

RESOLUTION NO. 2021- 418
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 3A-2 (REPLAT)

WHEREAS, WFC ASHFORD MILLS, 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 3A-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 5 day of October, 2021.

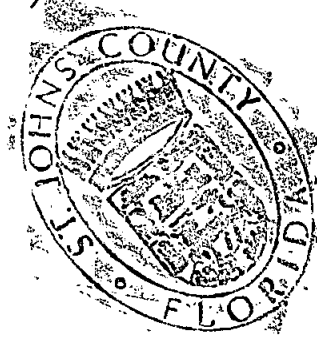
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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

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

Sam Halterman
Deputy Clerk

RENDITION DATE 10/7/21



Shearwater Phase 3A-2

MAP BOOK PAGE

A REPLAT OF TRACT 3A-1, TRACT 3A-5, TRACT 3A-6, TRACT 3A-9, TRACT 3A-12, TRACT 3A-13, TRACT 3A-15, TRACT 3A-17, TRACT 3A-18, TRACT 3A-19, TRACT 3A-20, TRACT 3A-21, TRACT 3A-22, TRACT 3A-23 AND TRACT 3A-24, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A, AS RECORDED IN MAP BOOK 107, PAGES 65 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CAPTION

A REPLAT OF TRACT 3A-1, TRACT 3A-5, TRACT 3A-6, TRACT 3A-9, TRACT 3A-12, TRACT 3A-13, TRACT 3A-15, TRACT 3A-17, TRACT 3A-18, TRACT 3A-19, TRACT 3A-20, TRACT 3A-21, TRACT 3A-22, TRACT 3A-23 AND TRACT 3A-24, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A, AS RECORDED IN MAP BOOK 107, PAGES 65 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

CONTAINING A TOTAL OF 13.48 ACRES, MORE OR LESS.

ADDITIONAL DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WFS ASHFORD MILLS OWNER VL, 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 3A-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 ASSIGNS. 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 "SEA-412" (SEA UTILITY EASEMENTS) ARE HEREBY IRREVOCABLY DEDICATED TO SEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER HOUSE, 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 SEA, 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 177.09(1)(2) 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 "FL" 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, WFS ASHFORD MILLS OWNER VL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER") HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY QUALIFIED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THIS _____ DAY OF _____, A.D., 2021.

WFS ASHFORD MILLS OWNER VL, L.L.C. - A DELAWARE LIMITED LIABILITY COMPANY

BY: _____	FRONT: _____
PRINT: _____	WITNESS: _____
TITLE: _____	FRONT: _____

NOTARY FOR WFS ASHFORD MILLS OWNER VL, 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 WFS ASHFORD MILLS OWNER VL, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

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

PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____

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: _____
CLERK

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 3A-2 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 8, 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 A. PATTY, CLERK
CLERK OF THE COUNTY 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 _____ DAY OF _____, 2021.

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

SURVEYOR'S CERTIFICATE

I, _____, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOGS HEREBY CERTIFY THAT BEFORE 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 (6).

SIGNED AND SEALED THIS _____ DAY OF _____, 2021.

BY: _____
MICHAEL J. COLLIER
FLORIDA REGISTERED LAND SURVEYOR NO. 8768
CLARY AND ASSOCIATES, L.L.C. NO. 3731
3630 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

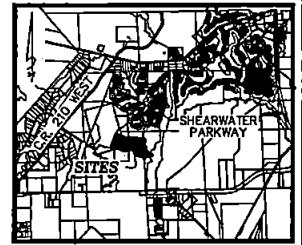
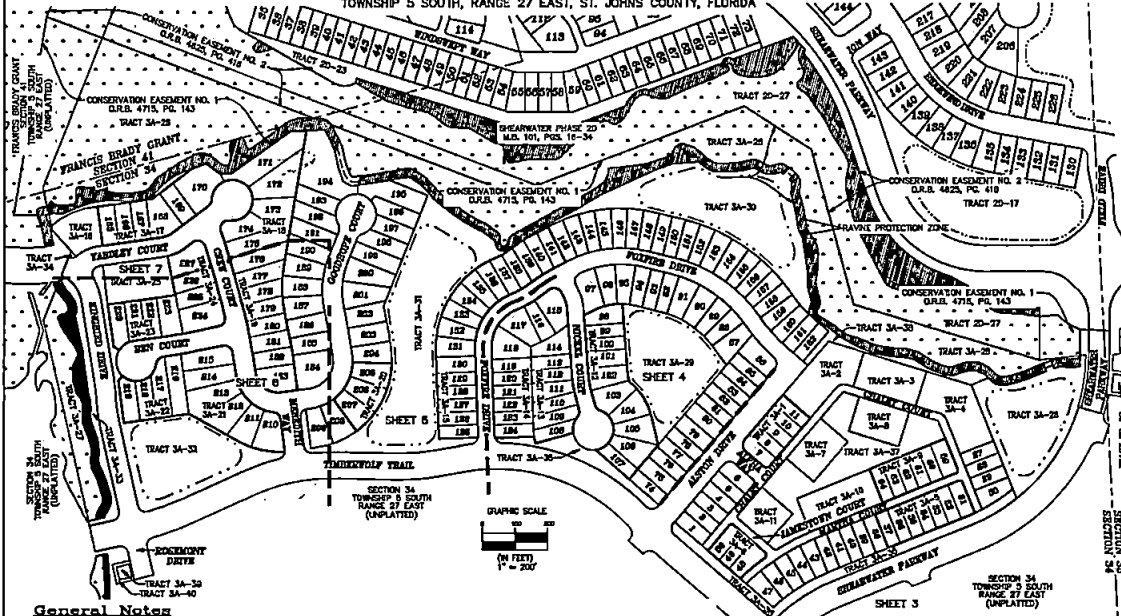


