

RESOLUTION NO. 2023- 1
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
MILL CREEK FOREST PHASE 5.

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 5.

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 \$3,574,927.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$466,295.00 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.

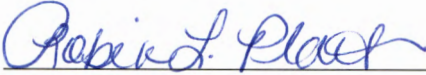
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of January, 2023.

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

BY: 
Christian Whitehurst, Chair

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

Rendition Date JAN 17 2023


Deputy Clerk



Attachment 2

Plat Map

MILL CREEK FOREST PHASE 5

A PART OF THE SOPHIA FATTO TRACT AND THE NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 1 OF 11 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 LAND DESCRIBED IN THE CAPTION HEREON, AND THAT THE SAID LANDS ARE HEREBY BEING OFFERED TO THE PUBLIC AS A TRAIL AND TRAIL STATION. THE SAID LANDS ARE HEREBY BEING OFFERED TO THE PUBLIC AS A TRAIL AND TRAIL STATION. THE SAID LANDS ARE HEREBY BEING OFFERED TO THE PUBLIC AS A TRAIL AND TRAIL STATION.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAN AS DALTON MILL DRIVE, GAP CREEK DRIVE, AND ELKING COURT, SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR THE MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE SHOWN OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "A", "B", "C", "D", "E", AND "F" (OPEN SPACE), TRACTS "G", "H", "I", AND "J" (COMMON AREA), TRACTS "K", "L", "M", AND "N" (CONSERVATION), TRACTS "O", "P", "Q", AND "R" (WATER MANAGEMENT FACILITY), ACCESS, DRAINAGE, AND MAINTENANCE EASEMENTS, TRACT "S" (TRAIL STATION), AND TRACT "T" (TRAIL STATION) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS.

TRACT "R" (TRAIL STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, ALL EASEMENTS FOR WATER, WATER REUSE, AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO TRACT "S" (LANDSCAPE BUFFER TRACT) 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 ANY ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAN. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR TRACT "R" (TRAIL STATION) IN ACCORDANCE WITH THE REGULATIONS OF SECTION 65C.123, CITY OF JACKSONVILLE ORDINANCE CODE.

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

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FORBEAR RELEASE, DISCHARGE, INDEMNIFY, DEFEND AND HOLD 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 TRACT "S" (LANDSCAPE BUFFER TRACT), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO THE USE OF TRACT "R" (TRAIL STATION) OR JEA'S USE OF TRACT "S" (LANDSCAPE BUFFER TRACT). OWNER, ITS 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, GRASS COVER, AND OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON TRACT "S" (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.

THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND THE FUTURE OWNERS OF THE UTILITY SYSTEMS ON THIS PLAN AND THEIR OFFICERS, EMPLOYEES, CONTRACTORS, SERVICE PROVIDERS, AND OTHER AUTHORITIES OF THE LAW, UNDEVELOPED UTILITIES OWNERS, HOLDERS OF THE UTILITIES AUTHORIZED BY OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LAND SHOWN HEREIN, HOLDERS OF MORTGAGE LENSES ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE RIGHTS OF WAY.

ALL EASEMENTS SHOWN ON THIS PLAN, 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 RETAIN THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAN FOR DRAINAGE OR LAKE PURPOSES.

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

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

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 GOVERNMENTAL BODY, TO RE-DEVELOP, RE-CONSTRUCT, RE-CONSTRUCT, TO RE-DEVELOP TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN TESTIMONY WHEREOF, THE OWNERS HAS CAUSED THIS PLAN AND DEDICATION TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

DRP FL4, LLC

BY: HONORARY - AUTHORIZED SIGNATORY

WITNESS: PRINT NAME

WITNESS: PRINT NAME

CAPTION

A PORTION OF THE SOPHIA FATTO TRACT AND THE NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST TOGETHER WITH A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF MILL CREEK FOREST PHASE 5, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 106, PAGES 87 THROUGH 94 AND THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 409, PAGE 73 (PART OF THE PUBLIC RECORDS OF SAID COUNTY), THENCE S77°19'00" ALONG SAID NORTH LINE, A DISTANCE OF 935.28 FEET; THENCE N00°00'41"E, A DISTANCE OF 997.99 FEET TO THE DIVIDING LINE BETWEEN SAID SOPHIA FATTO TRACT AND SAID NICHOLL TRACT; THENCE S77°20'41"E, ALONG SAID DIVIDING LINE, A DISTANCE OF 52.99 FEET; THENCE S62°14'00"W, A DISTANCE OF 741.11 FEET; THENCE S70°19'00"E, A DISTANCE OF 1074.44 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONVEX NORTHERLY AND HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 389.98 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S80°09'00"W, 301.86 FEET TO A POINT OF TANGENCY; THENCE N59°51'01"E, A DISTANCE OF 329.40 FEET; THENCE S55°48'01"E, A DISTANCE OF 37.68 FEET; THENCE S30°08'58"E, A DISTANCE OF 120.87 FEET; THENCE S59°51'01"W, A DISTANCE OF 16.51 FEET; THENCE S30°08'58"E, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE BEING CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE S64°21'00"W, ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S14°19'00"W, 35.36 FEET TO A POINT OF TANGENCY; THENCE N30°08'58"E, A DISTANCE OF 114.12 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONVEX WESTERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 27.28 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S28°39'37"E, 27.28 FEET TO A POINT OF TANGENCY; THENCE S42°14'00"W, A DISTANCE OF 132.02 FEET TO A POINT OF CURVATURE BEING CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 59.83 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S47°00'00"E, 54.41 FEET TO A POINT OF TANGENCY; THENCE S09°51'02"E, A DISTANCE OF 124.95 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONVEX NORTHEASTLY AND HAVING A RADIUS OF 68.00 FEET; THENCE N08°16'55"E, ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 221.90 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S50°14'11"E, 220.93 FEET TO A POINT OF TANGENCY; THENCE N41°17'24"E, A DISTANCE OF 135.11 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONVEX SOUTHERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE EASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 42.62 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S46°17'23"E, 36.59 FEET TO A POINT OF TANGENCY; THENCE S48°42'37"E, A DISTANCE OF 75.59 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONVEX WESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 42.14 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S18°34'41"E, 40.22 FEET TO A POINT OF NON-TANGENCY; THENCE S78°24'54"E, A DISTANCE OF 30.00 FEET; THENCE S15°35'09"W, A DISTANCE OF 41.36 FEET; THENCE S16°20'37"W, A DISTANCE OF 70.80 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONVEX WESTERLY AND HAVING A RADIUS OF 65.54 FEET; THENCE S61°28'57"E, A DISTANCE OF 107.74 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S42°14'00"W, 107.74 FEET; THENCE S49°21'53"W, A DISTANCE OF 40.98 FEET; THENCE S61°46'27"W, A DISTANCE OF 50.68 FEET; THENCE S65°32'42"W, A DISTANCE OF 66.93 FEET; THENCE S74°21'14"W, A DISTANCE OF 48.06 FEET; THENCE S58°33'17"W, A DISTANCE OF 43.10 FEET; THENCE S58°25'14"W, A DISTANCE OF 65.03 FEET; THENCE S55°24'20"W, A DISTANCE OF 57.86 FEET; THENCE S71°45'32"W, A DISTANCE OF 23.94 FEET; THENCE S58°42'00"W, A DISTANCE OF 54.51 FEET; THENCE S61°24'00"W, A DISTANCE OF 44.94 FEET; THENCE S67°32'22"W, A DISTANCE OF 31.30 FEET; THENCE S69°29'23"W, A DISTANCE OF 24.55 FEET; THENCE N44°55'51"W, A DISTANCE OF 11.30 FEET; THENCE S59°58'51"W, A DISTANCE OF 104.74 FEET; THENCE S42°14'00"E, A DISTANCE OF 146.81 FEET TO THE SOUTHWESTERLY LINE OF SAID MILL CREEK FOREST PHASE 5; THENCE ALONG THE SAID NORTHWESTERLY LINE THE FOLLOWING SEVEN (7) COURSES: COURSE ONE (1) S60°21'26"W, A DISTANCE OF 80.00 FEET; COURSE TWO (2) S20°38'34"E, A DISTANCE OF 22.94 FEET; COURSE THREE (3) S27°30'10"W, A DISTANCE OF 75.18 FEET; COURSE FOUR (4) S71°01'00"W, A DISTANCE OF 62.91 FEET; COURSE FIVE (5) S55°04'39"W, A DISTANCE OF 41.18 FEET; COURSE SIX (6) S45°42'29"W, A DISTANCE OF 121.51 FEET; COURSE SEVEN (7) S12°47'46"W, A DISTANCE OF 160.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.3 ACRES, MORE OR LESS.

