

**TWIN CREEKS
NORTH**

**COMMUNITY DEVELOPMENT
DISTRICT**

June 28, 2023

**BOARD OF SUPERVISORS
SPECIAL MEETING
AGENDA**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Twin Creeks North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

June 21, 2023

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Twin Creeks North Community Development District

Dear Board Members:

The Board of Supervisors of the Twin Creeks North Community Development District will hold a Special Meeting on June 28, 2023 at 12:30 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Drainage Easement
4. Consideration of Traffic Enforcement Along Albany Bay Blvd.
5. NEXT MEETING DATE: July 25, 2023 at 1:00 PM, *or immediately following the adjournment of the Creekside at Twin Creeks CDD Meeting, scheduled to commence at 12:15 PM*

○ QUORUM CHECK

SEAT 1	JOHN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	CHRISTOPHER MCKINNEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	NEAL SHACT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	BRYAN KINSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	JARED BOUSKILA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

6. Board Members' Comments/Requests
7. Public Comments
8. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT CODE: 528 064 2804

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

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Prepared By and Return To:
Brett Kinsey, Esq.
GrayRobinson, P.A.
401 E. Jackson Street, Suite 2700
Tampa, Florida 33616

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the “**Agreement**”) is made effective as of this ____ day of June, 2023 (the “**Effective Date**”) by **TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (“**CDD**”), whose address is 2300 Glades Rd Suite 410W, Boca Raton, FL 33431, **TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC**, a Florida limited liability company (“**TCDA**”), whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486, and **LOWE’S HOME CENTERS, LLC**, a North Carolina limited liability company (“**Lowe’s**”), 1000 Lowe’s Blvd, Mooresville, NC 28117. (TCDA and CDD are sometimes together referred to as “**Grantors**” and references to “**Grantor**” refer to both TCDA and CDD separately. TCDA, CDD and Lowe’s are sometimes together referred to herein as the “**Parties**”, and each separately as a “**Party**”).

WITNESSETH:

WHEREAS, Lowe’s is the lessee pursuant to a certain ground lease of property located within St. Johns County, Florida (the “**County**”) as described on **Exhibit A** attached hereto (the “**Lowe’s Property**”).

WHEREAS, CDD is the owner of property located within the County identified as Tract 15 on the plat of Beachwalk Boulevard at Twin Creeks North Phase 2, recorded in Map Book 87, Pages 3 through 12, inclusive, of the Public Records of the County (the “**CDD Easement Area**”).

WHEREAS, TCDA is the owner of property located within the County identified on the Plat as Tract 15A on the plat of Beachwalk Boulevard at Twin Creeks North Phase 2, recorded in Map Book 87, Pages 3 through 12, inclusive, of the Public Records of the County (the “**TCDA Easement Area**”) and together with the CDD Easement Area, the “**Easement Areas**”).

WHEREAS, CDD and TCDA desire to grant to Lowe’s, for the benefit of the Lowe’s Property, certain easements as set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Grant of Drainage Easement.** CDD does hereby grant, bargain, sell and convey to Lowe's, for the benefit of the Lowe's Property, a non-exclusive easement, on, over, across and through the CDD Easement Area, to receive, discharge, drain and convey stormwater from the Lowe's Property, subject to compliance with any and all applicable permits and laws with regard thereto, as the same may be modified or amended from time to time. TCDA does hereby grant, bargain, sell and convey to Lowe's, for the benefit of the Lowe's Property, a non-exclusive easement, on, over, across and through the TCDA Easement Area, to receive, discharge, drain and convey stormwater from the Lowe's Property, subject to compliance with any and all applicable permits and laws with regard thereto, as the same may be modified or amended from time to time

3. **Construction and Maintenance.** Lowe's shall not install any drainage facilities within the Easement Areas other than certain stormwater drainage pipes and structures serving the Lowe's Property (the "**Drainage Facilities**") which shall discharge, drain and convey stormwater through and to the Easement Areas. Lowe's shall be responsible, at its sole cost and expense, for the maintenance, repair and restoration of any Drainage Facilities and shall keep the Drainage Facilities in good repair and condition such that water draining through the Drainage Facilities into the Easement Area has been properly treated as may be required by then-current federal, state, and local laws, ordinances, rules, regulations, permits and approvals, including permits issued by the St. Johns River Water Management District and the State of Florida Department of Environmental Protection, and any future modifications or amendments thereto (collectively, "**Applicable Law**"). In the event that Lowe's shall fail to maintain the same and such failure shall continue for a period of thirty (30) days after either TCDA or CDD has provided written notice of such failure to Lowe's, then either TCDA or CDD shall have the right to perform any such maintenance or repair on behalf of Lowe's necessary to restore the Drainage Facilities in accordance with the original plans for the installation thereof and Lowe's shall, within thirty (30) days following receipt of a written invoice from either TCDA or CDD, as applicable, reimburse TCDA or CDD, as applicable, for any and all reasonable and documented out-of-pocket expenses incurred by TCDA or CDD, as applicable, in connection with such maintenance and/or repairs. Lowe's shall, at its sole cost and expense, repair any damage to the Easement Areas (or portions thereof), and/or any improvements therein, caused by the performance of any of Lowe's installation, operation, maintenance, repair, replacement, and/or removal of the Drainage Facilities; provided, however, that in no event shall Lowe's be liable for any such repairs to the extent the need for such repairs resulted from the gross negligence, willful misconduct or breach of this Agreement by TCDA, CDD and/or their respective tenants, successors and assigns and each of their respective members, managers, partners and/or affiliates (collectively, the "**Grantor Parties**").

4. **Obligations.**

a. Any rights granted hereunder shall be exercised only in accordance and compliance with any Applicable Law. Lowe's covenants and agrees that it shall not discharge nor allow the discharge by others from the Lowe's Property into or within the Easement Area or any other portion of the surrounding property, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, in each case, in violation of Applicable Law. LOWE'S ACKNOWLEDGES THAT THE EASEMENT AREA IS WITHIN AN ENVIRONMENTALLY SENSITIVE WETLANDS

AREA. DRAINAGE INTO THE EASEMENT AREA WILL BE REQUIRED TO COMPLY WITH CERTAIN REQUIREMENTS/ENGINEERING PRACTICES REQUIRED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, UNITED STATES ARMY CORPS OF ENGINEERS, OR OTHER GOVERNMENTAL ENTITIES, INCLUDING PRE-TREATMENT OF THE WATER, TO MITIGATE THE ADVERSE IMPACT OF DRAINAGE ONTO WETLANDS.

b. Environmentally sensitive areas, including conservation and wetland areas, are located throughout the Easement Area, the property owned by TCDA and its affiliates adjacent thereto (the "**TCDA Property**"), the CDD (the "**CDD Property**") and together with the TCDA Property, the "**Grantor Property**") and the Lowe's Property (collectively, the "**Wetland Areas**"). The Wetland Areas are governed by Applicable Law, including without limitation those promulgated by the St. Johns River Water Management District ("**SJRWMD**"). Lowe's agrees, as may be applicable in connection with its lease of Property and construction of improvements thereon, to comply in all material respects with all applicable rules and regulations relating to the Wetland Areas and to take commercially reasonable steps to prevent its employees, vendors, subcontractors, and agents from adversely impacting any lakes or other protected area of the Grantor Property or the Wetland Areas. The Wetland Areas and lakes in the surrounding development known as Twin Creeks relating to surface water management are not designed as aesthetic features. Due to fluctuation in groundwater elevations, the water levels in these areas will rise and fall. Neither TCDA nor CDD has control over such water levels or the plant growth in the littoral zones of such areas. Lowe's shall not alter, modify, expand or fill any portion of the Wetland Areas without the prior written approval of TCDA, CDD, the SJRWMD, and any other governmental entity having authority over the Wetland Areas. Lowe's acknowledges that (i) portions of the Wetland Areas may be owned on a long-term basis by TCDA or the CDD; (ii) TCDA or the CDD may be the entity responsible for the maintenance of the Wetland Areas once the wetland mitigation work required by the existing environmental resource permits for the Development has been completed in such Wetland Areas; and (iii) the CDD may be responsible for payment of the cost of maintaining such Wetland Areas.

5. **Beneficiaries of Easement Rights/Binding Effect.** The easements set forth in this Agreement shall be (a) easements appurtenant to the Easement Area, for the sole benefit and use of Lowe's, and its successors and assigns, and its agents, employees, consultants, representatives, contractors (and their subcontractors, employees and materialmen), only to the extent necessary to carry out the purpose of the easements granted in this Agreement, (b) binding upon the Easement Area and the Lowe's Property, and (c) a covenant running with the title to the Easement Area and the Lowe's Property.

6. **Limitation on Use.** Nothing contained in this Agreement shall create or shall be deemed to create any easements or use rights other than those expressly provided for herein. Lowe's, TCDA, and CDD acknowledge and agree that any rights granted hereunder shall be exercised by Lowe's, TCDA, or CDD only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto.

7. **Amendments and Waivers.** This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except as set forth herein or by a further agreement in writing duly executed by the Parties and recorded in the Public Records of the County. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof unless such waiver is in writing and signed by the party waiving such right, and every such right may be exercised at any time during the continuance of such default. A written waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have at law or in equity by reason of any breach of the provisions of this Agreement.

8. **Insurance.** Lowe's at all times, and any of its contractors accessing and performing work on the Easement Area, shall each during the time such work is being performed, maintain general public liability insurance to afford protection against claims for bodily injury or property damage arising directly or indirectly out of the exercise of the rights and privileges granted herein. Said insurance shall each have a limit of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate with respect to bodily injury and property damage, and \$2,000,000.00 Completed Operations coverage and such Completed Operations Coverage be provided through the Statute of Repose. All insurance required under this Agreement shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida and naming TCDA and CDD as an additional insured with all such insurance policies to be primary and noncontributory.

9. **Attorneys' Fees.** Should any action be brought arising out of this Agreement, including, without limitation, any action for declaratory or injunctive relief, or any action for the enforcement hereof, the predominantly prevailing party shall be entitled to reasonable attorneys' fees and costs and expenses of investigation, and costs of collection all as actually incurred, including, without limitation, attorneys' fees, costs, and expenses of investigation incurred before, during or after trial or in any appellate proceedings or in any action or participation in, or in connection with, any case or proceeding under the United States Bankruptcy Code, or any successor statutes. Any judgment or decree rendered in any such actions or proceedings shall include the award of attorneys' fees, costs, and expenses, as just described. The terms of this section shall survive the termination of this Agreement.

10. **Miscellaneous.** No other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, the remainder of such provisions shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

This Agreement shall be construed in accordance with the laws of the State of Florida. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render any of said Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of TCDA, CDD, and Lowe's and their respective successors and assigns.

11. **Liens.** Lowe's shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area or otherwise encumbering any of the Grantor Property in connection with the exercise of its rights hereunder that is not satisfied or bonded over within thirty (30) days after the filing thereof. Nothing in this Agreement shall be deemed or construed in any way as constituting the consent of TCDA or CDD, express or implied, by inference or otherwise, to any person for the performance of any labor or the furnishing of any materials to the Grantor Property or any part thereof, nor as giving Lowe's any right, power, or authority to contract for or permit the rendering of any services other than a contract or permit for the installation, construction, repair, replacement, or maintenance of the Drainage Facilities in accordance with this Agreement, or the furnishing of any materials that would give right to any mechanic's, materialman's or other liens against the Grantor Property or any portion thereof. In the event any such lien is attached to the Grantor Property (or any portion thereof), then, in addition to any other right or remedy of TCDA or CDD, the owner of the burdened portion of the Grantor Property may, but shall not be obligated to, discharge the same. Any amount paid by such owner for any of the aforesaid purposes shall be paid by Lowe's to such owner on demand. Lowe's shall indemnify and hold harmless TCDA, CDD and their respective tenants, successors and assigns and each of their respective members, managers, partners, and/or affiliates for all expenses incurred by TCDA or CDD as a result of the failure of Lowe's to fulfill its obligations under this Section 12.

12. **Indemnity.**

a. Lowe's hereby agrees to defend, indemnify and hold harmless TCDA, CDD, and each of their respective successors, assigns, members, managers, partners, and/or affiliates from and against any and all third party actions, causes of action, claims, demands, liabilities, judgments, costs, losses, and/or expenses whatsoever (including, without limitation reasonable attorneys' fees at trial and appellate levels) (collectively, "**Losses**") to the extent arising out of the grossly negligent acts, willful misconduct of, or breach of this Agreement by, Lowe's, any of its tenants or any of their respective officers, staff, agents, employees, consultants, representatives and/or contractors (and their subcontractors, employees, and materialmen) (collectively, the "**Lowe's Parties**"), solely in connection with the exercise of the rights granted to Lowe's under this Agreement; provided, however, that Lowe's shall not be liable from any Losses arising out of (i) the gross negligence, willful misconduct or breach of this Agreement by TCDA, CDD or any

of their respective officers, staff, agents, employees, consultants, representatives and/or contractors (and their subcontractors, employees, and materialmen) (collectively, the “**Grantor Parties**”) or (ii) any pre-existing condition merely discovered in, on, under or above the Easement Area (and not exacerbated) by Lowe’s or any Lowe’s Party.

b. CDD hereby agrees to defend, indemnify and hold harmless Lowe’s and its successors, assigns, members, managers, partners, and/or affiliates from and against any and all third party Losses to the extent arising out of the grossly negligent acts, willful misconduct of, or breach of this Agreement by, CDD or any CDD Party, solely in connection with the exercise of the rights granted to Lowe’s under this Agreement; provided, however, that CDD shall not be liable from any Losses arising out of the gross negligence, willful misconduct or breach of this Agreement by Lowe’s, any Lowe’s Party, TCDA, or any TCDA Party.

c. TCDA hereby agrees to defend, indemnify and hold harmless Lowe’s and its successors, assigns, members, managers, partners, and/or affiliates from and against any and all third party Losses to the extent arising out of the grossly negligent acts, willful misconduct of, or breach of this Agreement by, TCDA or any TCDA Party, solely in connection with the exercise of the rights granted to Lowe’s under this Agreement; provided, however, that TCDA shall not be liable from any Losses arising out of the gross negligence, willful misconduct or breach of this Agreement by Lowe’s, any Lowe’s Party, CDD, or any CDD Party.

13. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) one (1) day after depositing with a nationally recognized overnight courier service, or (ii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice to the other Party.

14. **Remedies.** In the event that either Party fails to comply with the covenants, terms, or conditions of this Agreement and such failure continues for more than thirty (30) days following the non-breaching Party’s delivery of written notice of such failure, then, in addition to any remedies provided to the non-breaching Party in this Agreement, the non-breaching Party shall have the right to exercise any and all remedies available at law or in equity. The foregoing sentence notwithstanding, in the event that any failure described in such sentence is incapable of being cured within thirty (30) days, then the breaching Party shall have an additional period, not exceeding forty-five (45) days, within which to effect such cure, provided that the breaching Party shall at all times during such additional period be diligently pursuing the effectuation of a remedy to the subject failure. In addition to, and without limiting, the foregoing, the failure of Lowe’s to cure any default on or before the deadlines set forth in this Section 14 shall not in any way adversely impact Lowe’s enjoyment of the rights granted to Lowe’s pursuant to this Agreement.

15. **No Public Dedication.** Nothing contained in this Agreement shall, in any way, be deemed or constituted a gift of or dedication of any portion of any lands described herein to the general public or for the benefit of the general public whatsoever, it being the intention of the

parties hereto that this Agreement shall be limited to and utilized for the purposes expressed herein and only for the benefit of the parties herein named.

16. **Waiver of Trial by Jury.** TCDA, CDD, AND LOWE'S HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHTS TO A TRIAL BY JURY IN RESPECT OF ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED ON THIS AGREEMENT OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF ANY PARTY HERETO. THIS PROVISION IS A MATERIAL INDUCEMENT FOR TCDA, CDD, AND LOWE'S ENTERING INTO THIS AGREEMENT.

17. **Severability.** If any provision in this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby and such provision shall be ineffective only to the extent of such invalidity, illegality or unenforceability.

18. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date first above written.

Signed, sealed, and delivered
in the presence of

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special purpose government established pursuant
to Chapter 190, Florida Statutes

Print Name: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____

Attest:

**TWIN CREEKS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____

The foregoing instrument was signed, sealed, delivered, and acknowledged before me by means of
 physical presence or online notarization this ___ day of June, 2023, by _____,
the _____ of Twin Creeks North Community Development District, a local unit
of special purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the
district. He is personally known to me or has produced a _____ as identification.

(NOTARY SEAL) _____
Printed/typed name: _____
Notary Public-State of: _____
My commission expires: _____
Commission number: _____

The foregoing instrument was signed, sealed, delivered, and acknowledged before me by means of
 physical presence or online notarization this ___ day of June, 2023, by _____,
the _____ of Twin Creeks North Community Development District, a local unit
of special purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the
district. He is personally known to me or has produced a _____ as identification.

(NOTARY SEAL) _____
Printed/typed name: _____
Notary Public-State of: _____
My commission expires: _____
Commission number: _____

Signed, sealed, and delivered
in the presence of

**TWIN CREEKS DEVELOPMENT
ASSOCIATES, LLC**, a Florida limited
liability company

Print Name: _____

By: _____
John T. Kinsey, Manager

Print Name: _____

The foregoing instrument was signed, sealed, delivered, and acknowledged before me by means of physical presence or online notarization this ____ day of June, 2023, by John T. Kinsey, the Manager of Twin Creeks Development Associates, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a _____ as identification.

