

RESOLUTION NO. 2020- 301  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
BEACON LAKE TOWNHOMES REPLAT.

WHEREAS, MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Beacon Lake Townhomes Replat.

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 is not required for construction.

**Section 3.** A Required Improvements Bond is not 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:

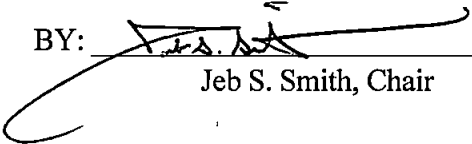
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

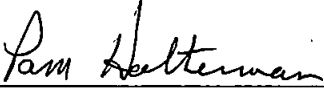
terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18 day of August, 2020.

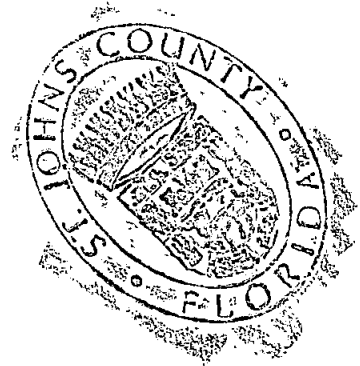
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Jeb S. Smith, Chair

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

  
Deputy Clerk

RENDITION DATE 8/20/20



# Beacon Lake Townhomes Replat

A REPLAT OF A PORTION OF BEACON LAKE PARKWAY AND CHARLIE WAY, AS SHOWN ON THE PLAT OF BEACON LAKE TOWNHOMES, AS RECORDED IN MAP BOOK 99, PAGES 22 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 4 SHEETS  
NO LOTS AND 2 TRACTS IN THIS PHASE

### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON SELY R/W LINE OF COUNTY ROAD NO. 210 WEST, AS N51°03'23"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051  
 G050 N 2055870.5021 E 511532.7838  
 G051 N 2088974.3146 E 504321.1345  
 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2089089.07	504688.67	PRM-MOST N'LY CORNER OF TRACT A
2	2088842.42	504813.25	PRM-MOST S'LY CORNER OF TRACT A
3	2088127.99	504965.38	PRM-MOST N'LY CORNER OF TRACT B
4	2088054.28	504850.84	PRM-MOST S'LY CORNER OF TRACT B

- 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 CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- UPLAND PRESERVATION AREAS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

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:  
 O.R.B. 2588, PAGE 69 EASEMENT - ACCESS AND UTILITY  
 O.R.B. 3335, PAGE 1901 QUIT CLAIM  
 O.R.B. 4082, PAGE 793 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 69  
 O.R.B. 4463, PAGE 898 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 69  
 O.R.B. 4487, PAGE 1710 EASEMENT - AMENDMENT O.R.B. 2588, PAGE 69  
 O.R.B. 4127, PAGE 309 EASEMENT - TEMPORARY CONSTRUCTION  
 O.R.B. 4649, PAGE 39 EASEMENT - CONSTRUCTION & MAINTENANCE  
 P.B. 99, PAGE 22-41 PLAT OF BEACON LAKE TOWNHOMES  
 O.R.B. 4680, PAGE 1619 EASEMENT - BELLSOUTH

SHOWN HEREON DOES NOT AFFECT PLATTED LANDS SHOWN HEREON  
 SHOWN HEREON DOES NOT AFFECT PLATTED LANDS TERMINATED WHEN PLATTED  
 SHOWN HEREON  
 SHOWN HEREON