NOTARY FOR DRP FL4, LLC.

STATE OF FLORIDA, COUNTY OF DUVAL.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY HONORARY OR AUTHORIZED SIGNATORY, OF DRP FL4, LLC, ON BEHALF OF THE COMPANY, WHOSE PERSONAL KNOWLEDGE I HAVE OF THE SIGNATORY, OR WHO PRODUCED A US IDENTIFICATION AND WHO DID NOT OBJECT TO MY TAKING 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 PLAN HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022.

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAN HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022. THIS ACCEPTANCE SHALL BE DESCRIBED AS A REGULATING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

VICINITY MAP



CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAN 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 AND MAPPER NO. 4564

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAN 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.

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

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAN OF MILL CREEK FOREST PHASE 5 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 PLAN 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 PLAN 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.

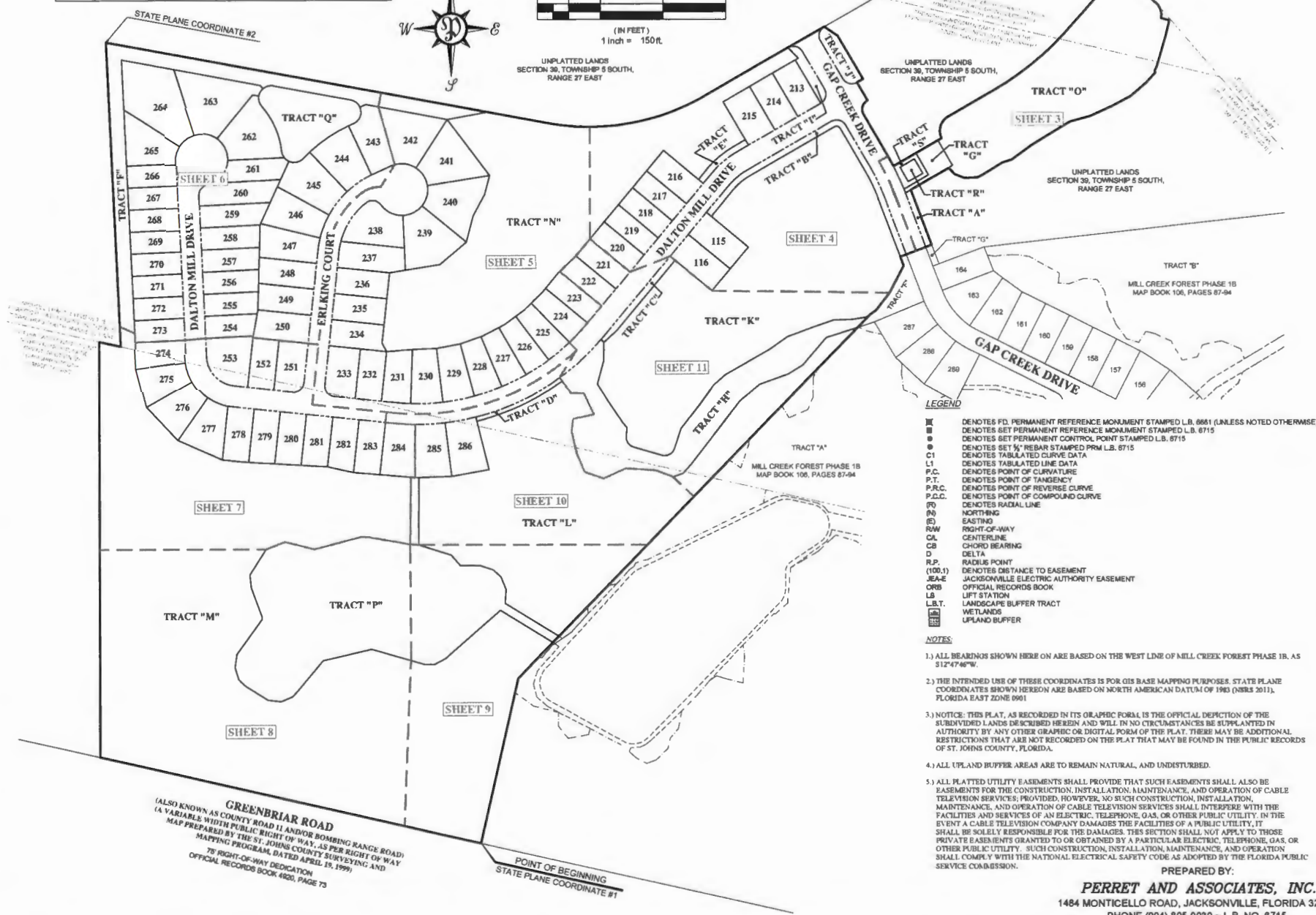
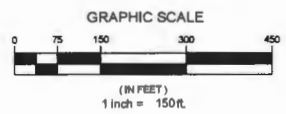
NATHAN P. PERRET, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900
PERRET AND ASSOCIATES, INC.

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1844 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715

MILL CREEK FOREST PHASE 5

A PART OF THE SOPHIA FATTO TRACT AND THE NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2079746.5074	488004.5057	POINT OF BEGINNING
2	2081873.0828	488109.7170	NORTHWEST CORNER OF TRACT "F"



- LEGEND**
- DENOTES FD. PERMANENT REFERENCE MONUMENT STAMPED L.B. 0661 (UNLESS NOTED OTHERWISE)
 - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 0715
 - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 0715
 - DENOTES SET "M" REBAR STAMPED PERM L.B. 0715
 - C1 DENOTES TABULATED CURVE DATA
 - L1 DENOTES TABULATED LINE DATA
 - P.C. DENOTES POINT OF CURVATURE
 - P.T. DENOTES POINT OF TANGENCY
 - P.R.C. DENOTES POINT OF REVERSE CURVE
 - P.C.C. DENOTES POINT OF COMPOUND CURVE
 - (R) DENOTES RADIAL LINE
 - (N) NORTHING
 - (E) EASTING
 - RAW RIGHT-OF-WAY
 - CL CENTERLINE
 - CB CHORD BEARING
 - Δ DELTA
 - R.P. RADIUS POINT
 - (100.1) DENOTES DISTANCE TO EASEMENT
 - JE-E JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
 - ORB OFFICIAL RECORDS BOOK
 - LB LIFT STATION
 - L.B.T. LANDSCAPE BUFFER TRACT
 - WETLANDS WETLANDS
 - UPLAND BUFFER UPLAND BUFFER

- NOTES:**
- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WEST LINE OF MILL CREEK FOREST PHASE 1B, AS S12°47'46"W.
 - 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 0901.
 - 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 SUPPLANTED 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.

