

**RESOLUTION NO. 2019- 444**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SHEARWATER PHASE 2C-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 2C-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.

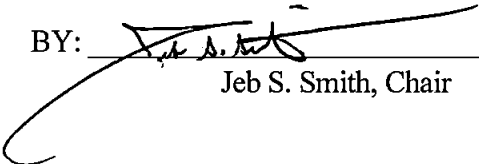
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 17th day of December, 2019.

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

BY:   
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

  
Deputy Clerk

RENDITION DATE 12/19/19

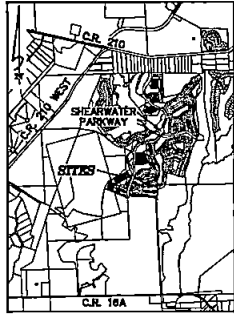


# Shearwater Phase 2C-3

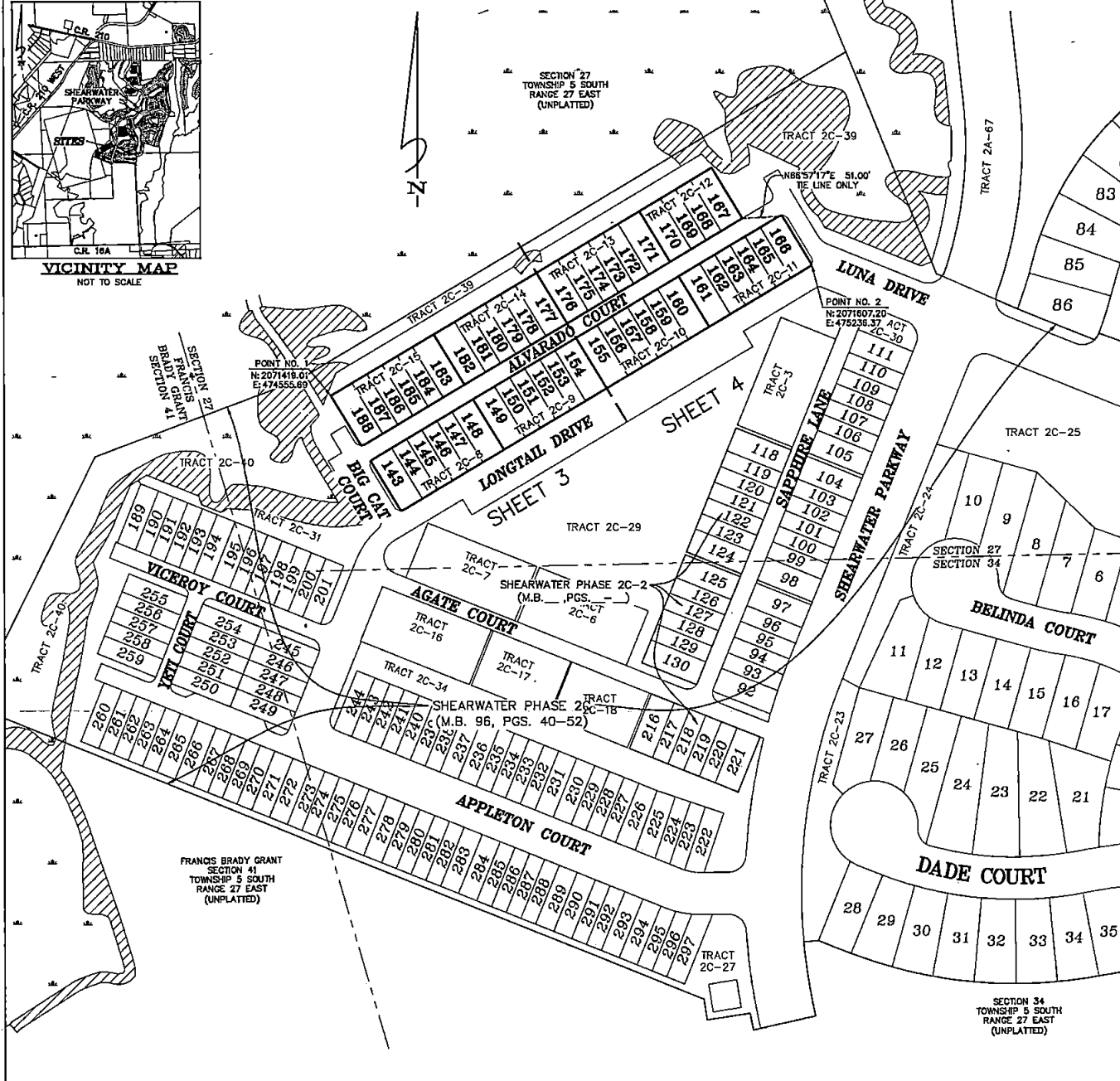
A REPLAT OF TRACT 2C-8, TRACT 2C-9, TRACT 2C-10, TRACT 2C-11, TRACT 2C-12, TRACT 2C-13, TRACT 2C-14 AND TRACT 2C-15, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2C, AS RECORDED IN MAP BOOK 96, PAGES 40 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

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



VICINITY MAP  
NOT TO SCALE



- 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°51'27\"
  - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL, REFERRED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2, AND) (ELZEY), DURBIN 2 N 2092535.8352 E 509877.0123 ELZEY N 2030457.6959 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	2071419.01	474555.69	PRM-MOST W'LY CORNER OF LOT 168
2	2071607.20	475238.37	PRM-MOST E'LY CORNER OF LOT 166

- 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 ARE NO 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 FPAL FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:  
 P.B. 89, PAGES 1-17 SHEARWATER PHASE 2A PLAT DOES NOT AFFECT  
 P.B. 96, PAGES 40-52 SHEARWATER PHASE 2C PLAT SHOWN HEREON  
 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 416 EASEMENT - CONSERVATION DOES NOT AFFECT  
 O.R.B. 4744, PAGE 1750 AGREEMENT BLANKETS SITE

**LEGEND**

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.G.(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
- W.V.M.E.U.E. = VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT

- - 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.
- [Hatched Box] DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- [Dotted Box] DENOTES STATE JURISDICTIONAL WETLANDS

