

RESOLUTION NO. 2022- 88
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BEACON LAKE PARKWAY EXTENSION.**

WHEREAS, HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, AND TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Beacon Lake Parkway Extension.

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. This project is bonded under RW CONST 2020-18.

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 mortgages 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:

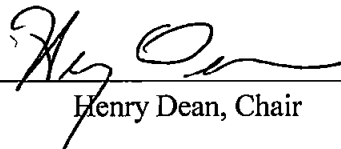
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 5 day of April, 2022.

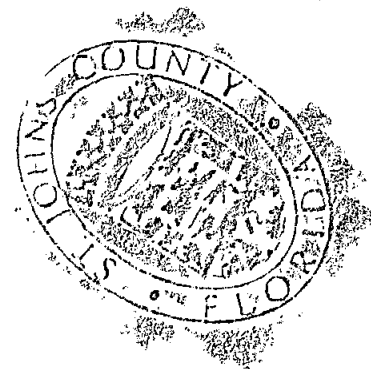
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date APR 5 2022



Beacon Lake Parkway Extension

MAP BOOK PAGE

A REPLAT OF TRACT 16 AND PORTIONS OF TRACTS 2 AND 14, AS SHOWN ON THE PLAT OF BEACON LAKE TOWNHOMES, AS RECORDED IN MAP BOOK 89, PAGES 22 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF TRACTS 1 AND 9, AS SHOWN ON THE PLAT OF BEACON LAKE PHASE 2A, AS RECORDED IN MAP BOOK 100, PAGES 1 THROUGH 11, INCLUSIVE OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 5 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

TRACT 16 AND PORTIONS OF TRACTS 2 AND 14, AS SHOWN ON THE PLAT OF BEACON LAKE TOWNHOMES, AS RECORDED IN MAP BOOK 89, PAGES 22 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF TRACTS 1 AND 9, AS SHOWN ON THE PLAT OF BEACON LAKE PHASE 2A, AS RECORDED IN MAP BOOK 100, PAGES 1 THROUGH 11, INCLUSIVE OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID TRACT 16, SAID CORNER BEING ON THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL NO. 0A3, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8008, PAGE 201, OF SAID PUBLIC RECORDS; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF A CURVE LEADING EASTERLY, CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 123.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°30'38" EAST, 122.90 FEET; COURSE NO. 2: THENCE NORTH 70°50'20" EAST, 147.97 FEET; COURSE NO. 3: NORTH 00°40'01" EAST, 43.47 FEET; THENCE NORTH 77°02'31" EAST, 415.04 FEET; THENCE NORTH 76°56'28" EAST, 200.00 FEET; THENCE SOUTH 13°03'32" EAST, 13.60 FEET; THENCE NORTH 77°34'13" EAST, 44.12 FEET; THENCE NORTH 81°20'09" EAST, 86.88 FEET, TO THE WESTERLY LINE OF THE PLAT OF BEACON LAKE PHASE 1, AS RECORDED IN MAP BOOK 89, PAGES 53 THROUGH 88, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 10°54'00" EAST, ALONG LAST SAID LINE, 28.43 FEET, TO THE SOUTHERLY LINE OF SAID PLAT OF BEACON LAKE PHASE 1, AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 873.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°54'31" EAST, 828.28 FEET, TO THE NORTHWESTERLY LINE OF SAID PLAT OF BEACON LAKE PHASE 2A; THENCE SOUTHWESTERLY, AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 56°45'00" WEST, 93.00 FEET; COURSE NO. 2: SOUTH 38°50'27" WEST, 18.11 FEET; COURSE NO. 3: SOUTH 70°00'00" WEST, 39.51 FEET; COURSE NO. 4: NORTH 88°00'00" WEST, 39.30 FEET; THENCE NORTH 35°00'00" WEST, 73.20 FEET, TO THE NORTHWESTERLY LINE OF SAID PLAT OF BEACON LAKE PHASE 2A; THENCE SOUTH 85°00'00" WEST, ALONG LAST SAID LINE, 208.27 FEET; THENCE NORTH 78°00'00" WEST, 849.88 FEET; THENCE SOUTH 76°00'00" WEST, 471.87 FEET; THENCE NORTH 00°00'00" EAST, 88.32 FEET, TO THE SOUTHERLY PROLONGATION OF THE EASTERLY TERMINUS OF BEACON LAKE PARKWAY, AS SHOWN ON AFORESAID PLAT OF BEACON LAKE TOWNHOMES; THENCE NORTH 08°D'45" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY TERMINUS OF BEACON LAKE PARKWAY, 83.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 11.64 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL AND ACCEPTANCE

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

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
CHAIR

CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

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

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF BEACON LAKE PARKWAY EXTENSION 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

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 _____, 2022.

