

**RESOLUTION NO. 2016- 173**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SHEARWATER PHASE 1-4, A REPLAT OF SHEARWATER PHASE 1.**

WHEREAS, WFC ASHFORD MILLS OWNER VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 1-4, which is a replat of 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 is not required.

**Section 3.** A Required Improvements Bond for maintenance is not required.

**Section 4.** The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

**Section 5.** The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

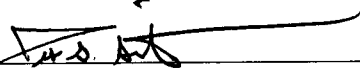
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

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


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

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21<sup>st</sup> day of June, 2016.

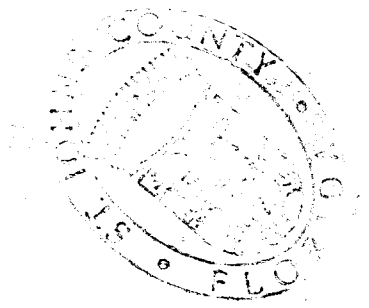
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

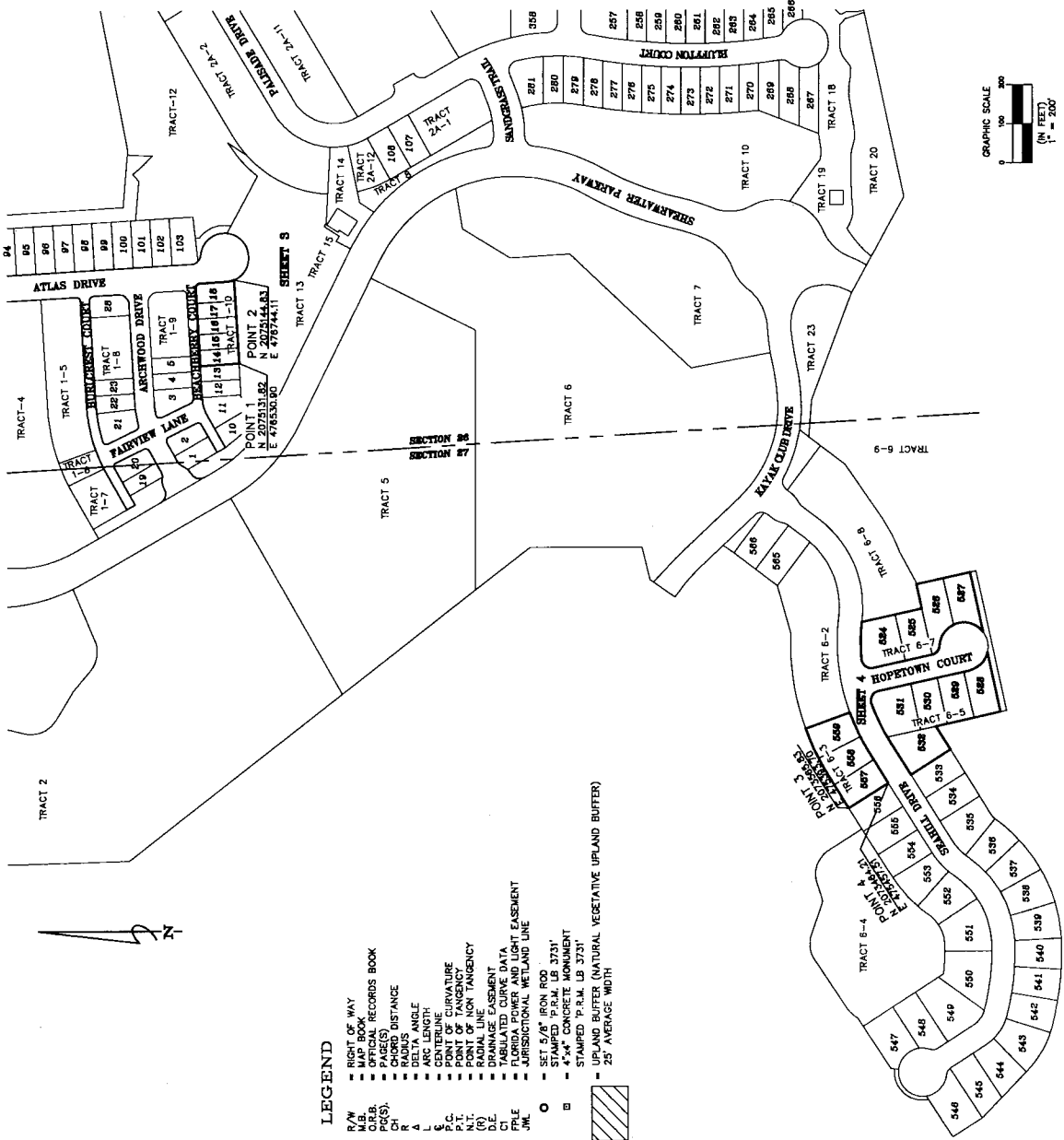
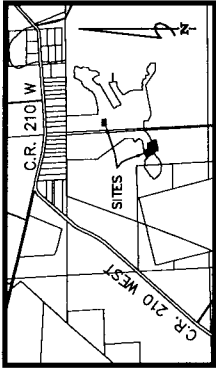
  
