

**RESOLUTION NO. 2017- 150**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SHEARWATER PHASE 1B WEST-3.**

**WHEREAS, 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 West-3.

**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.

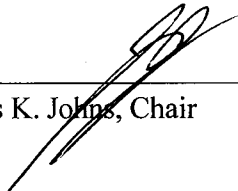
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 16<sup>th</sup> day of May, 2017.

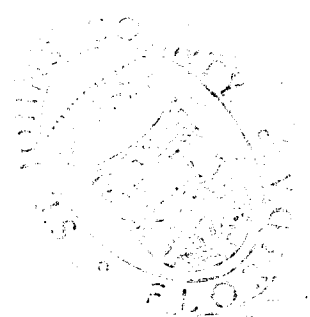
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
James K. Johns, Chair

ATTEST: Hunter S. Conrad

  
Deputy Clerk

RENDITION DATE 5/19/17

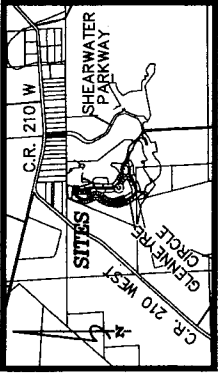


# Shearwater Phase 1B West-3

A REPLAT OF TRACTS 4-3 AND 4-4, AND A PORTION OF TRACTS 5-3, 5-4, AND 5-7 AS SHOWN ON THE PLAT OF SHEARWATER PHASE 1B WEST, RECORDED IN MAP BOOK 81, PAGES 61 THROUGH 79, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

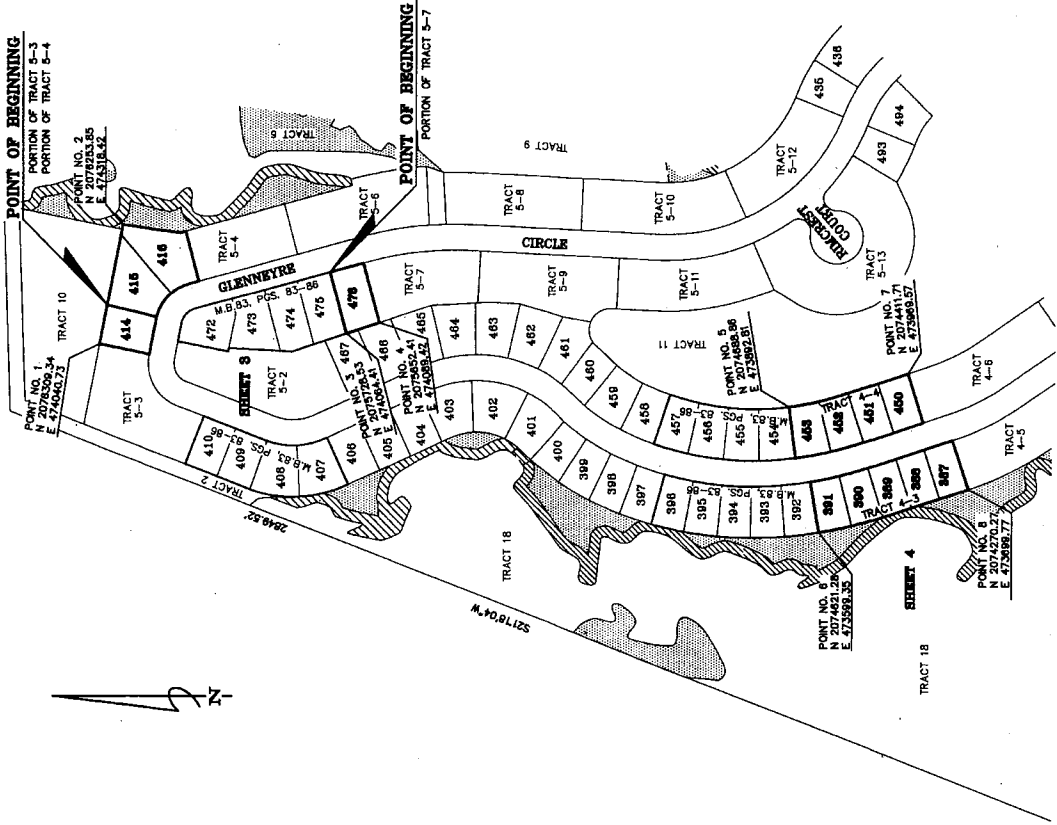
SHEET 2 OF 4 SHEETS  
13 LOTS AND NO TRACTS THIS PHASE



VICINITY MAP  
NOT TO SCALE

### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE MERIDIAN LINE OF SHEARWATER 1B WEST PLAT RECORDED IN M.B. 81, PAGES 61-79 AS 5211904'W PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
  - THE INTENDED USE OF THESE COORDINATES IS FOR GPS BASE MAPPING PURPOSES. THE GEOMETRIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DUREN 2), AND (ELZEY), DUREN 2 N 2092535.8352 E 509677.0129 ELZEY N 20300457.8856 E 534864.1854.
  - COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1990 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT NUMBER | BEARING    | DISTANCE  | DESCRIPTION              |
|--------------|------------|-----------|--------------------------|
| 1            | 2076308.34 | 474040.73 | PRM-NW CORNER OF LOT 414 |
| 2            | 2076293.45 | 474318.42 | PRM-NE CORNER OF LOT 418 |
| 3            | 2075728.53 | 474084.41 | PRM-NW CORNER OF LOT 478 |
| 4            | 2075982.41 | 474086.42 | PRM-SW CORNER OF LOT 478 |
| 5            | 2074868.08 | 473992.81 | PRM-NE CORNER OF LOT 453 |
| 6            | 2074821.28 | 473992.35 | PRM-NW CORNER OF LOT 397 |
| 7            | 207441.71  | 473989.87 | PRM-SE CORNER OF LOT 450 |
| 8            | 2074702.7  | 473989.77 | PRM-SW CORNER OF LOT 397 |
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL PUBLIC RECORD OF THE PROPERTY DESCRIBED HEREON. ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.081, FLORIDA STATUTES)
  - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
  - THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
  - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE AND OPERATIONS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE. ALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY IN THE EVENT OF A CABLE TELEVISION COMPANY DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY COMPANY. THE MAINTENANCE, REPAIR, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTES 177.091(2)(3))
  - CERTAIN EASEMENTS ARE RESERVED FOR IPAL FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - ALL LOTS AND TRACTS SHOWN HEREON ARE AS SHOWN ON SHEARWATER PHASE 1B WEST AND RECORDED IN M.B. 81, PG. 61-79 UNLESS OTHERWISE NOTED.



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

### LEGEND

- R/W - RIGHT OF WAY
- NO. - NUMBER
- MB. - MAP BOOK
- P.G. - PAGE(S)
- CH. - CHORD
- L. - LENGTH
- DELTA - DELTA ANGLE
- CONT. - CONTINUOUS CURVATURE
- P.T. - POINT OF TANGENCY
- RADIUS - RADIUS OF CURVATURE
- FILE - TABULATED CURVE DATA
- JNL. - FLORIDA POWER AND LIGHT EASEMENT
- [SHIPPLE] - STATE JURISDICTIONAL WETLAND LINE RECORDED IN PREVIOUS PLATS
- - SET 4"x4" CONCRETE MONUMENT STAMPED P.A.M. LB 3731
- - SET 5/8" IRON ROD WITH CAP P.A.M. LB 3731
- - FOUND 4"x4" CONCRETE MONUMENT STAMPED P.A.M. LB 3731

- ▨ DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25 FEET WIDE
- ▩ DENOTES UPLAND PRESERVATION AREA

