

**RESOLUTION NO. 2021- 152**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**MILL CREEK FOREST PHASE 1B.**

**WHEREAS, DRP FL4, LLC., AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Mill Creek Forest Phase 1B.

**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 \$1,484,423.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$269,838.86 is 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.

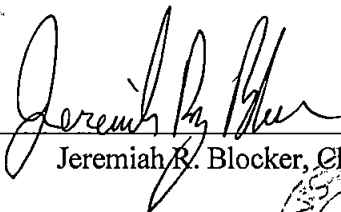
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

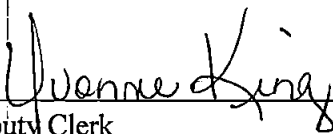
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 20<sup>th</sup> day of April, 2021.

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

BY:   
Jeremiah R. Blocker, Chair

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

  
Deputy Clerk



**RENDITION DATE APR 22 2021**

# MILL CREEK FOREST PHASE 1B

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATIO TRACT, LYING WITHIN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, NICHOLL TRACT, LYING IN THE FRANCIS P. FATIO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTION 21, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_ PAGE \_\_\_

SHEET 1 OF 6 SHEETS

### CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATIO TRACT, LYING WITHIN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF TRACT "A" (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD NO. 244 WEST", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE DIVIDING LINE BETWEEN THE SOUTHERLY LINE OF THE NICHOLL TRACT LYING WITHIN THE FRANCIS P. FATIO GRANT, AND THE NORTHERLY LINE OF SAID SOPHIA FATIO TRACT LYING WITHIN THE FRANCIS P. FATIO GRANT, AND THENCE SOUTH 77°19'33" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 1,608.53 FEET; THENCE SOUTH 00°02'30" EAST, A DISTANCE OF 998.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD (ALSO KNOWN AS COUNTY ROAD 11 AND/OR BOMBING RANGE ROAD); THENCE SOUTH 77°13'36" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 953.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12°47'46" EAST, A DISTANCE OF 404.73 FEET; THENCE NORTH 48°54'28" EAST, A DISTANCE OF 1212.55 FEET; THENCE NORTH 59°04'33" EAST, A DISTANCE OF 18.18 FEET; THENCE NORTH 87°01'05" EAST, A DISTANCE OF 52.91 FEET; THENCE NORTH 27°56'16" EAST, A DISTANCE OF 73.18 FEET; THENCE NORTH 20°39'04" WEST, A DISTANCE OF 22.94 FEET; THENCE NORTH 60°21'24" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 20°30'34" EAST, A DISTANCE OF 48.64 FEET; THENCE NORTH 69°12'12" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 83°51'35" EAST, A DISTANCE OF 1137.69 FEET; THENCE SOUTH 08°27'47" EAST, A DISTANCE OF 858.02 FEET; THENCE SOUTH 24°09'51" EAST, A DISTANCE OF 331.95 FEET; THENCE SOUTH 12°27'54" EAST, A DISTANCE OF 109.71 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 375.00 FEET, THENCE WESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 167.50 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°30'17" WEST, 166.50 FEET; THENCE NORTH 76°48'42" WEST, A DISTANCE OF 35.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 400.00 FEET; THENCE WESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 347.91 TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°18'14" WEST, 337.05 FEET; THENCE NORTH 36°28'44" WEST, A DISTANCE OF 134.86 FEET; THENCE SOUTH 48°50'12" WEST, A DISTANCE OF 68.22 FEET; THENCE SOUTH 37°00'55" WEST, A DISTANCE OF 135.40 FEET; THENCE SOUTH 44°44'10" WEST, A DISTANCE OF 74.42 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 40.00 FEET; THENCE WESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 39.67 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°40'33" WEST, 39.06 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 192.00 FEET AN ARC DISTANCE OF 221.34 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°03'42" WEST, 209.29 FEET; THENCE WESTERLY ALONG AND AROUND A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00 FEET AN ARC DISTANCE OF 161.86 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°48'14" WEST, 128.14 FEET; THENCE NORTH 70°31'23" WEST, A DISTANCE OF 132.15 FEET; THENCE NORTH 29°53'11" WEST, A DISTANCE OF 65.56 FEET; THENCE NORTH 62°58'04" WEST, A DISTANCE OF 376.85 FEET; THENCE SOUTH 12°47'46" WEST, A DISTANCE OF 678.48 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD; THENCE NORTH 77°13'36" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 840.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,596,783.01 - 59.61 ACRES ±

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DRP FL4, LLC, (OWNER) IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS MILL CREEK FOREST PHASE 1B AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE RIGHTS OF WAY OF (BRIDGETON STREET, GAP CREEK DRIVE AND WATERWHEEL COURT) TRACTS "A" & "D" (OPEN SPACE CONSERVATION), TRACTS "C" AND "D" (FUTURE DEVELOPMENT), TRACT "E" (JEA TRACT), TRACT "F" (RECREATION) AND TRACT "G" (OPEN SPACE), SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNER SHALL RESERVE THE RIGHT TO CONVEY ALL RIGHTS OF WAYS, AND TRACTS TO THE MILL CREEK FOREST HOMEOWNERS' ASSOCIATION.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENDS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA-E-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE "JEA ACCESS AND ELECTRICAL EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR (1) ACCESS TO THE JEA-E AND JEA-E EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E AND JEA-E EASEMENTS, AND (3) THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC FACILITIES RUNNING PERPENDICULAR TO THE ELECTRIC FACILITIES LOCATED WITHIN THE JEA-E AND JEA-E EASEMENTS.

