

**RESOLUTION NO. 2022- 45**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**MILL CREEK FOREST, PHASES 2 AND 3**

**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, PHASES 2 AND 3.

**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 \$1,424,184.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$224,717.74 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 15th day of February, 2022.

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

BY: Henry Dean  
Henry Dean, Chair

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

Sam Halterman  
Deputy Clerk

Rendition Date 2/17/22



# MILL CREEK FOREST, PHASES 2 AND 3

MAP BOOK \_\_ PAGE \_\_

SHEET 1 OF 8 SHEETS

SEE SHEET 2 OF 8 FOR NOTES

A REPLAT OF TRACTS 'C' AND 'D' (FUTURE DEVELOPMENT), SHOWN IN PLAT OF MILL CREEK FOREST PHASE 1B AS RECORDED IN MAP BOOK 106, PAGE 67 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE SOPHIA PATO TRACT AND NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. PATO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

### CAPTION

A REPLAT OF TRACTS 'C' AND 'D' (FUTURE DEVELOPMENT), SHOWN IN PLAT OF MILL CREEK FOREST PHASE 1B AS RECORDED IN MAP BOOK 106, PAGE 67 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE SOPHIA PATO TRACT AND NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. PATO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF TRACT 'M' (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF 'COUNTY ROAD NO. 244 WEST', RECORDED IN MAP BOOK 55, PAGES 31 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. PATO GRANT, AND THE NORTHERLY LINE OF SAID SOPHIA PATO TRACT LYING WITHIN THE FRANCIS P. PATO GRANT, AND THENCE SOUTH 77°19'33" EAST, ALONG SAID DIVIDING LINE, A DISTANCE OF 1608.53 FEET; THENCE SOUTH 00°02'30" EAST, A DISTANCE OF 596.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD (ALSO KNOWN AS COUNTY ROAD 11) AND/OR BOARDING RANGE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY; THENCE SOUTH 77°19'33" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2791.59 FEET TO THE SOUTHERLY MOST CORNER OF THE PLAT OF MILL CREEK FOREST PHASE 1A, RECORDED IN MAP BOOK 105, PAGES 70 THROUGH 74, INCLUSIVE, OF SAID PUBLIC RECORDS; AND THE POINT OF BEGINNING; THENCE NORTHERLY AND EASTERLY ALONG THE EASTERLY LINES OF SAID PLAT OF MILL CREEK FOREST PHASE 1A (THE FOLLOWING HEREIN) COURSE 1: THENCE NORTH 12°45'35" EAST, A DISTANCE OF 158.49 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WYE ROAD, A 50 FOOT PRIVATE RIGHT-OF-WAY AS SHOWN ON SAID PLAT; COURSE 2: SOUTH 77°14'25" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 165.56 FEET TO THE EASTERLY TERMINUS OF SAID WYE ROAD; COURSE 3: NORTH 12°45'35" EAST, ALONG SAID RIGHT-OF-WAY LINE, 50.00 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WYE ROAD, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOT 28 OF SAID PLAT; COURSE 4: SOUTH 77°14'25" EAST, ALONG SAID SAID LINE, 109.73 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 28; COURSE 5: NORTH 07°10'00" EAST, ALONG THE EASTERLY LINE OF SAID LOT 28, 15.07 FEET; COURSE 6: SOUTH 77°14'25" EAST, 272.31 FEET; COURSE 7: NORTH 12°45'35" EAST, 155.81 FEET; COURSE 8: SOUTH 00°24'23" WEST, 294.57 FEET TO THE SOUTHEASTERLY CORNER OF LOT 36 OF SAID PLAT; COURSE 9: NORTH 01°51'14" EAST, ALONG THE EASTERLY LINE OF SAID LOT 36, A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VALLEY FALLS WAY, A 20.00 FOOT PRIVATE RIGHT-OF-WAY OF SAID PLAT THENCE EASTERLY AND NORTHERLY ALONG THE RIGHT-OF-WAY LINES OF SAID VALLEY FALLS WAY, THE FOLLOWING FOUR (4) COURSES: COURSE 1: LAST SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 350.00 FEET, THENCE EASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 89.24 FEET AND A CENTRAL ANGLE OF 11°20'04" TO THE POINT OF TANGENCY, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°28'44" EAST, 69.13 FEET; COURSE 2: THENCE SOUTH 74°48'32" EAST, A DISTANCE OF 95.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 425.00 FEET; COURSE 3: THENCE EASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 260.45 FEET AND A CENTRAL ANGLE OF 35°07'03" TO THE POINT OF TANGENCY, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 00°35'40" EAST, 256.43 FEET; COURSE 4: THENCE NORTH 62°14'41" EAST, 43.00 FEET TO THE EASTERLY TERMINUS OF SAID VALLEY FALLS WAY, THENCE NORTH 21°58'46" WEST, ALONG SAID EASTERLY TERMINUS, 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VALLEY FALLS WAY, THENCE SOUTH 60°04'14" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 23.37 FEET TO THE SOUTHEASTERLY CORNER OF TRACT 'N'; A 10 FOOT LANDSCAPE BUFFER TRACT 'D' (FUTURE DEVELOPMENT), SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°47'48" WEST, 186.42 FEET; COURSE 5: THENCE NORTH 78°48'24" WEST, 35.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 400.00 FEET; COURSE 6: THENCE WESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 347.21 FEET AND A CENTRAL ANGLE OF 175°00'00" TO THE SOUTHERLY MOST CORNER OF ACREMENTED TRACT 'C' (FUTURE DEVELOPMENT) SHOWN IN PLAT OF MILL CREEK FOREST PHASE 1B, SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°16'17" WEST, 337.05 FEET; THENCE NORTHEASTERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG THE LINES OF SAID TRACT 'C' THE FOLLOWING (1) (1) COURSE: COURSE 1: THENCE NORTH 36°36'46" WEST, 134.96 FEET; COURSE 2: THENCE SOUTH 66°39'32" EAST, 135.28 FEET; COURSE 3: THENCE NORTH 71°17'24" EAST, 66.35 FEET; COURSE 4: THENCE NORTH 76°43'32" EAST, 70.77 FEET TO A POINT LYING ON THE WESTERLY LINE OF TRACT 'D' (FUTURE DEVELOPMENT); COURSE 5: THENCE SOUTH 01°50'04" EAST, ALONG SAID SAID LINE, 121.50 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF VALLEY FALLS WAY, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 400.00 FEET; COURSE 6: THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE AND AROUND SAID CURVE AN ARC DISTANCE OF 300.01 FEET AND A CENTRAL ANGLE OF 04°17'53" TO A POINT ON THE WESTERLY LINE OF TRACT 'D' (FUTURE DEVELOPMENT), SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°44'52" WEST, 30.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE LINES OF SAID TRACT 'D' THE FOLLOWING FOUR (4) COURSES: COURSE 1: THENCE NORTH 05°10'52" WEST, 125.26 FEET; COURSE 2: THENCE NORTH 60°17'06" EAST, 79.80 FEET; COURSE 3: THENCE SOUTH 89°09'21" EAST, 121.04 FEET; COURSE 4: THENCE SOUTH 77°00'44" EAST, 109.83 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID PLAT OF MILL CREEK FOREST PHASE 1B; THENCE NORTH 24°05'52" WEST, ALONG SAID SAID LINE, 331.25 FEET; THENCE NORTH 03°27'47" WEST, CONTINUING ALONG SAID EASTERLY PLAT LINE, 85.05 FEET; THENCE NORTH 25°10'04" EAST, DEPARTING SAID EASTERLY LINE OF MILL CREEK FOREST PHASE 1B, A DISTANCE OF 1042.25 FEET; THENCE SOUTH 63°46'49" EAST, 635.66 FEET; THENCE SOUTH 82°02'46" WEST, 216.63 FEET; THENCE SOUTH 15°13'03" WEST, 471.90 FEET; THENCE SOUTH 04°50'12" EAST, 71.81 FEET; THENCE NORTH 41°03'44" EAST, 81.30 FEET; THENCE SOUTH 20°14'37" EAST, 106.53 FEET; SOUTH 83°14'08" EAST, 448.21 FEET; THENCE SOUTH 41°14'00" EAST, 197.17 FEET; THENCE SOUTH 00°04'00" EAST, 321.82 FEET; THENCE SOUTH 85°01'12" WEST, 436.09 FEET; THENCE SOUTH 40°50'34" EAST, 1222.50 FEET TO A POINT ON ACREMENTED NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD; THENCE NORTH 77°13'35" WEST, ALONG SAID RIGHT-OF-WAY LINE, 2431.34 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,357,995.74 SQUARE FEET - 77.02 ACRES MORE OR LESS

