

RESOLUTION NO. 2020- 480
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 2E-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 2E-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 mortgagees identified in the title opinion or certificate of the title in Section 4.

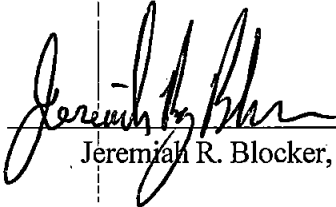
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 15 day of December, 2020:

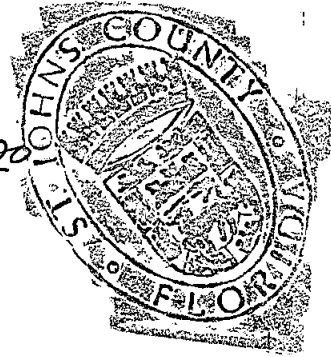
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller


Deputy Clerk

RENDITION DATE 12/22/20



Shearwater Phase 2E-2

MAP BOOK PAGE

A REPLAT OF TRACT 2E-1, TRACT 2E-2, TRACT 2E-24, TRACT 2E-25, TRACT 2E-26, TRACT 2E-29, TRACT 2E-30 AND TRACT 2E-31, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CAPTION

TRACT 2E-1, TRACT 2E-2, TRACT 2E-24, TRACT 2E-25, TRACT 2E-26, TRACT 2E-29, TRACT 2E-30 AND TRACT 2E-31, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

CONTAINING 5.81 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WFC ASHFORD MILLS OWNER VI, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS SHEARWATER PHASE 2E-2, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEE, IF ANY, OF SAID EASEMENTS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA-U.E." (JEA UTILITY EASEMENTS) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

ANY AND ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER OR SEWER AND ACCESS THERETO, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS; HOWEVER, THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS TO WATER AND SEWER UTILITIES SHOWN ON THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES, 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. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE OWNER HEREBY GRANTS TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "FPL EASEMENT", FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, WFC ASHFORD MILLS OWNER VI, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER") HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THIS _____ DAY OF _____, A.D., 2020.

WFC ASHFORD MILLS OWNER VI, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____
AUTHORIZED REPRESENTATIVE PRINT: _____
WITNESS: _____
PRINT: _____

NOTARY FOR WFC ASHFORD MILLS OWNER VI, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2020, BY _____ AUTHORIZED REPRESENTATIVE OF WFC ASHFORD MILLS OWNER VI, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN TO ME, OR [] PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 20____.

BY: _____
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES, L.B. NO. 3731
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
CHAIR

CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF _____, 20____.

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____.

BY: _____
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____.

BY: _____
BRANDON J. PATTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____.

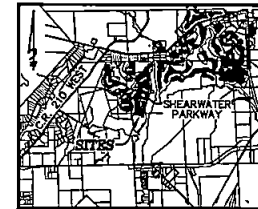
BY: _____
GAIL OLIVER, PLS. COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564



Shearwater Phase 2E-2

A REPLAT OF TRACT 2E-1, TRACT 2E-2, TRACT 2E-24, TRACT 2E-25, TRACT 2E-26, TRACT 2E-29, TRACT 2E-30 AND TRACT 2E-31, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTIONS 26 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

