

RESOLUTION NO. 2017-364
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1B EAST-5.**

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 replat known as Shearwater Phase 1B East-5.

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 21st day of November, 2017.

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

BY: 
Henry Dean, Chairman

ATTEST: Hunter S. Conrad

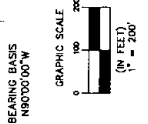
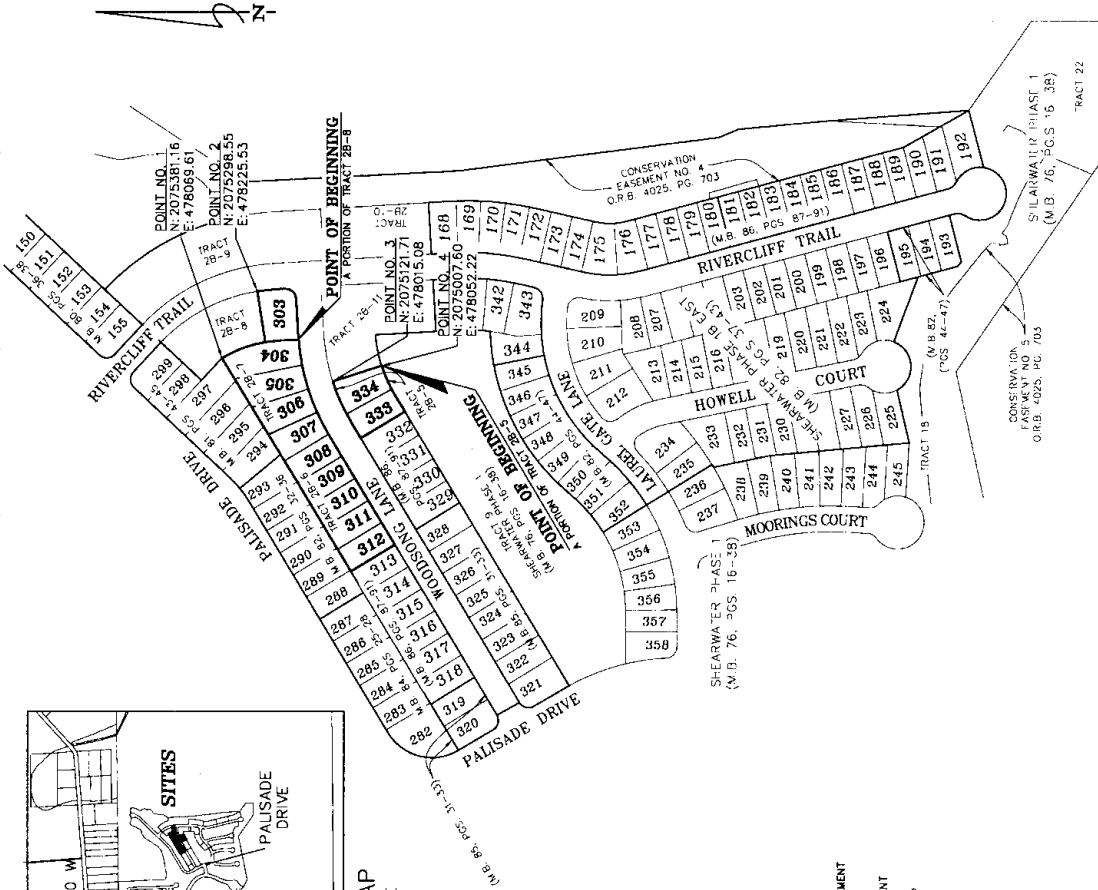
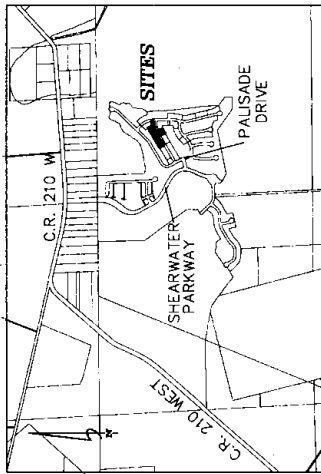

Deputy Clerk

RENDITION DATE 11/22/17



Shearwater Phase 1B East-5

A REPLAT OF TRACTS 2B-6 AND 2B-7, AND A PORTION OF TRACTS 2B-5 AND 2B-8, AS SHOWN ON SHEARWATER PHASE 1B EAST, AS RECORDED IN MAP BOOK 82, PAGES 37 THROUGH 43, 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.