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DRP FLA, LLC, (OWNER) IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREIN, WHICH SHALL HEREAFTER BE KNOWN AS MILL CREEK FOREST, PHASES 2 AND 3, 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 WYE ROAD, VALLEY FALLS WAY AND BLM BRANCH ROAD TRACTS 'A', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z' (OPEN SPACE), TRACTS 'B' AND 'D' (WETLAND CONSERVATION), AND TRACTS 'C', 'E', 'F', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z' (STORMWATER MANAGEMENT FACILITY) SHALL REMAIN PRIVATELY OWNED AND THE SCALE 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, INVITES, 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 LOANS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF ACCESS AND EGRESS AND MAINTENANCE OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY ACCESS 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 CONNECTION 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 CONNECTION 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-EE" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONNECTION 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 CONNECTION 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 SERVING WORKSPACE 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 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: \_\_\_\_\_ DRP FLA, LLC

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

BY: \_\_\_\_\_

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

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

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR \_\_\_\_\_

DRP FLA, LLC

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, PHASES 2 AND 3, HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

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, PHASES 2 AND 3, HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.  
THIS ACCEPTANCE SHALL NOT BE DEEMED AS INCLUDING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

**CERTIFICATE OF REVIEW-COUNTY ATTORNEY**  
THIS IS TO CERTIFY THAT THIS PLAT OF MILL CREEK FOREST, PHASES 2 AND 3, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

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) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

BRANDON J. PATY, 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. 2022.

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

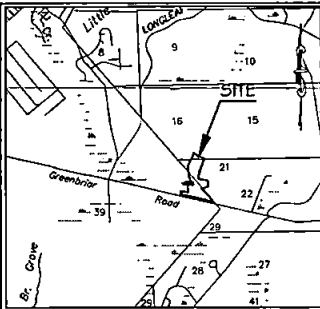
**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.  
SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

JOHN K. MATTEI  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER 6951  
ARC SURVEYING & MAPPING, INC.

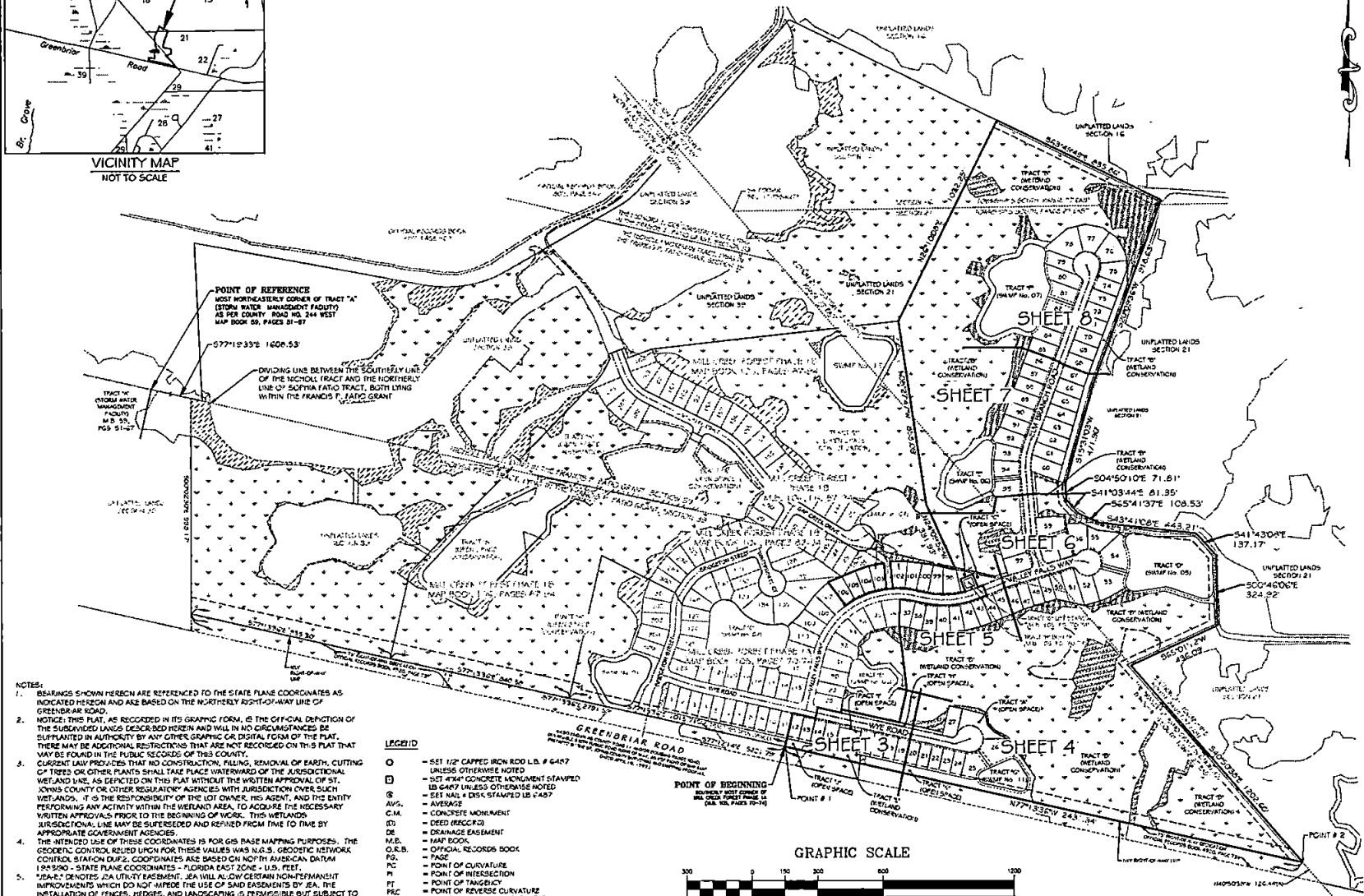
PREPARED BY:  
ARC SURVEYING & MAPPING, INC.  
5202 SAN BLAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-364-8377  
LICENSED BUSINESS NO. 6487

# MILL CREEK FOREST, PHASES 2 AND 3

A REPEAT OF TRACTS 'C' AND 'D' (FUTURE DEVELOPMENT), SHOWN IN PLAN OF MILL CREEK FOREST PHASE 1B AS RECORDED IN MAP BOOK 106, PAGE 67 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE SOPHIA PATIO TRACT AND NICHOL TRACT, BOTH LYING WITHIN THE FRANCIS P. PATIO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



VICINITY MAP  
NOT TO SCALE



- NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD.
  - NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - CURRENT LAW PROHIBITS THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE, AS DEPICTED ON THIS PLAN 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 USED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION DUFF, COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
  - YEARLY DENOTES YEAR UTILITY EASEMENT. JEA WILL ALLOW CERTAIN NON-FERMENTATION IMPROVEMENTS WHICH DO NOT IMPERE THE USE OF SAID EASEMENTS BY JEA. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMITTED BUT SUBJECT TO REMOVAL BY JEA AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
  - UTILITY 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.
  - LOT LINES SHOWN HEREON ARE RADIAL UNLESS OTHERWISE NOTED, UNLESS OTHERWISE NOTED MEASUREMENTS ARE IN U.S. SURVEY FOOT AND HUNDRETHS OF FEET.