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



VICINITY MAP
NOT TO SCALE

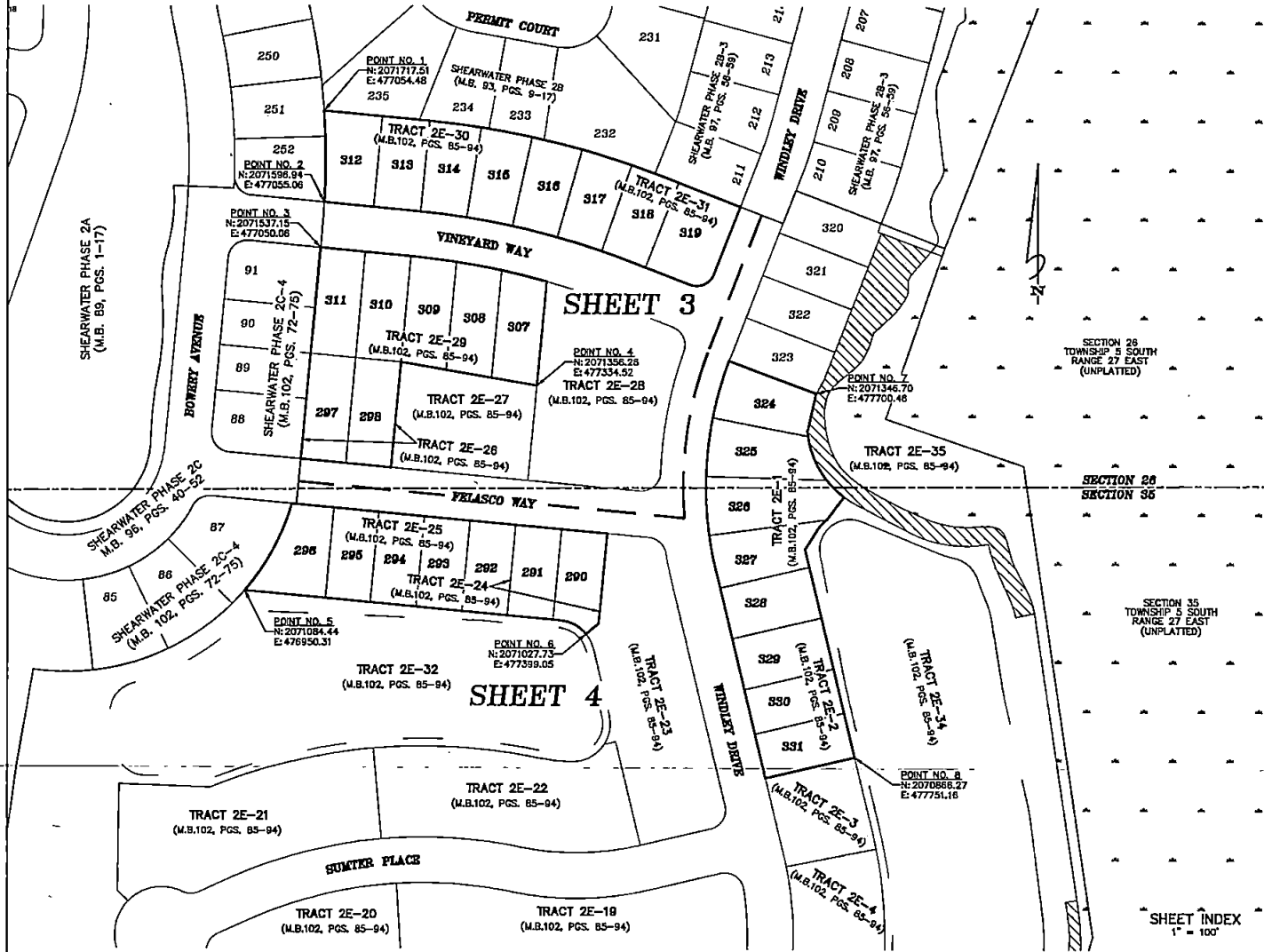
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE N'LY R/W LINE OF VINEYARD WAY AS N84°40'53"W PER SHEARWATER PHASE 2E, RECORDED IN M.B. 102, PGS. 85-94 AND REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1989 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 2092335.8352 E 509877.0129
ELZEY N 2030457.6593 E 524894.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

