

RESOLUTION NO. 2021- 483
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WHISPER CREEK PHASE 9 UNIT C.

WHEREAS, SIX MILE CREEK INVESTMENT GROUP 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 Whisper Creek Phase 9 Unit C.

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 \$725,218.12 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$268,374.43 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 16th day of November, 2021.

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

BY: 
Chair



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


Deputy Clerk

RENDITION DATE NOV 18 2021

Whisper Creek Phase 9 Unit C

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CARDION

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE WESTERLY CORNER OF THE SOUTHERLY TERMINUS OF ITALMARK DRIVE (AN 80 FOOT FRONT OF WAY, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 83, PAGES 1 THROUGH 8, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY) BEING ON THE ARC OF A CURVE LEADING SOUTHERLY, THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 950.00 FEET, AN ARC DISTANCE OF 264.86 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°34'00" WEST, 355.72 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY, THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 273.10 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°52'33" WEST, 269.79 FEET, THENCE SOUTH 60°07'14" WEST, 1203.18 FEET, THENCE NORTH 00°00'00" EAST, 1424.26 FEET, TO THE SOUTHERLY LINE OF WHISPER CREEK PHASE 4 UNIT D, AS RECORDED IN MAP BOOK 83, PAGES 26 THROUGH 68, OF SAID PUBLIC RECORDS, THENCE NORTH 67°55'50" EAST, ALONG SAID SAID LINE, 545.94 FEET, TO THE SOUTHERLY LINE OF AFORESAID WHISPER CREEK PHASE 5 UNIT B; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY, AND WESTERLY, ALONG SAID SOUTHERLY LINE OF WHISPER CREEK PHASE 5 UNIT B, RUN THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: COURSE NO. 1, NORTH 67°54'12" EAST, 117.84 FEET; COURSE NO. 2, SOUTH 82°48'12" EAST, 122.30 FEET; COURSE NO. 3, SOUTH 89°07'25" EAST, 92.74 FEET; COURSE NO. 4, SOUTH 40°56'03" EAST, 169.25 FEET; COURSE NO. 5, SOUTH 33°47'03" EAST, 87.93 FEET; COURSE NO. 6, SOUTH 63°40'24" EAST, 52.51 FEET; COURSE NO. 7, SOUTH 83°37'07" EAST, 124.84 FEET; COURSE NO. 8, NORTH 72°06'45" EAST, 81.01 FEET; COURSE NO. 9, SOUTH 16°23'19" EAST, 114.05 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY, COURSE NO. 10, SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 950.00 FEET, AN ARC DISTANCE OF 78.50 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°04'50" EAST, 78.48 FEET; COURSE NO. 11, SOUTH 70°36'79" WEST, 56.00 FEET; COURSE NO. 12, SOUTH 107°33'01" EAST, 41.00 FEET; COURSE NO. 13, NORTH 75°36'20" EAST, 54.10 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY, COURSE NO. 14, SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 850.00 FEET, AN ARC DISTANCE OF 80.00 FEET, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°32'12" EAST, 83.58 FEET, TO THE EQUILINE BEGINNING.

CONTAINING 35.54 ACRES, MORE OR LESS.

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 COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (2) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (4).

SIGNED AND SEALED THIS ____ DAY OF _____, 2021.

BY:
MICHAEL J. COLLARD
FLORIDA REGISTERED LAND SURVEYOR NO. 6783
CLARY & ASSOCIATES, P.C.
3650 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257
LICENSE NO. LB3731

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 WHISPER CREEK PHASE 9 UNIT C, HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS ____ DAY OF _____, 2021.

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 COMPLES 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: _____
GAL OLIVER, PLS. COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564



Whisper Creek Phase 9 Unit C

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO HEREIN AS "OWNER", IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS WHISPER CREEK PHASE 9 UNIT C, AND THAT OWNER 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.

THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT AND ALL IMPROVEMENTS LOCATED WITHIN THE RIGHT OF WAY, AND DESIGNATED HEREON AS WILLOW PLACE AND WINTERBURY LANE, ARE HEREBY IRREVOCABLY DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS (THE "COUNTY"), IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS OF WAY, ACCESS, UTILITY AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TITLE TO TRACT 5 (110' EASEMENT FFL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION) AND TRACT 6 (110' EASEMENT FFL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, CONSERVATION AND IRRIGATION), SHOWN HEREON ARE HEREBY RETAINED BY OWNER, PROVIDED HOWEVER, THAT OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, THE COO, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

TITLE TO TRACTS 1, 2, 3 AND 4 (CONSERVATION, OPEN SPACE AND MAINTENANCE), TRACTS 7, 8 AND 9 (STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION) AND TRACT 10 (ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION) ARE HEREBY DEDICATED TO SIX MILE CREEK COUNTY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 19A, FLORIDA STATUTES, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO HEREIN AS THE "COO", THE COO WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

OWNER HEREBY RESERVES FOR ITSELF A NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UPON, AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE/MAINTENANCE EASEMENT" (OR D.E.), AND "ACCESS EASEMENT" FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE WHISPER CREEK SUBDIVISION OF WHICH THE LANDS SHOWN HEREON ARE A PART (THE "SUBDIVISION"), AND FOR DRAINAGE PURPOSES. ALL EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE/MAINTENANCE EASEMENT" (OR D.E.), "UNRESTRICTED DRAINAGE MAINTENANCE AND ACCESS EASEMENT" (OR "UDMAAE") AND "ACCESS EASEMENT" ARE HEREBY DEDICATED TO THE COO, SUBJECT TO OWNER'S RESERVATION ABOVE, AND THE COO HEREBY ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS AND THE STORMWATER MANAGEMENT FACILITIES WITHIN TRACTS 7, 8 AND 9 SHOWN HEREON.