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

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 22 AS HERETOFORE, PER THE STATE PLANE COORDINATE SYSTEM, THE NORTH-SOUTH MERIDIAN DATUM (NAD 83) ADJUSTMENT. THE UNADJUSTED BEARINGS AND DISTANCES FOR THESE TRACTS WERE PUBLISHED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MAP BOOK 82, PAGES 37 THROUGH 43, INCLUSIVE.
 - HAZARD INFORMATION: THE GEOLOGIC CONTROL POINTS FOR THESE VALUES WAS PUBLISHED USING CONTROL POINTS (DURBIN 2), AND (ELZEZ), DURBIN 2 N 200235.8329 E 500877.0129 ELZEZ N 2030457.8959 E 524684.0854 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT | NORTHING | EASTING | DESCRIPTION |
|-------|------------|-----------|-----------------------------|
| 1 | 2075381.18 | 478068.61 | PRM-MOST NLY CORNER LOT 304 |
| 2 | 2075298.55 | 478225.53 | PRM-MOST NLY CORNER LOT 303 |
| 3 | 2075191.71 | 478015.08 | PRM-MOST NLY CORNER LOT 334 |
| 4 | 2075007.60 | 478052.22 | PRM-SELY CORNER LOT 334 |
- NOTICE THIS PLAT AS DESCRIBED IN ITS GRAPHIC FORM IS THE ORIGINAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.061, FLORIDA STATUTES)
 - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 - THE TABULATED CURVE & LINE TABLE SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
 - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED THAT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE UTILITIES AND OPERATIONS OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE REPAIR AND REPAIR COSTS OF SUCH FACILITIES. PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH AS CONSTRUCTION, INSTALLATION, MAINTENANCE, AND REPAIR COSTS, SHALL NOT BE SUBJECT TO THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTES 177.051(2)(b))
 - CERTAIN EASEMENTS ARE RESERVED FOR FPL FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - THE RIGHT OF WAYS AS PLATTED AND RECORDED IN SHEARWATER PHASE ONE (MAP BOOK 76, PAGES 16-38) ARE SUBJECT TO A NON-EXCLUSIVE AT&T EASEMENT RECORDED IN MAP BOOK 82, PAGES 44-45, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - ALL LOTS AND TRACTS SHOWN HEREON ARE AS SHOWN ON SHEARWATER PHASE 1B EAST AND RECORDED IN M.B. 84 PGS. 37-43 UNLESS OTHERWISE NOTED.

LEGEND

- R/W
- IRON ROD WAY
- O.R.B.
- OFFICIAL RECORDS BOOK
- P.C.
- POINT OF CURVATURE
- P.C.
- POINT OF TANGENCY
- D.E.
- DRAINAGE EASEMENT
- CT
- TABULATED CURVE DATA
- (R)
- LOT LINE RADIAL TO R/W
- (F)
- FLORIDA POWER AND LIGHT EASEMENT
- (S) (P) (L)
- BRACKETS INDICATE EASEMENT RECORDED IN PREVIOUS PLATS
- FOUND 4"x4" CONCRETE MONUMENT
- STAMPED P.R.M. LB 3731
- FOUND 5/8" IRON ROD WITH CAP
- STAMPED P.R.M. LB 3731
- SET 4"x4" CONCRETE MONUMENT
- STAMPED P.R.M. LB 3731
- FOUND 5/8" IRON ROD WITH CAP
- STAMPED P.R.M. LB 3731