OWNER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES EASEMENTS OVER, ACROSS, UNDER AND UPON THE STORM WATER MANAGEMENT FACILITIES DRAINAGE EASEMENTS, AND THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT FOR SUCH PURPOSES. OWNER RESERVES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENT RIGHTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, THE OWNER RESERVES THE RIGHT TO ASSIGN ANY OR ALL SUCH EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A HOME OWNERS' OR PROPERTY OWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OR APPOINTED OFFICER OR AGENT, ACTING BY AND WITH THE AUTHORITY UNDER ITS GOVERNING DOCUMENTS.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

DRP FL4, LLC.

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR \_\_\_\_\_.

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT  
THIS IS TO CERTIFY THAT THIS PLAT OF MILL CREEK FOREST PHASE 1B, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE  
BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY THAT THIS PLAT OF MILL CREEK FOREST PHASE 1B, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.  
THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL-COUNTY ATTORNEY  
THIS IS TO CERTIFY THAT THIS PLAT OF MILL CREEK FOREST PHASE 1B, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS DAY OF \_\_\_\_\_, A.D. 2021.

OFFICE OF THE COUNTY ATTORNEY

CERTIFICATE OF CLERK  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BRANDON J. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

GAIL OLIVER, P.S.M., COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
LICENSE NUMBER 4564

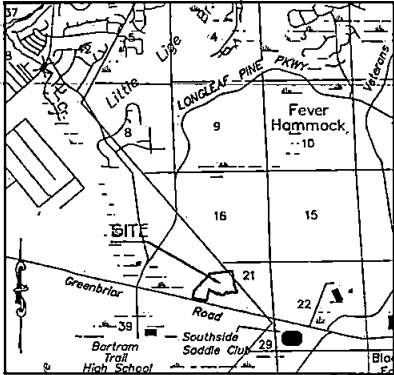
CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

KAREN E. STONE  
PROFESSIONAL SURVEYOR & MAPPER,  
LICENSE NUMBER 7225  
ARC SURVEYING & MAPPING, INC.

PREPARED BY:  
ARC SURVEYING & MAPPING, INC.  
2502 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-384-6377  
LICENSED BUSINESS NO. 6487

VICINITY MAP  
(1"=5000')



# MILL CREEK FOREST PHASE 1B

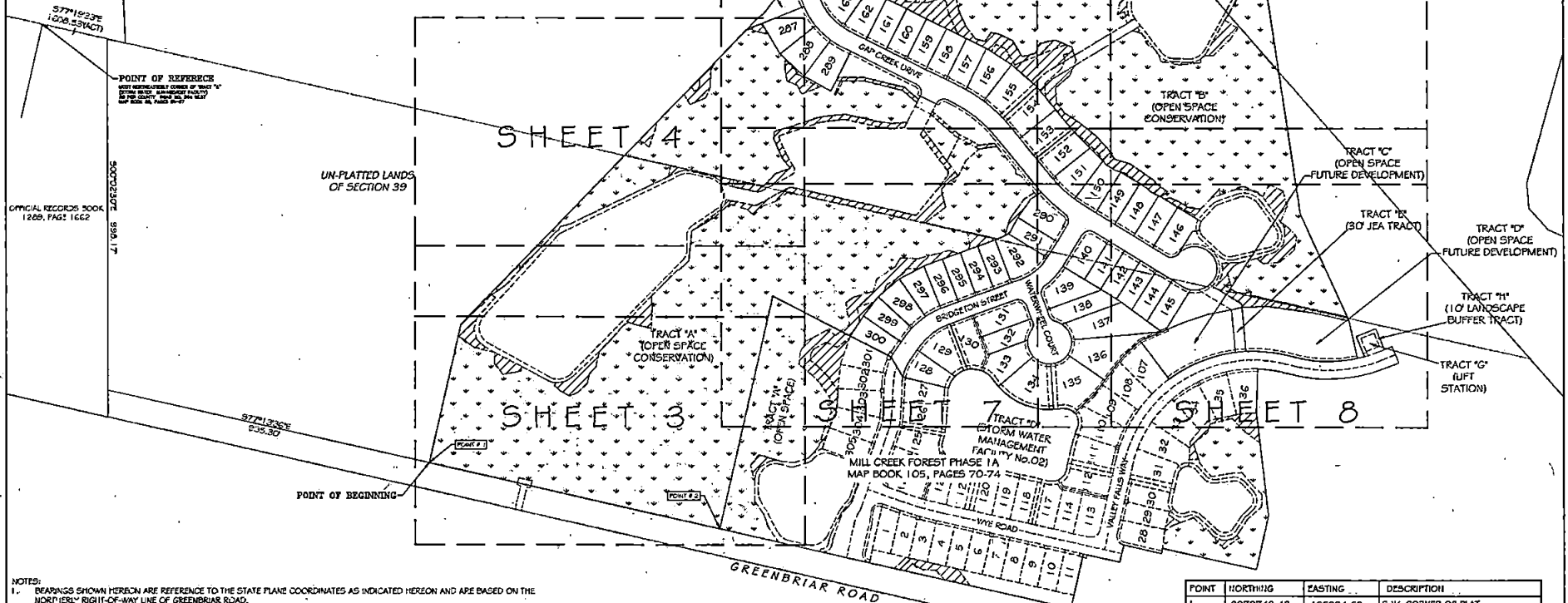
A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATIO TRACT, LYING WITHIN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, NICHOLL TRACT, LYING IN THE FRANCIS P. FATIO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTION 21, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_ PAGE \_\_\_  
SHEET 2 OF 8 SHEETS

