

RESOLUTION NO. 2021- 8
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
MILL CREEK FOREST PHASE 1A.

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 1A.

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 \$1,440,160.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$369,427.67 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 19 day of January, 2021.

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

BY: Henry Dean

Henry Dean, Vice Chairman

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

RENDITION DATE 1/21/21

Sam Halterman
Deputy Clerk



MILL CREEK FOREST PHASE 1A

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.

MAP BOOK ___ PAGE ___

SHEET 1 OF 5 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, PAGE 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 NICHOIL 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°11'57" EAST, A DISTANCE OF 397.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENSBAR ROAD (ALSO KNOWN AS COUNTY ROAD 11 AND/OR BOWLING RANGE ROAD); THENCE SOUTH 77°12'14" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,773.29 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING THIS DESCRIBED, THENCE NORTH 12°47'46" EAST, A DISTANCE OF 677.68 FEET; THENCE SOUTH 62°30'04" EAST, A DISTANCE OF 376.05 FEET; THENCE SOUTH 29°53'11" EAST, A DISTANCE OF 65.86 FEET; THENCE SOUTH 76°31'23" EAST, A DISTANCE OF 1,321.15 FEET TO A POINT ON CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE EASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 161.26 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 79°43'14" EAST, 129.14 FEET; THENCE EASTERLY ALONG AND AROUND A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 221.34 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°34'2" EAST, 209.29 FEET; THENCE EASTERLY ALONG AND AROUND A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 43.00 FEET, AN ARC DISTANCE OF 39.67 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°40'33" EAST, 30.06 FEET; THENCE NORTH 42°44'10" EAST, A DISTANCE OF 74.42 FEET; THENCE NORTH 37°00'55" EAST, A DISTANCE OF 139.40 FEET; THENCE NORTH 48°10'23" EAST, A DISTANCE OF 68.22 FEET; THENCE SOUTH 32°38'46" EAST, A DISTANCE OF 134.86 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE EASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 39.67 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 78°16'17" EAST, 397.05 FEET; THENCE SOUTH 72°48'42" EAST, A DISTANCE OF 35.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE EASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 108.39 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 69°47'40" EAST, 106.42 FEET; THENCE NORTH 21°55'46" WEST, A DISTANCE OF 62.00 FEET; THENCE NORTH 60°04'14" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 21°55'46" EAST, A DISTANCE OF 64.29 FEET; THENCE NORTH 60°04'14" EAST, A DISTANCE OF 23.37 FEET; THENCE SOUTH 21°55'46" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 60°04'14" WEST, A DISTANCE OF 42.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 260.49 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°37'45" WEST, 226.43 FEET; THENCE NORTH 76°42'42" WEST, A DISTANCE OF 35.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 69.24 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 62°28'44" WEST, 69.13 FEET; THENCE SOUTH 01°51'14" WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 06°42'32" EAST, A DISTANCE OF 254.57 FEET; THENCE SOUTH 12°45'35" WEST, A DISTANCE OF 155.81 FEET; THENCE NORTH 77°14'25" WEST, A DISTANCE OF 272.31 FEET; THENCE SOUTH 07°19'06" WEST, A DISTANCE OF 15.07 FEET; THENCE NORTH 77°14'25" WEST, A DISTANCE OF 108.73 FEET; THENCE SOUTH 12°45'35" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 77°14'25" WEST, A DISTANCE OF 105.56 FEET; THENCE SOUTH 12°45'35" WEST, A DISTANCE OF 158.05 FEET TO THE FOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF GREENSBAR ROAD; THENCE NORTH 77°12'14" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1015.71 FEET TO THE POINT OF BEGINNING.

CONTAINING: 871,200.65 SQ. FT. - 20 ACRES ±

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DRP FLA, 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 1A 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, WYE ROAD AND VALLEY FALLS WAY TRACTS 'A', 'B' AND 'C' (OPEN SPACE), TRACTS 'D' AND 'E' (STORM WATER MANAGEMENT FACILITY), TRACT 'F' (RECREATION), 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 LISTS 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.

