

RESOLUTION NO. 2019- 217
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 2B-3.

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 2B-3.

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 16th day of July, 2019.

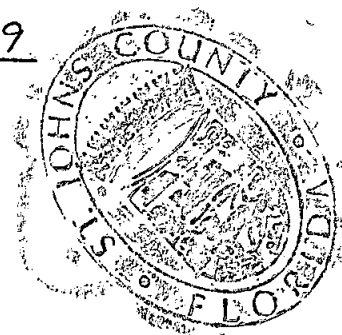
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: [Signature]
Jeb S. Smith, Vice Chairman

ATTEST: Hunter S. Conrad, Clerk

[Signature]
Deputy Clerk

RENDITION DATE 7/18/19

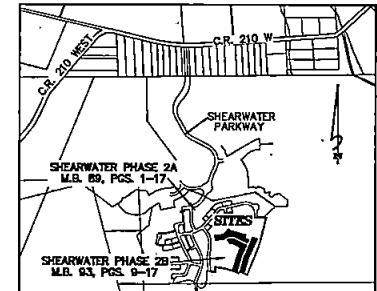


Shearwater Phase 2B-3

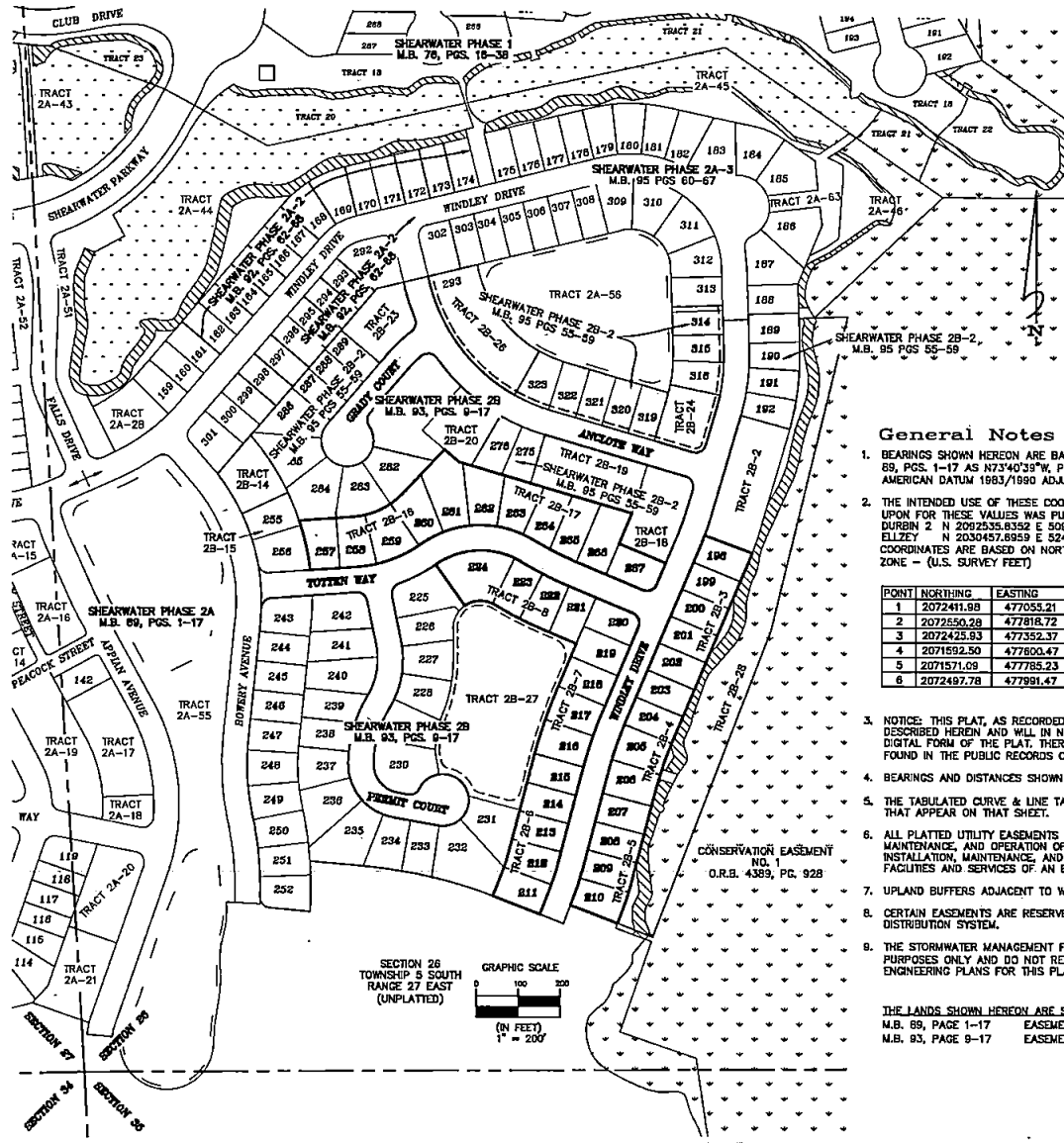
MAP BOOK PAGE

A REPLAT OF TRACTS 2B-3, 2B-4, 2B-5, 2B-6, 2B-7, 2B-8, 2B-16 AND 2B-17, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2B, AS RECORDED IN MAP BOOK 93, PAGES 9 THROUGH 17, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS
38 LOTS AND NO TRACTS IN THIS PHASE



VICINITY MAP
NOT TO SCALE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SHEARWATER PHASE 2A PLAT, RECORDED IN M.B. 89, PGS. 1-17 AS N73°40'33"W, 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 (DURGIN 2), AND (ELZEY). DURBIN 2 N 2092335.6352 E 509677.0129 ELZEY 2 N 2030457.8959 E 524684.1854. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2072411.98	477055.21	SOUTHWEST CORNER OF LOT 257
2	2072550.28	477818.72	NORTHEAST CORNER OF LOT 266
3	2072425.93	477352.37	MOST WESTERLY CORNER OF LOT 224
4	2071592.50	477600.47	MOST SOUTHERLY CORNER LOT 211
5	2071571.09	477785.23	MOST SOUTHERLY CORNER LOT 210