BY: _____
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 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2022.

BY: _____
GAIL OLIVER, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE 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, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2022.

BY: _____
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES, INC.
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257
LICENSE NO. LB3731



Beacon Lake Parkway Extension

A REPLAT OF TRACT 16 AND PORTIONS OF TRACTS 2 AND 14, AS SHOWN ON THE PLAT OF BEACON LAKE TOWNHOMES, AS RECORDED IN MAP BOOK 99, PAGES 22 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF TRACTS 1 AND 9, AS SHOWN ON THE PLAT OF BEACON LAKE PHASE 2A, AS RECORDED IN MAP BOOK 100, PAGES 1 THROUGH 11, INCLUSIVE OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("HEARTWOOD"), MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "COD"), AND TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("TCDA"); HEARTWOOD, COD AND TCDA ARE EACH REFERRED TO HEREIN AS AN "OWNER" AND COLLECTIVELY, THE "OWNERS" ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREINAFTER BE KNOWN AS BEACON LAKE PARKWAY EXTENSION, AND THAT THEY HAVE CAUSED THIS 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 MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "COD") CONSTRUCTED AND HAS OWNERSHIP INTERESTS IN THE ROADWAY AND WATER AND SEWER UTILITIES AND JOBS IN THIS PLAT FOR THE PURPOSES OF FACILITATING THE CONVEYANCE OF THOSE FACILITIES TO THE COUNTY.

THE ROAD RIGHT-OF-WAY DESIGNATED IN THE PLAT AS BEACON LAKE PARKWAY IS HEREBY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS, DRAINAGE AND UTILITY IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE EASEMENTS SHOWN ON THIS PLAT AS "DRAINAGE EASEMENT" (D.E.) AND TRACT 2 (STORMWATER MANAGEMENT FACILITY) SHOWN ON THIS PLAT SHALL PERMIT ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER ACROSS OR THROUGH SAID DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FACILITY TRACTS. THE FOREGOING RIGHT OF THE COUNTY TO DISCHARGE STORMWATER SHALL NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE COUNTY FOR THE CONSTRUCTION OR MAINTENANCE OF THE DRAINAGE SYSTEM.

TRACT 2 (STORMWATER MANAGEMENT FACILITY) IS HEREBY DEDICATED TO THE COD FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS SHOWN ON THIS PLAT AND OTHER LANDS WITHIN THE BEACON LAKE SUBDIVISION. THE COD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID TRACT; PROVIDED, HOWEVER, THAT THE COD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO THE BEACON LAKE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION") OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

TRACTS 1, 4, AND 5 (OPEN SPACE AND UTILITIES) ARE HEREBY DEDICATED TO THE COD. THE COD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACTS; PROVIDED, HOWEVER, THAT THE COD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

TRACT 3 (CONSERVATION) IS HEREBY DEDICATED TO COD. THE COD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF ALL OF SAID TRACT; PROVIDED, HOWEVER, THAT THE COD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION TO THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT. SAID TRACT 3 IS SUBJECT TO A DEED OF CONSERVATION EASEMENTS IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4321, PAGE 1742, OFFICIAL RECORDS BOOK 4355, PAGE 146 AND OFFICIAL RECORDS BOOK 4669, PAGE 1802, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (D.E.) ARE HEREBY DEDICATED TO THE COD AS NON-EXCLUSIVE DRAINAGE EASEMENTS FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS SHOWN ON THIS PLAT AND OTHER LANDS WITHIN THE BEACON LAKE SUBDIVISION, AND FOR DRAINAGE PURPOSES. THE COD SHALL HAVE THE OBLIGATION FOR MAINTENANCE AND OPERATION OF SAID DRAINAGE IMPROVEMENTS; PROVIDED, HOWEVER, THAT THE COD RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE AND OPERATION TO THE ASSOCIATION OR TO SUCH OTHER PROPERTY OWNERS ASSOCIATION OR ENTITY AS WILL ASSUME THE OBLIGATION FOR SUCH MAINTENANCE AND OPERATION UNDER THE PLAT.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "FLORIDA POWER AND LIGHT EASEMENT" (F.P.L.E.) ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.081(28) OF THE FLORIDA STATUTES. 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY HEARTWOOD, OR ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

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 RESPECTIVE OWNER THEREOF, AND ITS SUCCESSORS AND ASSIGNS AND GRANTEES OF SAID EASEMENTS.