TRACT 'G' (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

TITLE TO THE LANDSCAPE BUFFER TRACT 'H' IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT, SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656, 1223, CITY OF JACKSONVILLE ORDINANCE CODE.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE LANDSCAPE BUFFER TRACT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT 'G' (LIFT STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER TRACT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT 'G' (LIFT STATION) OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER TRACT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREOF.

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.E. AND JEA-E, EASEMENTS, (2) ADDITIONAL WORK SPACE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRIC UTILITY IMPROVEMENTS LOCATED WITHIN THE JEA-E.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.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 HEREIN, 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 FLA, 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 _____, 2020, 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 1A, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ A.D. 2020.

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 1A, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ A.D. 2020.
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 1A, HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS DAY OF _____ A.D. 2020.

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 _____ 2020.

BRANDON PATTY
CLERK OF THE CIRCUIT COURT

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. 2020.

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

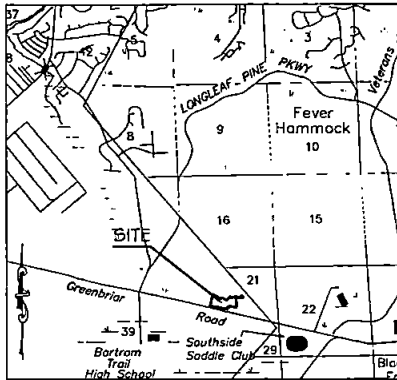
CERTIFICATE OF SURVEYOR

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. 2020.

PREPARED BY: _____
FAREN E. STONE
PROFESSIONAL SURVEYOR & MAPPER,
LICENSE NUMBER 7285
ARC SURVEYING & MAPPING, INC.
5302 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
204-384-8377
LICENSED BUSINESS NO. 6407

VICINITY MAP
(1"=5000')



MILL CREEK FOREST PHASE 1A

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.



KEY SHEET

UN-PLATTED LANDS
OF SECTION 39

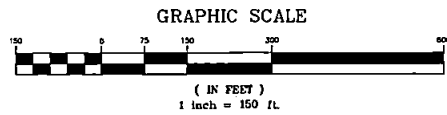
NICHOL TRACT, LYING IN THE FRANCIS P. FATIO GRANT, SECTION 39, SOPHIA FATIO TRACT, LYING IN THE FRANCIS P. FATIO GRANT, SECTION 39

THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

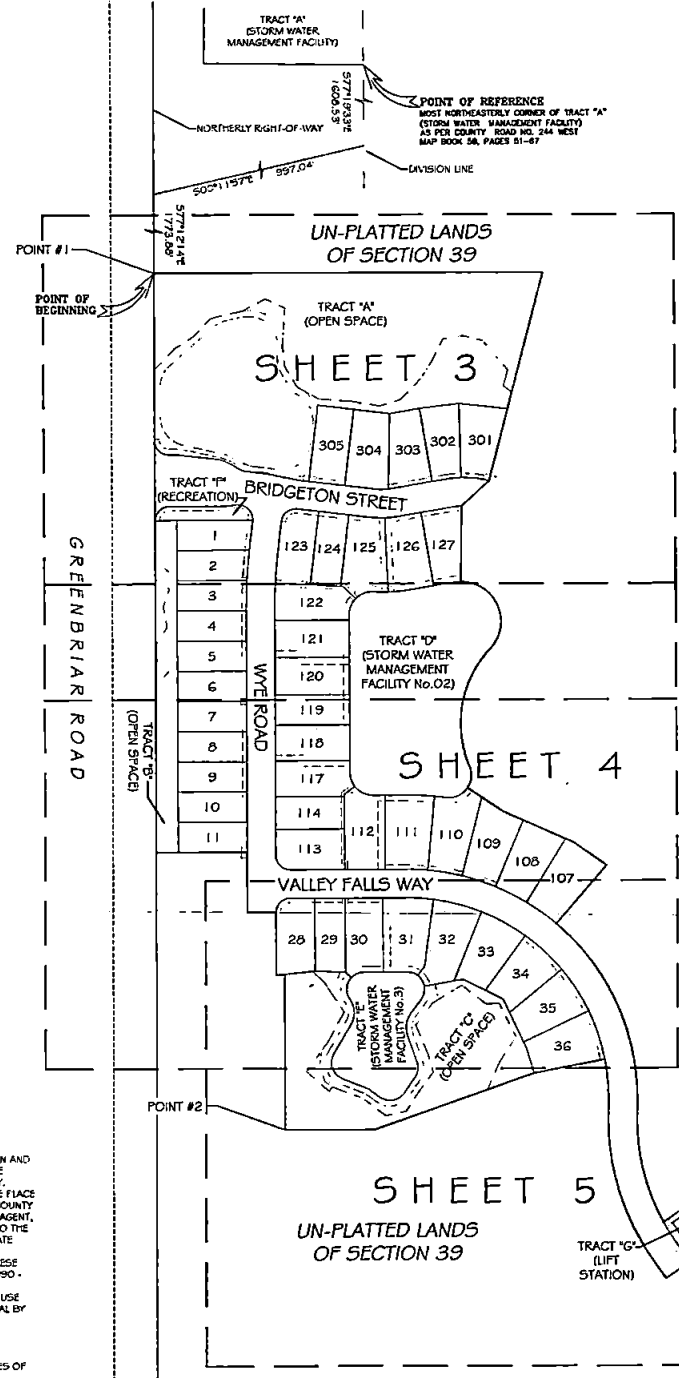
LEGEND

- = "LAND AND RECORDS" CLERK ASSOCIATION UNLESS OTHERWISE NOTED
- = CITY AND COUNTY RECORDS STAMPED UNLESS OTHERWISE NOTED
- ⊕ = SET AND B.L.R. STAMPED AS SHOWN
- ⊙ = ASSUMED CURVE DATA
- ⊙ = FLORIDA POWER AND LIGHT
- ⊙ = JEA EASEMENT
- ⊙ = JEA EOL PERMIT EASEMENT
- ⊙ = ASSUMED CURVE 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	2079564.36	466824.87	S.W. CORNER OF PLAT
2	2079449.56	466336.46	S.E. CORNER OF PLAT



- 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 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 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 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 MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DUR2. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
 - "E" VALUES DENOTES JEA UTILITY EASEMENT. JEA WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPED 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.



MILL CREEK FOREST PHASE 1A

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.

MAP BOOK ___ PAGE ___

SHEET 4 OF 5 SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SEE SHEET 3

SEE SHEET 3

LINE #	BEARING	DISTANCE
L2	S2°20'31"W	22.00
L11	N07°10'00"E	15.00
L12	S12°45'00"W	50.00
L13	S35°59'04"E	20.25
L22	N36°13'41"E	43.61
L26	N03°21'52"E	49.62
L27	S40°51'34"E	31.40
L52	S07°13'55"E	37.01
L53	S44°21'34"E	37.11
L54	S77°12'14"E	7.00
L55	S04°43'32"E	23.70
L56	S35°54'20"E	4.77
L64	S33°54'20"E	9.33
L62	N24°54'00"E	27.64
L63	N03°16'49"E	62.00
L64	S49°35'47"E	18.54
L65	S40°23'31"E	63.70
L64	S06°30'41"W	32.70
L50	S00°01'33"W	34.63
L96	L39°45'24"W	49.42
L97	L10°18'20"W	38.77
L95	S20°30'50"E	53.21
L99	N11°52'23"E	22.60
L100	N07°11'42"E	65.11
L101	S44°11'32"E	33.50
L109	S06°30'06"E	40.44
L104	S66°16'45"W	28.28
L107	S00°47'57"W	26.21

