

**RESOLUTION NO. 2021- 237**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SHEARWATER PHASE 2E-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 2E-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 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<sup>th</sup> day of June, 2021.

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

BY: *Jeremiah R. Blocker*  
Jeremiah R. Blocker, Chair

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

*Colin L. Platt*  
Deputy Clerk

RENDITION DATE JUN 17 2021



# Shearwater Phase 2E-3

MAP BOOK PAGE

A REPLAT OF TRACT 2E-3, TRACT 2E-4, TRACT 2E-5, TRACT 2E-18, TRACT 2E-19, TRACT 2E-22, TRACT 2E-23, TRACT 2E-27, TRACT 2E-28 AND A PORTION OF TRACT 2E-17, 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 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND

### CAPTION

TRACT 2E-3, TRACT 2E-4, TRACT 2E-5, TRACT 2E-18, TRACT 2E-19, TRACT 2E-22, TRACT 2E-23, TRACT 2E-27 AND TRACT 2E-28, 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

### TOGETHER WITH:

A PORTION OF TRACT 2E-17, AS SHOWN ON SAID PLAT OF SHEARWATER PHASE 2E, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT 2E-17, AS SHOWN ON SAID PLAT OF SHEARWATER PHASE 2E, THENCE NORTH 11°45'19" EAST, 105.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY, THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 14.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°48'58" EAST, 14.21 FEET; THENCE NORTH 27°46'31" WEST, 20.68 FEET, TO THE ARC OF A CURVE LEADING WESTERLY, THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 42.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°27'00" WEST, 41.03 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY, THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 83.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°58'54" WEST, 83.81 FEET; THENCE SOUTH 31°21'42" WEST, 120.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 870.00 FEET, AN ARC DISTANCE OF 177.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°34'03" EAST, 178.94 FEET, TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 8.13 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WFC ASHFORD MILLS OWNER VII, 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-3 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 GRANTEEES, 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 POLITICAL THEN 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 VII, 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., 2021.

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

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE  
WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_

NOTARY FOR WFC ASHFORD MILLS OWNER VII, 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., 2021, BY \_\_\_\_\_, AUTHORIZED REPRESENTATIVE OF WFC ASHFORD MILLS OWNER VII, 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: \_\_\_\_\_

### CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

### CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF SHEARWATER PHASE 2E-3 HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
BRANDON J. PATTY, CLERK  
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 \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
GAIL OLIVER, PLS, COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4584

