

RESOLUTION NO. 2022-146
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 3C.

WHEREAS, WFC ASHFORD MILLS OWNER VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Shearwater Phase 3C.

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 \$1,434,447.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$437,726.00 is 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 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 17 day of May, 2022.

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

BY: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 5/19/22



Shearwater Phase 3C

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CAPTION

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY CORNER OF THE SOUTHERLY TERMINUS OF SHEARWATER PARKWAY, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A, AS RECORDED IN MAP BOOK 107, PAGES 85 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTHEASTERLY, NORTHERLY, SOUTHEASTERLY, EASTERLY AND NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID PLAT OF SHEARWATER PHASE 3A, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 284.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°31'28" EAST, 279.92 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 68°14'15" EAST, 192.48 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: 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 68°45'45" EAST, 35.36 FEET; COURSE NO. 4: NORTH 68°14'15" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, 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 23°14'14" EAST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 68°14'15" EAST, 148.08 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 7: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 471.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°00'07" EAST, 480.48 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 8: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°05'44" EAST, 32.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 9: SOUTH 71°52'32" EAST, 6.13 FEET; COURSE NO. 10: NORTH 18°07'28" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 11: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°38'22" WEST, 34.87 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY AND AN EASTERLY LINE OF THE PLAT OF SHEARWATER PHASE 2D, AS RECORDED IN MAP BOOK 101, PAGES 18 THROUGH 34, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTHERLY, EASTERLY AND WESTERLY, ALONG SAID EASTERLY LINE OF THE PLAT OF PLAT OF SHEARWATER PHASE 2D, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 62.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°46'30" EAST, 62.27 FEET; COURSE NO. 2: SOUTH 82°22'20" EAST, 66.10 FEET; COURSE NO. 3: NORTH 07°37'40" EAST, 75.00 FEET; COURSE NO. 4: NORTH 82°22'20" WEST, 66.10 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 47.88 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°08'04" EAST, 47.87 FEET; COURSE NO. 6: NORTH 78°35'28" EAST, 245.94 FEET; THENCE SOUTH 86°01'22" EAST, 348.03 FEET; THENCE SOUTH 02°24'52" EAST, 300.49 FEET; THENCE SOUTH 13°23'42" WEST, 1277.36 FEET; THENCE NORTH 90°00'00" WEST, 1403.35 FEET; THENCE NORTH 09°53'23" EAST, 56.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 640.00 FEET, AN ARC DISTANCE OF 157.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°31'57" EAST, 156.83 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°49'29" WEST, 227.75 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 270.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°59'34" EAST, 268.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 42.24 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.P. 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 3C 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 4564



Shearwater Phase 3C

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 10 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 3C, 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 AMALIA WAY, OLIVA WAY, RUSHING DRIVE, SHIPMAN COURT AND VICTORY COURT, ARE HEREBY DEDICATED TO THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, (THE "COD"), 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 COD 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 COD ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS.

TITLE TO TRACTS 3C-1, 3C-2, 3C-3, 3C-4, 3C-5, 3C-6 AND 3C-7 (FUTURE DEVELOPMENT), TRACTS 3C-8 AND 3C-11 (STORMWATER MANAGEMENT FACILITY), TRACTS 3C-9, 3C-10 AND 3C-13 (OPEN SPACE), 3C-12 (DRAINAGE, LANDSCAPE, UTILITIES, OPEN SPACE), AND TRACTS 3C-14 AND 3C-15 (CONSERVATION), 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 "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 HEREIN 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 POLITIC 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: _____