- LEGEND**
- - SET 1/2" CAPPED IRON ROD I.D. # 6487 UNLESS OTHERWISE NOTED
  - - SET 4" x 4" CONCRETE MONUMENT STAMPED 1B 6487 UNLESS OTHERWISE NOTED
  - ⊗ - SET NAIL & DISK STAMPED US 6487
  - - AVERAGE
  - - COMPLETE MOVEMENT
  - - DEED RECORD
  - - DRAINAGE EASEMENT
  - - MAP BOOK
  - - OFFICIAL RECORDS BOOK
  - - PAGE
  - - POINT OF CURVATURE
  - - POINT OF INTERSECTION
  - - POINT OF TANGENCY
  - - POINT OF REVERSE CURVATURE
  - - POINT OF COMPOUND CURVATURE
  - - TABULATED CURVE DATA
  - - TABULATED LINE DATA
  - - FLORIDA POWER AND LIGHT
  - - JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - - JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - - MINIMUM
  - - STORMWATER MANAGEMENT FACILITY
  - - UPLAND BUFFER
  - - WETLANDS AREA

POINT	NORTHING	EASTING	DESCRIPTION
1	2078339.02	467614.27	S.W. CORNER OF PLAT
2	2078301.45	470166.14	S.E. CORNER OF PLAT

PREPARED BY:  
**ARC SURVEYING & MAPPING, INC.**  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-264-8377  
LICENSED BUSINESS NO. 6487

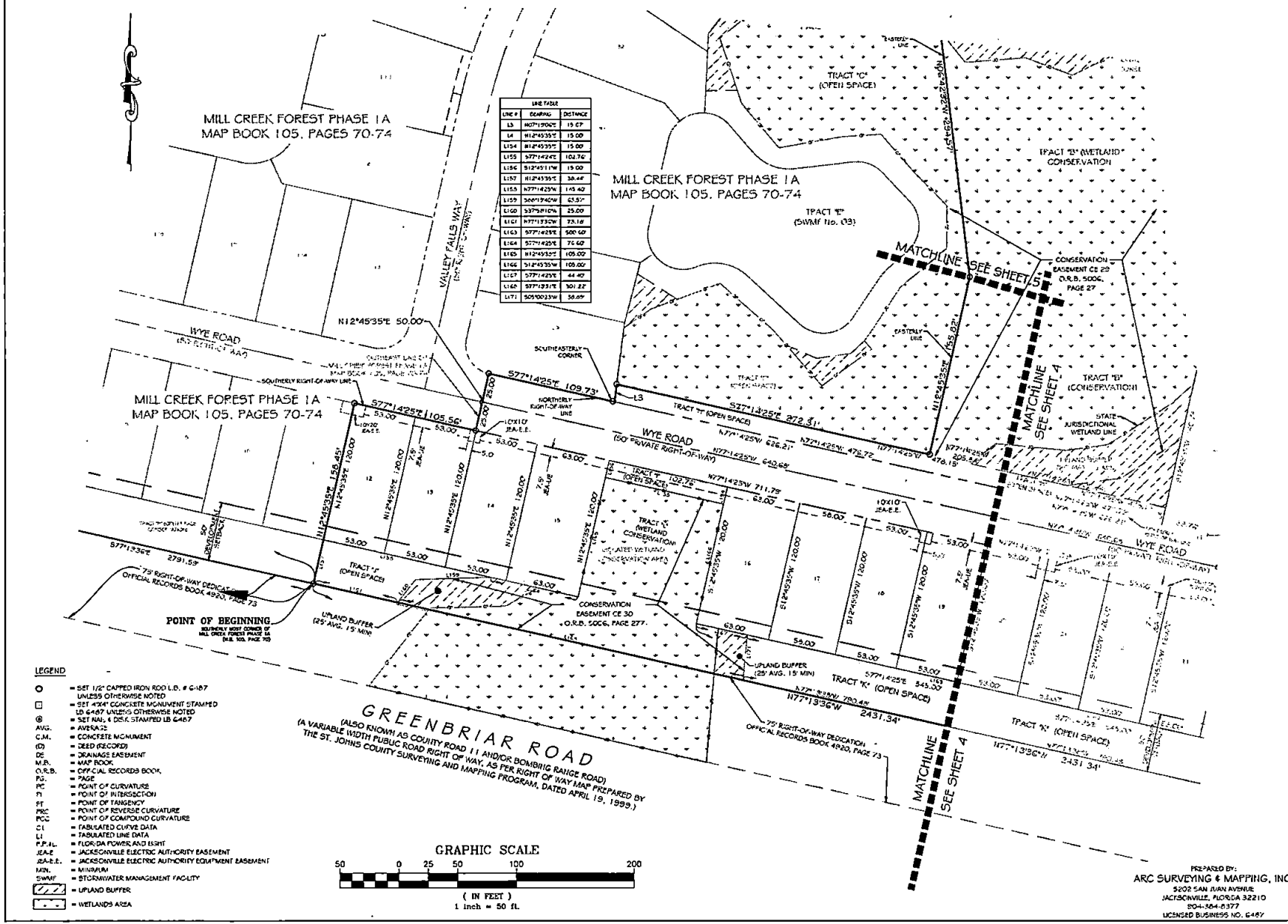
# MILL CREEK FOREST, PHASES 2 AND 3

MAP BOOK PAGE

SHEET 3 OF 5 SHEETS

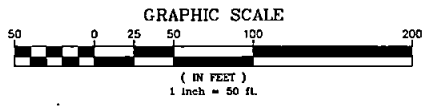
SEE SHEET 2 OF 5 FOR NOTES

A REPEAT OF TRACTS 'C' AND 'D' (FUTURE DEVELOPMENT), SHOWN IN PLAT OF MILL CREEK FOREST PHASE 1A AS RECORDED IN MAP BOOK 106, PAGE 87 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE SOPHIA PATO TRACT AND MICRO-L TRACT, BOTH LYING WITHIN THE FRANCIS P. PATO GRANT, SECTION 30, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND**
- = SET 1/2" CAPPED IRON ROD I.D. # 6-187 UNLESS OTHERWISE NOTED
  - = SET 4"x4" CONCRETE MONUMENT STAMPED LB 6467 UNLESS OTHERWISE NOTED
  - ⊙ = SET 4"x4" DECK STAMPED LB 6467
  - AVG. = AVERAGE
  - C.M. = CONCRETE MONUMENT
  - (D) = DEED (RECORDED)
  - DE = DRAINAGE EASEMENT
  - M.P. = MAP BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P.S. = PAGE
  - PC = POINT OF CURVATURE
  - PI = POINT OF INTERSECTION
  - PT = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVATURE
  - PCG = POINT OF COMPOUND CURVATURE
  - C1 = FABULATED CURVE DATA
  - LI = FABULATED LINE DATA
  - F.P.A.L. = FLORIDA POWER AND LIGHT
  - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - M.N. = MINIMUM
  - SWMP = STORMWATER MANAGEMENT FACILITY
  - ▨ = UPLAND BUFFER
  - ▤ = WETLANDS AREA

**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, 1995.)



ISSUED BY:  
**ARC SURVEYING & MAPPING, INC.**  
 5202 SAN JUAN AVENUE  
 JACKSONVILLE, FLORIDA 32210  
 904-364-8377  
 LICENSED BUSINESS NO. 6467

