

RESOLUTION NO. 2020- 44
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 2D.

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 2D.

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 in the amount of \$2,722,040.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,020,600.00 will be required for maintenance.

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:

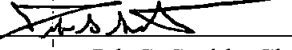
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 18 day of February, 2020.

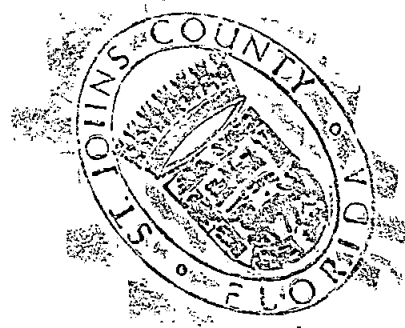
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk


Deputy Clerk

Rendition Date: 2/20/20

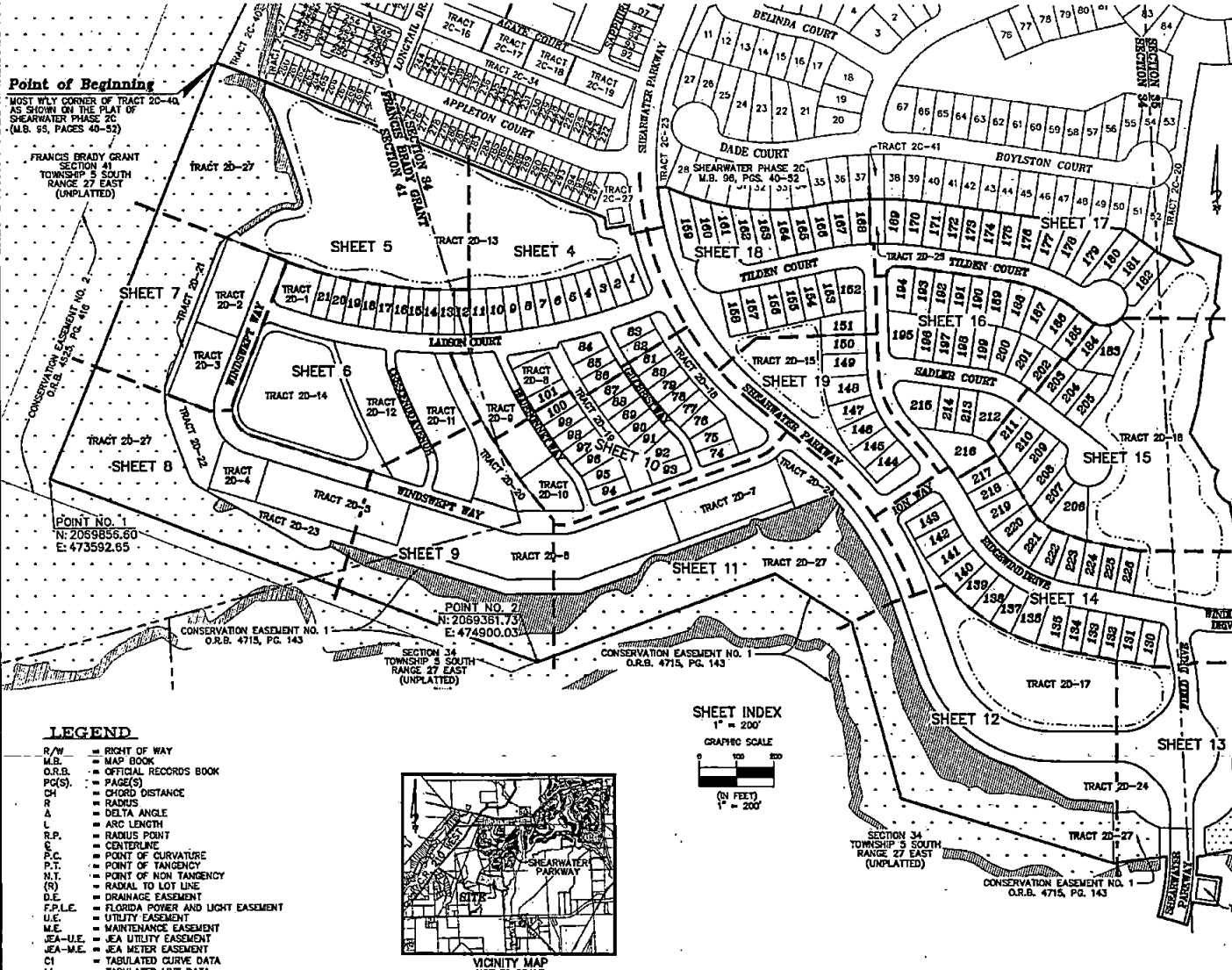


Shearwater Phase 2D

A PORTION OF SECTIONS 34 AND 35, TOGETHER WITH A PORTION OF SECTION 41 (THE FRANCIS BRADY GRANT),
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 19 SHEETS
146 LOTS AND 29 TRACTS IN THIS PHASE



Point of Beginning
MOST WLY CORNER OF TRACT 20-40 AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2C (M.B. 95, PAGES 40-52)

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

POINT NO. 1 N: 2069361.60 E: 473592.65

POINT NO. 2 N: 2069361.73 E: 474600.03

SECTION 34 TOWNSHIP 5 SOUTH RANGE 27 EAST (UNPLATTED)

CONSERVATION EASEMENT NO. 1 O.R.B. 4715, PG. 143

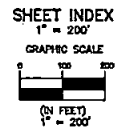
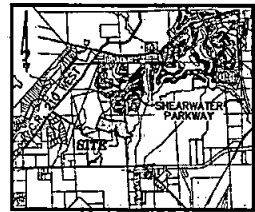
SECTION 34 TOWNSHIP 5 SOUTH RANGE 27 EAST (UNPLATTED)

CONSERVATION EASEMENT NO. 1 O.R.B. 4715, PG. 143

CONSERVATION EASEMENT NO. 2 O.R.B. 4715, PG. 143

CONSERVATION EASEMENT NO. 2 O.R.B. 4715, PG. 143

- LEGEND**
- R/W = RIGHT OF WAY