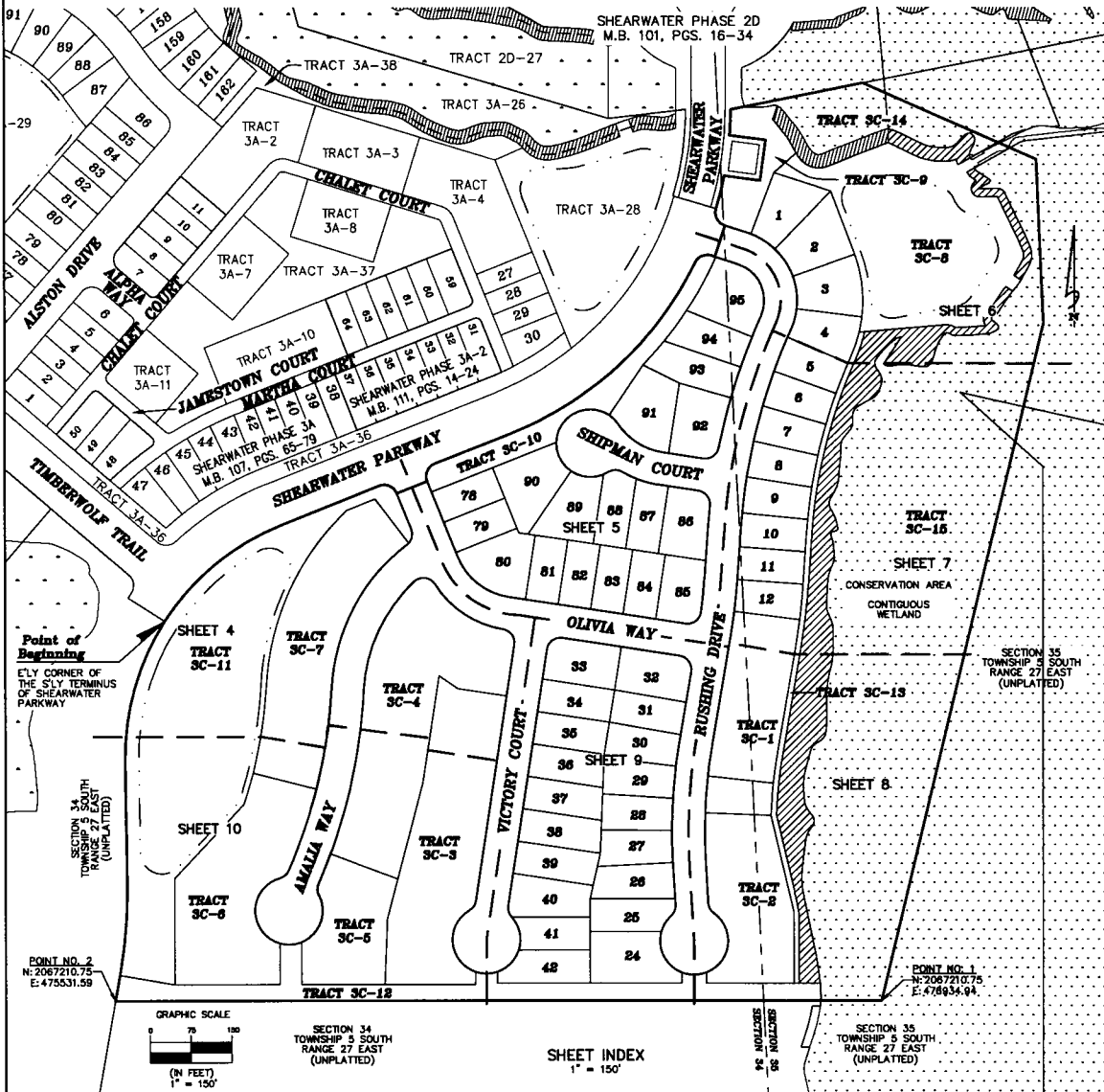
PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____



Shearwater Phase 3C

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 3 OF 10 SHEETS
40 LOTS AND 15 TRACTS IN THIS PHASE