GREENBRIAR ROAD
 (ALSO KNOWN AS COUNTY ROAD 11 AND/OR BOMBING RANGE ROAD)
 14 VARIABLE WIDTH PUBLIC RIGHT OF WAY, AS PER RIGHT OF WAY
 MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND
 MAPPING PROGRAM, DATED APRIL 19, 1999
 75' RIGHT-OF-WAY DEDICATION
 OFFICIAL RECORDS BOOK 4020, PAGE 73

POINT OF BEGINNING
 STATE PLANE COORDINATE #1

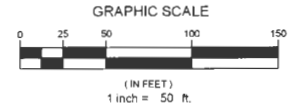
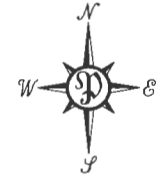
PREPARED BY:
PERRET AND ASSOCIATES, INC.
 1464 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
 PHONE (904) 805-0030 - L.B. NO. 0715

MILL CREEK FOREST PHASE 5

A PART OF OF THE SOPHIA FATIO TRACT AND THE NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

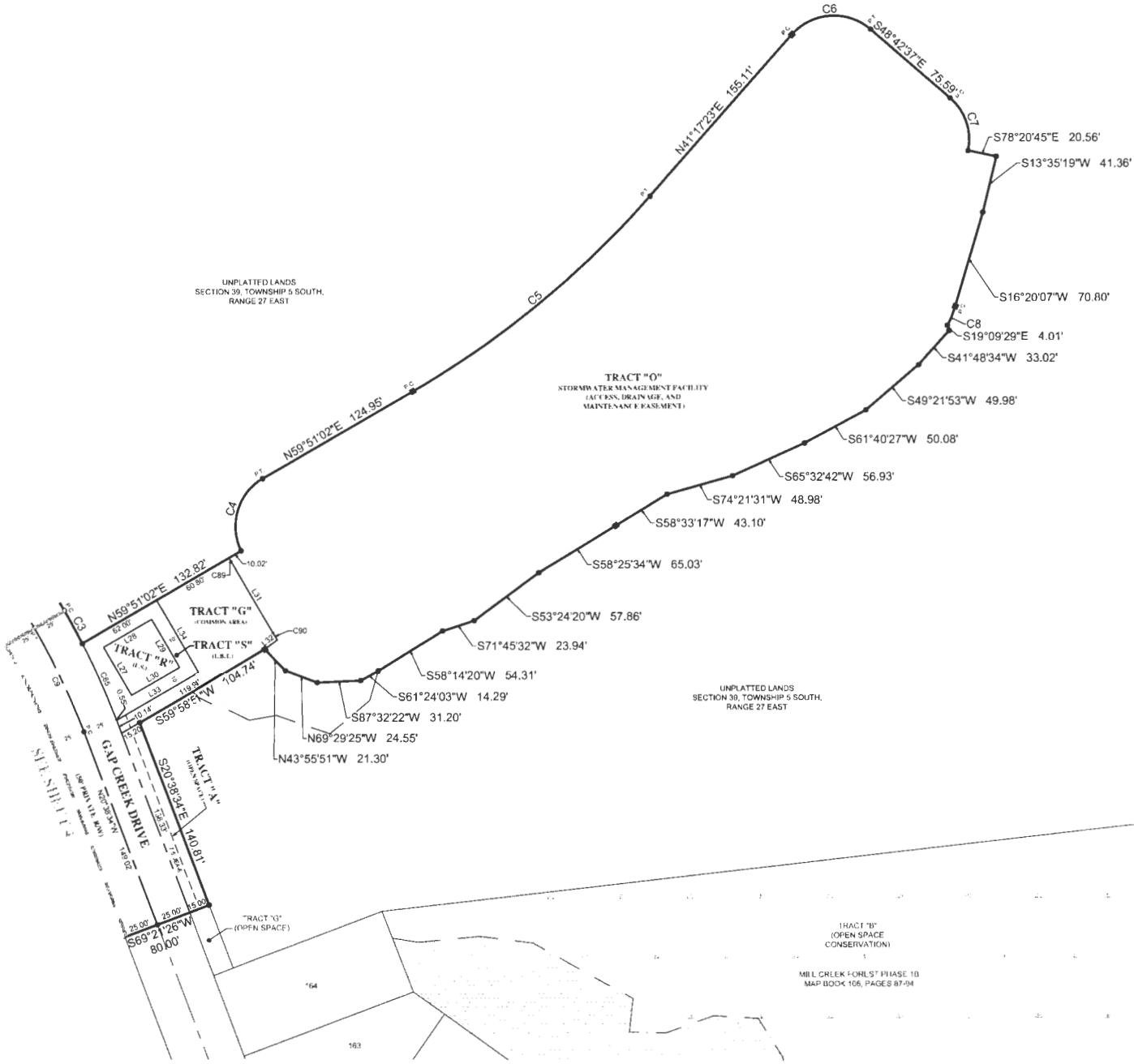
MAP BOOK _____ PAGE _____

SHEET 3 OF 11 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE			
LINE #	LENGTH	DIRECTION	
L27	40.00'	S30°01'09"E	
L28	40.00'	S58°58'51"W	
L29	40.00'	N30°01'09"W	
L30	40.00'	N59°58'51"E	
L31	59.58'	S30°08'58"E	
L32	11.46'	S53°03'19"W	
L33	58.46'	N59°58'51"E	
L34	60.14'	N30°01'09"W	

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	CHORD CURVATURE
C3	27.26'	525.00'	2°58'37"	S28°39'39"E	27.26'	
C4	59.83'	40.00'	85°41'58"	N17°00'04"E	54.41'	
C5	221.90'	685.00'	18°33'39"	N50°34'13"E	220.93'	
C6	62.83'	43.00'	90°00'00"	N86°17'23"E	56.57'	
C7	42.14'	43.00'	60°21'52"	S18°31'41"E	40.22'	
C8	14.75'	83.54'	1°31'756"	S22°59'05"W	14.71'	
C9	82.59'	530.00'	0°30'24"	N23°54'27"W	82.87'	
C85	59.83'	525.00'	0°31'47"	N23°54'27"W	59.80'	
C88	3.00'	50.00'	3°26'23"	S28°25'46"E	3.00'	
C90	5.93'	50.00'	6°47'43"	S33°32'49"E	5.93'	



PREPARED BY:

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715

MILL CREEK FOREST PHASE 5

A PART OF THE SOPHIA FATTO TRACT AND THE NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 4 OF 11 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



