

RESOLUTION NO. 2016- 90
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1-2, 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 1-2**, 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 5th day of April, 2016.

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

BY: _____

Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad

Pam Halterman

Deputy Clerk

RENDITION DATE 4/7/16



Attachment 2

Plat Map

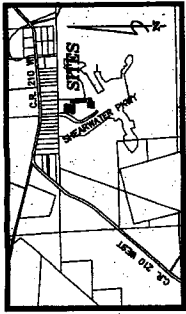
Shearwater Phase 1-2

A REPLAT OF TRACTS 1-1, 1-2, 1-3, 1-9, 1-10, 1-12, AND 1-13, AND A PORTION OF ATLAS DRIVE AND A PORTION OF BEACHBERRY COURT, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 1, AS RECORDED IN MAP BOOK 76, PAGES 16 THROUGH 38, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL WITHIN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST.

MAP BOOK PAGE
30 LOTS AND 3 TRACTS IN THIS PHASE

SHEET 2 OF 4

30 LOTS AND 3 TRACTS IN THIS PHASE



VICINITY MAP
NOT TO SCALE

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERY LINE OF ATLAS DRIVE AS S22°27'23"E, PER REAMWATER PHASE 1 (S.E.A. 74, PG. 16-38)
- THE APPROX. USE OF THESE COORDINATES IS FOR OFF-BASE MAPPING PURPOSES. THE GEOMETRIC CONTROL USED UPON THIS PLAT WAS THE BENCHMARK COORDINATES (CORNERS 1) AND (CORNERS 2) IN 2952533.8522 & 295272.3139. ALL OTHER BEARINGS AND DISTANCES ON THIS PLAT ARE BASED ON NORTH AMERICAN DATUM 1983/1987 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- POINT 1 (SHEARWATER PHASE 1) - EASTING: 799639.467; NORTING: 478599.013; POINT 2 (SHEARWATER PHASE 1) - EASTING: 799639.467; NORTING: 478599.013
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL DEPOSITION OF THE SUBDIVIDER UNDER THE PROVISIONS OF THE OFFICIAL DEPOSITION ACT, CHAPTER 218, FLORIDA STATUTES. THE ORIGINAL COPY OF THIS PLAT, WHICH MAY BE OBTAINED FROM THE PUBLIC RECORDS OF THIS COUNTY, (SECTION 177.041, FLORIDA STATUTES)
- THIS PLAT HAS BEARINGS SHOWN ON CORNERS REFER TO CORNERS BEARINGS AND DISTANCES
- THE UNPLATTED CORNER (1/2) SHOWN ON EACH SHEET IS APPLICABLE TO THE CORNERS THAT ADJACE ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF ANY UTILITIES AND FOR THE CONSTRUCTION AND OPERATION OF ANY ELEC. TRANSFORMER, TELEPHONE, RAIL OR OTHER PUBLIC UTILITY.
- UP AND BATTERS ADJACENT TO WELLS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FPM, FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

LEGEND

- ([P] PLOT) - BRACKETED INDICATE EASEMENT RECORDED MAP BOOK 76, PAGES 16 THROUGH 38
- R/W - RIGHT OF WAY
- O.E.A. - OFFICIAL EASEMENT AREA
- PAV. - PAVED
- PHASED - PHASED
- F.T. - FUTURE TRACT
- P.T. - PORT OF TANGENT
- N.L. - NATURAL LINE
- D.E. - DRAINAGE EASEMENT
- F.L. - FLORIDA FOREST AND LIGHT EASEMENT
- U.L. - UTILITY EASEMENT
- U.E. - UTILITY EASEMENT
- W.L. - WALL
- V.W. - VARIABLE WIDTH MULTI-USE EASEMENT
- SELF-HEALING - STONE MANAGEMENT FACILITY AND
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOP OF ROAD
- 1" = 20' CONVEYANCE
- 1" = 20' CONVEYANCE
- 1" = 20' CONVEYANCE
- 1" = 20' CONVEYANCE
- UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
- 25' AVERAGE WIDTH ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

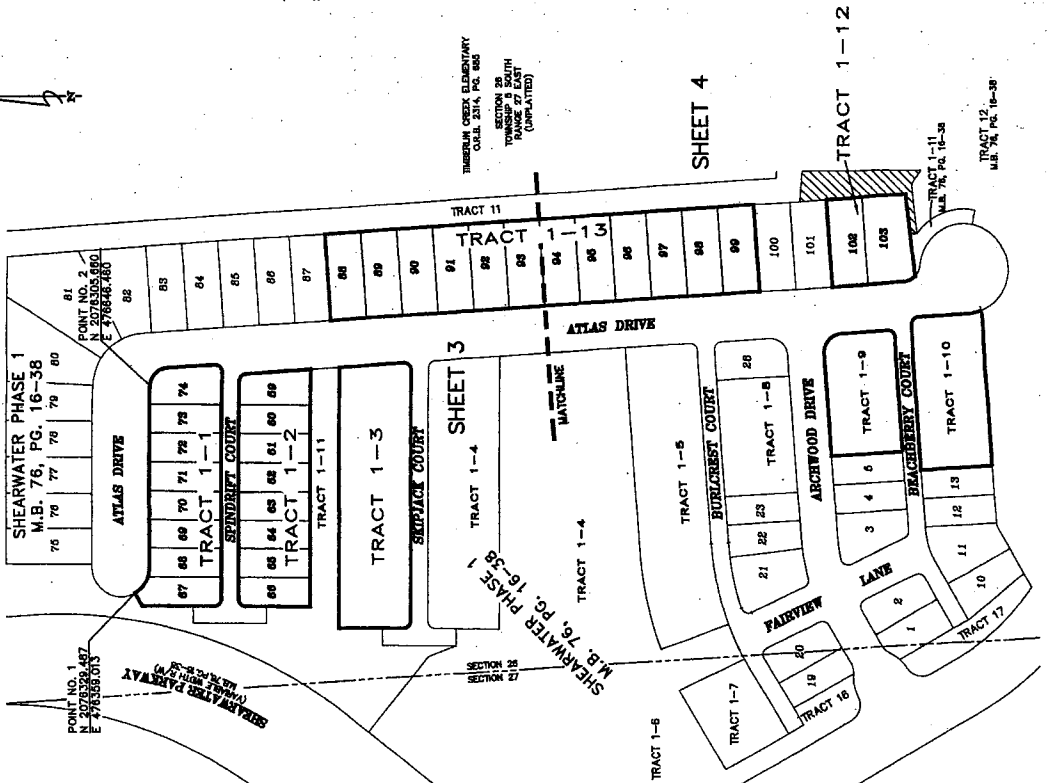
THEMATICAL DATA

QUAL. DATA, P.L. 900

INDICATED SOUTH

RANGE 27 EAST

(UNPLATTED)



SHEET 4

TRACT 1-12

TRACT 1-11

TRACT 12, PG. 16-38