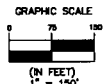


General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF THE PLAT OF SHEARWATER PHASE 2C, RECORDED IN M.B. 96, PGS. 40-52 AS 58°06'30"E, 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 GEOOTIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBEM 2), AND (ELLZEY), DURBEM 2 N 209233.8352 E 509877.0129 ELLZEY N 2030457.8959 E 524884.1854 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT | NORTHING | EASTING | DESCRIPTION |
|-------|------------|-----------|------------------------------|
| 1 | 2067210.75 | 476934.84 | PRM-SE CORNER OF TRACT 3C-15 |
| 2 | 2067210.75 | 475531.59 | PRM-SW CORNER OF TRACT 3C-12 |
- 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 (A&U.E.) 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.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

O.R.B. 4825, PAGE 418	EASEMENT - CONSERVATION	DOES NOT AFFECT PLATTED LANDS
O.R.B. 4715, PAGE 143	EASEMENT - CONSERVATION	AFFECTS, SHOWN HEREON
O.R.B. 4744, PAGE 1750	NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT	BLANKETS PLATTED LANDS
O.R.B. 4888, PAGE 1080	EASEMENT - CONSERVATION	AFFECTS, SHOWN HEREON
O.R.B. 5482, PAGE 854	EASEMENT - CONSERVATION	AFFECTS, SHOWN HEREON



SECTION 34
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

SHEET INDEX
1" = 150'

SECTION 35
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

LEGEND

- | | | | | | |
|----------|------------------------------------|----------|--|---------------|--|
| R/W | = RIGHT OF WAY | U.E. | = UTILITY EASEMENT | [Hatched Box] | DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH |
| M.B. | = MAP BOOK | M.E. | = MAINTENANCE EASEMENT | [Dotted Box] | DENOTES STATE JURISDICTIONAL WETLANDS |
| O.R.B. | = OFFICIAL RECORDS BOOK | JEA-U.E. | = JEA UTILITY EASEMENT | | |
| Pg(S). | = PAGE(S) | JEA-M.E. | = JEA METER EASEMENT | | |
| CH | = CHORD DISTANCE | CI | = TABULATED CURVE DATA | | |
| R | = RADIUS | LI | = TABULATED LINE DATA | | |
| Δ | = DELTA ANGLE | ATB | = APPROXIMATE TOP OF BANK | | |
| L | = ARC LENGTH | S.J.W.L. | = STATE JURISDICTIONAL WETLAND LINE | | |
| R.P. | = RADIUS POINT | V.W. | = VARIABLE WIDTH | | |
| C | = CENTERLINE | T.L.O. | = THE LINE ONLY | | |
| P.C. | = POINT OF CURVATURE | A&U.E. | = ACCESS AND UTILITY EASEMENT | | |
| P.T. | = POINT OF TANGENCY | □ | = PRM 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731 | | |
| N.T. | = POINT OF NON-TANGENCY | ○ | = PRM 3/8" IRON ROD WITH CAP "P.R.M. LB 3731" | | |
| (R) | = RADIAL TO LOT LINE | ● | = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731 | | |
| D.E. | = DRAINAGE EASEMENT | | | | |
| F.P.L.E. | = FLORIDA POWER AND LIGHT EASEMENT | | | | |

