

RESOLUTION NO. 2017- 365  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SHEARWATER PHASE 1B WEST-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 plat known as Shearwater Phase 1B West-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 21<sup>st</sup> day of November, 2017.

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

BY: Henry Dean  
Henry Dean, Chairman

ATTEST: Hunter S. Conrad

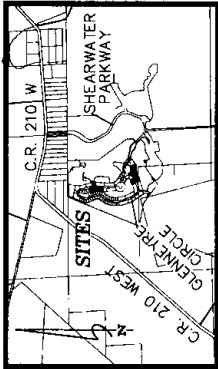
Sam Halterman  
Deputy Clerk

RENDITION DATE 11/22/17

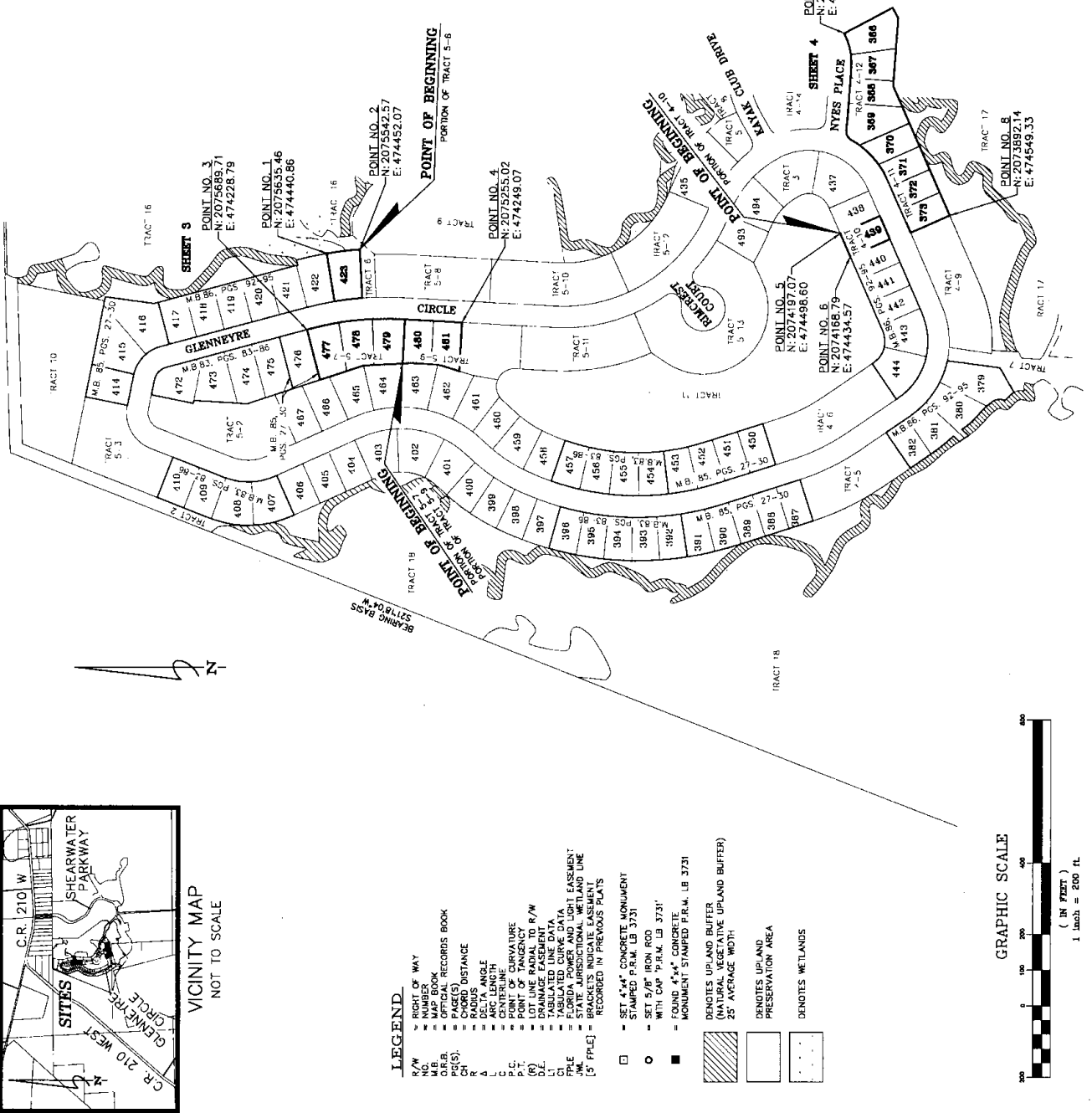


# Shearwater Phase 1B West-5

A REPLAT OF TRACTS 4-11 AND 4-12 AND A PORTION OF TRACTS 4-10, 5-6, 5-7, AND 5-9 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.

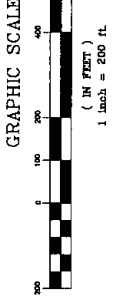


VICINITY MAP  
NOT TO SCALE



**LEGEND**

- N/W = NORTH WEST
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C. = POINT OF CURVATURE
- R.C. = RADIUS CURVATURE
- R.D. = RADIUS DISTANCE
- R. = RADIUS
- A = DELTA ANGLE
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.E. = POINT OF ENDING
- D.E. = DELTA ANGLE
- L.T. = LOT LINE RADIAL TO R/W
- D.E. = DRAINAGE EASEMENT
- F.L. = FLOOD LINE
- F.P.L. = FLORIDA POWER AND LIGHT EASEMENT
- J.M. = STATE JURISDICTIONAL WETLAND LINE
- [S PPLE] = BRACKET'S INDICATE EASEMENT RECORDED IN PREVIOUS PLATS
- = SET 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = SET 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- [Hatched Box] = DENOTES UPLAND BUFFERS (NATURAL VEGETATIVE UPLAND BUFFERS) 25' AVERAGE WIDTH
- [White Box] = DENOTES UPLAND PRESERVATION AREA
- [Dotted Box] = DENOTES WETLANDS



**General Notes**

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF THE MERIDIAN OF THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1980 ADJUSTMENT.
2. THE INTENDED USE OF THESE COORDINATES IS FOR USE BASED ON THE PURPOSES. THE GEOMETRIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DUBBIN 2), AND (ELZEY).
3. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1980. STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TANGENT CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL BE PERMITTED AT ANY TIME AS LONG AS THE TELEVISION COMPANY HAS OR OTHER PUBLIC UTILITY IN THE AREA. THE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE GRANTING TO OR OBTAINING OF ANY RIGHTS OF WAY, EASEMENTS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS APPLICABLE TO THE PUBLIC SERVICE COMMISSION, (FLORIDA STATUTES 177.081(28)).
7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
8. CERTAIN EASEMENTS ARE RESERVED FOR F.P.B.L. FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
9. ALL LOTS AND TRACTS SHOWN HEREON ARE AS SHOWN ON SHEARWATER PHASE 1B WEST AND RECORDED IN M.B. 81, PGS. 61-79 UNLESS OTHERWISE NOTED.

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

