

RESOLUTION NO. 2022- 131
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 3B.

WHEREAS, WFC ASHFORD MILLS OWNER VII, L.L.C., 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 3B.

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 \$1,284,149.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$418,649.00 will be required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

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

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

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of May, 2022.

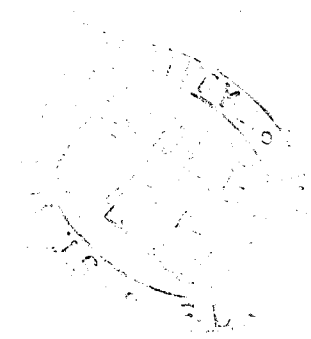
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean
Henry Dean, Chair

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

Pam Halterman
Deputy Clerk

Rendition Date 5/5/22



Shearwater Phase 3B

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CAPTION

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY CORNER OF THE WESTERLY TERMINUS OF TIMBERWOLF TRAIL, 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; THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY, WESTERLY, NORTHERLY, NORTHEASTERLY AND SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF SHEARWATER PHASE 3A, RUN THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES: COURSE NO. 1; THENCE NORTH 77°13'32" EAST, 73.38 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2; SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°48'28" EAST, 35.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3; SOUTH 12°49'28" EAST, 24.99 FEET; COURSE NO. 4; SOUTH 77°13'32" WEST, 85.00 FEET; COURSE NO. 5; SOUTH 12°48'28" EAST, 80.00 FEET; COURSE NO. 6; NORTH 77°13'32" EAST, 55.10 FEET; COURSE NO. 7; NORTH 75°34'40" EAST, 80.00 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 8; NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 4.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°35'54" WEST, 4.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 9; NORTH 12°48'28" WEST, 80.71 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 10; NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°19'45" EAST, 34.17 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 11; EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1040.00 FEET, AN ARC DISTANCE OF 137.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°38'38" EAST, 137.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 12; NORTH 65°11'18" EAST, 200.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 13; EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 244.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°22'28" EAST, 242.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 14; SOUTH 80°08'20" EAST, 202.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 15; EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 124.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°20'13" EAST, 123.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 16; NORTH 78°46'47" EAST, 73.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 17; EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 553.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°54'55" EAST, 531.06 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 18; SOUTH 43°36'37" EAST, 6.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 19; SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°30'12" EAST, 33.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 20; SOUTH 40°38'14" WEST, 6.02 FEET; COURSE NO. 21; SOUTH 48°23'48" EAST, 80.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 22; EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°04'02" EAST, 35.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 23; SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 13.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°35'58" EAST, 13.59 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 24; SOUTH 49°23'48" EAST, 185.87 FEET; THENCE SOUTH 40°38'14" WEST, 358.95 FEET; THENCE SOUTH 81°58'13" WEST, 178.60 FEET; THENCE NORTH 12°48'28" WEST, 81.49 FEET; THENCE SOUTH 77°13'32" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°48'28" WEST, 35.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°13'32" WEST, 135.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°18'28" WEST, 34.07 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 9.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°51'24" EAST, 9.32 FEET; THENCE SOUTH 82°57'53" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 41.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°54'17" WEST, 37.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°13'32" WEST, 345.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°13'32" WEST, 24.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 32°13'32" WEST, 21.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°48'28" WEST, 21.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°13'32" WEST, 186.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°13'32" WEST, 21.21 FEET; THENCE SOUTH 77°13'32" WEST, 24.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°48'28" WEST, 21.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°13'32" WEST, 63.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 91.50 FEET, AN ARC DISTANCE OF 93.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°34'20" WEST, 88.28 FEET; THENCE SOUTH 80°28'18" WEST, 257.24 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 25.78 FEET, AN ARC DISTANCE OF 7.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°04'46" WEST, 7.78 FEET; THENCE SOUTH 81°02'30" WEST, 95.09 FEET; THENCE NORTH 00°00'00" EAST, 432.74 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4067, PAGE 1963, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1; NORTH 12°33'52" EAST, 45.90 FEET; COURSE NO. 2; NORTH 28°20'38" WEST, 25.87 FEET; COURSE NO. 3; NORTH 40°38'44" WEST, 25.35 FEET; COURSE NO. 4; NORTH 14°12'12" EAST, 57.53 FEET; COURSE NO. 5; NORTH 05°10'17" EAST, 28.24 FEET; COURSE NO. 6; NORTH 12°48'28" WEST, 8.86 FEET, TO THE POINT OF BEGINNING.

CONTAINING 25.73 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 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 _____, 2022.

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

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2022, 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 _____, 2022.

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF SHEARWATER PHASE 3B HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS ____ DAY OF _____, 2022.

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 _____, 2022.

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 _____, 2022.

BY: GAIL OLIVER, P.L.S., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4584



Shearwater Phase 3B

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

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 3B, AND THAT THEY HAVE 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 DESIGNATED IN THE PLAT AS BRAMBLE COURT, CARMELLA COURT, INKWOOD COURT, ROSEMONT DRIVE, SAMANTHA COURT AND TYSON COURT, ARE HEREBY DEDICATED TO THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, (THE "CDD"), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE OWNER HEREBY RESERVES FOR ITSELF AND GRANTS TO THE CDD A NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UPON, AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE 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 SUBDIVISION, AND FOR DRAINAGE PURPOSES. THE CDD ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS.

TITLE TO TRACTS 3B-1 AND 3B-2 (CONSERVATION), TRACTS 3B-3, 3B-4, 3B-7, 3B-8, 3B-9 AND 3B-10 (OPEN SPACE) AND TRACTS 3B-5 AND 3B-6 (STORMWATER MANAGEMENT FACILITY) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" (JEA-U.E.) 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.

THOSE EASEMENTS DESIGNATED AS "JEA METER EASEMENTS" (JEA-M.E.) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES.

THOSE EASEMENTS DESIGNATED AS "UTILITY EASEMENTS" (U.E.) ARE HEREBY DEDICATED TO TECO GAS COMPANY, ITS SUCCESSORS AND ASSIGNS AND TO BELLSOUTH TELECOMMUNICATIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY DOING BUSINESS AS AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THEIR SHARED NON-EXCLUSIVE USE FOR THEIR UTILITIES.

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.

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.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

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 EASEMENT REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, WFC ASHFORD MILLS OWNER VII, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, 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., 2022.

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

BY: _____ WITNESS: _____
PRINT: _____ PRINT: _____
TITLE: _____ 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., 2022.
BY _____ AUTHORIZED REPRESENTATIVE OF WFC
ASHFORD MILLS OWNER VII, 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: _____

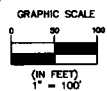
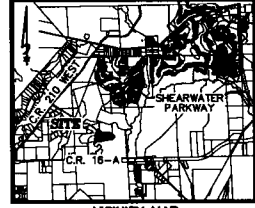
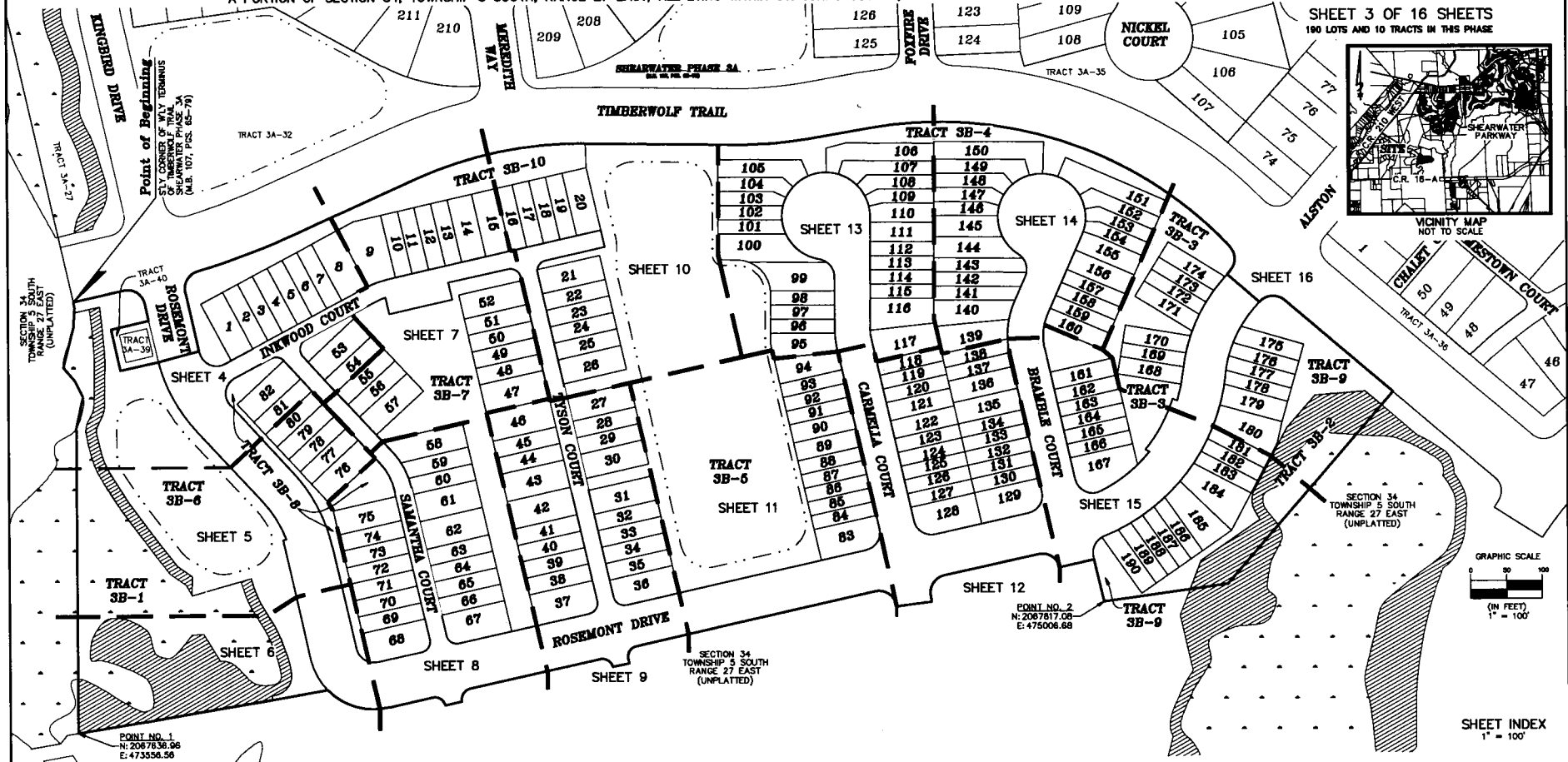
PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____



Shearwater Phase 3B

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

SHEET 3 OF 16 SHEETS
190 LOTS AND 10 TRACTS IN THIS PHASE



SHEET INDEX
1" = 100'

POINT NO. 1
N: 2087836.06
E: 4735556.56

POINT NO. 2
N: 2087817.08
E: 475008.68

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF THE PLAT OF SHEARWATER PHASE 3B, RECORDED IN M.B. 98, PGS. 40-52 AS SB5810'SITE, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- 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 (ELLZEY).
DURBIN 2 N 2092535.8392 E 509677.0129
ELLZEY N 2030457.6959 E 524684.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- 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)
- 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- 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.
- CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 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.
- ACCESS AND UTILITY EASEMENTS (AA&U) ARE NON-EXCLUSIVE EASEMENTS BENEFITTING FLORIDA POWER & LIGHT COMPANY, TECO GAS COMPANY AND AT&T FLORIDA, FOR THEIR SHARED NON-EXCLUSIVE USE FOR THEIR UTILITIES.

