

**RESOLUTION NO. 2018- 252**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SHEARWATER PHASE 1C.**

**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 1C.

**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 \$458,171.00 has been filed with the Clerk's Office.

**Section 3.** A Required Improvements Bond in the amount of \$93,150.00 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 21<sup>st</sup> day of August, 2018.

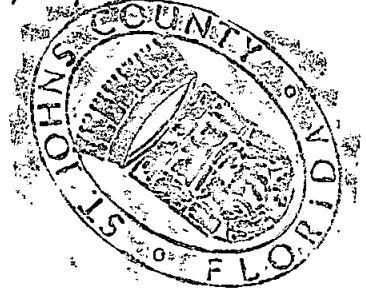
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean  
Henry Dean, Chair

**ATTEST:** Hunter S. Conrad, Clerk

Pam Halterman  
Deputy Clerk

**RENDITION DATE** 8/24/18

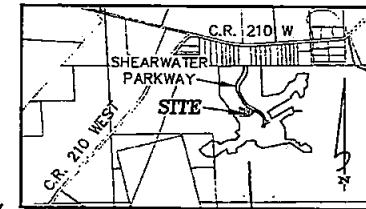


# Shearwater Phase 1C

MAP BOOK PAGE

A REPLAT OF A PORTION OF TRACT 5, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 1, AS RECORDED IN MAP BOOK 76, PAGES 16 THROUGH 38, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 4  
37 LOTS AND 4 TRACTS THIS PHASE



### LEGEND

- ATE = APPROXIMATE TOP OF BANK
- R/W = RIGHT OF WAY
- N/L = NUMBER
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PC(S) = PACES(S)
- CH = CHORD DISTANCE
- R = RADII(S)
- Δ = DELTA ANGLE
- ARC LENGTH
- P.C. = POINT OF COMPOUND CURVATURE
- N.T. = NON-TANGENT
- P.T. = POINT OF TANGENCY
- OS = OFFSET FROM R/W TO R/W
- U.E. = UTILITY EASEMENT
- LI = TABULATED CURVE DATA
- FL = FLORIDA POWER AND LIGHT EASEMENT
- ME = STATE JURISDICTIONAL WETLAND LINE
- (S' FPLE) = BRACKETS INDICATE EASEMENT RECORDED IN PREVIOUS PLATS

- - SET 4"x4" CONCRETE MONUMENT STAMPED P.F.M. LB 3731
- - SET 5/8" IRON ROD WITH CAP P.F.M. LB 3731
- - SET PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- - FOUND 4"x4" CONCRETE MONUMENT STAMPED P.F.M. LB 3731
- - FOUND 5/8" IRON ROD WITH CAP P.F.M. LB 3731 (UNLESS NOTED OTHERWISE)

- ▨ UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
- ▩ WETLANDS

### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W LINE OF SHEARWATER PARKWAY AS S83°35'57"E.

2. 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 (ELIJEY).

DURBIN 2 N 2092535.8352 E 508877.0129

ELIJEY - N 2030457.6909 E 524884.1854

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

POINT	NORTHING	EASTING	DESCRIPTION
1	2074763.23	475957.99	PRM-MOST WLY CORNER OF TRACT 3
2	2074837.08	476657.53	PRM-MOST ELY CORNER OF TRACT 3

3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERVISED 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)

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

5. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.

6. ALL PLATTED 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.

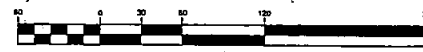
7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

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

### THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

- O.R.B. 4025, PAGE 703 EASEMENT - CONSERVATION SHOWN HEREON ( DOES NOT AFFECT PLATTED LANDS)
- O.R.B. 4389, PAGE 928 EASEMENT - CONSERVATION SHOWN HEREON ( DOES NOT AFFECT PLATTED LANDS)

### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

**Clary & Associates**  
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