OFFICIAL RECORDS BOOK  
#077, PAGE 567

OFFICIAL RECORDS BOOK  
#077, PAGE 567

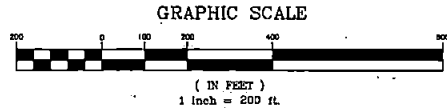
## KEY SHEET



- NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD.
  - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY OR OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT, AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA, TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF WORK. THIS WETLANDS JURISDICTIONAL LINE MAY BE SUPERSEDED AND REFINED FROM TIME TO TIME BY APPROPRIATE GOVERNMENT AGENCIES.
  - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION 2422. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/20 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
  - "JEA-U-E" DENOTES JEA UTILITY EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPERE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
  - UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED.
  - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT 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.

- LEGEND
- FOUND 1/2" IRON PIPE "CLARY ASSOC" UNLESS OTHERWISE NOTED
  - SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
  - ⊙ SET 1" MBL + DISK STAMPED LB 6487
  - ⊙ TANGUATED CURVE DATA
  - EASEMENT
  - FLORIDA POWER AND LIGHT
  - JEA EASEMENT
  - JEA EQUIPMENT EASEMENT
  - FABRICATED LINE DATA
  - POINT OF INTERSECTION
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - POINT OF REVERSE CURVATURE
  - POINT OF COMPOUND CURVATURE
  - TOP OF BANK

POINT	NORTHING	EASTING	DESCRIPTION
1	2079749.42	466004.62	S.W. CORNER OF PLAT
2	2079563.58	466824.40	S.E. CORNER OF PLAT



PREPARED BY:  
ARC SURVEYING & MAPPING, INC.  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-364-8377  
LICENSED BUSINESS NO. 6407