POINT	NORTHING	EASTING	DESCRIPTION
1	2087836.06	4735556.56	PRM-MOST SLY CORNER OF TRACT 3B-1
2	2087817.08	475008.68	PRM-MOST SLY CORNER OF TRACT 3B-9

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. 4715, PAGE 143 EASEMENT - CONSERVATION DOES NOT AFFECT PLATTED LANDS
 O.R.B. 4744, PAGE 1750 NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT BLANKETS PLATTED LANDS
 O.R.B. 4886, PAGE 1080 EASEMENT - CONSERVATION DOES NOT AFFECT PLATTED LANDS

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
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON TANGENCY
- (R) = RADIAL TO LOT LINE
- D.E. = DRAINAGE EASEMENT
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- U.E. = UTILITY EASEMENT
- M.E. = MAINTENANCE EASEMENT
- JEA-U.E. = JEA UTILITY EASEMENT
- JEA-M.E. = JEA METER EASEMENT
- CI = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- ATB = APPROXIMATE TOP OF BANK
- S.L.W.L. = STATE JURISDICTIONAL WETLAND LINE
- V.W. = VARIABLE WIDTH
- V.W.S.E. = VARIABLE WIDTH SIDEWALK EASEMENT
- T.L.O. = TIE LINE ONLY
- AA&U = ACCESS AND UTILITY EASEMENT
- SWMF = STORMWATER MANAGEMENT FACILITY
- = 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
- ▨ DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- ▤ DENOTES STATE JURISDICTIONAL WETLANDS

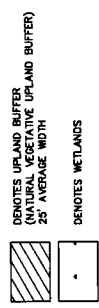
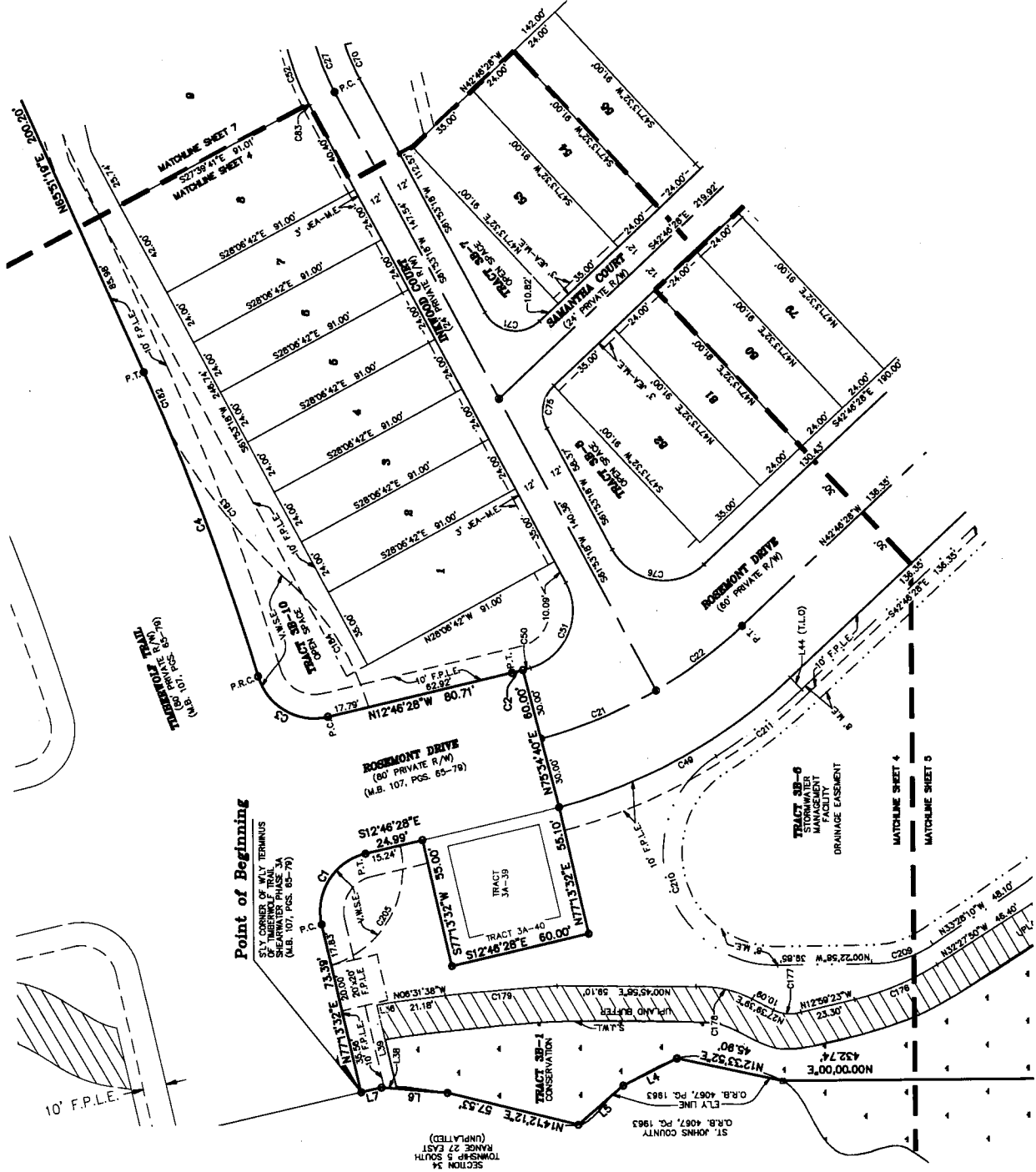


A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 4 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE	BEARING	DISTANCE
L4	N28°20'36"W	25.67
L5	N40°36'44"W	25.35
L6	N05°10'17"E	26.24
L7	N12°46'28"W	8.86
L8	N08°10'08"W	8.29
L9	N05°10'17"E	6.45
L39	S77°13'32"W	36.55
L44	S47°13'32"W	7.00

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	39.27'	90°00'00"	S77°46'28"E	35.36'
C2	170.00'	4.89'	1°38'53"	N13°35'54"W	4.89'
C3	25.00'	37.81'	86°12'28"	N3°01'9.45"E	34.17'
C4	104.00'	137.54'	7°54'39"	N89°38'38"E	137.44'
C21	200.00'	53.21'	15°14'39"	S22°02'40"E	53.06'
C22	200.00'	45.75'	13°06'28"	S36°13'11"E	45.65'
C27	100.00'	26.77'	15°20'15"	S89°33'25"W	26.89'
C49	230.00'	113.81'	28°21'07"	N28°35'54"W	112.65'
C50	170.00'	3.30'	1°08'46"	S14°58'43"E	3.30'
C51	25.00'	44.76'	102°34'38"	S89°49'24"E	39.02'
C52	112.00'	29.10'	14°33'13"	N89°46'50"E	29.02'
C70	88.00'	15.87'	10°12'07"	S89°39'21"W	15.85'
C71	15.00'	27.40'	104°39'45"	S09°33'25"W	23.79'
C75	15.00'	19.72'	75°20'15"	N80°26'55"W	18.33'
C76	25.00'	45.67'	104°39'45"	S09°33'25"W	39.58'
C83	112.00'	0.86'	0°27'02"	S62°06'46"W	0.86'
C176	119.21'	36.44'	18°29'28"	N22°25'50"W	36.27'
C177	15.30'	12.22'	45°148'00"	N03°09'21"E	11.80'
C178	45.87'	24.67'	30°44'39"	N13°03'57"E	24.37'
C179	813.36'	47.86'	32°24'47"	N04°22'23"W	47.97'
C182	1040.00'	26.38'	1°27'13"	N88°34'55"E	26.38'
C183	248.00'	63.70'	19°20'13"	S01°54'47"W	63.30'
C184	114.00'	62.60'	31°27'39"	N07°58'30"E	61.81'
C205	43.27'	64.60'	85°33'08"	S08°33'47"E	58.77'
C208	48.00'	27.72'	33°08'13"	N16°55'54"W	27.34'
C210	48.00'	124.81'	148°44'52"	N73°59'28"E	92.45'
C211	237.00'	46.08'	1°10'22"	S37°12'17"E	46.00'



