

RESOLUTION NO. 2022- 405
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
MILL CREEK FOREST PHASE 1B REPLAT.

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 Replat.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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.

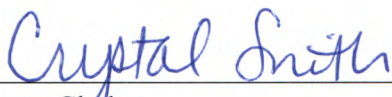
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 20th day of December, 2022.

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

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk

DEC 20 2022
Rendition Date _____



Attachment 2

Plat Map

MILL CREEK FOREST PHASE 1B REPLAT

BEING A REPLAT OF A PORTION OF TRACT "A", MILL CREEK FOREST PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 108, PAGES 87 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK

PAGE

SHEET 1 OF 2 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

ADOPTION AND DEDICATION

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

THE LANDS SHOWN HEREON SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HEREAFTER PROVIDED; NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR TO THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HEREAFTER PROVIDED.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME TO CONVEY TO ANY RESPONSIBLE PROPERTY OWNER ASSOCIATION ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS TRACTS OR EASEMENTS, INCLUDING ALL UNOBTAINED EASEMENTS FOR DRAINAGE OR UTILITIES. THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PROVIDERS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF THE LAND DESCRIBED HEREIN OR THE OWNER(S) OF ADJACENT LANDS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNERS RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENT" 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.

IN WITNESS WHEREOF, THE OWNERS HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS:

DRP FL4, LLC

BY: _____
HOUDEN HONARVAR - AUTHORIZED SIGNATORY

WITNESS _____
PRINT NAME

WITNESS _____
PRINT NAME

NOTARY FOR DRP FL4, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY HOUDEN HONARVAR, AUTHORIZED SIGNATORY, OF DRP FL4, LLC, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CAPTION

A PORTION OF TRACT "A", MILL CREEK FOREST PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 108, PAGES 87 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 289, AS SHOWN ON SAID PLAT OF MILL CREEK FOREST PHASE 1B, SAID NORTHEAST CORNER BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF GAP CREEK DRIVE (A 50' RIGHT OF WAY); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GAP CREEK DRIVE, RUN THE FOLLOWING THREE (3) COURSES: COURSE NO. 1, SOUTH 63°39'52" EAST, A DISTANCE OF 206.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 33.00 FEET; COURSE NO. 2, SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°29'52" EAST, 35.36 FEET TO THE POINT OF BEGINNING AND A POINT OF NON-TANGENCY OF SAID CURVE; COURSE NO. 3, SOUTH 63°20'52" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°39'06" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 98.15 FEET; THENCE SOUTH 36°30'20" EAST, A DISTANCE OF 125.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°57'46" WEST, 18.22 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°17'52" WEST, A DISTANCE OF 146.11 FEET; THENCE NORTH 77°29'45" WEST, A DISTANCE OF 357.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 14.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°53'47" WEST, 14.15 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°17'20" WEST, A DISTANCE OF 96.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 14.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°18'46" WEST, 13.75 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°57'34" WEST, A DISTANCE OF 78.74 FEET; THENCE NORTH 41°12'20" EAST, A DISTANCE OF 43.66 FEET; THENCE SOUTH 77°29'45" EAST, A DISTANCE OF 94.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 21.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°53'48" EAST, 21.25 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41°12'20" EAST, A DISTANCE OF 93.50 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 23.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°40'05" EAST, 23.39 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°44'11" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 23°15'51" WEST, A DISTANCE OF 52.34 FEET; THENCE NORTH 84°52'48" EAST, A DISTANCE OF 5.25 FEET; THENCE NORTH 72°02'08" EAST, A DISTANCE OF 128.04 FEET; THENCE NORTH 83°31'30" EAST, A DISTANCE OF 64.82 FEET; THENCE SOUTH 77°35'02" EAST, A DISTANCE OF 96.74 FEET; THENCE SOUTH 82°56'32" EAST, A DISTANCE OF 41.20 FEET; THENCE NORTH 83°10'24" EAST, A DISTANCE OF 31.92 FEET; THENCE NORTH 26°39'06" EAST, A DISTANCE OF 161.59 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.32 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF MILL CREEK FOREST PHASE 1B REPLAT HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2022.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS _____ DAY OF _____, 2022.

NATHAN P. PERRET, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

VICINITY MAP



CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE 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 _____, 2022.

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

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 _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2022.

