

**RESOLUTION NO. 2018- 232**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**WHISPER CREEK PHASE 8.**

WHEREAS, SIX MILE CREEK INVESTMENT GROUP LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO AS "SMG" AND SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT; AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Whisper Creek Phase 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 in the amount of \$665,057.63 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$300,755.15 will be required for maintenance.

**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:

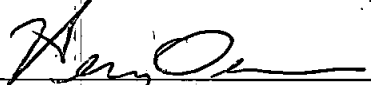
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 7<sup>th</sup> day of August, 2018.

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

BY:   
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk of Court

  
Deputy Clerk

RENDITION DATE 8/9/18

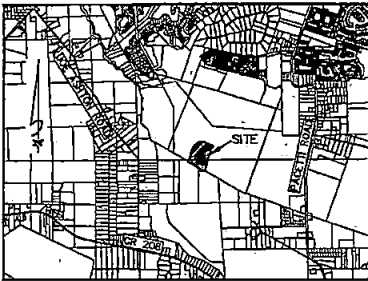


# Whisper Creek Phase 8

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTION 6 AND A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 2 OF 9 SHEETS  
142 LOTS AND 6 TRACTS, IN THIS PHASE

VICINITY MAP  
NOT TO SCALE



THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING  
 O.R.B. 2407, PAGE 1577 CONVEYANCE AGREEMENT  
 O.R.B. 1375, PAGE 15 RIVER TRACT GOLF FACILITY USE AGREEMENT  
 O.R.B. 1375, PAGE 64 FIRST AMENDMENT O.R.B. 1375, PAGE 15  
 O.R.B. 2450, PAGE 97 RESTRICTIONS, RESERVATIONS, EASEMENTS  
 O.R.B. 2450, PAGE 142 AGREEMENT  
 O.R.B. 3016, PAGE 1270 EASEMENT - FLORIDA POWER AND LIGHT  
 O.R.B. 3180, PAGE 158 COVENANTS AND RESTRICTIONS  
 O.R.B. 3621, PAGE 653 AGREEMENT  
 O.R.B. 4285, PAGE 1483 EASEMENT - FLORIDA POWER AND LIGHT  
 P.L.D. BOOK 31 PAGE 81 PUD PHASES 7 AND 8

BLANKETS SITE  
 BLANKETS SITE  
 BLANKETS SITE  
 BLANKETS SITE  
 SHOWN HEREON  
 SHOWN HEREON  
 TERMINATES WITH PLATTING  
 SHOWN HEREON  
 BLANKETS SITE

WHISPER CREEK  
 PHASE 1 UNITS A&B  
 M.B. 73, PGS. 4-27

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY R/W LINE OF TRAILMARK DRIVE AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 1, AS S53°05'44"E, PER M.B. 73, PGS. 4-27, (SEE SHEET 4).
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, AND NOT INTENDED FOR ANY OTHER USE. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURIN 2), AND (ELZEY),  
 N 2092535.8352 E 5099777.0129 DURIN 2  
 N 2030457.4959 E 5849841.8554 ELZEY  
 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2034343.42	481792.63	PRM-WLY CORNER OF TRACT E
2	2035281.84	483284.58	PRM-WLY CORNER OF WLY TERMINUS OF SHELMORE AVENUE