Shearwater Phase 3B

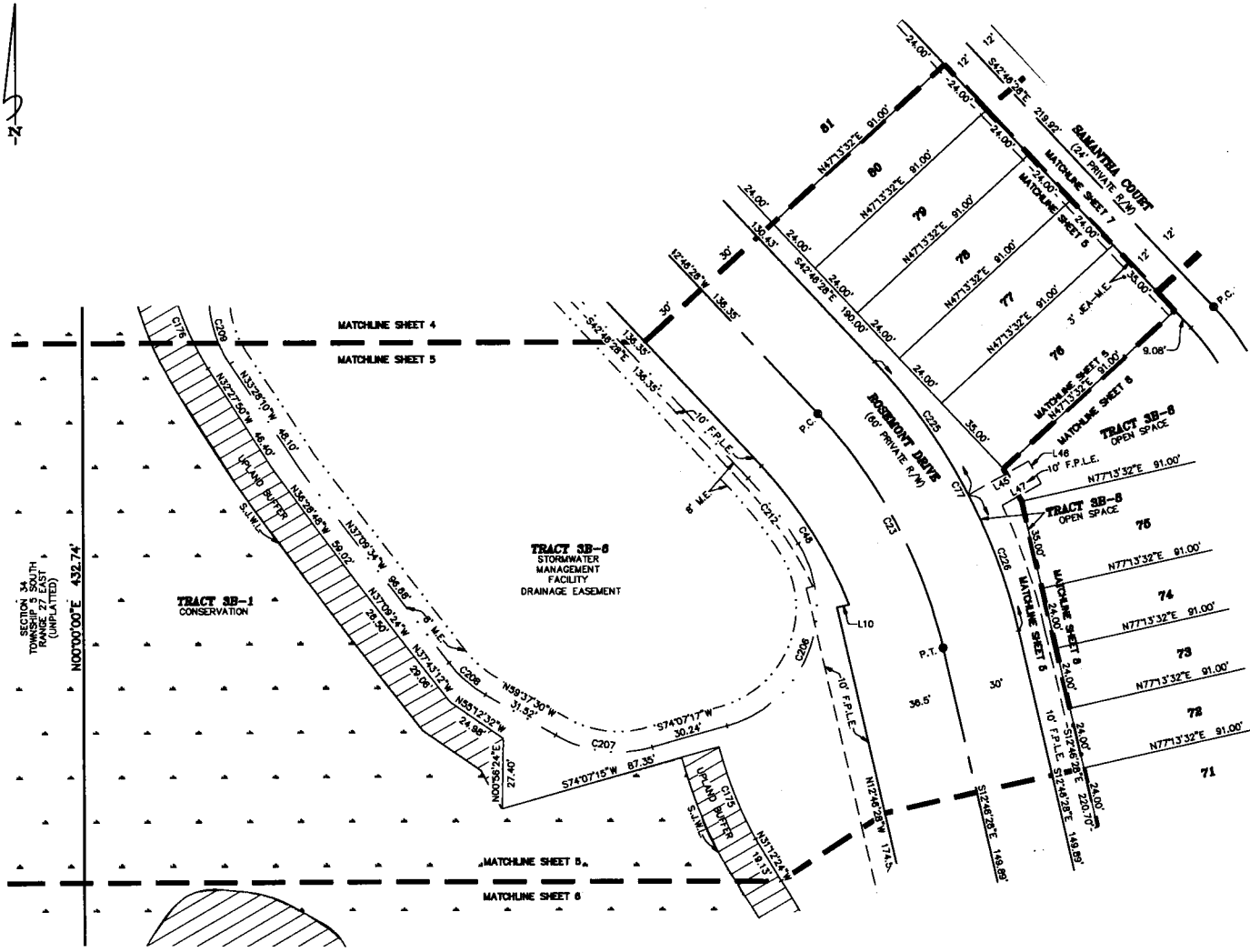
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE


SHEET 5 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

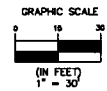
LINE TABLE		
LINE	BEARING	DISTANCE
L10	N77°13'32"E	4.71'
L45	S80°38'13"W	28.72'
L46	S29°21'47"E	10.00'
L47	S80°38'13"W	17.34'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C23	200.00'	104.72'	30°00'00"	N27°48'28"W	103.53'
C46	170.00'	84.32'	21°40'37"	N31°58'09"W	83.93'
C77	230.00'	120.43'	30°00'00"	S27°48'28"E	119.06'
C175	165.29'	38.66'	13°24'05"	N21°18'05"W	38.57'
C176	119.21'	38.44'	18°28'28"	N22°25'30"W	38.27'
C206	48.00'	88.48'	105°37'04"	S211°8'45"W	76.48'
C207	48.00'	38.75'	48°15'13"	N82°45'07"W	37.71'
C208	48.00'	18.82'	22°27'56"	N48°23'52"W	18.70'
C209	48.00'	27.72'	33°05'13"	N18°55'34"W	27.34'
C212	163.00'	32.08'	11°16'40"	S37°08'07"E	32.03'
C225	230.00'	63.79'	15°53'25"	N34°49'45"W	63.58'
C226	230.00'	56.84'	14°06'35"	N19°49'45"W	56.50'



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

 DENOTES WETLANDS




Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

 1810 E. 37th St.
 3850 CHORLEIGH POINT ROAD
 JACKSONVILLE, FLORIDA 32227
 (904) 380-2700
 WWW.CLARYASSOC.COM

Shearwater Phase 3B

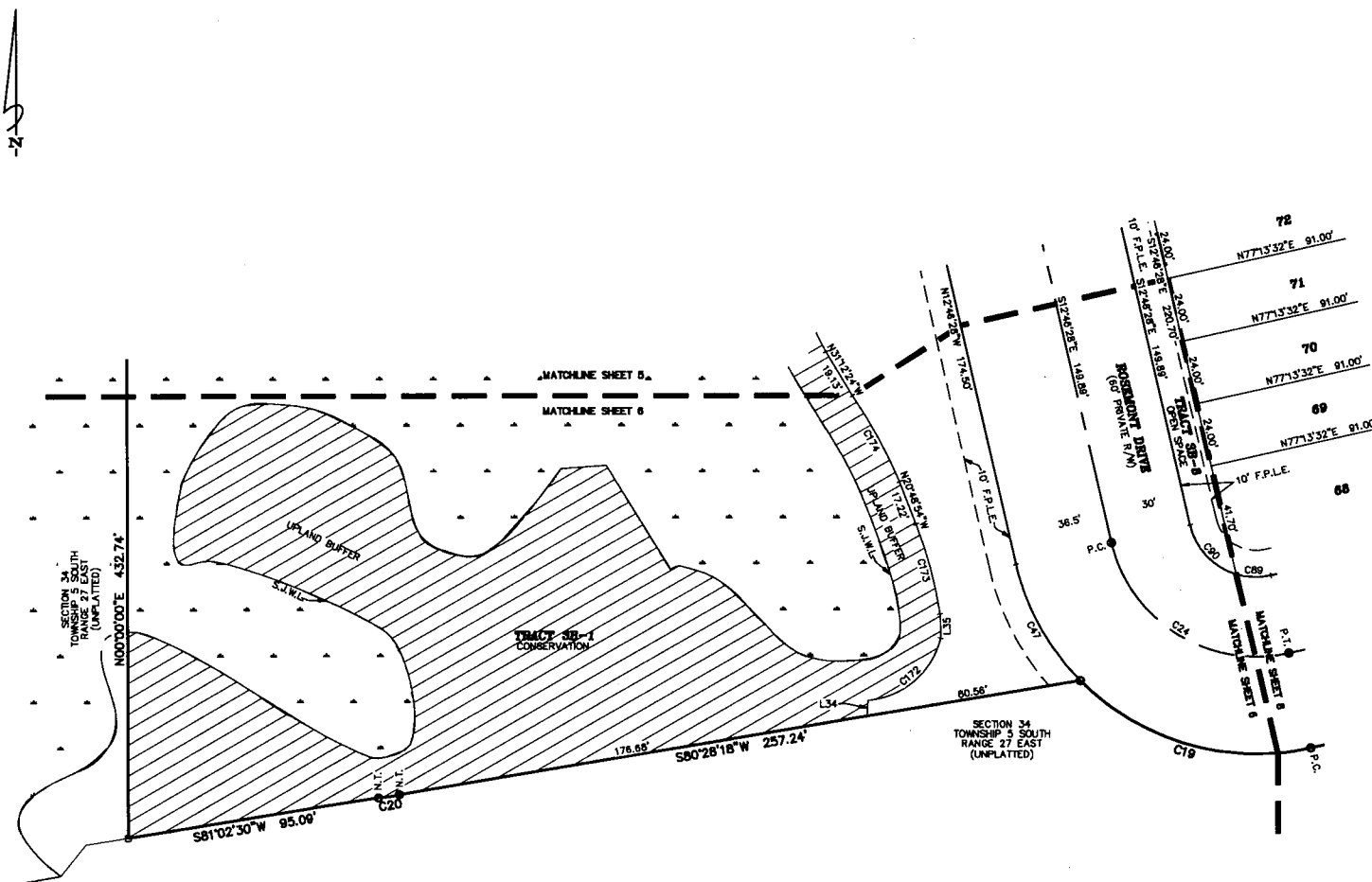
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

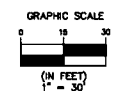
SHEET 6 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N02°33'28"E	5.96'
L35	N00°50'18"W	9.07'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C19	91.50'	93.27'	58°24'14"	N73°34'20"W	89.28'
C20	25.78'	7.82'	17°23'41"	S81°04'46"W	7.79'
C24	55.00'	86.39'	90°00'00"	S57°48'28"E	77.78'
C47	91.50'	50.46'	31°35'45"	N26°34'20"W	49.82'
C89	25.00'	12.99'	29°48'29"	N87°53'13"W	12.85'
C90	25.00'	26.28'	60°13'31"	N42°53'13"W	25.00'
C172	30.33'	38.32'	72°24'03"	N49°17'24"E	35.82'
C173	151.61'	34.85'	13°12'30"	N14°41'36"W	34.87'
C174	199.38'	36.78'	10°34'07"	N28°21'54"W	36.73'



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

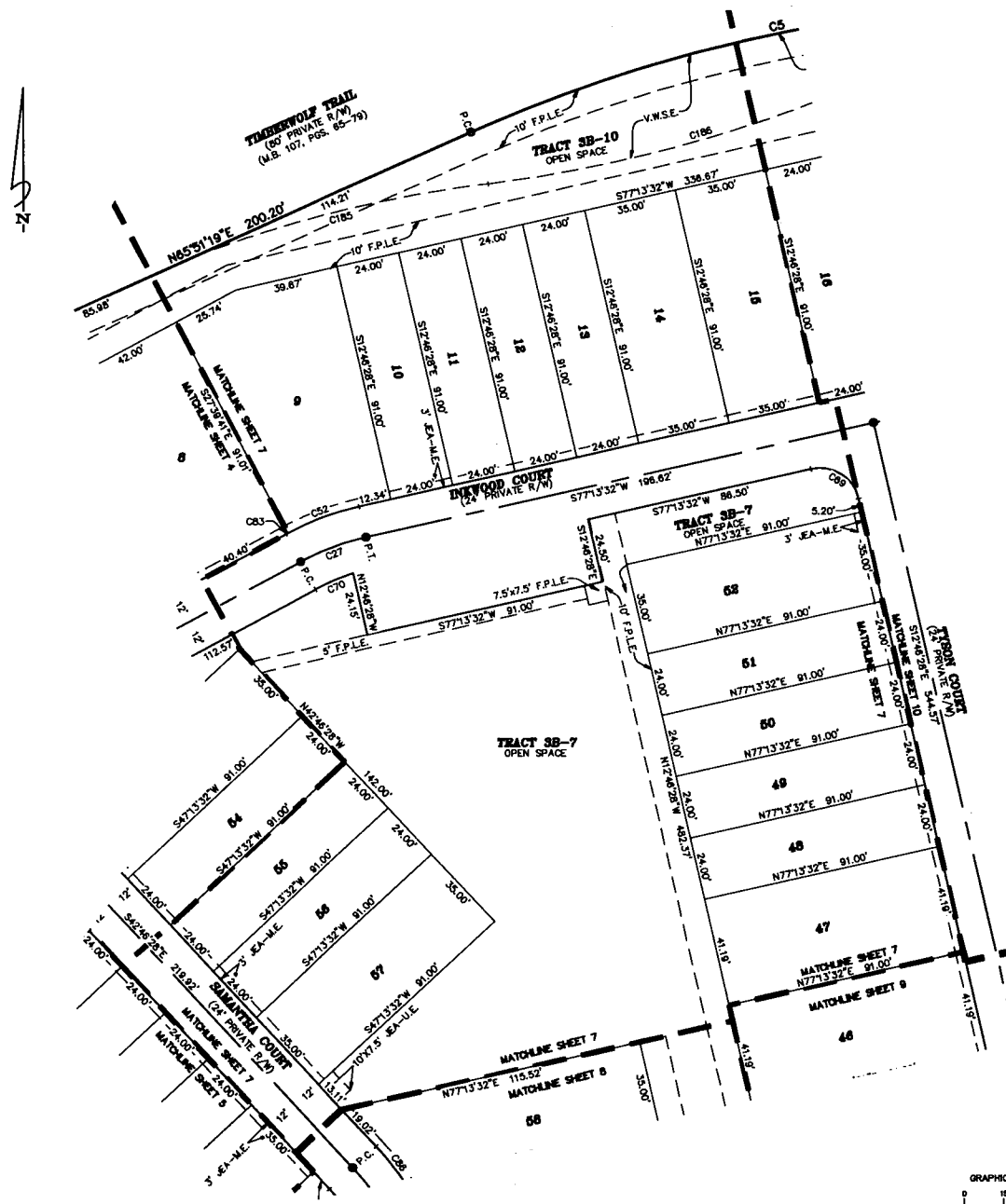



Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 181 NO. 3720
 3800 CHURCH POINT ROAD
 JACKSONVILLE, FLORIDA 32227
 (904) 280-2700
 WWW.CLARYASSOC.COM