Shearwater Phase 3A-2

A REPLAT OF TRACT 3A-1, TRACT 3A-5, TRACT 3A-6, TRACT 3A-9, TRACT 3A-12, TRACT 3A-13, TRACT 3A-14, TRACT 3A-15, TRACT 3A-17, TRACT 3A-18, TRACT 3A-19, TRACT 3A-20, TRACT 3A-21, TRACT 3A-22, TRACT 3A-23 AND TRACT 3A-24, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A, AS RECORDED IN MAP BOOK 107, PAGES 65 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 7 SHEETS
103 LOTS AND NO TRACTS IN THIS PHASE



VICINITY MAP
NOT TO SCALE

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

SHEET INDEX
1" = 200'

General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF THE PLAT OF SHEARWATER PHASE 3A RECORDED IN M.B. 107, PGS. 65-79 AS SUBDIVISION, 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 BASED MAPPING PURPOSES. THE GEODETIC CONTROL, RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DUMFRIES 2), AND (CLIZLEY), CURSIN 2 N 2027233.632 E 509777.029 ELLIOT N 2020457.992 E 524984.152. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE SUBDIVISION LINES 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 177.004, FLORIDA STATUTES)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE & LINE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVED & 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 FUTURE 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.
10. ACCESS AND UTILITY EASEMENTS (ARBLE) ARE NON-EXCLUSIVE EASEMENTS SERVING FLORIDA POWER & LIGHT COMPANY, TEGO GAS COMPANY AND AT&T FLORIDA, FOR THEIR SHARED NON-EXCLUSIVE USE FOR THEIR UTILITIES.

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- D.R.B. = OFFICIAL RECORDS BOOK
- POS. = POINTS
- Ø = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- ΔL = ARC LENGTH
- R.P. = RADIAL POINT
- S.E. = SENSITIVE
- P.V. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.O.N.T. = POINT OF NON TANGENCY
- R.L. = RADIAL TO LOT LINE
- (N) = NORTH
- (S) = SOUTH
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- U.E. = UTILITY EASEMENT
- M.E. = MAINTENANCE EASEMENT
- SEA-U.E. = SEA UTILITY EASEMENT
- SEA-M.E. = SEA METERS EASEMENT
- CI = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- ATD = APPROXIMATE TOP OF BANK
- B.M.N.L. = STATE ASSOCIATIONAL WETLAND LINE
- VS = VARIABLE WIDTH
- T.L.O. = THE LINE ONE
- ARBLE = ACCESS AND UTILITY EASEMENT
- = PRIM 4"Ø CONCRETE MONUMENT STAMPED P.F.M. LB 3721
- = PRIM 5/8" IRON ROD WITH CAP P.F.M. LB 3721
- = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3721
- = APPROXIMATE TOP OF BANK
- [] = BRACKETS DENOTE EASEMENT SHOWN ON PLAT OF SHEARWATER PHASE 3A M.B. 107, PGS. 65-79

POINT	NORTHING	EASTING	DESCRIPTION
1	2068497.30	475020.14	PRM-MOST WLY CORNER OF TRACT 3A-10
2	2068237.80	475078.14	MOST ELY CORNER OF LOT 30
3	2068724.23	475054.87	PRM-MOST WLY CORNER OF TRACT 3A-2
4	2068632.84	475758.30	PRM-MOST WLY CORNER OF TRACT 3A-2
5	2068230.57	475433.24	PRM-MOST WLY CORNER OF LOT 30
6	2068619.96	475244.04	PRM-MOST WLY CORNER OF LOT 48
7	2068901.47	475125.10	PRM-MOST WLY CORNER OF TRACT 3A-28
8	2068371.30	475273.03	PRM-MOST WLY CORNER OF TRACT 3A-28
9	2068238.14	474853.70	PRM-MOST WLY CORNER OF LOT 141
10	2068580.84	474563.28	PRM-SE CORNER OF LOT 125
11	2068621.58	474439.28	PRM-NELY CORNER OF LOT 205
12	2068623.81	474339.30	PRM-SWLY CORNER OF LOT 205
13	2068687.18	473539.41	PRM-MOST WLY CORNER OF TRACT 3A-32
14	2068632.85	473841.28	PRM-SWLY CORNER OF LOT 316
15	2068600.44	473581.87	PRM-MOST WLY CORNER OF TRACT 3A-25
16	2068622.88	473787.00	PRM-MOST WLY CORNER OF TRACT 3A-25
17	2068732.47	474171.00	PRM-SELY CORNER OF LOT 183
18	2068632.85	474188.34	PRM-MOST ELY CORNER OF LOT 171

THE LINES SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
 D.R.B. 4744, PAGE 1700 NON-EXCLUSIVE CONSTRUCTION BRACKETS PLATTED AND MAINTENANCE AGREEMENT LANDS
 M.B. 107, PAGES 65-79 SHEARWATER PHASE 3A PLAT SHOWN HEREON



