

RESOLUTION NO. 2016- 256  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SHEARWATER PHASE 1-5, 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 1-5, 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.

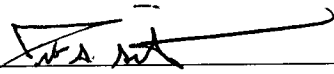
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 6 day of September, 2016.

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

BY:   
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

  
Deputy Clerk

RENDITION DATE 9/8/16

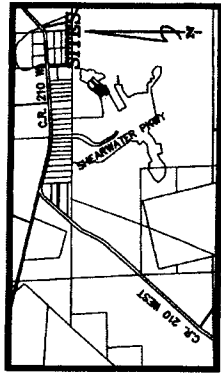


# Shearwater Phase 1-5

A REPLAT OF TRACTS 2A-4 AND 2A-9, 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 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

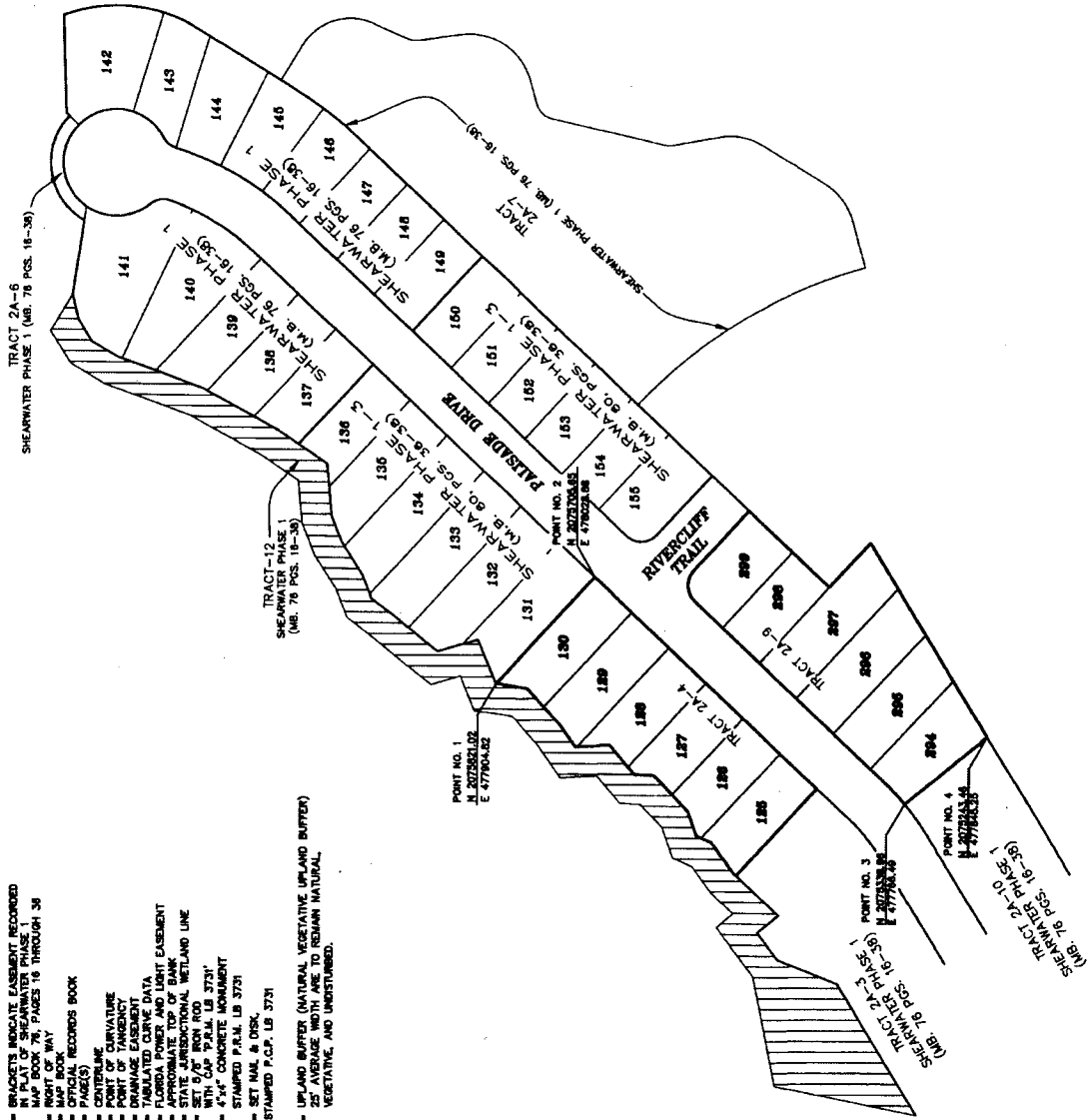
SHEET 2 OF 3 SHEETS  
12 LOTS AND NO TRACTS IN THIS PHASE



VICINITY MAP  
NOT TO SCALE

### LEGEND

- [5' FILE] - BRACKETS INDICATE EASEMENT RECORDED IN MAP BOOK 76, PAGES 16 THROUGH 38
- N/W - NORTH OF WAY
- A/B - ADJACENT BOUNDARY
- P/C - PARTIAL CORNER
- PK(S) - PARCELS RECORDS BOOK
- CL - CENTERLINE
- P.C. - POINT OF CURVATURE
- P.I. - POINT OF INTERSECTION
- CI - CHANGING EASEMENT
- T.C. - TANGENTIAL CURVE DATA
- F.C. - FLORIDA POWER AND LIGHT EASEMENT
- FL - FLORIDA POWER AND LIGHT EASEMENT
- ATB - APPROXIMATE TOP OF BANK
- W.L. - WETLAND LINE
- W.C. - WITH CAP P.A.M. LB 3731
- W.M. - 4"x4" CONCRETE MONUMENT
- STAMPED P.A.M. LB 3731
- STAMPED P.C.P. LB 3731
- STAMPED P.C.P. LB 3731
- UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH ARE TO REMAIN NATURAL VEGETATIVE, AND UNDISTURBED.