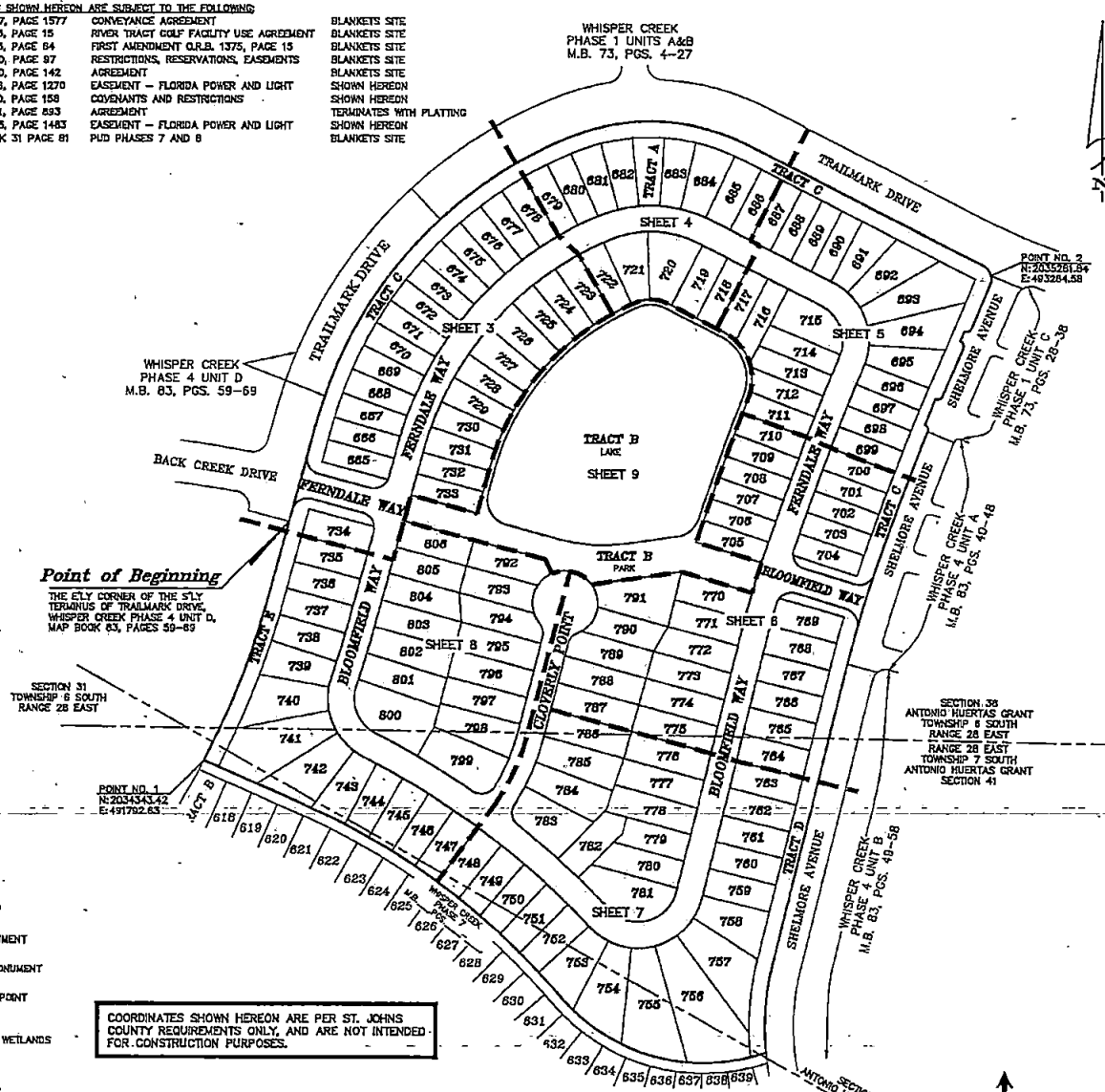
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- THE LAKE AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKE AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE- AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

Legend

- R/W = RIGHT OF WAY
- Δ = DELTA
- R = RADIUS
- R.P. = RADIUS POINT
- C = CENTERLINE
- C.E. = CONSERVATION EASEMENT
- D.E. = DRAINAGE MAINTENANCE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = NOT TANGENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- M.B. = MAP BOOK
- PG(S) = PAGE(S)
- O.R.B. = OFFICIAL RECORDS BOOK
- FP&L = FLORIDA POWER & LIGHT EASEMENT
- FP&L = FLORIDA POWER & LIGHT
- SCJUD = ST. JOHNS COUNTY UTILITY DEPARTMENT
- CI = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- JWL = JURISDICTIONAL WETLANDS LINE
- ATB = APPROXIMATE TOP OF BANK
- T.L.O. = TRAVELER'S LINE ONLY
- (R) = LOT LINE RADIAL TO R/W
- U.D.M.&A.E. = UNOBSTRUCTED ACCESS EASEMENT
- V.W. = VARIABLE WIDTH
- N.E. = NON-EXCLUSIVE

- = SET 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- ⊙ = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"
- ▨ = DENOTES JURISDICTIONAL WETLANDS
- ▨ = DENOTES UPLAND BUFFER
- +

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



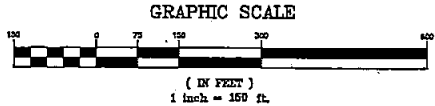
**Point of Beginning**  
 THE ELY CORNER OF THE SLY TERMINUS OF TRAILMARK DRIVE, WHISPER CREEK PHASE 4 UNIT D, MAP BOOK 83, PAGES 59-69

SECTION 31  
 TOWNSHIP 6 SOUTH  
 RANGE 28 EAST

SECTION 38  
 ANTONIO HUERTAS GRANT  
 TOWNSHIP 6 SOUTH  
 RANGE 28 EAST  
 TOWNSHIP 7 SOUTH  
 ANTONIO HUERTAS GRANT  
 SECTION 41

WHISPER CREEK  
 PHASE 1 UNIT B  
 M.B. 83, PGS. 49-58

SECTION 41  
 ANTONIO HUERTAS GRANT  
 SECTION 6



**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
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 3420 GROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32227  
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