THOSE EASEMENTS DESIGNATED AS "DRAINAGE/MAINTENANCE EASEMENT" AND "ACCESS EASEMENT" SHOWN HEREON SHALL PERMIT THE COUNTY TO DISCHARGE ALL STORM WATER WHICH MAY FALL OR COME UPON ALL RIGHTS OF WAY HEREBY DEDICATED, INTO, OVER, ACROSS, OR THROUGH SAID EASEMENTS SHOWN HEREON, WHICH MAY BE DEDICATED TO A PROPERTY OWNERS' ASSOCIATION, THE COO, A MUNICIPAL SERVICES TAXING UNIT OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS AT&T ACCESS EASEMENT SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY DOING BUSINESS AS AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND COMMUNICATION SYSTEM TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS AT&T EQUIPMENT EASEMENT SHOWN HEREON ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY DOING BUSINESS AS AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND COMMUNICATION SYSTEM TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY RESERVED OR DEDICATED HEREON INCLUDE RIGHTS OF MAINTENANCE, INGRESS AND EGRESS AND ARE RESERVED FOR THE BENEFIT OF OWNER AND THE COO. COO HEREBY ASSUMES ALL THE OBLIGATIONS FOR MAINTENANCE OF THESE EASEMENTS. PROVIDED HOWEVER, THAT OWNER AND THE COO RESERVE THE RIGHT TO ASSIGN THE EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

OWNER HEREBY RESERVES THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY IMPROVEMENTS EASEMENTS WITHIN THE TRACTS OWNED BY IT, FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT) THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF LAND WITHIN THE SUBDIVISION OR TO THE OWNER(S) OF ADJACENT LANDS.

OWNER HEREBY GRANTS TO THE COUNTY A NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT AND DESIGNATED HEREON AS WILLOW PLACE AND WINTERBURY LANE, FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT) THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF LAND WITHIN THE SUBDIVISION OR TO THE OWNER(S) OF ADJACENT LANDS.

THOSE EASEMENTS DESIGNATED AS ST. JOHNS COUNTY UTILITY EASEMENT "SJUCE" ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY SYSTEM.

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 (OR "FPLE") FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRICAL SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER & LIGHT COMPANY OVER ADDITIONAL PORTIONS OF THE PLAT AS NEEDED.

THE UTILITY EASEMENTS GRANTED HEREIN, INCLUDING THOSE IDENTIFIED AS FPLE, AND THE RIGHTS RESERVED FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(2)(b) OF THE CURRENT FLORIDA STATUTES; PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09(2)(b), CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY OWNER TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY.

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

SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: MICHAEL C. TAYLOR, VICE PRESIDENT
WITNESS: _____
PRINT: _____
WITNESS: _____
PRINT: _____

NOTARY FOR SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF ST. JOHNS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 2021, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2021, BY MICHAEL C. TAYLOR, VICE PRESIDENT OF SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

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

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

TRACT	TRACT PURPOSE TABLE PURPOSE
TRACT 1	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 2	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 3	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 4	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 5	110' EASEMENT FFL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION
TRACT 6	110' EASEMENT FFL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, CONSERVATION AND IRRIGATION
TRACT 7	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
TRACT 8	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
TRACT 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
TRACT 10	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION



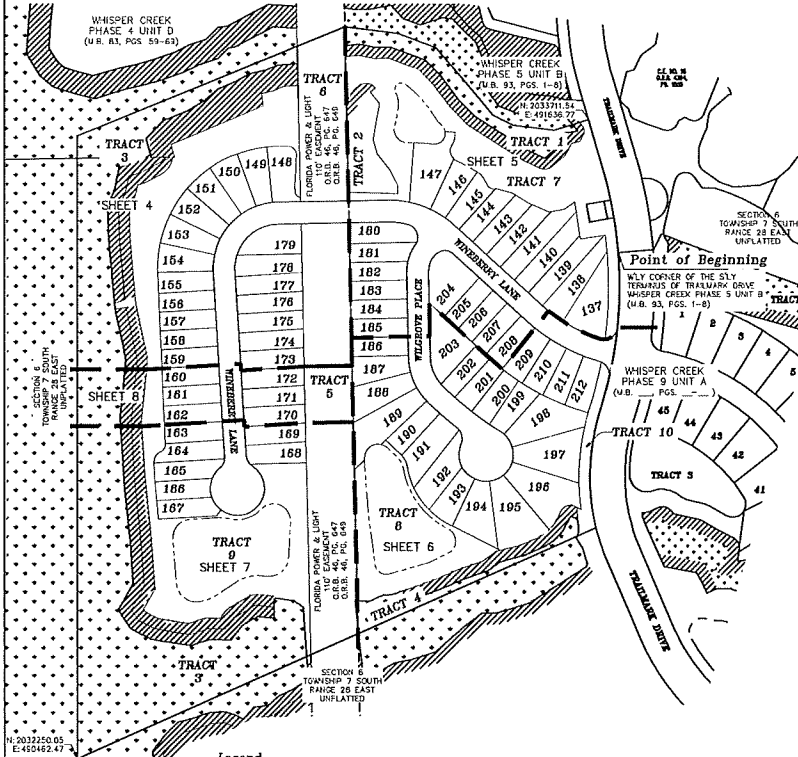
Whisper Creek Phase 9 Unit C

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 8 SHEETS
76 LOTS AND 10 TRACTS THIS PHASE

VICINITY MAP
NOT TO SCALE



TRACT	PURPOSE
TRACT 1	CONSERVATION, OPEN SPACE, LANDSCAPING, S MAINTENANCE AND IRRIGATION
TRACT 2	CONSERVATION, OPEN SPACE, LANDSCAPING, S MAINTENANCE AND IRRIGATION
TRACT 3	CONSERVATION, OPEN SPACE, LANDSCAPING, S MAINTENANCE AND IRRIGATION
TRACT 4	CONSERVATION, OPEN SPACE, LANDSCAPING, S MAINTENANCE AND IRRIGATION
TRACT 5	110' EASEMENT FOR ACCESS, MAINTENANCE AND IRRIGATION
TRACT 6	110' EASEMENT FOR ACCESS, MAINTENANCE AND IRRIGATION
TRACT 7	STORMWATER MANAGEMENT, ACCESS, MAINTENANCE, OPEN SPACE, UTILITIES, AND IRRIGATION
TRACT 8	STORMWATER MANAGEMENT, ACCESS, MAINTENANCE, OPEN SPACE, UTILITIES, AND IRRIGATION
TRACT 9	STORMWATER MANAGEMENT, ACCESS, MAINTENANCE, OPEN SPACE, UTILITIES, AND IRRIGATION
TRACT 10	ACCESS, MAINTENANCE, OPEN SPACE, UTILITIES, AND IRRIGATION