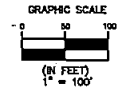
POINT	NORTHING	EASTING	DESCRIPTION
1	2071717.51	477054.48	PRM-NW CORNER OF LOT 312
2	2071596.84	477055.06	PRM-SW CORNER OF LOT 312
3	2071537.15	477050.06	PRM-NW CORNER OF LOT 311
4	2071358.28	477334.52	PRM-SE CORNER OF LOT 307
5	2071084.44	476950.31	PRM-SW CORNER OF LOT 298
6	2071027.73	477399.05	PRM-MOST ELY CORNER OF LOT 290
7	2071348.70	477700.48	PRM-MOST ELY CORNER OF LOT 324
8	2070886.27	477781.16	PRM-MOST ELY CORNER OF LOT 331

- 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)
- 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 FPA# FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
 O.R.B. 4625, PAGE 416 EASEMENT - CONSERVATION DOES NOT AFFECT PLATTED LANDS
 O.R.B. 4744, PAGE 1750 NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT BLANKETS PLATTED LANDS
 P.B. 102, PAGES 85-94 SHEARWATER PHASE 2E PLAT SHOWN HEREON
 O.R.B. 4984, PAGE 1004 JOINDER AND CONSENT OF MORTGAGEE BLANKETS SITE



SHEET INDEX
1" = 100'



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
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R.P. = RADIUS POINT
- S = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON TANGENCY
- (R) = LOT LINE RADIAL TO R/W
- D.E. = DRAINAGE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- M.E. = MAINTENANCE EASEMENT
- JE-U.E. = JEA UTILITY EASEMENT
- CI = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- ATB = APPROXIMATE TOP OF BANK
- S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE
- V.W. = VARIABLE WIDTH
- L.B.E. = JEA LANDSCAPE BUFFER EASEMENT
- = PRM 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = PRM 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"
- ⊙ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- - - - - APPROXIMATE TOP OF BANK
- [Hatched Box] = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- [Dotted Box] = DENOTES STATE JURISDICTIONAL WETLANDS

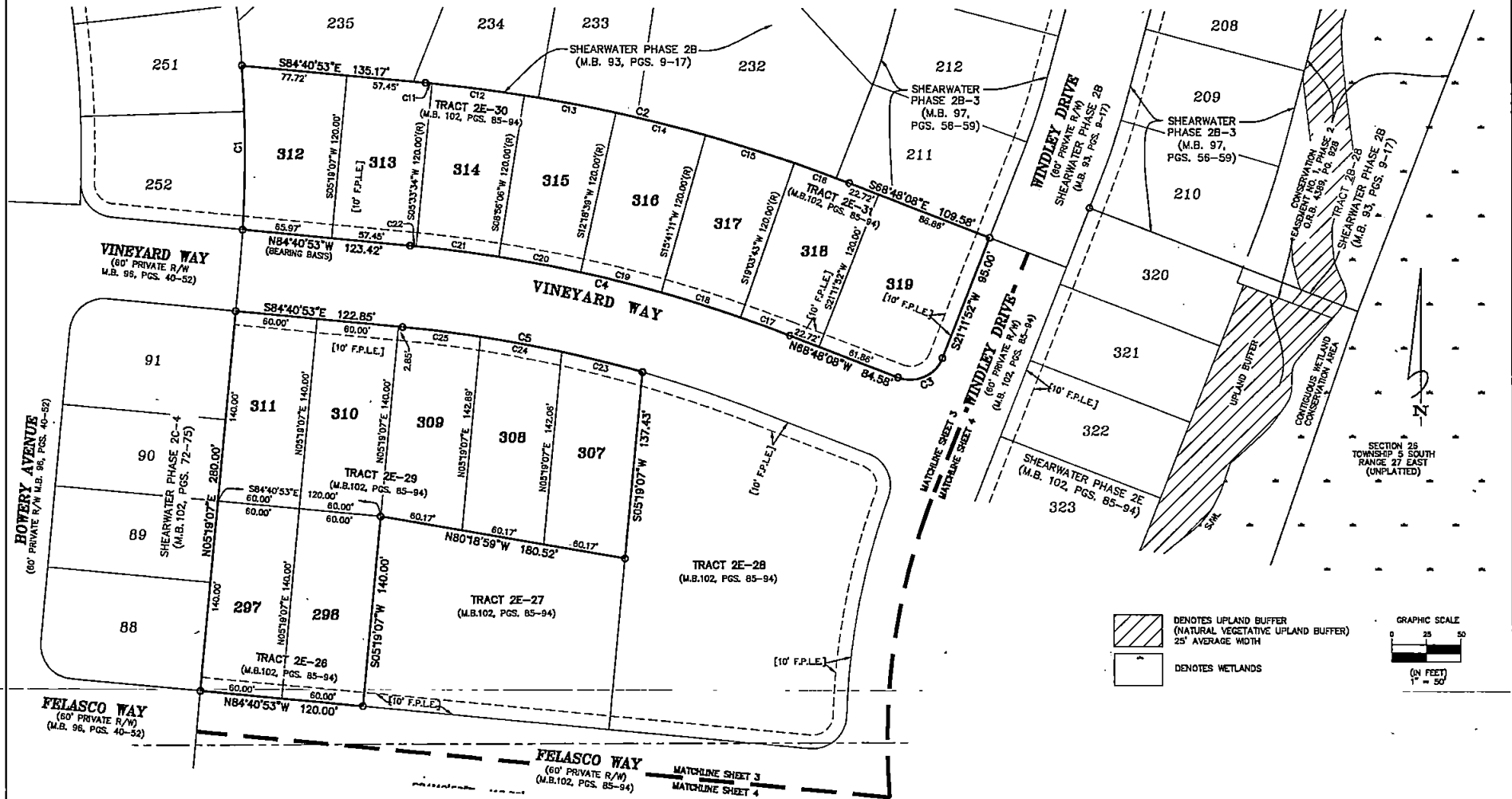
Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB No. 3731
 3830 CRYSTAL POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 295-5703
 WWW.CLARYASSOC.COM