Deputy Clerk

RENDITION DATE 6/23/16



# Shearwater Phase 1-4

A REPLAY OF TRACTS 6-3, 6-5 AND 6-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 1, AS RECORDED IN MAP BOOK 76, PAGES 16 THROUGH 38, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A REPLAY OF TRACT 1-10, AS SHOWN ON SHEARWATER PHASE 1-2, AS RECORDED IN MAP BOOK 79, PAGES 11 THROUGH 14, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



**LEGEND**

- R/W - RIGHT OF WAY
- CON - CONVEYANCE RECORDS BOOK
- CH - CHAIN
- PH(S) - PAGE(S)
- CH - CHORD DISTANCE
- A - ARC
- L - DELTA ANGLE
- C - CENTERLINE
- P.T. - POINT OF TANGENCY
- N.T. - POINT OF NON TANGENCY
- (R) - RADIAL LINE
- CL - CURVE LENGTH
- FL - TABULATED CURVE DATA
- J.M. - FLORIDA POWER AND LIGHT EASEMENT
- JUR - JURISDICTIONAL WETLAND LINE
- - SET 5/8" IRON ROD
- - STAMPED P.R.M. LB 3731
- - STAMPED P.R.M. LB 3731
- - PLANNING BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
- - 25' AVERAGE WIDTH

**General Notes**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SECTION 26 AS SB87447E.
  2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASED MAPS. THESE VALUES WERE PUBLISHED USING CONTROL POINTS (DUBSIN 2) AND (ELLEY).
  3. DUBSIN 2 N 2052333.832 E 698977.0129  
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COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT NO. | BEARING      | DISTANCE  | DESCRIPTION                |
|-----------|--------------|-----------|----------------------------|
| 1         | N 2075131.82 | 476530.90 | PRM-SWLY CORNER OF LOT 14  |
| 2         | N 2075144.83 | 476544.10 | PRM-SELY CORNER OF LOT 18  |
| 3         | N 2075865.83 | 475933.70 | PRM-NWLY CORNER OF LOT 557 |
| 4         | N 2073484.21 | 475457.51 | PRM-SWLY CORNER OF LOT 557 |
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
  5. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
  6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SYSTEMS. THE FACILITIES AND SERVICES OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
  7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
  8. CELESTIAL EASEMENTS ARE RESERVED FOR FPL FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  9. THE RIGHT OF WAYS AS PLATTED AND RECORDED IN SHEARWATER PHASE ONE (MAP BOOK 76 PAGES 16-38) ARE SUBJECT TO THE EASEMENTS AND EASEMENT EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4082, PAGE 1837 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