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 4 UNIT D, AS N 67°50'36" E, PER W.B. 83, PGS. 59-69 (SEE SHEET 4).
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, AND NOT INTENDED FOR ANY OTHER USE. THE GEODETIC CONTROL, RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (GREEN 3) AND (ELIZO).
N 2022435.8357 E 505877.0129 (ELIZO)
N 3020478.959 E 524684.1834 (ELIZO)
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- | POINT | NORTHING | EASTING | DESCRIPTION |
|-------|------------|-----------|--------------------------------|
| 1 | 2033711.54 | 491836.77 | PRU-MOST SLY CORNER OF TRACT 7 |
| 2 | 2032290.05 | 490462.47 | PRU-MOST SLY CORNER OF TRACT 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 SUPERPLANNED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, (FLORIDA STATUTE 177.091)
 - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
 - THE TABULATED CURVE AND LINE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
 - THE LINE AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKE AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
 - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
 - CERTAIN EASEMENTS ARE RESERVED FOR FPLC FOR ITS USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

O.R.B. 46, PAGE 647	EASEMENT - ELECTRIC	SHOWN HEREON
O.R.B. 46, PAGE 649	EASEMENT - ELECTRIC	SHOWN HEREON
O.R.B. 250, PAGE 693	REFERENCE TO O.R.B. 46, PAGE 649	SHOWN HEREON
O.R.B. 1165, PAGE 1017	CONVEYANCE AGREEMENT	AFFECTS SITE
O.R.B. 2407, PAGE 1579	DEED RESTRICTION	AFFECTS SITE
O.R.B. 1375, PAGE 15	EVER TRACT COOL FACILITY USE AGREEMENT	BLANKETS SITE
O.R.B. 1375, PAGE 64	FIRST AMENDMENT O.R.B. 1375, PAGE 15	BLANKETS SITE
O.R.B. 2450, PAGE 97	RESTRICTIONS, RESERVATIONS, EASEMENTS	BLANKETS SITE
O.R.B. 2450, PAGE 142	AGREEMENT	BLANKETS SITE
O.R.B. 3291, PAGE 693	AGREEMENT	TERMINATES WITH PLATTING
UNRECORDED	AT&T CONTRACT	BLANKETS SITE
O.R.B. 5154, PAGE 976	EASEMENTS - CONSERVATION	SHOWN HEREON
O.R.B. 4002, PAGE 844	EASEMENTS - CONSERVATION	SHOWN HEREON



Legend

- R/W = RIGHT OF WAY
- Δ = DELTA
- R = RADIUS
- R.P. = RADIUS POINT
- C.L. = CENTERLINE
- C.E. = CONSERVATION EASEMENT
- D.E. = DRAINAGE MAINTENANCE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- UT = NOT TANGENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COUPURED CURVATURE
- M.B. = MAP BOOK
- P.G(S). = PAGE(S)
- O.R.B. = OFFICIAL RECORDS BOOK
- FPLC = FLORIDA POWER & LIGHT EASEMENT
- FPL = FLORIDA POWER & LIGHT
- S.C.U.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT
- C.I. = TABULATED CURVE DATA
- L.I. = TABULATED LINE DATA
- J.M. = JURISDICTIONAL WETLANDS LINE
- A.T.S. = APPROXIMATE TOP OF BANK
- T.L.O. = TRAVERSE LINE ONLY
- (W) = LOT LINE EQUAL TO R/W
- U.S.W.A.E. = UNOBSTRUCTED DRAINAGE MAINTENANCE AND ACCESS EASEMENT
- V.W. = VARIABLE WIDTH
- N.E. = NON-EXCLUSIVE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- AT&T-E.E. = AT&T EQUIPMENT EASEMENT

- = SET 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- ⊙ = SET PERMANENT CONTROL POINT STAMPED "T.C.P. LB 3731"
- Wavy line symbol = DENOTES JURISDICTIONAL WETLANDS
- Diagonal line symbol = DENOTES UPLAND BUFFER