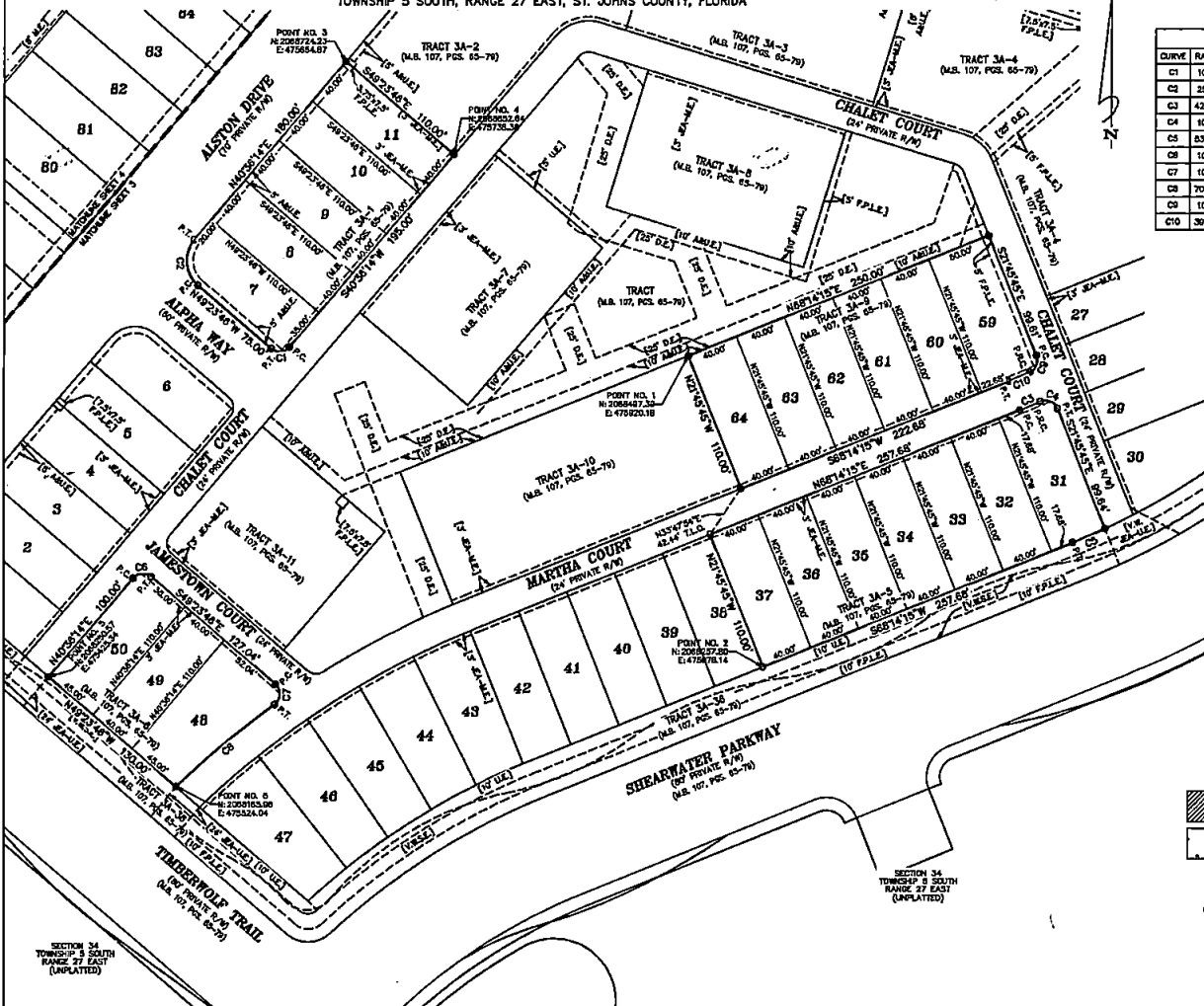
Shearwater Phase 3A-2

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MAP BOOK PAGE

SHEET 3 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	10.00'	15.71'	90°00'00"	N83°26'14"W	14.14'
C2	25.00'	39.27'	90°00'00"	S84°23'48"E	35.36'
C3	430.00'	18.82'	2°18'30"	N87°05'00"E	18.82'
C4	10.00'	18.11'	82°18'30"	N87°05'00"E	14.42'
C5	830.00'	27.33'	2°37'17"	N88°46'36"E	27.33'
C6	10.00'	18.71'	90°00'00"	S83°26'14"W	14.14'
C7	10.00'	18.11'	103°48'27"	N82°29'27"E	15.74'
C8	704.00'	89.13'	6°04'04"	S80°29'39"W	89.05'
C9	10.00'	15.25'	87°25'42"	N81°57'08"E	13.82'
C10	308.00'	17.77'	2°34'16"	N85°57'08"E	17.77'



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

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
18 W. 27th
SUITE 2000
JACKSONVILLE, FLORIDA 32227
904.786.2942
WWW.CLARYASSOCIATES.COM

