

RESOLUTION NO. 2018- 129
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1B WEST-7.

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-7.

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 15 day of May, 2018.

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

BY: *Henry Dean*
Henry Dean, Chair

ATTEST: Hunter S. Conrad

Pam Halterman
Deputy Clerk

RENDITION DATE 5/17/18

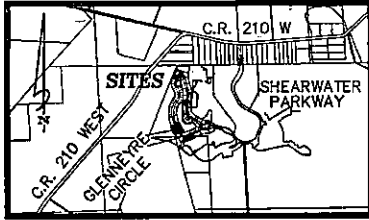


Shearwater Phase 1B West-7

MAP BOOK PAGE

A REPLAT OF TRACTS 4-5, 4-6, 4-9, 4-14, 5-2, 5-8, 5-11 AND 5-13, TOGETHER WITH A PORTION OF TRACTS 5-3, 5-9 AND 5-10 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.

SHEET 2 OF 7 SHEETS
41 LOTS AND NO TRACTS THIS PHASE

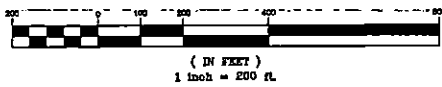


VICINITY MAP
NOT TO SCALE

LEGEND

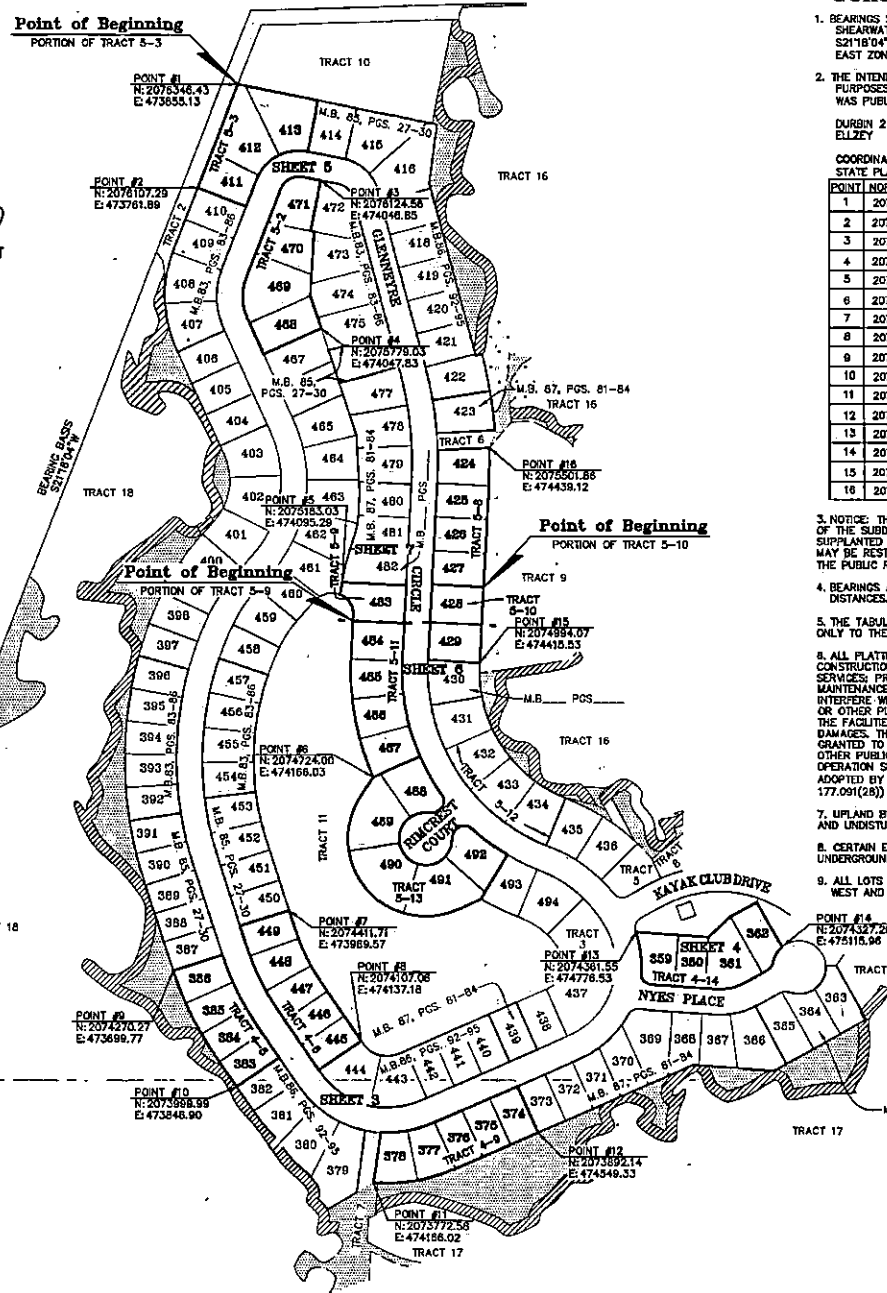
- ATB = APPROXIMATE TOP OF BANK
- R/W = RIGHT OF WAY
- NO. = NUMBER
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C.(S) = PAGE(S)
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- PC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- (R) = LOT LINE RADIAL TO R/W
- D.E. = DRAINAGE EASEMENT
- LI = TABULATED LINE DATA
- LI = TABULATED CURVE DATA
- FPLE = FLORIDA POWER AND LIGHT EASEMENT
- JWL = STATE JURISDICTIONAL WETLAND LINE
- [S] FPLE = BRACKETS 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] = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- [Dotted] = DENOTES UPLAND PRESERVATION AREA
- [Wavy] = DENOTES WETLANDS