NON-EXCLUSIVE ACCESS EASEMENTS ARE HEREBY DEDICATED TO THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT AND TCDA ON, UPON AND OVER TRACT 2 (STORMWATER MANAGEMENT FACILITY) AND TRACTS 1, 4, AND 5 (OPEN SPACE AND UTILITIES) FOR PURPOSES OF ACCESS, INGRESS AND EGRESS ON OFFICIAL BUSINESS RELATING TO MAINTENANCE OF THE CONSERVATION AREAS.

EACH OWNER HEREBY RESERVES 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 POLITIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS MANAGER AND HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS VICE PRESIDENT, AND THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS CHAIRPERSON.

HEARTWOOD 23, LLC

HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

PRINT: _____

WITNESS: _____

BY: _____

BRUCE J. PARKER, VICE PRESIDENT

PRINT: _____

NOTARY FOR HEARTWOOD 23, LLC

STATE OF FLORIDA

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D. 2022, BY BRUCE J. PARKER, AS VICE PRESIDENT OF HEARTWOOD 23, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____

TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC

TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

PRINT: _____

WITNESS: _____

BY: _____

BY JOHN T. KINSEY, MANAGER

PRINT: _____

NOTARY FOR TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC

STATE OF FLORIDA

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D. 2022, BY JOHN T. KINSEY, AS MANAGER OF TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

BY: _____ WITNESS: _____

PRINT: _____

TITLE: CHAIRPERSON

WITNESS: _____

PRINT: _____

NOTARY FOR MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

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 CHAIRPERSON OF THE BOARD OF SUPERVISORS OF MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, WHO [] IS PERSONALLY KNOWN TO ME, OR [] PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