SECTION 34
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

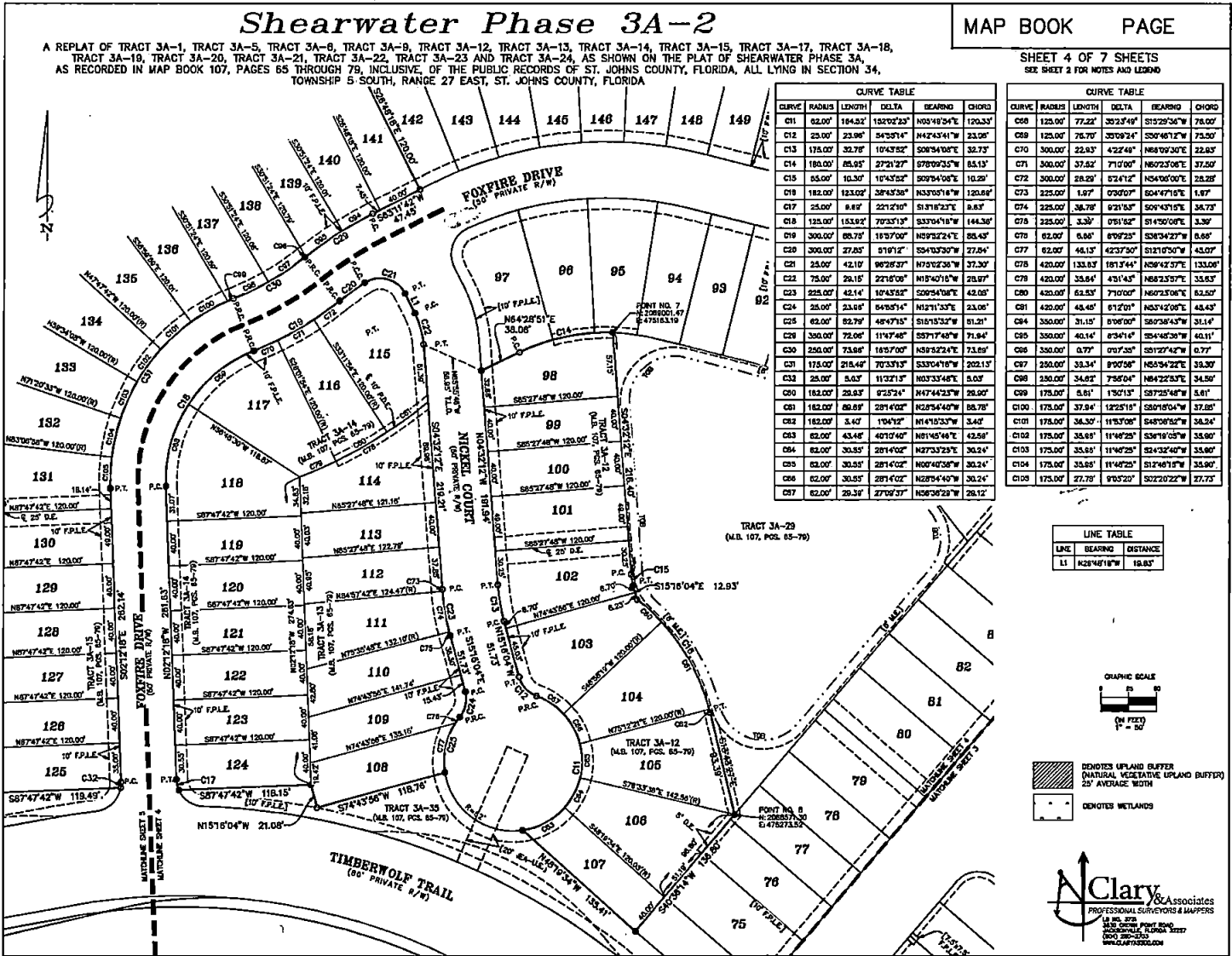
SECTION 34
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

Shearwater Phase 3A-2

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MAP BOOK PAGE

SHEET 4 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	82.00'	184.32'	132°02'23"	N03°49'54"E	120.33'
C12	23.00'	23.96'	94°35'14"	N42°43'41"W	23.00'
C13	175.00'	32.78'	10°43'52"	S08°34'08"E	32.73'
C14	180.00'	85.95'	27°21'27"	S78°09'35"W	85.13'
C15	65.00'	10.30'	10°43'52"	S09°04'08"E	10.28'
C16	182.00'	123.02'	38°43'38"	N33°05'18"W	120.84'
C17	25.00'	8.82'	22°12'10"	S13°18'23"E	8.82'
C18	125.00'	153.82'	70°35'13"	S33°04'18"W	144.38'
C19	300.00'	66.78'	18°07'00"	N59°52'24"E	66.43'
C20	300.00'	37.85'	9°19'12"	N59°52'30"W	37.84'
C21	25.00'	42.19'	80°28'37"	N75°02'30"W	37.30'
C22	75.00'	29.15'	22°18'00"	N13°40'16"W	29.97'
C23	925.00'	42.14'	10°43'52"	S09°04'08"E	42.00'
C24	25.00'	23.88'	94°35'14"	N42°43'41"W	23.00'
C25	82.00'	82.78'	48°47'13"	S18°53'32"E	51.21'
C26	300.00'	72.06'	11°47'48"	S57°14'28"W	71.84'
C27	250.00'	73.88'	18°57'00"	N39°52'24"E	73.88'
C28	175.00'	218.40'	70°35'13"	S33°04'18"W	202.13'
C29	25.00'	5.67'	11°22'17"	N03°33'46"E	5.67'
C30	182.00'	29.83'	92°32'44"	N47°44'23"W	29.84'
C31	182.00'	86.89'	28°14'02"	N28°54'40"W	88.78'
C32	182.00'	3.40'	104°12'	N14°15'33"W	3.40'
C33	82.00'	43.48'	40°10'40"	N61°45'48"E	42.88'
C34	82.00'	30.55'	28°14'02"	N27°33'23"E	30.24'
C35	82.00'	30.55'	28°14'02"	N07°40'38"E	30.24'
C36	82.00'	30.55'	28°14'02"	N28°54'40"W	30.24'
C37	82.00'	29.38'	27°07'37"	N58°36'28"W	29.12'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C38	125.00'	77.22'	30°23'49"	S15°29'36"W	78.00'
C39	125.00'	78.70'	30°09'24"	S09°48'12"W	73.00'
C40	300.00'	22.83'	4°22'48"	N88°09'30"E	22.83'
C41	300.00'	37.82'	7°10'00"	N67°23'08"E	37.50'
C42	300.00'	28.29'	8°24'12"	N54°00'00"E	28.28'
C43	225.00'	1.87'	0°00'00"	S04°47'10"E	1.87'
C44	225.00'	38.78'	8°21'53"	S09°43'10"E	38.73'
C45	225.00'	3.30'	0°51'52"	S14°50'00"E	3.30'
C46	82.00'	6.86'	8°09'23"	S28°34'27"W	6.86'
C47	82.00'	46.13'	42°37'50"	S12°10'50"W	43.07'
C48	420.00'	133.83'	18°13'44"	N59°42'57"E	133.00'
C49	420.00'	33.84'	43°14'58"	N68°23'57"E	33.50'
C50	420.00'	63.53'	7°10'00"	N67°23'08"E	63.50'
C51	420.00'	48.40'	8°12'01"	N52°42'08"E	48.43'
C52	300.00'	31.15'	0°00'00"	S20°38'43"W	31.14'
C53	300.00'	40.14'	8°44'14"	S24°38'38"W	40.11'
C54	300.00'	0.77'	0°17'35"	S81°27'42"W	0.77'
C55	250.00'	33.34'	8°09'58"	N58°34'22"E	33.30'
C56	250.00'	34.61'	7°56'04"	N64°29'36"E	34.24'
C57	175.00'	5.81'	1°07'13"	S87°25'48"W	5.81'
C58	175.00'	37.84'	12°25'18"	S80°18'04"W	37.88'
C59	175.00'	36.30'	11°53'08"	S48°09'52"W	36.24'
C60	175.00'	33.85'	11°40'28"	S36°18'05"W	33.80'
C61	175.00'	33.85'	11°40'28"	S24°32'40"W	33.80'
C62	175.00'	33.85'	11°40'28"	S12°48'18"W	33.80'
C63	175.00'	27.78'	9°05'20"	S02°20'22"W	27.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°48'18"W	18.83'