Shearwater Phase 2E-2

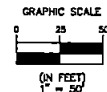
MAP BOOK PAGE

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SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES WETLANDS



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	955.00'	120.65'	71°4'19"	N00°16'28"W	120.57'
C2	1150.00'	318.72'	15°52'46"	S76°44'31"E	317.70'
C3	25.00'	39.27'	90°00'00"	N66°11'52"E	35.36'
C4	1030.00'	285.46'	15°52'45"	N76°44'31"W	284.55'
C5	970.00'	178.15'	10°31'23"	N79°25'12"W	177.80'
C11	1150.00'	4.84'	0°14'27"	N84°33'40"W	4.84'
C12	1150.00'	67.75'	3°22'32"	N82°45'10"W	67.74'
C13	1150.00'	67.75'	3°22'32"	N79°22'37"W	67.74'
C14	1150.00'	67.75'	3°22'32"	N76°00'05"W	67.74'
C15	1150.00'	67.75'	3°22'32"	N72°37'33"W	67.74'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	1150.00'	42.87'	2°08'09"	N69°52'12"W	42.87'
C17	1030.00'	38.39'	2°08'09"	N69°52'12"W	38.39'
C18	1030.00'	60.68'	3°22'32"	N72°37'33"W	60.67'
C19	1030.00'	60.68'	3°22'32"	N76°00'05"W	60.67'
C20	1030.00'	60.68'	3°22'32"	N79°22'37"W	60.67'
C21	1030.00'	60.68'	3°22'32"	N82°45'10"W	60.67'
C22	1030.00'	4.33'	0°14'27"	N84°33'40"W	4.33'
C23	970.00'	60.71'	3°35'10"	N75°57'06"W	60.70'
C24	970.00'	60.25'	3°33'33"	N79°31'27"W	60.24'
C25	970.00'	57.18'	3°22'40"	N82°59'33"W	57.17'