### 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 \_\_\_\_\_, 2021.

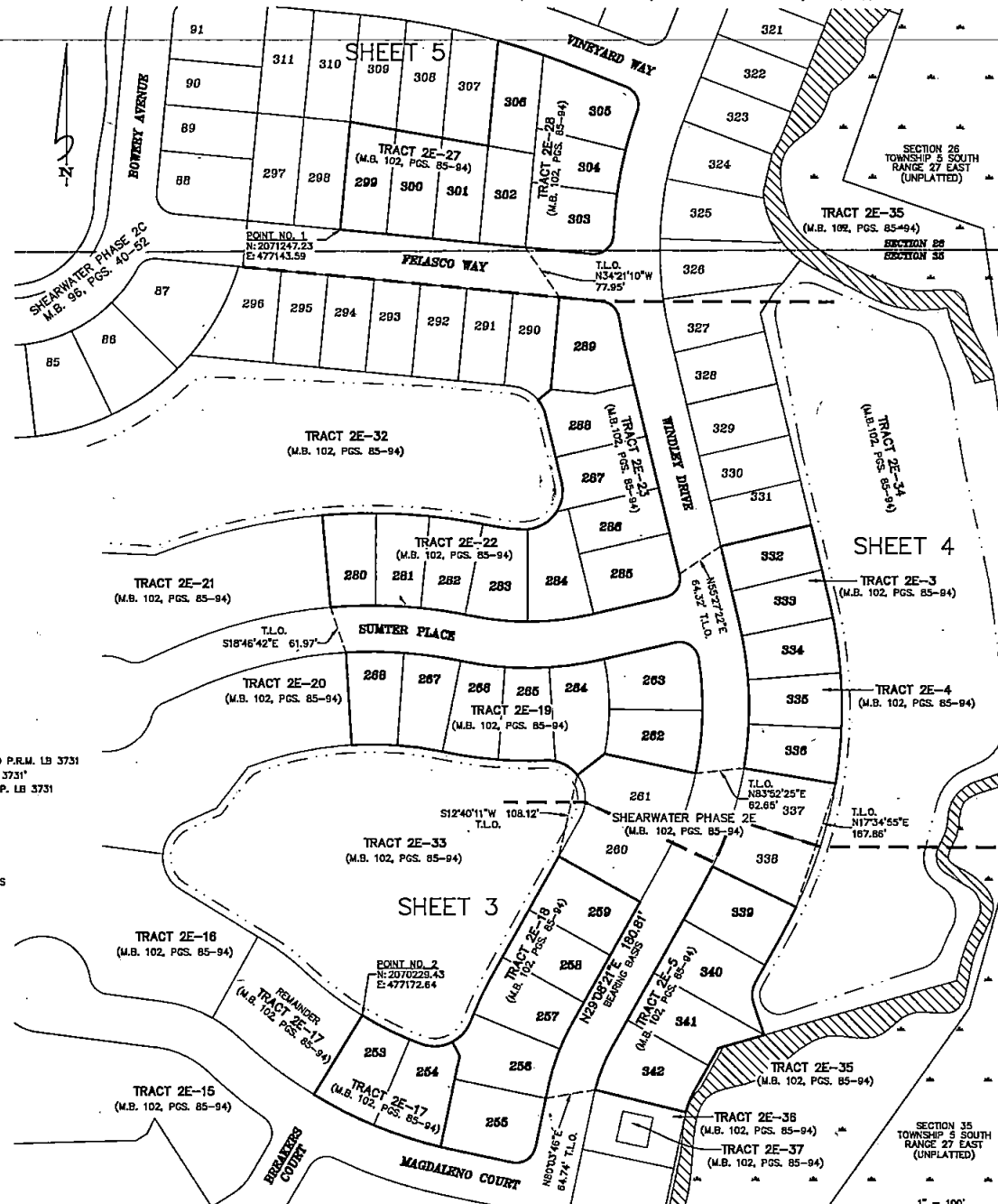
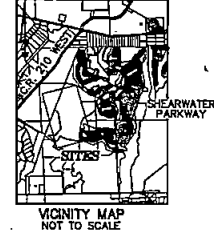
BY: \_\_\_\_\_  
MICHAEL J. COLLIGAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 8788  
CLARY AND ASSOCIATES, L.B. NO. 3731  
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257



# Shearwater Phase 2E-3

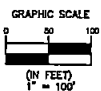
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SHEET 2 OF 5 SHEETS  
41 LOTS AND NO TRACTS IN THIS PHASE



### LEGEND

- R/W = RIGHT OF WAY
- T.L.O. = TIE LINE ONLY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C.(S) = PACE(S)
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R.P. = RADIUS POINT
- ⊙ = 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
- JEA-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
- = 4" x 4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = 5/8" IRON ROD WITH CAP "P.R.M. LB 3731"
- ⊙ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- = APPROXIMATE TOP OF BANK
- ▨ = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- = DENOTES STATE JURISDICTIONAL WETLANDS



### General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE NWLY R/W LINE OF WINDLEY DRIVE AS N29°08'21"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 1983/1980 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 (ELZEY), DURBIN 2 N 2092335.8352 E 508677.0129 ELZEY N 2030457.6859 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	2071247.23	477143.59	PRM-SW CORNER OF LOT 289
2	2070228.43	477172.64	PRM-MOST NLY CORNER OF LOT 253

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.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:  
 O.R.B. 4744, PAGE 1750 NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT BLANKETS PLATTED LANDS  
 O.R.B. 5144, PAGE 1784 FIRST AMENDMENT TERMINATES EASEMENT UPON PLAT RECORDED IN P.B. 102, PAGES 85-94 SHEARWATER PHASE 2E PLAT SHOWN HEREON