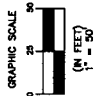
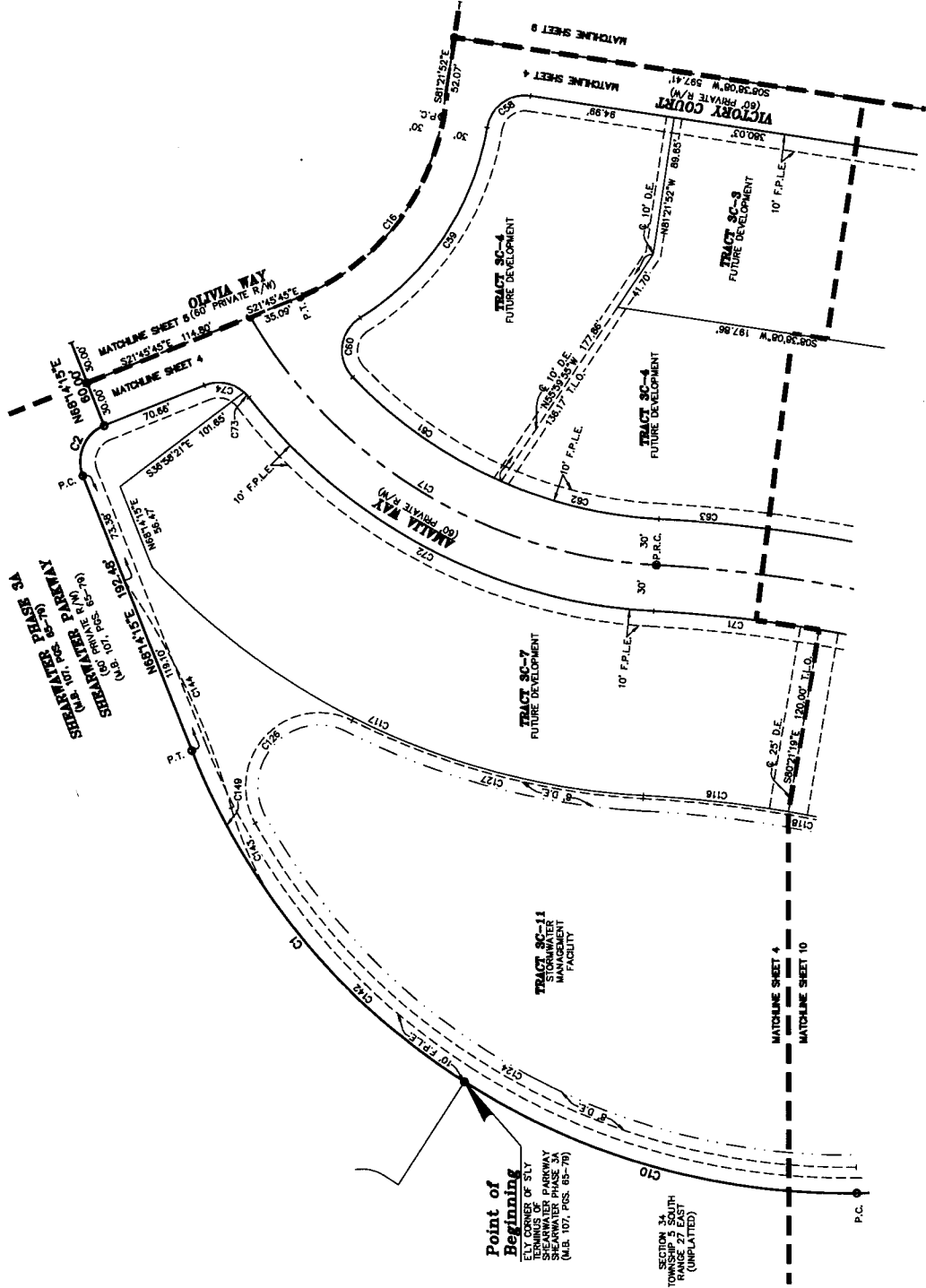