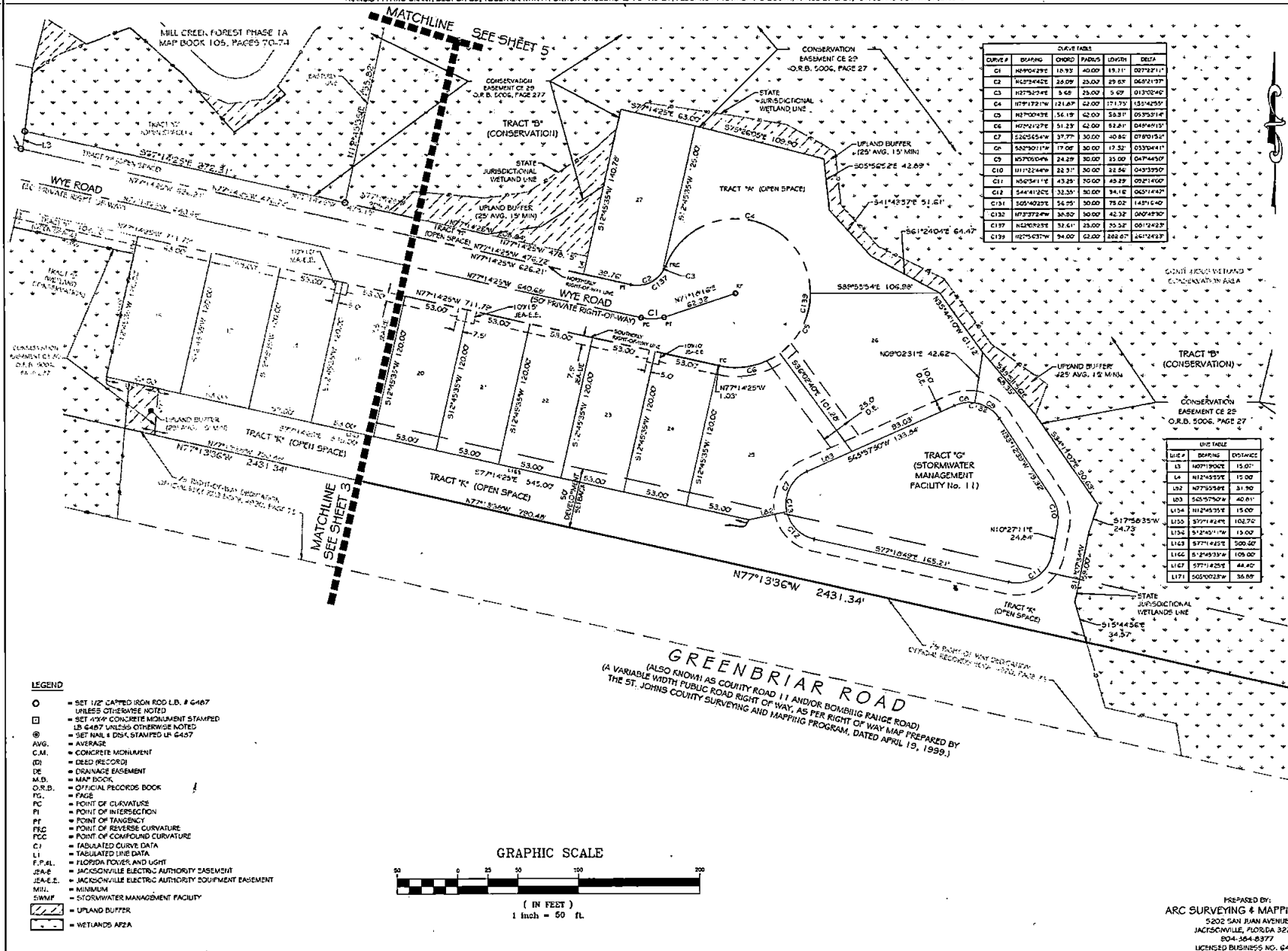
# MILL CREEK FOREST, PHASES 2 AND 3

MAP BOOK PAGE

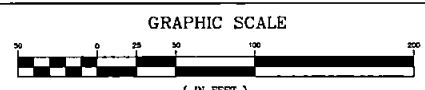
SHEET 4 OF 8 SHEETS

SEE SHEET 2 OF 8 FOR NOTES

A REPLAT OF TRACTS 'C' AND 'D' (PUTURE DEVELOPMENT), SHOWN IN PLAT OF MILL CREEK FOREST PHASE 1B AS RECORDED IN MAP BOOK 105, PAGE 27 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE SOTMIA FATO TRACT AND NICHOIL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATO GRANT, SECTION 39, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



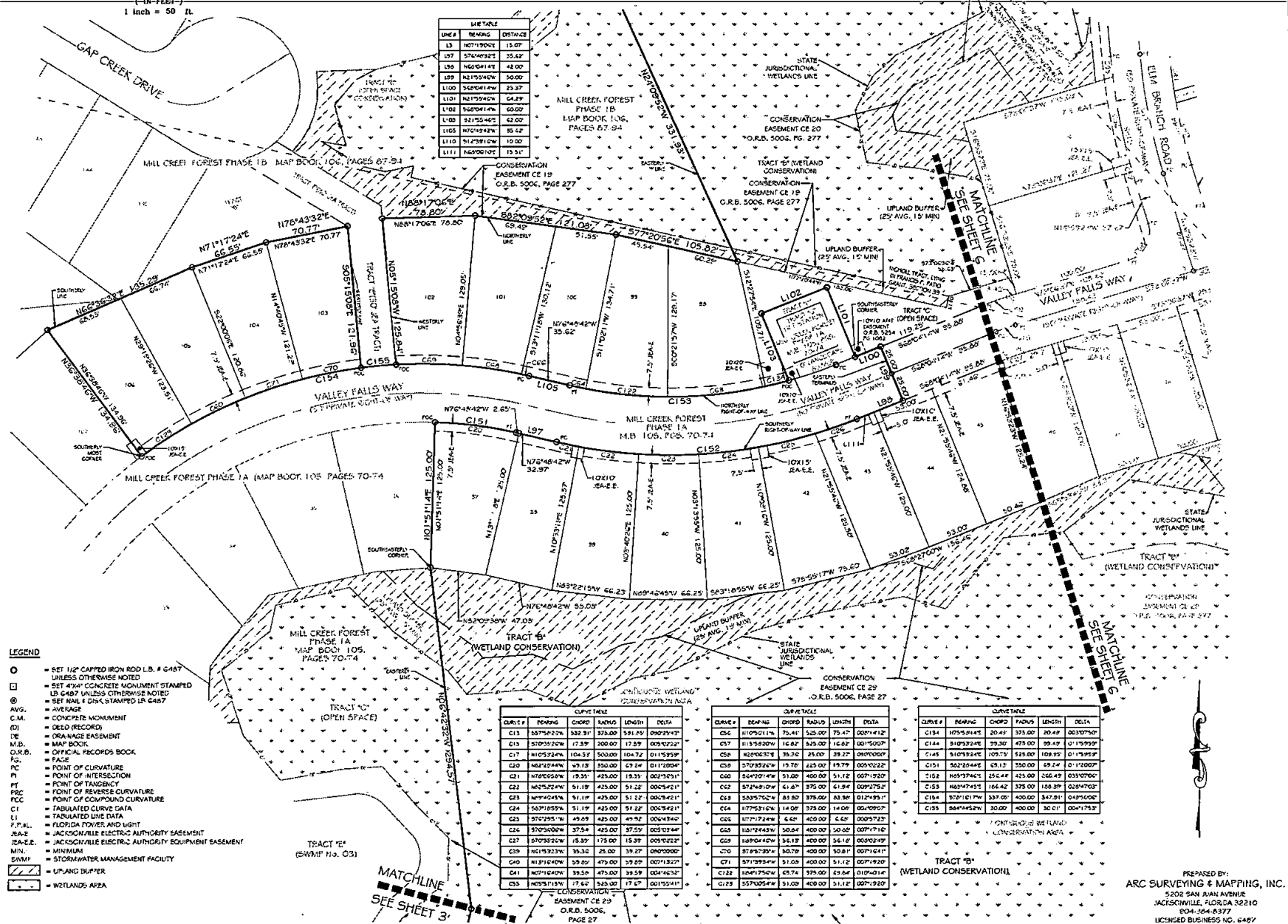
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LICENSED BUSINESS NO. 6497



# MILL CREEK FOREST, PHASES 2 AND 3

MAP BOOK \_\_ PAGE \_\_  
SHEET 2 OF 8 SHEETS  
SEE SHEET 2 OF 8 FOR NOTES

A REPEAT OF TRACTS 'C' AND 'D' (FUTURE DEVELOPMENT), SHOWN IN PLAT OF MILL CREEK FOREST PHASE 1B AS RECORDED IN MAP BOOK 106, PAGE 67 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE SOMMA FATIO TRACT AND MICHOIL TRACT, BOTH LYING WITHIN THE FRANCIS F. PATTO GRANT, SECTION 33, TOGETHER WITH A PORTION OF SECTIONS 14 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE #	BEARING	DISTANCE
L3	N071900E	15.07
L07	S74°40'21E	35.43
L06	N62°04'42E	42.00
L09	N21°52'45W	30.00
L100	S64°04'47W	25.37
L101	N21°52'45W	30.29
L102	S60°04'47E	32.00
L103	S21°52'45E	42.00
L104	N70°49'42W	35.62
L110	N12°59'12W	10.00
L111	N45°00'00E	15.31