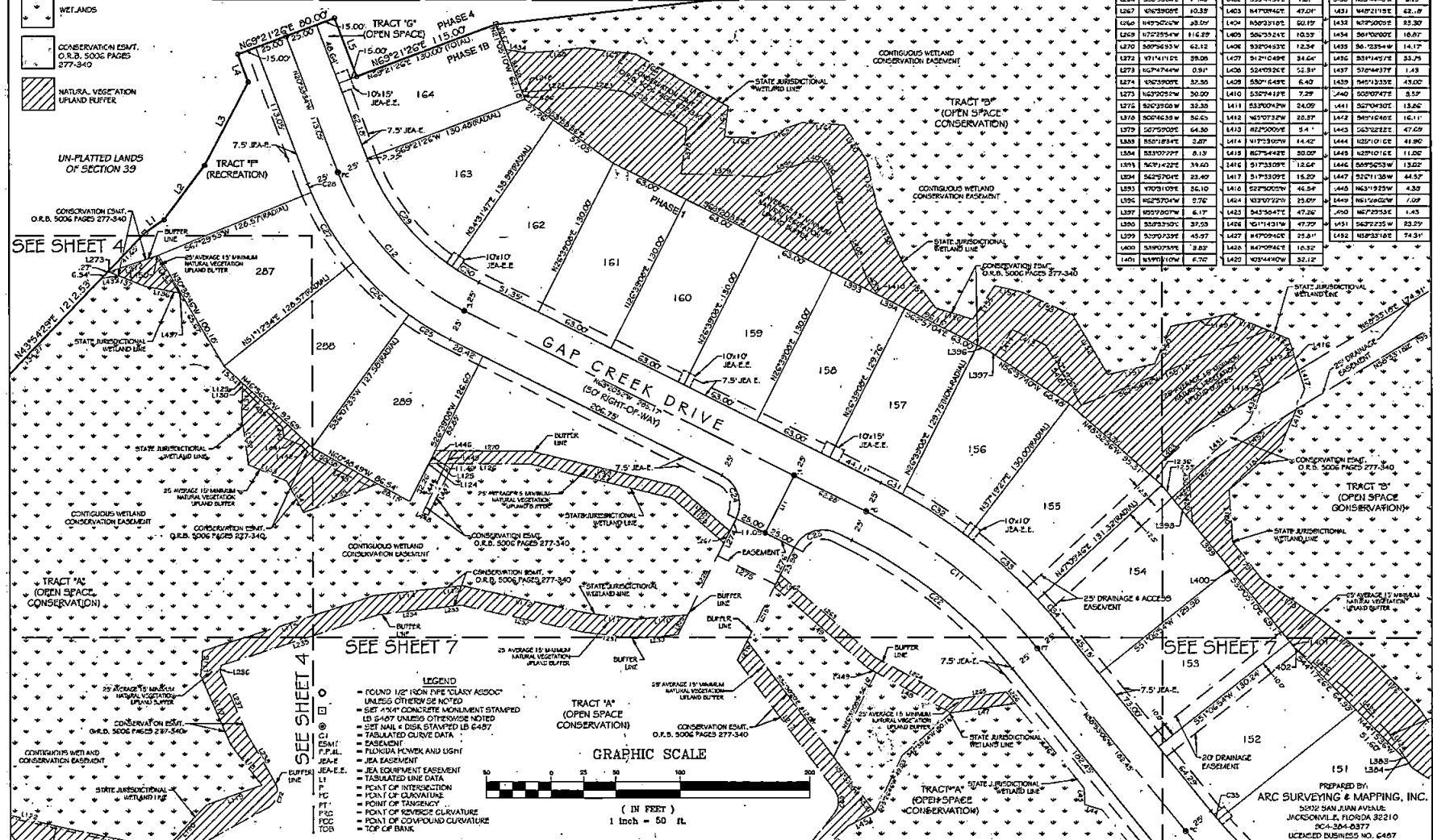
# MILL CREEK FOREST PHASE 1B

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATIO TRACT, LYING WITHIN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, NICHOIL TRACT, LYING IN THE FRANCIS P. FATIO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTION 21, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_ PAGE \_\_\_  
SHEET 5 OF 8 SHEETS

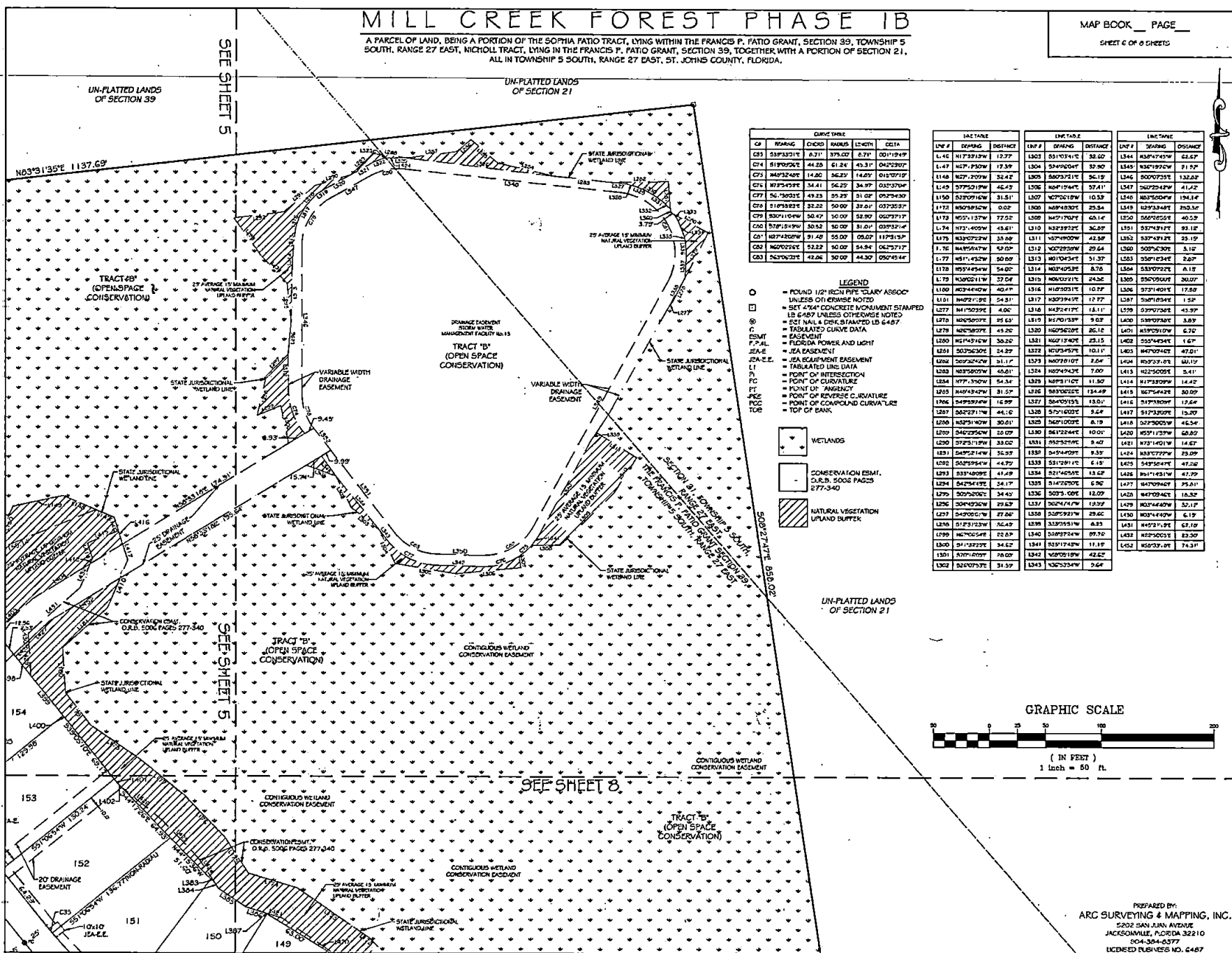
ID	BEARING	CORNER	NORTH	EAST	LENGTH	AREA
D1	N31°02'37"W	128.47	430.02	170.72	82,472.64	
D2	S41°59'11"E	145.28	200.00	149.07	60,472.81	
D3	N31°02'37"W	158.89	373.00	160.11	69,947.66	
D4	S71°39'09"W	55.36	25.00	39.27	680,000.00	
D5	N18°02'37"W	55.36	25.00	39.27	680,000.00	
D6	S56°36'39"E	37.6	225.00	37.20	60,928.23	
D7	S41°19'56"E	59.06	283.00	59.28	61,933.01	
D8	S59°38'42"E	63.75	285.00	63.97	61,671.91	
D9	S21°34'22"E	7.80	203.00	7.30	60,751.29	
D10	S38°02'29"E	104.74	175.00	106.37	65,469.99	
D11	S59°36'39"E	21.04	175.00	21.02	60,751.29	
D12	N22°04'24"W	18.50	423.00	18.50	60,928.23	
D13	N57°46'10"W	60.31	423.00	60.26	60,928.23	
D14	N47°46'39"W	72.88	423.00	72.30	60,928.23	
D15	N40°19'40"W	29.81	423.00	29.32	60,928.23	
D16	S33°53'15"E	0.71	373.00	0.71	60,751.29	
D17	S60°57'44"W	18.22	15.00	18.66	60,751.29	
D18	N13°44'09"W	21.39	15.00	21.61	60,928.23	