Shearwater Phase 3C

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 4 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	460.00'	284.43'	35.2536°	N50°31'26"E	279.92'
C2	25.00'	38.27'	80°00'00"	S88°45'45"E	35.36'
C10	460.00'	270.04'	33°39'06"	N15°59'34"E	266.18'
C16	150.00'	156.04'	59°36'07"	S81°33'48"E	148.10'
C17	330.00'	323.61'	56°11'08"	S31°19'33"W	310.79'
C18	25.00'	36.91'	89°10'50"	N35°57'17"W	35.10'
C19	180.00'	153.07'	48°43'24"	N69°11'00"W	148.50'
C20	25.00'	44.42'	101°48'42"	N62°43'38"W	36.81'
C21	300.00'	118.13'	22°45'11"	S34°59'25"W	118.35'
C22	300.00'	106.71'	20°22'51"	S13°25'25"W	106.15'
C23	1030.00'	306.88'	1°03'31"	S11°45'45"W	306.53'
C24	970.00'	106.55'	6°24'42"	N08°28'20"E	106.49'
C25	360.00'	308.42'	49°03'10"	N27°46'34"E	299.07'
C26	25.00'	4.48'	10°15'55"	M47°11'12"E	4.47'
C27	25.00'	27.85'	63°48'58"	N10°06'44"E	26.43'
C28	850.00'	95.12'	6°24'42"	N08°28'20"E	95.07'
C29	460.00'	362.55'	43°16'33"	N24°52'16"E	353.99'
C30	848.00'	210.48'	14°13'17"	S10°20'38"W	209.94'
C31	443.00'	474.77'	61°24'19"	N28°52'40"E	452.38'
C32	48.00'	122.50'	146°13'36"	S46°18'22"E	91.88'
C33	482.00'	188.32'	23°54'26"	S19°01'12"W	188.92'
C34	460.00'	176.82'	22°07'28"	N43°48'19"E	175.73'
C35	314.00'	164.09'	18°17'50"	N84°38'28"E	163.40'
C36	460.00'	107.61'	13°24'13"	N81°32'08"E	107.36'



- DENOTES UPLAND BUFFERS (WATER BUFFER AND UPLAND BUFFERS)
- 25' AVERAGE WIDTH
- DENOTES WETLANDS



Shearwater Phase 3C

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

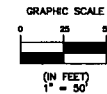
SHEET 5 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	25.00'	39.27'	89°59'58"	N23°14'14"E	35.36'
C4	640.00'	471.05'	42°10'15"	N47°09'07"E	460.49'
C5	25.00'	35.80'	82°03'29"	N67°05'44"E	32.82'
C11	100.00'	167.72'	98°05'44"	N23°49'40"W	148.74'
C12	1100.00'	298.28'	15°35'16"	S16°25'34"W	298.34'
C13	150.00'	124.10'	47°24'15"	S57°39'57"E	120.59'
C14	1100.00'	87.88'	4°34'34"	S06°20'39"W	87.83'
C15	895.00'	98.54'	5°40'27"	N06°53'38"E	98.50'
C16	150.00'	158.04'	59°38'07"	S51°33'49"E	148.10'
C78	120.00'	124.83'	59°38'07"	S51°33'49"E	119.28'
C77	25.00'	39.68'	80°53'34"	N53°11'21"E	35.63'
C78	885.00'	82.08'	3°41'12"	N05°53'58"E	82.08'
C79	1130.00'	36.42'	1°50'48"	N04°58'48"E	36.42'
C80	25.00'	38.08'	87°16'14"	N37°43'57"W	34.50'
C81	180.00'	41.46'	13°11'47"	N74°46'11"W	41.37'
C82	180.00'	28.31'	9°00'37"	N63°38'58"W	28.28'
C83	25.00'	27.27'	82°30'21"	S89°35'10"W	25.94'
C84	62.00'	9.21'	8°30'52"	S62°35'25"W	9.21'
C85	62.00'	62.18'	57°27'47"	N84°25'15"W	59.61'
C86	62.00'	62.18'	57°27'47"	N26°57'28"W	59.81'
C87	62.00'	131.93'	121°55'09"	N62°44'01"E	108.41'
C88	62.00'	24.08'	22°13'58"	S45°11'27"E	23.91'
C89	120.00'	99.05'	47°17'35"	S57°43'17"E	98.28'
C90	25.00'	38.08'	87°16'14"	N54°59'49"E	34.50'
C91	1130.00'	93.98'	4°45'55"	N13°44'39"E	93.98'
C92	1130.00'	58.96'	2°59'23"	N17°37'18"E	58.96'
C93	1130.00'	58.96'	2°59'23"	N20°36'41"E	58.96'
C94	1130.00'	41.69'	2°08'49"	N23°09'47"E	41.68'
C95	70.00'	117.40'	98°05'44"	N23°49'40"W	104.12'
C111	670.00'	112.04'	9°34'53"	N28°36'40"E	111.91'
C112	670.00'	66.77'	5°52'50"	N36°22'31"E	66.74'
C113	670.00'	58.85'	5°01'58"	N41°49'58"E	58.83'
C120	514.00'	345.58'	38°31'21"	N60°50'44"E	339.11'
C121	640.00'	233.38'	20°53'34"	N36°30'47"E	232.08'
C125	640.00'	237.68'	21°16'41"	N57°35'54"E	236.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°52'32"E	6.13'
L7	N09°43'49"E	21.34'