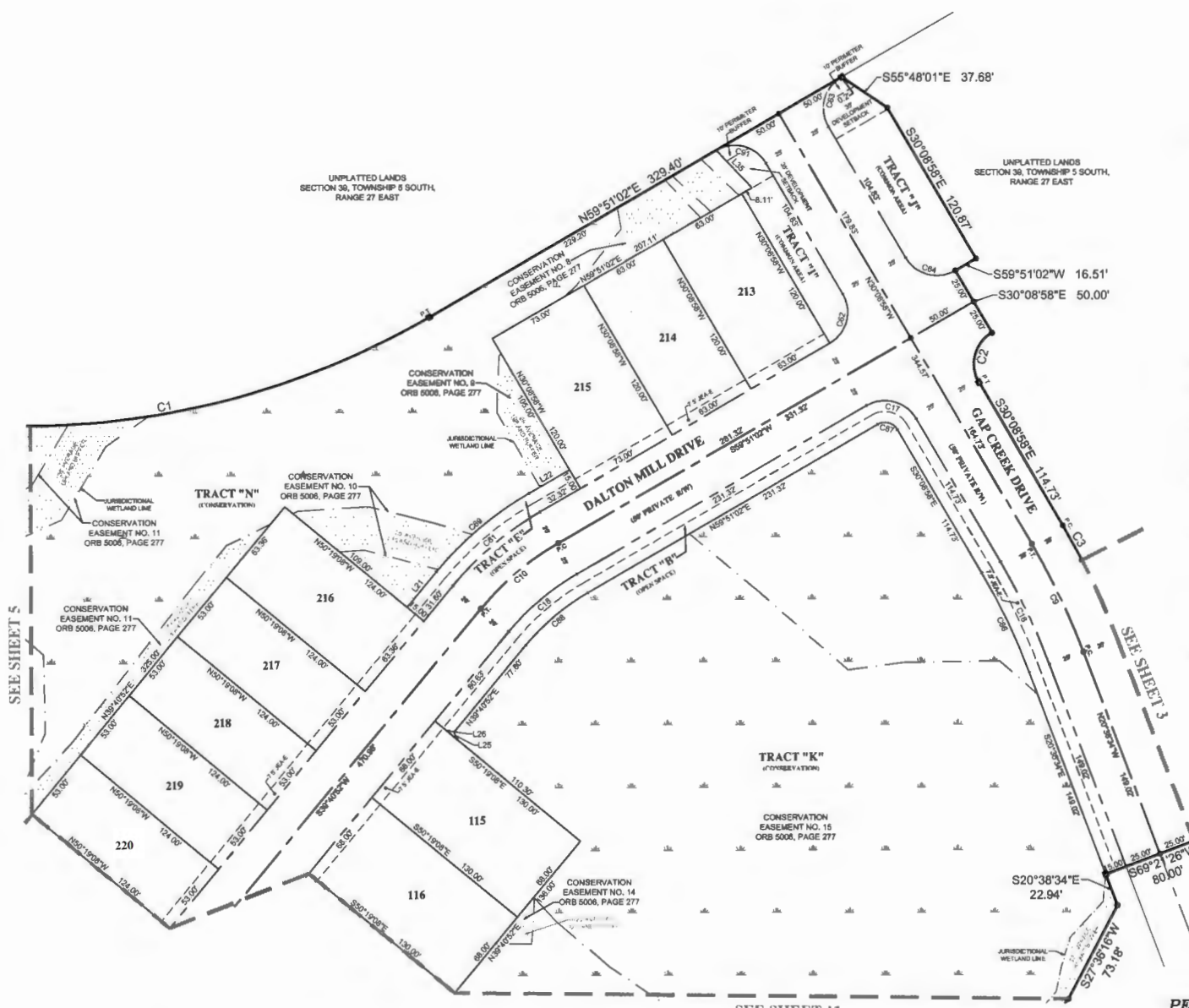
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	31.00	N59°45'32"E
L22	32.32	N59°51'02"E
L25	5.49	N19°12'21"W
L26	18.70	S50°19'59"E
L35	35.79	N43°18'54"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	386.89	550.00	40°31'12"	N80°09'49"E	381.15
C2	39.27	25.00	90°00'00"	S14°51'02"E	35.38
C3	27.28	525.00	2°56'27"	S29°39'36"E	27.28
C9	82.88	500.00	9°30'24"	N25°23'46"W	82.87
C10	70.40	200.00	20°10'10"	S49°45'57"W	70.04
C16	78.81	475.00	9°30'24"	N25°23'46"W	78.72
C17	38.27	25.00	90°00'00"	N75°09'59"W	35.38
C18	81.80	175.00	20°10'10"	S49°45'57"W	81.29
C21	78.21	225.00	20°10'10"	N49°48'57"E	78.80
C22	39.27	25.00	90°00'00"	N14°51'02"E	35.38
C23	39.27	25.00	90°00'00"	S14°51'02"E	35.38
C24	39.27	28.00	80°00'00"	S75°09'58"E	35.38
C29	84.48	240.00	20°10'10"	S49°45'57"W	84.00
C28	78.32	480.00	9°30'24"	S25°23'46"E	78.21
C27	15.11	10.00	90°00'00"	S75°09'58"E	14.11
C26	66.32	180.00	20°10'10"	N49°48'57"E	66.11
C31	39.27	25.00	90°00'00"	N75°09'58"W	36.20



SEE SHEETS

SEE SHEET 3

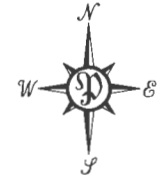
SEE SHEET 11

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PERRET AND ASSOCIATES, INC.
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MILL CREEK FOREST PHASE 5

A PART OF THE SOPHIA FATTO TRACT AND THE NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