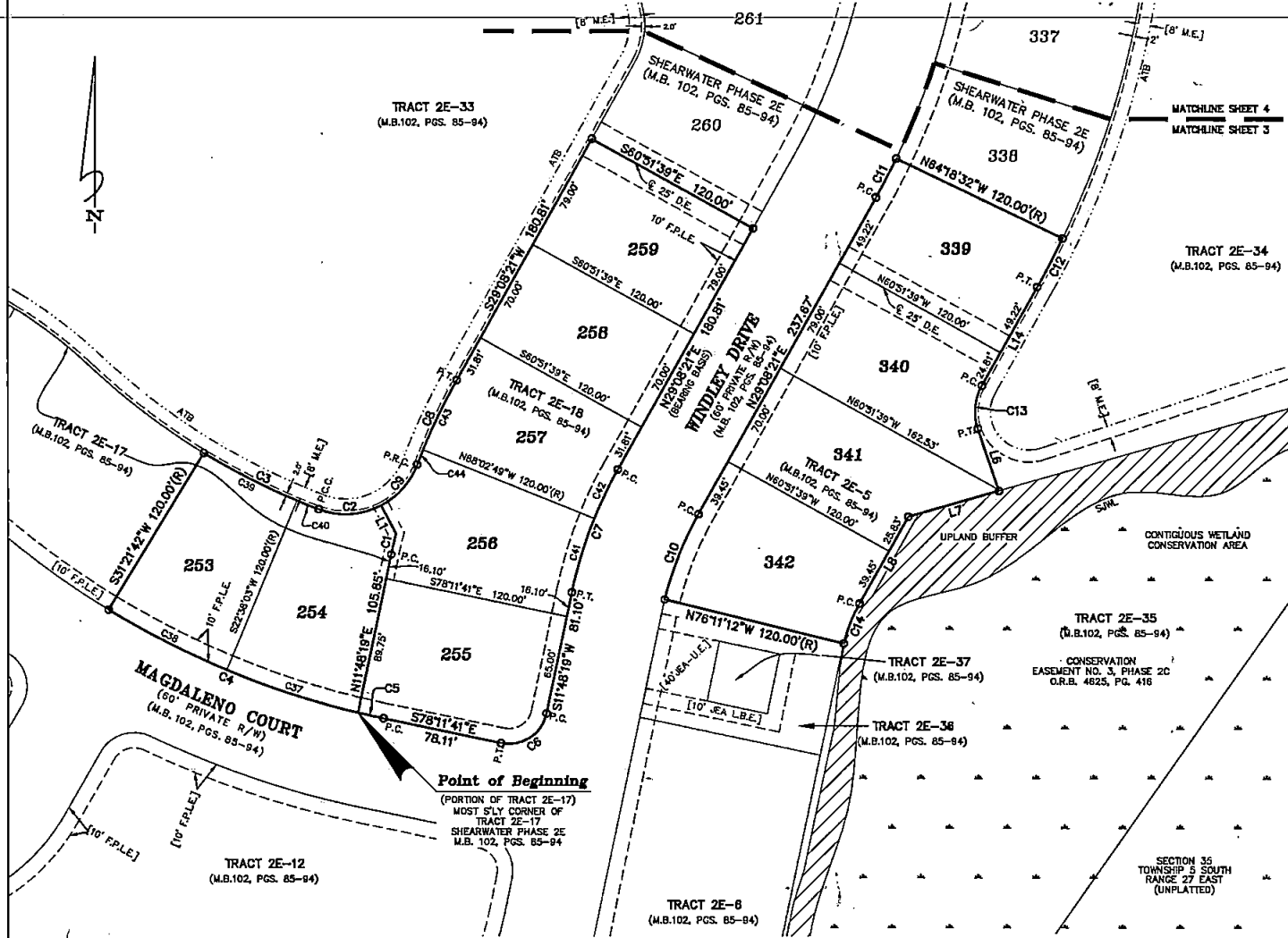


SECTION 35  
TOWNSHIP 5 SOUTH  
RANGE 27 EAST  
(UNPLATTED)  
1" = 100'