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

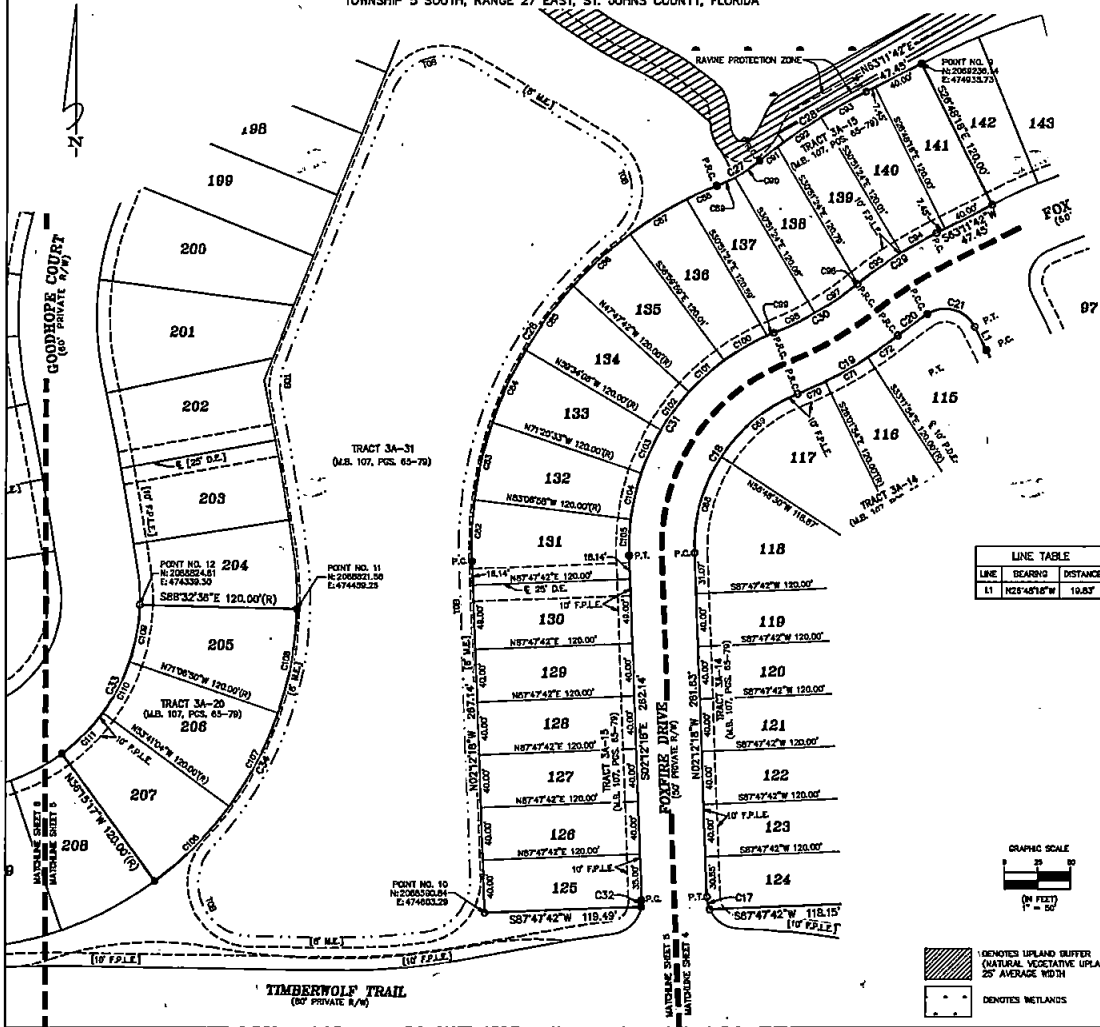
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 SUITE 2000
 JACKSONVILLE, FLORIDA 32207
 904-250-2300
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Shearwater Phase 3A-2