### General Notes

1. BEARINGS AND DISTANCES ARE BASED ON THE EASTERN LINE OF PALMSHORE DRIVE AS SHOWN IN PER SHEARWATER PHASE 1 (M.B. 76, PG. 16-38)
  2. THE INTRODUCED USE OF THESE COORDINATES IS FOR ONE BASE AND PURPOSES. THE GEOMETRIC CONTROL RELIED UPON FOR THESE COORDINATES IS THE STATE PLAT SURVEY MONUMENTS (DUBREY 2) AND (BELL). ELLIOTT N 2025438.8323 E 524874.12184
  3. PLAT COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLAT COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | PARCEL IDENTIFIER | EASEMENT  | DESCRIPTION                 |
|-------------------|-----------|-----------------------------|
| 1                 | 477804.02 | FRM-NETLY CORNER OF LOT 130 |
| 2                 | 477804.03 | FRM-NETLY CORNER OF LOT 130 |
| 3                 | 477804.04 | FRM-NETLY CORNER OF LOT 294 |
| 4                 | 477804.05 | FRM-NETLY CORNER OF LOT 294 |
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
  5. THE TABULATED CURVE (TABLED) 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, OPERATION OF CABLE TELEVISION, TELEPHONE, AND OTHER UTILITIES. THESE EASEMENTS SHALL BE CONSIDERED TO INCLUDE THE TRANSMISSION AND OPERATION OF CABLE TELEVISION SERVICE WITHIN 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. CERTAIN EASEMENTS ARE RESERVED FOR FPL FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  9. THE RIGHT OF WAYS AS PLATTED AND RECORDED IN SHEARWATER PHASE ONE EASEMENT RECORDS IN MAP BOOK 76, PAGES 16 THROUGH 38, INCLUSIVE ARE EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4082, PAGE 1037 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