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

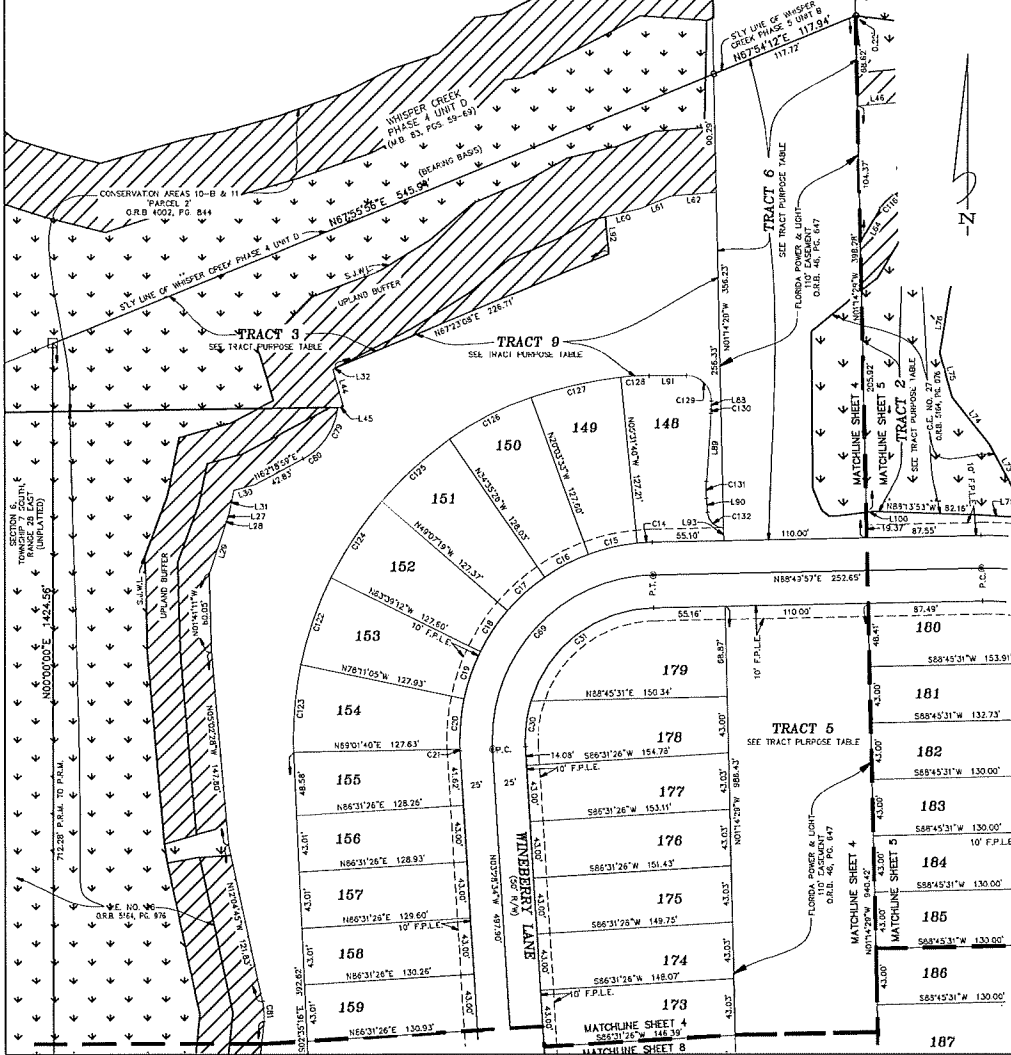


Whisper Creek Phase 9 Unit C

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
L27	N22°24'01"E	3.05'	C14	150.00'	11.42'	421°31'	S88°19'09"W	11.41'
L28	N18°30'05"E	5.43'	C15	150.00'	38.04'	143°15'	S77°12'31"W	37.84'
L29	N18°30'05"E	38.80'	C16	150.00'	38.04'	143°15'	S62°40'30"W	37.84'
L30	N24°33'50"E	15.93'	C17	150.00'	38.04'	143°15'	S48°08'37"W	37.84'
L31	N11°28'18"E	16.93'	C18	150.00'	38.04'	143°15'	S33°26'44"W	37.84'
L32	S62°13'48"W	2.17'	C19	150.00'	38.04'	143°15'	S19°04'51"W	37.84'
L44	S18°06'43"E	30.13'	C20	150.00'	38.65'	144°55'00"	S04°26'03"W	38.54'
L45	S89°27'01"W	4.82'	C21	150.00'	1.30'	03°31'38"	S63°12'44"E	1.30'
L46	S85°02'59"W	31.41'	C30	100.00'	35.49'	201°95'41"	S06°41'23"W	35.30'
L60	S76°35'02"W	26.28'	C31	100.00'	126.62'	71°58'37"	S52°50'33"W	117.52'
L61	S85°14'25"W	28.16'	C69	125.00'	201.31'	82°18'31"	S42°40'42"W	160.30'
L62	S85°35'43"W	35.07'	C79	50.00'	33.85'	38°47'00"	N29°27'49"E	33.20'
L64	N30°32'53"E	30.69'	C80	50.00'	15.24'	172°27'37"	N53°35'10"E	15.66'
L71	N64°07'49"W	23.90'	C81	50.00'	15.73'	180°11'18"	N03°34'05"W	15.66'
L73	S27°51'02"E	40.51'	C116	25.00'	13.04'	293°34'43"	S45°29'45"W	12.60'
L74	S38°25'44"E	45.83'	C122	267.50'	70.40'	150°53'32"	S19°20'54"W	70.26'
L75	S15°43'31"E	34.79'	C123	267.50'	67.18'	142°23'24"	S04°36'28"W	67.01'
L76	S09°02'20"W	45.96'	C124	292.00'	70.36'	134°02'20"	S33°47'50"W	70.16'
L88	N02°08'23"E	6.26'	C125	292.00'	70.42'	134°01'01"	S47°36'31"W	70.25'
L89	N03°14'50"E	52.36'	C126	237.50'	70.53'	170°05'55"	S63°10'31"W	70.27'
L90	N04°04'26"W	10.93'	C127	336.00'	70.30'	115°19'13"	S77°31'33"W	70.17'
L91	S89°39'13"W	28.70'	C128	200.00'	21.41'	6°08'03"	S86°35'11"W	21.40'
L92	N05°31'40"W	28.33'	C129	19.00'	36.62'	92°20'59"	N44°10'19"W	27.42'
L93	S01°14'29"E	9.61'	C130	104.00'	2.92'	1°56'27"	N02°56'36"E	2.92'
L100	S83°16'15"W	5.69'	C131	92.00'	12.54'	74°16'15"	S00°09'48"E	12.55'
			C132	13.00'	18.68'	83°12'21"	S45°10'35"E	17.26'

TRACT PURPOSE TABLE	
TRACT	PURPOSE
TRACT 1	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 2	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 3	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 4	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 5	110' EASEMENT PPL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION
TRACT 6	110' EASEMENT PPL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, CONSERVATION AND IRRIGATION
TRACT 7	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
TRACT 8	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
TRACT 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
TRACT 10	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION

- DENOTES UPLAND BUFFER
- DENOTES NATURAL VEGETATED UPLAND BUFFER
- DENOTES JURISDICTIONAL WETLANDS



Whisper Creek Phase 9 Unit C

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

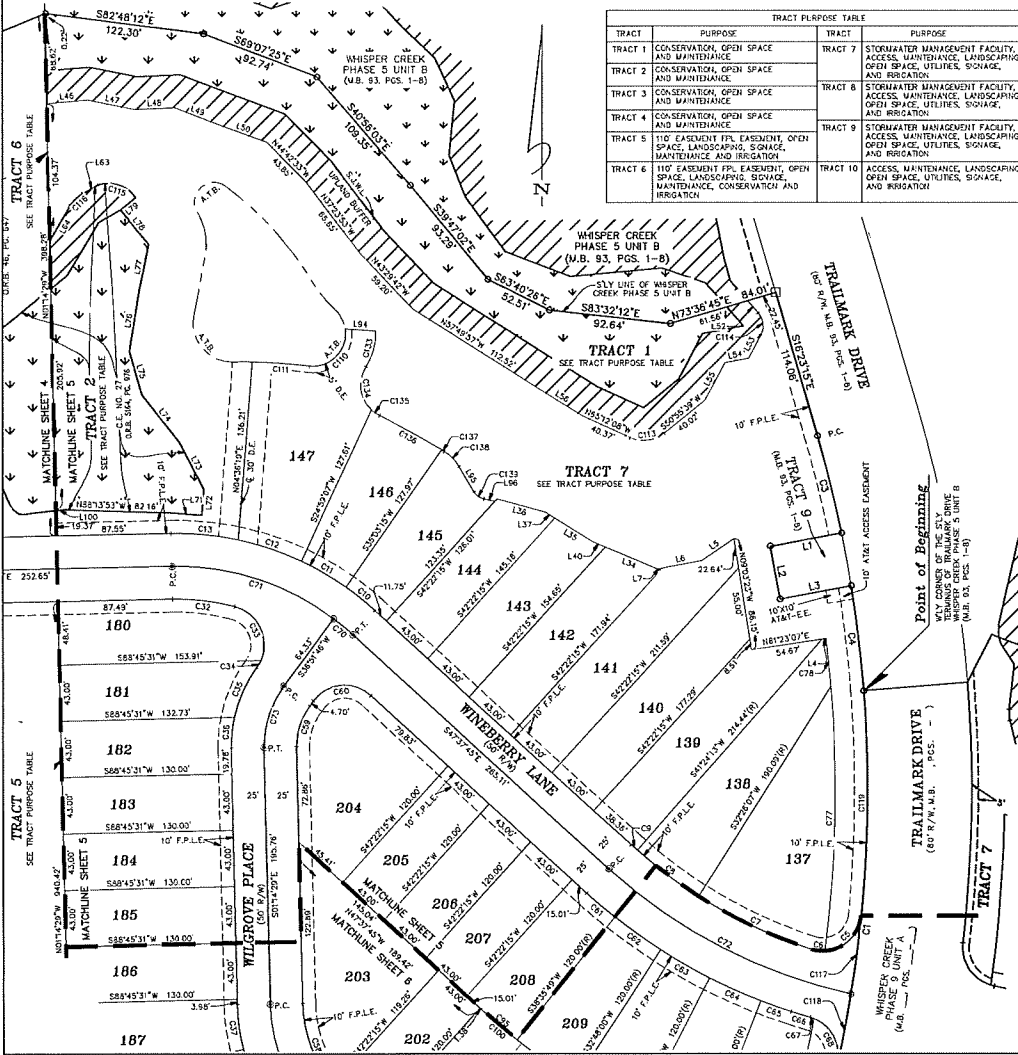
MAP BOOK PAGE

SHEET 5 OF 8 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

TRACT PURPOSE TABLE	
TRACT	PURPOSE
TRACT 1	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 2	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 3	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 4	CONSERVATION, OPEN SPACE AND MAINTENANCE
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TRACT 10	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
L1	S70°34'29"W	58.00'	C1	950.00'	364.98'	22°05'40"	S06°34'02"W	352.73'
L2	S10°23'31"E	41.00'	C3	550.00'	76.50'	4°36'50"	S14°04'50"E	78.48'
L3	N75°02'23"E	56.10'	C4	850.00'	80.60'	4°51'40"	S65°52'12"E	83.55'
L4	N81°23'07"E	3.31'	C5	30.00'	42.58'	81°18'33"	N46°55'37"E	33.10'
L5	N55°44'12"E	30.37'	C6	30.00'	10.79'	20°36'50"	S22°24'12"E	10.74'
L6	N70°47'07"E	33.35'	C7	375.00'	35.33'	14°33'54"	S64°50'50"E	35.07'
L7	N10°24'07"E	3.67'	C8	375.00'	58.70'	8°56'05"	S53°04'50"E	53.64'
L34	S67°01'30"E	43.25'	C9	375.00'	6.33'	0°58'07"	S48°58'46"E	6.33'
L35	S57°52'21"E	31.60'	C10	225.00'	28.73'	7°19'00"	N51°17'15"W	28.71'
L36	S74°43'29"E	38.63'	C11	225.00'	39.54'	10°04'08"	N10°58'49"W	33.49'
L37	S57°52'21"E	8.75'	C12	225.00'	51.10'	13°00'44"	N71°31'16"W	55.99'
L40	S67°01'30"E	10.13'	C13	225.00'	51.60'	13°03'25"	N84°33'50"W	51.49'
L46	S85°09'59"W	31.41'	C32	175.00'	48.68'	15°44'35"	N83°17'45"W	47.93'
L47	N78°32'11"W	34.46'	C33	30.00'	52.08'	92°27'31"	S25°41'42"W	45.78'
L48	S87°28'37"W	30.86'	C34	30.00'	6.37'	12°09'56"	N20°07'01"E	6.35'
L49	N80°01'26"W	33.84'	C35	100.00'	41.91'	24°09'44"	S24°11'37"W	41.60'
L50	N70°00'19"W	41.01'	C36	100.00'	23.44'	13°29'44"	S05°28'23"W	23.38'
L52	S41°28'24"E	12.11'	C37	160.00'	34.53'	13°11'17"	S07°50'07"E	34.45'
L53	S27°50'11"W	20.02'	C58	60.00'	33.25'	38°00'15"	S17°48'39"W	32.64'
L54	S78°58'19"W	18.72'	C60	30.00'	50.01'	93°30'29"	S84°37'01"W	44.42'
L55	S27°50'11"W	32.26'	C61	425.00'	27.59'	3°46'26"	S49°30'58"E	27.99'
L58	N87°49'57"E	40.24'	C62	425.00'	43.00'	5°47'49"	S54°18'08"E	42.98'
L63	N40°28'32"E	13.71'	C63	425.00'	43.00'	5°47'49"	S60°59'55"E	42.98'
L64	N80°01'26"W	30.86'	C64	425.00'	43.00'	5°47'49"	S65°53'44"E	42.98'
L71	N80°01'26"W	23.80'	C65	425.00'	24.74'	3°20'08"	S70°27'43"E	24.74'
L72	S64°36'09"W	19.91'	C66	425.00'	15.29'	2°30'40"	S73°02'36"E	15.29'
L73	S27°50'11"W	40.51'	C67	30.00'	2.92'	5°42'27"	N12°12'13"W	2.91'
L74	S30°23'54"E	45.89'	C68	30.00'	42.58'	81°18'33"	N27°48'13"W	33.10'
L75	S19°43'31"E	34.79'	C70	200.00'	19.23'	5°30'29"	N02°22'59"W	18.22'
L76	S09°10'20"W	45.96'	C71	200.00'	132.75'	38°01'49"	N72°09'08"W	130.33'
L77	S11°24'38"W	36.63'	C72	400.00'	211.04'	30°12'44"	S62°44'37"E	208.60'
L78	S30°03'30"E	33.93'	C73	75.00'	49.88'	38°08'15"	S17°48'39"W	48.96'
L79	S50°54'45"E	15.60'	C77	925.00'	202.73'	12°33'27"	N01°26'21"E	202.33'
L84	S66°33'45"E	23.22'	C78	925.00'	36.32'	2°14'59"	N05°24'52"W	36.32'
L85	N31°03'10"W	22.58'	C95	545.00'	35.50'	3°46'26"	S49°30'58"E	35.89'
L89	N78°51'04"W	6.15'	C100	345.00'	40.18'	4°37'18"	S49°44'24"E	40.15'
L100	S63°16'15"W	5.69'	C110	23.00'	45.51'	104°17'43"	N44°32'11"E	33.48'
C111	455.00'	43.65'	C51	181'	53°11'18"	N68°04'37"W	43.83'	
C113	23.00'	27.87'	C52	181'	63°52'13"	N82°51'45"E	26.45'	
C114	15.00'	18.14'	C53	181'	69°16'35"	N06°48'56"W	17.05'	
C115	25.68'	32.47'	C54	181'	72°25'29"	N71°38'23"W	30.35'	
C116	25.00'	13.04'	C55	181'	72°53'43"	S45°23'45"W	18.90'	
C118	850.00'	171.93'	C56	181'	10°22'09"	N00°44'46"E	171.63'	
C133	48.00'	28.91'	C57	181'	34°23'09"	N04°44'18"E	28.36'	
C134	28.00'	35.53'	C58	181'	78°17'29"	S07°02'40"E	32.83'	
C135	28.00'	7.87'	C59	181'	17°13'21"	S54°18'41"E	7.79'	
C136	664.00'	54.18'	C60	181'	4°40'31"	N61°03'42"W	54.17'	
C137	664.00'	2.58'	C61	181'	0°13'22"	N85°08'46"W	2.58'	
C138	34.00'	16.21'	C62	181'	2°28'15"	N44°17'38"W	16.15'	
C139	12.00'	9.98'	C63	181'	45°47'54"	S53°37'07"E	9.34'	