A REPLAT OF TRACT 3A-1, TRACT 3A-5, TRACT 3A-6, TRACT 3A-9, TRACT 3A-12, TRACT 3A-13, TRACT 3A-14, TRACT 3A-15, TRACT 3A-17, TRACT 3A-18, TRACT 3A-19, TRACT 3A-20, TRACT 3A-21, TRACT 3A-22, TRACT 3A-23 AND TRACT 3A-24, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A, AS RECORDED IN MAP BOOK 107, PAGES 65 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	25.00'	8.89'	2212'10"	S17°38'22"E	8.83'
C18	125.00'	153.82'	7033'13"	S33°04'18"W	144.36'
C19	300.00'	88.75'	1637'00"	N82°32'24"E	88.43'
C20	300.00'	37.85'	51°17'2"	S84°03'30"W	37.84'
C21	25.00'	42.10'	66°28'37"	N78°05'36"W	37.30'
C26	285.00'	363.20'	77°33'19"	S33°04'18"W	348.74'
C27	130.00'	38.44'	165°7'00"	N59°32'24"E	38.32'
C28	470.00'	96.77'	114°7'40"	S57°17'48"W	96.60'
C29	350.00'	72.08'	114°7'40"	S57°17'48"W	71.84'
C30	250.00'	73.98'	165°7'00"	N59°32'24"E	73.89'
C31	175.00'	215.49'	70°33'13"	S33°04'18"W	202.13'
C32	23.00'	5.03'	113°31'3"	N63°34'47"E	5.03'
C33	148.00'	133.33'	82°17'18"	N47°36'03"E	127.78'
C34	285.00'	344.84'	82°17'18"	N47°36'03"E	233.54'
C35	123.00'	71.22'	332°24'8"	S10°28'36"W	76.00'
C36	123.00'	76.70'	30°09'24"	S00°46'12"W	75.00'
C37	300.00'	22.63'	4°22'49"	N88°08'30"E	22.93'
C38	300.00'	37.82'	7°00'00"	N60°23'06"E	37.50'
C39	300.00'	28.29'	52°41'2"	N54°06'00"E	28.29'
C40	285.00'	48.80'	6°05'00"	S22°20'22"W	48.79'
C41	285.00'	80.83'	11°48'28"	S12°48'15"W	80.91'
C42	285.00'	80.82'	11°48'28"	S13°03'05"W	80.91'
C43	285.00'	80.81'	11°20'31"	S47°35'33"W	80.91'
C44	285.00'	50.78'	8°31'34"	S28°34'36"W	50.70'
C45	285.00'	24.83'	4°50'31"	S84°55'39"W	24.82'
C46	180.00'	15.34'	8°45'30"	N84°52'05"E	15.33'
C47	180.00'	23.12'	10°11'21"	N86°28'25"E	23.00'
C48	470.00'	17.05'	2°04'44"	S52°28'16"W	17.05'
C49	470.00'	40.08'	4°33'08"	S55°55'12"E	40.08'
C50	470.00'	38.84'	4°49'58"	S52°48'44"W	38.83'
C51	300.00'	31.10'	3°06'00"	S60°38'45"W	31.14'
C52	300.00'	40.14'	6°34'14"	S54°48'36"W	40.11'
C53	300.00'	0.77'	0°07'33"	S17°27'42"W	0.77'
C54	250.00'	39.34'	8°02'58"	N55°42'22"E	39.30'
C55	250.00'	34.82'	7°58'04"	N64°22'03"E	34.69'
C56	178.00'	6.81'	1°01'13"	S87°25'48"W	6.81'
C57	178.00'	37.84'	12°23'10"	S00°18'04"W	37.88'
C58	178.00'	35.96'	11°46'25"	S38°19'05"W	35.90'
C59	178.00'	35.96'	11°46'25"	S24°32'40"W	35.90'
C60	178.00'	35.96'	11°46'25"	S12°46'15"W	35.90'
C61	178.00'	37.78'	6°05'20"	S02°20'22"W	37.73'
C62	285.00'	80.81'	17°25'46"	N45°01'48"E	80.30'
C63	285.00'	80.81'	17°25'46"	N47°36'03"E	80.30'
C64	285.00'	80.81'	17°25'46"	N10°19'17"E	80.30'
C65	145.00'	44.11'	17°25'46"	N10°19'17"E	43.94'
C66	145.00'	44.11'	17°25'46"	N27°36'03"E	43.94'
C67	145.00'	44.11'	17°25'46"	N45°01'48"E	43.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°48'16"W	19.87





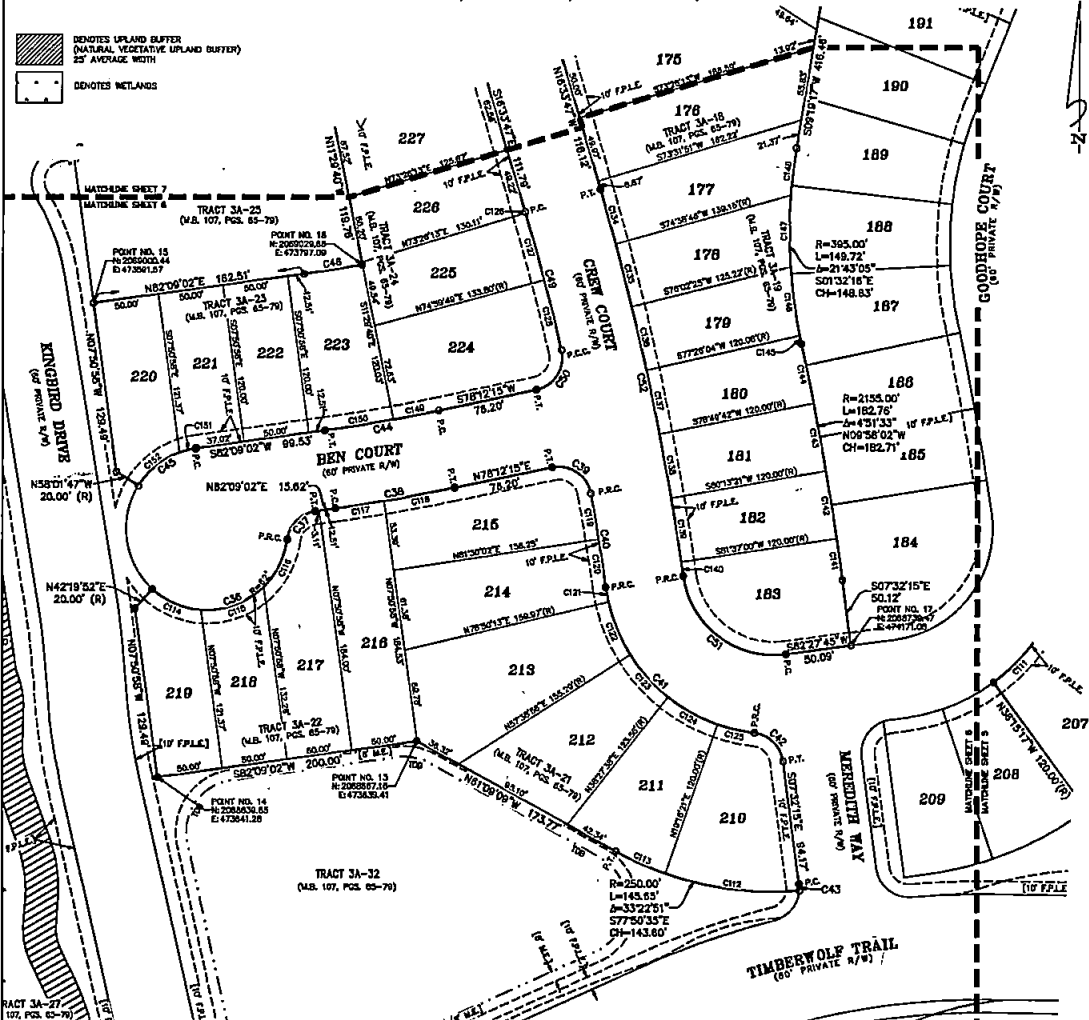
- 1 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- 2 DENOTES WETLANDS