# Shearwater Phase 2E-3

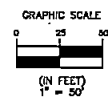
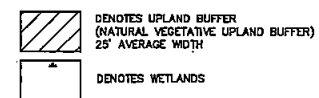
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SHEET 3 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	405.00'	14.21'	2'00"38"	N12°48'38"E	14.21'
C2	50.00'	42.28'	46°27'02"	S66°27'00"W	41.03'
C3	450.00'	83.93'	10°41'11"	N63°58'54"W	83.81'
C4	570.00'	177.66'	17°51'30"	S67°34'03"E	176.94'
C5	570.00'	16.89'	1°41'54"	S77°20'45"E	16.89'
C6	25.00'	39.27'	90°00'00"	N56°48'19"E	35.36'
C7	285.00'	86.22'	17°20'03"	S20°28'20"W	85.89'
C8	405.00'	61.18'	8°39'06"	S24°48'48"W	61.10'
C9	50.00'	36.42'	41°44'14"	N41°21'22"E	35.62'
C10	225.00'	60.18'	15°19'33"	S21°28'35"W	60.01'
C11	475.00'	28.59'	3°28'53"	N27°24'55"E	28.58'
C12	595.00'	35.81'	3°28'53"	N27°24'55"E	35.80'
C13	35.00'	29.13'	47°40'54"	S05°17'54"W	28.29'
C14	105.00'	28.09'	15°19'33"	S21°28'35"W	28.00'
C37	570.00'	90.84'	9°07'51"	S71°55'52"E	90.74'
C38	570.00'	66.82'	8°43'38"	S63°00'07"E	66.74'
C39	450.00'	68.54'	8°43'38"	S63°00'07"E	68.46'
C40	450.00'	15.39'	1°57'32"	S68°20'43"E	15.39'
C41	285.00'	50.48'	10°08'53"	S16°52'45"W	50.41'
C42	285.00'	35.75'	7°11'10"	S25°32'46"W	35.72'
C43	405.00'	50.80'	7°11'10"	S25°32'46"W	50.76'
C44	405.00'	10.36'	1°27'58"	S21°13'13"W	10.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°46'31"W	20.68'
L6	S16°32'32"E	42.98'
L7	N73°55'28"E	61.35'
L8	S29°08'21"W	65.26'
L14	S29°08'21"W	74.03'



