

RESOLUTION NO. 2019- 43
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 2A-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 2A-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 19th day of February, 2019.

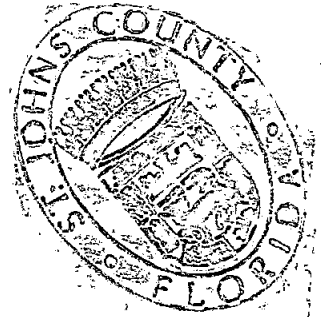
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

Sam Halterman
Deputy Clerk

RENDITION DATE 2/21/19

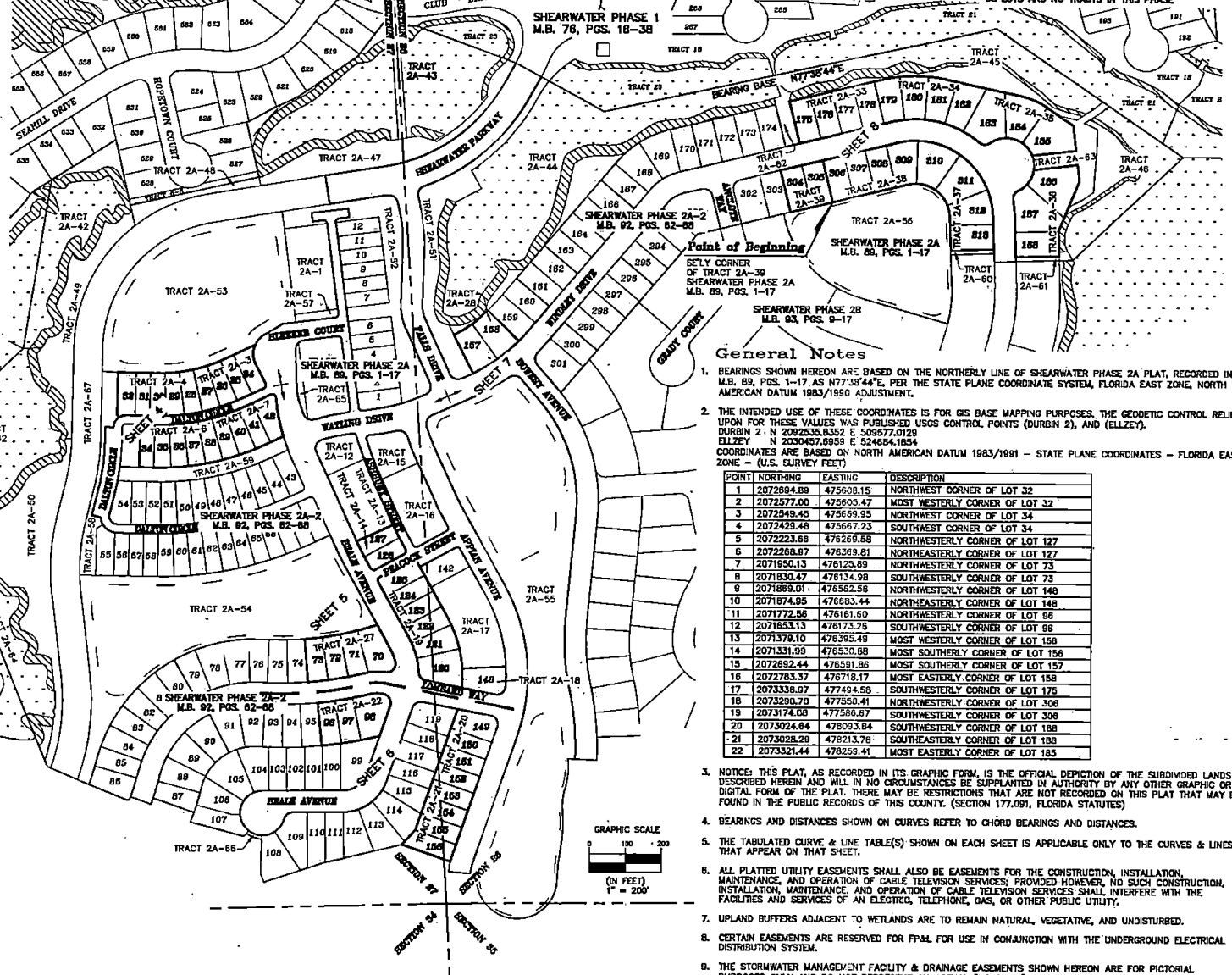
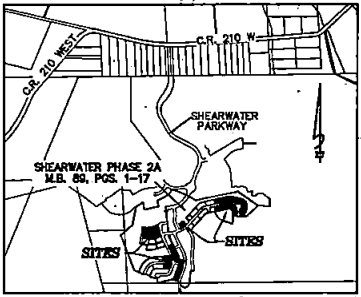