(NOTARY SEAL) _____
Printed/typed name: _____
Notary Public-State of: _____
My commission expires: _____
Commission number: _____

LOWE’S:

Lowe’s Home Centers, LLC,
a North Carolina limited liability company

By: _____
Name: _____
Title: _____

STATE OF _____)
_____) ss.
COUNTY OF _____)

ON THIS ___ day of _____, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, to me personally known to be the person described in and who executed the foregoing instrument, who, being by me first duly sworn, stated that he/she is the _____ of LOWE’S HOME CENTERS, LLC, a North Carolina corporation, and that he/she executed such instrument on behalf of said corporation by authority of its board of directors, and said person acknowledged to me that he/she executed such instrument as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public: _____
Printed Name: _____
My Commission Expires: _____

Exhibit "A"
Lowe's Property

TCN PARCEL 8 (LOWE'S LEASE PARCEL);

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF TRACT 4, BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 87, PAGES 3 THROUGH 12, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT 4 OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2, NORTH 38°56'37" WEST, A DISTANCE OF 208.53 FEET; THENCE DEPARTING SAID NORTHEASTERLY LINE, NORTH 51°03'19" EAST, A DISTANCE OF 129.80 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 38°56'27" WEST, A DISTANCE OF 194.20 FEET; THENCE SOUTH 52°52'40" WEST, A DISTANCE OF 20.73 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 286.41 FEET, A CENTRAL ANGLE OF 39°12'32", A CHORD THAT BEARS SOUTH 72°02'04" WEST, AND A CHORD DISTANCE OF 192.19 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT 26, OF THE AFORESAID PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2; SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 415.50 FEET, A CENTRAL ANGLE OF 04°00'19", A CHORD THAT BEARS NORTH 02°40'22" WEST, A CHORD DISTANCE OF 29.04 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.05 FEET, TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE EAST LINE OF TRACT 26, NORTH 00°40'10" WEST, A DISTANCE OF 40.31 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 38°31'13" AND A CHORD THAT BEARS NORTH 18°18'53" WEST, AND A CHORD DISTANCE OF 428.81 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AND THE EASTERLY LINE OF TRACT 26, TO THE SOUTHEASTERLY LINE OF TRACT 15, AS SHOWN ON AFORESAID PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2; THENCE NORTH 54°18'46" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 91.94 FEET; THENCE NORTH 63°56'56" EAST, CONTINUING ALONG LAST SAID LINE, A DISTANCE OF 61.89 FEET, TO THE SOUTHERLY LINE OF TRACT 15A, AS SHOWN ON AFORESAID PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2 AND THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 120.00, A CENTRAL ANGLE OF 81°40'53", A CHORD THAT BEARS SOUTH 88°06'05" EAST, AND A CHORD DISTANCE OF 156.95 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 171.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUING ALONG SAID SOUTHEASTERLY LINE OF TRACT 15A AND THE SOUTHEASTERLY LINE OF TRACT 25 OF AFORESAID BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2, NORTH 51°03'23" EAST, A

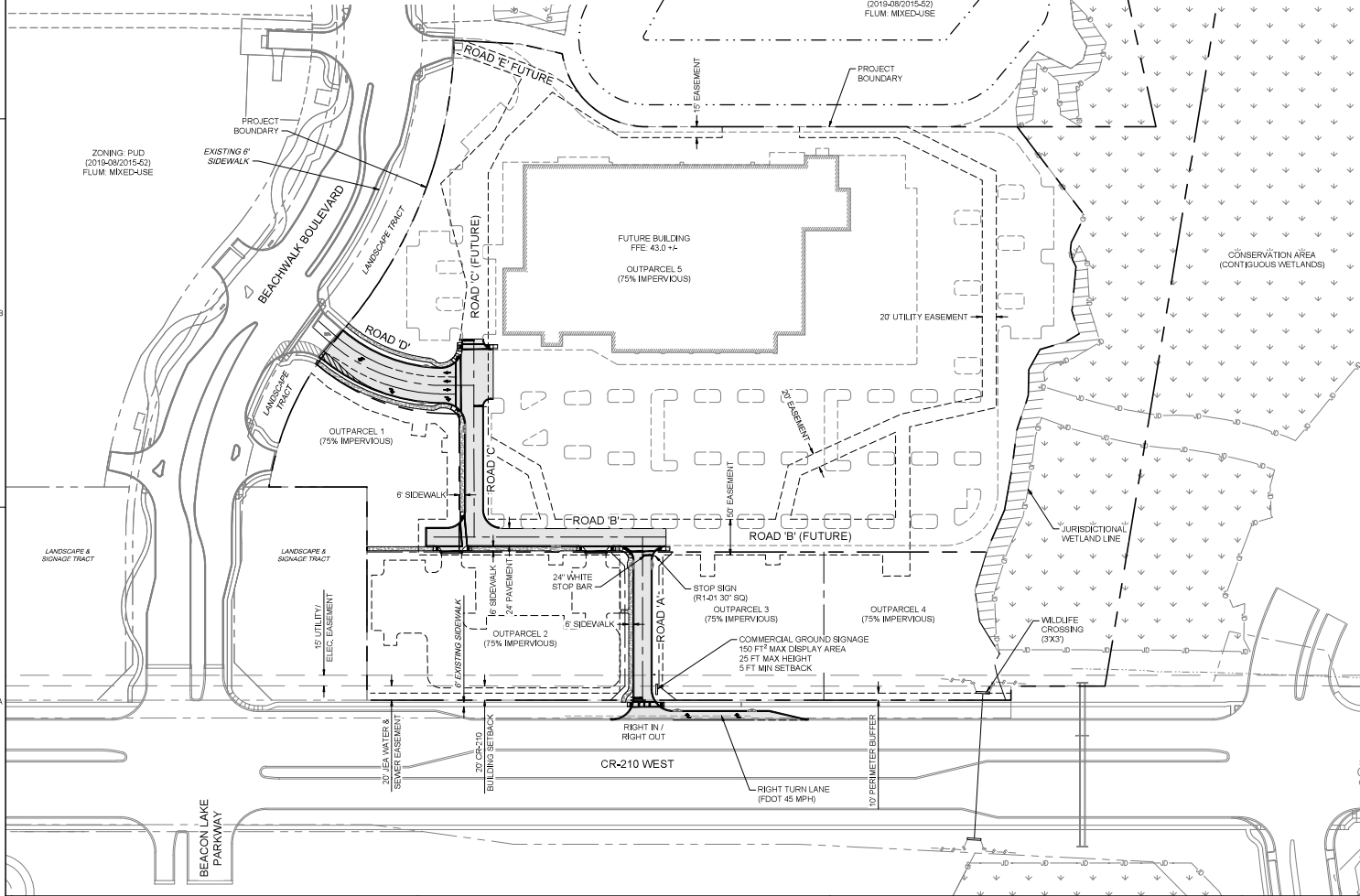
DISTANCE OF 716.40 FEET, TO THE NORTHEASTERLY LINE OF SAID TRACT 25; THENCE NORTH 51°22'44" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 362.28 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 25; THENCE NORTH 70°48'04" EAST, ALONG THE EASTERLY EXTENSION OF SAID TRACT 25, A DISTANCE OF 194.51 FEET; THENCE SOUTH 29°37'14" EAST, A DISTANCE OF 1089.43 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 WEST (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°03'21" WEST, A DISTANCE OF 132.65 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 50°00'00" WEST, A DISTANCE OF 38.69 FEET; RUN THENCE NORTH 70°37'20" WEST, A DISTANCE OF 53.27 FEET; THENCE NORTH 47°16'24" WEST, A DISTANCE OF 44.38 FEET; THENCE NORTH 31°36'27" WEST, A DISTANCE OF 61.79 FEET; THENCE SOUTH 51°03'51" WEST, A DISTANCE OF 742.30 FEET, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF TRACT 4 AS SHOWN ON THE PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2, AS RECORDED IN MAP BOOK 87, PAGES 3 THROUGH 12, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE ALONG THE NORTHEASTERLY LINE OF SAID PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1, NORTH 38°59'37" WEST, 300.00 FEET; COURSE NO. 2, SOUTH 51°03'23" WEST, 137.88 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 3, NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 215.50 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 15°31'57" WEST, 213.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4, NORTH 00°40'10" WEST, 40.31 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 5, NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 437.00 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 18°18'57" WEST, 428.81 FEET, TO THE SOUTHEASTERLY LINE OF TRACT 15, AS SHOWN ON SAID PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2, THENCE NORTH 54°18'46" EAST, ALONG LAST SAID LINE, 91.94 FEET; THENCE NORTH 69°56'56" EAST, CONTINUING ALONG LAST SAID LINE, 61.89 FEET, TO THE SOUTHERLY LINE OF TRACT 15A, AS SHOWN ON SAID PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2 AND THE ARC OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG LAST SAID LINE AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 171.08 FEET; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°09'07" EAST, 158.95 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 51°03'23" EAST, CONTINUING ALONG LAST SAID LINE AND THE SOUTHEASTERLY LINE OF TRACT 25, AS SHOWN ON SAID PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2, A DISTANCE OF 716.40 FEET, TO THE NORTHEASTERLY LINE OF SAID TRACT 25; THENCE NORTH 51°22'44" WEST, ALONG LAST SAID LINE, 352.28 FEET; THENCE NORTH 70°40'41" EAST, 194.51 FEET; THENCE SOUTH 29°37'14" EAST, 1088.43 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 WEST (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE, NO. 1, SOUTH 51°02'21" WEST, 132.65 FEET; COURSE, NO. 2, SOUTH 38°56'39" EAST, 15.93 FEET; COURSE NO. 3, SOUTH 51°02'21" WEST, 505.63 FEET, TO THE POINT OF BEGINNING.

CONTAINING 21.86 ACRES, MORE OR LESS.



LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- JURISDICTIONAL WETLANDS
- UPLAND BUFFER

SITE DATA TABLE

ADDRESS	87 BEACHWALK BLVD	
RE	0237000167	
CURRENT USE	VACANT	
ZONING	PUD ORD 2017-56 / 2019-08 RES 2022-10	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE	
FEMA FLOOD ZONE	"X" AND "A" (12109CD178J, DATED 12/7/2018)	
PHASES	MULTIPLE	
NUMBER OF BUILDINGS	N/A	
	MAXIMUM	PROPOSED
BUILDING 1 AREA	-	-
BUILDING 1 HEIGHT	60'	-
BUILDING 2 AREA	-	-
BUILDING 2 HEIGHT	60'	-
FLOOR AREA RATIO (FAR)	70%	-
IMPERVIOUS SURFACE RATIO (ISR)	75%	4%
PARCEL DATA		
PARCEL AREA	21.86 Ac	
PROJECT AREA	21.86 Ac	100.00%
POND AREA	0.00 Ac	0.00%
IMPERVIOUS AREA	0.95 Ac	4.35%
PERVIOUS AREA	20.91 Ac	95.65%
SETBACKS		
	BUILDING SETBACK	LANDSCAPE BUFFER
FRONT / CR-210	15/20'	SEE PLAN
SIDE	5'	SEE PLAN
REAR	10'	SEE PLAN

NOTES:

- DUMPSTER/WASTE AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN ACCORDANCE WITH LAND DEVELOPMENT CODE, SECTIONS 6.03.04(B), 6.03.04(B), AND 6.03.03(1), 2, AND ORD 2017-56, SECTION G1.7 AND G1.8. HVAC EQUIPMENT SHALL BE LOCATED ON BUILDING ROOFS.
- ALL SIGNAGE WILL MEET THE REQUIREMENTS OF LDC, SECTIONS 7.02.00, 7.06.00, AND ORDINANCE 2017-48.
- CONTRACTOR SHALL RELOCATE OR REMOVE EXISTING SIGNS THAT CONFLICT WITH ROADWAY IMPROVEMENTS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS OF LDC, SECTION 6.03.00. SITE LIGHTING WILL ALSO MEET THE REQUIREMENTS OF SECTIONS 6.1.10, PARKING LOT LIGHTING AND 6.1.11, RESTRICTION LIGHTING OF THE MDP. TEXT TO MINIMIZE THE IMPACT OF SITE LIGHTING ON ADJACENT PROPERTIES. NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL USES SHALL UTILIZE DIRECTIONAL AND FULL OUT-OFF SITE LIGHTING FIXTURES.
- ALL CROSSWALK MARKINGS SHALL BE IN ACCORDANCE WITH FOOT INDEX 711-001.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL EDGE OF PAVEMENT RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED WITH SLIP RESISTANT PAINT.
- FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, CHAPTER 16).
- FIRE DEPARTMENT ACCESS ROADS SHALL BE AN UNOBSTRUCTED 30" WIDE STABILIZED SURFACE TO SUPPORT 80,000 LBS AND PROVIDE TURNAROUND FOR A 50' FIRE APPARATUS (NFPA 1, CHAPTER 16).



13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
904.739.3655

www.prosserinc.com
Florida Certificate of Authorization Number: 00004050

BEACHWALK PARCEL 8

TWIN CREEK SPE, LLC

DATE: -
PROJECT NO.: 111010300
DESIGNED BY: NEB
DRAWN BY: RMS
SCALE: 1" = 80'

No.	Date	Revision

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE
SHEET TITLE

OVERALL SITE PLAN

C-1.01

NEAL BROCKMEIER
FL Lic. No. 54581
DATE

SHEET

I:\111010300\01\Production\Drawings\Sheets\1103360C-1.01.dwg (C:\1.01) 1/26/2022 5:05:58 PM Ryan Streezy

Beachwalk Boulevard at Twin Creeks North Phase 2

MAP BOOK 87 PAGE 3

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 1 OF 10 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION:

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 779.33 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED PURSUANT TO DEED RECORDED IN OFFICIAL RECORDS BOOK 4156, PAGE 1162 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA); THENCE NORTH 51°03'23" EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 5116.71 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 38°56'37" WEST, 300.00 FEET; THENCE NORTH 51°03'23" EAST, 140.37 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 643.00 FEET, AN ARC DISTANCE OF 192.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°17'49" WEST, 192.07 FEET; THENCE NORTH 01°05'20" WEST, 50.59 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 633.00 FEET, AN ARC DISTANCE OF 150.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°27'43" WEST, 149.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 442.00 FEET, AN ARC DISTANCE OF 170.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°45'05" WEST, 169.88 FEET; THENCE NORTH 28°17'18" EAST, 10.84 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 20.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°04'09" WEST, 20.41 FEET; THENCE SOUTH 53°09'33" WEST, 75.00 FEET; THENCE NORTH 36°50'27" WEST, 90.00 FEET; THENCE SOUTH 53°09'33" WEST, 10.72 FEET; THENCE NORTH 36°50'27" WEST, 50.00 FEET; THENCE NORTH 53°09'33" EAST, 99.16 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 566.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°23'39" WEST, 529.57 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7600.00 FEET, AN ARC DISTANCE OF 256.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°31'48" WEST, 256.90 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED AS CONSERVATION EASEMENT NO. 8, PHASE 3, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 769, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 39°11'49" WEST, ALONG LAST SAID LINE, 19.99 FEET, TO THE NORTHERLY LINE OF SAID LANDS; THENCE SOUTH 69°12'23" WEST, ALONG LAST SAID LINE, 25.15 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESIGNATED AS CONSERVATION EASEMENT NO. 2, PHASE 5, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 931, OF SAID PUBLIC RECORDS; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING (2) TWO COURSES AND DISTANCES: COURSE NO. 1: SOUTH 73°07'35" WEST, 55.25 FEET; AND COURSE NO. 2: SOUTH 61°02'07" WEST, 25.61 FEET, TO THE WESTERLY LINE OF SAID CONSERVATION EASEMENT NO. 2, PHASE 5; THENCE WESTERLY, SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 41°29'26" EAST, 9.11 FEET; AND COURSE NO. 2: SOUTH 10°17'39" WEST, 10.68 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7600.00 FEET, AN ARC DISTANCE OF 400.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°52'07" WEST, 400.26 FEET; THENCE SOUTH 28°54'38" WEST, 43.41 FEET; THENCE SOUTH 16°05'22" EAST, 3.14 FEET; THENCE SOUTH 73°54'38" WEST, 83.62 FEET; THENCE NORTH 16°05'22" WEST, 8.76 FEET; THENCE NORTH 61°05'22" WEST, 38.30 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7600.00 FEET, AN ARC DISTANCE OF 401.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°57'21" WEST, 401.15 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 7400.00 FEET, AN ARC DISTANCE OF 1344.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°15'43" WEST, 1342.94 FEET, TO THE EASTERLY LINE OF TRACT 10A AS SHOWN ON THE PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 1 AND RECORDED IN MAP BOOK _____ PAGES _____ THROUGH _____ INCLUSIVE OF SAID PUBLIC RECORDS; THENCE NORTH 22°56'39" WEST, ALONG LAST SAID LINE, ALONG THE EASTERLY TERMINUS OF BEACHWALK BOULEVARD AND ALONG THE EASTERLY LINE OF TRACT 11A, AS SHOWN ON SAID PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 1, A DISTANCE OF 200.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 7600.00 FEET, AN ARC DISTANCE OF 1381.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°15'43" EAST, 1379.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY;

THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7400.00 FEET, AN ARC DISTANCE OF 408.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°53'18" EAST, 407.99 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 82.00 FEET, AN ARC DISTANCE OF 15.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°42'50" EAST, 15.75 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7385.55 FEET, AN ARC DISTANCE OF 102.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°51'44" EAST, 102.58 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 15.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°49'07" EAST, 15.50 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7353.00 FEET, AN ARC DISTANCE OF 130.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°55'25" EAST, 130.26 FEET; THENCE NORTH 17°35'02" WEST, 53.16 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 6.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°09'28" WEST, 6.95 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 187.00 FEET, AN ARC DISTANCE OF 95.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°24'27" WEST, 94.58 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 20.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°32'14" WEST, 19.97 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15°01'08" WEST, 204.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 318.00 FEET, AN ARC DISTANCE OF 246.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°15'10" WEST, 240.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59°29'13" WEST, 74.44 FEET; THENCE NORTH 67°58'28" EAST, 381.58 FEET; THENCE SOUTH 43°32'38" EAST, 375.32 FEET; THENCE SOUTH 26°42'47" EAST, 370.50 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS, DESIGNATED AS CONSERVATION EASEMENT NO. 1, PHASE 4, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 870, OF SAID PUBLIC RECORDS; THENCE NORTH 66°13'30" EAST, ALONG LAST SAID LINE, 111.40 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS, DESIGNATED AS CONSERVATION EASEMENT NO. 9, PHASE 3, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 769, OF SAID PUBLIC RECORDS; THENCE NORTH 71°36'21" EAST, ALONG LAST SAID LINE, 27.26 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 05°05'45" EAST, ALONG LAST SAID LINE, 29.69 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7445.00 FEET, AN ARC DISTANCE OF 6.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°35'12" EAST, 6.54 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 561.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°41'21" EAST, 544.24 FEET; THENCE NORTH 27°03'36" EAST, 406.61 FEET; THENCE NORTH 70°48'04" EAST, 630.86 FEET; THENCE SOUTH 51°22'44" EAST, 362.28 FEET; THENCE SOUTH 51°03'23" WEST, 716.40 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 171.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°06'05" WEST, 156.95 FEET; THENCE SOUTH 63°56'56" WEST, 61.89 FEET; THENCE SOUTH 54°18'46" WEST, 91.94 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 437.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°18'53" EAST, 428.81 FEET; THENCE SOUTH 00°40'10" EAST, 40.31 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 415.50 FEET, AN ARC DISTANCE OF 215.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°31'56" EAST, 213.15 FEET; THENCE NORTH 51°03'23" EAST, 137.88 FEET; THENCE SOUTH 38°56'37" EAST, 300.00 FEET, TO AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE SOUTH 51°03'23" WEST, ALONG LAST SAID LINE, 510.00 FEET, TO THE POINT OF BEGINNING.