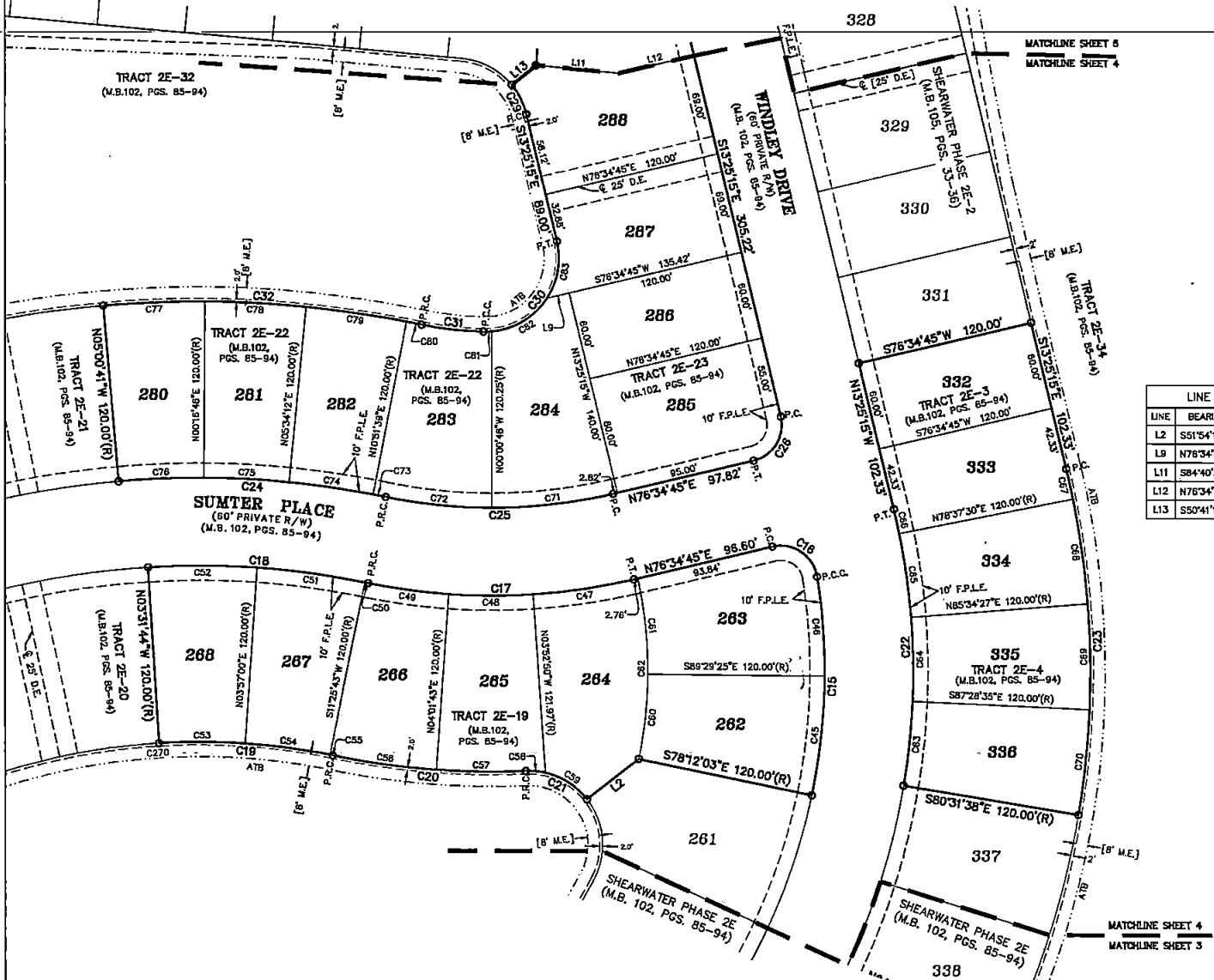
**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
L.B. NO. 379  
3630 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32227  
(904) 250-2700  
WWW.CLARYASSOC.COM

