

RESOLUTION NO. 2019- 152
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
CREEKSIDE AT TWIN CREEKS – PHASE 2C

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 2C.

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 \$1,270,058.11 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$165,659.75 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.

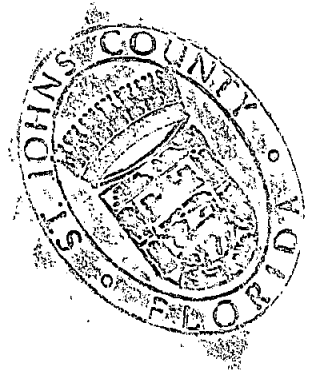
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Hunter S. Conrad, Clerk of Court

Pam Halterman
Deputy Clerk

RENDITION DATE 5/9/19

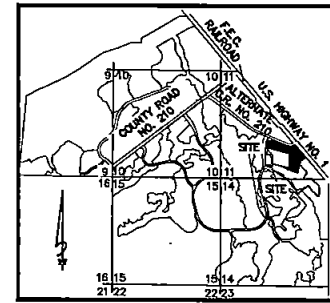
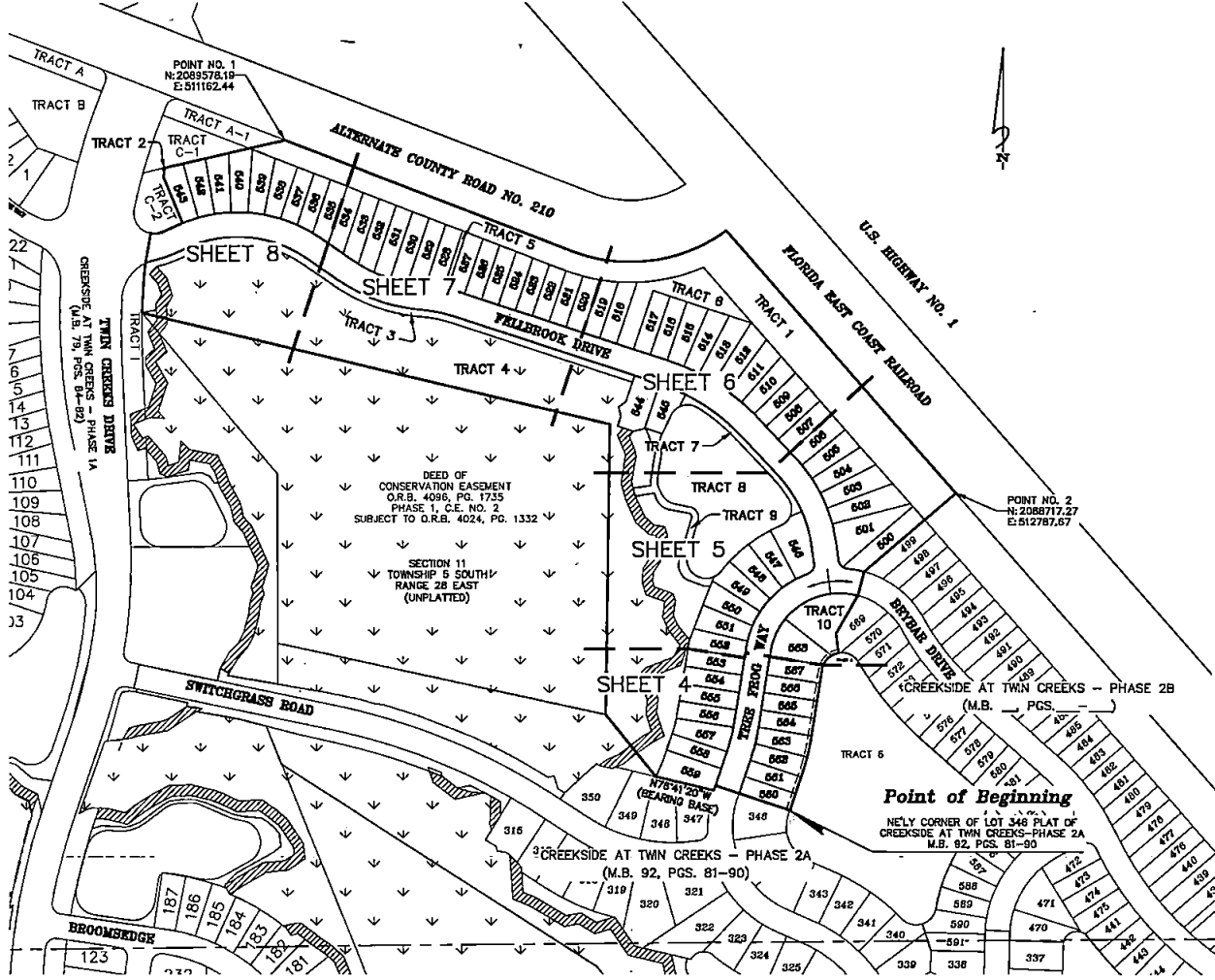


Creekside at Twin Creeks - Phase 2C

MAP BOOK PAGE

A REPLAT OF A PORTION OF TRACT C-2, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS - PHASE 1A, AS RECORDED IN MAP BOOK 79, PAGES 84 THROUGH 82, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 3 OF 8 SHEETS
69 LOTS AND 10 TRACTS THIS PHASE



VICINITY MAP
NOT TO SCALE

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF CREEKSIDE AT TWIN CREEKS - PHASE 2A, AS N70°41'20"W, PER M.B. 82, PGS. 81-90 STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, MAD 1983 (1990 NGS ADJUSTMENTS).
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINT 0200 AND 0201.
0200 N 2023370.0021 E 511832.7235
0201 N 2028274.5134 E 304231.1343
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT | NORTHING | EASTING | DESCRIPTION |
|-------|------------|-----------|---------------------------------|
| 1 | 2028278.19 | 511822.44 | PRM-MOST NELY CORNER OF TRACT 1 |
| 2 | 2028277.27 | 512787.87 | PRM-MOST ELY CORNER OF TRACT 1 |
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAB 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 17.09, FLORIDA STATUTES)
 - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 - THE TABULATED CURVE AND LINE TABLE(S) 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 177.28(1)(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 TCM, OR ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, 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 FPM FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

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:
- Q.R.B. 2100, PAGE 1561 GRANT OF EASEMENT SHOWN HEREON
 - Q.R.B. 4024, PAGE 1332 EASEMENT - WETLAND MITIGATION SHOWN HEREON
 - Q.R.B. 4088, PAGE 1735 EASEMENT - CONSERVATION SHOWN HEREON
 - Q.R.B. 4133, PAGE 1808 EASEMENT - FPL SHOWN HEREON
 - Q.R.B. 4219, PAGE 1903 DECLARATION BLANKETS SITE
 - Q.R.B. 4223, PAGE 1498 FIRST AMENDMENT BLANKETS SITE
 - Q.R.B. 4303, PAGE 1929 SECOND AMENDMENT BLANKETS SITE
 - Q.R.B. 4407, PAGE 1800 THIRD AMENDMENT BLANKETS SITE
 - Q.R.B. 4444, PAGE 1943 FOURTH AMENDMENT BLANKETS SITE
 - Q.R.B. 4219, PAGE 1745 DECLARATION BLANKETS SITE
 - Q.R.B. 4223, PAGE 1498 FIRST AMENDMENT BLANKETS SITE
 - Q.R.B. 4303, PAGE 1837 SECOND AMENDMENT BLANKETS SITE
 - M.B. 79, PAGES 84-92 - CREEKSIDE AT TWIN CREEKS - PHASE 1A SHOWN HEREON

LEGEND

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