GRAPHIC SCALE



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

Point of Beginning
PORTION OF TRACT 5-3



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SHEARWATER 1B WEST PLAT, RECORDED IN M.B. 81, PGS. 61-79 AS 5216047M PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELLZEY).

DURBIN 2 N 2092535.8352 E 509877.0129
ELLZEY N 2030457.8889 E 824684.1854

COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2078346.43	473853.13	PRM-MOST N'LY CORNER OF LOT 412
2	2076107.28	473781.89	PRM-MOST N'LY CORNER OF LOT 411
3	2078124.58	474048.85	PRM-N'E'LY CORNER OF LOT 471
4	2075778.03	474047.83	PRM-MOST E'LY CORNER OF LOT 468
5	2075183.03	474025.28	PRM-MOST N'W'LY CORNER OF LOT 483
6	2074724.00	474188.03	PRM-MOST S'LY CORNER OF LOT 487
7	2074411.71	473989.57	PRM-MOST N'LY CORNER OF LOT 449
8	2074107.06	474137.18	PRM-MOST E'LY CORNER OF LOT 448
9	2074720.27	473899.77	PRM-MOST E'LY CORNER OF LOT 388
10	2073999.89	473848.90	PRM-MOST S'LY CORNER OF LOT 383
11	2073772.98	474188.02	PRM-SW CORNER OF LOT 378
12	2073892.14	474349.33	PRM-MOST E'LY CORNER OF LOT 374
13	2074381.55	474778.53	PRM-NW CORNER OF LOT 359
14	2074327.29	475115.96	PRM-MOST E'LY CORNER OF LOT 362
15	2074994.07	474415.53	PRM-SE CORNER OF LOT 429
16	2075501.66	474439.12	PRM-NE CORNER OF LOT 424

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 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 177.091, FLORIDA STATUTES)

- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.

- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.

- ALL FLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTES 177.091(28))

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

- CERTAIN EASEMENTS ARE RESERVED FOR FP&L 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, PGS. 61-79 UNLESS OTHERWISE NOTED.

