANDS DESCRIBED HEREON AND WILL BE IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER COPIES OR DIGITAL FORM OF THE PLAN. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 17.091, FLORIDA STATUTES)
 - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 - THE TABULATED CURVE AND LINE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
 - 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 177.09(2)(2) 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 TDY OR ITS SUCCESSORS AND AGREES TO SERVE THE LOTS SHOWN ON THIS PLAN, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.
 - UPLAND BUFFERS ADJACENT TO WETLANDS AND UPLAND PRESERVATION AREAS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
 - CERTAIN EASEMENTS ARE RESERVED FOR FPAL FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PRACTICAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAN.

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

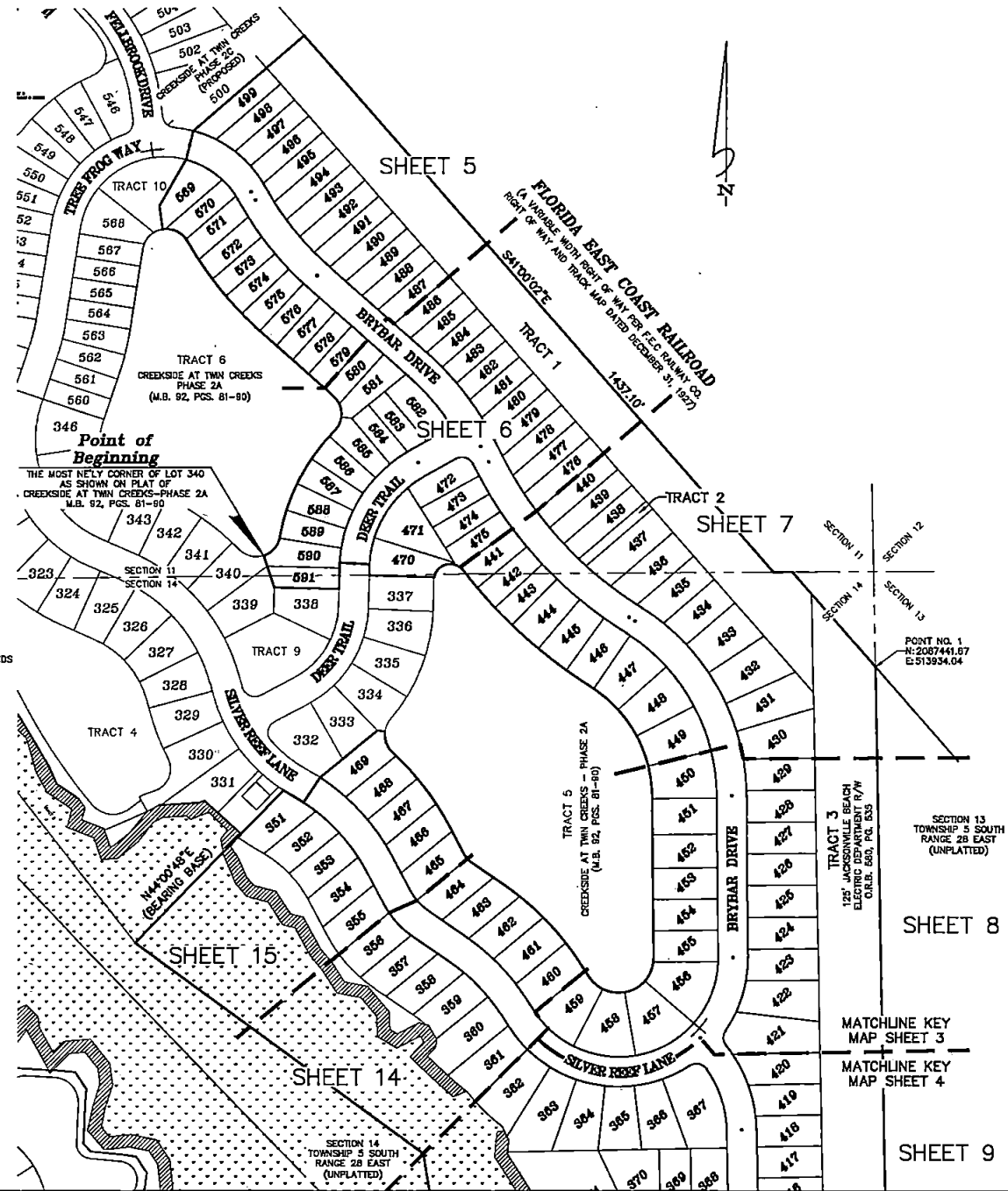
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:
- D.R.B. 582, PAGE 535 EASEMENT - ELECTRIC R/W SHOWN HEREON
 - D.R.B. 2193, PAGE 1581 EASEMENT - ACCESS AND UTILITY SHOWN HEREON
 - D.R.B. 2368, PAGE 136 EASEMENT - DRAINAGE SHOWN HEREON
 - D.R.B. 4082, PAGE 819 EASEMENT - AMENDMENT SHOWN HEREON
 - D.R.B. 4024, PAGE 1332 EASEMENT - WETLAND MITIGATION SHOWN HEREON
 - D.R.B. 4088, PAGE 1735 EASEMENT - CONSERVATION SHOWN HEREON
 - D.R.B. 4218, PAGE 1093 DECLARATION - BLANKETS SITE
 - D.R.B. 4223, PAGE 1448 FIRST AMENDMENT - BLANKETS SITE
 - D.R.B. 4303, PAGE 1929 SECOND AMENDMENT - BLANKETS SITE
 - D.R.B. 4407, PAGE 1900 THIRD AMENDMENT - BLANKETS SITE
 - D.R.B. 4444, PAGE 1943 FOURTH AMENDMENT - BLANKETS SITE
 - D.R.B. 4218, PAGE 1740 DECLARATION - BLANKETS SITE
 - D.R.B. 4223, PAGE 1480 FIRST AMENDMENT - BLANKETS SITE
 - D.R.B. 4303, PAGE 1937 SECOND AMENDMENT - BLANKETS SITE



