

RESOLUTION NO. 2019-392

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 2C-2.

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 2C-2.

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 19th day of November, 2019.

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

BY: 
Jeb S. Smith, Chairman.

ATTEST: Hunter S. Conrad, Clerk



Deputy Clerk

RENDITION DATE 11/21/19



Shearwater Phase 2C-2

A REPLAT OF TRACT 2C-4, TRACT 2C-5 AND TRACT 2C-19, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2C, AS RECORDED IN MAP BOOK 96, PAGES 40 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTIONS 27 AND 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 3 SHEETS
19 LOTS AND NO TRACTS IN THIS PHASE

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF TRACT 2C-4, SHEARWATER PHASE 2C PLAT, RECORDED IN M.B. 96, PGS. 40-52 AS S21°51'22"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 GEOIDETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DUREN 2), AND (ELLZEY).
DUREN 2 N 2092535.8352 E 506877.0129
ELLZEY N 2030457.6959 E 524884.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- 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 ARE 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 FPL&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

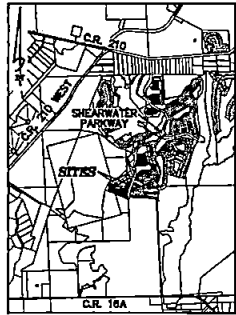
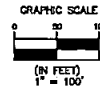
O.R.B. 4076, PAGE 680	DECLARATION	AFFECTS
O.R.B. 4149, PAGE 391	DECLARATION 1ST AMENDMENT	AFFECTS
O.R.B. 4149, PAGE 394	SUPPLEMENTAL DECLARATION	AFFECTS
O.R.B. 4174, PAGE 941	DECLARATION 2ND AMENDMENT	AFFECTS
O.R.B. 4496, PAGE 1113	SUPPLEMENTAL DECLARATION	AFFECTS
O.R.B. 4782, PAGE 1381	SUPPLEMENTAL DECLARATION	AFFECTS
O.R.B. 4782, PAGE 1865	SUPPLEMENTAL DECLARATION	AFFECTS
O.R.B. 4389, PAGE 928	EASEMENT - CONSERVATION	DOES NOT AFFECT
O.R.B. 4517, PAGE 1723	EASEMENT - BELLSOUTH	DOES NOT AFFECT
O.R.B. 4625, PAGE 418	EASEMENT - CONSERVATION	DOES NOT AFFECT
O.R.B. 4744, PAGE 1750	AGREEMENT	AFFECTS

