

RESOLUTION NO. 2019- 153  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
TWIN CREEKS NORTH PARCEL 10 AND 11 PHASE 2

WHEREAS, BVO LLC, A FLORIDA 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 Twin Creeks North Parcel 10 and 11 Phase 2.

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 \$670,301.31 for construction, has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$145,626.01 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

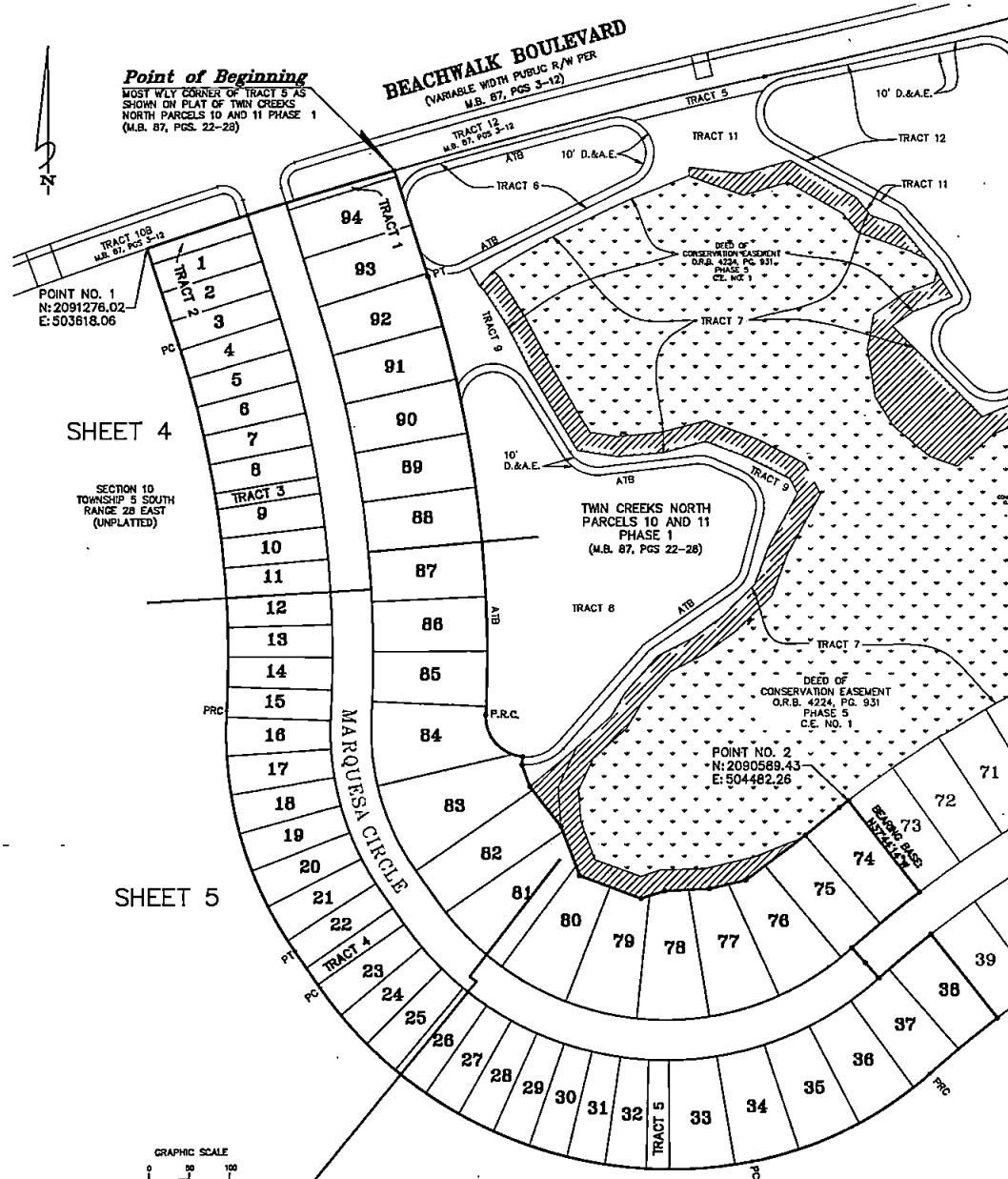


# Twin Creeks North Parcels 10 and 11 Phase 2

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 6 SHEETS  
59 LOTS AND 5 TRACTS THIS PHASE



## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF LOT 73, PER TWIN CREEKS NORTH PARCELS 10 AND 11, PHASE 1 PLAT, RECORDED IN M.B. 87, PGS. 22-28 AS N37°44'14"W, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1989 ADJUSTMENT.
  - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051  
G050 N 2035870.5021 E 511632.7838  
G051 N 2088374.3148 E 504321.1348  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT | NORTHING   | EASTING   | DESCRIPTION                   |
|-------|------------|-----------|-------------------------------|
| 1     | 2091276.02 | 503518.06 | PRM-NWLY CORNER OF TRACT 2    |
| 2     | 2090589.43 | 504482.26 | PRM-MOST NLY CORNER OF LOT 74 |
- 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 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 LINES AND CURVE TABLE(S) SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE LINES AND CURVES THAT APPEAR ON THAT SHEET.
  - CERTAIN EASEMENTS ARE RESERVED FOR JEA 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.
  - THE NUMBERING OF LOTS ON THIS PLAT DOES NOT INCLUDE ANY LOTS NUMBERED 39 THROUGH AND INCLUDING 73.
  - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND 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.
  - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

## LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- C/L = CENTERLINE
- P = PROPERTY LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- (R) = R RADIAL TO R/W
- CMON = CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- D.&A.E. = DRAINAGE & ACCESS EASEMENT
- CI = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- ATB = APPROXIMATE TOP OF BANK
- JWL = JURISDICTIONAL WETLAND LINE
- NO. = NUMBER
- C.E. = CONSERVATION EASEMENT
- JEA-E = JEA EASEMENT
- JEA-EE = JEA EXCLUSIVE EASEMENT
- JEA-UE = JEA UTILITY EASEMENT
- T.L.O. = TIE LINE ONLY
- ATB = APPROXIMATE TOP OF BANK
- M.U.&A.E. = MAINTENANCE, UTILITY & ACCESS EASEMENT
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 5/8" REBAR WITH CAP 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 STAMPED "P.R.M. LB 3731"