SHEET 5 OF 11 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



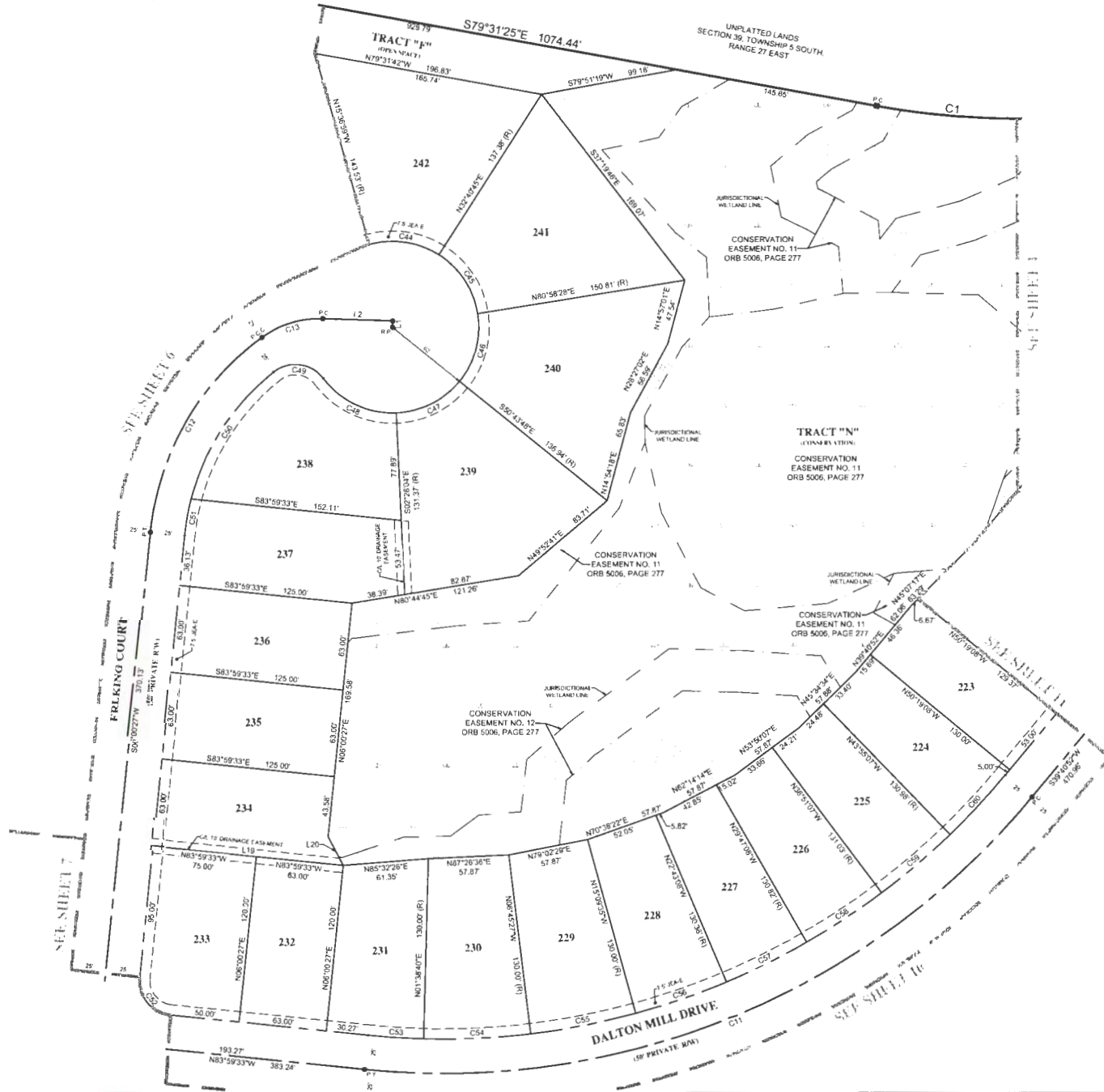
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.45	N02°07'54"E
L2	50.37	N87°52'06"W
L19	138.00	S83°59'33"E
L20	23.37	N27°47'52"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	398.96	550.00	40°37'32"	N80°09'49"E	351.86	
C11	540.70	550.00	60°19'36"	S87°50'40"W	515.8	
C12	167.17	200.00	47°53'27"	N29°57'11"E	162.35	
C13	48.71	70.00	38°14'00"	N73°00'54"E	45.5	
C44	52.26	62.00	48°17'44"	S81°28'07"E	50.5	
C45	52.26	62.00	48°17'44"	S33°10'23"E	50.5	
C46	52.26	62.00	48°17'44"	S15°07'20"W	50.5	
C47	52.26	62.00	48°17'44"	S83°25'04"W	50.5	
C48	60.62	62.00	50°01'12"	N84°25'28"W	58.5	
C49	40.28	25.00	32°18'48"	N82°34'15"W	36.5	
C50	111.28	175.00	36°28'03"	S33°03'25"W	109.2	
C51	26.97	175.00	6°49'52"	S19°25'23"W	26.5	
C52	39.27	25.00	90°00'00"	S38°56'33"E	35.36	
C53	39.58	525.00	4°21'48"	S86°10'28"E	39.97	
C54	76.99	525.00	8°24'07"	N87°26'36"E	78.92	
C55	76.99	525.00	8°24'07"	N79°02'29"E	76.92	
C56	89.27	525.00	7°33'33"	N71°03'39"E	86.22	
C57	84.75	525.00	7°03'59"	N63°44'52"E	84.71	
C58	84.75	525.00	7°03'59"	N66°40'53"E	84.71	
C59	84.75	525.00	7°03'59"	N49°36'53"E	84.71	
C60	58.65	525.00	6°24'07"	N42°52'53"E	58.62	



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MILL CREEK FOREST PHASE 5

A PART OF OF THE SOPHIA FATTO TRACT AND THE NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

SHEET 6 OF 11 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



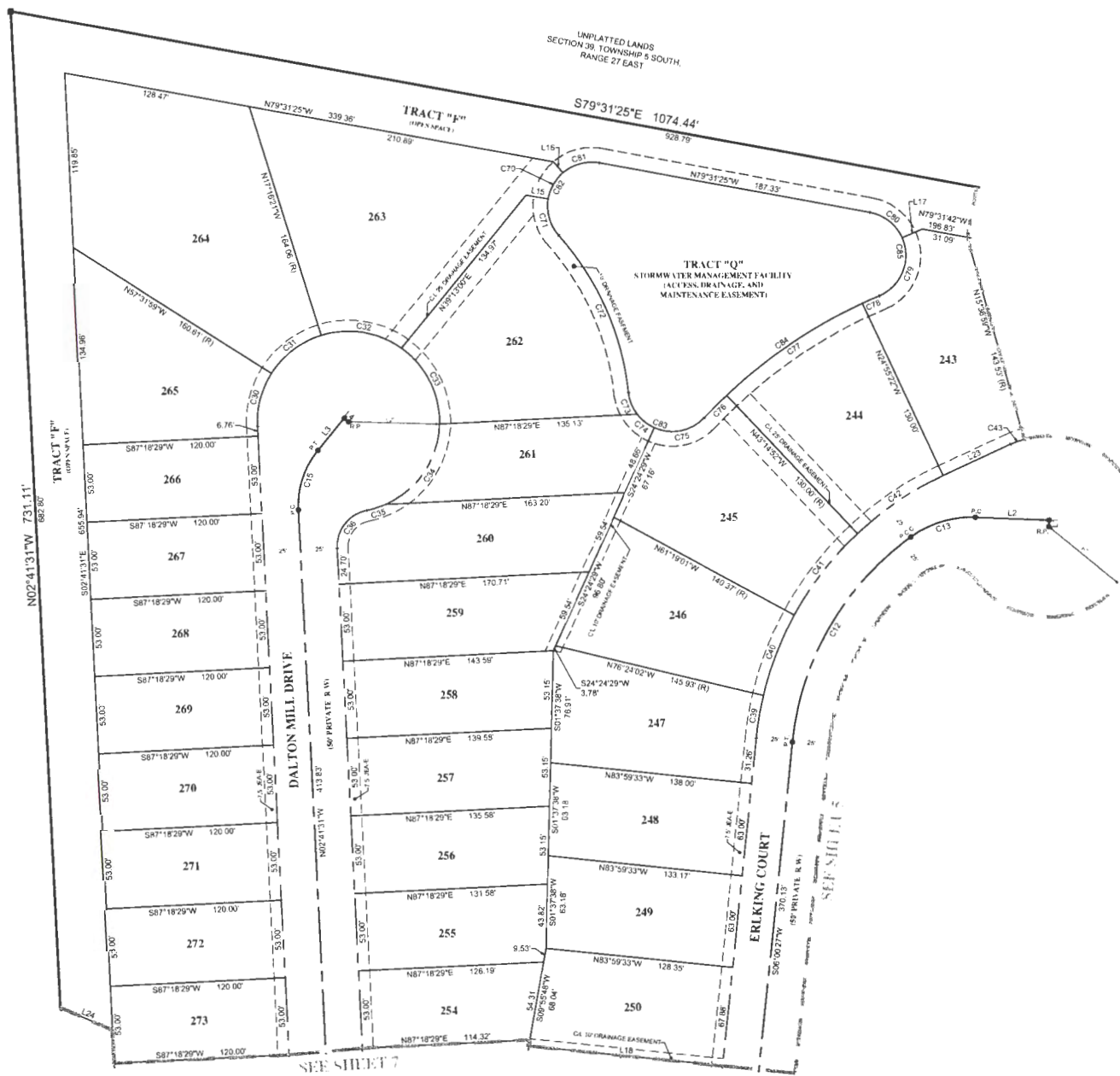
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