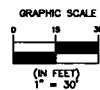
Shearwater Phase 3B



A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 7 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	560.00'	244.73'	25°02'21"	N78°22'28"E	242.79'
C27	100.00'	26.77'	15°20'15"	S89°33'25"W	26.69'
C52	112.00'	29.10'	14°53'13"	N89°46'58"E	29.02'
C89	15.00'	23.56'	90°00'00"	N57°46'28"W	21.21'
C70	88.00'	15.87'	101°2'07"	S66°59'21"W	15.85'
C83	112.00'	0.88'	0°27'02"	S62°06'48"W	0.88'
C86	112.00'	20.43'	10°27'09"	N37°32'53"W	20.40'
C185	486.00'	114.18'	13°27'38"	S76°15'42"W	113.91'
C186	514.00'	165.72'	18°28'22"	N73°49'20"E	165.00'



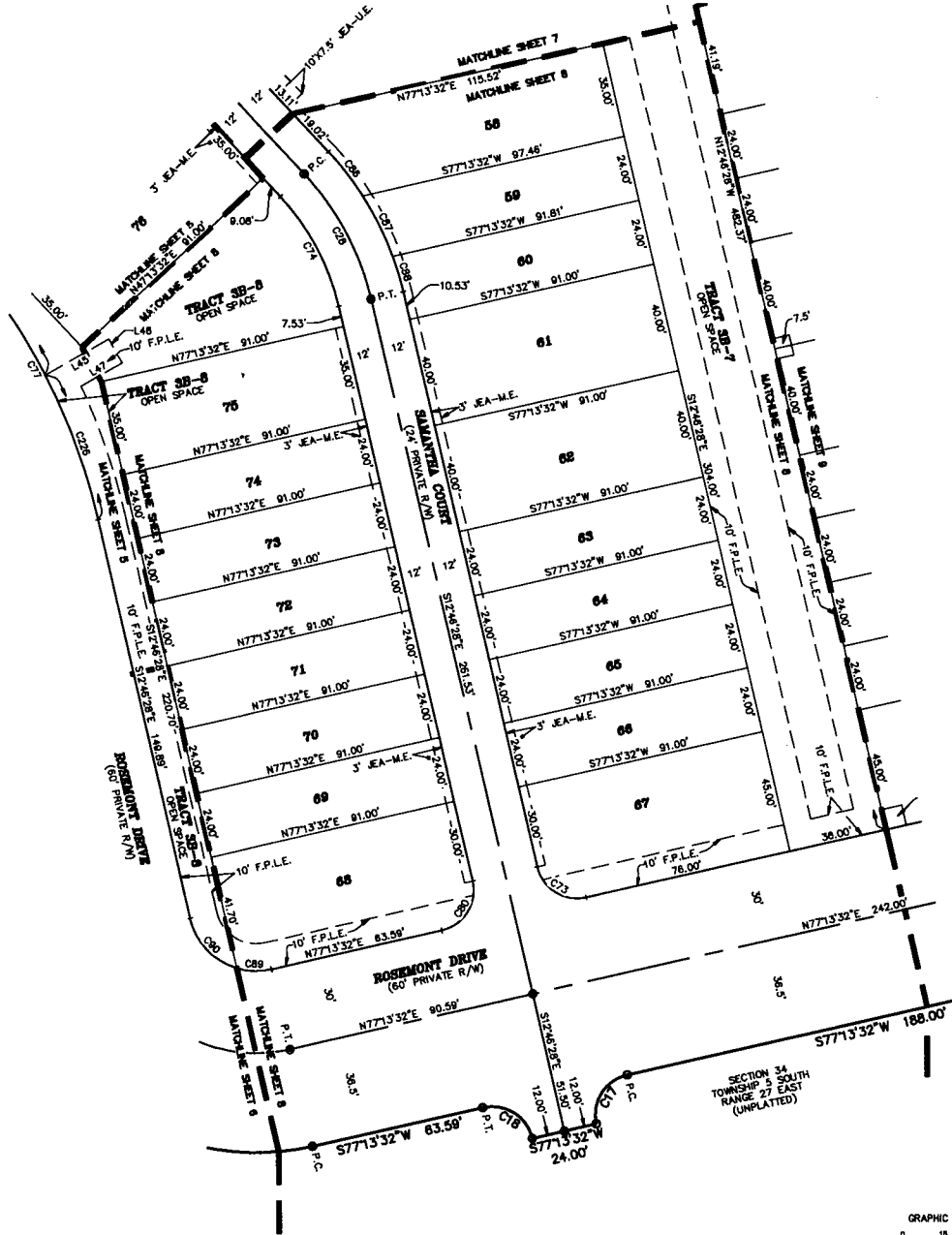
-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
-  DENOTES WETLANDS



Shearwater Phase 3B

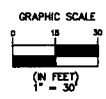
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 8 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	15.00'	23.56'	90°00'00"	S32°13'32"W	21.21'
C18	15.00'	23.56'	90°00'00"	N57°46'28"W	21.21'
C26	100.00'	52.36'	30°00'00"	N27°46'28"W	51.78'
C73	15.00'	23.56'	90°00'00"	S57°46'28"E	21.21'
C74	88.00'	46.08'	30°00'00"	N27°46'28"W	45.55'
C77	230.00'	120.43'	30°00'00"	S27°46'28"E	119.06'
C80	15.00'	23.56'	90°00'00"	N32°13'32"E	21.21'
C86	112.00'	20.43'	10°27'09"	N37°32'53"W	20.40'
C87	112.00'	24.70'	12°38'17"	N26°00'10"W	24.65'
C88	112.00'	13.51'	6°54'34"	N16°13'45"W	13.50'
C89	25.00'	12.98'	29°46'29"	N67°53'13"W	12.85'
C90	25.00'	26.28'	80°13'31"	N42°53'13"W	25.09'
C228	230.00'	56.64'	14°06'35"	N19°49'45"W	56.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	S80°36'13"W	26.72'
L46	S29°21'47"E	10.00'
L47	S80°36'13"W	17.34'



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

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS

 LB NO. 3731
 3300 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

Shearwater Phase 3B

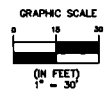
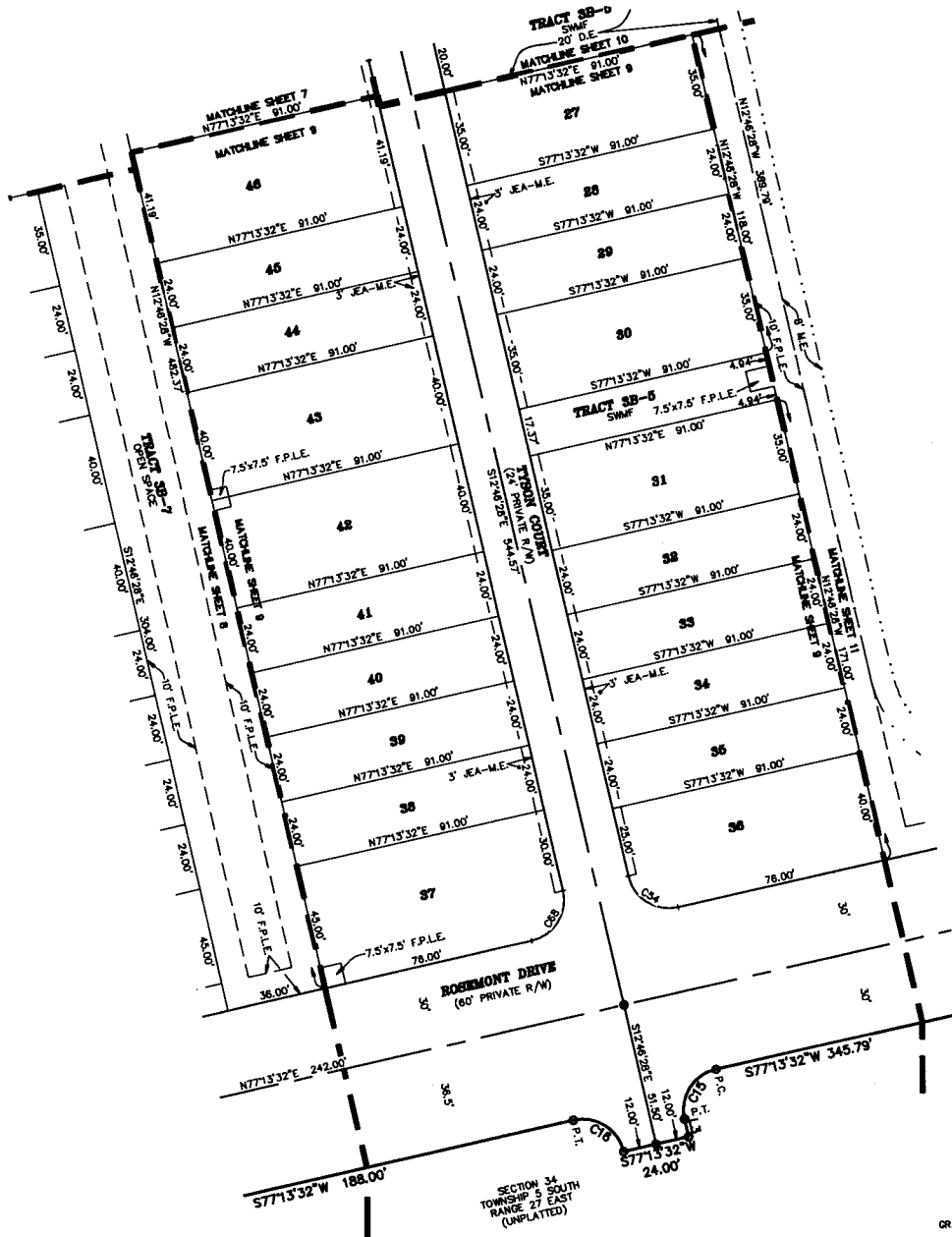
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