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C11	S37°50'27W	383.31	375.00	591.89	009°29'43"
C13	S70°53'27W	17.37	300.00	17.39	003°02'31"
C17	N10°52'24W	104.51	500.00	104.72	011°55'39"
C20	N42°12'44W	28.18	250.00	29.24	011°08'00"
C21	N70°06'08W	19.33	425.00	19.33	002°51'21"
C22	N42°52'24W	51.19	425.00	51.22	002°42'11"
C23	N09°40'45W	51.19	425.00	51.22	002°42'11"
C24	S01°05'59W	51.19	425.00	51.22	002°42'11"
C25	S70°29'57W	49.49	425.00	49.92	002°47'40"
C26	S70°30'00W	37.54	425.00	37.55	002°03'44"
C27	S70°32'26W	18.37	175.00	18.39	001°02'22"
C29	N01°52'33W	35.32	25.00	39.27	002°00'00"
C30	N18°16'40W	39.80	475.00	39.82	001°33'29"
C41	N07°11'54W	35.54	475.00	35.59	001°46'32"
C53	N02°51'15W	17.42	325.00	17.47	001°55'21"

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C54	N10°01'01W	75.41	325.00	75.41	001°44'12"
C57	N13°58'20W	12.87	325.00	12.87	001°50'05"
C59	N02°02'37E	35.32	25.00	39.27	002°00'00"
C60	S70°32'26W	18.37	175.00	18.39	001°02'22"
C62	S72°48'10W	41.67	375.00	41.94	001°27'21"
C63	S33°52'50W	81.80	375.00	81.80	001°49'51"
C64	N77°52'10W	14.00	375.00	14.00	001°00'00"
C65	N17°17'24W	6.42	420.00	6.42	000°57'23"
C66	N10°12'43W	50.84	400.00	50.82	001°17'10"
C67	N10°50'40W	54.18	400.00	54.12	002°02'49"
C70	S71°39'39W	34.79	400.00	34.87	001°44'11"
C71	S71°39'39W	33.08	400.00	33.12	001°49'20"
C118	N02°17'24W	62.74	375.00	62.94	001°42'14"
C119	S57°05'49W	31.09	400.00	31.12	001°22'22"

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C134	N05°59'45E	20.41	375.00	20.48	001°39'56"
C144	S10°52'34E	73.30	475.00	73.42	01°17'59"
C145	S10°52'34E	105.73	525.00	104.95	01°19'49"
C151	S22°26'44E	68.13	350.00	68.24	01°12'00"
C152	N03°37'46E	25.44	425.00	25.49	033°07'00"
C153	N03°47'45E	166.42	375.00	166.39	001°47'03"
C154	S70°10'11W	537.00	400.00	547.91	043°45'00"
C155	S44°48'26W	30.00	400.00	30.01	001°17'33"

- LEGEND**
- = SET 1/2" CAPPED IRON ROD L.B. # 6487 UNLESS OTHERWISE NOTED
  - = SET 4"X4" CONCRETE MONUMENT STAMPED L.B. 6487 UNLESS OTHERWISE NOTED
  - ⊙ = SET NAIL & DISK STAMPED L.B. 6487
  - = AVERAGE
  - C.M. = CONCRETE MONUMENT
  - (DR) = DEED RECORD
  - (DE) = ORANGE EASEMENT
  - (MB) = MAP BOOK
  - (O.R.B.) = OFFICIAL RECORDS BOOK
  - (PC) = POINT OF CURVATURE
  - (PI) = POINT OF INTERSECTION
  - (PT) = POINT OF TANGENCY
  - (PRC) = POINT OF REVERSE CURVATURE
  - (PCC) = POINT OF COMPOUND CURVATURE
  - (F) = FABULATED CURVE DATA
  - (LI) = TABULATED LINE DATA
  - (F.P.A.L.) = FLORIDA POWER AND LIGHT
  - (J.E.A.E.) = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - (J.E.A.E.E.) = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT
  - (MIN.) = MINIMUM
  - (S.M.F.) = STORMWATER MANAGEMENT FACILITY
  - ▨ = UPLAND BUFFER
  - ▨ = WETLANDS AREA

PREPARED BY:  
ARC SURVEYING & MAPPING, INC.  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-364-8377  
LICENSED BUSINESS NO. 6487



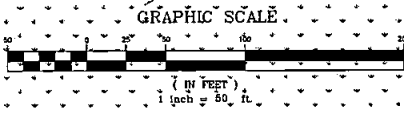
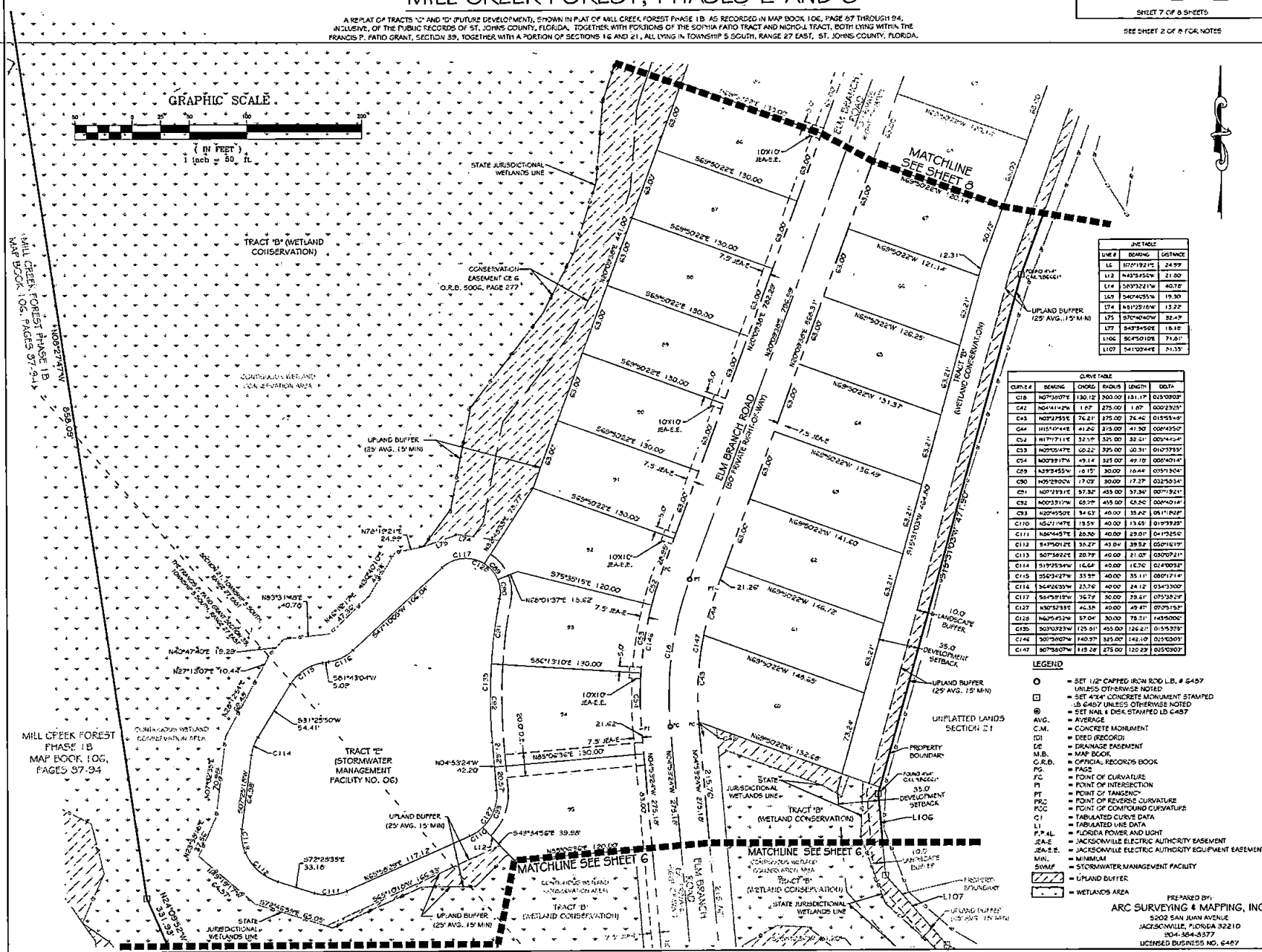
# MILL CREEK FOREST, PHASES 2 AND 3