LINE #	LENGTH	DIRECTION
L1	4.45	N02°07'54"E
L2	50.37	N87°52'06"W
L3	28.27	N39°13'00"E
L4	3.72	S00°47'00"E
L5	15.30	S80°11'57"E
L16	9.96	S40°32'32"E
L17	14.85	N66°18'48"E
L18	133.00	N83°59'33"W
L23	50.54	N65°04'28"E
L24	38.99	N86°23'58"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C12	187.17	200.00	47°53'22"	N29°57'11"E	162.35
C13	46.71	70.00	38°14'00"	N73°00'54"E	45.85
C15	43.89	90.00	41°54'51"	N18°15'55"E	42.82
C30	38.05	62.00	35°09'32"	N14°53'15"E	37.45
C31	43.57	62.00	40°13'38"	N52°35'50"E	42.65
C32	57.40	62.00	53°02'55"	S80°44'54"E	55.35
C33	60.49	62.00	55°54'05"	S28°16'24"E	58.75
C34	88.52	62.00	64°13'32"	S33°47'25"W	85.75
C35	138.88	62.00	12°48'40"	S72°18'32"W	133.65
C36	25.52	25.00	81°24'23"	S38°00'41"W	32.61
C38	29.81	225.00	7°35'31"	N06°48'13"E	29.79
C40	59.23	225.00	15°05'01"	N21°08'29"E	59.06
C41	70.98	225.00	18°04'09"	N37°43'04"E	70.86
C42	70.89	225.00	18°03'04"	N55°46'40"E	70.59
C43	130.07	62.00	9°18'23"	N69°43'49"E	130.06
C70	20.76	30.00	39°39'25"	N29°37'49"E	20.35
C71	26.87	30.00	51°18'13"	N15°51'33"W	25.88
C72	119.47	192.00	35°36'08"	N23°41'36"W	117.55
C73	16.44	30.00	31°23'23"	N21°33'44"W	16.23
C74	14.84	30.00	28°20'00"	N51°25'28"W	14.60
C75	37.25	30.00	71°06'56"	S78°48'59"W	34.91
C76	21.80	355.00	3°29'38"	S45°00'19"W	21.84
C77	112.48	355.00	18°09'05"	S55°49'41"W	111.99
C78	12.62	355.00	2°02'14"	S85°55'29"W	12.62
C79	47.45	30.00	90°37'41"	S21°37'38"W	42.86
C80	29.24	30.00	55°50'11"	S51°36'19"E	28.09
C81	26.71	30.00	61°01'07"	N74°58'02"E	26.84
C82	74.35	30.00	141°59'45"	S29°28'43"W	56.73
C83	68.53	30.00	130°52'28"	S71°18'16"E	54.57
C84	146.73	355.00	23°04'57"	N55°09'59"E	145.60
C85	76.88	30.00	146°27'52"	N66°17'29"W	57.45



UNPLATTED LANDS
SECTION 39, TOWNSHIP 5 SOUTH,
RANGE 27 EAST

TRACT "F"
OPEN SPACE

TRACT "Q"
STORM WATER MANAGEMENT FACILITY
ACCESS, DRAINAGE, AND
MAINTENANCE EASEMENT

DALTON MILL DRIVE

ERVING COURT

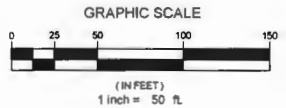
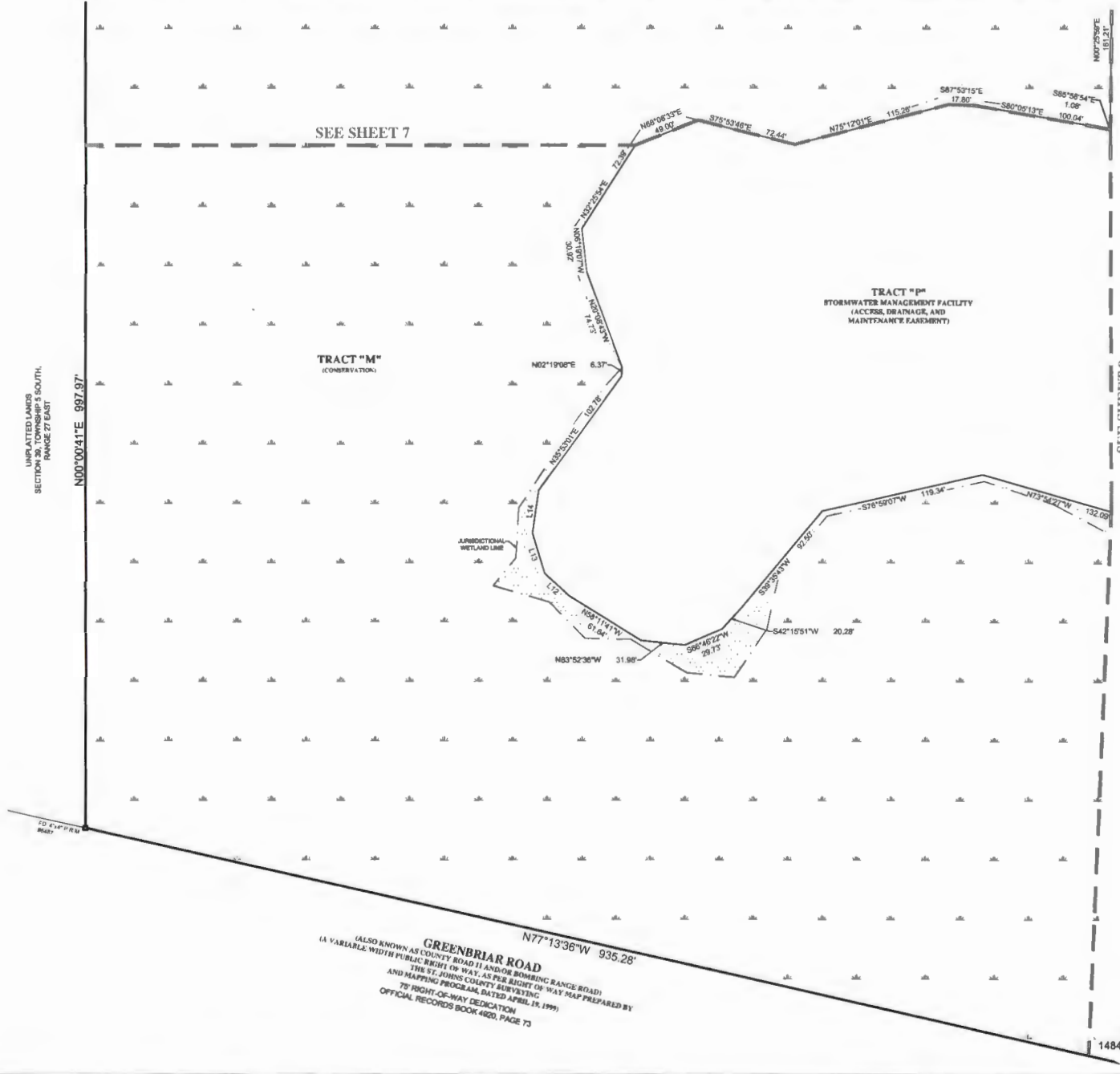
SEE SHEET 7