SHEET 9 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S12°48'28"E	8.50'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	15.00'	23.56'	90°00'00"	S32°13'32"W	21.21'
C16	15.00'	23.56'	90°00'00"	N57°48'28"W	21.21'
C54	15.00'	23.56'	90°00'00"	S57°48'28"E	21.21'
C68	15.00'	23.56'	90°00'00"	N32°13'32"E	21.21'



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



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3636 GROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32217
 (904) 280-2700
 WWW.CLARYASSOC.COM

Shearwater Phase 3B

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

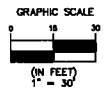
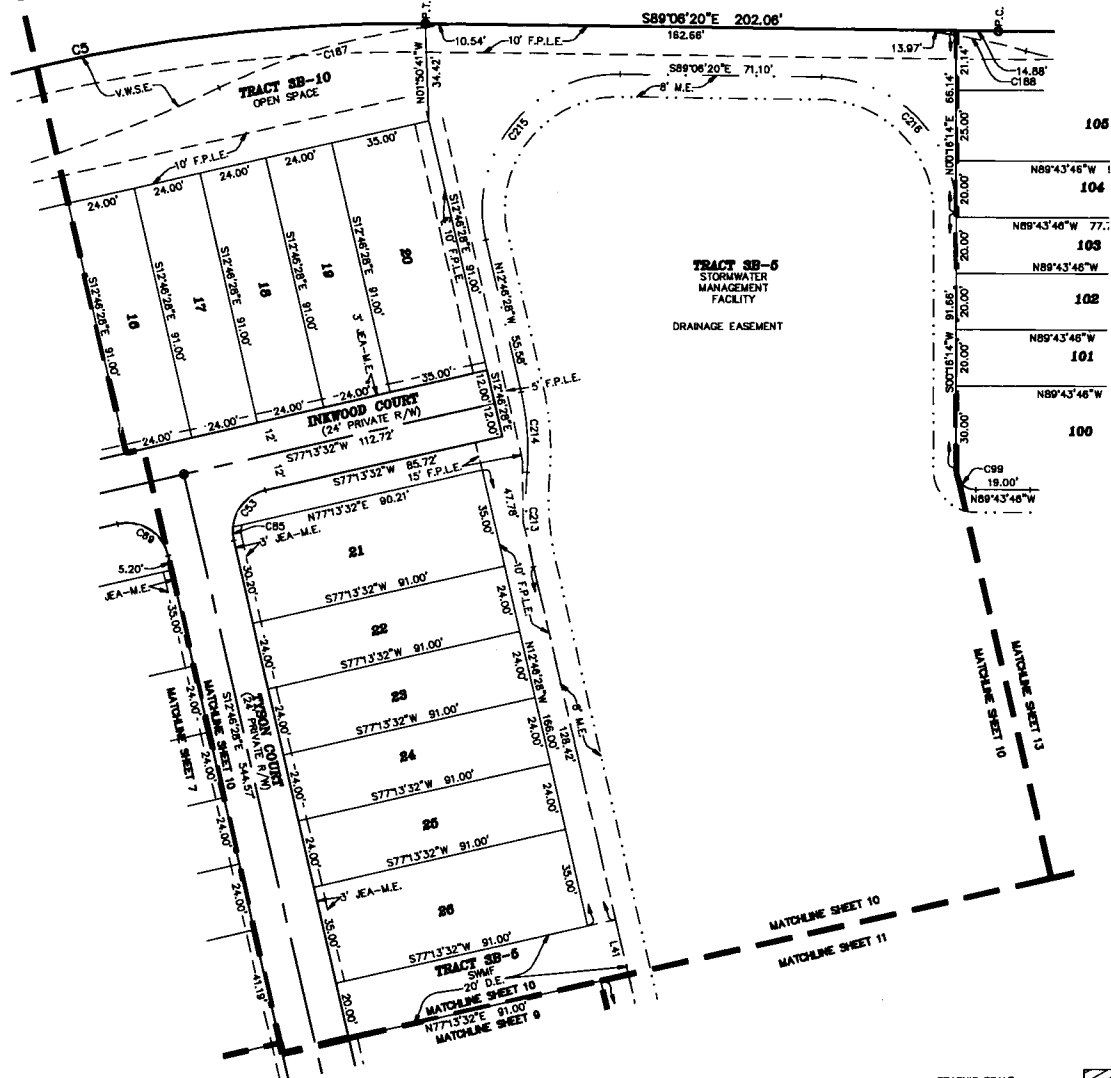
MAP BOOK PAGE

SHEET 10 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

TIMBERWOLF TRAIL
(80' PRIVATE R/W)
(M.B. 107, PGS. 65-79)

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N12°48'28"W	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	560.00'	244.73'	25°02'21"	N78°22'29"E	242.79'
C53	15.00'	18.68'	71°20'18"	S41°33'24"W	17.49'
C69	13.00'	23.56'	90°00'00"	N57°48'28"W	21.21'
C85	15.00'	4.89'	18°39'44"	N03°26'36"W	4.88'
C99	7.00'	11.00'	90°00'00"	N44°43'46"W	9.80'
C187	236.00'	86.91'	21°05'56"	S75°04'07"W	86.42'
C188	236.00'	39.36'	9°33'24"	N79°03'03"W	39.32'
C214	108.00'	33.80'	17°56'00"	N03°48'28"W	33.67'
C215	48.00'	86.85'	103°40'07"	N39°03'36"E	75.48'
C216	48.00'	74.88'	89°22'35"	S44°25'03"E	87.51'



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

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731
 3050 GROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32227
 (904) 280-2793
 WWW.CLARYASSOC.COM

Shearwater Phase 3B

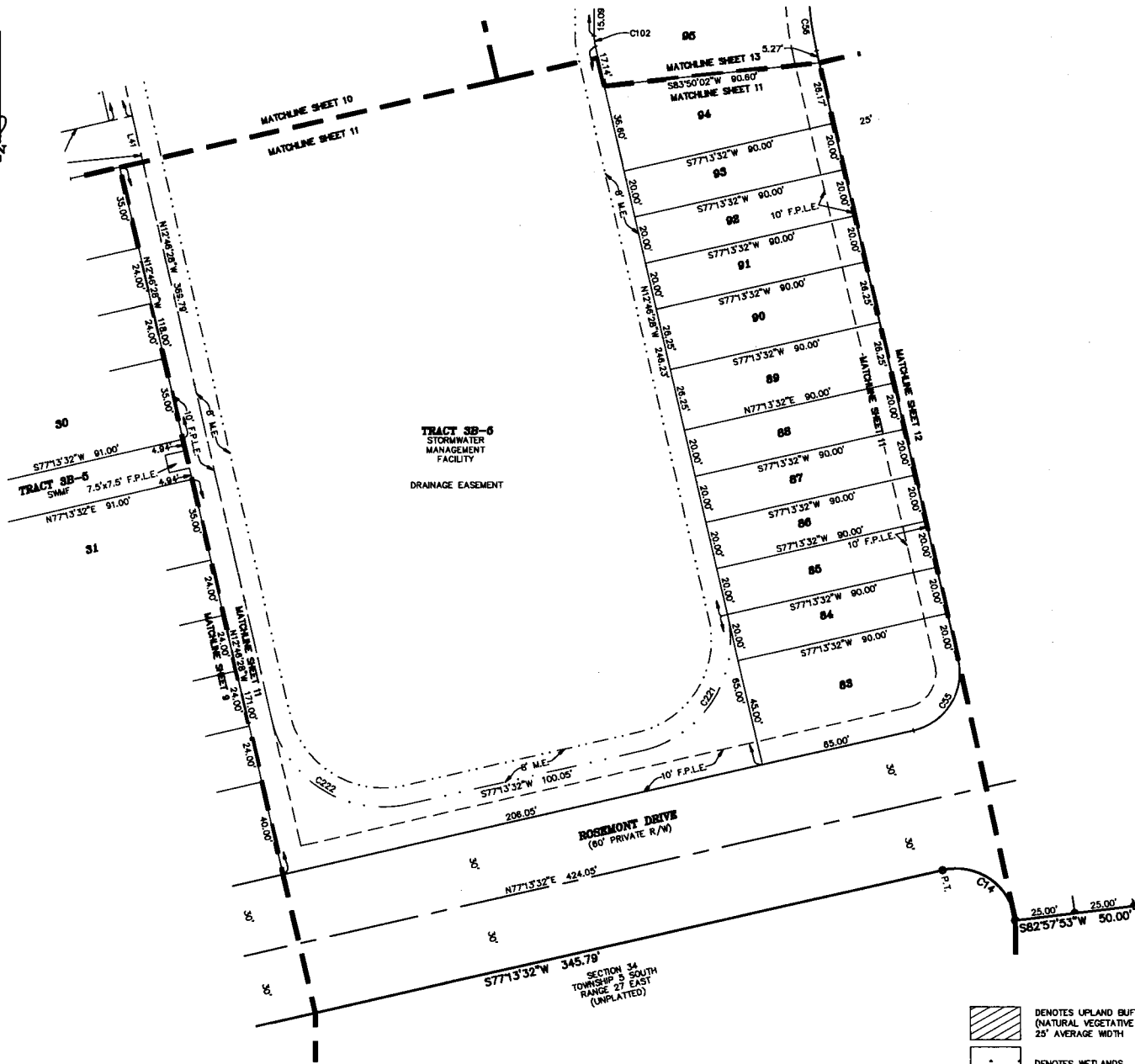
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE


SHEET 11 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N12°46'28"W	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	25.00'	41.77'	95°44'21"	N54°54'17"W	37.08'
C55	25.00'	39.27'	90°00'00"	N32°13'32"E	35.36'
C56	125.00'	21.25'	9°44'22"	N07°54'18"W	21.22'
C221	48.00'	75.40'	90°00'00"	S32°13'32"W	67.88'
C222	48.00'	75.40'	90°00'00"	N57°46'28"W	67.88'