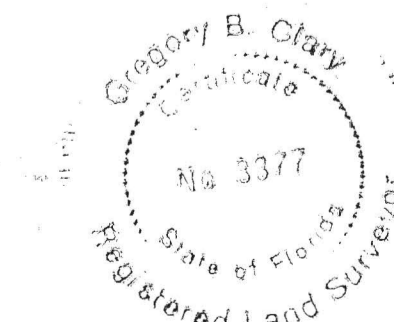
CONTAINING 38.86 ACRES, MORE OR LESS.

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 22 DAY OF SEPTEMBER, 2017.

BY: Gregory B. Clary
GREGORY B. CLARY
FLORIDA REGISTERED LAND SURVEYOR NO. 3377



CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS 3 DAY OF October, 2017, 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: [Signature]
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 4th DAY OF October, 2017.

BY: [Signature]
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

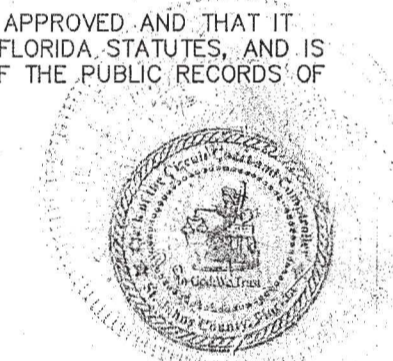
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA ON THIS 29 DAY OF September, 2017.

BY: [Signature]
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 CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK 87, PAGES 3-12 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS 4th DAY OF October, 2017.

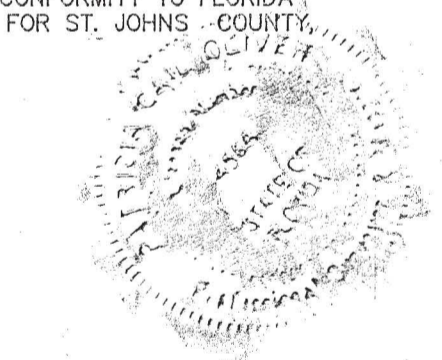
BY: Hunter S. Conrad
HUNTER S. CONRAD
CLERK OF THE CIRCUIT COURT STATE OF FLORIDA



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 21st DAY OF Sept., 2017.

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



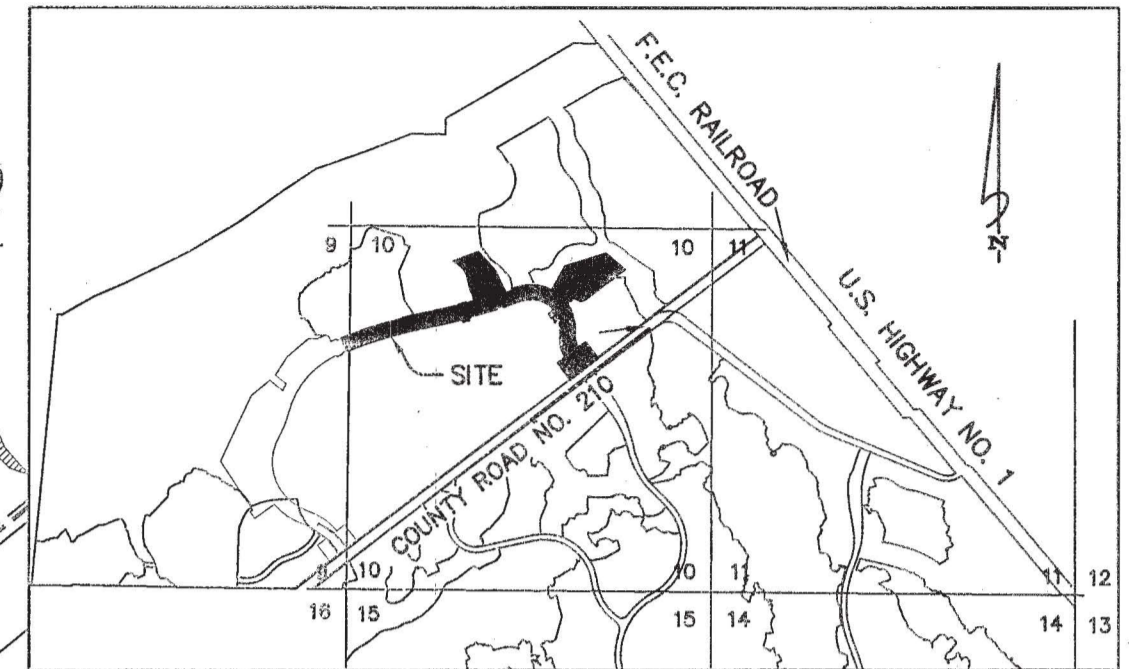
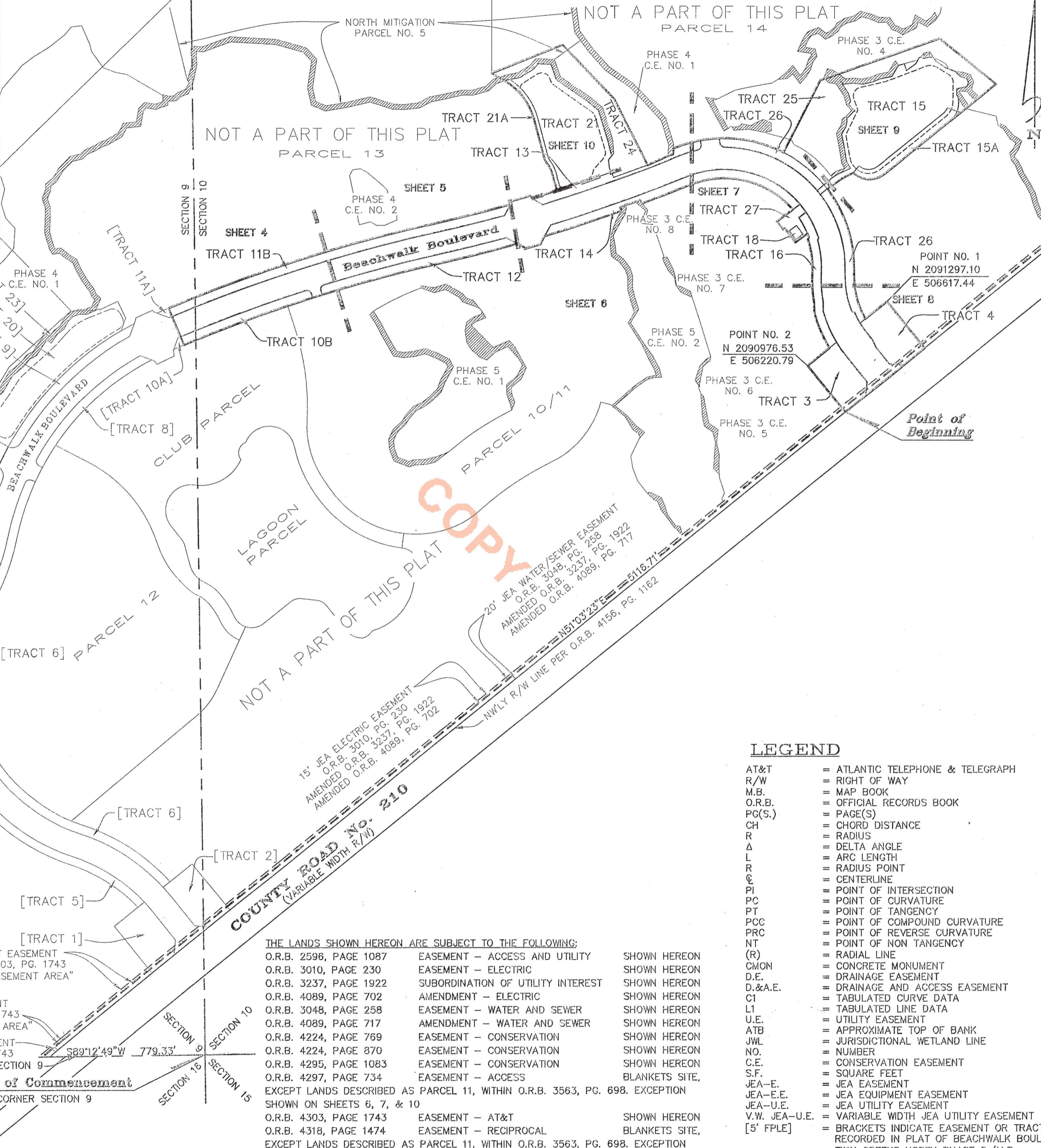
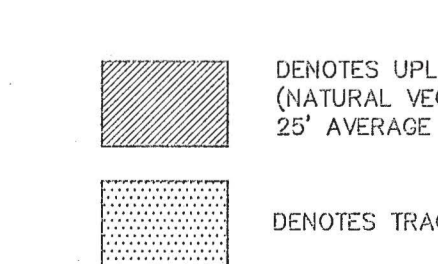
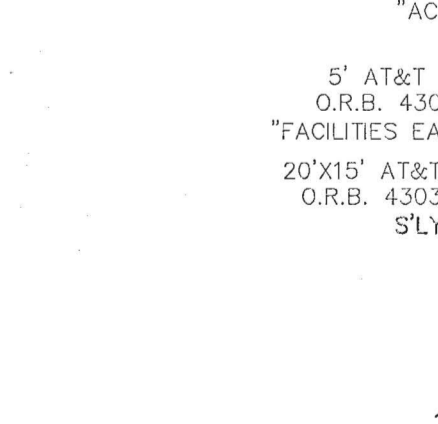
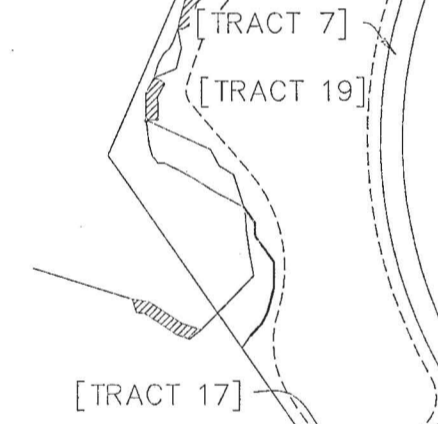
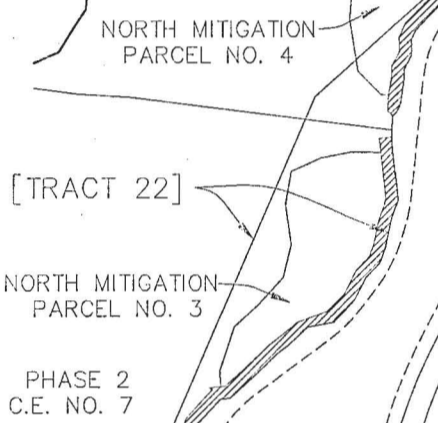
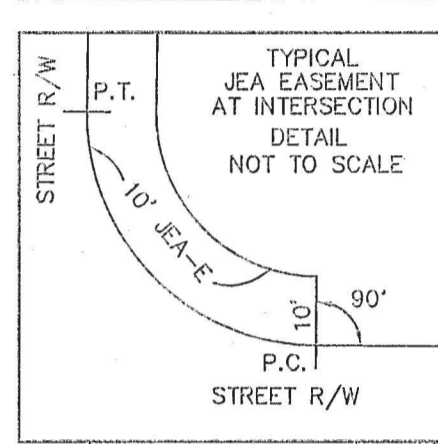
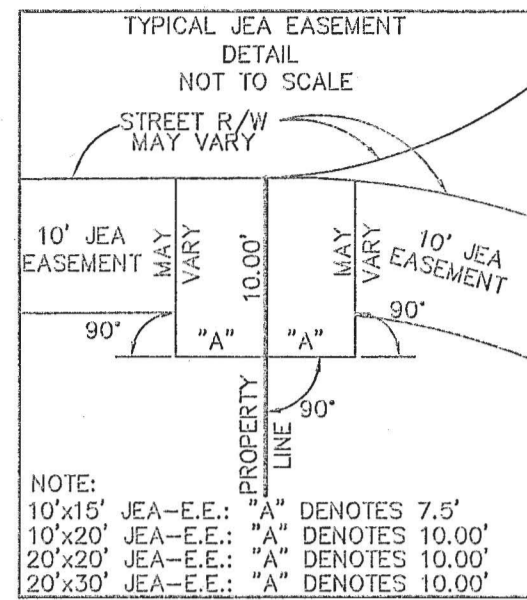
REVIEWS: _____
OFFICE: [Signature]
FIELD: [Signature]
CHECKED BY: _____
DRAFT: _____
CLOSURES/DATA: [Signature]
COVER SHEET: [Signature]
PRMS: [Signature]



Beachwalk Boulevard at Twin Creeks North Phase 2

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 3 OF 10 SHEETS
NO LOTS AND 15 TRACTS IN THIS PHASE



- ### General Notes
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF COUNTY ROAD 210 AS S51°03'23\"/>

POINT	NORTHING	EASTING	DESCRIPTION
1	2091297.10	506617.44	PRM-MOST N'LY CORNER OF TRACT 4
2	2090976.53	506220.79	PRM-MOST W'LY CORNER OF TRACT 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 RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(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.