MAP BOOK PAGE

SHEET 7 OF 8 SHEETS

SEE SHEET 2 OF 8 FOR NOTES

A REPLAT OF TRACTS 12 AND 13 (FUTURE DEVELOPMENT), SHOWN IN PLAT OF MILL CREEK FOREST PHASE 1B AS RECORDED IN MAP BOOK 106, PAGE 87 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE SOTHIA PATIO TRACT AND MICHO-L TRACT, BOTH LYING WITHIN THE FRANCIS P. PATIO GRANT, SECTION 33, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



TABLE

LINE #	BEARING	DISTANCE
L6	N0°19'21"E	24.97
L12	N45°35'50"W	21.20
L14	S83°32'17"W	40.78
L53	S42°42'55"W	19.30
L74	N81°25'16"W	13.22
L75	S47°44'00"W	32.47
L77	S47°54'50"E	16.10
L106	S6°50'10"E	71.01
L107	S41°03'44"E	11.35

CURVE TABLE

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C16	N0°30'07"E	130.12	300.00	131.17	025°03'03"
C41	N04°41'12"W	1.07	275.00	1.07	000°23'25"
C43	N03°35'51"E	76.21	275.00	76.40	015°53'44"
C44	N15°17'44"E	41.62	273.00	41.50	006°43'50"
C52	N11°17'11"E	32.53	325.00	32.21	009°44'54"
C53	N02°05'47"E	60.22	395.00	60.31	010°37'35"
C54	N00°39'37"W	49.14	323.00	49.19	005°40'41"
C55	S37°39'55"W	75.15	300.00	76.61	059°13'41"
C56	N07°28'02"E	17.07	300.00	17.27	023°53'24"
C57	N07°23'17"E	57.32	455.00	57.30	007°19'21"
C58	N00°33'17"W	63.78	455.00	62.50	006°40'14"
C59	N20°45'50"E	34.63	40.00	35.62	091°18'21"
C110	N52°11'47"E	13.51	40.00	13.49	019°37'23"
C111	N64°44'57"E	20.30	40.00	20.01	041°32'50"
C112	S47°50'12"E	35.27	35.00	39.52	050°16'17"
C113	S07°38'22"E	20.79	40.00	21.07	030°07'21"
C114	S11°55'34"W	16.64	40.00	16.70	024°00'12"
C115	S50°32'27"W	33.97	40.00	35.11	080°17'14"
C116	S44°28'29"W	23.74	40.00	24.12	054°33'00"
C117	S49°51'19"W	35.79	40.00	38.21	075°32'27"
C118	N50°32'33"E	46.38	40.00	49.47	070°51'34"
C119	N42°51'29"W	57.04	30.00	75.11	147°52'00"
C120	S03°03'23"W	125.01	455.00	126.21	015°53'51"
C146	S07°30'07"W	140.97	325.00	146.19	025°03'03"
C147	S07°30'07"W	115.20	275.00	120.29	025°03'03"

- LEGEND
- = SET 1/2" CAPPED IRON ROD L.B. #457 UNLESS OTHERWISE NOTED
  - = SET 4"x4" CONCRETE MONUMENT STAMPED L.B. #457 UNLESS OTHERWISE NOTED
  - ⊙ = SET 1/4" x 1/4" DIK STAMPED L.B. #457
  - = AVERAGE
  - = CONCRETE MONUMENT
  - (D) = DEED RECORD
  - = DRAINAGE EASEMENT
  - M.B. = MAP BOOK
  - C.R.B. = OFFICIAL RECORDS BOOK
  - P.S. = PAGE
  - P.C. = POINT OF CURVATURE
  - P.I. = POINT OF INTERSECTION
  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - C.I. = TABULATED CURVE DATA
  - L.I. = TABULATED LINE DATA
  - P.P. & L. = FLORIDA POWER AND LIGHT
  - JEA-E = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
  - JEA-E.E. = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT EASEMENT
  - M.N. = MINIMAL
  - SWMF = STORMWATER MANAGEMENT FACILITY
  - = UPLAND BUFFER
  - - - = WETLANDS AREA

PREPARED BY:  
ARC SURVEYING & MAPPING, INC.  
2502 SW 11th Avenue  
JACKSONVILLE, FLORIDA 32210  
904-364-3377  
LICENSED BUSINESS NO. 6467

# MILL CREEK FOREST, PHASES 2 AND 3

A RECAP OF TRACTS 27 AND 28 (FUTURE DEVELOPMENT), SHOWN IN PART OF MILL CREEK FOREST PLOT 10, AS RECORDED IN MAP BOOK 100, PAGE 27 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE SOUTH RAMP TRACT AND NORTHERN TRACT, BOTH WITHIN THE PHASES 2, RAMP GRANT, SECTION 30, TOGETHER WITH A PORTION OF SECTIONS 16 AND 21, ALL LING IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

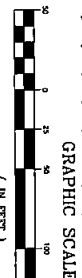
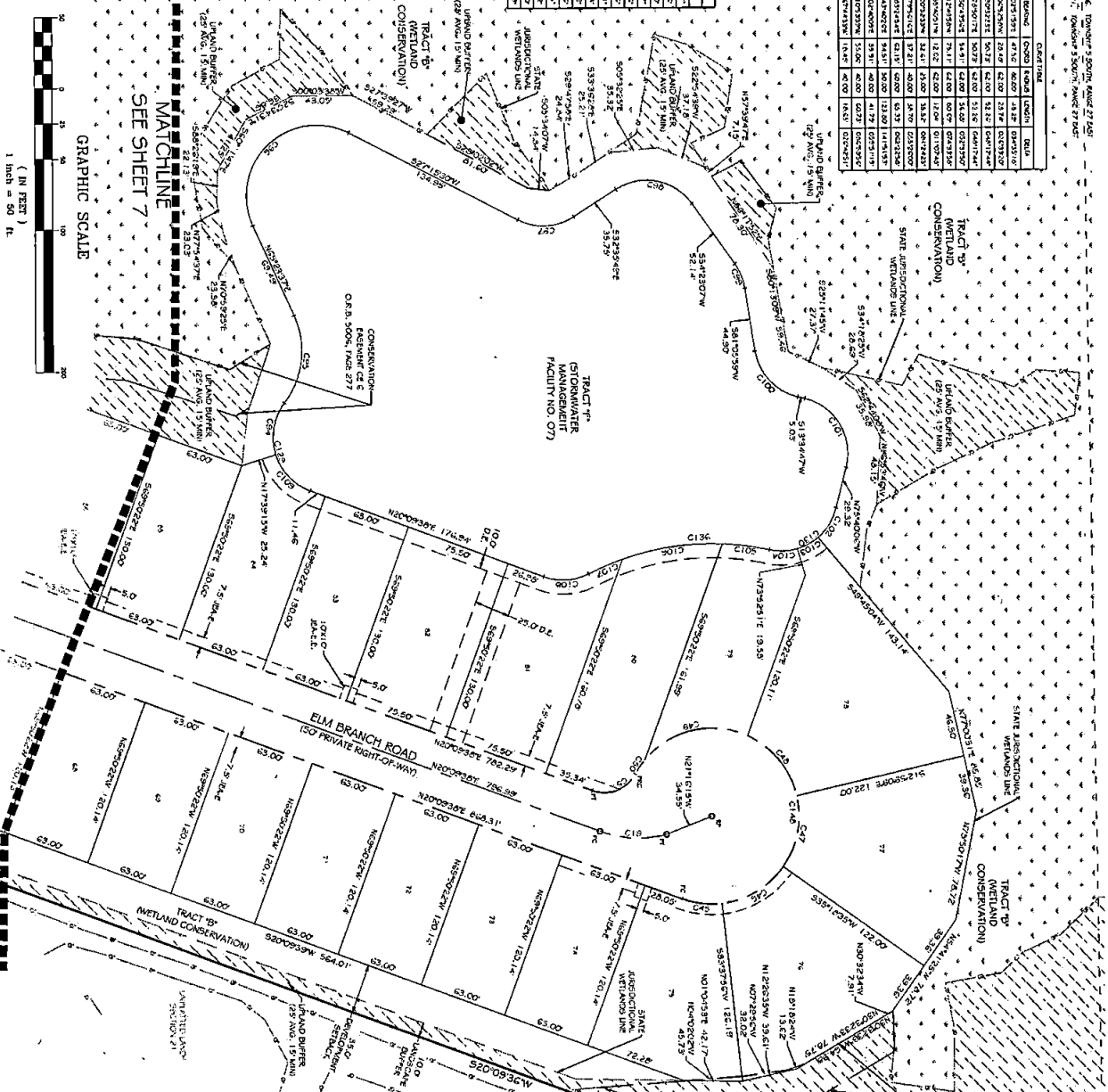
SHEET 2 OF 3 SHEETS

