

RESOLUTION NO. 2017- 71
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1-8**

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 1-8.

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 7th day of March, 2017.

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

BY: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad

Sam Halterman

Deputy Clerk

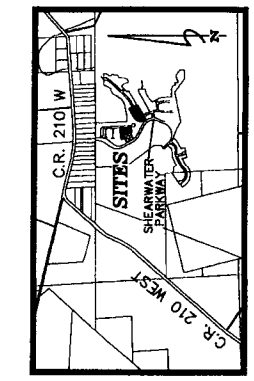
RENDITION DATE 3/9/17



Shearwater Phase 1-8

SHEET 2 OF 4
33 LOTS AND NO TRACTS IN THIS PHASE

A REPLAT OF TRACTS 1-5, 1-8, 2A-2, 2A-11, AND 2A-12, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 1, RECORDED IN MAP BOOK 76, PAGES 16 THROUGH 38, TOGETHER WITH A REPLAT OF TRACT 1-9, AS SHOWN ON SHEARWATER PHASE 1-2, RECORDED IN MAP BOOK 79, PAGES 11 THROUGH 14, 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 NORTHERLY LINE OF SECTION 26 AS S89°14'47"E.

2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPS AND FOR THE PURPOSES OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. THESE VALUES WERE PUBLISHED USING CONTROL POINTS (DUREN 2), AND DUREN 2 N 89°04'12" E 509877.0128
DUREN 2 N 203°42'57" E 509444.1428
PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	MARKING	EASTING	DESCRIPTION
1	2076894.87	478277.49	PRN-NWLY CORNER OF LOT 37
2	2076894.74	478684.71	PRN-NELY CORNER OF LOT 28
3	2075404.12	478684.65	PRN-SWLY CORNER OF LOT 24
4	2075413.26	478684.37	PRN-SELY CORNER OF LOT 27
5	2075357.22	478684.03	PRN-NWLY CORNER OF LOT 6
6	2075357.22	478684.03	PRN-SWLY CORNER OF LOT 6
7	2074743.68	478969.35	PRN-SWLY CORNER OF LOT 109
8	2074801.83	477104.28	PRN-SELY CORNER OF LOT 109
9	2074803.66	478943.00	PRN-SWLY CORNER OF LOT 110
10	2075352.71	477401.28	PRN-NELY CORNER OF LOT 287
11	2075048.81	477524.88	PRN-SELY CORNER OF LOT 287
12	2074837.09	477159.00	PRN-SWLY CORNER OF LOT 282

SEE SHEETS 3 AND 4 FOR COORDINATE LABELS
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR MECHANICAL REPRODUCTION THEREOF. ANY DISCREPANCIES THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, (SECTION 177.091, FLORIDA STATUTES)

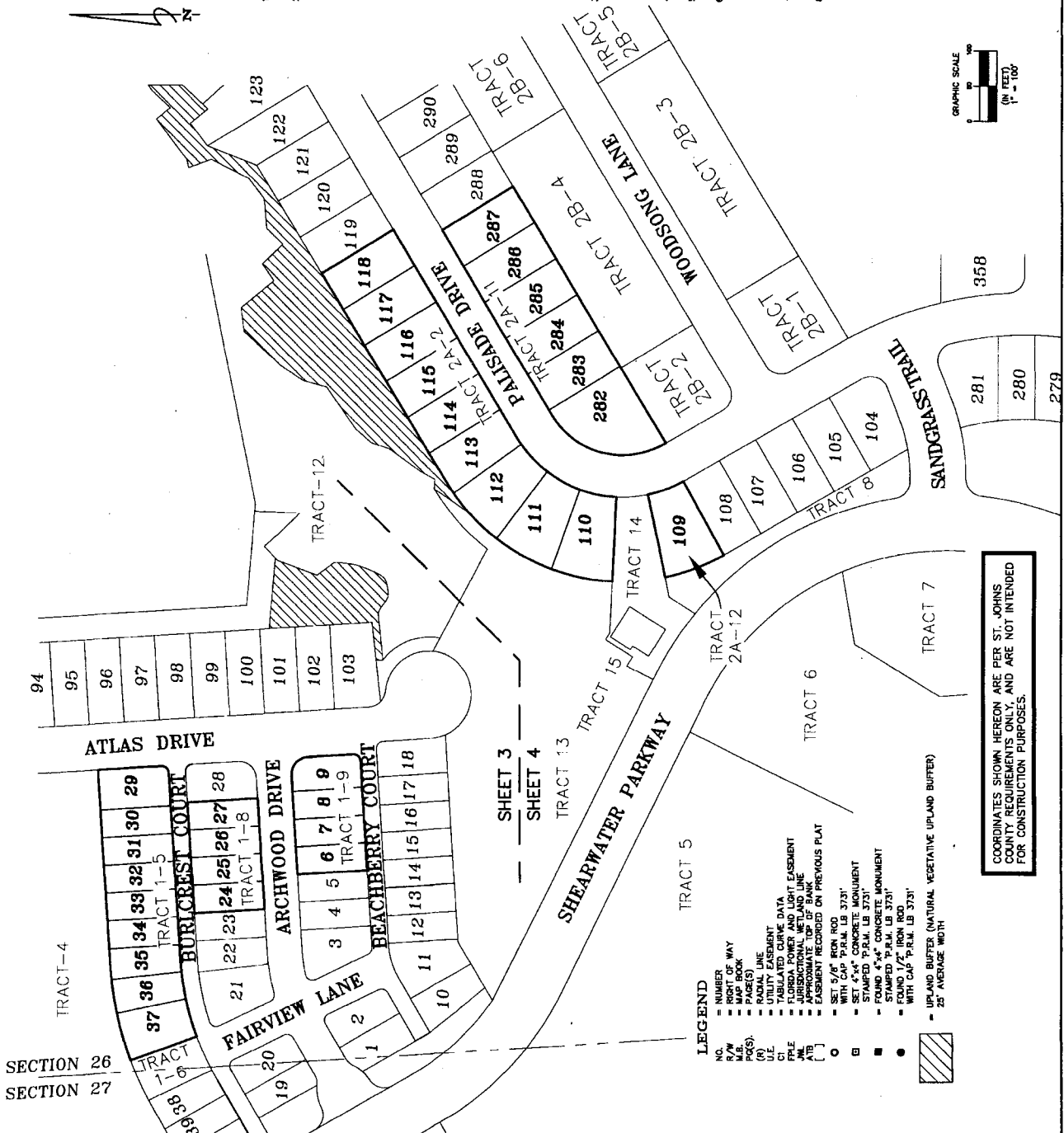
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD
5. CURVE DATA, INCLUDING CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET, ARE INCLUDED ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.

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

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

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

9. 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-TITLE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4082, PAGE 1837 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



- LEGEND**
- NUMBER
 - NO. W. WAY
 - MAP BOOK
 - PAGE(S)
 - RADIAL LINE
 - CURVE DATA
 - TABULATED CURVE DATA
 - FLORIDA POWER AND LIGHT EASEMENT
 - JURISDICTIONAL WETLAND LINE
 - EASEMENT RECORDED ON PREVIOUS PLAT
 - SET 5/8" IRON ROD, LB 3731
 - SET 4"x4" CONCRETE MONUMENT
 - STAMPED P.P.M. LB 3731
 - FOUND 4"x4" CONCRETE MONUMENT
 - STAMPED P.P.M. LB 3731
 - WITH CAP P.P.M. LB 3731
 - UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
 - 25' AVENUE WIDTH

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

