

RESOLUTION NO. 2020- 237
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 2C-4.

WHEREAS, WFC ASHFORD MILLS OWNER VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Shearwater Phase 2C-4.

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 mortgagees 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 7th day of July, 2020.

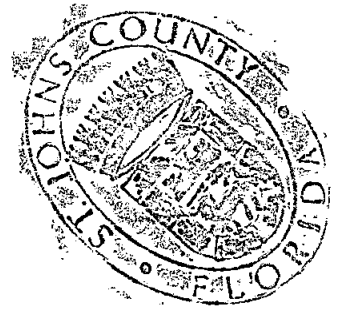
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk


Deputy Clerk

RENDITION DATE 7/9/20

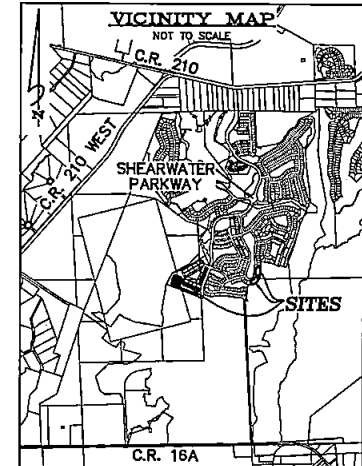
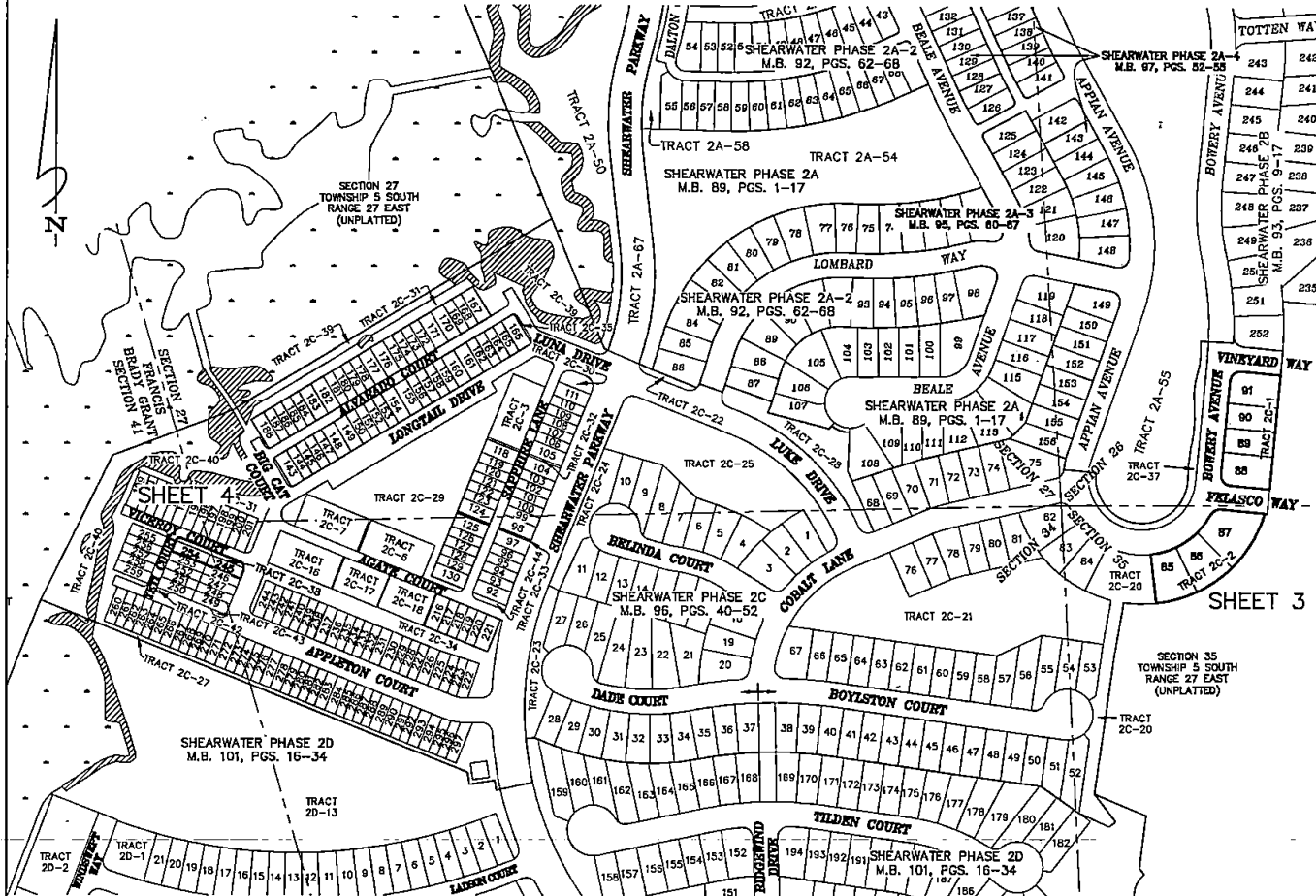