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



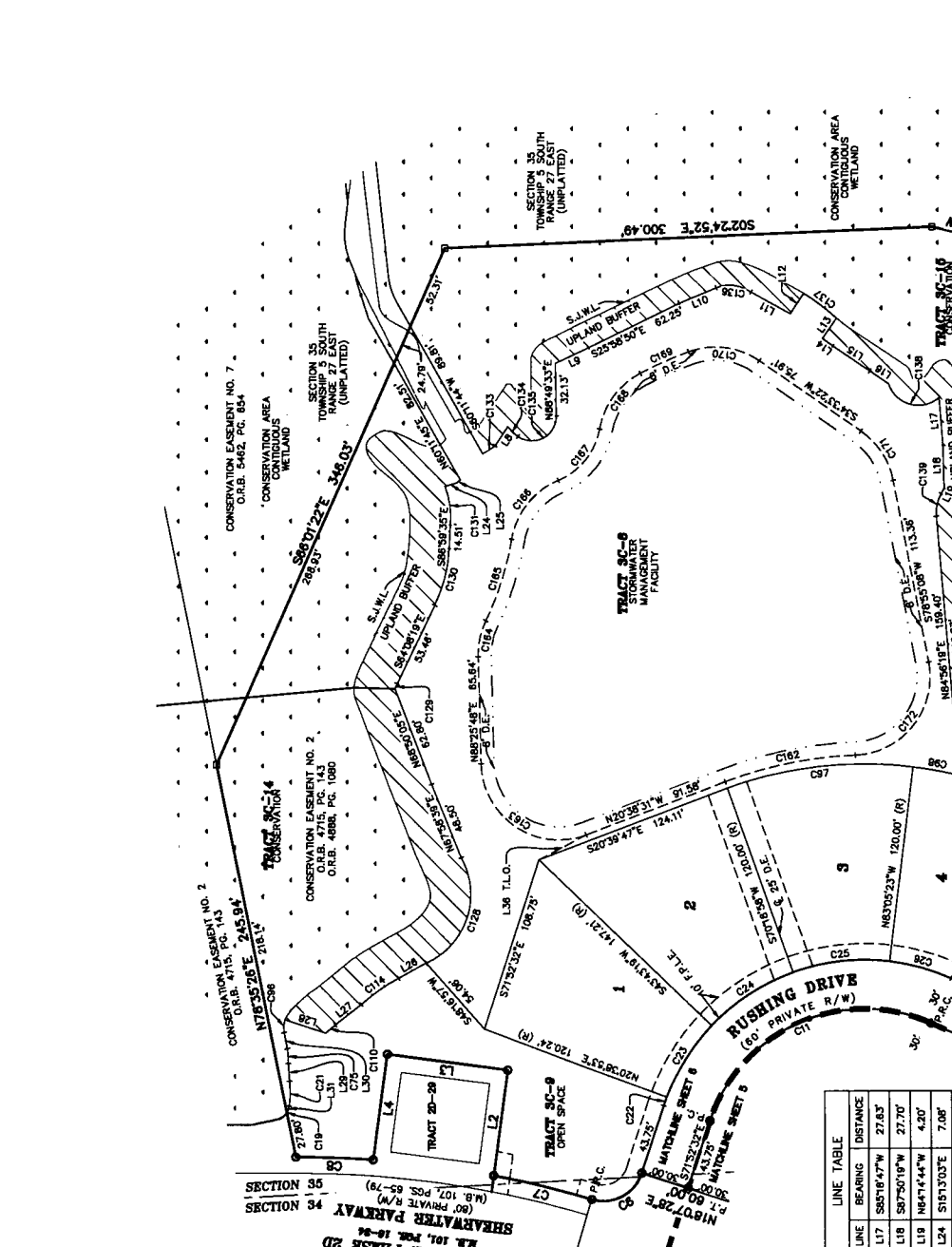

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LP NO. 3731
 3830 CROWN POINT ROAD
 JACOBSONVILLE, FLORIDA 32227
 (904) 280-2763
 WWW.CLARY1890C.COM

Shearwater Phase 3C

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

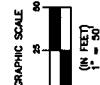
SHEET 6 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	23.00'	38.58'	85°26'20"	N27°39'22"W	34.87'
C7	640.00'	62.29'	5°34'38"	N13°46'30"E	62.27'
C8	640.00'	47.88'	4°10'07"	N02°08'04"E	47.87'
C11	100.00'	187.72'	88°25'44"	N23°48'40"W	148.74'
C18	9.82'	1.12'	6°41'33"	S69°00'33"E	1.12'
C22	130.00'	5.73'	2°31'25"	S70°38'48"E	5.73'
C23	130.00'	52.35'	23°04'28"	S72°48'54"E	52.00'
C24	130.00'	60.34'	26°35'39"	S72°56'52"E	59.80'
C25	130.00'	60.34'	26°35'39"	S68°23'13"E	59.80'
C26	130.00'	39.27'	17°18'35"	S15°33'54"W	39.13'
C27	1070.00'	15.26'	0°49'01"	S23°48'42"W	15.26'