522 SHEET 2 OF 3 P.C.A. 10/15

TRACT	AREA	CONTR.	OWNER	STATUS
27	1,000.00	1,000.00	STATE	RESERVED
28	1,000.00	1,000.00	STATE	RESERVED
29	1,000.00	1,000.00	STATE	RESERVED
30	1,000.00	1,000.00	STATE	RESERVED
31	1,000.00	1,000.00	STATE	RESERVED
32	1,000.00	1,000.00	STATE	RESERVED
33	1,000.00	1,000.00	STATE	RESERVED
34	1,000.00	1,000.00	STATE	RESERVED
35	1,000.00	1,000.00	STATE	RESERVED
36	1,000.00	1,000.00	STATE	RESERVED
37	1,000.00	1,000.00	STATE	RESERVED
38	1,000.00	1,000.00	STATE	RESERVED
39	1,000.00	1,000.00	STATE	RESERVED
40	1,000.00	1,000.00	STATE	RESERVED
41	1,000.00	1,000.00	STATE	RESERVED
42	1,000.00	1,000.00	STATE	RESERVED
43	1,000.00	1,000.00	STATE	RESERVED
44	1,000.00	1,000.00	STATE	RESERVED
45	1,000.00	1,000.00	STATE	RESERVED
46	1,000.00	1,000.00	STATE	RESERVED
47	1,000.00	1,000.00	STATE	RESERVED
48	1,000.00	1,000.00	STATE	RESERVED
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75	1,000.00	1,000.00	STATE	RESERVED
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90	1,000.00	1,000.00	STATE	RESERVED
91	1,000.00	1,000.00	STATE	RESERVED
92	1,000.00	1,000.00	STATE	RESERVED
93	1,000.00	1,000.00	STATE	RESERVED
94	1,000.00	1,000.00	STATE	RESERVED
95	1,000.00	1,000.00	STATE	RESERVED
96	1,000.00	1,000.00	STATE	RESERVED
97	1,000.00	1,000.00	STATE	RESERVED
98	1,000.00	1,000.00	STATE	RESERVED
99	1,000.00	1,000.00	STATE	RESERVED
100	1,000.00	1,000.00	STATE	RESERVED

TRACT	AREA	CONTR.	OWNER	STATUS
101	1,000.00	1,000.00	STATE	RESERVED
102	1,000.00	1,000.00	STATE	RESERVED
103	1,000.00	1,000.00	STATE	RESERVED
104	1,000.00	1,000.00	STATE	RESERVED
105	1,000.00	1,000.00	STATE	RESERVED
106	1,000.00	1,000.00	STATE	RESERVED
107	1,000.00	1,000.00	STATE	RESERVED
108	1,000.00	1,000.00	STATE	RESERVED
109	1,000.00	1,000.00	STATE	RESERVED
110	1,000.00	1,000.00	STATE	RESERVED
111	1,000.00	1,000.00	STATE	RESERVED
112	1,000.00	1,000.00	STATE	RESERVED
113	1,000.00	1,000.00	STATE	RESERVED
114	1,000.00	1,000.00	STATE	RESERVED
115	1,000.00	1,000.00	STATE	RESERVED
116	1,000.00	1,000.00	STATE	RESERVED
117	1,000.00	1,000.00	STATE	RESERVED
118	1,000.00	1,000.00	STATE	RESERVED
119	1,000.00	1,000.00	STATE	RESERVED
120	1,000.00	1,000.00	STATE	RESERVED
121	1,000.00	1,000.00	STATE	RESERVED
122	1,000.00	1,000.00	STATE	RESERVED
123	1,000.00	1,000.00	STATE	RESERVED
124	1,000.00	1,000.00	STATE	RESERVED
125	1,000.00	1,000.00	STATE	RESERVED
126	1,000.00	1,000.00	STATE	RESERVED
127	1,000.00	1,000.00	STATE	RESERVED
128	1,000.00	1,000.00	STATE	RESERVED
129	1,000.00	1,000.00	STATE	RESERVED
130	1,000.00	1,000.00	STATE	RESERVED
131	1,000.00	1,000.00	STATE	RESERVED
132	1,000.00	1,000.00	STATE	RESERVED
133	1,000.00	1,000.00	STATE	RESERVED
134	1,000.00	1,000.00	STATE	RESERVED
135	1,000.00	1,000.00	STATE	RESERVED
136	1,000.00	1,000.00	STATE	RESERVED
137	1,000.00	1,000.00	STATE	RESERVED
138	1,000.00	1,000.00	STATE	RESERVED
139	1,000.00	1,000.00	STATE	RESERVED
140	1,000.00	1,000.00	STATE	RESERVED