CP	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	N12°43'14"E	128.14	70.00	161.80	132°29'19"
C2	N67°03'42"W	209.29	190.00	221.34	066°03'07"
C3	N71°40'33"W	35.05	40.00	39.67	056°49'24"
C4	N70°16'17"E	337.00	400.00	347.81	049°50'00"
C14	S57°50'26"W	532.31	375.00	591.85	090°23'43"
C25	S32°14'25"E	35.36	25.00	39.27	090°00'00"
C26	S10°37'40"W	47.26	350.00	47.29	007°44'32"
C27	S27°35'47"W	66.47	350.00	66.49	014°11'10"
C28	S41°47'17"W	66.47	350.00	66.49	014°11'10"
C31	S04°33'38"W	68.86	350.00	69.10	014°39'11"
C32	S48°47'57"W	63.58	400.00	63.60	009°00'34"
C33	S30°53'20"W	60.72	400.00	60.78	008°42'23"
C34	S31°11'00"W	60.77	400.00	60.78	008°42'23"

CP	BEARING	CHORD	RADIUS	LENGTH	DELTA
C35	S22°20'43"W	60.72	400.00	60.78	008°42'23"
C36	S15°16'32"W	37.45	400.00	37.46	005°31'59"
C37	N37°43'35"E	35.26	25.00	39.27	090°00'00"
C60	N11°51'09"W	42.09	40.00	44.32	063°29'20"
C61	S18°10'05"W	18.42	550.00	18.42	002°05'39"
C62	S15°12'33"W	43.62	550.00	43.64	005°21'57"
C63	S33°00'32"E	35.59	40.00	36.54	052°45'53"
C64	N04°00'32"E	23.54	40.00	23.59	037°14'00"
C70	S10°30'22"E	23.70	30.00	24.30	046°31'54"
C71	S73°17'49"E	30.18	30.00	41.39	079°02'50"
C72	S79°40'27"E	45.49	40.00	45.37	065°30'12"
C73	S60°44'58"E	37.42	40.00	38.34	051°46'50"
C78	N63°23'23"W	23.37	30.00	24.22	046°15'50"
C79	S71°26'46"W	21.52	30.00	22.44	042°51'40"
C80	S31°23'15"W	19.17	30.00	19.51	037°15'22"

GREENBRIAR ROAD
(ALSO KNOWN AS COUNTY ROAD 11 AND/OR BOMBING RANGE ROAD)
(A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999.)

UN-PLATTED LANDS OF SECTION 39

SEE SHEET 5

UN-PLATTED LANDS OF SECTION 39

- LEGEND**
- = FOUND 1/2" NON FINE GLASS ASSOC UNLESS OTHERWISE NOTED
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL W/ DISK STAMPED LB 6407
 - CI = TABULATED CURVE DATA
 - F.P.L. = FLORIDA POWER AND LIGHT
 - SEA = SEA EASEMENT
 - SEA-E.E. = SEA EQUIPMENT EASEMENT
 - L = TABULATED LINE DATA
 - PI = POINT OF INTERSECTION
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - TOB = TOP OF BANK