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

 DENOTES WETLANDS

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

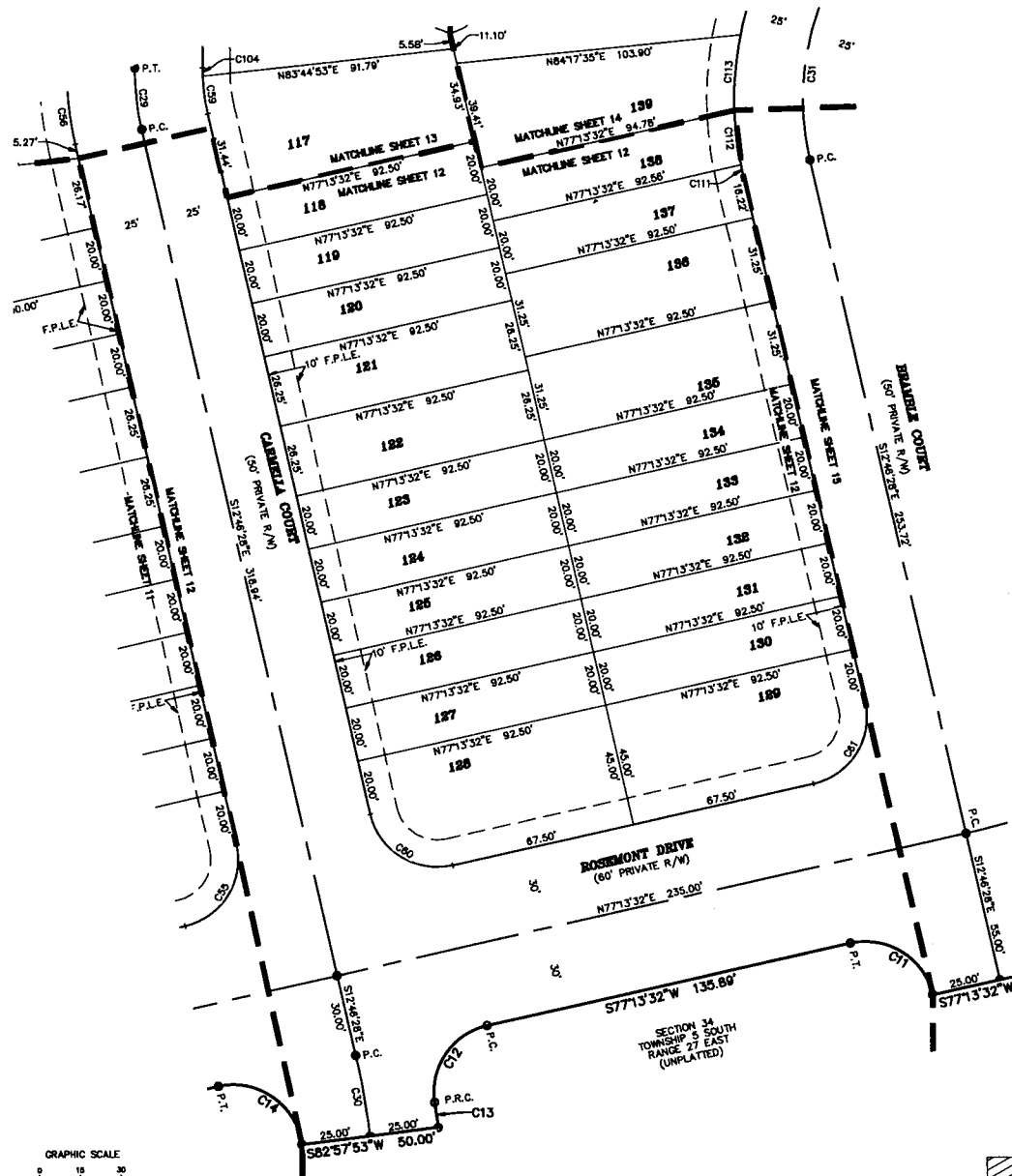
LB NO. 3733
3800 GROWN POINT ROAD
JACKSONVILLE, FLORIDA 32227
(904) 260-2700
WWW.CLARYASSOCIATES.COM

Shearwater Phase 3B

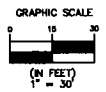
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE


SHEET 12 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	25.00'	39.27'	90°00'00"	N57°46'28"W	35.36'
C12	25.00'	37.48'	85°34'14"	S34°16'25"W	34.07'
C13	325.00'	9.32'	1°38'35"	S07°51'24"E	9.32'
C14	25.00'	41.77'	95°44'21"	N54°54'17"W	37.08'
C29	100.00'	22.77'	13°02'42"	S06°15'07"E	22.72'
C30	300.00'	30.05'	5°44'21"	N09°54'17"W	30.04'
C31	100.00'	63.58'	36°25'43"	S05°28'24"W	62.51'
C55	25.00'	38.27'	90°00'00"	N32°13'32"E	35.36'
C56	125.00'	21.25'	8°44'22"	N07°54'16"W	21.22'
C59	75.00'	14.00'	10°41'42"	S07°25'36"E	13.96'
C60	25.00'	38.27'	90°00'00"	S57°46'28"E	35.36'
C61	25.00'	38.27'	90°00'00"	N32°13'32"E	35.36'
C104	75.00'	3.08'	2°21'00"	N00°54'15"W	3.08'
C111	125.00'	3.78'	1°43'53"	S11°54'31"E	3.78'
C112	125.00'	20.15'	8°14'02"	S06°25'34"E	20.12'
C113	125.00'	27.96'	12°48'56"	S04°35'55"W	27.90'



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

 DENOTES WETLANDS



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LP NO. 3731
3000 CHURCH POINT ROAD
JACKSONVILLE, FLORIDA 32227
(904) 260-2700
WWW.CLARYASSOC.COM

Shearwater Phase 3B

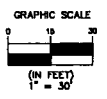
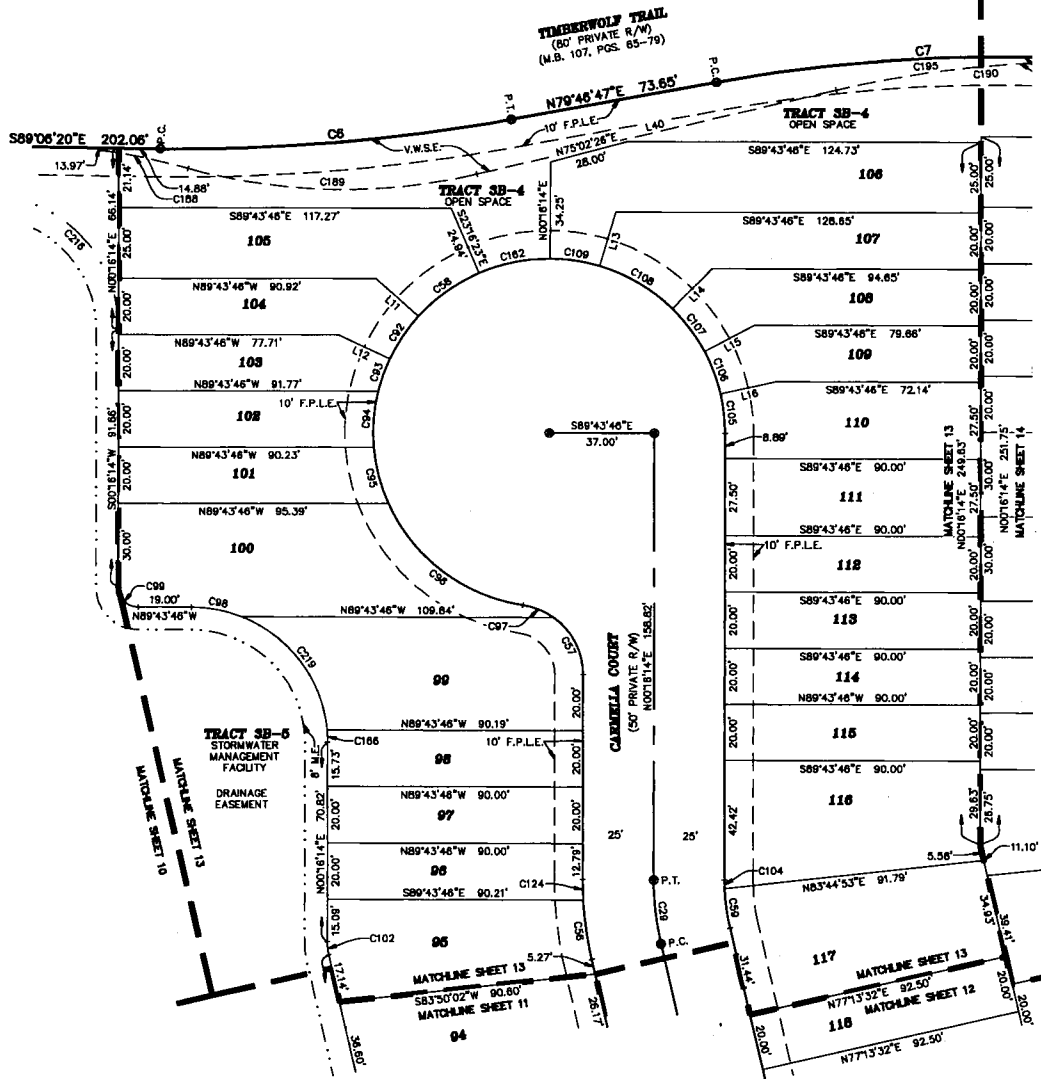
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE


SHEET 13 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N47°52'52"W	20.00'
L12	N64°41'20"W	20.00'
L13	N16°48'43"E	20.00'
L14	N44°39'04"E	20.00'
L15	N62°11'02"E	20.00'
L16	N77°09'20"E	20.00'
L40	S76°52'09"W	130.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	640.00'	124.15'	11°06'53"	N85°20'13"E	123.98'
C7	560.00'	553.30'	56°36'36"	S71°54'55"E	531.06'
C29	100.00'	22.77'	13°02'42"	S06°15'07"E	22.72'
C56	125.00'	21.25'	9°44'22"	N07°54'16"W	21.22'
C57	25.00'	23.80'	54°32'55"	N27°00'13"W	22.91'
C58	62.00'	26.63'	24°36'28"	N54°25'22"E	26.42'
C59	75.00'	14.00'	10°41'42"	S07°25'36"E	13.98'
C62	62.00'	18.19'	16°48'28"	S33°42'54"W	18.12'
C63	62.00'	12.25'	11°19'06"	S19°39'07"W	12.23'
C64	62.00'	20.15'	16°37'09"	S04°40'59"W	20.06'
C65	62.00'	20.75'	19°10'44"	S14°12'58"E	20.66'
C66	62.00'	62.04'	57°19'49"	S52°26'14"E	58.48'
C67	25.00'	11.72'	26°51'28"	S67°42'24"E	11.61'
C68	46.00'	16.08'	21°34'55"	N78°56'16"W	17.97'
C69	7.00'	11.00'	90°00'00"	N44°43'46"W	9.90'
C102	20.00'	4.55'	13°02'42"	N06°15'07"W	4.54'
C104	75.00'	3.06'	2°21'00"	N00°54'15"W	3.06'
C105	62.00'	14.19'	13°06'54"	N06°17'13"W	14.18'
C106	62.00'	16.20'	14°58'19"	N20°19'49"W	16.18'
C107	62.00'	18.97'	17°31'58"	N36°34'57"W	18.90'
C108	62.00'	30.12'	27°50'21"	N59°16'07"W	29.83'
C109	62.00'	17.64'	16°16'18"	N81°20'26"W	17.56'
C124	125.00'	7.21'	3°16'20"	S01°22'55"E	7.21'
C182	62.00'	25.73'	23°46'48"	S76°13'01"W	25.55'
C166	46.00'	4.28'	5°06'12"	N02°16'51"W	4.27'
C188	236.00'	39.36'	9°33'24"	N79°03'03"W	39.32'
C189	204.00'	102.75'	28°51'30"	S88°42'06"E	101.67'
C190	386.00'	106.32'	15°46'52"	S84°45'35"W	105.99'
C195	560.00'	148.30'	15°10'23"	S67°21'56"W	147.87'
C216	46.00'	74.88'	89°22'35"	S44°25'03"E	87.51'
C219	46.00'	53.04'	63°18'53"	S36°29'24"E	50.36'