# Shearwater Phase 2E-3

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MAP BOOK PAGE

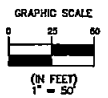
SHEET 4 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S51°54'14"W	44.57'
L8	N78°34'45"E	15.42'
L11	S84°40'53"E	58.65'
L12	N76°34'45"E	82.33'
L13	S50°41'10"W	21.17'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	415.00'	149.81'	20°40'58"	N07°27'28"E	149.00'
C16	25.00'	41.25'	84°32'15"	N56°09'08"W	36.73'
C17	415.00'	181.62'	25°04'28"	N89°08'58"E	180.17'
C18	570.00'	151.04'	15°10'58"	N85°58'16"W	150.80'
C19	450.00'	119.24'	15°10'58"	N85°58'16"W	118.89'
C20	535.00'	131.78'	14°06'46"	S85°24'11"E	131.45'
C21	50.00'	47.44'	54°21'48"	N65°16'40"W	45.88'
C22	475.00'	189.80'	22°53'37"	N01°58'27"W	188.54'
C23	595.00'	237.74'	22°53'37"	N01°58'27"W	236.17'
C24	830.00'	183.24'	16°39'53"	N86°40'44"W	182.59'
C25	355.00'	155.36'	25°04'28"	N89°08'58"E	154.12'
C26	25.00'	39.27'	90°00'00"	N31°34'45"E	35.36'
C29	50.00'	22.60'	25°53'35"	N26°22'03"W	22.40'
C30	50.00'	91.43'	104°46'33"	N38°58'01"E	79.22'
C31	235.00'	42.24'	10°17'54"	S83°29'45"E	42.18'
C32	750.00'	218.14'	16°39'53"	N86°40'44"W	217.37'
C45	415.00'	81.77'	11°17'22"	N06°09'16"E	81.64'
C46	415.00'	68.04'	9°23'35"	N04°11'13"W	67.96'
C47	415.00'	69.10'	9°32'25"	N81°20'57"E	69.02'
C48	415.00'	57.29'	7°54'33"	S89°55'33"E	57.24'
C49	415.00'	55.23'	7°37'29"	S82°09'32"E	55.19'
C50	570.00'	2.24'	0°13'29"	N78°27'32"W	2.24'
C51	570.00'	74.40'	7°28'43"	N82°16'39"W	74.35'
C52	570.00'	74.40'	7°28'43"	N89°47'22"W	74.35'
C53	450.00'	58.74'	7°28'43"	N89°47'22"W	58.70'
C54	450.00'	58.74'	7°28'43"	N82°18'39"W	58.70'
C55	450.00'	1.77'	0°13'29"	N78°27'32"W	1.77'
C56	535.00'	71.20'	7°37'29"	S82°09'32"E	71.14'
C57	535.00'	60.58'	6°23'17"	S89°12'55"E	60.55'
C58	50.00'	13.48'	15°28'51"	N84°44'08"W	13.44'
C59	50.00'	33.98'	38°54'57"	N57°33'14"W	33.31'
C60	295.00'	58.13'	11°17'22"	N06°09'16"E	58.03'
C61	295.00'	65.87'	12°47'38"	N05°53'14"W	65.73'
C62	295.00'	124.00'	24°05'00"	N00°44'33"W	123.09'
C63	475.00'	57.61'	6°58'57"	N05°59'53"E	57.58'
C64	475.00'	57.61'	6°58'57"	N00°57'04"W	57.58'
C65	475.00'	57.61'	6°58'57"	N07°54'01"W	57.58'
C66	475.00'	16.96'	2°02'46"	N12°23'53"W	16.96'
C67	595.00'	21.25'	2°02'46"	N12°23'53"W	21.25'
C68	595.00'	72.17'	6°58'57"	N07°54'01"W	72.12'
C69	595.00'	72.17'	6°58'57"	N00°57'04"W	72.12'
C70	595.00'	72.17'	6°58'57"	N05°59'53"E	72.12'
C71	355.00'	83.07'	13°24'27"	N83°16'58"E	82.88'
C72	355.00'	72.29'	11°40'01"	S84°10'48"E	72.16'
C73	830.00'	8.71'	0°47'33"	N78°44'34"W	8.71'
C74	830.00'	58.17'	5°17'27"	N81°47'04"W	58.15'
C75	830.00'	58.17'	5°17'27"	N87°04'31"W	58.15'
C76	830.00'	58.17'	5°17'27"	S87°38'03"W	58.15'
C77	750.00'	69.26'	5°17'27"	S87°38'03"W	69.23'
C78	750.00'	69.26'	5°17'27"	N87°04'31"W	69.23'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C79	750.00'	69.26'	5°17'27"	N81°47'04"W	69.23'
C80	750.00'	10.37'	0°47'33"	N78°44'34"W	10.37'
C81	50.00'	5.62'	6°28'15"	N88°08'10"E	5.61'
C82	50.00'	45.46'	52°05'21"	N58°52'23"E	43.91'
C83	50.00'	40.36'	48°14'58"	N09°42'13"E	39.27'