 - M.B. = MAP BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P(S) = PAGE(S)
 - CH = CHORD DISTANCE
 - R = RADIUS
 - Δ = DELTA ANGLE
 - L = ARC LENGTH
 - R.P. = RADIUS POINT
 - C.L. = 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
 - JE-U.E. = JEA UTILITY EASEMENT
 - JE-M.E. = JEA METER EASEMENT
 - CI = TABULATED CURVE DATA
 - LI = TABULATED LINE DATA
 - ATD = APPROXIMATE TOP OF BANK
 - S.W.L. = STATE JURISDICTIONAL WETLAND LINE
 - V.W. = VARIABLE WIDTH
 - = PRM 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
 - = PRM 5/0" IRON ROD WITH CAP "P.R.M. LB 3731"
 - ⊙ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
 - +— = APPROXIMATE TOP OF BANK
 - + = DENOTES CHANGE IN STREET NAME



THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
O.R.B. 4822, PAGE 416 EASEMENT - CONSERVATION SHOWN HEREON
O.R.B. 4715, PAGE 143 EASEMENT - CONSERVATION SHOWN HEREON
O.R.B. 4744, PAGE 1750 "NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT" BLANKETS PLATTED LANDS

General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF THE PLAT OF SHEARWATER PHASE 2C, RECORDED IN M.B. 96, PGS. 40-52 AS SB87°03'30", PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
 2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEOETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELIZEY).
DURBIN 2 N 2092535.8352 E 509677.0193
ELIZEY 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 | 2069361.60 | 473592.65 | PRM-MOST WLY CORNER OF TRACT 20-27 |
| 2 | 2069361.73 | 474600.03 | PRM-MOST SLY CORNER OF TRACT 20-27 |
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 FPL 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.