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

 DENOTES WETLANDS

 Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LIC. NO. 3731
3636 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32217
(904) 280-2700
WWW.CLARYASSOC.COM

Shearwater Phase 3B

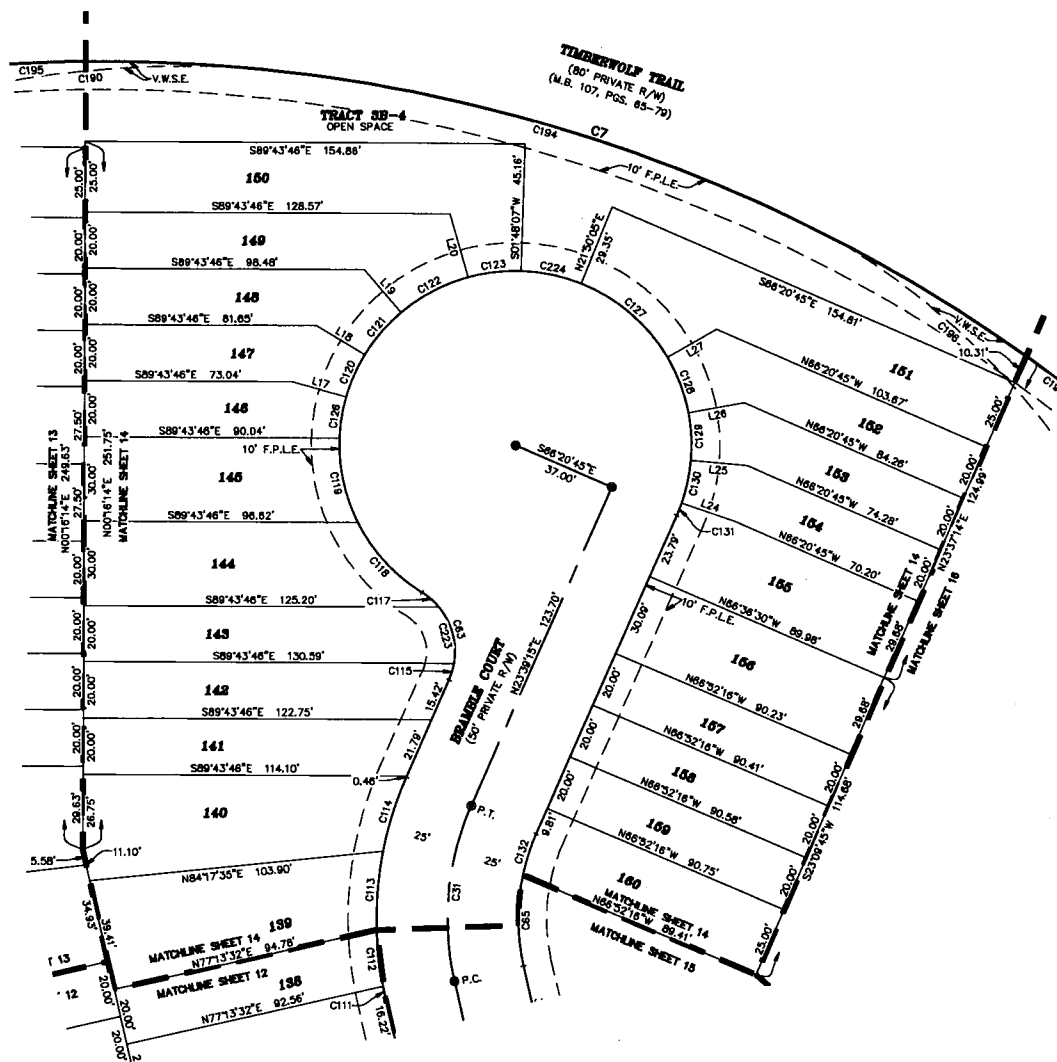
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE


SHEET 14 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L17	S74°04'39"E	20.00'
L18	S58°49'09"E	20.00'
L19	S40°28'36"E	20.00'
L20	S15°39'19"E	23.40'
L24	N70°45'15"W	20.00'
L25	N85°03'19"W	20.00'
L26	S79°16'29"W	20.00'
L27	S59°41'51"W	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	560.00'	533.30'	56°36'38"	S71°54'55"E	531.06'
C31	100.00'	63.98'	36°25'43"	S05°26'24"W	62.51'
C63	25.00'	35.52'	81°24'23"	N17°02'56"W	32.61'
C65	75.00'	32.41'	24°45'23"	S00°23'46"E	32.15'
C111	125.00'	3.78'	1°43'53"	S11°34'31"E	3.78'
C112	125.00'	20.15'	97°4'02"	S06°25'34"E	20.12'
C113	125.00'	27.98'	12°48'58"	S04°35'55"W	27.90'
C114	125.00'	27.59'	12°38'53"	S17°19'49"W	27.54'
C115	25.00'	6.11'	13°59'39"	S16°39'26"W	6.09'
C117	25.00'	6.06'	18°27'54"	S48°31'10"E	6.02'
C118	62.00'	33.87'	31°18'01"	S42°06'03"E	33.45'
C119	62.00'	31.04'	28°40'56"	S12°06'30"E	30.71'
C120	62.00'	16.51'	151°5'30"	S23°33'08"W	16.46'
C121	62.00'	19.85'	18°20'33"	S40°21'08"W	19.78'
C122	62.00'	28.89'	24°49'17"	S81°56'02"W	28.65'
C123	62.00'	18.89'	17°27'26"	S83°04'24"W	18.82'
C126	62.00'	14.81'	13°41'23"	S09°04'40"W	14.76'
C127	62.00'	40.97'	37°51'45"	N49°14'02"W	40.23'
C128	62.00'	21.18'	19°34'38"	N20°30'50"W	21.08'
C129	62.00'	16.96'	15°40'12"	N02°53'25"W	16.90'
C130	62.00'	15.48'	147°8'03"	N12°05'43"E	15.43'
C131	62.00'	4.77'	4°24'30"	N21°27'00"E	4.77'
C132	75.00'	15.28'	11°40'20"	N17°49'05"E	15.25'
C190	386.00'	106.32'	15°46'52"	S84°45'35"W	105.98'
C193	560.00'	164.63'	18°53'24"	N53°03'19"W	163.79'
C194	560.00'	220.37'	22°32'49"	N73°46'26"W	218.95'
C196	267.67'	101.85'	21°47'08"	N46°01'42"W	101.24'
C223	25.00'	21.36'	48°56'50"	N14°48'48"W	20.71'
C224	62.00'	21.68'	20°01'58"	N78°10'54"W	21.57'



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

 DENOTES WETLANDS



Shearwater Phase 3B

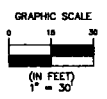
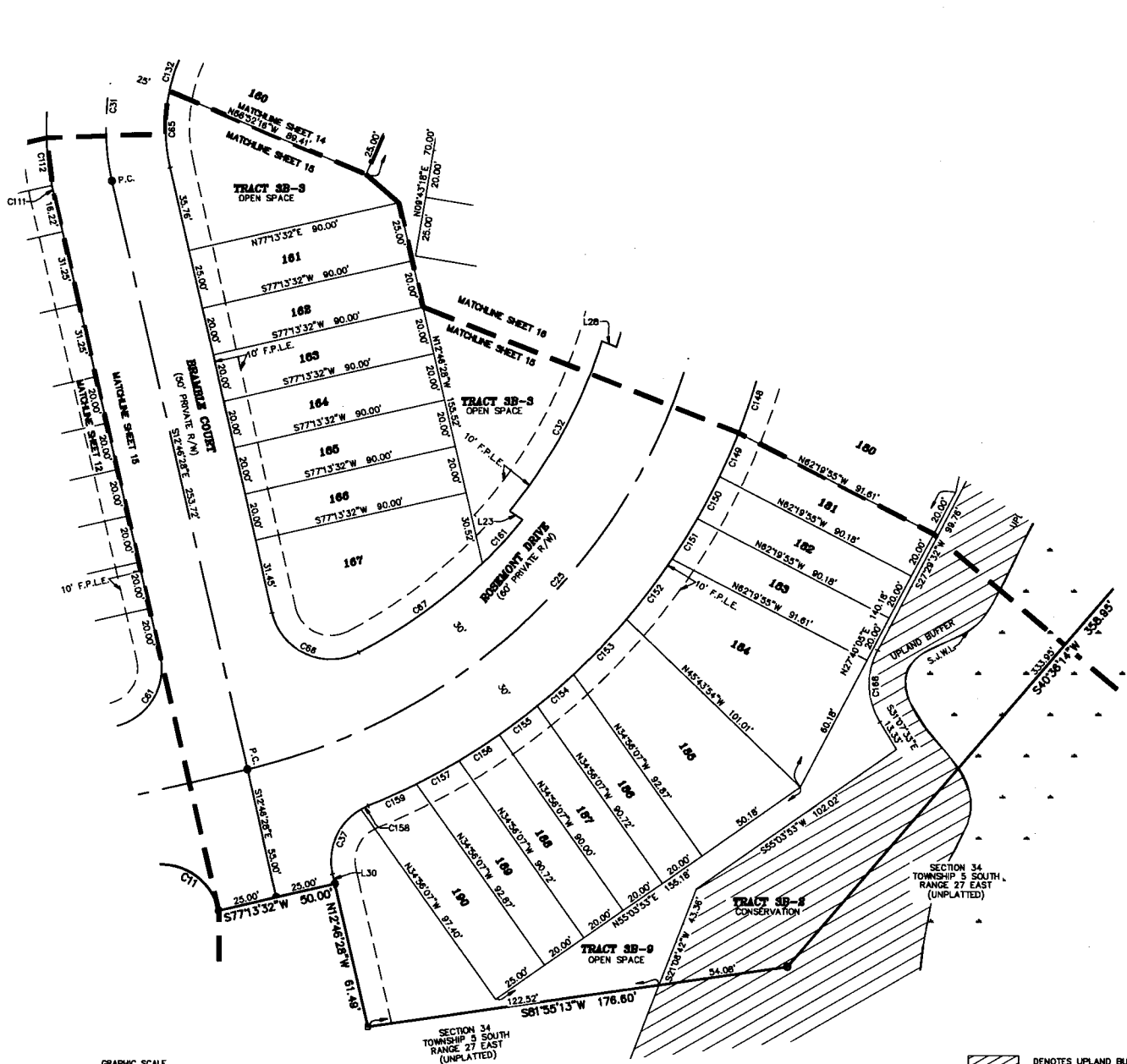
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE