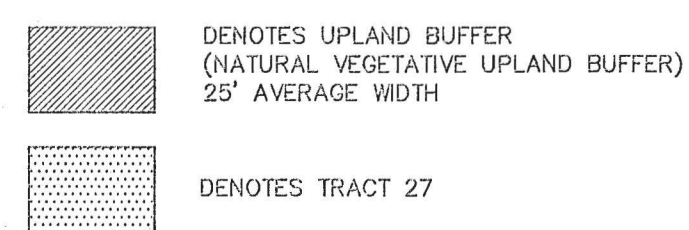
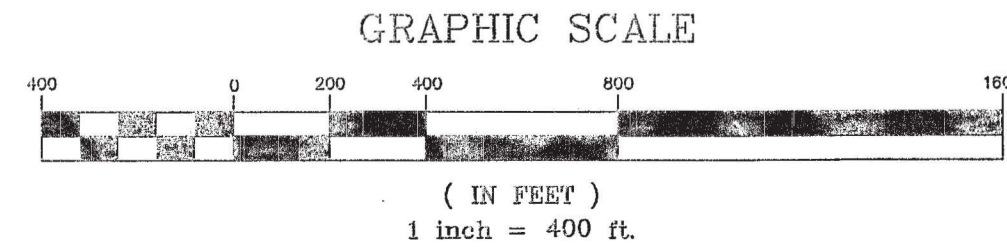
COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

COPY

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

O.R.B. 2596, PAGE 1087	EASEMENT - ACCESS AND UTILITY	SHOWN HEREON
O.R.B. 3010, PAGE 230	EASEMENT - ELECTRIC	SHOWN HEREON
O.R.B. 3237, PAGE 1922	SUBORDINATION OF UTILITY INTEREST	SHOWN HEREON
O.R.B. 4089, PAGE 702	AMENDMENT - ELECTRIC	SHOWN HEREON
O.R.B. 3048, PAGE 258	EASEMENT - WATER AND SEWER	SHOWN HEREON
O.R.B. 4089, PAGE 717	AMENDMENT - WATER AND SEWER	SHOWN HEREON
O.R.B. 4224, PAGE 769	EASEMENT - CONSERVATION	SHOWN HEREON
O.R.B. 4224, PAGE 870	EASEMENT - CONSERVATION	SHOWN HEREON
O.R.B. 4295, PAGE 1083	EASEMENT - CONSERVATION	SHOWN HEREON
O.R.B. 4297, PAGE 734	EASEMENT - ACCESS	BLANKETS SITE,
EXCEPT LANDS DESCRIBED AS PARCEL 11, WITHIN O.R.B. 3563, PG. 698. EXCEPTION SHOWN ON SHEETS 6, 7, & 10		
O.R.B. 4303, PAGE 1743	EASEMENT - AT&T	SHOWN HEREON
O.R.B. 4318, PAGE 1474	EASEMENT - RECIPROCAL	BLANKETS SITE,
EXCEPT LANDS DESCRIBED AS PARCEL 11, WITHIN O.R.B. 3563, PG. 698. EXCEPTION SHOWN ON SHEETS 6, 7, & 10		

- ### LEGEND
- AT&T = ATLANTIC TELEPHONE & TELEGRAPH
 - R/W = RIGHT OF WAY
 - M.B. = MAP BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG(S.) = PAGE(S)
 - CH = CHORD DISTANCE
 - R = RADIUS
 - Δ = DELTA ANGLE
 - L = ARC LENGTH
 - R = RADIUS POINT
 - CL = CENTERLINE
 - PI = POINT OF INTERSECTION
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PCC = POINT OF COMPOUND CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - NT = POINT OF NON TANGENCY
 - NT = RADIAL LINE
 - (R) = CONCRETE MONUMENT
 - D.E. = DRAINAGE EASEMENT
 - D.&A.E. = DRAINAGE AND ACCESS EASEMENT
 - CI = TABULATED CURVE DATA
 - L1 = TABULATED LINE DATA
 - U.E. = UTILITY EASEMENT
 - ATB = APPROXIMATE TOP OF BANK
 - JWL = JURISDICTIONAL WETLAND LINE
 - NO. = NUMBER
 - C.E. = CONSERVATION EASEMENT
 - S.F. = SQUARE FEET
 - JEA-E. = JEA EASEMENT
 - JEA-E.E. = JEA EQUIPMENT EASEMENT
 - JEA-U.E. = JEA UTILITY EASEMENT
 - V.W. JEA-U.E. = VARIABLE WIDTH JEA UTILITY EASEMENT
 - [5' FPLE] = BRACKETS INDICATE EASEMENT OR TRACT RECORDED IN PLAT OF BEACHWALK BOULEVARD AT TWIN CREEKS NORTH PHASE 2 (M.B. ---, PGS. ---)
 - ⊙ = PERMANENT CONTROL POINT STAMPED 'P.C.P. LB 3731'
 - ⊠ = 4"x4" CONCRETE MONUMENT STAMPED 'P.R.M. LB 3731'
 - = SET 5/8" REBAR WITH CAP 'P.R.M. LB 3731'
 - ATB --- = APPROXIMATE TOP OF BANK
 - JWL --- = JURISDICTIONAL WETLANDS

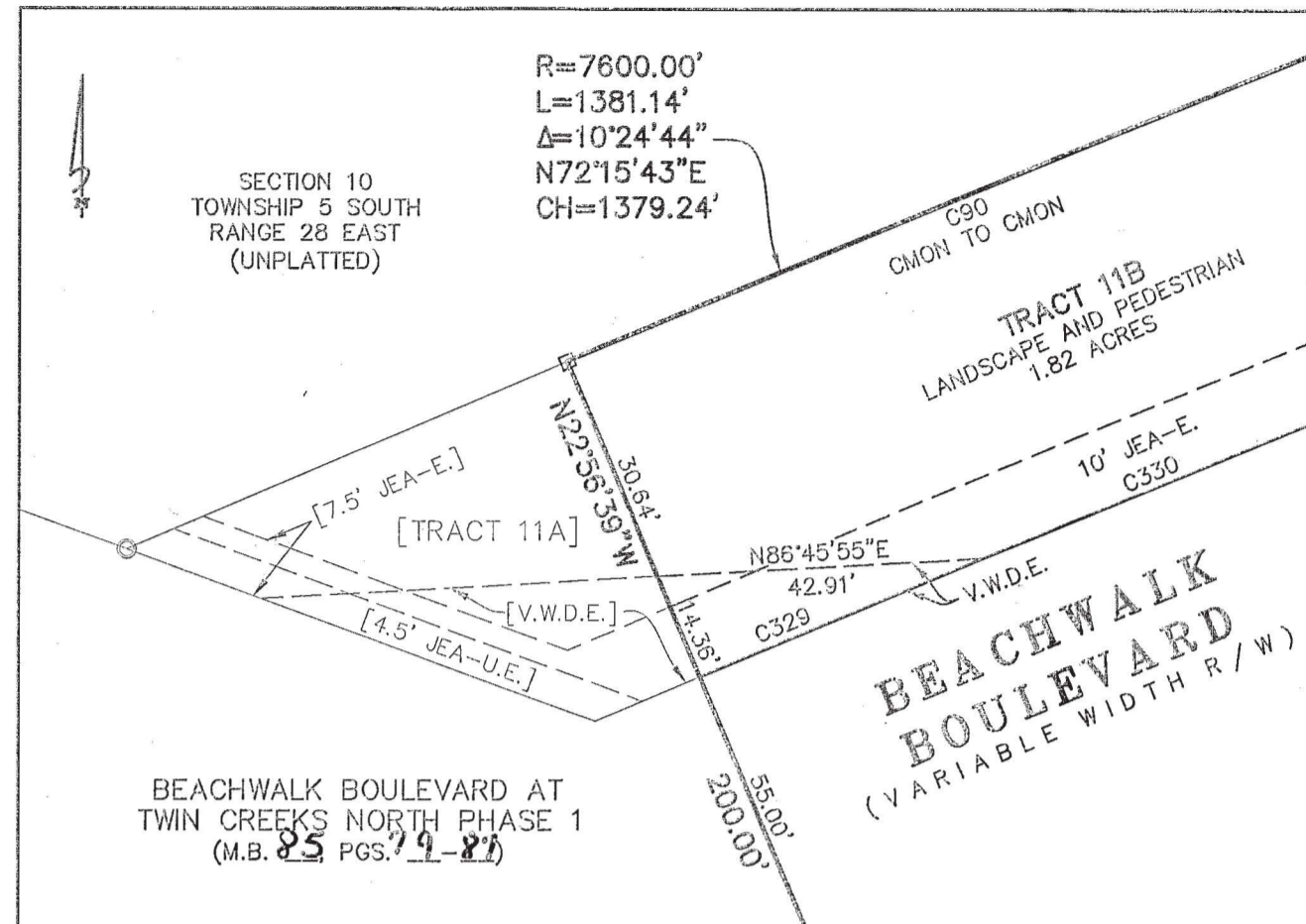


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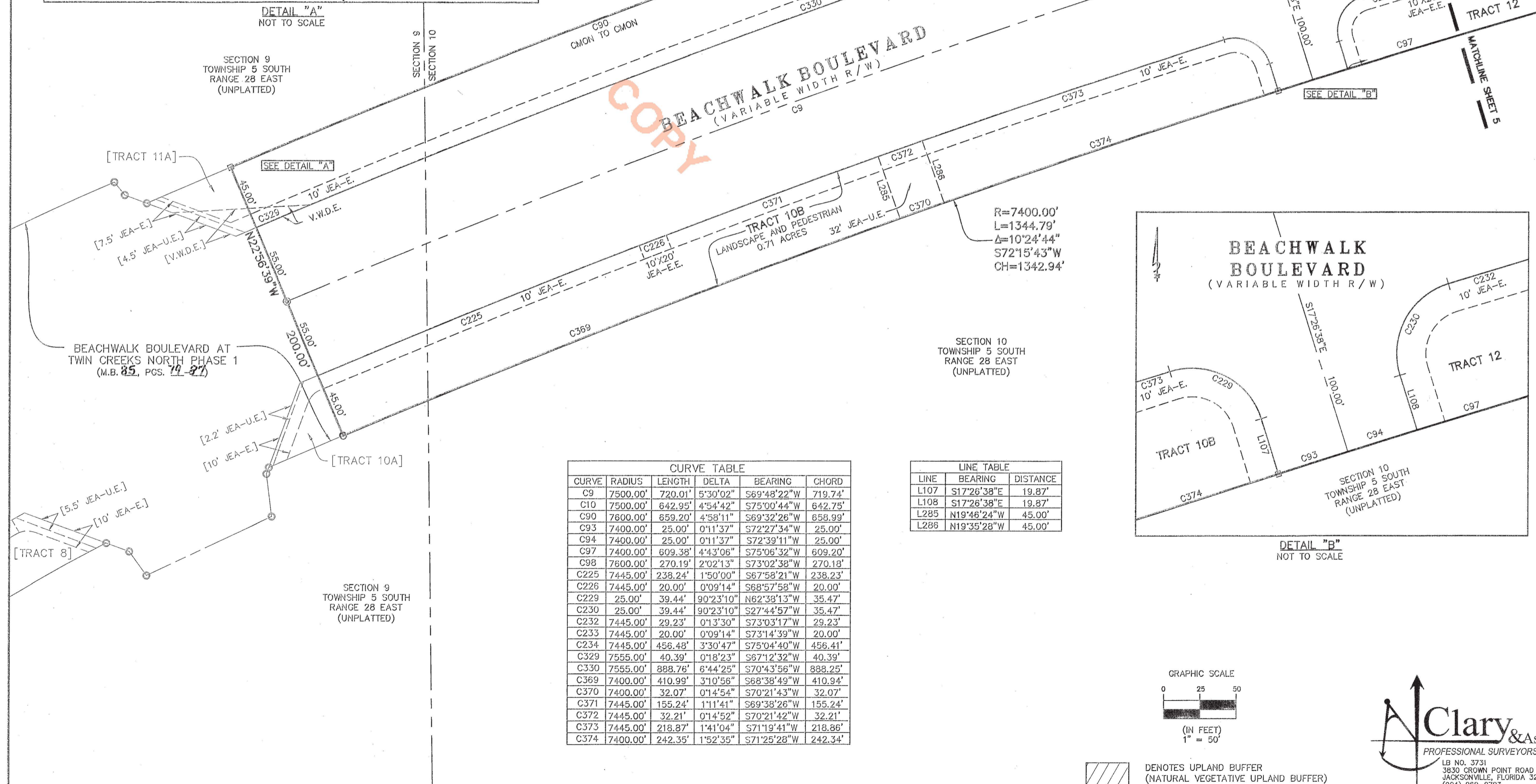
Beachwalk Boulevard at Twin Creeks North Phase 2

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 4 OF 10 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



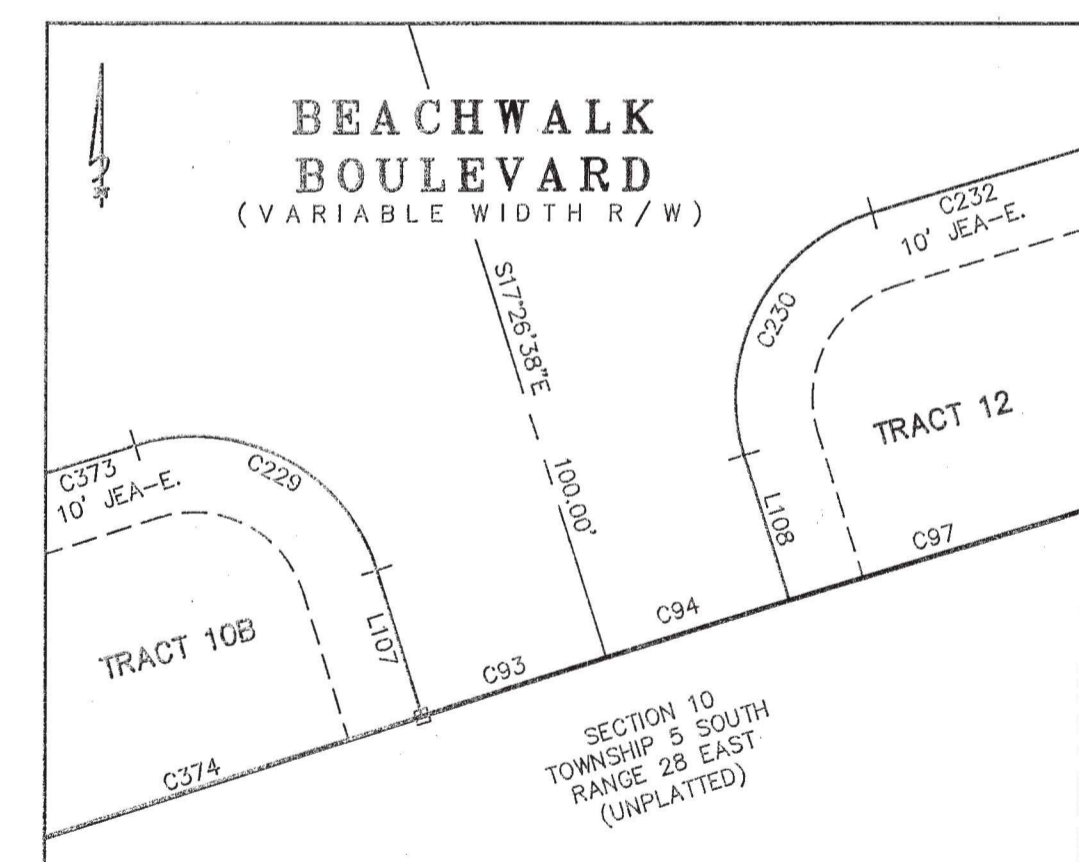
DETAIL "A"
NOT TO SCALE



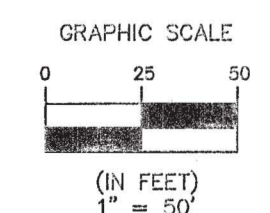
COPY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	7500.00'	720.01'	5°30'02"	S69°48'22"W	719.74'
C10	7500.00'	642.95'	4°54'42"	S75°00'44"W	642.75'
C90	7600.00'	659.20'	4°58'11"	S69°32'26"W	658.99'
C93	7400.00'	25.00'	0°11'37"	S72°27'34"W	25.00'
C94	7400.00'	25.00'	0°11'37"	S72°39'11"W	25.00'
C97	7400.00'	609.38'	4°43'06"	S75°06'32"W	609.20'
C98	7600.00'	270.19'	2°02'13"	S73°02'38"W	270.18'
C225	7445.00'	238.24'	1°50'00"	S67°58'21"W	238.23'
C226	7445.00'	20.00'	0°09'14"	S68°57'58"W	20.00'
C229	25.00'	39.44'	90°23'10"	N62°38'13"W	35.47'
C230	25.00'	39.44'	90°23'10"	S27°44'57"W	35.47'
C232	7445.00'	29.23'	0°13'30"	S73°03'17"W	29.23'
C233	7445.00'	20.00'	0°09'14"	S73°14'39"W	20.00'
C234	7445.00'	456.48'	3°30'47"	S75°04'40"W	456.41'
C329	7555.00'	40.39'	0°18'23"	S67°12'32"W	40.39'
C330	7555.00'	888.76'	6°44'25"	S70°43'56"W	888.25'
C369	7400.00'	410.99'	3°10'56"	S68°38'49"W	410.94'
C370	7400.00'	32.07'	0°14'54"	S70°21'43"W	32.07'
C371	7445.00'	155.24'	1°11'41"	S69°38'26"W	155.24'
C372	7445.00'	32.21'	0°14'52"	S70°21'42"W	32.21'
C373	7445.00'	218.87'	1°41'04"	S71°19'41"W	218.86'
C374	7400.00'	242.35'	1°52'35"	S71°25'28"W	242.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L107	S17°26'38"E	19.87'
L108	S17°26'38"E	19.87'
L285	N19°46'24"W	45.00'
L286	N19°35'28"W	45.00'