GRAPHIC SCALE

0 25 50
 (IN FEET)
 1" = 50'

- DENOTES UPLAND BUFFER (50' NATURAL VEGETATED UPLAND BUFFER)
- DENOTES AIR STRUCTURAL WETLANDS

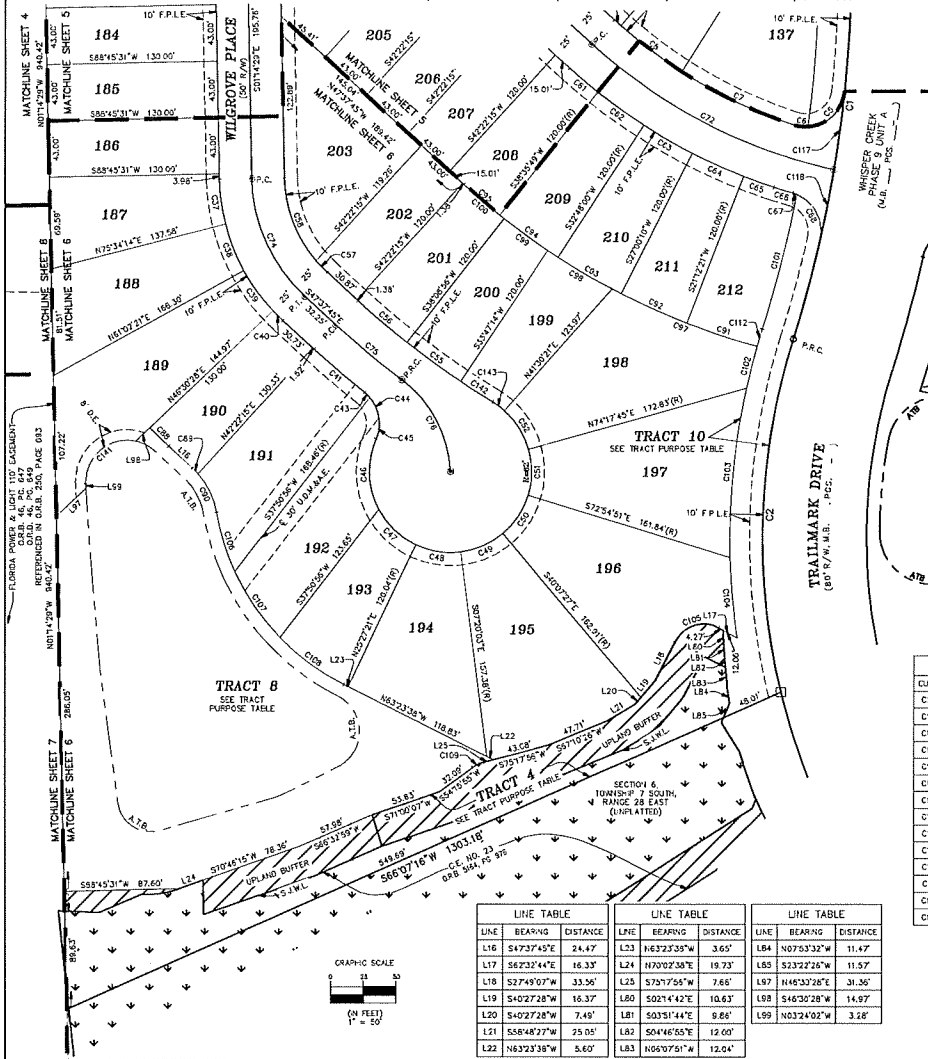
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Whisper Creek Phase 9 Unit C

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 6 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