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Shearwater Phase 3A-2

A REPLAT OF TRACT 3A-1, TRACT 3A-5, TRACT 3A-6, TRACT 3A-9, TRACT 3A-12, TRACT 3A-13, TRACT 3A-14, TRACT 3A-15, TRACT 3A-17, TRACT 3A-18, TRACT 3A-19, TRACT 3A-20, TRACT 3A-21, TRACT 3A-22, TRACT 3A-23 AND TRACT 3A-24, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A, AS RECORDED IN MAP BOOK 107, PAGES 65 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

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



MAP BOOK PAGE

SHEET 6 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C06	82.00	133.10	124°51'04"	N83°54'20"E	108.91'
C07	25.00	32.98	74°01'44"	S44°48'58"W	30.32'
C08	1333.00	61.95	3°54'47"	N00°10'30"E	61.93'
C09	25.00	38.85	81°28'58"	N33°56'15"W	33.85'
C40	1875.00	72.42	2°05'03"	N09°07'43"W	72.41'
C41	130.00	171.14	73°25'45"	S45°27'28"E	158.02'
C42	25.00	33.15	73°25'45"	N45°31'22"E	33.77'
C43	25.00	33.14	11°46'39"	N01°28'16"W	33.13'
C44	1278.00	67.22	3°54'47"	N00°10'30"E	67.20'
C45	82.00	84.37	80°18'48"	S37°53'37"W	82.58'
C46	1165.00	43.02	2°14'12"	N01°10'15"E	43.02'
C48	1978.00	108.82	3°09'04"	N14°58'13"W	108.82'
C50	25.00	38.85	81°28'58"	N33°56'15"W	33.85'
C51	79.00	109.23	89°27'32"	S32°48'23"E	88.53'
C52	2033.00	301.34	3°29'04"	N45°19'15"W	301.67'
C111	143.00	44.11	17°25'48"	N45°10'40"E	43.96'
C112	250.00	103.87	27°42'22"	S83°37'50"E	103.13'
C113	250.00	41.78	8°34'30"	N83°42'16"E	41.73'
C114	82.00	41.22	30°05'41"	S88°42'56"E	40.47'
C115	82.00	82.73	48°44'48"	N85°11'47"E	81.17'
C116	82.00	41.13	38°00'33"	N28°28'00"E	40.38'
C117	1333.00	37.50	1°38'33"	N01°20'46"E	37.48'
C118	1333.00	64.46	2°01'44"	N79°22'22"E	64.43'
C119	1875.00	35.87	1°01'55"	N08°48'28"E	35.87'
C120	1875.00	38.85	1°04'08"	N08°36'47"W	38.85'
C121	130.00	118.84	8°05'04"	S10°37'15"E	118.83'
C122	130.00	43.54	18°11'17"	S22°42'28"E	43.33'
C123	130.00	43.54	18°11'17"	S81°38'00"E	43.33'
C124	130.00	43.54	18°11'17"	S81°38'00"E	43.33'
C125	130.00	29.00	12°46'31"	S77°07'54"E	28.84'
C128	1875.00	0.70	0°01'21"	N18°33'00"W	0.70'
C129	1875.00	53.00	1°32'15"	N18°48'10"W	52.87'
C128	1875.00	54.64	1°35'28"	N14°12'27"W	54.64'
C134	2033.00	42.82	1°12'33"	N18°32'47"W	42.82'
C135	2033.00	48.51	1°27'39"	N14°38'24"W	48.51'
C136	2033.00	48.51	1°27'39"	N13°13'48"W	48.51'
C137	2033.00	48.51	1°27'39"	N11°28'07"W	48.51'
C138	2033.00	48.51	1°27'39"	N10°28'28"W	48.51'
C139	2033.00	48.51	1°27'39"	N09°04'49"W	48.51'
C140	2033.00	10.82	0°18'17"	N08°13'53"W	10.82'
C141	2185.00	31.81	0°50'45"	N07°57'30"W	31.81'
C142	2185.00	62.43	1°23'39"	N09°04'48"W	62.43'
C143	2185.00	62.43	1°23'39"	N10°28'28"W	62.43'
C144	2185.00	48.05	1°17'31"	N11°47'03"W	48.05'
C145	390.00	8.33	0°50'18"	S11°58'00"E	8.33'
C146	390.00	82.79	7°38'28"	S07°28'47"E	82.79'
C147	390.00	54.58	7°55'02"	S00°08'27"W	54.54'
C148	390.00	38.00	8°13'10"	S08°47'37"W	38.00'
C149	1278.00	35.00	1°54'37"	N78°54'34"E	35.00'
C150	1278.00	62.73	2°22'10"	N80°56'58"E	62.72'
C151	82.00	13.08	12°05'08"	S78°28'24"W	13.00'
C152	82.00	41.22	30°05'41"	S81°01'03"W	40.47'