Shearwater Phase 2A-3

A REPLAT OF TRACTS 2A-3, 2A-4, 2A-6, 2A-7, 2A-14, 2A-18, 2A-19, 2A-20, 2A-21, 2A-22, 2A-27, 2A-28, 2A-33, 2A-34, 2A-35, 2A-36, 2A-37, 2A-38 AND A PORTION OF TRACT 2A-39, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2A, AS RECORDED IN MAP BOOK 89, PAGES 1 THROUGH 17, 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 3 OF 8 SHEETS

88 LOTS AND NO TRACTS IN THIS PHASE



LEGEND

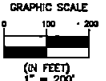
- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C(S) = POINT(S) OF CURVATURE
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R.P. = RADIUS POINT
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON TANGENCY
- (R) = RADIAL TO LOT LINE
- D.E. = DRAINAGE EASEMENT
- CI = TABULATED CURVE DATA
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- U.E. = UTILITY EASEMENT
- [F.P.L.E.] = EASEMENT DEDICATED M.B. 89, PGS. 1-17
- ATB = APPROXIMATE TOP OF BANK
- JWL = 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"
- = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- = 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = SET 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"
- - - = APPROXIMATE TOP OF BANK
- + = DENOTES CHANGE IN STREET NAME
- ▨ = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- = DENOTES UPLAND PRESERVATION AREA
- ▨ = DENOTES WETLANDS

General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SHEARWATER PHASE 2A PLAT, RECORDED IN M.B. 89, PGS. 1-17 AS N77°38'44"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1981 ADJUSTMENT.
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 (ELIZEY).
DURBIN 2: N 203045.835 E 509877.028
ELIZEY: N 203045.789 E 524684.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2072894.89	476508.15	NORTHWEST CORNER OF LOT 32
2	2072894.89	476508.15	NORTHWEST CORNER OF LOT 32
3	2072428.46	476567.23	NORTHWEST CORNER OF LOT 34
4	2072428.46	476567.23	SOUTHWEST CORNER OF LOT 34
5	2072223.66	476269.58	NORTHWEST CORNER OF LOT 127
6	2072268.07	476369.81	NORTHEAST CORNER OF LOT 127
7	2071950.13	476125.89	NORTHWEST CORNER OF LOT 73
8	2071830.47	476134.98	SOUTHWEST CORNER OF LOT 73
9	2071869.01	476562.58	NORTHWEST CORNER OF LOT 148
10	2071874.85	476603.44	NORTHEAST CORNER OF LOT 148
11	2071772.56	476161.60	NORTHWEST CORNER OF LOT 86
12	2071853.13	476173.26	SOUTHWEST CORNER OF LOT 86
13	2071379.10	476395.49	MOST WESTERLY CORNER OF LOT 156
14	2071331.99	476530.88	MOST SOUTHERLY CORNER OF LOT 156
15	2072892.44	476591.86	MOST SOUTHERLY CORNER OF LOT 157
16	2072783.37	476718.17	MOST EASTERLY CORNER OF LOT 158
17	2073338.67	477484.59	SOUTHWEST CORNER OF LOT 178
18	2073290.70	477558.41	NORTHWEST CORNER OF LOT 506
19	2073174.08	477586.67	SOUTHWEST CORNER OF LOT 506
20	2073024.64	476093.84	SOUTHWEST CORNER OF LOT 188
21	2073028.29	476213.78	SOUTHEAST CORNER OF LOT 188
22	2073321.44	478259.41	MOST EASTERLY CORNER OF LOT 185

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 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)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES 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 FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
9. 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:
M.B. 89, PAGES 1-17 EASEMENTS - PLAT OF SHEARWATER PHASE 2A SHOWN HEREON
O.R.B. 4025, PAGE 703 EASEMENT - CONSERVATION SHOWN HEREON (DOES NOT AFFECT PLATTED LANDS)