TRACT	PURPOSE
TRACT 1	CONSERVATION, OPEN SPACE AND MAINTENANCE
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	950.00	364.66'	230°04'00"	S66°34'02"W	362.72'
C2	500.00	273.10'	317°24'00"	S91°55'32"W	269.71'
C3	30.00	42.58'	81°53'31"	N46°35'37"E	39.10'
C4	30.00	10.73'	20°26'50"	S82°28'12"E	10.74'
C7	375.00	95.33'	14°33'54"	S44°53'50"E	95.07'
C8	375.00	59.70'	8°53'03"	S83°01'50"E	58.64'
C37	150.00	34.53'	13°11'17"	S67°50'07"E	34.43'
C38	150.00	28.04'	14°31'53"	S21°41'42"E	27.64'
C39	150.00	28.04'	14°31'53"	S36°13'35"E	27.64'
C40	150.00	10.83'	4°09'13"	S45°33'38"E	10.83'
C41	715.00	50.87'	4°04'36"	S49°40'03"E	50.86'
C43	30.00	5.59'	10°40'41"	N48°22'01"W	5.58'
C44	30.00	17.14'	32°44'18"	N24°39'31"W	16.91'
C45	30.00	16.65'	31°48'29"	N07°36'32"E	16.44'
C46	62.00	55.77'	51°32'09"	S071°45'58"	53.91'
C47	62.00	39.53'	36°31'36"	S45°18'50"E	38.86'
C48	62.00	35.48'	32°47'24"	S80°56'21"E	35.00'
C49	62.00	35.48'	32°47'24"	N68°16'15"E	35.00'
C50	62.00	35.48'	32°47'24"	N33°28'51"E	35.00'
C51	62.00	35.48'	32°47'24"	N60°41'27"E	35.00'
C52	62.00	35.48'	32°47'24"	N32°05'57"W	35.00'
C55	655.00	50.62'	4°21'42"	S54°01'55"E	50.61'
C56	655.00	49.00'	4°31'48"	S49°44'24"E	48.99'
C57	100.00	12.16'	6°57'59"	S44°08'45"E	12.15'
C58	100.00	68.80'	39°25'17"	S20°57'07"E	67.41'
C61	435.00	27.92'	3°48'26"	S49°39'58"E	27.92'
C62	435.00	43.00'	5°47'49"	S54°18'06"E	42.88'
C63	435.00	43.00'	5°47'49"	S60°05'55"E	42.88'
C64	435.00	43.00'	5°47'49"	S65°53'44"E	42.88'
C65	435.00	24.74'	3°20'08"	S70°27'43"E	24.74'
C66	435.00	15.23'	2°03'40"	S73°09'36"E	15.23'
C67	30.00	2.99'	5°42'27"	N71°20'13"W	2.99'
C68	30.00	42.58'	81°53'31"	N27°49'13"W	39.10'
C72	400.00	211.04'	307°34'41"	S67°44'37"E	208.60'
C74	125.00	101.23'	48°23'16"	S24°26'07"E	88.46'
C75	690.00	65.57'	5°28'42"	S50°21'06"E	65.55'
C102	524.83'	33.01'	3°35'12"	S14°52'20"W	33.00'
C103	524.83'	133.22'	14°12'53"	S05°20'48"W	129.89'
C104	524.83'	61.40'	6°42'09"	S05°06'43"E	61.37'
C105	25.00'	39.19'	89°48'58"	S72°43'34"W	35.30'
C106	182.00'	47.37'	14°51'46"	S17°26'19"E	47.24'
C107	182.00'	61.15'	19°14'58"	S34°31'11"E	60.86'
C108	182.00'	61.15'	19°14'57"	S53°45'59"E	60.86'
C109	25.00'	8.18'	21°02'00"	S64°46'56"W	9.13'
C110	524.83'	13.50'	1°31'01"	S16°48'56"W	13.00'
C117	950.00	66.16'	3°37'41"	N07°44'41"E	60.15'
C118	950.00	54.48'	3°17'02"	N11°22'03"E	54.44'
C14	31.32'	57.72'	105°35'14"	S19°23'34"W	49.89'
C142	655.00	28.27'	2°31'18"	S57°28'25"E	28.27'
C143	62.00'	11.68'	10°41'24"	N53°36'52"W	11.07'
C101	925.00	106.02'	6°34'02"	N14°17'21"E	105.97'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L16	S17°37'45"E	24.47'	L23	N63°23'39"W	3.65'	L84	N07°53'32"W	11.47'
L17	S67°32'44"E	16.33'	L24	N70°02'38"E	16.73'	L85	S73°22'28"W	11.57'
L18	S27°49'07"W	33.36'	L25	S75°17'55"W	7.66'	L87	N45°30'28"E	31.36'
L19	S40°27'28"W	16.37'	L80	S02°14'42"E	10.63'	L88	S46°30'28"W	14.97'
L20	S40°27'28"W	7.49'	L81	S03°51'44"E	9.86'	L89	N03°24'02"W	3.28'
L21	S58°48'27"W	25.05'	L82	S04°46'55"E	12.00'			
L22	N63°23'39"W	5.60'	L83	N05°07'51"W	12.04'			

DENOTES UPLAND BUFFER
 DENOTES NATURAL VEGETATED UPLAND BUFFER
 DENOTES SUBSECTIONAL WETLANDS

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Whisper Creek Phase 9 Unit C