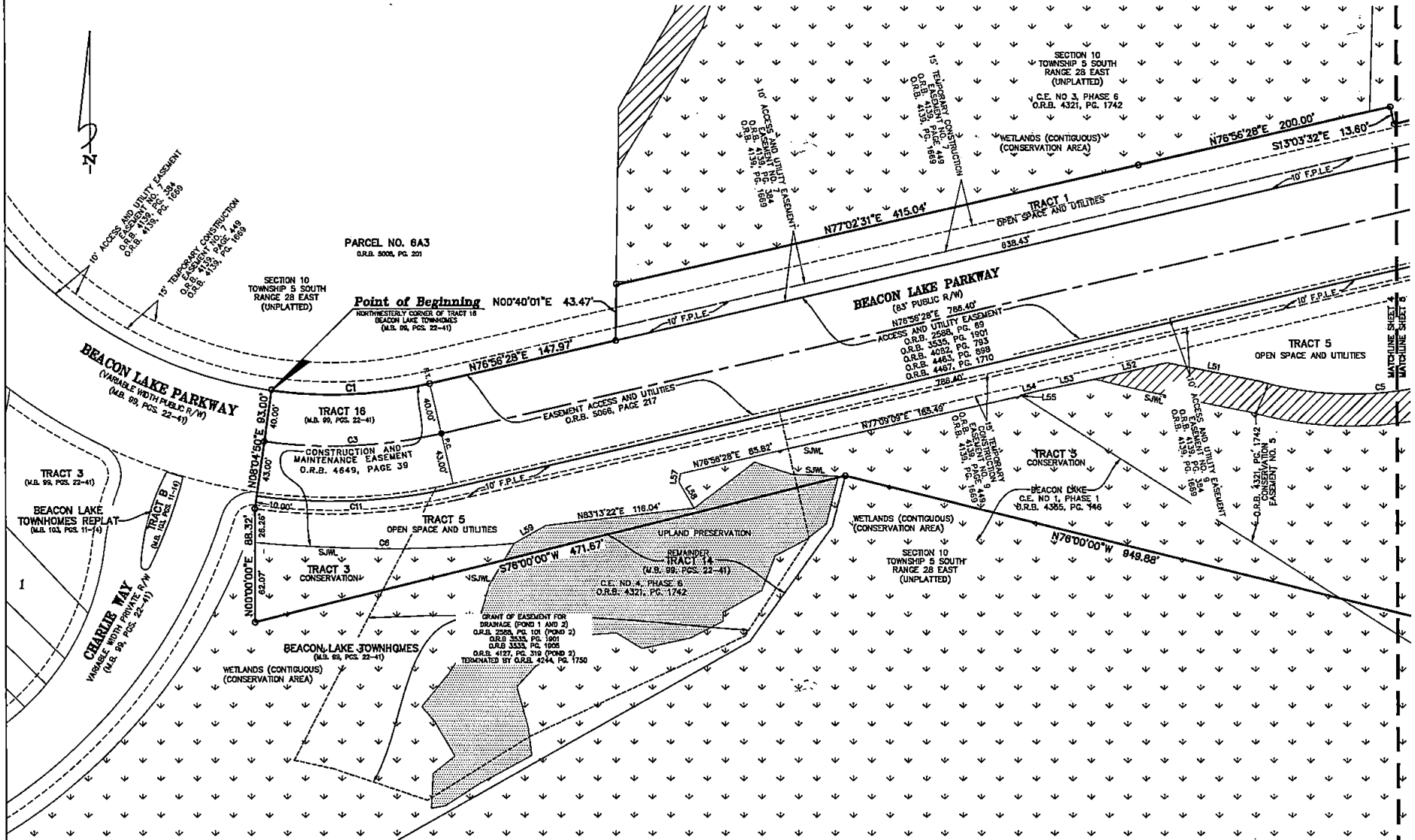


Beacon Lake Parkway Extension

MAP BOOK PAGE

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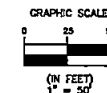
SHEET 4 OF 5 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	335.00'	123.60'	21°08'22"	N87°30'39"E	122.90'
C3	375.00'	138.38'	21°08'22"	N87°30'39"E	137.57'
C5	260.77'	190.89'	41°56'28"	N85°04'27"E	186.66'
C6	1153.37'	201.33'	10°00'04"	S89°44'38"E	201.07'
C11	418.00'	154.23'	21°08'24"	N87°30'39"E	153.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L51	S78°38'41"E	72.26'
L52	N76°56'41"E	57.31'
L53	N78°17'14"E	42.56'
L54	N78°55'41"E	18.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L55	N57°08'15"W	1.09'
L57	N09°38'58"E	6.67'
L58	N29°57'33"W	23.51'
L59	N60°10'47"E	27.86'



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
110 NO. 3731
3530 CROWN POINT ROAD
MCKINNAHVILLE, FLORIDA 32057
(904) 250-2702
WWW.CLARYASSOC.COM