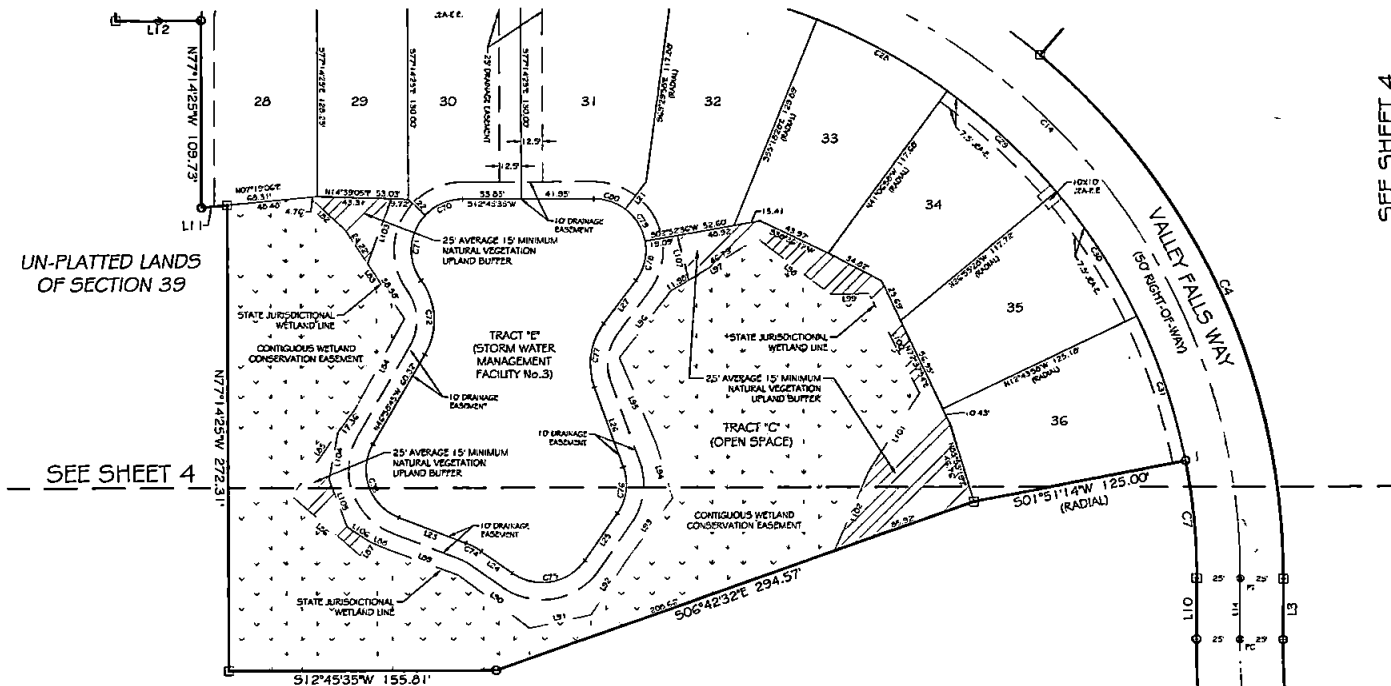
PREPARED BY:
ARC SURVEYING & MAPPING, INC.
5202 SAN JUAN AVENUE
JACKSONVILLE, FLORIDA 32210
904-364-6377
LICENSED BUSINESS NO. 6487

MILL CREEK FOREST PHASE 1A

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATIO TRACT, LYING WITHIN THE FRANCIS F. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, 51. JOHNS COUNTY, FLORIDA.

MAP BOOK ___ PAGE ___

SHEET 5 OF 5 SHEETS



SEE SHEET 4

UN-PLATTED LANDS OF SECTION 39

SEE SHEET 4

MICHOIL TRACT, LYING IN THE FRANCIS F. FATIO GRANT, SECTION 39
SOPHIA FATIO TRACT, LYING IN THE FRANCIS F. FATIO GRANT, SECTION 39

UN-PLATTED LANDS OF SECTION 39

LINE #	BEARING	DISTANCE
L3	S71°45'47"E	35.62'
L4	N21°53'42"W	62.00'
L5	N60°04'14"E	60.00'
L6	S21°55'46"E	64.25'
L7	N60°04'14"E	23.37'
L8	S21°55'46"E	50.00'
L9	S60°04'14"W	42.00'
L10	N70°58'42"W	33.62'
L11	N60°18'06"E	15.07'
L12	S12°45'35"W	50.00'
L14	N72°48'22"W	33.62'
L15	S60°04'14"W	42.00'
L21	S33°23'04"E	20.26'
L22	N52°13'41"E	13.61'
L23	S34°23'03"W	41.72'
L24	S40°25'23"W	21.90'
L25	S41°54'12"E	33.37'
L26	N03°21'32"E	49.62'
L27	S47°51'34"E	31.40'
L62	N54°36'20"E	27.04'
L63	N63°18'40"E	62.60'
L64	S40°35'47"E	59.54'
L65	S40°52'31"E	63.73'