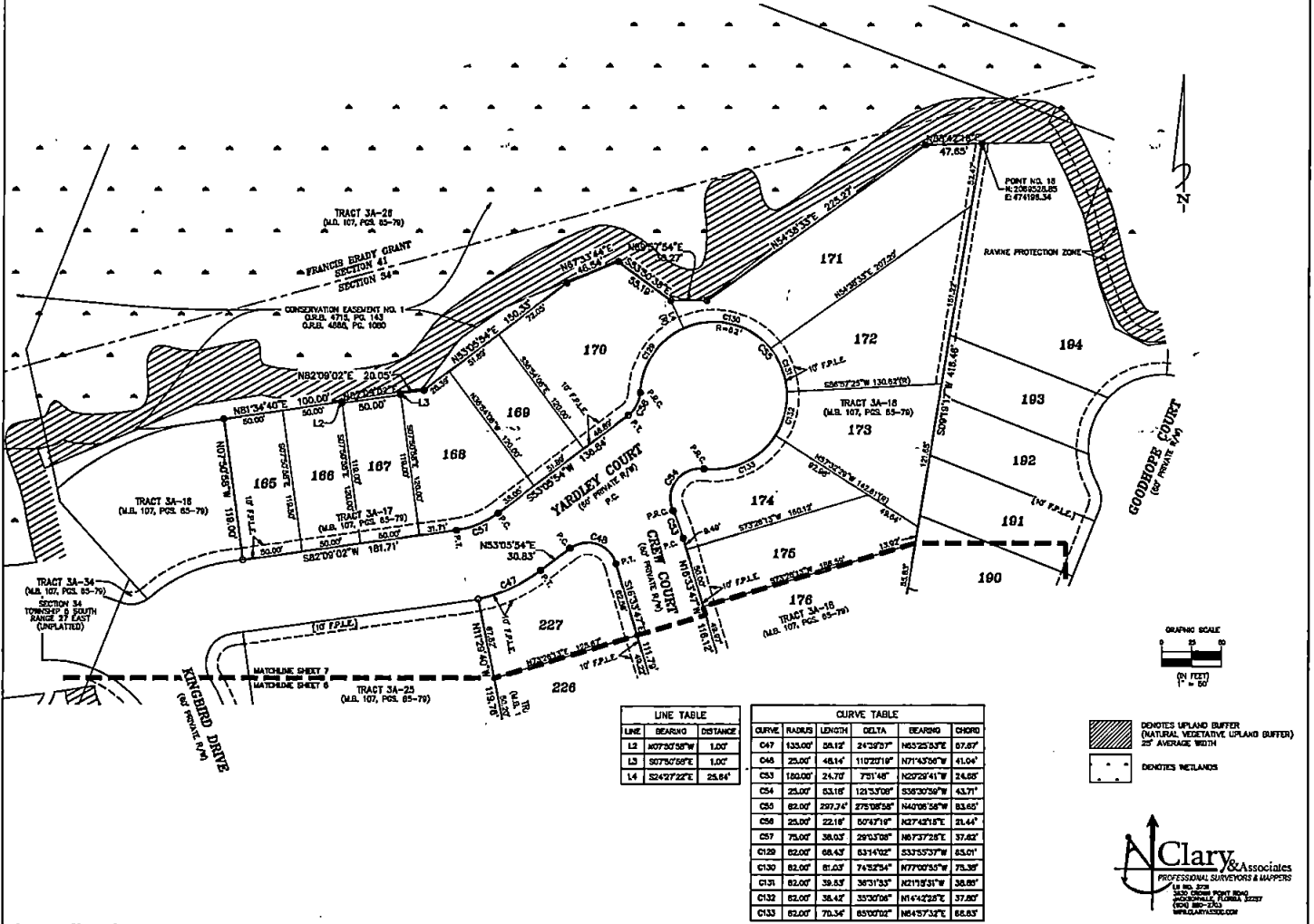

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Shearwater Phase 3A-2

MAP BOOK PAGE

A REPLAT OF TRACT 3A-1, TRACT 3A-5, TRACT 3A-8, TRACT 3A-9, TRACT 3A-12, TRACT 3A-13, TRACT 3A-14, TRACT 3A-15, TRACT 3A-17, TRACT 3A-18, TRACT 3A-19, TRACT 3A-20, TRACT 3A-21, TRACT 3A-22, TRACT 3A-23 AND TRACT 3A-24, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A, AS RECORDED IN MAP BOOK 107, PAGES 65 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 7 OF 7 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



LINE	BEARING	DISTANCE
L1	S07°30'38"W	1.00'
L3	S07°30'38"E	1.00'
L4	S24°27'22"E	25.84'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C47	133.00'	58.12'	24°23'57"	N63°25'32"E	57.87'
C48	25.00'	48.14'	110°23'18"	N71°43'56"W	41.04'
C53	160.00'	24.70'	75°1'48"	N20°29'41"W	24.88'
C54	25.00'	53.16'	121°53'08"	S38°30'59"W	43.71'
C55	82.00'	297.24'	275°08'58"	N40°08'58"W	83.65'
C56	25.00'	22.18'	50°47'18"	N27°43'18"E	21.44'
C57	75.00'	38.03'	29°03'08"	N67°27'28"E	37.62'
C120	82.00'	68.43'	83°14'02"	S33°53'37"W	65.01'
C130	82.00'	81.03'	74°52'54"	N77°00'53"W	75.39'
C131	82.00'	38.83'	38°31'33"	N21°18'31"W	38.89'
C132	82.00'	38.42'	33°30'06"	N14°42'28"E	37.80'
C133	82.00'	70.34'	85°00'02"	N64°57'34"E	68.83'

DENSITIES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENSITIES WETLANDS

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