MILL CREEK FOREST PHASE 5

A PART OF THE SOPHIA FATTO TRACT AND THE NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 8 OF 11 SHEETS
(SEE SHEET 7 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L12	23.81'	N48°59'14"W
L13	30.80'	N18°50'11"W
L14	31.98'	N08°20'56"E

GREENBRIAR ROAD
 (ALSO KNOWN AS COUNTY ROAD 11 AND/OR BOMBING RANGE ROAD)
 (A VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY, AS PER RIGHT-OF-WAY MAP PREPARED BY
 THE ST. JOHNS COUNTY SURVEYING
 AND MAPPING PROGRAM, DATED APRIL 18, 1999)
 75' RIGHT-OF-WAY DEDICATION
 OFFICIAL RECORDS BOOK 4802, PAGE 73

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

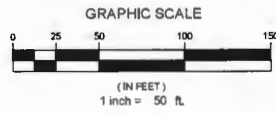
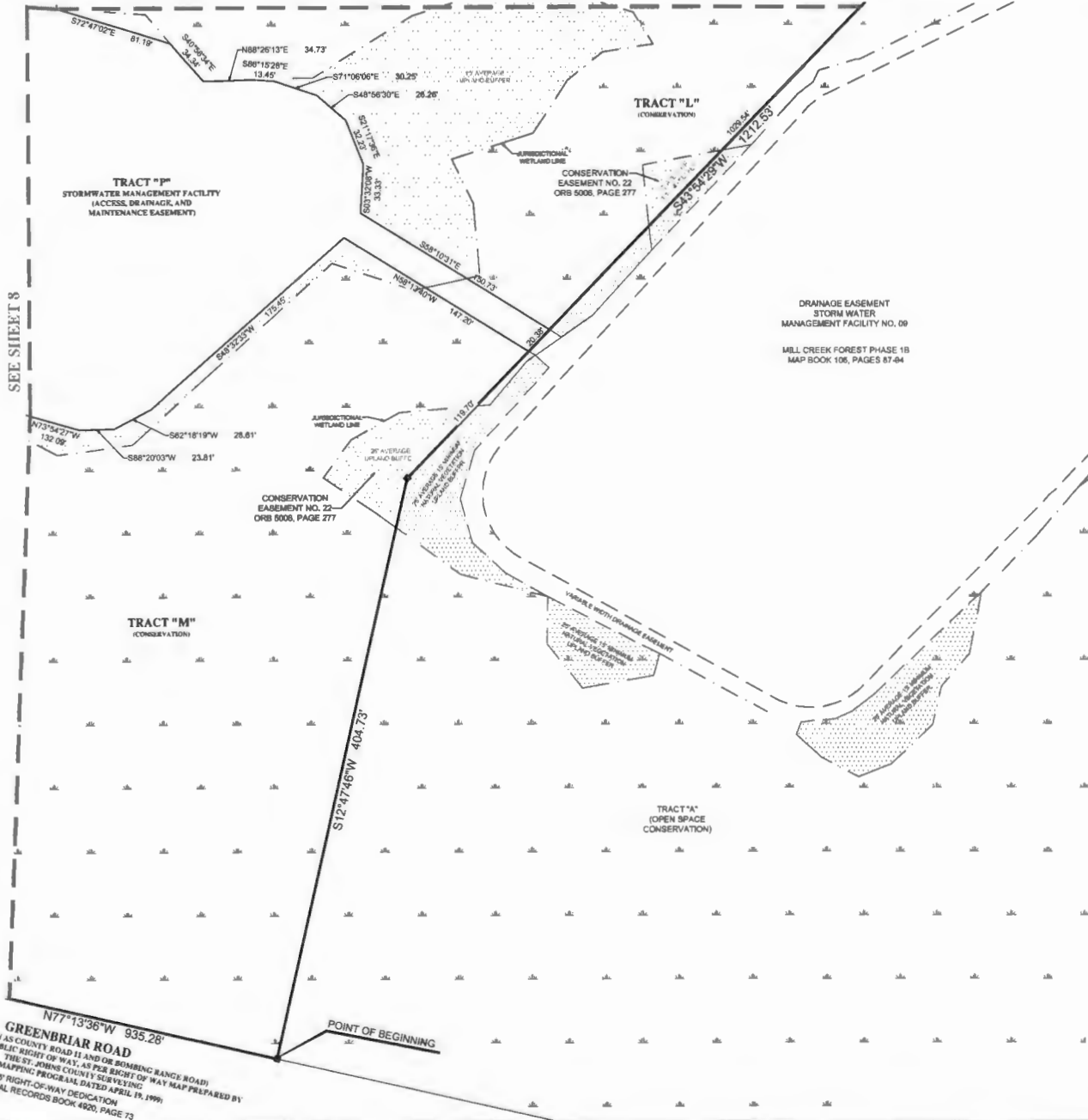
MILL CREEK FOREST PHASE 5

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MAP BOOK _____ PAGE _____

SHEET 9 OF 11 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

SEE SHEET 10



DRAINAGE EASEMENT
STORM WATER
MANAGEMENT FACILITY NO. 09
MILL CREEK FOREST PHASE 1B
MAP BOOK 106, PAGES 87-94

GREENBRIAR ROAD
(ALSO KNOWN AS COUNTY ROAD 11 AND OR BOMBING RANGE ROAD)
1A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AS PER RIGHT-OF-WAY MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM DATED APRIL 19, 1999.
75' RIGHT-OF-WAY DEDICATION
OFFICIAL RECORDS BOOK 4920, PAGE 73

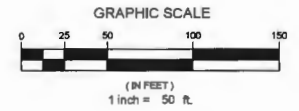
PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715