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N55°01'33"E	16.10	L11	N67°52'37"W	36.94	L21	N67°23'00"W	17.39	L31	N32°04'37"W	33.00	L41	N03°44'40"W	40.47	L51	S03°13'30"W	10.12
L2	N3°01'02"E	58.91	L12	N77°32'00"W	36.42	L22	N61°20'09"W	38.42	L32	N42°11'31"E	34.31	L42	N61°31'30"W	45.70	L52	S03°13'30"W	45.70
L3	N2°32'41"E	73.49	L13	S03°31'30"W	10.62	L23	S49°30'25"E	33.10	L33	S77°30'39"W	45.49	L43	N62°39'06"E	47.23	L53	S7°03'36"W	120.04
L4	N2°32'41"E	73.49	L14	N63°31'30"W	50.81	L24	S03°31'30"W	4.50	L34	S23°00'46"W	31.51	L44	S23°39'09"W	16.01	L54	S03°24'00"W	3.27
L5	S03°36'39"E	46.64	L15	S77°02'22"W	130.51	L25	S01°18'29"W	2.67	L35	N70°59'39"W	37.09	L45	N62°42'02"E	24.14	L55	S36°02'02"E	125.79
L6	N22°04'24"W	18.50	L16	N65°54'41"W	10.00	L26	N32°37'32"W	39.51	L36	N25°19'19"W	32.36	L46	N61°01'47"E	9.77	L56	S03°24'00"W	47.42
L7	N57°46'10"W	60.31	L17	S57°17'01"E	22.25	L27	S07°07'47"E	37.08	L37	N62°07'39"E	42.56	L47	N61°39'19"W	34.29	L57	S07°13'37"E	75.77
L8	N47°46'39"W	72.88	L18	N27°04'50"E	6.91	L28	N54°40'29"W	22.37	L38	N25°52'32"E	35.34	L48	S23°36'32"E	29.52	L58	S01°12'17"E	30.45
L9	N40°19'40"W	29.81	L19	S77°14'00"W	45.12	L29	S33°02'44"W	31.32	L39	S64°39'17"W	45.39	L49	S23°39'09"W	22.62	L59	S67°23'02"E	10.53
L10	S33°53'15"E	0.71	L20	S43°29'25"W	47.23	L30	N62°31'40"E	41.77	L40	N56°54'44"W	28.72	L50	S23°39'09"W	17.39	L60	S67°23'02"E	37.49
L11	S60°57'44"W	18.22	L21	N77°02'29"W	49.23	L31	N67°42'45"W	48.81	L41	N77°15'14"E	30.65	L51	S07°12'44"W	31.29	L61	S67°23'02"E	68.30
L12	N13°44'09"W	21.39	L22	N67°47'44"W	30.51	L32	N56°40'29"W	49.16	L42	N55°44'59"W	54.02	L52	N61°03'27"W	41.20	L62	N61°03'27"E	41.21
L13	S69°10'24"W	39.84	L23	N63°36'32"E	12.79	L33	N17°38'18"W	12.77	L43	N04°01'19"W	37.04	L53	S77°13'02"W	96.74	L63	N61°03'27"E	41.21



# MILL CREEK FOREST PHASE 1B

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA PATIO TRACT, LYING WITHIN THE FRANCIS P. PATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, NICHOLL TRACT, LYING IN THE FRANCIS P. PATIO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTION 21, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA.