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

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - LB. NO. 8715

MILL CREEK FOREST PHASE 1B REPLAT

BEING A REPLAT OF A PORTION OF TRACT "A", MILL CREEK FOREST PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 106, PAGES 87 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

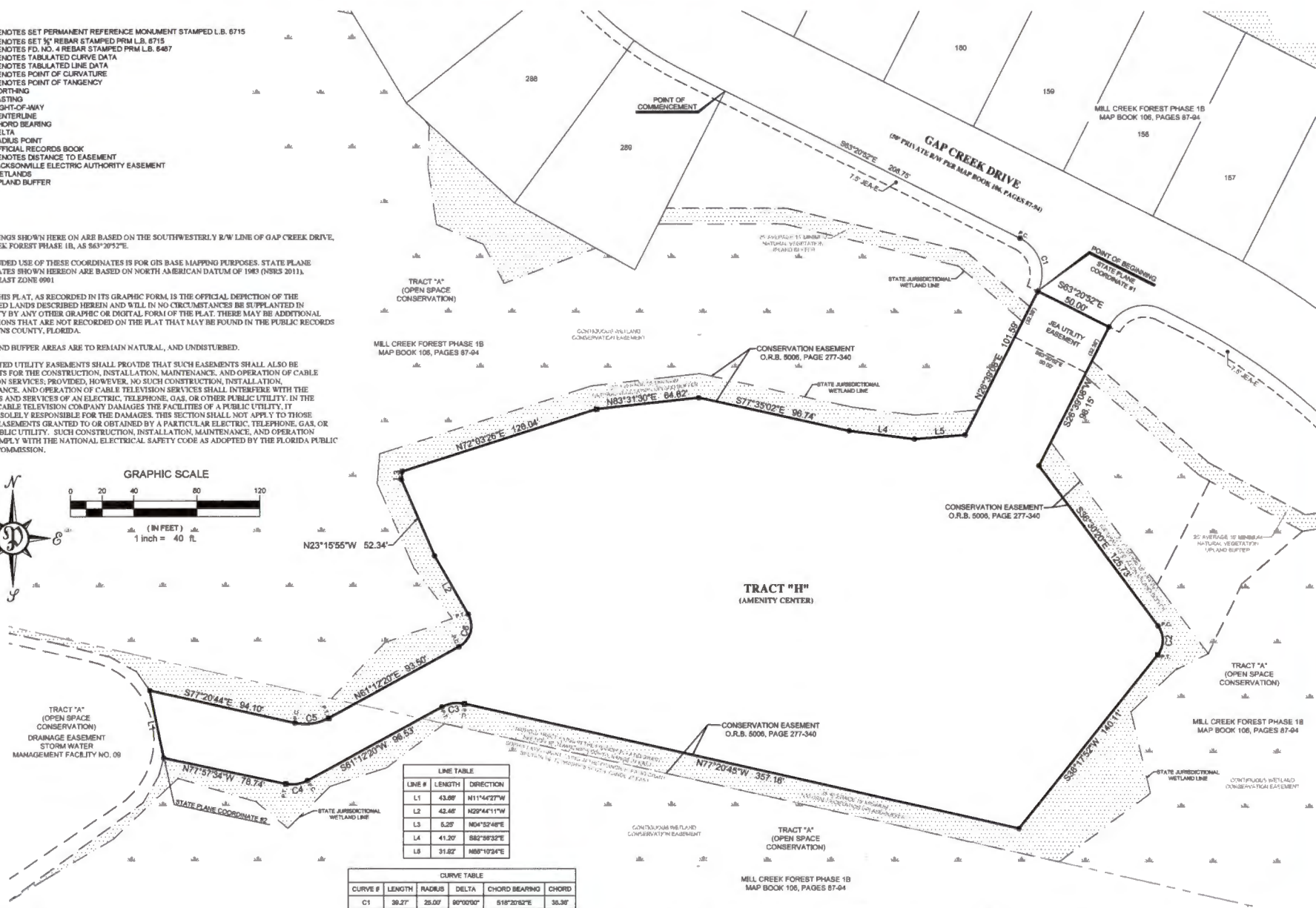
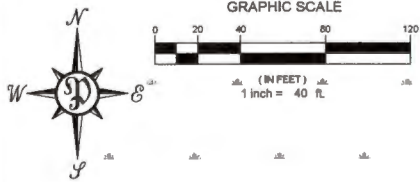
SHEET 2 OF 2 SHEETS

LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET 1/2" REBAR STAMPED PRM L.B. 6715
- DENOTES SET NO. 4 REBAR STAMPED PRM L.B. 6407
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- C.R.B. OFFICIAL RECORDS BOOK
- (100.1) DENOTES DISTANCE TO EASEMENT
- JEA-E JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
- WETLANDS
- UPLAND BUFFER

NOTES:

- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTHWESTERLY R/W LINE OF GAP CREEK DRIVE, MILL CREEK FOREST PHASE 1B, AS S63°20'52"E.
- 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 6991.
- 3.) 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 REPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4.) ALL UPLAND BUFFER AREAS ARE TO REMAIN NATURAL, AND UNDISTURBED.
- 5.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



LINE #	LENGTH	DIRECTION
L1	43.89'	N11°44'27\"/>

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.27'	25.00'	90°00'00\"/>		

POINT	NORTHING	EASTING	DESCRIPTION
1	2090795.3305	487302.1589	POINT OF BEGINNING
2	2090600.0502	486842.7877	SOUTHWEST CORNER OF TRACT "H"

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