DETAIL "B"
NOT TO SCALE



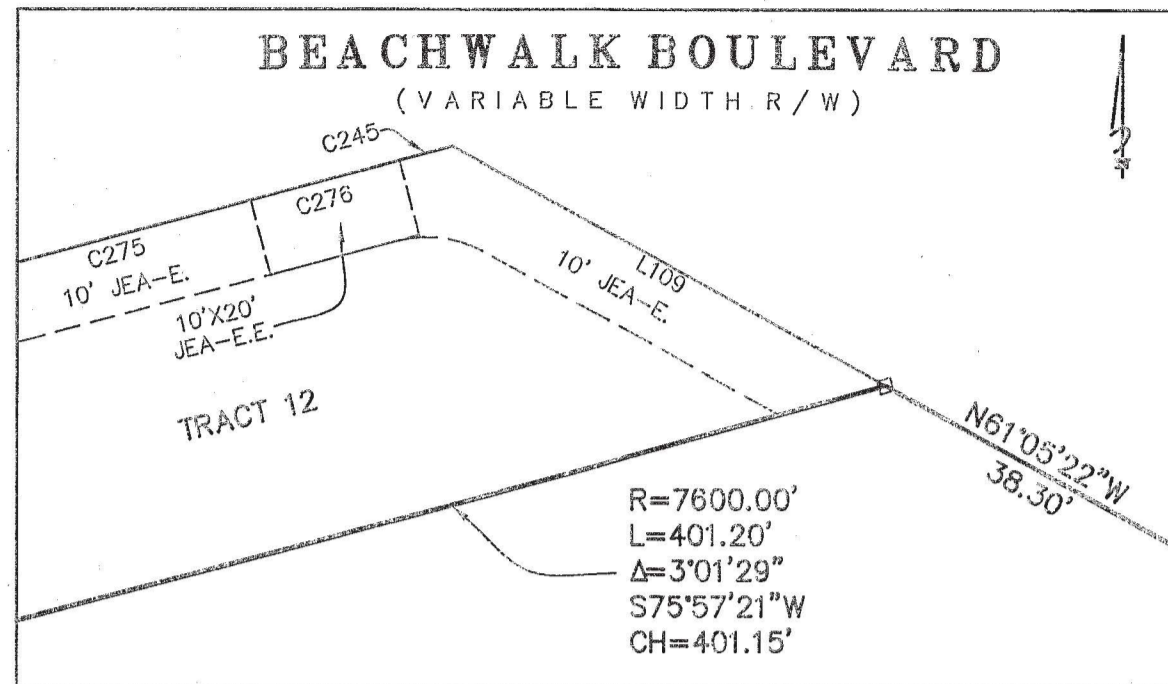
DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

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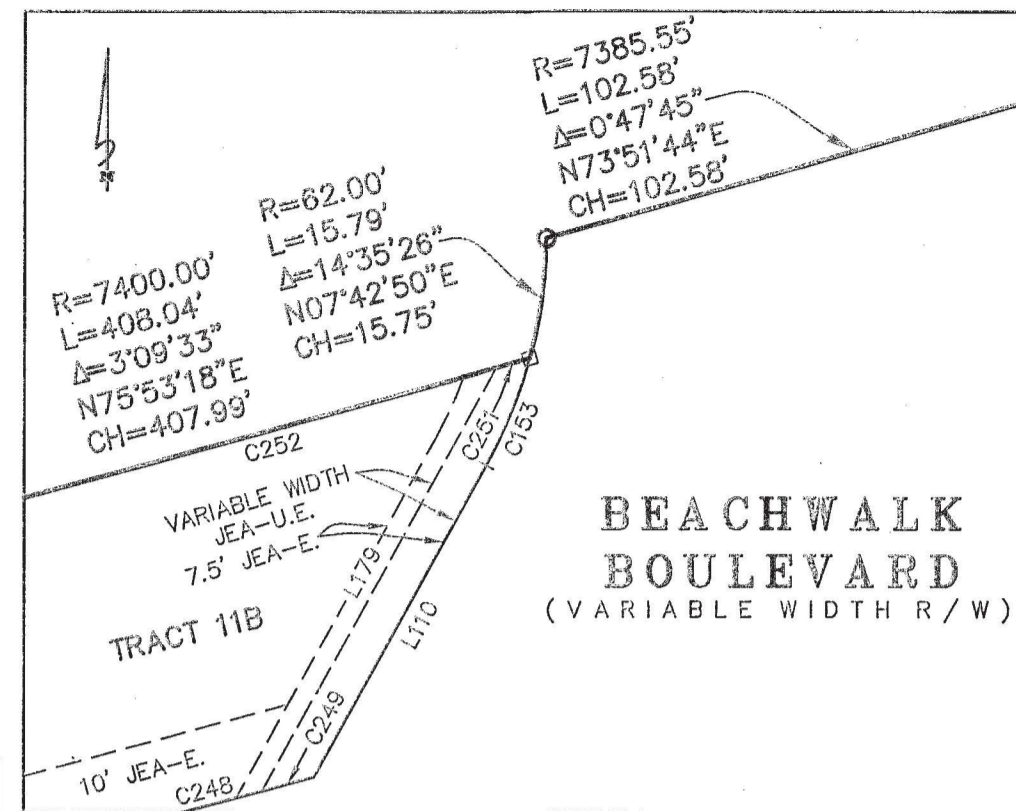
Beachwalk Boulevard at Twin Creeks North Phase 2

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

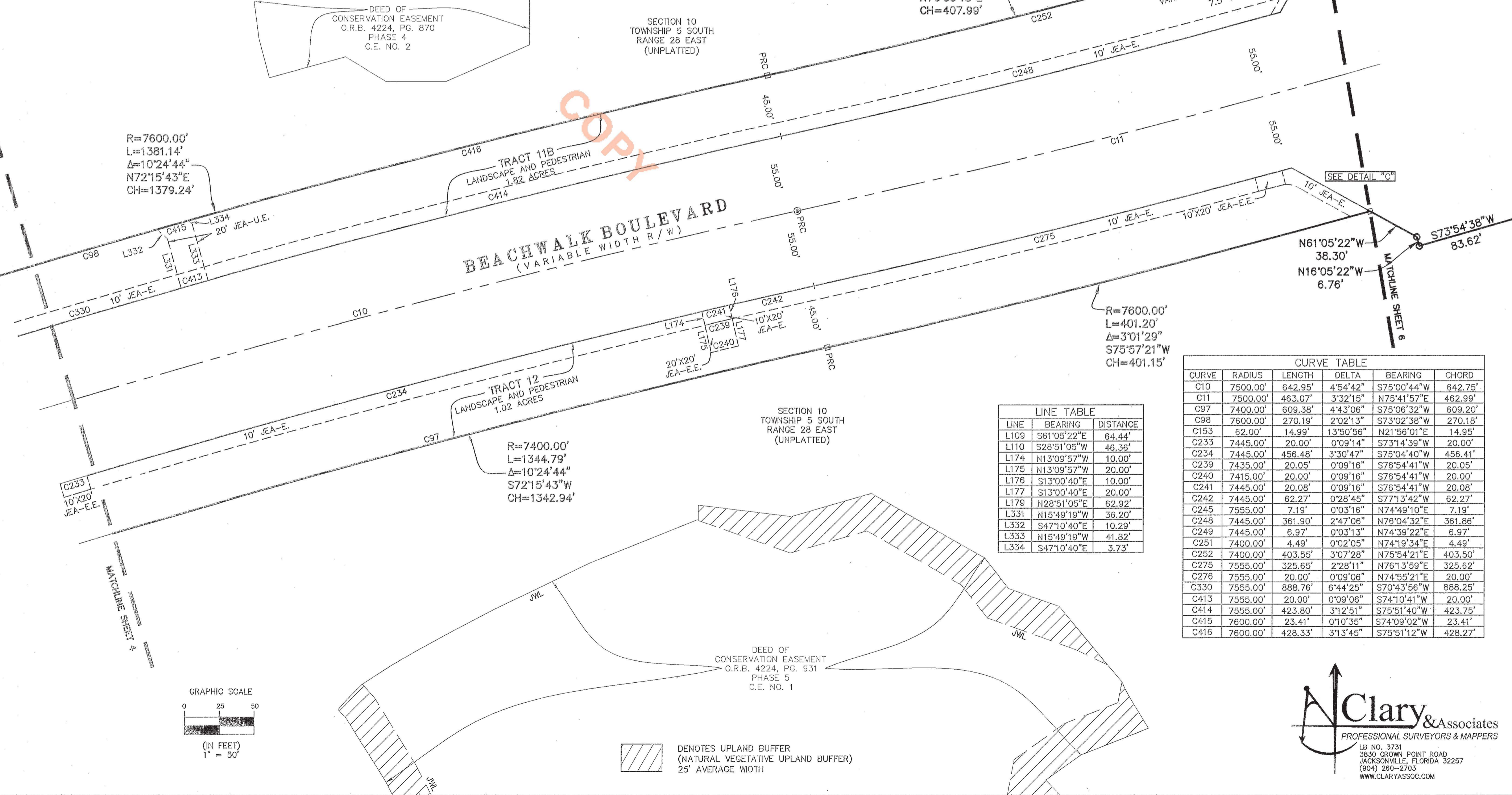
SHEET 5 OF 10 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



R=7600.00'
L=1381.14'
Δ=10°24'44"
N72°15'43"E
CH=1379.24'

BEACHWALK BOULEVARD
(VARIABLE WIDTH R/W)

R=7400.00'
L=1344.79'
Δ=10°24'44"
S72°15'43"W
CH=1342.94'

R=7400.00'
L=408.04'
Δ=3°09'33"
N75°53'18"E
CH=407.99'

R=7385.55'
L=102.58'
Δ=0°47'45"
N73°51'44"E
CH=102.58'

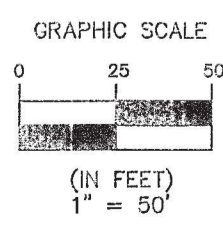
R=7600.00'
L=401.20'
Δ=3°01'29"
S75°57'21"W
CH=401.15'

LINE TABLE

LINE	BEARING	DISTANCE
L109	S81°05'22"E	64.44'
L110	S28°51'05"W	46.36'
L174	N13°09'57"W	10.00'
L175	N13°09'57"W	20.00'
L176	S13°00'40"E	10.00'
L177	S13°00'40"E	20.00'
L179	N28°51'05"E	62.92'
L331	N15°49'19"W	36.20'
L332	S47°10'40"E	10.29'
L333	N15°49'19"W	41.82'
L334	S47°10'40"E	3.73'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	7500.00'	642.95'	4°54'42"	S75°00'44"W	642.75'
C11	7500.00'	463.07'	3°32'15"	N75°41'57"E	462.99'
C97	7400.00'	609.38'	4°43'06"	S75°06'32"W	609.20'
C98	7600.00'	270.19'	2°02'13"	S73°02'38"W	270.18'
C153	62.00'	14.99'	13°50'56"	N21°56'01"E	14.95'
C233	7445.00'	20.00'	0°09'14"	S73°14'39"W	20.00'
C234	7445.00'	456.48'	3°30'47"	S75°04'40"W	456.41'
C239	7435.00'	20.05'	0°09'16"	S76°54'41"W	20.05'
C240	7415.00'	20.00'	0°09'16"	S76°54'41"W	20.00'
C241	7445.00'	20.08'	0°09'16"	S76°54'41"W	20.08'
C242	7445.00'	62.27'	0°28'45"	S77°13'42"W	62.27'
C245	7555.00'	7.19'	0°03'16"	N74°49'10"E	7.19'
C248	7445.00'	361.90'	2°47'06"	N76°04'32"E	361.86'
C249	7445.00'	6.97'	0°03'13"	N74°39'22"E	6.97'
C251	7400.00'	4.49'	0°02'05"	N74°19'34"E	4.49'
C252	7400.00'	403.55'	3°07'28"	N75°54'21"E	403.50'
C275	7555.00'	325.65'	2°28'11"	N76°13'59"E	325.62'
C276	7555.00'	20.00'	0°09'06"	N74°55'21"E	20.00'
C330	7555.00'	888.76'	6°44'25"	S70°43'56"W	888.25'
C413	7555.00'	20.00'	0°09'06"	S74°10'41"W	20.00'
C414	7555.00'	423.80'	3°12'51"	S75°51'40"W	423.75'
C415	7600.00'	23.41'	0°10'35"	S74°09'02"W	23.41'
C416	7600.00'	428.33'	3°13'45"	S75°51'12"W	428.27'



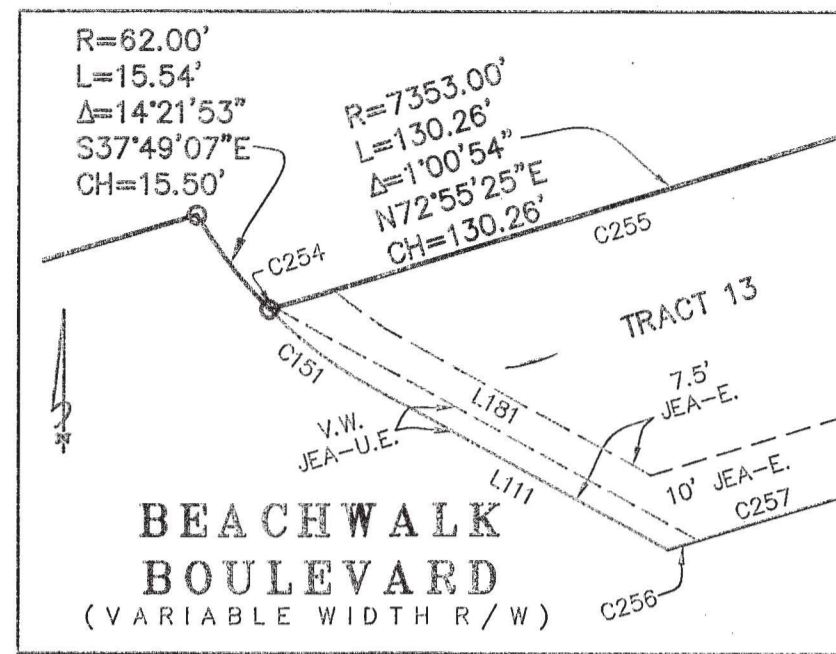
DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH

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Beachwalk Boulevard at Twin Creeks North Phase 2

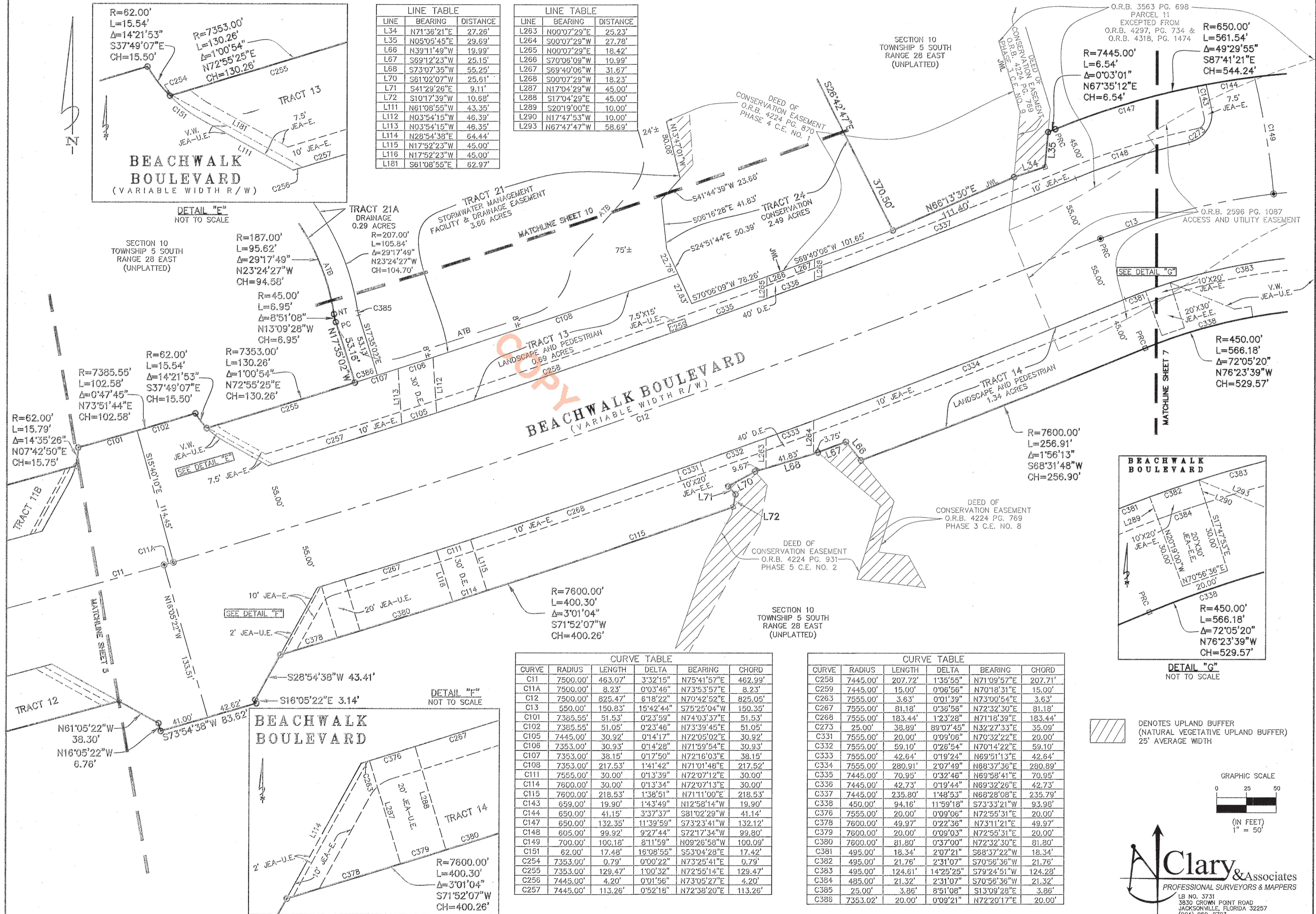
A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 6 OF 10 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE	BEARING	DISTANCE
L34	N71°36'21"E	27.26'
L35	N05°05'45"E	29.69'
L66	N39°11'49"W	19.99'
L67	S69°12'23"W	25.15'
L68	S73°07'35"W	55.25'
L70	S81°02'07"W	25.61'
L71	S41°29'26"E	9.11'
L72	S10°17'39"W	10.88'
L111	N61°08'55"W	43.35'
L112	N03°54'15"W	46.39'
L113	N03°54'15"W	46.35'
L114	N28°54'38"E	64.44'
L115	N17°52'23"W	45.00'
L116	N17°52'23"W	45.00'
L181	S61°08'55"E	62.97'