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

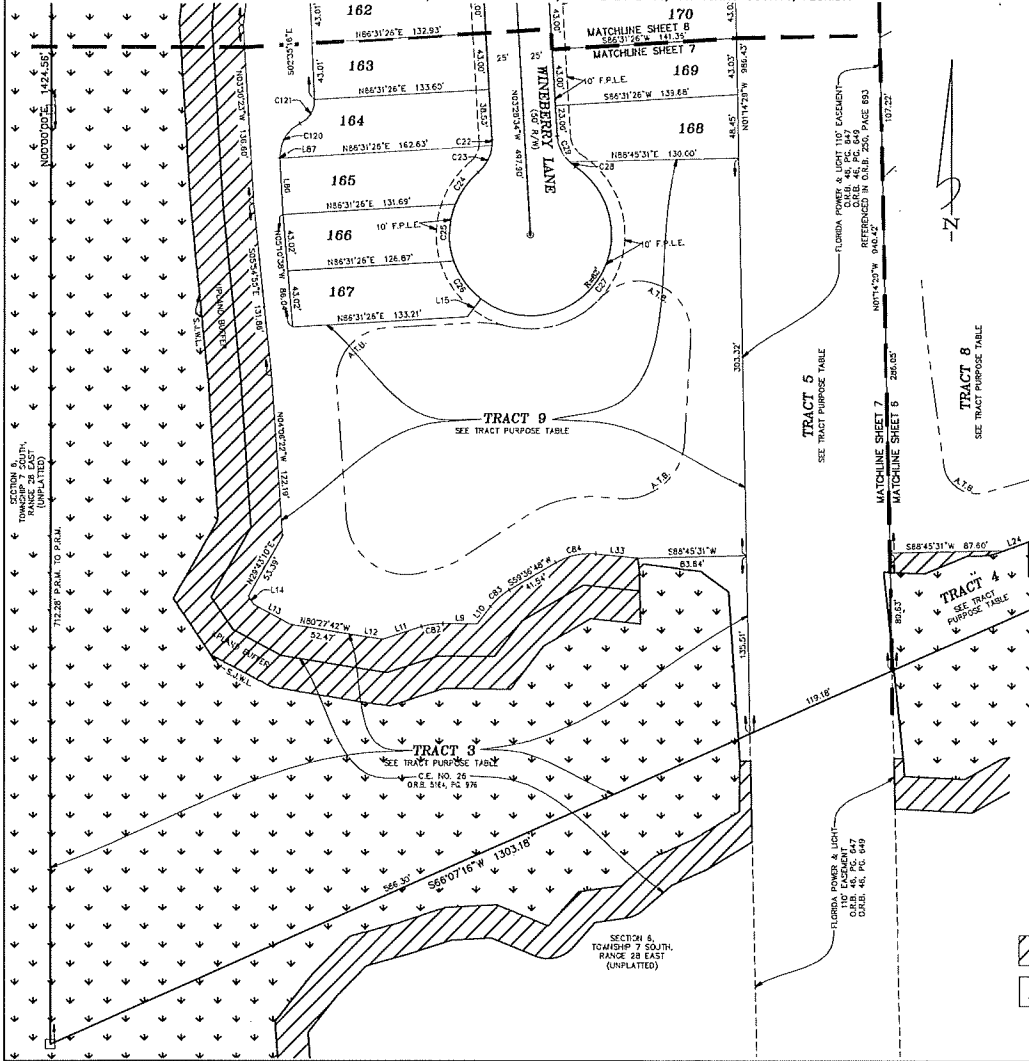
MAP BOOK PAGE

SHEET 7 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C22	30.00'	4.49'	8°34'21"	N00°48'37"E	4.48'
C23	30.00'	23.41'	44°42'47"	N27°27'11"E	22.82'
C24	62.00'	33.52'	28°12'31"	S35°42'19"W	30.22'
C25	62.00'	44.07'	40°43'27"	S01°14'20"W	43.15'
C26	62.00'	35.95'	33°15'26"	S32°45'08"E	35.49'
C27	62.00'	169.52'	184°22'50"	N35°25'43"E	123.91'
C28	30.00'	5.63'	10°45'35"	S51°22'54"E	5.63'
C29	30.00'	22.27'	42°31'33"	S24°44'20"E	21.76'
C82	50.00'	16.36'	18°45'06"	S81°21'27"W	16.22'
C83	50.00'	19.11'	21°53'41"	S48°35'57"W	18.92'
C84	50.00'	31.57'	35°10'17"	S77°41'56"W	31.61'
C120	27.00'	32.56'	68°37'51"	S30°50'58"W	30.57'
C121	18.00'	22.52'	67°55'09"	N31°22'19"E	21.23'

TRACT PURPOSE TABLE	
TRACT	PURPOSE
TRACT 1	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 2	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 3	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 4	CONSERVATION, OPEN SPACE AND MAINTENANCE
TRACT 5	110' EASEMENT FPL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION
TRACT 6	110' EASEMENT FPL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, CONSERVATION AND IRRIGATION
TRACT 7	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
TRACT 8	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
TRACT 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
TRACT 10	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N89°16'00"W	35.55'
L10	S37°43'06"W	16.66'
L11	S71°58'54"W	31.29'
L12	N81°44'44"W	10.25'
L13	N62°23'06"W	31.72'
L14	N35°58'28"W	7.85'
L15	S37°37'08"W	17.25'
L24	N70°51'38"E	18.73'
L33	N84°25'55"W	32.10'
L86	N03°37'57"W	43.00'
L87	N03°37'57"W	0.33'



- DENOTES UPLAND BUFFER (50' NATURAL VEGETATED UPLAND BUFFER)
- DENOTES JURISDICTIONAL WETLANDS

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Whisper Creek Phase 9 Unit C

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

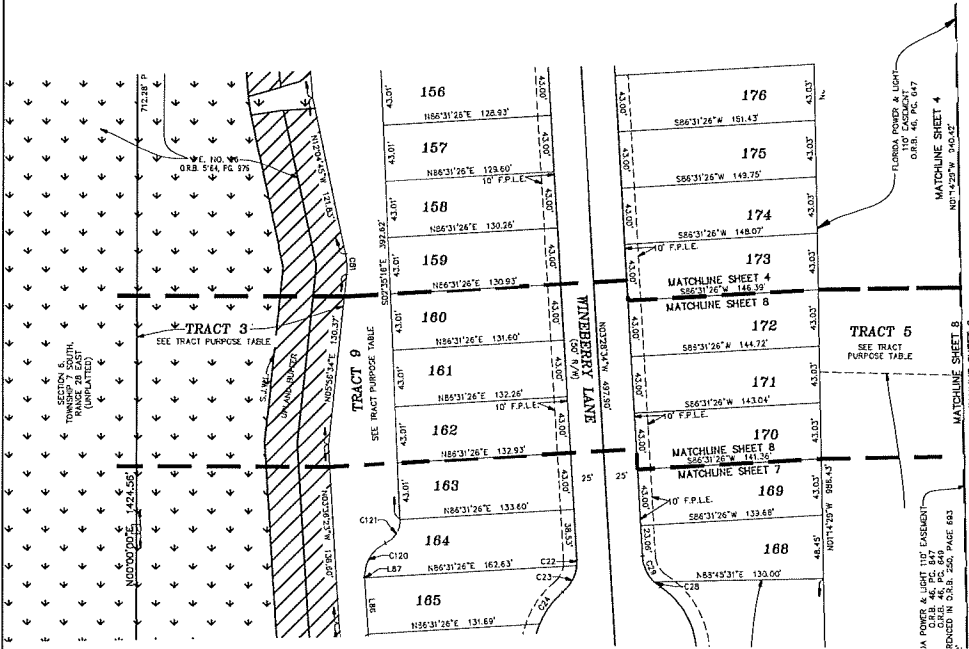
MAP BOOK PAGE

SHEET 8 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RACIUS	LENGTH	DELTA	BEARING	CHORD
C22	30.00'	4.49'	83°42'1"	N00°48'37"E	4.48'
C23	30.00'	23.47'	44°42'47"	N27°27'11"E	22.82'
C24	62.00'	33.52'	28°12'31"	S35°42'19"W	30.22'
C28	30.00'	5.83'	10°43'38"	S51°22'54"E	5.63'
C29	30.00'	22.27'	42°31'38"	S24°44'20"E	21.76'
C81	50.00'	15.73'	18°01'10"	N03°04'25"W	15.66'
C120	27.00'	32.50'	65°57'51"	S30°56'58"W	33.57'
C121	18.00'	22.52'	87°55'02"	N31°22'19"E	21.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L86	N03°37'57"W	43.00'
L87	N03°37'57"W	0.33'

TRACT PURPOSE TABLE			
TRACT	PURPOSE	TRACT	PURPOSE
TRACT 1	CONSERVATION, OPEN SPACE AND MAINTENANCE	TRACT 7	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, STORAGE, AND IRRIGATION
TRACT 2	CONSERVATION, OPEN SPACE AND MAINTENANCE	TRACT 8	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, STORAGE, AND IRRIGATION
TRACT 3	CONSERVATION, OPEN SPACE AND MAINTENANCE	TRACT 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, STORAGE, AND IRRIGATION
TRACT 4	CONSERVATION, OPEN SPACE AND MAINTENANCE	TRACT 10	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, STORAGE, AND IRRIGATION
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