

RESOLUTION NO. 2015- 234
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1.

WHEREAS, WFC ASHFORD MILLS OWNER VII, LLC., A DELAWARE LIMITED LIABILITY, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Shearwater Phase 1.

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 \$3,373,217.00 has been filed with the Clerks office.

Section 3. A Required Improvements Bond in the amount of \$1,545,346.00 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 18th day of August, 2015.

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

BY: 
Priscilla L. Bennett, Chair

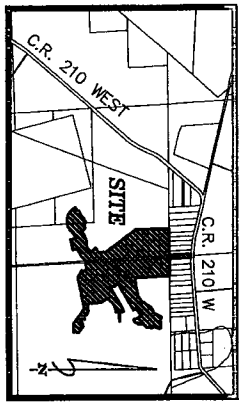
ATTEST: Cheryl Strickland


Deputy Clerk



RENDITION DATE 8/20/15

Shearwater Phase 1



General Notes

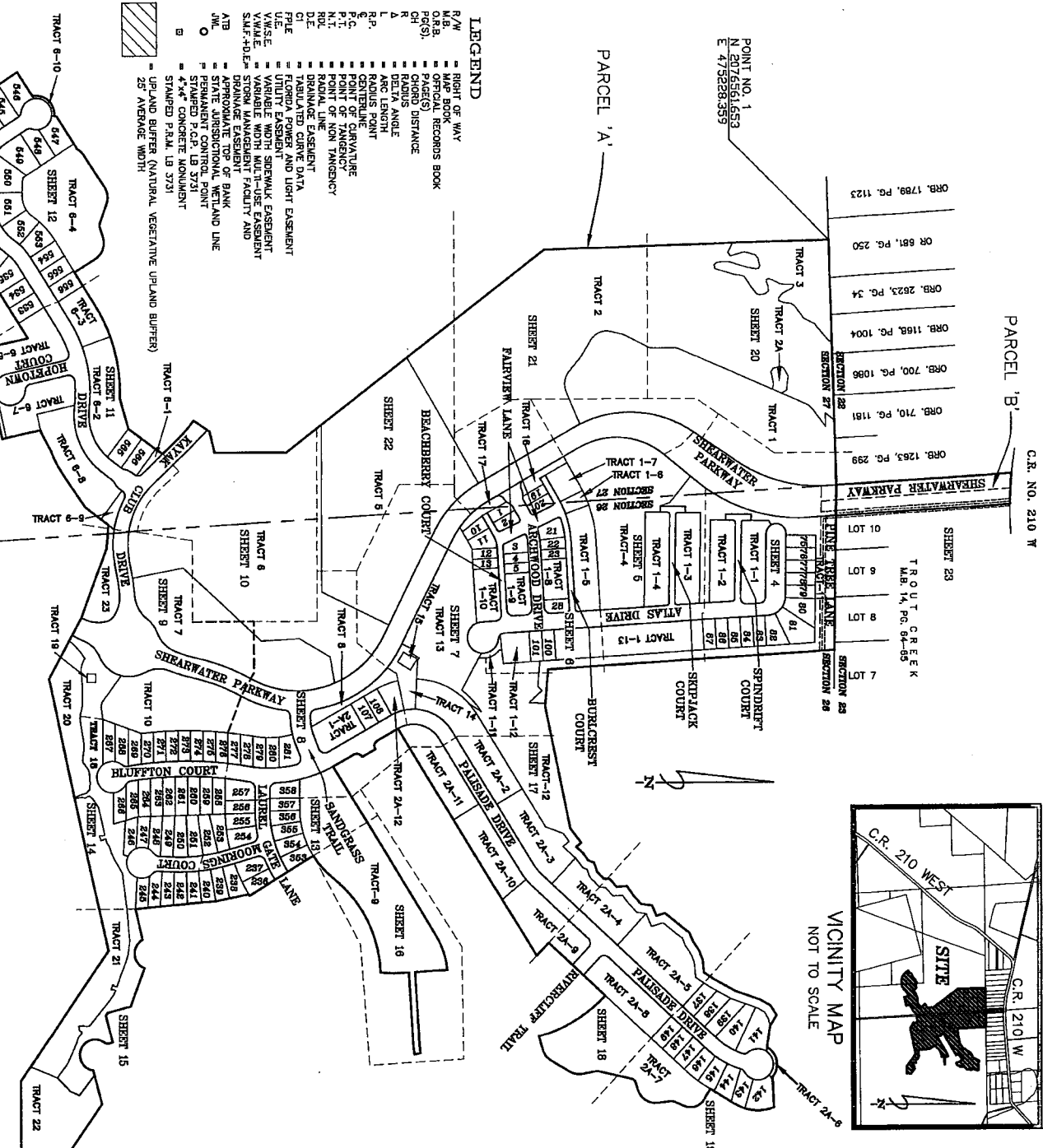
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SECTION 28 AS 5891447'E.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPS AND FOR THE PURPOSES OF THE RECORD FOR THESE VALUES WAS 1983-84-85 (DUBIN 2), AND ELZEY (ELZEY).
- DUBIN 2 N 203657.6332 E 308677.0129
ELZEY N 203657.6332 E 324884.1834
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATES - FLORIDA 1251 ZONE - (U.S. SURVEY FEET)
- POINT CORNERING - EASTING 339.000000000000
NORTHING 2073304.5022 472655.3033 FROM-WM CORNER OF TRACT 3*

| POINT CORNERING | EASTING | NORTHING |
|-----------------|--------------|-------------|
| 1 | 2073304.5022 | 472655.3033 |
| 2 | 2073304.5022 | 472655.3033 |

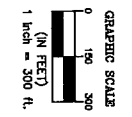
3. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL DESCRIPTION UNLESS BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.081, FLORIDA STATUTES)

- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SUCH UTILITIES. THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR P.M.A. FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR POTENTIAL PURPOSES ONLY AND DO NOT REPRESENT ANY GUARANTEED SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

- LEGEND**
- R/W = RIGHT OF WAY
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.(S) = PAGE(S)
 - CH = CHORD DISTANCE
 - OH = CHORD BEARING
 - K = CURVE ANGLE
 - L = RADIUS POINT
 - R.P. = RADIUS POINT
 - C.P. = CENTERLINE
 - P.O.T. = POINT OF TANGENCY
 - M.T. = POINT OF NON TANGENCY
 - R.L. = RADIAL LINE
 - D.E. = DRAINAGE EASEMENT
 - C.I. = REGULATED CURVE DATA
 - T.F. = TANGENT FROM TANGENCY TO LIGHT EASEMENT LINE
 - U.L.E. = UTILITY EASEMENT
 - V.W.S.E. = VARIABLE WIDTH SIDEWALK EASEMENT
 - V.M.W.U.E. = VARIABLE WIDTH MULTI-USE EASEMENT
 - S.M.F.E. = SIDEWALK MANAGEMENT FACILITY AND EASEMENT
 - A.T.B. = APPROXIMATE TOP OF BANK
 - J.M.L. = JURISDICTIONAL WETLAND LINE
 - P. = PERMANENT CONTROL POINT
 - S.P.C.P. = STAMPED P.C.P. LB 3731
 - O = 4" X 4" CONCRETE MONUMENT
 - B = STAMPED P.M.A. LB 3731
 - UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) = 25' AVERAGE WIDTH



POINT NO. 2
N 2073304.5022
E 472655.3033



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