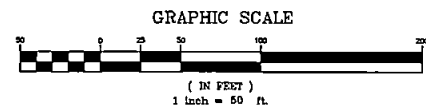


CP	BRANG	CHORD	RADIUS	LS/CH	CGTA
C83	S3P1331E	6.21	375.00	8.71	0011949
C74	S1P022E	44.28	61.24	45.31	0422307
C73	S4P3240E	14.80	56.29	14.89	0137019
C74	S0P5459E	34.41	56.29	34.97	0337040
C77	S63003E	49.23	25.29	51.02	0929430
C73	S1P0385E	32.32	50.00	32.61	0372037
C73	S2S1110W	32.47	50.00	31.80	0207917
C82	S7P1619W	52.52	30.00	51.01	0375214
C81	S2P1820W	31.28	50.00	08.02	1128133
C82	S6P0202E	52.22	50.00	54.94	0627177
C83	S2C7032E	42.06	50.00	44.30	0904544

LINE #	BRANG	DISTANCE	LINE #	BRANG	DISTANCE	LINE #	BRANG	DISTANCE
L46	N173319W	12.77	L303	S510314E	32.02	L344	S3P4743W	62.67
L47	N7P1930W	17.39	L304	S4P9204E	32.90	L345	N3E1957W	21.57
L148	N271709W	24.42	L305	S0P7211E	36.19	L346	S0P0735E	132.82
L149	S7P5319W	46.43	L306	N0P1794E	57.41	L347	S6P7243W	141.42
L150	S2P0916W	31.81	L307	N2P0219W	10.33	L348	N3P5007W	194.14
L151	N5P0362W	0.02	L308	N6P4302E	25.34	L349	N2P3349E	262.57
L152	N0P1137W	77.52	L309	N4P1707E	40.14	L350	S0P0525E	40.59
L154	N7P1409W	15.81	L310	N3P3922E	32.89	L351	S3P1917E	28.18
L178	N3P0723W	33.88	L311	N2P1007E	42.89	L352	S3P1481E	23.19
L176	N4P5614W	19.03	L312	N2P2920W	25.64	L353	S0P7630E	3.17
L177	N5P1422W	30.09	L313	N010434E	51.37	L354	S3P1234E	2.67
L178	N5P4954W	54.02	L314	N0P4053E	8.76	L354	S3P0722E	8.19
L179	N3P0211W	37.04	L315	N0K0321E	24.26	L355	S2P0549E	30.07
L100	N2C4440W	40.47	L316	N1P0301E	10.77	L356	S7P1401E	17.50
L101	N4P2119E	54.31	L317	N3P3943E	12.77	L357	S3P1034E	1.52
L277	N115039E	4.02	L318	N4P2417E	15.11	L359	S3P0732E	43.97
L278	N2C5007E	25.63	L319	S1P0133E	9.03	L400	S3P0730E	6.20
L279	N2C5827E	45.22	L320	N2P5620E	26.12	L401	S3P0510W	3.79
L280	N214916W	30.20	L321	N2P1940E	25.15	L402	S5P4954E	1.67
L281	S0P5630E	24.29	L322	N2P0405E	10.11	L403	N4P0942E	47.01
L282	S2P5642W	31.77	L323	N4P0781E	2.64	L404	N3P3937E	30.79
L323	N2C5007E	42.01	L324	N2P0794E	7.00	L413	N2S2000E	24.11
L324	N7P1930W	54.34	L325	N2P1110E	11.82	L414	N1P3309E	14.42
L325	N4P4947W	31.57	L326	S0P3002E	134.49	L415	N2S242E	30.09
L326	S4P3934W	16.99	L327	S040915E	13.01	L416	N1P1809E	12.64
L327	S2P2911W	44.12	L328	S7P1602E	9.47	L417	S1P7330E	15.20
L328	N2P3140W	30.81	L329	S4P1000E	8.19	L418	S2P3003W	45.34
L329	S4C2956W	10.09	L330	S612244E	10.01	L420	N5P1137W	60.82
L330	S7P2319W	33.02	L331	S5S257E	9.40	L421	N7P1401W	14.67
L331	S4P5214W	35.33	L332	S4S4409E	9.33	L424	N3P7727W	23.09
L332	S0P3954W	44.70	L333	S312891E	6.15	L425	S4P3047E	47.26
L333	S3S4409E	41.49	L334	S214254E	13.52	L426	N61451W	47.29
L334	S4P5497E	24.17	L335	S1P4230E	6.92	L427	N4P0942E	35.81
L335	S0P3002E	34.45	L336	S2P3.00E	12.09	L428	N4P0942E	16.32
L336	S0P4930W	29.63	L337	S0P2974W	12.92	L429	N2P4447W	32.17
L337	S4P0501W	27.86	L338	S2P5921W	29.62	L430	N3P4440W	6.19
L338	S7P2319W	36.49	L339	S3P3951W	4.33	L431	N4P2319E	62.18
L339	N2C70054E	22.07	L340	S2P2734W	89.70	L432	N2S2000E	22.20
L340	S113222E	34.62	L341	S3P1743W	11.19	L432	N2S2000E	22.20
L341	S7P1409W	28.00	L342	N2P0919W	42.62	L433	N2S2000E	22.20
L342	S2C7073E	31.59	L343	N2C2324W	0.64	L434	N2S2000E	22.20