Shearwater Phase 2E-2

MAP BOOK PAGE

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SHEET 4 OF 4 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	50.00'	39.59'	45°22'03"	N61°59'52"W	38.56'
C7	310.00'	131.80'	24°19'22"	N28°34'29"E	130.81'
C8	120.00'	102.92'	49°08'29"	S28°39'52"E	99.80'
C9	50.00'	16.83'	10°23'44"	S42°16'25"W	16.85'
C10	475.00'	281.34'	33°56'11"	S03°32'50"W	277.25'
C26	475.00'	78.17'	9°25'45"	S15°48'03"W	78.08'
C27	475.00'	78.17'	9°25'45"	S08°22'10"W	78.08'
C28	475.00'	78.17'	9°25'45"	S03°03'26"E	78.08'
C29	475.00'	46.83'	5°36'57"	S10°35'47"E	46.81'
C30	120.00'	32.09'	15°19'25"	S45°34'24"E	32.00'
C31	120.00'	63.31'	30°13'49"	S22°47'48"E	62.58'
C43	120.00'	7.51'	3°35'15"	S05°53'16"E	7.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N29°08'39"E	0.55'
L2	N12°55'20"E	50.13'
L3	N37°11'26"E	37.69'
L4	N32°34'33"E	31.66'



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
1810 N. 37th
3430 CROW POINT ROAD
JACKSONVILLE, FLORIDA 32227
(904) 280-3700
WWW.CLARYASSOC.COM

THE ST. AUGUSTINE RECORD
Affidavit of Publication

ROGERS, TOWERS
1301 RIVERPLACE BLVD, STE 1500
JACKSONVILLE, FL 32207

ACCT: 15669
AD# 0003319901-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of PLAT 2020-51 Shearwater Phase 2E-2 was published in said newspaper on 11/30/2020, 12/07/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF PUBLIC HEARING ON PROPOSED REPLAT

Notice is hereby given that a public hearing will be held on Tuesday, December 15, 2020 at 9:00 AM by the Board of County Commissioners at the St. Johns County Auditorium, 600 San Sebastian View, St. Augustine, Florida to consider the following request:

Proposed Plat of Shearwater Phase 2E-2 being a replat of the following described land located in St. Johns County, Florida:

A REPLAT OF TRACT 2E-1, TRACT 2E-2, TRACT 2E-24, TRACT 2E-25, TRACT 2E-26, TRACT 2E-29, TRACT 2E-30 AND TRACT 2E-31, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 95 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTIONS 28 AND 33, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

General Location/Address of the Property:
The subject property is located north of County Road 16A and east of Shearwater Parkway within the Shearwater Planned Unit Development.

This file is maintained in the Growth Management Department, St. Johns County Permit Center Building, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209-0650 or at the County Administration Building, 4040 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the meeting.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Operations Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely, under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, frame-by-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on [GTV or <http://www.sjcl.us/GTV/watch.v.aspx>]. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandep@sjcl.us.

Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandep@sjcl.us
Phone number: 904.209.0673

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JEB S. SMITH, CHAIR
FILE NUMBER: PLAT 2020-51 Shearwater Phase 2E-2
0003319901 Nov. 30, Dec 7, 2020

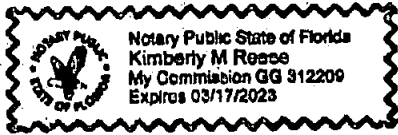
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this ___ day of 12/7/20

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



THE ST. AUGUSTINE RECORD
Affidavit of Publication

ROGERS, TOWERS
1301 RIVERPLACE BLVD, STE 1500
JACKSONVILLE, FL 32207

ACCT: 15669
AD# 0003319901-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of PLAT 2020-51 Shearwater Phase 2E-2 was published in said newspaper on 11/30/2020, 12/07/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF PUBLIC HEARING ON PROPOSED REPLAT

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General Location/Address of the Property:
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Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandept@sjcl.us
Phone number: 904.209.0675

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BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JEB S. SMITH, CHAIR
FILE NUMBER: PLAT 2020-51 Shearwater Phase 2E-2

0003319901 Nov. 30, Dec 7, 2020

Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this 12/7/20 day of

by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)