LINE	BEARING	DISTANCE
L263	N00°07'29"E	25.23'
L264	S00°07'29"W	27.78'
L265	N00°07'29"E	18.42'
L266	S70°06'09"W	10.99'
L267	S69°40'06"W	31.67'
L268	S00°07'29"W	18.23'
L287	N17°04'29"W	45.00'
L288	S17°04'29"E	45.00'
L289	S20°19'00"E	10.00'
L290	N17°47'53"W	10.00'
L293	N67°47'47"W	58.69'



SECTION 10
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

SECTION 10
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

O.R.B. 3563 PG. 698
PARCEL 11
EXCEPTED FROM
O.R.B. 4297, PG. 734 &
O.R.B. 4318, PG. 1474

R=650.00'
L=561.54'
Δ=49°29'55"
S87°41'21"E
CH=544.24'

O.R.B. 2596 PG. 1087
ACCESS AND UTILITY EASEMENT

R=450.00'
L=566.18'
Δ=72°05'20"
N76°23'39"W
CH=529.57'

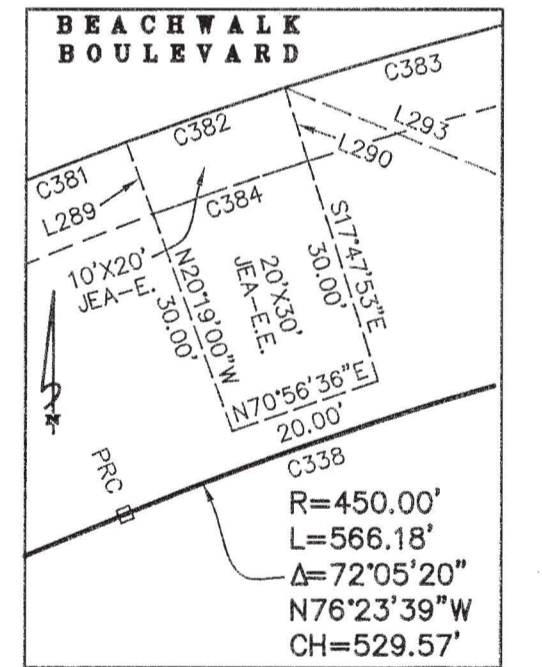
R=7600.00'
L=256.91'
Δ=1°56'13"
S68°31'48"W
CH=256.90'

R=7600.00'
L=400.30'
Δ=3°01'04"
S71°52'07"W
CH=400.26'

SECTION 10
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

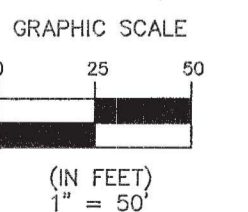
DEED OF
CONSERVATION EASEMENT
O.R.B. 4224 PG. 769
PHASE 3 C.E. NO. 8

DEED OF
CONSERVATION EASEMENT
O.R.B. 4224 PG. 931
PHASE 5 C.E. NO. 2



DETAIL "G"
NOT TO SCALE

/// DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	7500.00'	463.07'	3°32'15"	N75°41'57"E	462.99'
C11A	7500.00'	8.23'	0°03'46"	N73°53'57"E	8.23'
C12	7500.00'	825.47'	6°18'22"	N70°42'52"E	825.05'
C13	550.00'	150.83'	15°42'44"	S75°25'04"W	150.35'
C101	7385.55'	51.53'	0°23'59"	N74°03'37"E	51.53'
C102	7385.55'	51.05'	0°23'46"	N73°39'45"E	51.05'
C105	7445.00'	30.92'	0°14'17"	N72°05'02"E	30.92'
C106	7353.00'	30.93'	0°14'28"	N71°59'54"E	30.93'
C107	7353.00'	38.15'	0°17'50"	N72°16'03"E	38.15'
C108	7353.00'	217.53'	1°41'42"	N71°01'48"E	217.52'
C111	7555.00'	30.00'	0°13'39"	N72°07'12"E	30.00'
C114	7600.00'	30.00'	0°13'34"	N72°07'13"E	30.00'
C115	7600.00'	218.53'	1°38'51"	N71°11'00"E	218.53'
C143	659.00'	19.90'	1°43'49"	N12°58'14"W	19.90'
C144	650.00'	41.15'	3°37'37"	S81°02'29"W	41.14'
C147	650.00'	132.35'	11°39'59"	S73°23'41"W	132.12'
C148	605.00'	99.92'	9°27'44"	S72°17'34"W	99.80'
C149	700.00'	100.18'	8°11'59"	N09°26'58"W	100.09'
C151	82.00'	17.48'	16°08'55"	S53°04'28"E	17.42'
C254	7353.00'	0.79'	0°00'22"	N73°25'41"E	0.79'
C255	7353.00'	129.47'	1°00'32"	N72°55'14"E	129.47'
C256	7445.00'	4.20'	0°01'56"	N73°05'27"E	4.20'
C257	7445.00'	113.26'	0°52'18"	N72°38'20"E	113.26'

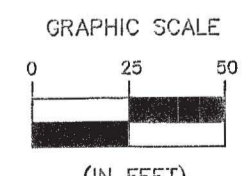
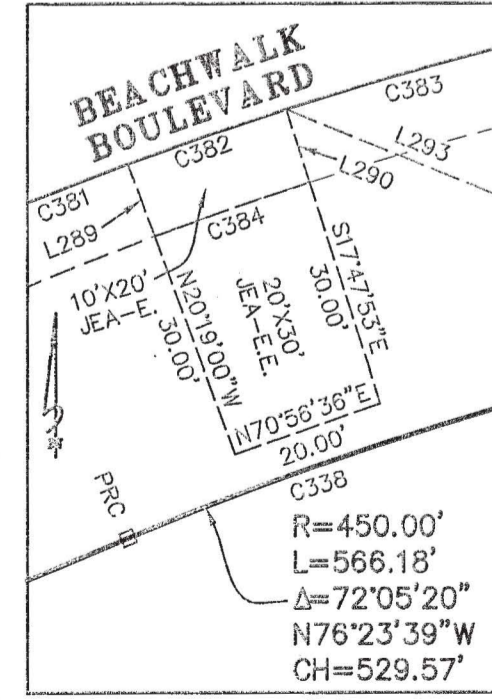
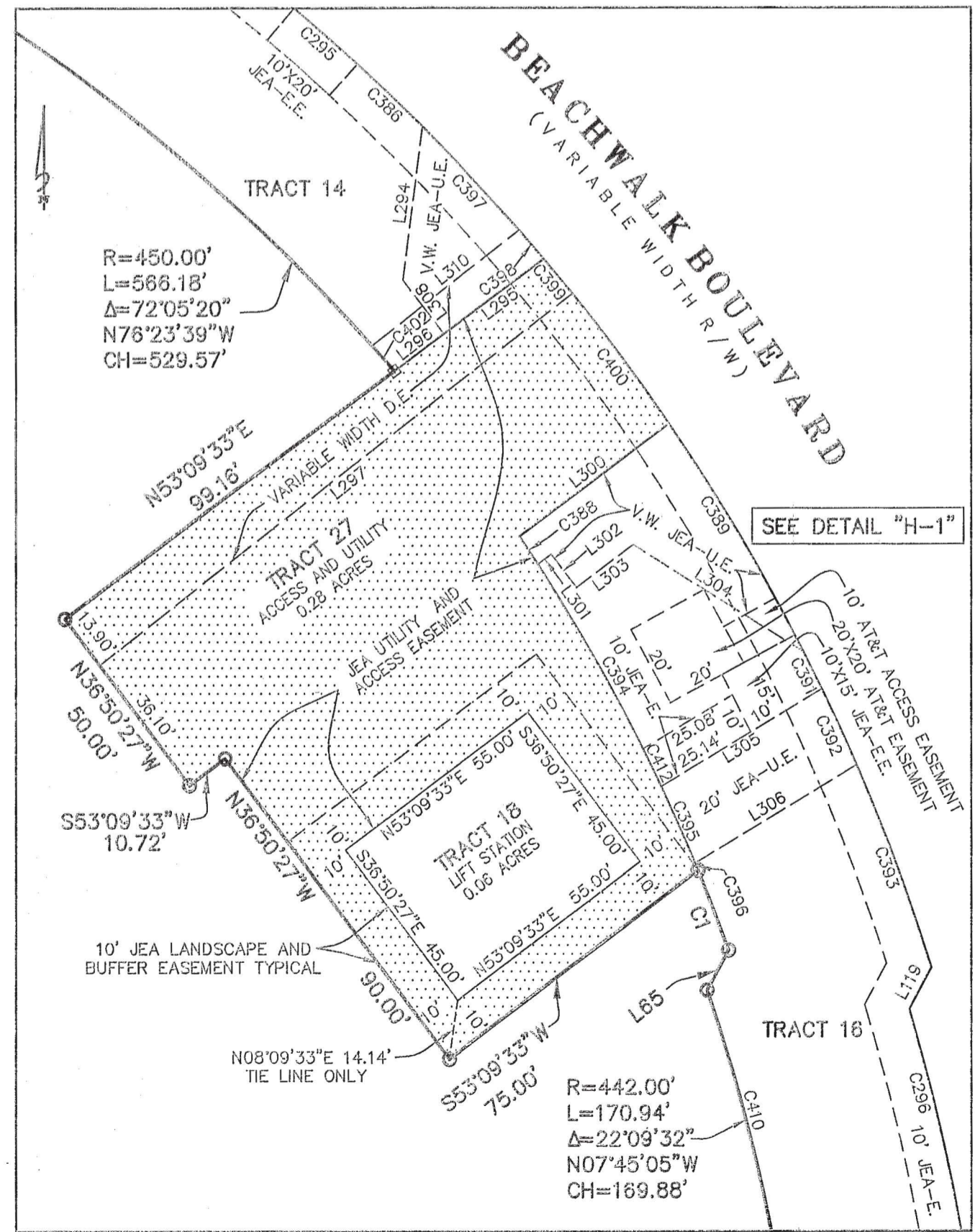
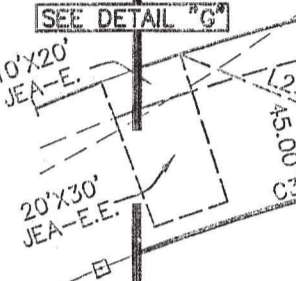
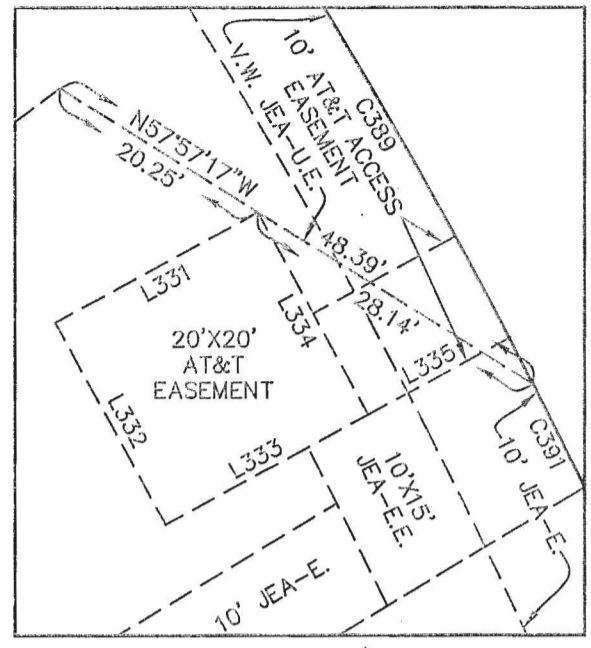
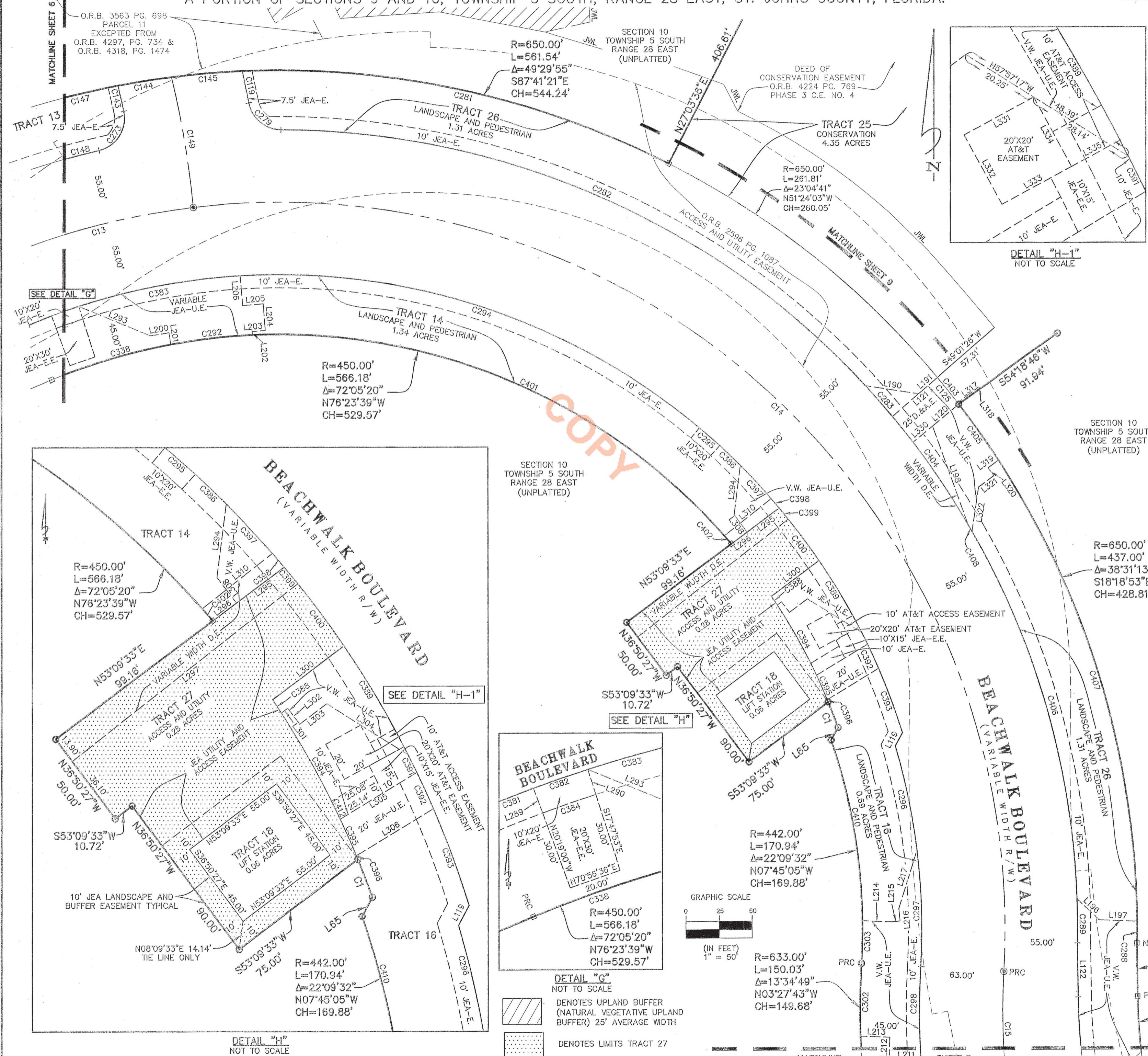
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C258	7445.00'	207.72'	1°35'55"	N71°09'57"E	207.71'
C259	7445.00'	15.00'	0°06'56"	N70°18'31"E	15.00'
C263	7555.00'	3.63'	0°01'39"	N73°00'54"E	3.63'
C267	7555.00'	81.18'	0°36'56"	N72°32'30"E	81.18'
C268	7555.00'	183.44'	1°23'28"	N71°18'39"E	183.44'
C273	25.00'	38.89'	89°07'45"	N32°27'33"E	35.09'
C331	7555.00'	20.00'	0°09'06"	N70°32'22"E	20.00'
C332	7555.00'	59.10'	0°26'54"	N70°14'22"E	59.10'
C333	7555.00'	42.64'	0°19'24"	N69°51'13"E	42.64'
C334	7555.00'	280.91'	2°07'48"	N68°37'36"E	280.89'
C335	7445.00'	70.95'	0°32'46"	N69°58'41"E	70.95'
C336	7445.00'	42.73'	0°19'44"	N69°32'26"E	42.73'
C337	7445.00'	235.80'	1°48'53"	N68°28'08"E	235.79'
C338	450.00'	94.16'	11°59'18"	S73°33'21"W	93.98'
C376	7555.00'	20.00'	0°09'06"	N72°55'31"E	20.00'
C378	7600.00'	49.97'	0°22'36"	N73°11'21"E	49.97'
C379	7600.00'	20.00'	0°09'03"	N72°55'31"E	20.00'
C380	7600.00'	81.80'	0°37'00"	N72°32'30"E	81.80'
C381	495.00'	18.34'	2°07'21"	S68°37'22"W	18.34'
C382	495.00'	21.76'	2°31'07"	S70°56'36"W	21.76'
C383	495.00'	124.61'	14°25'25"	S79°24'51"W	124.28'
C384	485.00'	21.32'	2°31'07"	S70°56'36"W	21.32'
C385	25.00'	3.86'	8°51'08"	S13°09'28"E	3.86'
C386	7353.02'	20.00'	0°09'21"	N72°20'17"E	20.00'