MILL CREEK FOREST PHASE 5

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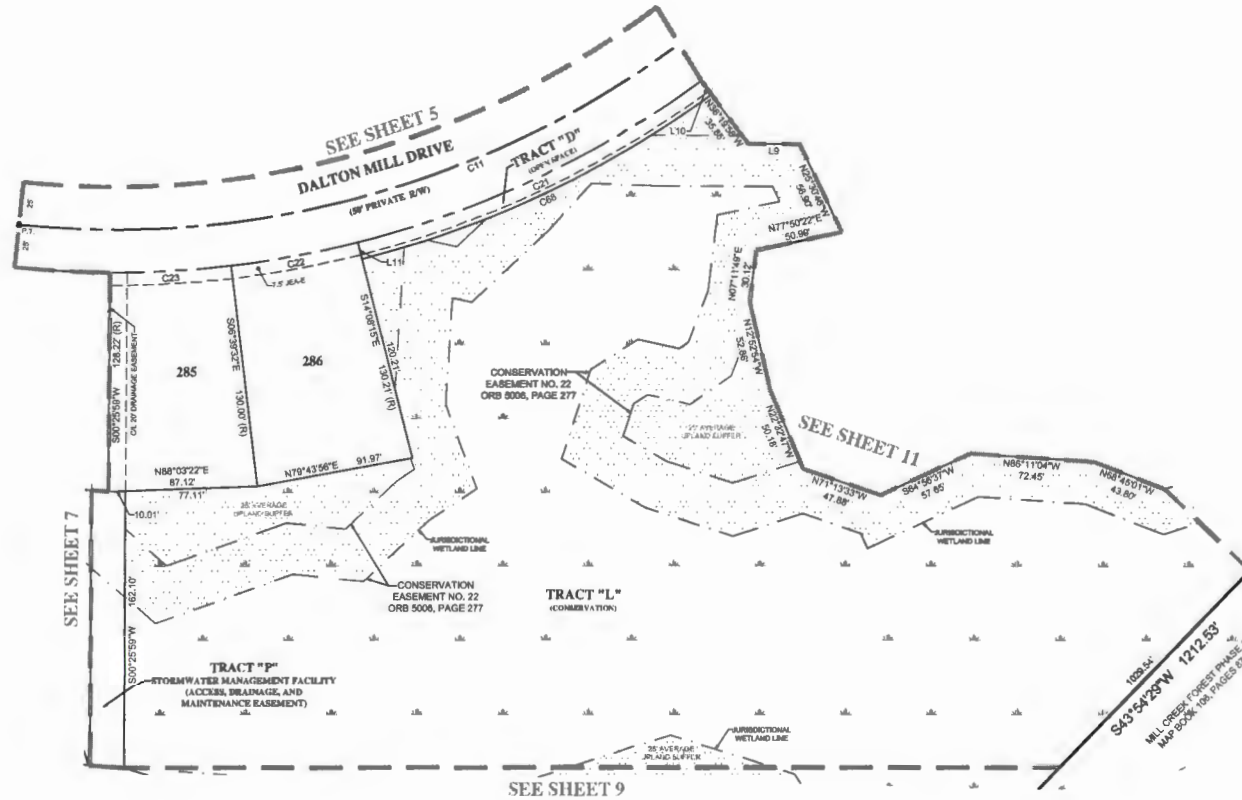
MAP BOOK _____ PAGE _____

SHEET 10 OF 11 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	30.00'	N80°34'08"W
L10	10.00'	N30°19'58"W
L11	10.00'	N14°08'19"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	340.70'	500.00'	58°19'58"	S87°50'40"W	519.19'
C21	222.80'	575.00'	22°12'58"	S84°43'17"W	221.85'
C22	75.00'	575.00'	7°28'43"	S79°38'08"W	76.00'
C23	71.17'	575.00'	7°09'31"	S88°53'14"W	71.13'
C88	226.82'	585.00'	22°12'54"	N84°45'17"E	225.40'



PREPARED BY:

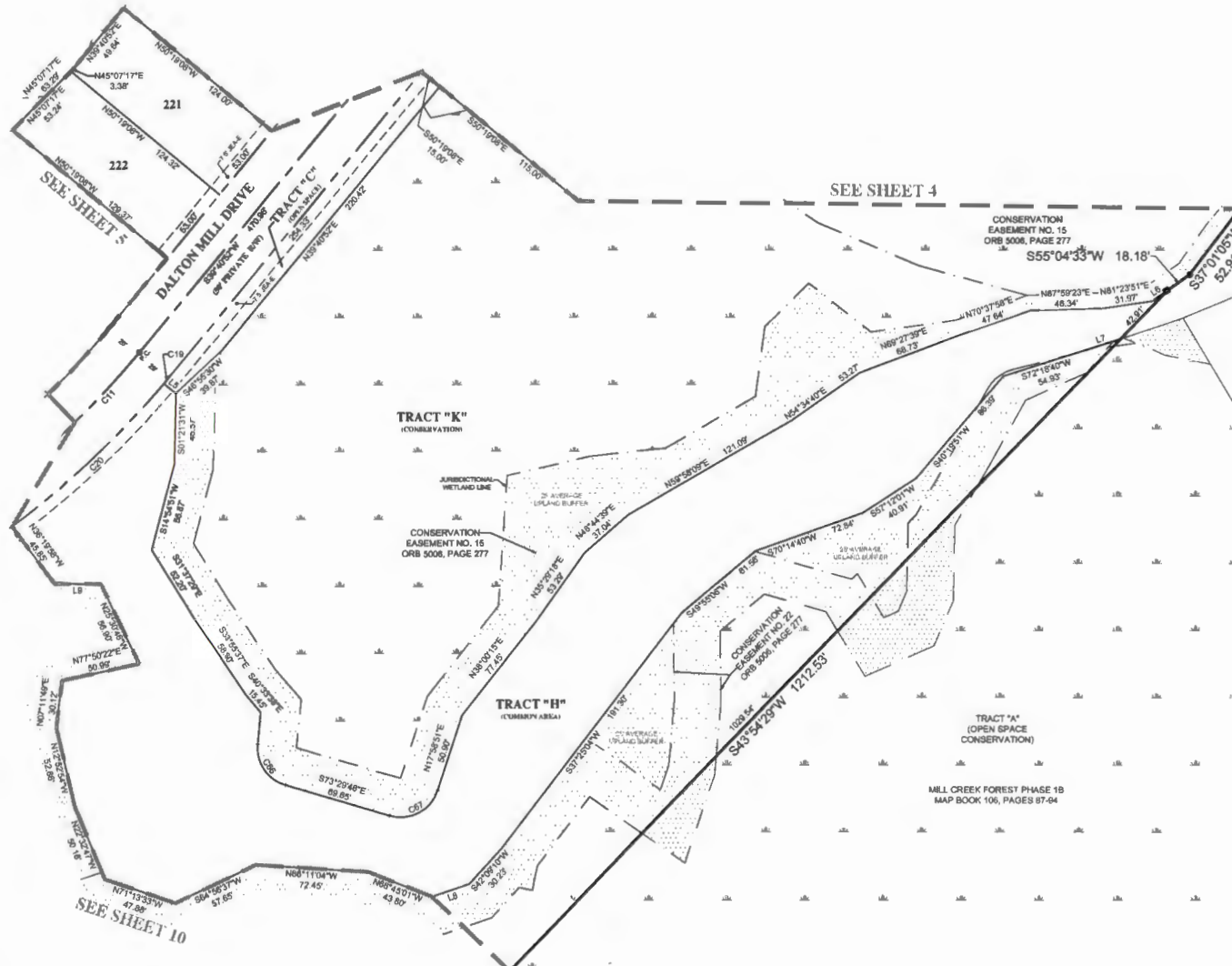
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MILL CREEK FOREST PHASE 5

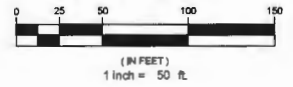
A PART OF OF THE SOPHIA FATTO TRACT AND THE NICHOLL TRACT, BOTH LYING WITHIN THE FRANCIS P. FATTO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST ST. JOHNS COUNTY, FLORIDA

MAP BOOK _____ PAGE _____

SHEET 11 OF 11 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



GRAPHIC SCALE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	11.87	N82°04'33"E
L7	23.62	S71°41'18"W
L8	25.27	S71°13'36"W
L9	30.08	N89°34'08"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	540.79	800.00	56°19'38"	S67°50'46"W	518.15
C19	5.54	575.00	0°33'08"	S39°57'38"W	0.54
C20	134.67	575.00	13°24'48"	S48°58'25"W	134.30
C26	34.81	25.00	78°05'57"	S33°56'48"E	31.84
C27	35.67	25.00	88°31'22"	N82°14'32"E	34.90

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