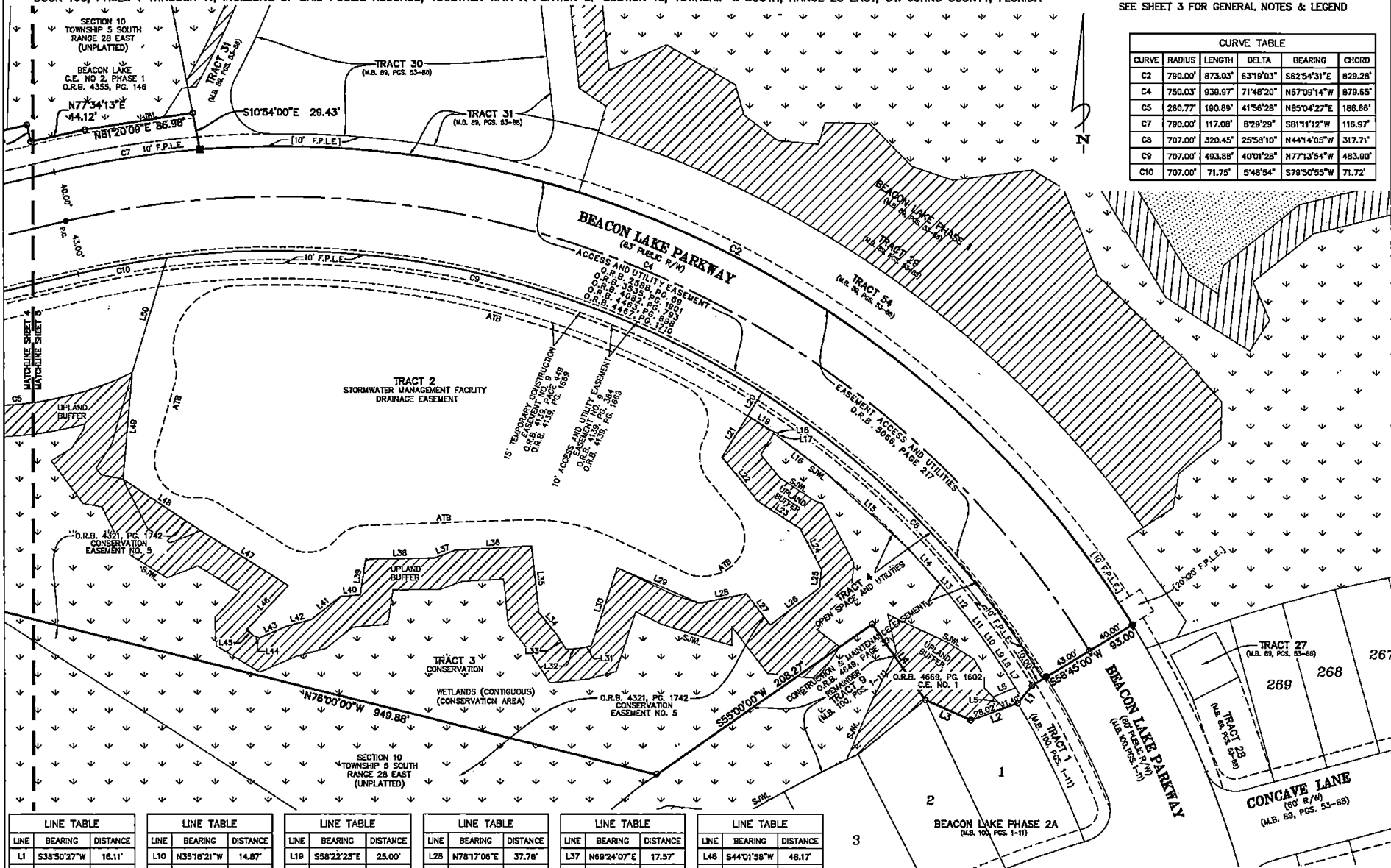
Beacon Lake Parkway Extension

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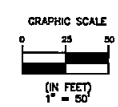
MAP BOOK PAGE

SHEET 5 OF 5 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	790.00'	873.03'	63°19'03"	S82°54'31"E	829.28'
C4	750.03'	939.97'	71°48'20"	N67°09'14"W	879.85'
C5	260.77'	190.89'	41°56'28"	N65°04'27"E	186.66'
C7	790.00'	117.08'	8°29'29"	S81°11'12"W	116.97'
C8	707.00'	320.45'	25°58'10"	N44°14'05"W	317.71'
C9	707.00'	493.88'	40°01'28"	N77°13'54"W	483.90'
C10	707.00'	71.75'	5°48'54"	S79°50'55"W	71.72'



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S38°50'27"W	18.11'	L10	N35°16'21"W	14.87'	L19	S58°22'23"E	25.00'	L28	N78°17'06"E	37.78'	L37	N69°24'07"E	17.57'	L46	S44°01'58"W	48.17'
L2	S70°00'00"W	39.31'	L11	N36°38'49"W	17.20'	L20	N31°38'59"E	21.87'	L29	S66°35'12"E	71.05'	L38	N89°06'08"E	54.33'	L47	S57°59'45"E	82.60'
L3	N66°00'00"W	39.30'	L12	N38°20'24"W	23.28'	L21	N31°38'56"E	38.78'	L30	N18°22'27"E	65.19'	L39	N08°42'45"E	28.81'	L48	S58°21'55"E	74.53'
L4	N35°00'00"W	73.20'	L13	N41°20'04"W	15.05'	L22	N39°14'54"W	45.32'	L31	N75°13'36"E	7.62'	L40	N85°32'30"E	15.63'	L49	S05°01'40"W	85.16'
L5	N44°28'48"W	12.28'	L14	S41°20'04"E	33.26'	L23	N56°35'58"W	39.47'	L32	N84°21'48"E	12.62'	L41	N51°34'15"E	28.55'	L50	N18°56'33"E	95.42'
L6	N67°13'54"E	19.29'	L15	S47°07'03"E	89.90'	L24	N27°36'02"W	36.54'	L33	S21°16'05"E	14.65'	L42	N74°51'17"E	20.69'			
L7	N32°24'35"W	17.42'	L16	S52°51'38"E	47.34'	L25	N06°14'01"E	14.93'	L34	S38°48'25"E	21.97'	L43	N69°58'41"E	23.98'			
L8	N33°23'10"W	5.93'	L17	S35°34'32"W	2.39'	L26	N53°01'03"E	48.86'	L35	S06°01'04"E	53.12'	L44	S87°32'32"E	4.86'			
L9	N34°09'32"W	12.55'	L18	S77°44'31"E	3.32'	L27	S37°24'44"E	31.12'	L36	N88°39'00"E	60.65'	L45	S48°29'21"E	7.39'			



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