

RESOLUTION NO. 2016-258

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SHEARWATER PHASE 1-6, 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 1-6, 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.

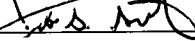
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

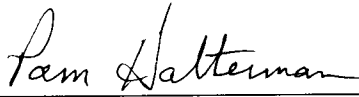
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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

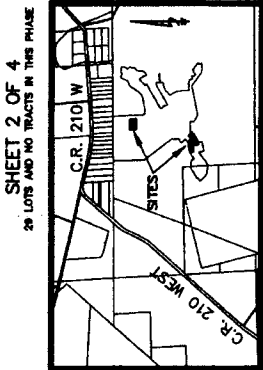
  
Deputy Clerk

RENDITION DATE 9/8/16



# Shearwater Phase 1-6

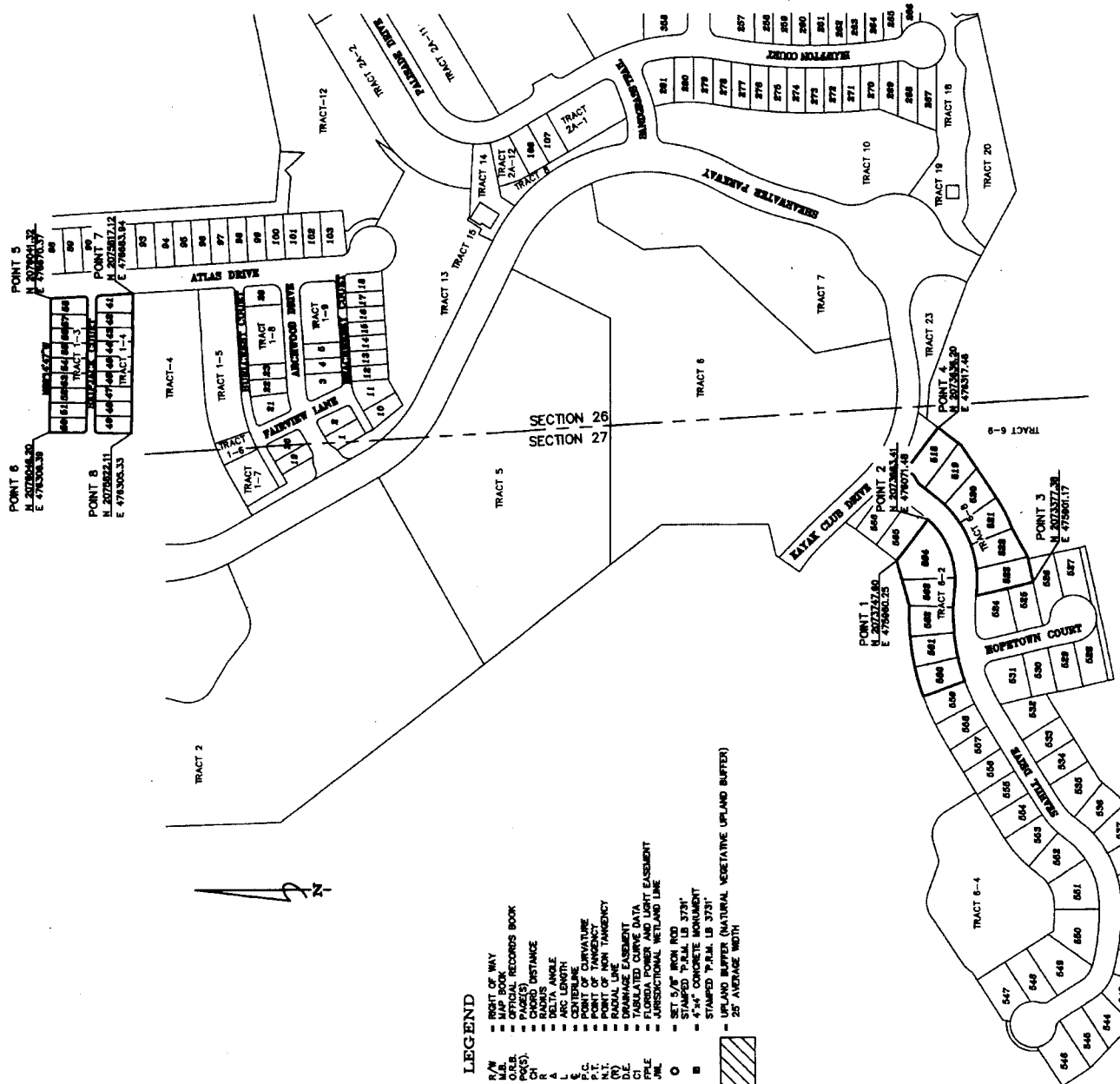
A REPLAY OF TRACTS 1-4, 6-2 AND 6-8, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 1, AS RECORDED IN MAP BOOK 76, PAGES 16 THROUGH 38, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A REPLAY OF TRACTS 1-3, AS RECORDED IN MAP BOOK 79, PAGES 11 THROUGH 14, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTIONS 26 AND 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



VICINITY MAP  
NOT TO SCALE

### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF TRACT 1-4, AS RECORDED IN MAP BOOK 76, PAGES 16 THROUGH 38.
- THE INTRODUCED USE OF THESE COORDINATES IS FOR GIS BASED PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES HAS PUBLISHED UTM CONTROL POINTS (DENSE 2), AND (RELIEF). DENSE 2 N 2062538.6303 E 508977.0129 RELIEF N 2064457.8669 E 524664.1864 PLANE COORDINATES: FLORIDA EAST ZONE (U.S. BURNING FEET)
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- ### LEGEND
- R/W RIGHT OF WAY
  - M.B. MAP BOOK
  - PAGES RECORDS BOOK
  - CHORD INSTANCE
  - RADIUS
  - ARC LENGTH
  - CENTRIANGLE
  - POINT OF CURVATURE
  - POINT OF TANGENCY
  - RADIAL LINE
  - DRAINAGE EASEMENT
  - FLORIDA POWER AND LIGHT EASEMENT
  - JURISDICTIONAL WETLAND LINE
  - SET 5/8" IRON ROD
  - STAMPED T.P.M. LB 3731
  - STAMPED T.P.M. LB 3731
  - UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
  - 25' AVERAGE WIDTH