Shearwater Phase 2C-4

A REPLAT OF LOT 245, LOT 254, TRACT 2C-1, TRACT 2C-2 AND TRACT 2C-38, 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 SECTIONS 26, 27, 35 AND 41 (THE FRANCIS BRADY GRANT), TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 4 SHEETS
9 LOTS AND 1 TRACTS IN THIS PHASE



- ### General Notes
- BEARINGS SHOWN HEREON ARE BASED ON THE MOST EASTERLY LINE OF TRACT 2A-67, SHEARWATER PHASE 2C PLAT, RECORDED IN M.B. 88, PGS. 40-52 AS S08°58'54"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
 - THE INTENDED USE OF THESE COORDINATES IS FOR GS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELZEY). DURBIN 2 N 2030235.8352 E 509877.0129 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	2070978.72	476750.36	PRM-MOST S'LY CORNER OF LOT 85
2	2071537.15	477050.06	PRM-NE CORNER OF LOT 91
3	2071030.82	474529.06	PRM-SE CORNER OF LOT 245
4	2071097.83	474362.00	PRM-SW CORNER OF LOT 254

- 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 FPAL FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING MORTGAGES:
 O.R.B. 4751, PAGE 542 MORTGAGE ASSIGNMENT DOES NOT AFFECT BLANKETS SITE
 O.R.B. 4782, PAGE 963 MORTGAGE ASSIGNMENT DOES NOT AFFECT BLANKETS SITE
 O.R.B. 4751, PAGE 582 COLLATERAL ASSIGNMENT DOES NOT AFFECT BLANKETS SITE
 O.R.B. 4751, PAGE 588 FINANCING STATEMENT DOES NOT AFFECT BLANKETS SITE
 O.R.B. 4782, PAGE 1005 STATEMENT AMENDMENT BLANKETS SITE

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
 P.B. 89, PAGES 1-17 SHEARWATER PHASE 2A PLAT DOES NOT AFFECT BLANKETS SITE
 P.B. 96, PAGES 40-52 SHEARWATER PHASE 2C PLAT DOES NOT AFFECT BLANKETS SITE
 O.R.B. 4517, PAGE 1723 EASEMENT - BELLSOUTH DOES NOT AFFECT BLANKETS SITE
 O.R.B. 4744, PAGE 1750 AGREEMENT DOES NOT AFFECT BLANKETS SITE

- ### 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
 - A = ARC LENGTH
 - L.P. = POINT OF TANGENCY
 - 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
 - F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
 - U.E. = UTILITY EASEMENT
 - M.E. = MAINTENANCE EASEMENT
 - VEA-U.E. = VEA UTILITY & ACCESS EASEMENT
 - CT = TABULATED CURVE DATA
 - L1 = TABULATED LINE DATA
 - ATB = APPROXIMATE TOP OF BANK
 - S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE
 - N.E.U.E. = NON-EXCLUSIVE UTILITY EASEMENT
 - = 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731 (UNLESS NOTED OTHERWISE)
 - = 5/8" IRON ROD WITH CAP "P.R.M. LB 3731" (UNLESS NOTED OTHERWISE)
 - - - = APPROXIMATE TOP OF BANK
 - + = DENOTES CHANGE IN STREET NAME
 - ▨ = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 - (with dots) = DENOTES STATE JURISDICTIONAL WETLANDS