- LEGEND**
- = POUND 1/2" IRON PIPE "CLARY ASSOC" UNLESS OTHERWISE NOTED
  - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
  - ⊙ = SET NAIL & DISK STAMPED LB 6487
  - = TABULATED SURVEY DATA
  - ▭ = EASEMENT
  - ▭ = FLORIDA POWER AND LIGHT
  - ▭ = SEA EASEMENT
  - ▭ = SEA EQUIPMENT EASEMENT
  - ▭ = TABULATED UNC DATA
  - ⊙ = POINT OF CURVATURE
  - ⊙ = POINT OF INTERSECTION
  - ⊙ = POINT OF CURVATURE
  - ⊙ = POINT OF AGENCY
  - ⊙ = POINT OF REVERSE CURVATURE
  - ⊙ = POINT OF CONCORD CURVATURE
  - ⊙ = TOP OF BANK

- ▭ = WETLANDS
- ▭ = CONSERVATION ESMT. C.U.B. 5000 PAGES 277-340
- ▭ = NATURAL VEGETATION UPLAND BUFFER



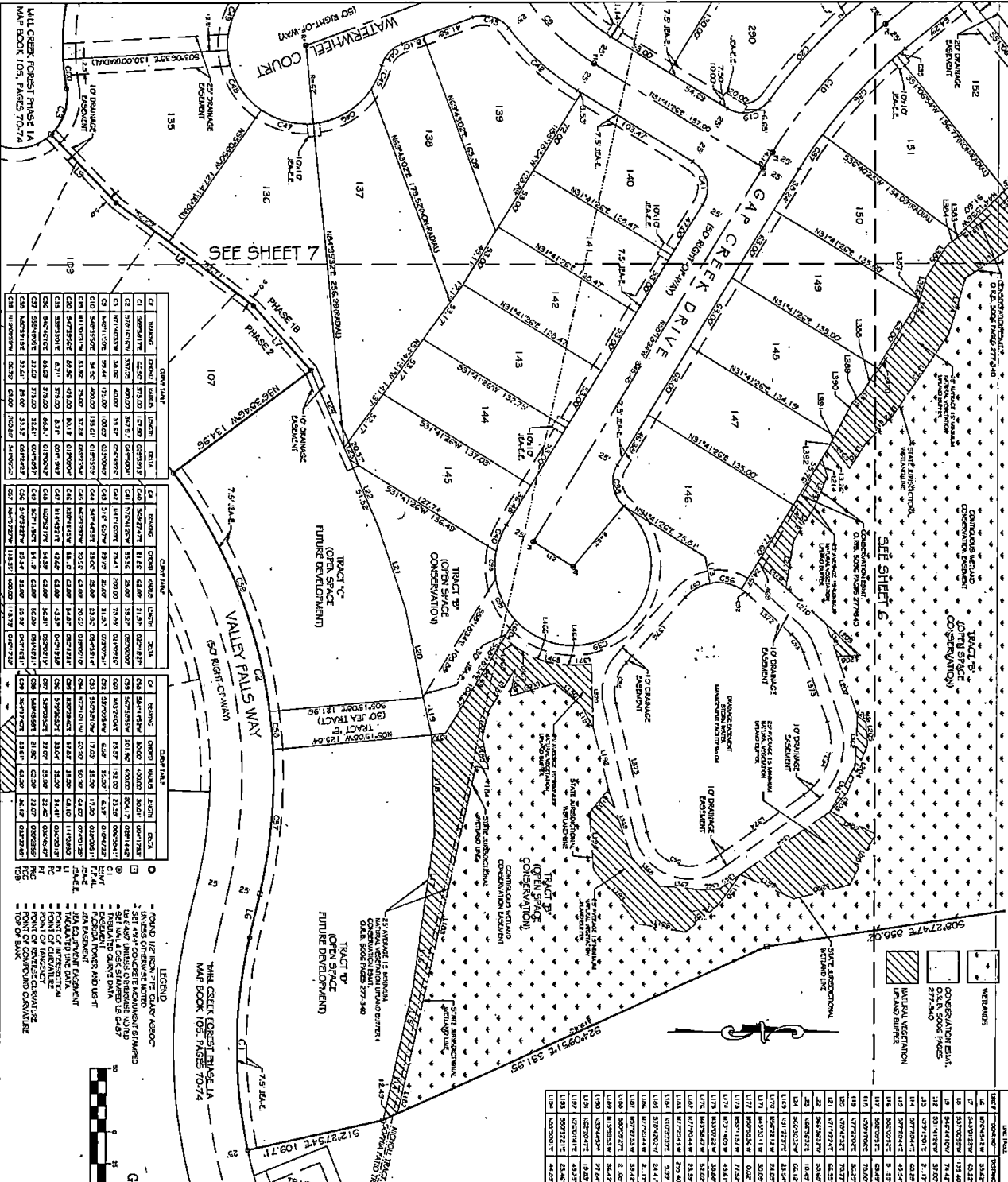


# MILL CREEK FOREST PHASE 1B

A PORTION OF LAND BEING A PORTION OF THE SOPHIA PATO TRACT, LIVING WITHIN THE FRANCES P. PATO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, NICHOLS TRACT, LIVING IN THE FRANCES P. PATO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTION 21, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 6 OF 6 SHEETS



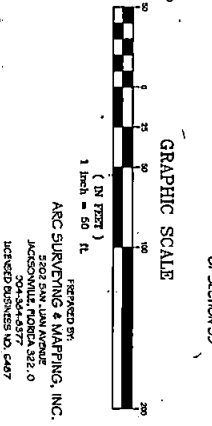
MILL CREEK FOREST PHASE 1A  
MAP BOOK PAGES 70-74

SEE SHEET 7

SEE SHEET 6

TRACT	AREA (SQ. FT.)	AREA (AC.)	OWNER
TRACT A	10,000	0.23	...
TRACT B	10,000	0.23	...
TRACT C	10,000	0.23	...
TRACT D	10,000	0.23	...
TRACT E	10,000	0.23	...
TRACT F	10,000	0.23	...
TRACT G	10,000	0.23	...
TRACT H	10,000	0.23	...
TRACT I	10,000	0.23	...
TRACT J	10,000	0.23	...
TRACT K	10,000	0.23	...
TRACT L	10,000	0.23	...
TRACT M	10,000	0.23	...
TRACT N	10,000	0.23	...
TRACT O	10,000	0.23	...
TRACT P	10,000	0.23	...
TRACT Q	10,000	0.23	...
TRACT R	10,000	0.23	...
TRACT S	10,000	0.23	...
TRACT T	10,000	0.23	...
TRACT U	10,000	0.23	...
TRACT V	10,000	0.23	...
TRACT W	10,000	0.23	...