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Beachwalk Boulevard at Twin Creeks North Phase 2

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 7 OF 10 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



DETAIL "G" NOT TO SCALE

■ DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

■ DENOTES LIMITS TRACT 27

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	450.00'	20.41'	2°35'57"	N21°04'09"W	20.41'
C13	550.00'	150.83'	15°42'44"	S75°25'04"W	150.35'
C14	550.00'	960.46'	100°03'16"	N46°41'57"W	842.99'
C15	525.00'	387.34'	42°16'18"	S17°48'28"E	378.61'
C119	753.00'	24.75'	1°53'01"	N11°59'10"W	24.75'
C125	650.00'	25.95'	2°17'14"	N38°43'06"W	25.94'
C143	659.00'	19.90'	1°43'49"	N12°58'14"W	19.90'
C144	650.00'	41.15'	3°37'37"	S81°02'29"W	41.14'
C145	650.00'	53.60'	4°43'28"	S85°13'02"W	53.58'
C147	650.00'	132.35'	11°39'59"	S73°23'41"W	132.12'
C148	605.00'	99.92'	9°27'44"	S72°17'34"W	99.80'
C149	700.00'	100.18'	8°11'59"	N09°26'58"W	100.09'
C273	25.00'	38.89'	89°07'45"	N32°27'33"E	35.09'
C279	25.00'	34.36'	78°45'12"	S50°25'16"E	31.72'
C281	650.00'	334.45'	29°28'50"	N77°40'49"W	330.77'
C282	605.00'	496.98'	47°03'57"	N66°15'53"W	483.12'
C283	605.00'	31.18'	2°57'10"	N41°15'19"W	31.18'
C288	650.00'	16.22'	1°25'48"	N00°13'50"E	16.22'
C289	605.00'	32.87'	3°06'47"	N00°33'06"W	32.87'
C292	450.00'	62.40'	7°56'42"	S83°31'20"W	62.35'
C294	495.00'	375.54'	43°28'07"	N71°38'23"W	366.60'
C295	495.00'	20.42'	2°21'48"	N48°43'26"W	20.42'
C296	487.00'	80.65'	9°29'18"	N11°43'57"W	80.56'
C297	487.00'	87.69'	10°19'00"	N01°49'48"W	87.57'
C298	588.00'	70.63'	6°52'58"	S00°06'47"E	70.59'
C302	633.00'	54.99'	4°58'40"	S00°50'22"W	54.98'
C303	442.00'	32.11'	4°09'44"	N01°14'49"E	32.10'
C338	450.00'	94.16'	11°59'18"	S73°33'21"W	93.98'
C381	495.00'	18.34'	2°07'21"	S88°37'22"W	18.34'
C382	495.00'	21.76'	2°31'07"	S70°56'36"W	21.76'
C383	495.00'	124.61'	14°25'25"	S79°24'51"W	124.28'
C384	485.00'	21.32'	2°31'07"	S70°56'36"W	21.32'
C386	495.00'	21.55'	2°29'40"	N46°17'41"W	21.55'
C388	450.00'	8.02'	1°01'17"	N33°28'10"W	8.02'
C389	495.00'	63.59'	7°21'38"	N30°33'36"W	63.55'
C391	495.00'	10.00'	1°09'27"	N26°18'03"W	10.00'
C392	495.00'	20.14'	2°19'52"	N24°33'24"W	20.14'
C393	495.00'	51.73'	5°59'18"	N20°23'49"W	51.71'
C394	450.00'	51.21'	6°31'12"	N29°41'55"W	51.18'
C395	450.00'	20.17'	2°34'05"	N23°52'49"W	20.17'
C396	450.00'	1.79'	0°13'39"	N22°28'57"W	1.79'
C397	495.00'	34.18'	3°57'22"	N43°04'10"W	34.17'
C398	495.00'	9.17'	1°03'40"	N40°33'39"W	9.17'
C399	495.00'	10.85'	1°15'19"	N39°24'10"W	10.85'
C400	495.00'	39.18'	4°32'05"	N36°30'28"W	39.17'
C401	450.00'	401.41'	51°06'35"	N66°57'01"W	388.24'
C402	450.00'	8.21'	1°02'45"	N40°52'21"W	8.21'
C403	650.00'	24.66'	2°10'26"	N38°46'30"W	24.66'
C404	605.00'	100.40'	9°30'30"	N35°01'30"W	100.28'
C405	650.00'	51.98'	4°34'54"	N35°17'02"W	51.96'
C406	605.00'	292.05'	27°39'30"	N15°56'14"W	289.22'
C407	650.00'	368.80'	32°30'31"	N16°44'19"W	363.87'
C408	605.00'	5.33'	0°30'16"	N30°01'07"W	5.33'
C410	442.00'	138.83'	17°59'48"	N09°49'57"W	138.26'
C412	450.00'	10.01'	1°16'28"	N25°48'06"W	10.01'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L65	N28°17'18"E	10.84'	L293	N67°47'47"W	58.69'
L119	S28°17'18"W	11.27'	L294	N07°15'04"E	37.30'
L120	S50°13'16"W	25.86'	L295	S53°09'33"W	30.26'
L121	N49°01'26"E	45.01'	L296	S53°09'33"W	14.82'
L122	N00°40'11"W	40.95'	L297	S51°56'48"W	144.75'
L190	S81°21'47"E	40.93'	L300	S53°09'33"W	45.05'
L191	N49°01'26"E	18.64'	L301	S53°11'37"W	4.00'
L196	S46°48'06"E	22.88'	L302	N37°24'17"W	10.00'
L197	S87°48'37"E	28.73'	L303	S53°11'37"W	17.04'
L198	S19°59'17"E	79.64'	L304	N57°57'17"W	48.39'
L200	S80°27'24"W	14.22'	L305	S58°43'13"E	45.23'
L201	N08°19'38"W	9.05'	L306	S58°43'13"W	45.47'
L202	S04°32'32"E	2.50'	L308	N36°50'27"W	16.32'
L203	S85°27'28"W	10.00'	L310	S51°56'48"W	45.07'
L204	S04°32'32"E	20.00'	L317	N53°09'33"E	20.07'
L205	N85°27'28"E	15.67'	L318	S36°50'27"E	1.69'
L206	S05°08'03"E	22.68'	L319	S53°38'13"W	9.73'
L211	S87°50'01"W	24.21'	L320	S36°32'56"E	7.33'
L212	N02°09'59"E	16.49'	L321	S53°27'04"W	14.26'
L213	N87°50'57"W	22.31'	L322	S08°38'13"W	33.82'
L214	S87°49'25"E	22.15'	L330	S50°13'16"W	19.17'
L215	N84°56'18"E	6.46'	L331	S81°27'42"W	20.00'
L216	N05°11'02"W	9.45'	L332	S28°32'18"E	20.00'
L217	N17°26'18"E	45.78'	L333	N61°27'42"E	20.00'
L289	S20°19'00"E	10.00'	L334	N28°32'18"W	20.00'
L290	N17°47'53"W	10.00'	L335	N61°27'42"E	13.93'

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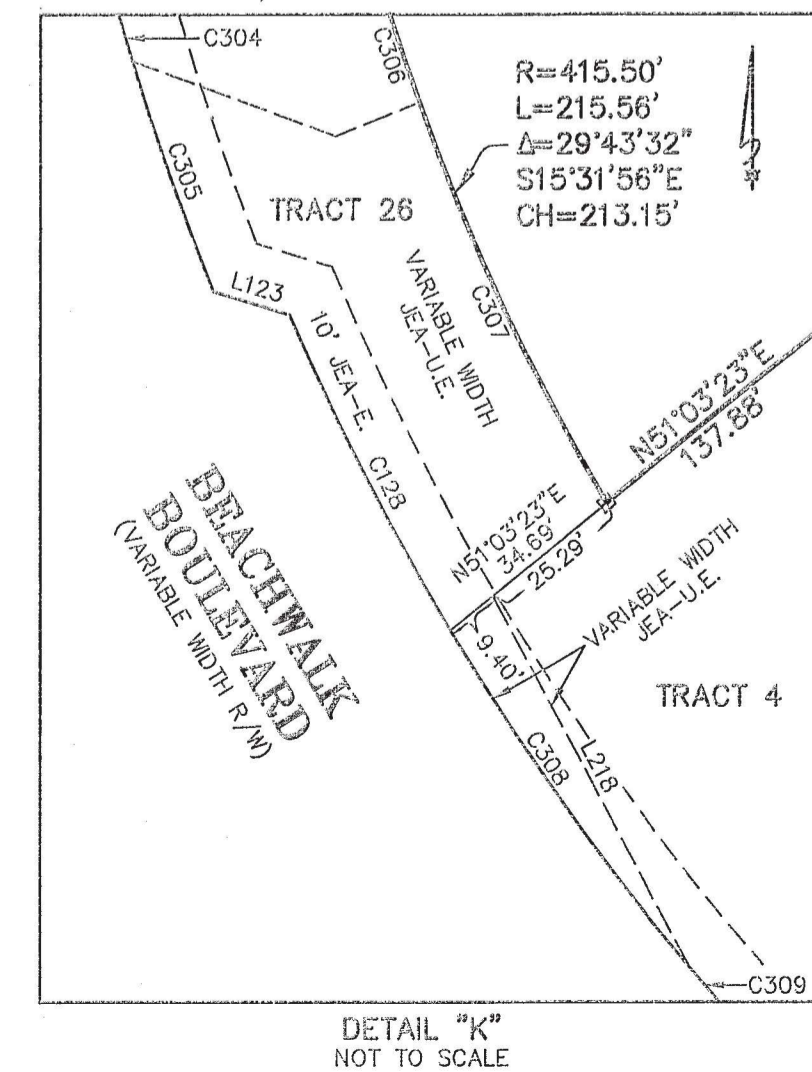
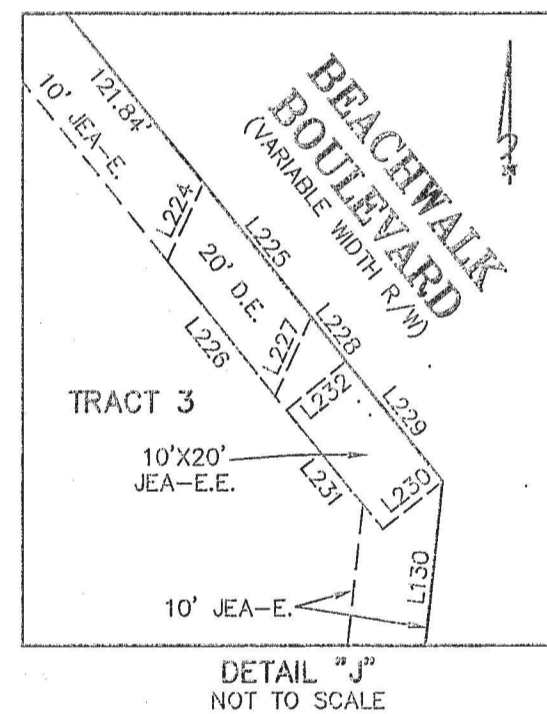
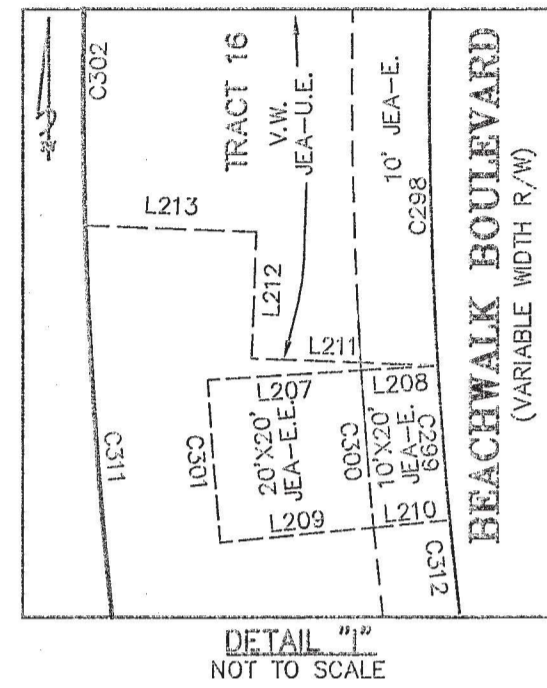
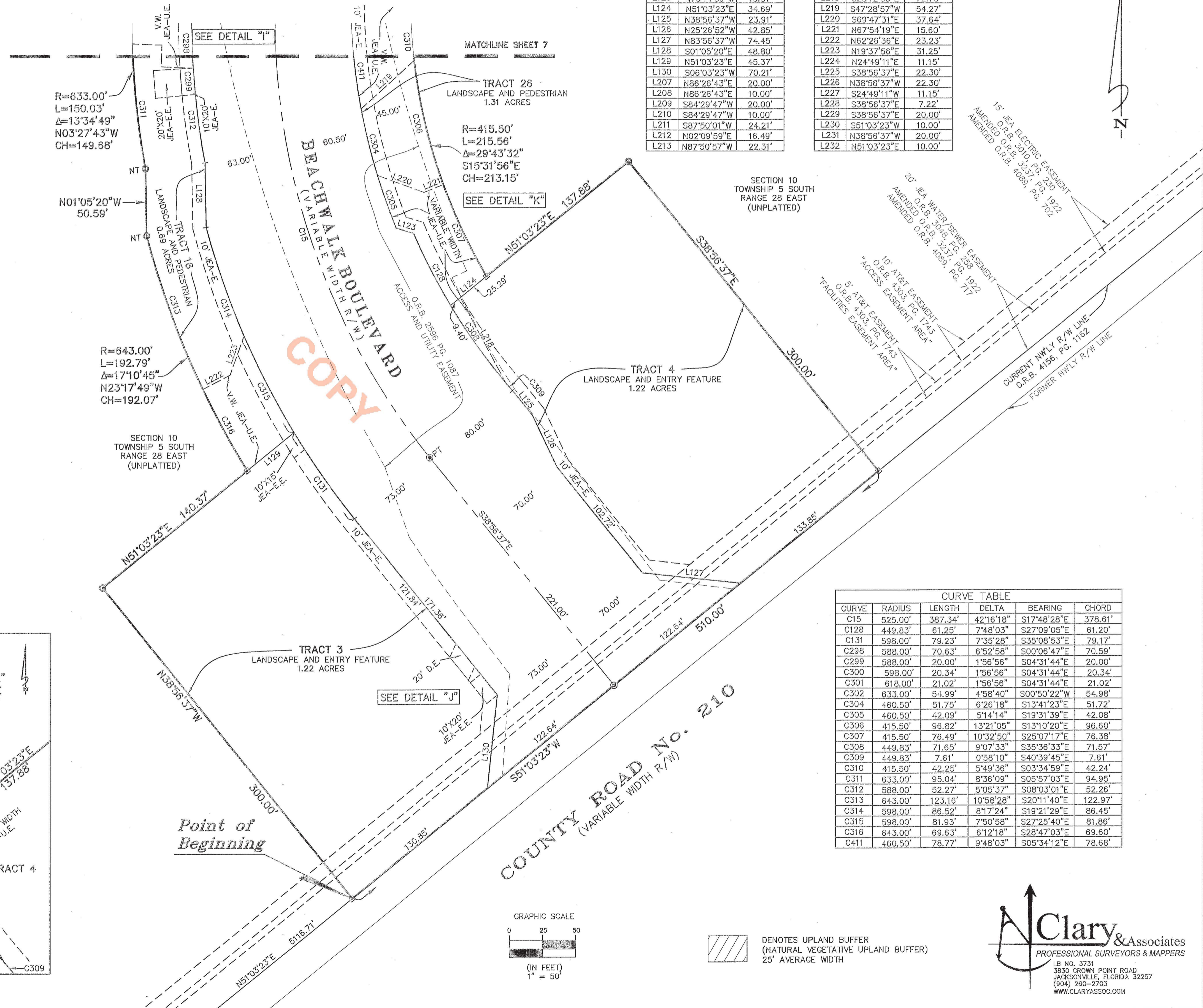
Beachwalk Boulevard at Twin Creeks North Phase 2

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

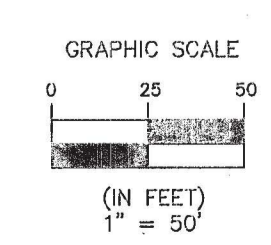
SHEET 8 OF 10 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE	BEARING	DISTANCE
L123	N73°14'39"W	13.81'
L124	N51°03'23"E	34.69'
L125	N38°56'37"W	23.91'
L126	N25°26'52"W	42.85'
L127	N83°56'37"W	74.45'
L128	S01°05'20"E	48.80'
L129	N51°03'23"E	45.37'
L130	S06°03'23"W	70.21'
L207	N86°28'43"E	20.00'
L208	N86°28'43"E	10.00'
L209	S84°29'47"W	20.00'
L210	S84°29'47"W	10.00'
L211	S87°50'01"W	24.21'
L212	N02°09'59"E	16.49'
L213	N87°50'57"W	22.31'

