

RESOLUTION NO. 2016- 347
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1-7**

WHEREAS, WFC ASHFORD MILLS OWNER VII, L.L.C., 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 1-7.

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 for construction 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 15 day of November, 2016.

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

BY: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

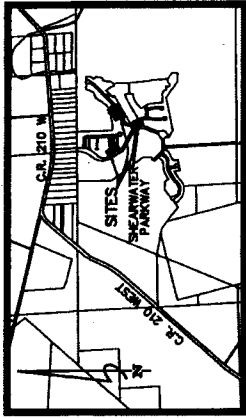

Deputy Clerk

RENDITION DATE 11/17/16



Shearwater Phase 1-7

A REPLAT OF TRACTS 1-7, 2A-1 2A-3, AND 2A-10, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 1, AS RECORDED IN MAP BOOK 78, PAGES 18 THROUGH 36, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

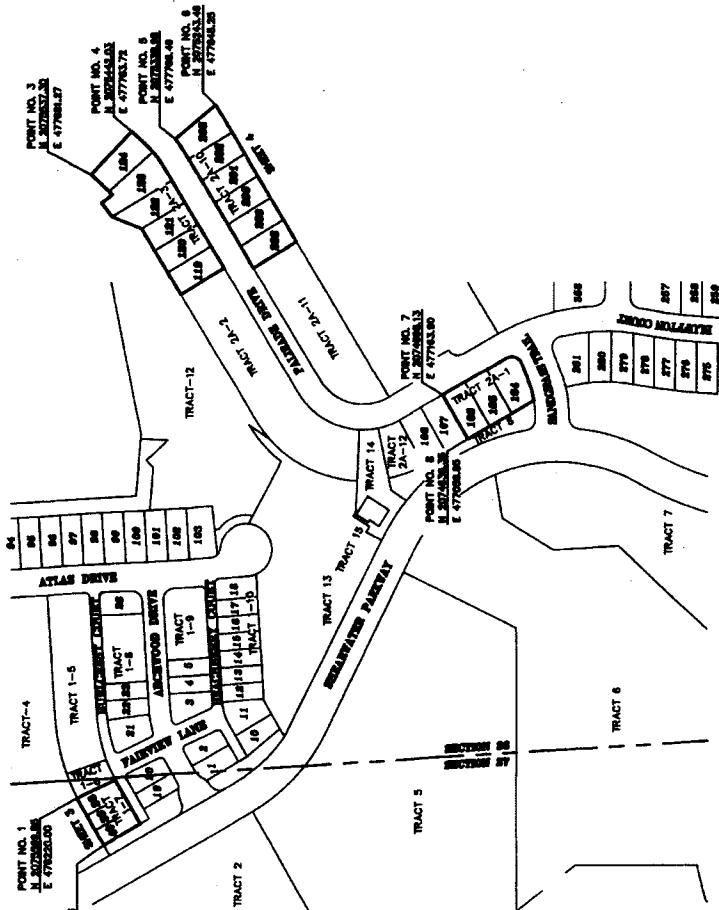
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SECTION 26 AS SHOWN ON PLAT 1-7.
- THE INFERRED USE OF THESE COORDINATES IS FOR USE AS A GUIDE ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE VALUES AND VALUES AND UNITS OF CONTROL POINTS (GAMMA 24, 240) (GAMMA 24, 240).

POINT NO. 1
N 207°09'00.00"E
E 477861.27

POINT NO.	BEARING	DISTANCE	DESCRIPTION
1	N 207°09'00.00"E	477861.27	PNM-PLY CORNER OF LOT 38
2	N 207°09'00.00"E	477861.27	PNM-PLY CORNER OF LOT 40
3	N 207°09'00.00"E	477861.27	PNM-PLY CORNER OF LOT 124
4	N 207°09'00.00"E	477861.27	PNM-PLY CORNER OF LOT 124
5	N 207°09'00.00"E	477861.27	PNM-PLY CORNER OF LOT 124
6	N 207°09'00.00"E	477861.27	PNM-PLY CORNER OF LOT 283
7	N 207°09'00.00"E	477861.27	PNM-PLY CORNER OF LOT 283
8	N 207°09'00.00"E	477861.27	PNM-PLY CORNER OF LOT 108
9	N 207°09'00.00"E	477861.27	PNM-PLY CORNER OF LOT 108

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE SUBDIVISION. THE BOUNDARIES OF THE SUBDIVISION ARE SHOWN HEREON AND SHALL BE THE BASIS OF ALL CONVEYANCES THEREOF. THE BOUNDARIES OF THE SUBDIVISION SHALL BE THE BASIS OF ALL CONVEYANCES THEREOF. THE BOUNDARIES OF THE SUBDIVISION SHALL BE THE BASIS OF ALL CONVEYANCES THEREOF.
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- ### LEGEND
- NO. NUMBER
 - N/W NORTH OF WAY
 - PK(3) PARALLEL
 - (N) RADIAL LINE
 - U.L. UTILITY EASEMENT
 - CH. CHANNEL
 - W.L. WETLAND LINE
 - APPROXIMATE TOP OF BANK
 - EXISTING RECORDS ON PREVIOUS PLAT
 - SET 5" DIA. P.C.M. 18 3731'
 - SET 6" DIA. CONCRETE MONUMENT
 - STAMPED 3" DIA. 18 3731'
 - FOUND 6" DIA. CONCRETE MONUMENT
 - STAMPED 3" DIA. 18 3731'
 - FOUND 1 1/2" DIA. 18 3731'
 - WITH CAP P.C.M. 18 3731'
 - UPLAND BUFFER (NATURAL VEGETATION UPLAND BUFFER)
 - 25' AVERAGE WIDTH

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