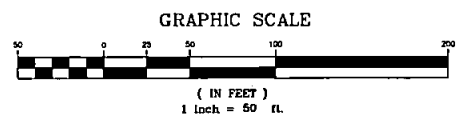
LINE #	BEARING	DISTANCE
J16	N53°44'31"E	52.69'
J67	N49°13'00"W	9.79'
J68	N35°27'56"E	11.91'
J69	N33°02'31"E	43.84'
J70	N49°21'10"E	31.50'
J81	N00°40'31"E	36.40'
J82	N44°28'21"W	35.46'
J83	N40°47'25"W	23.67'
J84	S45°04'11"W	33.75'
J85	S20°01'33"W	54.63'
J86	N32°43'24"E	45.62'
J87	N10°18'07"W	56.77'
J88	N50°32'50"E	33.21'
J89	N11°52'23"E	22.63'
J102	N2°11'42"E	62.11'
J101	S44°13'22"E	33.29'
J102	S53°50'13"E	31.25'
J103	N42°52'00"E	40.44'
J104	N62°12'45"W	28.28'
J105	S61°29'45"W	29.58'
J106	S42°33'05"W	15.39'
J107	S60°47'57"W	26.91'
J108	N60°04'14"E	40.00'

LINE #	BEARING	DISTANCE
L109	N1°33'46"W	+0.00'
L110	N62°04'14"E	+0.00'
L111	S21°33'46"E	+0.00'

CA	BEARING	CHORD	ADIUS	LENGTH	DTA
CA	N70°16'17"E	337.00'	400.00'	347.91'	049°50'00"
CB	N00°47'43"E	106.42'	313.00'	106.39'	028°47'03"
CC	S45°37'46"W	256.43'	425.00'	260.49'	033°07'00"
CD	N32°28'44"W	69.15'	350.00'	69.24'	011°20'04"
CE	S52°52'26"W	332.31'	375.00'	391.00'	080°23'45"
CF	N02°57'46"E	241.35'	400.00'	245.17'	035°07'03"
CG	S41°47'17"W	06.47'	350.00'	06.69'	014°11'30"
CH	S55°54'47"W	06.47'	350.00'	06.69'	014°11'30"
CI	S70°01'17"W	06.47'	350.00'	06.69'	014°11'30"
CJ	S64°33'30"W	06.66'	350.00'	06.10'	014°55'11"
CK	N71°14'15"E	41.45'	375.00'	41.45'	000°20'00"
CL	S10°30'22"E	23.70'	30.00'	24.80'	043°03'54"
CM	S78°17'49"E	36.8'	30.00'	41.39'	079°02'50"
CN	N79°54'02"W	43.40'	40.00'	45.97'	065°50'32"
CO	N43°32'09"E	45.41'	30.00'	51.82'	056°50'11"
CP	S41°14'37"W	10.01'	40.00'	10.03'	014°22'20"
CQ	N02°45'33"E	42.92'	30.00'	47.62'	091°19'40"
CR	N69°42'21"W	27.12'	30.00'	26.14'	050°44'07"
CS	S20°44'59"E	37.48'	40.00'	36.94'	055°46'30"
CT	N63°32'25"W	23.57'	30.00'	24.82'	040°13'50"
CU	S71°26'46"W	21.92'	30.00'	22.44'	048°19'40"
CV	S31°23'15"W	19.47'	30.00'	19.51'	037°15'27"

UN-PLATTED LANDS OF SECTION 39

- LEGEND**
- = FOUND 1/2" IRON PIPE CLARY ASSOC UNLESS OTHERWISE NOTED
 - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6487 UNLESS OTHERWISE NOTED
 - ⊙ = SET NAIL 4 OSK STAMPED LB 6497
 - F.P.L. = TABULATED CURVE DATA
 - F.P.A.L. = FLORIDA POWER AND LIGHT
 - SEA-E = SEA EASEMENT
 - SEA-E.E. = SEA EQUIPMENT EASEMENT
 - LI = TABULATED LINE DATA
 - PI = POINT OF INTERSECTION
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