LEGEND

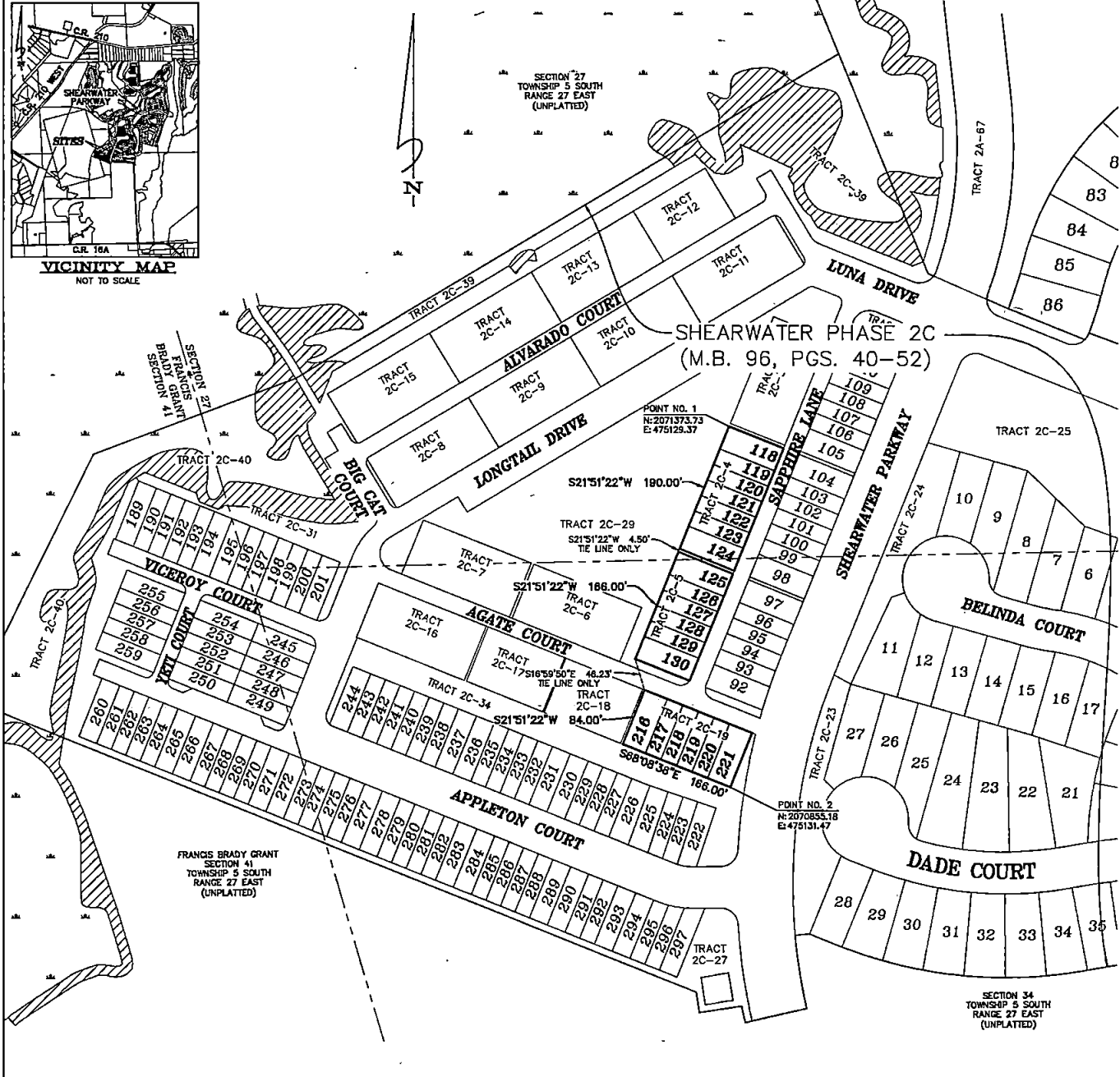
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|----------|---|--|
| R/W | = | RIGHT OF WAY |
| M.B. | = | MAP BOOK |
| O.R.B. | = | OFFICIAL RECORDS BOOK |
| PG(S) | = | PAGE(S) |
| CH | = | CHORD DISTANCE |
| R | = | RADIUS |
| Δ | = | DELTA ANGLE |
| L | = | ARC LENGTH |
| P.C. | = | POINT OF CURVATURE |
| P.T. | = | POINT OF TANGENCY |
| (R) | = | RADIAL TO LOT LINE |
| F.P.L.E. | = | FLORIDA POWER AND LIGHT EASEMENT |
| JEA-U.E. | = | JEA UTILITY & ACCESS EASEMENT |
| CI | = | TABULATED CURVE DATA |
| LI | = | TABULATED LINE DATA |
| ATB | = | APPROXIMATE TOP OF BANK |
| S.J.W.L. | = | STATE JURISDICTIONAL WETLAND LINE |
| N.E.U.E. | = | NON-EXCLUSIVE UTILITY EASEMENT |
| ⊙ | = | CLARY NAIL AND DISK STAMPED CLARY |
| ⊠ | = | 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731 |
| ⊚ | = | 5/8" REBAR WITH CAP P.R.M. LB 3731 |

[10' JEA-U.E.] DENOTES EASEMENT DEDICATED ON THE PLAT OF SHEARWATER PHASE 2C, RECORDED IN M.B. 96, PAGES 40-52.

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| | DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH |
| | DENOTES STATE JURISDICTIONAL WETLANDS |



VICINITY MAP
NOT TO SCALE



FRANCIS BRADY GRANT
SECTION 41
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

SECTION 34
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)