SHEET 15 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N55°04'02"W	6.52'
L28	S68°05'25"E	6.52'
L30	S12°48'28"E	4.13'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	25.00'	39.27'	90°00'00"	N57°48'28"W	35.36'
C25	250.00'	310.39'	71°06'11"	N41°39'27"E	290.84'
C31	100.00'	63.58'	36°25'43"	S05°26'24"W	62.51'
C32	213.50'	81.56'	21°53'16"	N28°25'16"E	81.06'
C37	25.00'	31.78'	72°51'26"	S23°39'15"W	28.68'
C61	25.00'	39.27'	90°00'00"	N32°13'32"E	35.36'
C65	75.00'	32.41'	24°45'23"	S00°23'46"E	32.15'
C66	25.00'	45.75'	104°51'26"	S65°12'10"E	36.63'
C67	220.00'	63.96'	16°39'30"	N54°02'22"E	63.74'
C111	125.00'	3.78'	1°43'53"	S11°54'31"E	3.78'
C112	125.00'	20.15'	9°14'02"	S08°25'34"E	20.12'
C132	75.00'	15.28'	11°40'20"	N17°48'05"E	15.25'
C148	280.00'	30.93'	6°19'43"	N18°21'11"E	30.91'
C149	280.00'	20.06'	4°06'14"	N23°34'09"E	20.05'
C150	280.00'	20.00'	4°05'36"	N27°40'05"E	20.00'
C151	280.00'	20.06'	4°06'14"	N31°46'00"E	20.05'
C152	280.00'	31.77'	8°30'04"	N37°04'09"E	31.75'
C153	280.00'	31.92'	8°31'54"	N43°35'08"E	31.90'
C154	280.00'	20.12'	4°07'02"	N48°54'36"E	20.12'
C155	280.00'	20.02'	4°05'46"	N53°01'00"E	20.01'
C156	280.00'	20.02'	4°05'46"	N57°08'45"E	20.01'
C157	280.00'	20.12'	4°07'02"	N61°13'09"E	20.12'
C158	25.00'	3.36'	7°42'27"	N63°56'12"E	3.36'
C159	280.00'	22.05'	4°30'45"	N65°32'03"E	22.05'
C161	220.00'	24.87'	6°28'35"	N42°28'20"E	24.85'
C168	30.13'	31.59'	60°04'32"	S01°46'28"E	30.17'



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

 DENOTES WETLANDS

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

18 NO. 3731
3620 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2763
WWW.CLARYASSOC.COM

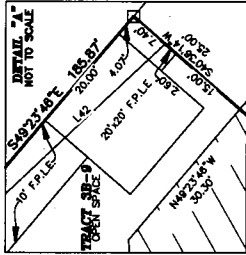
Shearwater Phase 3B

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

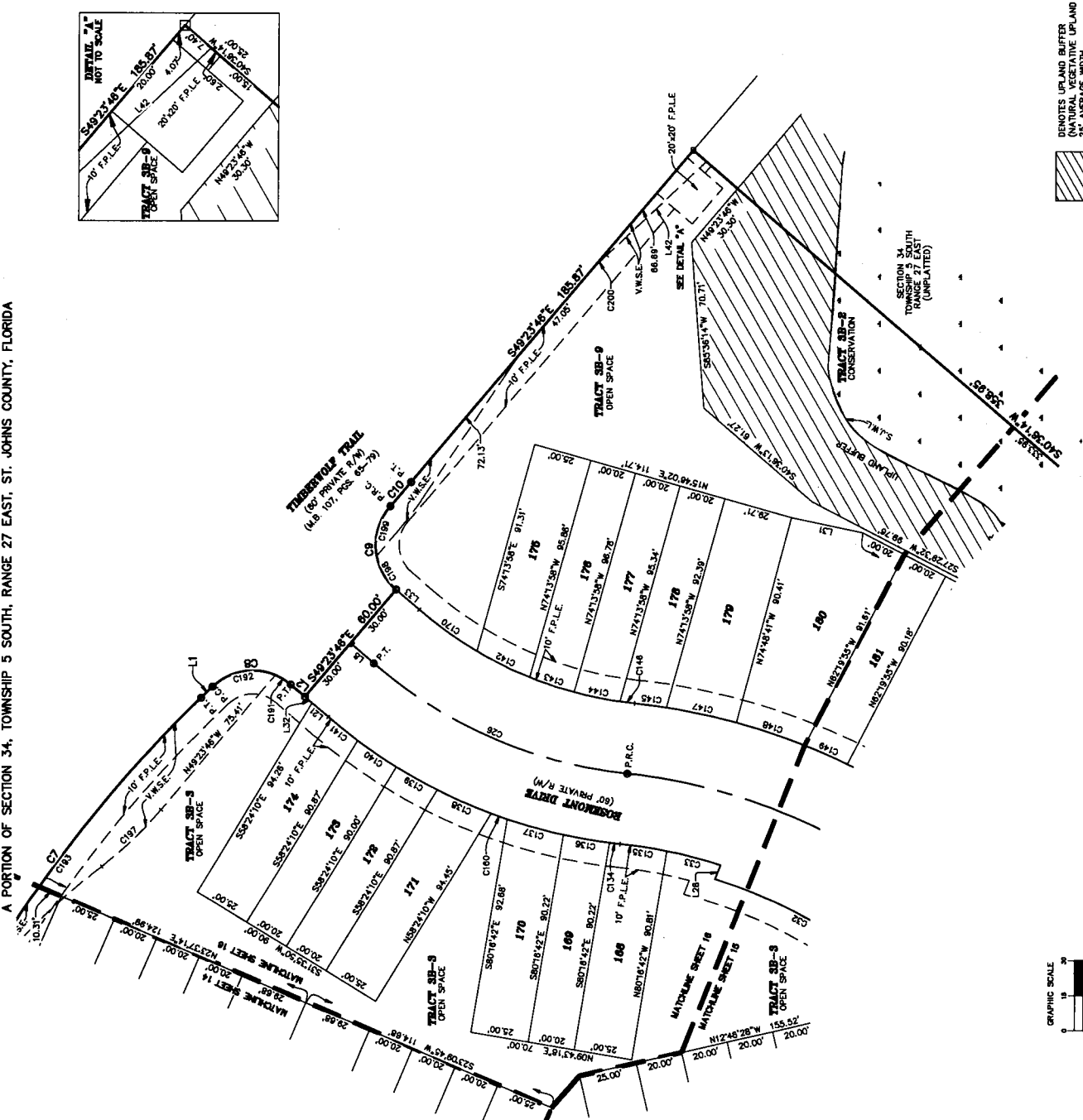
MAP BOOK PAGE

SHEET 16 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE	BEARING	DISTANCE
L1	S43°36'37"E	6.78'
L2	S40°36'14"W	8.02'
L3	N40°36'14"E	13.17'
L21	S40°36'14"W	9.11'
L31	S12°06'31"W	31.16'
L32	N40°36'14"E	4.08'
L42	N42°27'25"W	58.31'



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	560.00'	553.30'	58.3636°	S71°54'55"E	531.06'
C8	25.00'	36.75'	84.1251°	S01°30'12"E	33.53'
C9	25.00'	36.67'	80°55'36"	N86°04'02"E	35.84'
C10	840.00'	13.58'	0°55'36"	S48°55'58"E	13.58'
C26	200.00'	120.48'	34°30'53"	S23°26'47"W	118.87'
C33	230.00'	23.79'	61°1'48"	N14°30'37"E	23.78'
C134	230.00'	4.58'	1°08'28"	S08°39'34"W	4.58'
C135	230.00'	20.44'	5°19'22"	S08°45'02"W	20.43'
C136	230.00'	20.01'	4°59'02"	S09°43'16"W	20.00'
C137	230.00'	25.13'	6°15'40"	S15°20'38"W	25.12'
C138	230.00'	25.27'	6°17'36"	S23°27'42"W	25.25'
C139	230.00'	20.03'	4°59'18"	S09°08'11"W	20.02'
C140	230.00'	20.03'	4°59'18"	S34°05'28"W	20.02'
C141	230.00'	16.13'	4°01'05"	S38°35'41"W	16.13'
C142	170.00'	25.43'	8°34'10"	N28°03'50"E	25.41'
C143	170.00'	20.03'	6°45'00"	N19°24'00"E	20.02'
C144	170.00'	20.08'	6°45'44"	N11°36'43"E	20.05'
C145	260.00'	13.76'	2°48'59"	N07°28'51"E	13.76'
C146	170.00'	6.45'	2°10'30"	N07°10'36"E	6.45'
C147	260.00'	30.70'	6°16'58"	N12°02'50"E	30.68'
C148	260.00'	30.83'	6°19'43"	N12°21'11"E	30.81'
C149	260.00'	20.08'	4°05'14"	N23°34'09"E	20.05'
C180	230.00'	7.39'	1°30'23"	S19°23'40"W	7.39'
C170	170.00'	30.42'	10°15'14"	N32°28'38"E	30.38'
C181	25.00'	7.80'	1°52'00"	N31°40'14"E	7.78'
C182	25.00'	28.93'	86°20'51"	N10°26'12"W	27.36'
C183	560.00'	184.63'	18°33'24"	N33°03'19"W	183.79'
C187	164.00'	35.08'	12°15'37"	S43°15'58"E	35.03'
C188	25.00'	16.66'	38°52'38"	S60°02'33"W	16.64'
C189	25.00'	22.71'	52°02'56"	N74°29'38"W	21.84'
C200	266.00'	6.39'	1°43'15"	N43°49'03"W	6.39'



DENOTES UPLAND BUFFER
IN THE UPLAND BUFFER
20' AVERAGE WIDTH

DENOTES WETLANDS

