

**RESOLUTION NO. 2014- 332**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A**  
**PLAT FOR WHISPER CREEK PHASE 1 UNITS A & B**

WHEREAS, SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, AND SIX MILE CREEK DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Whisper Creek Phase 1 Units A & B.

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

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

**Section 2.** A Required Improvements Bond in the amount of \$1,479,021.62 has been filed with the Clerks office.

**Section 3.** A Required Improvements Bond in the amount of \$1,479,021.62 will be 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 mortgages identified in the title opinion or certificate of the title in Section 4.


**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

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


The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 18<sup>th</sup> day of November, 2014.

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

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

**ATTEST:** Cheryl Strickland

  
\_\_\_\_\_  
Deputy Clerk



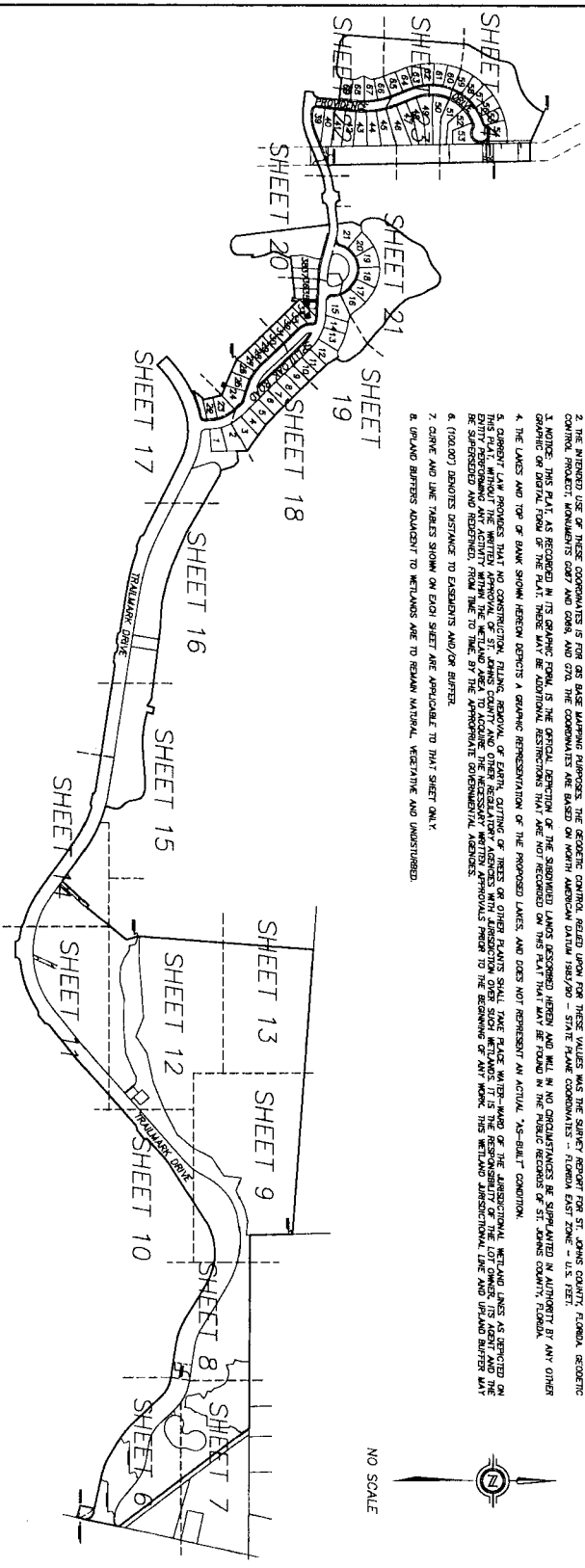
**RENDITION DATE** 11/21/14

# Attachment 2

## Plat Map

**WHISPER CREEK PHASE 1 UNITS A AND B**  
 A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH,  
 RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE  
 SHEET 5 OF 24 SHEETS



- GENERAL NOTES**
1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 13A, AS BEING SOUTH 122°27'31" WEST, AS CALCULATED FROM USING STATE PLANE COORDINATES.
  2. THE INTENDED USE OF THESE COORDINATES IS FOR USE BASED ON THE GEODETIC CONTROL POINT DATA FOR THESE VALUES WAS THE SURVEY REPORT FOR ST. JOHNS COUNTY, FLORIDA, GEODETIC CONTROL POINT MONUMENTS CORP AND CORB, AND CTR, THE COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/70 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
  3. NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
  4. THE LINES AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LINES, AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
  5. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL, OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, ITS AGENT AND THE ARCHITECT TO OBTAIN ALL NECESSARY PERMITS FROM THE BOARD OF COUNTY COMMISSIONERS AND OTHER REGULATORY AGENCIES PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
  6. (100.00') DENOTES DISTANCE TO EXEMPTS AND/OR BUFFER.
  7. CURVE AND LINE TABLES SHOWN ON EACH SHEET ARE APPLICABLE TO THAT SHEET ONLY.
  8. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.



**GENERAL NOTES (CONTINUED)**

THE FOLLOWING ITEMS WERE CERTIFIED TO ST. JOHNS COUNTY, FLORIDA BY DAVID REPUBLIC, LICENSED SURVEYOR, LICENSE NO. 14339288, DATED APRIL 28, 2014 AT 8:00 A.M.  
 ENCLOSURE SEARCH REPORT: FILE NO. 14339288

1. River Tract Golf Course Conveyance Agreement by and between Dunwoody Enterprises, Inc., a Tennessee corporation, and St. Johns County, Florida, dated July 24, 1998, as amended by the Conveyance Agreement of which was recorded July 24, 1998 in Official Records Book 1165, Page 1017 and Deed Restriction of Official Records Book 2407, Page 1577.

2. Subdivision, Memorandum, statements and completed documents referred to that Special Warranty Deed to St. John Creek Ventures, LLC, a Delaware limited liability company, recorded June 2, 2008, in Official Records Book 2463, Page 97.

3. Comments and Reservations by St. John Associates, LLC, in that certain Access Easement Grant from St. John Associates, LLC, in favor of St. John Creek Ventures, LLC, a Delaware limited liability company, recorded June 4, 2008 in Official Records Book 2463, Page 112 (Grant not shown in subject plat).

PREPARED BY:  
**A&J LAND SURVEYORS, INC.**  
 5847 LUELLA STREET  
 JACKSONVILLE, FL 32207 (904) 346-1733  
 CERTIFICATE OF AUTHORIZATION NO. LB 8681