TRACT X	10,000	0.23	...
TRACT Y	10,000	0.23	...
TRACT Z	10,000	0.23	...

TRACT	AREA (SQ. FT.)	AREA (AC.)	OWNER
TRACT A	10,000	0.23	...
TRACT B	10,000	0.23	...
TRACT C	10,000	0.23	...
TRACT D	10,000	0.23	...
TRACT E	10,000	0.23	...
TRACT F	10,000	0.23	...
TRACT G	10,000	0.23	...
TRACT H	10,000	0.23	...
TRACT I	10,000	0.23	...
TRACT J	10,000	0.23	...
TRACT K	10,000	0.23	...
TRACT L	10,000	0.23	...
TRACT M	10,000	0.23	...
TRACT N	10,000	0.23	...
TRACT O	10,000	0.23	...
TRACT P	10,000	0.23	...
TRACT Q	10,000	0.23	...
TRACT R	10,000	0.23	...
TRACT S	10,000	0.23	...
TRACT T	10,000	0.23	...
TRACT U	10,000	0.23	...
TRACT V	10,000	0.23	...
TRACT W	10,000	0.23	...
TRACT X	10,000	0.23	...
TRACT Y	10,000	0.23	...
TRACT Z	10,000	0.23	...



Prepared by:  
ARC SURVEYING & MAPPING, INC.  
3502 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
PHONE: 904-771-5577  
FAX: 904-771-5578  
WWW.ARC-SURVEYING.COM

TRACT	AREA (SQ. FT.)	AREA (AC.)	OWNER
TRACT A	10,000	0.23	...
TRACT B	10,000	0.23	...
TRACT C	10,000	0.23	...
TRACT D	10,000	0.23	...
TRACT E	10,000	0.23	...
TRACT F	10,000	0.23	...
TRACT G	10,000	0.23	...
TRACT H	10,000	0.23	...
TRACT I	10,000	0.23	...
TRACT J	10,000	0.23	...
TRACT K	10,000	0.23	...
TRACT L	10,000	0.23	...
TRACT M	10,000	0.23	...
TRACT N	10,000	0.23	...
TRACT O	10,000	0.23	...
TRACT P	10,000	0.23	...
TRACT Q	10,000	0.23	...
TRACT R	10,000	0.23	...
TRACT S	10,000	0.23	...
TRACT T	10,000	0.23	...
TRACT U	10,000	0.23	...
TRACT V	10,000	0.23	...
TRACT W	10,000	0.23	...
TRACT X	10,000	0.23	...
TRACT Y	10,000	0.23	...
TRACT Z	10,000	0.23	...

UNPLATTED LANDS  
OF SECTION 39

TRACT G (LIFT STATION)

TRACT H (100 LANSBROOK BUTLER TRACT)

TRACT I (IN 3287)

UNPLATTED LANDS  
OF SECTION 35