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LEGEND

- R/W - RIGHT OF WAY
 - Δ - DELTA
 - R - RADIUS
 - R.P. - RADIUS POINT
 - C - CENTERLINE
 - D.E. - DRAINAGE EASEMENT
 - D.&A.E. - DRAINAGE & ACCESS EASEMENT
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - N.T. - NOT TANGENT
 - P.R.C. - POINT OF REVERSE CURVATURE
 - P.C.C. - POINT OF COMPOUND CURVATURE
 - M.B. - MAP BOOK
 - P.G.(S) - PAGE(S)
 - O.R.B. - OFFICIAL RECORDS BOOK
 - FPLE - FLORIDA POWER & LIGHT EASEMENT
 - CL - TABULATED CURVE DATA
 - LI - TABULATED LINE DATA
 - LI - LOT LINE RADIAL TO R/W
 - (R) - THE LINE ONLY
- - FOUND 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
 - - FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
 - - SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
 - - SET 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
 - ⊙ - SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- - DENOTES UPLAND PRESERVATION AREA
 - - DENOTES STATE JURISDICTIONAL WETLANDS
 - ▨ - DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 - +



POINT NO. 1
N: 2007441.67
E: 513934.04

SHEET 8

MATCHLINE KEY
MAP SHEET 3

MATCHLINE KEY
MAP SHEET 4

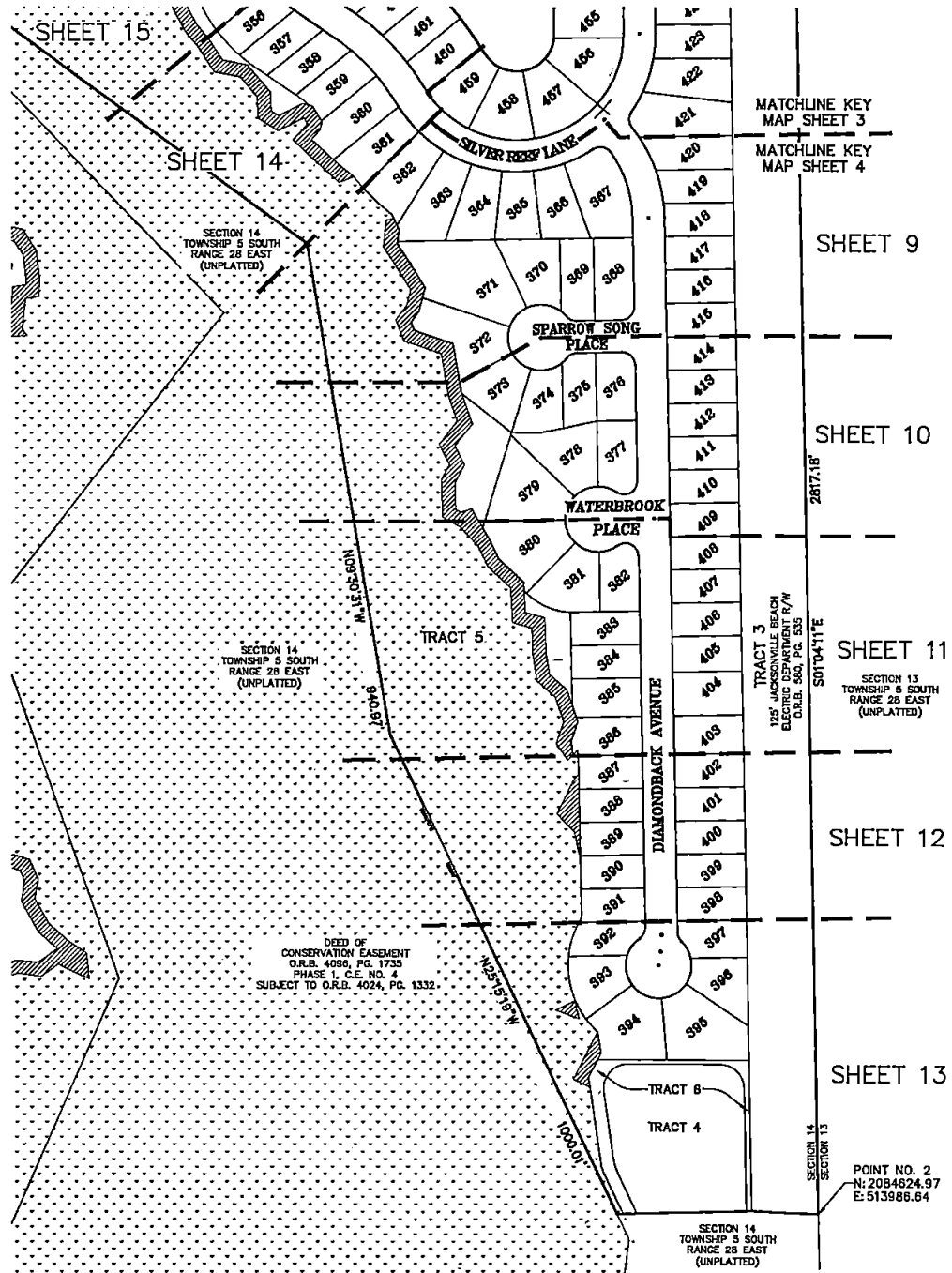
SHEET 9




Creekside at Twin Creeks - Phase 2B

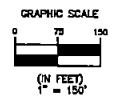
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MAP BOOK PAGE

SHEET 4 OF 15 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



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



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POINT NO. 2
N: 2084624.97
E: 513986.64