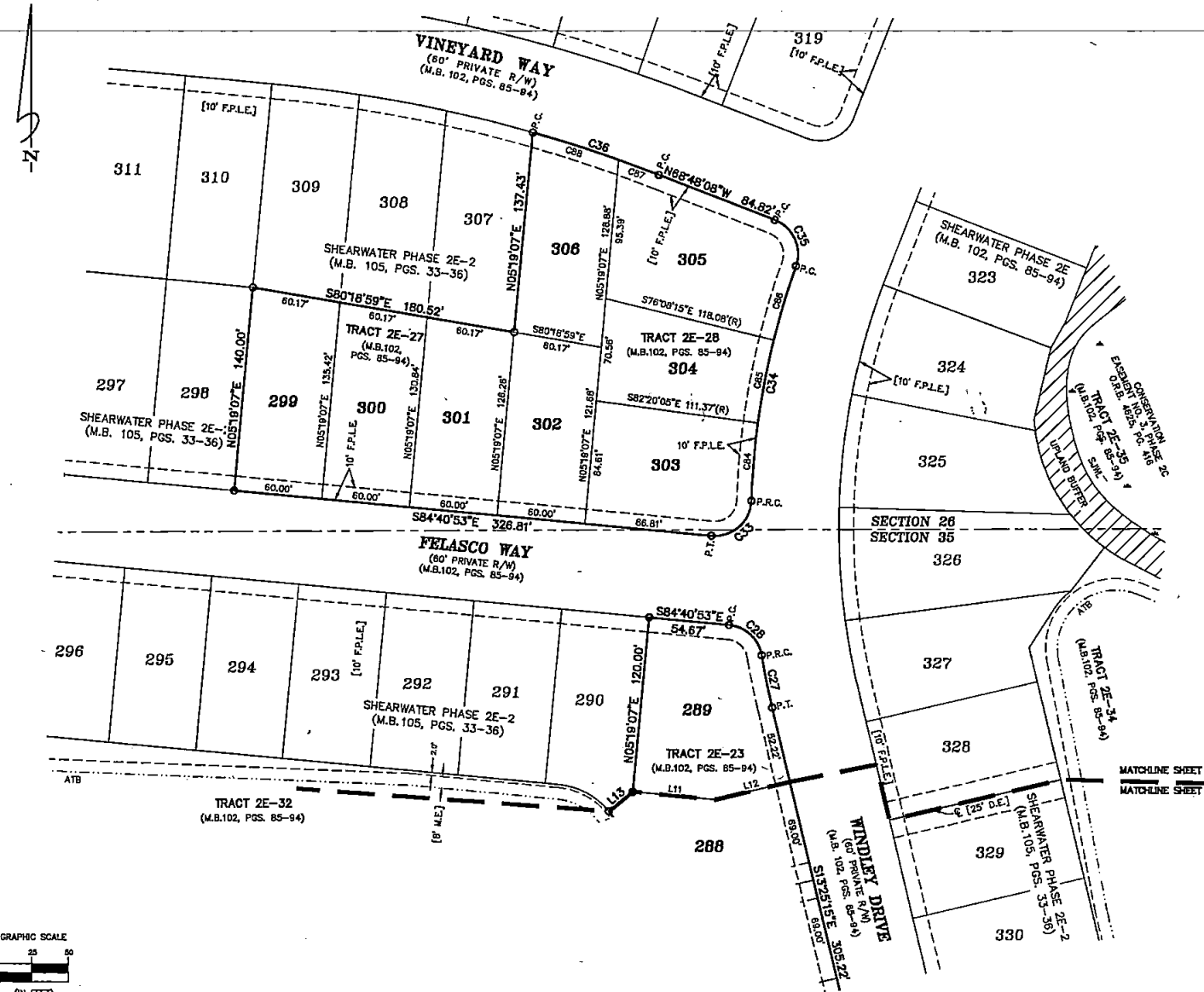
DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

DENOTES WETLANDS



# Shearwater Phase 2E-3

A REPLAT OF TRACT 2E-3, TRACT 2E-4, TRACT 2E-5, TRACT 2E-18, TRACT 2E-19, TRACT 2E-22, TRACT 2E-23, TRACT 2E-27, TRACT 2E-28 AND A PORTION OF TRACT 2E-17, 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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	535.00'	38.69'	3°55'48"	S11°27'22"E	38.88'
C28	25.00'	32.81'	75°11'24"	N47°05'11"W	30.50'
C33	25.00'	40.75'	93°23'35"	S48°37'18"W	36.39'
C34	535.00'	164.49'	17°36'57"	S10°44'00"W	163.84'
C35	25.00'	38.55'	88°20'36"	S24°37'50"E	34.84'
C36	970.00'	90.68'	5°21'23"	N71°26'49"W	90.65'
C38	535.00'	53.60'	5°44'24"	S04°47'43"W	53.57'
C85	535.00'	57.87'	8°11'50"	S10°45'50"W	57.84'
C86	535.00'	53.03'	5°40'44"	S16°42'07"W	53.00'
C87	970.00'	28.25'	1°43'40"	N69°39'58"W	28.25'
C88	970.00'	61.43'	3°37'42"	N72°20'40"W	61.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S84°40'53"E	58.65'
L12	N78°34'45"E	52.33'
L13	S50°41'10"W	21.17'



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