LINE	BEARING	DISTANCE
L218	S28°12'05"E	72.73'
L219	S47°28'57"W	54.27'
L220	S69°47'31"E	37.64'
L221	N67°54'19"E	15.60'
L222	N62°26'36"E	23.23'
L223	N19°37'56"E	31.25'
L224	N24°49'11"E	11.15'
L225	S38°56'37"E	22.30'
L226	N38°56'37"W	22.30'
L227	S24°49'11"W	11.15'
L228	S38°56'37"E	7.22'
L229	S38°56'37"E	20.00'
L230	S51°03'23"W	10.00'
L231	N38°56'37"W	20.00'
L232	N51°03'23"E	10.00'



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	525.00'	387.34'	42°16'18"	S17°48'28"E	378.61'
C128	449.83'	61.25'	7°48'03"	S27°09'05"E	61.20'
C131	598.00'	79.23'	7°35'28"	S35°08'53"E	79.17'
C298	588.00'	70.63'	6°52'58"	S00°06'47"E	70.59'
C299	588.00'	20.00'	1°56'56"	S04°31'44"E	20.00'
C300	598.00'	20.34'	1°56'56"	S04°31'44"E	20.34'
C301	618.00'	21.02'	1°56'56"	S04°31'44"E	21.02'
C302	633.00'	54.99'	4°58'40"	S00°50'22"W	54.98'
C304	460.50'	51.75'	6°26'18"	S13°41'23"E	51.72'
C305	460.50'	42.09'	5°14'14"	S19°31'39"E	42.08'
C306	415.50'	96.82'	13°21'05"	S13°10'20"E	96.60'
C307	415.50'	76.49'	10°32'50"	S25°07'17"E	76.38'
C308	449.83'	71.65'	9°07'33"	S35°36'33"E	71.57'
C309	449.83'	7.61'	0°58'10"	S40°39'45"E	7.61'
C310	415.50'	42.25'	5°49'36"	S03°34'59"E	42.24'
C311	633.00'	95.04'	8°36'09"	S05°57'03"E	94.95'
C312	588.00'	52.27'	5°05'37"	S08°03'01"E	52.26'
C313	643.00'	123.16'	10°58'28"	S20°11'40"E	122.97'
C314	598.00'	86.52'	8°17'24"	S19°21'29"E	86.45'
C315	598.00'	81.93'	7°50'58"	S27°25'40"E	81.86'
C316	843.00'	69.63'	6°12'18"	S28°47'03"E	69.60'
C411	460.50'	78.77'	9°48'03"	S05°34'12"E	78.68'



DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

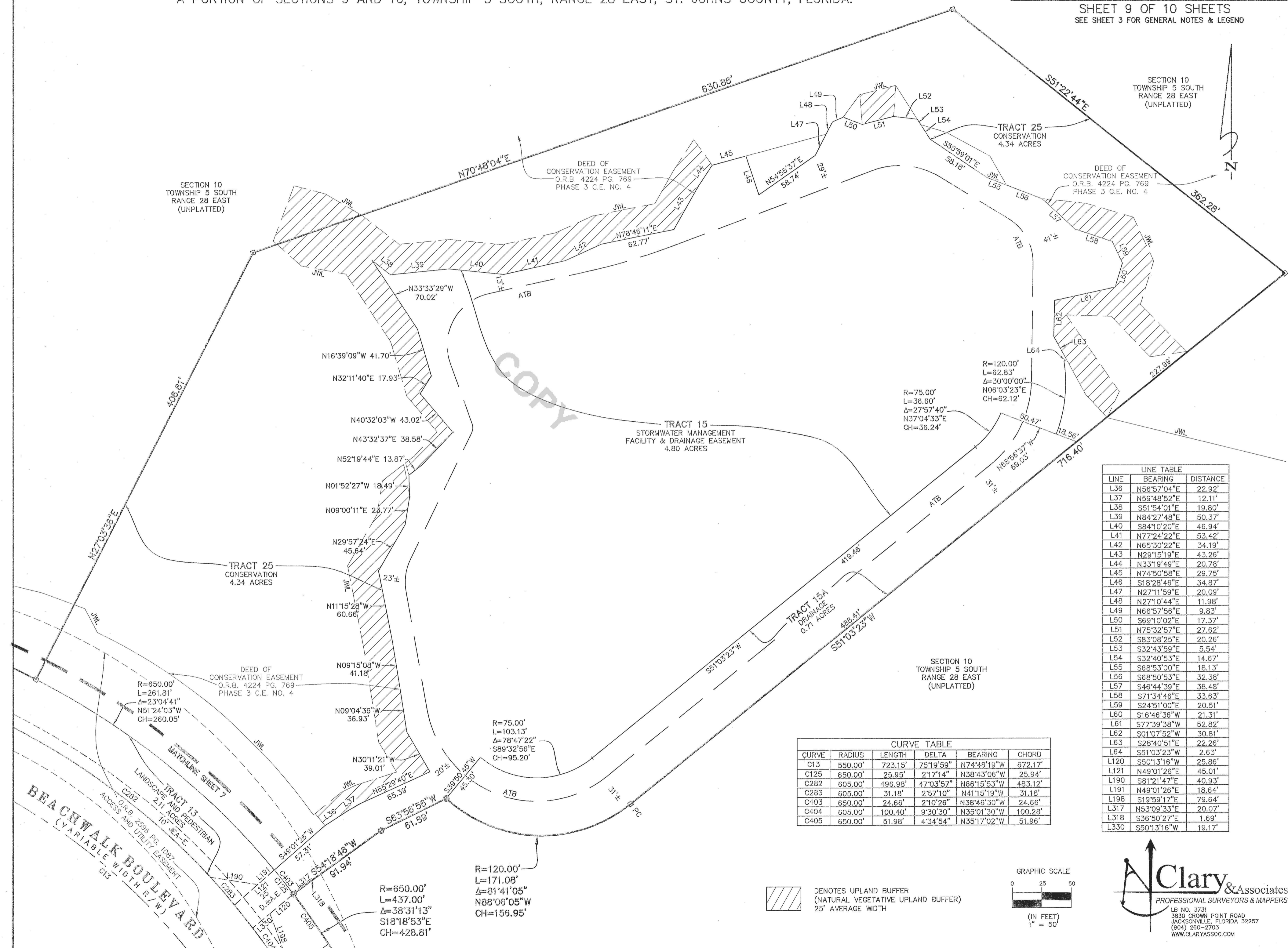
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A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 87 PAGE 11

SHEET 9 OF 10 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

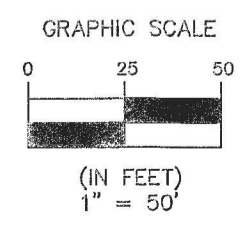


LINE TABLE

LINE	BEARING	DISTANCE
L36	N56°57'04"E	22.92'
L37	N59°48'52"E	12.11'
L38	S51°54'01"E	19.80'
L39	N84°27'48"E	50.37'
L40	S84°10'20"E	46.94'
L41	N77°24'22"E	53.42'
L42	N65°30'22"E	34.19'
L43	N29°15'19"E	43.26'
L44	N33°19'49"E	20.78'
L45	N74°50'58"E	29.75'
L46	S18°28'46"E	34.87'
L47	N27°11'59"E	20.09'
L48	N27°10'44"E	11.98'
L49	N66°57'56"E	9.83'
L50	S69°10'02"E	17.37'
L51	N75°32'57"E	27.62'
L52	S83°08'25"E	20.26'
L53	S32°43'59"E	5.54'
L54	S32°40'53"E	14.67'
L55	S68°53'00"E	18.13'
L56	S68°50'53"E	32.38'
L57	S46°44'39"E	38.48'
L58	S71°34'46"E	33.63'
L59	S24°51'00"E	20.51'
L60	S16°46'36"W	21.31'
L61	S77°39'38"W	52.82'
L62	S01°07'52"W	30.81'
L63	S28°40'51"E	22.26'
L64	S51°03'23"W	2.63'
L120	S50°13'16"W	25.86'
L121	N49°01'26"E	45.01'
L190	S81°21'47"E	40.93'
L191	N49°01'26"E	18.64'
L198	S19°59'17"E	79.64'
L317	N53°09'33"E	20.07'
L318	S36°50'27"E	1.69'
L330	S50°13'16"W	19.17'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	550.00'	723.15'	75°19'59"	N74°46'19"W	672.17'
C125	650.00'	25.95'	2°17'14"	N38°43'06"W	25.94'
C282	805.00'	498.98'	47°03'57"	N66°15'53"W	483.12'
C283	805.00'	31.18'	2°57'10"	N41°15'19"W	31.18'
C403	650.00'	24.66'	2°10'26"	N38°46'30"W	24.66'
C404	805.00'	100.40'	9°30'30"	N35°01'30"W	100.28'
C405	650.00'	51.98'	4°34'54"	N35°17'02"W	51.96'



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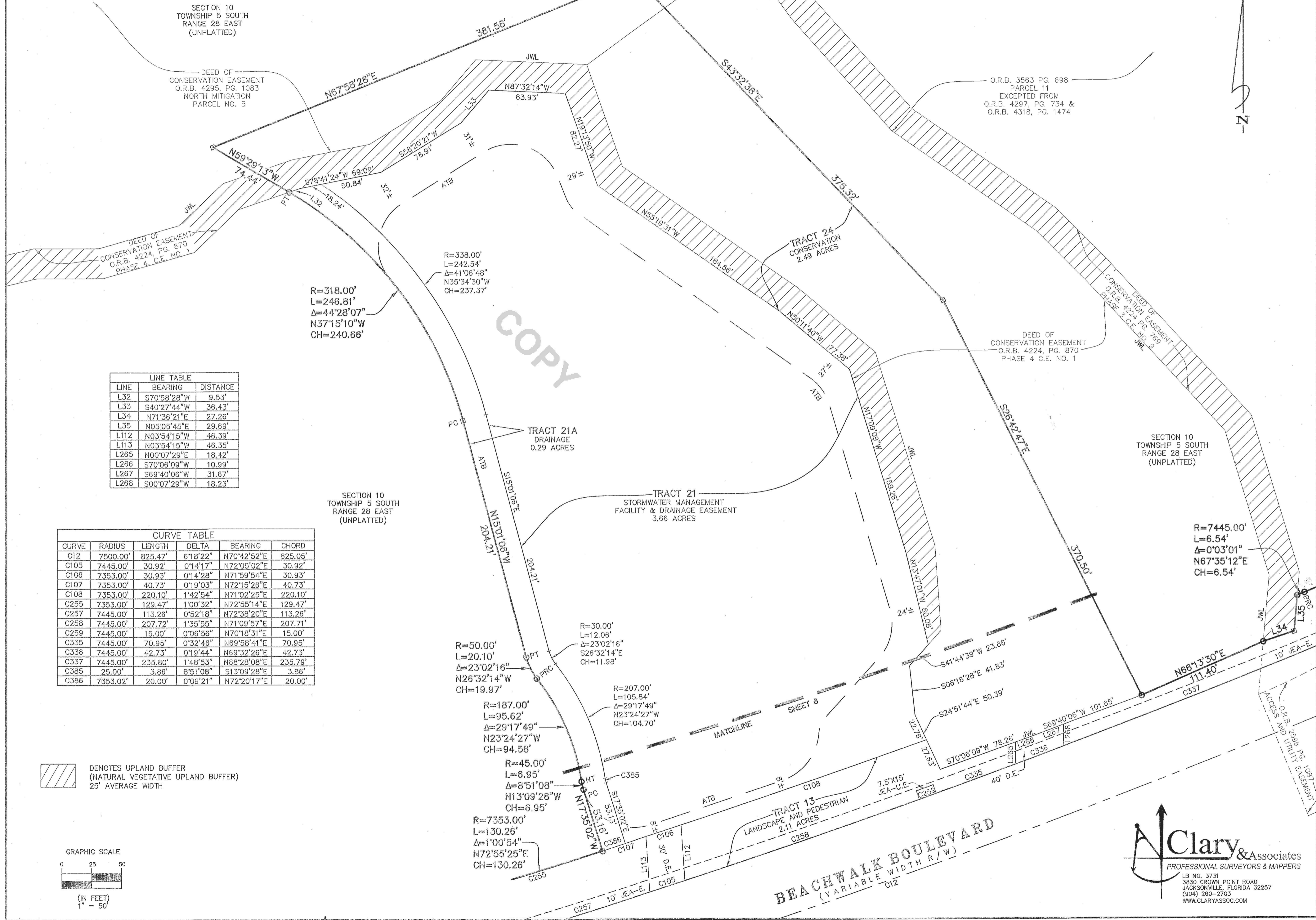
LB NO. 3731
3830 GROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

BEACHWALK BOULEVARD
ACCESS AND UTILITY EASEMENT
(VARIABLE WIDTH R/W)

Beachwalk Boulevard at Twin Creeks North Phase 2

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 10 OF 10 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



SECTION 10
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

DEED OF
CONSERVATION EASEMENT
O.R.B. 4295, PG. 1083
NORTH MITIGATION
PARCEL NO. 5

DEED OF
CONSERVATION EASEMENT
O.R.B. 4224, PG. 870
PHASE 4, C.E. NO. 1

O.R.B. 3563 PG. 698
PARCEL 11
EXCEPTED FROM
O.R.B. 4297, PG. 734 &
O.R.B. 4318, PG. 1474

DEED OF
CONSERVATION EASEMENT
O.R.B. 4224, PG. 870
PHASE 4 C.E. NO. 1

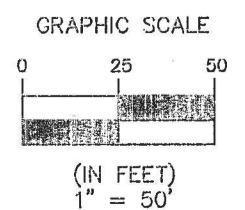
SECTION 10
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

LINE TABLE		
LINE	BEARING	DISTANCE
L32	S70°58'28"W	9.53'
L33	S40°27'44"W	38.43'
L34	N71°36'21"E	27.26'
L35	N05°05'45"E	29.69'
L112	N03°54'15"W	48.39'
L113	N03°54'15"W	48.35'
L265	N00°07'29"E	18.42'
L266	S70°06'09"W	10.99'
L267	S69°40'06"W	31.67'
L268	S00°07'29"W	18.23'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	7500.00'	825.47'	6°18'22"	N70°42'52"E	825.05'
C105	7445.00'	30.92'	0°14'17"	N72°05'02"E	30.92'
C106	7353.00'	30.93'	0°14'28"	N71°59'54"E	30.93'
C107	7353.00'	40.73'	0°19'03"	N72°15'26"E	40.73'
C108	7353.00'	220.10'	1°42'54"	N71°02'25"E	220.10'
C255	7353.00'	129.47'	1°00'32"	N72°55'14"E	129.47'
C257	7445.00'	113.26'	0°52'18"	N72°38'20"E	113.26'
C258	7445.00'	207.72'	1°35'55"	N71°09'57"E	207.71'
C259	7445.00'	15.00'	0°08'56"	N70°18'31"E	15.00'
C335	7445.00'	70.95'	0°32'46"	N69°58'41"E	70.95'
C336	7445.00'	42.73'	0°19'44"	N69°32'26"E	42.73'
C337	7445.00'	235.80'	1°48'53"	N88°28'08"E	235.79'
C385	25.00'	3.86'	8°51'08"	S13°09'28"E	3.86'
C386	7353.02'	20.00'	0°09'21"	N72°20'17"E	20.00'

SECTION 10
TOWNSHIP 5 SOUTH
RANGE 28 EAST
(UNPLATTED)

DENOTES UPLAND BUFFER
(NATURAL VEGETATIVE UPLAND BUFFER)
25' AVERAGE WIDTH



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
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**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

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Traffic Enforcement Along Albany Bay Blvd.

- On duty officers can have this area as part of their schedule. However, due to the growth of this general area for Police enforcement, Police presence cannot be guaranteed
- Off-duty officers:
 - Guaranteed coverage based upon the agreed weekly hours for coverage
 - \$55 per hour; 3 hr minimum
 - 3% per invoice service fee for use of 3rd party platform. Optional for 2023, but mandatory beginning 2024
 - Weekly submission of invoices accompanied with a Report providing hours worked and dates/times of actions taken (i.e. warnings, tickets, etc.)

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

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TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 15, 2022	Landowners' Meeting	2:00 PM
November 15, 2022 CANCELED	Regular Meeting	2:00 PM
January 17, 2023 <i>rescheduled to January 24, 2023</i>	Regular Meeting	1:00 PM*
January 24, 2023 <i>rescheduled to February 7, 2023</i>	Regular Meeting	1:00 PM*
February 7, 2023	Regular Meeting	1:00 PM*
March 21, 2023 <i>rescheduled to March 28, 2023</i>	Regular Meeting	1:00 PM*
March 28, 2023 CANCELED	Regular Meeting	1:00 PM*
April 18, 2023 <i>rescheduled to April 25, 2023</i>	Regular Meeting	1:00 PM*
April 25, 2023 CANCELED	Regular Meeting	1:00 PM*
May 16, 2023 <i>rescheduled to May 23, 2023</i>	Regular Meeting	1:00 PM*
May 23, 2023	Regular Meeting	1:00 PM*
June 28, 2023	Special Meeting	12:30 PM
July 18, 2023 <i>rescheduled to July 25, 2023</i>	Regular Meeting	1:00 PM
July 25, 2023	Regular Meeting	1:00 PM

August 15, 2023 <i>rescheduled to August 22, 2023</i>	Regular Meeting	1:00 PM
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
August 22, 2023	Regular Meeting	1:00 PM*
September 19, 2023 <i>rescheduled to September 26, 2023</i>	Regular Meeting	1:00 PM*
September 26, 2023	Regular Meeting	1:00 PM*
<p><i>*Meetings to commence at later of 1:00 p.m., or immediately following adjournment of Creekside at Twin Creeks CDD Meetings</i></p>		