6	2072497.78	477991.47	NORTHWEST CORNER OF LOT 198

- 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 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 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR F&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
 M.B. 89, PAGE 1-17 EASEMENTS ON PLAT OF SHEARWATER PHASE 2A DO NOT AFFECT PLATTED LANDS
 M.B. 93, PAGE 9-17 EASEMENTS ON PLAT OF SHEARWATER PHASE 2B SHOWN HEREON

LEGEND

- R/W = RIGHT OF WAY
 - M.B. = MAP BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG(S) = PAGE(S)
 - CH = CHORD DISTANCE
 - R = RADIUS
 - Δ = DELTA ANGLE
 - L = ARC LENGTH
 - R.P. = RADIUS POINT
 - C = CENTERLINE
 - P.C. = POINT OF CURVATURE
 - F.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - N.T. = POINT OF NON-TANGENCY
 - (R) = RADIAL TO LOT LINE
 - D.E. = DRAINAGE EASEMENT
 - C1 = TABULATED CURVE DATA
 - L1 = TABULATED LINE DATA
 - F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
 - U.E. = UTILITY EASEMENT
 - M.E. = MAINTENANCE EASEMENT
 - ATB = APPROXIMATE TOP OF BANK
 - JM. = JURISDICTIONAL WETLAND LINE
 - = FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
 - = FOUND 5/8" IRON ROD WITH CAP 'P.R.M. LB 3731'
 - = 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
 - = SET 5/8" IRON ROD WITH CAP 'P.R.M. LB 3731'
- [10' F.P.L.E.] DENOTES EASEMENT DEDICATED ON PREVIOUSLY RECORDED SHEARWATER PLAT.
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 - DENOTES UPLAND PRESERVATION AREA
 - DENOTES WETLANDS