- 1. ALL LOTS CENTERED ON 1/4, 1/2 & 3/4 AC.
- 2. ALL LOTS CENTERED ON 1/2, 3/4 & 1 AC.
- 3. ALL LOTS CENTERED ON 3/4, 1 & 1 1/4 AC.
- 4. ALL LOTS CENTERED ON 1, 1 1/4 & 1 1/2 AC.
- 5. ALL LOTS CENTERED ON 1 1/4, 1 1/2 & 1 3/4 AC.
- 6. ALL LOTS CENTERED ON 1 1/2, 1 3/4 & 2 AC.
- 7. ALL LOTS CENTERED ON 1 3/4, 2 & 2 1/4 AC.
- 8. ALL LOTS CENTERED ON 2, 2 1/4 & 2 1/2 AC.
- 9. ALL LOTS CENTERED ON 2 1/4, 2 1/2 & 2 3/4 AC.
- 10. ALL LOTS CENTERED ON 2 1/2, 2 3/4 & 3 AC.
- 11. ALL LOTS CENTERED ON 2 3/4, 3 & 3 1/4 AC.
- 12. ALL LOTS CENTERED ON 3, 3 1/4 & 3 1/2 AC.
- 13. ALL LOTS CENTERED ON 3 1/4, 3 1/2 & 3 3/4 AC.
- 14. ALL LOTS CENTERED ON 3 1/2, 3 3/4 & 4 AC.
- 15. ALL LOTS CENTERED ON 3 3/4, 4 & 4 1/4 AC.
- 16. ALL LOTS CENTERED ON 4, 4 1/4 & 4 1/2 AC.
- 17. ALL LOTS CENTERED ON 4 1/4, 4 1/2 & 4 3/4 AC.
- 18. ALL LOTS CENTERED ON 4 1/2, 4 3/4 & 5 AC.
- 19. ALL LOTS CENTERED ON 4 3/4, 5 & 5 1/4 AC.
- 20. ALL LOTS CENTERED ON 5, 5 1/4 & 5 1/2 AC.
- 21. ALL LOTS CENTERED ON 5 1/4, 5 1/2 & 5 3/4 AC.
- 22. ALL LOTS CENTERED ON 5 1/2, 5 3/4 & 6 AC.
- 23. ALL LOTS CENTERED ON 5 3/4, 6 & 6 1/4 AC.
- 24. ALL LOTS CENTERED ON 6, 6 1/4 & 6 1/2 AC.
- 25. ALL LOTS CENTERED ON 6 1/4, 6 1/2 & 6 3/4 AC.
- 26. ALL LOTS CENTERED ON 6 1/2, 6 3/4 & 7 AC.
- 27. ALL LOTS CENTERED ON 6 3/4, 7 & 7 1/4 AC.
- 28. ALL LOTS CENTERED ON 7, 7 1/4 & 7 1/2 AC.
- 29. ALL LOTS CENTERED ON 7 1/4, 7 1/2 & 7 3/4 AC.
- 30. ALL LOTS CENTERED ON 7 1/2, 7 3/4 & 8 AC.
- 31. ALL LOTS CENTERED ON 7 3/4, 8 & 8 1/4 AC.
- 32. ALL LOTS CENTERED ON 8, 8 1/4 & 8 1/2 AC.
- 33. ALL LOTS CENTERED ON 8 1/4, 8 1/2 & 8 3/4 AC.
- 34. ALL LOTS CENTERED ON 8 1/2, 8 3/4 & 9 AC.
- 35. ALL LOTS CENTERED ON 8 3/4, 9 & 9 1/4 AC.
- 36. ALL LOTS CENTERED ON 9, 9 1/4 & 9 1/2 AC.
- 37. ALL LOTS CENTERED ON 9 1/4, 9 1/2 & 9 3/4 AC.
- 38. ALL LOTS CENTERED ON 9 1/2, 9 3/4 & 10 AC.
- 39. ALL LOTS CENTERED ON 9 3/4, 10 & 10 1/4 AC.
- 40. ALL LOTS CENTERED ON 10, 10 1/4 & 10 1/2 AC.
- 41. ALL LOTS CENTERED ON 10 1/4, 10 1/2 & 10 3/4 AC.
- 42. ALL LOTS CENTERED ON 10 1/2, 10 3/4 & 11 AC.
- 43. ALL LOTS CENTERED ON 10 3/4, 11 & 11 1/4 AC.
- 44. ALL LOTS CENTERED ON 11, 11 1/4 & 11 1/2 AC.
- 45. ALL LOTS CENTERED ON 11 1/4, 11 1/2 & 11 3/4 AC.
- 46. ALL LOTS CENTERED ON 11 1/2, 11 3/4 & 12 AC.
- 47. ALL LOTS CENTERED ON 11 3/4, 12 & 12 1/4 AC.
- 48. ALL LOTS CENTERED ON 12, 12 1/4 & 12 1/2 AC.
- 49. ALL LOTS CENTERED ON 12 1/4, 12 1/2 & 12 3/4 AC.
- 50. ALL LOTS CENTERED ON 12 1/2, 12 3/4 & 13 AC.
- 51. ALL LOTS CENTERED ON 12 3/4, 13 & 13 1/4 AC.
- 52. ALL LOTS CENTERED ON 13, 13 1/4 & 13 1/2 AC.
- 53. ALL LOTS CENTERED ON 13 1/4, 13 1/2 & 13 3/4 AC.
- 54. ALL LOTS CENTERED ON 13 1/2, 13 3/4 & 14 AC.
- 55. ALL LOTS CENTERED ON 13 3/4, 14 & 14 1/4 AC.
- 56. ALL LOTS CENTERED ON 14, 14 1/4 & 14 1/2 AC.
- 57. ALL LOTS CENTERED ON 14 1/4, 14 1/2 & 14 3/4 AC.
- 58. ALL LOTS CENTERED ON 14 1/2, 14 3/4 & 15 AC.
- 59. ALL LOTS CENTERED ON 14 3/4, 15 & 15 1/4 AC.
- 60. ALL LOTS CENTERED ON 15, 15 1/4 & 15 1/2 AC.
- 61. ALL LOTS CENTERED ON 15 1/4, 15 1/2 & 15 3/4 AC.
- 62. ALL LOTS CENTERED ON 15 1/2, 15 3/4 & 16 AC.
- 63. ALL LOTS CENTERED ON 15 3/4, 16 & 16 1/4 AC.
- 64. ALL LOTS CENTERED ON 16, 16 1/4 & 16 1/2 AC.
- 65. ALL LOTS CENTERED ON 16 1/4, 16 1/2 & 16 3/4 AC.
- 66. ALL LOTS CENTERED ON 16 1/2, 16 3/4 & 17 AC.
- 67. ALL LOTS CENTERED ON 16 3/4, 17 & 17 1/4 AC.
- 68. ALL LOTS CENTERED ON 17, 17 1/4 & 17 1/2 AC.
- 69. ALL LOTS CENTERED ON 17 1/4, 17 1/2 & 17 3/4 AC.
- 70. ALL LOTS CENTERED ON 17 1/2, 17 3/4 & 18 AC.
- 71. ALL LOTS CENTERED ON 17 3/4, 18 & 18 1/4 AC.
- 72. ALL LOTS CENTERED ON 18, 18 1/4 & 18 1/2 AC.
- 73. ALL LOTS CENTERED ON 18 1/4, 18 1/2 & 18 3/4 AC.
- 74. ALL LOTS CENTERED ON 18 1/2, 18 3/4 & 19 AC.
- 75. ALL LOTS CENTERED ON 18 3/4, 19 & 19 1/4 AC.
- 76. ALL LOTS CENTERED ON 19, 19 1/4 & 19 1/2 AC.
- 77. ALL LOTS CENTERED ON 19 1/4, 19 1/2 & 19 3/4 AC.
- 78. ALL LOTS CENTERED ON 19 1/2, 19 3/4 & 20 AC.
- 79. ALL LOTS CENTERED ON 19 3/4, 20 & 20 1/4 AC.
- 80. ALL LOTS CENTERED ON 20, 20 1/4 & 20 1/2 AC.
- 81. ALL LOTS CENTERED ON 20 1/4, 20 1/2 & 20 3/4 AC.
- 82. ALL LOTS CENTERED ON 20 1/2, 20 3/4 & 21 AC.
- 83. ALL LOTS CENTERED ON 20 3/4, 21 & 21 1/4 AC.
- 84. ALL LOTS CENTERED ON 21, 21 1/4 & 21 1/2 AC.
- 85. ALL LOTS CENTERED ON 21 1/4, 21 1/2 & 21 3/4 AC.
- 86. ALL LOTS CENTERED ON 21 1/2, 21 3/4 & 22 AC.
- 87. ALL LOTS CENTERED ON 21 3/4, 22 & 22 1/4 AC.
- 88. ALL LOTS CENTERED ON 22, 22 1/4 & 22 1/2 AC.
- 89. ALL LOTS CENTERED ON 22 1/4, 22 1/2 & 22 3/4 AC.
- 90. ALL LOTS CENTERED ON 22 1/2, 22 3/4 & 23 AC.
- 91. ALL LOTS CENTERED ON 22 3/4, 23 & 23 1/4 AC.
- 92. ALL LOTS CENTERED ON 23, 23 1/4 & 23 1/2 AC.
- 93. ALL LOTS CENTERED ON 23 1/4, 23 1/2 & 23 3/4 AC.
- 94. ALL LOTS CENTERED ON 23 1/2, 23 3/4 & 24 AC.
- 95. ALL LOTS CENTERED ON 23 3/4, 24 & 24 1/4 AC.
- 96. ALL LOTS CENTERED ON 24, 24 1/4 & 24 1/2 AC.
- 97. ALL LOTS CENTERED ON 24 1/4, 24 1/2 & 24 3/4 AC.
- 98. ALL LOTS CENTERED ON 24 1/2, 24 3/4 & 25 AC.
- 99. ALL LOTS CENTERED ON 24 3/4, 25 & 25 1/4 AC.
- 100. ALL LOTS CENTERED ON 25, 25 1/4 & 25 1/2 AC.



PREPARED BY:  
 ARC SURVEYING & MAPPING, INC.  
 1000 W. UNIVERSITY BLVD.  
 JACKSONVILLE, FLORIDA 32210  
 904-384-3377  
 LICENSED SURVEYORS NO. 4487