

RESOLUTION NO. 2016-361
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1B EAST-2**

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 1B East-2.

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.

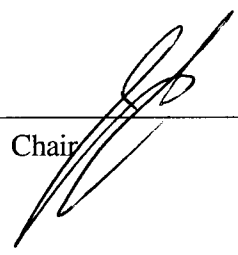
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 6th day of December, 2016.

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

BY: _____

Chair



ATTEST: Hunter S. Conrad



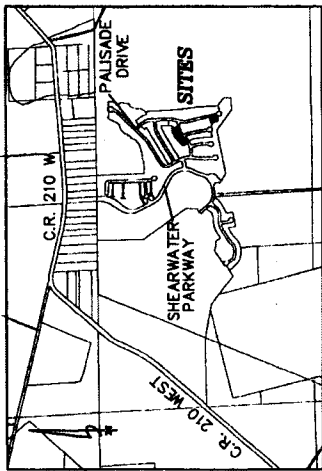
Deputy Clerk

RENDITION DATE 12/7/16

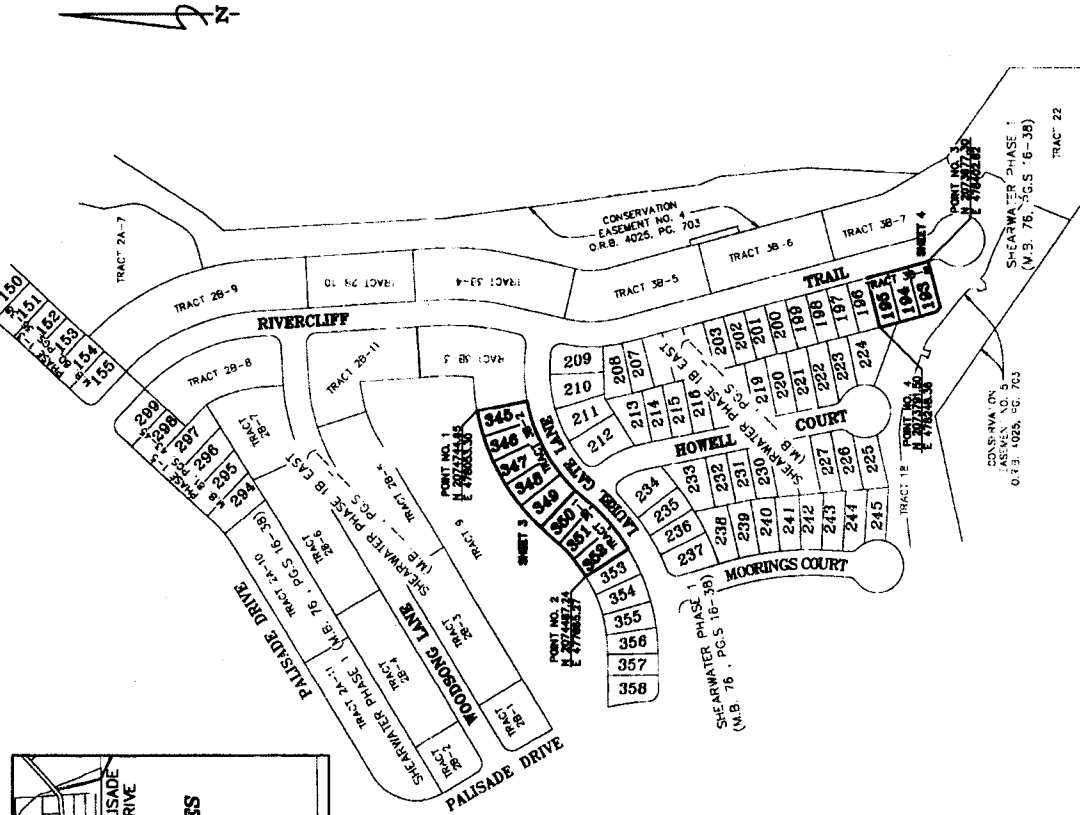


Shearwater Phase 1B East-2

A REPEAT OF A TRACTS 3B-1, 3B-2, AND 3B-8, AS SHOWN ON SHEARWATER PHASE 1B EAST, AS RECORDED IN MAP BOOK PAGES THROUGH INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE



General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 22 AS 119°00'00".

2. THE EXTENDED USE OF THESE COORDINATES IS FOR GS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USING CONTROL POINTS (DUNN 2), AND (BILLEY).

DUNN 2 N 208232.82 E 508077.019
E 524864.1854
BILLEY N 2030457.826 E 524864.1854
FLORIDA COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT IDENTIFIER	EASTING	NORTHING	DESCRIPTION
1	2074744.05	479653.30	PRM--NELLY CORNER LOT 345
2	2074487.24	477868.37	PRM--NELLY CORNER LOT 342
3	2073877.30	478402.82	PRM--NELLY CORNER LOT 183
4	2073791.80	478248.38	PRM--NELLY CORNER LOT 180

3. NOTICE: THIS PLAN AS RECORDED IN ITS ORIGINAL FORM IS THE ORIGINAL RECORD OF THE SUBDIVISION. ANY CHANGES TO THE PLAN OR ANY OF THE DIMENSIONS THEREON SHALL BE MADE BY THE ORIGINAL SURVEYOR OR HIS SUCCESSORS. ANY CHANGES MADE BY ANY OTHER GRAPHIC OR MEANS SHALL BE CONSIDERED VOID AND OF NO EFFECT. ANY CHANGES MADE BY ANY OTHER GRAPHIC OR MEANS SHALL BE CONSIDERED VOID AND OF NO EFFECT. ANY CHANGES MADE BY ANY OTHER GRAPHIC OR MEANS SHALL BE CONSIDERED VOID AND OF NO EFFECT.

4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.

5. THE TABULATED CURVE AND LINE TABLES SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.

6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

7. UPLAND PRESERVATION AREAS AND UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

8. CERTAIN EASEMENTS ARE RESERVED FOR FUTURE USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

9. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAN.

LEGEND

- RIGHT OF WAY
- OFFICIAL RECORDS BOOK
- PAGE(S)
- CURVE DISTANCE
- RADIUS
- DELTA ANGLE
- ARC LENGTH
- CHORD
- CENTERLINE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF INTERSECTION
- RADIAL LINE
- TABULATED CURVE DATA
- DRAINAGE EASEMENT
- FLORIDA POWER AND LIGHT EASEMENT
- SQUARE FEET
- [5' FILE] — BRACKETS INDICATE EASEMENT MAP ROAD IN PLATES THROUGH
- FOUND 4" CONCRETE MONUMENT STAMPED P.A.M. LB 3731
- FOUND 5/8" IRON ROD WITH CAP P.A.M. LB 3731
- SET 4" CONCRETE MONUMENT STAMPED P.A.M. LB 3731
- SET 5/8" IRON ROD WITH CAP P.A.M. LB 3731



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