C75	53.46'	9.03'	9°40'58"	N65°40'02"E	9.02'
C96	14.86'	7.92'	30°33'17"	S68°05'26"E	7.83'
C97	250.00'	116.04'	26°35'39"	S68°23'13"E	115.00'
C98	250.00'	28.92'	9°37'41"	S10°33'27"W	28.80'
C99	250.00'	46.81'	10°40'54"	S16°32'45"W	46.54'
C100	850.00'	13.85'	0°49'01"	S23°48'42"W	13.85'
C110	76.20'	7.71'	5°47'46"	S39°27'00"E	7.70'
C114	120.01'	27.97'	13°21'10"	S43°50'12"E	27.91'
C128	45.82'	76.78'	85°48'32"	S71°20'07"E	68.13'
C129	18.66'	3.30'	11°21'16"	S87°23'22"E	3.30'
C130	90.00'	35.90'	22°31'16"	S75°33'57"E	35.86'
C131	53.89'	24.39'	25°53'25"	N62°17'07"E	24.18'
C133	33.71'	9.11'	15°28'46"	S32°03'52"E	9.08'
C134	27.54'	8.68'	18°26'35"	S44°15'48"W	8.64'
C136	15.00'	33.04'	126°11'56"	S28°04'28"E	28.75'
C137	124.06'	25.35'	11°42'33"	S38°33'56"W	25.31'
C138	19.32'	36.01'	112°43'11"	S15°28'07"W	32.17'
C151	280.00'	51.83'	11°25'16"	S16°30'33"W	51.74'
C160	250.00'	75.53'	17°18'35"	N15°33'54"E	75.54'
C162	255.00'	81.92'	18°24'25"	N11°26'18"W	81.97'
C163	48.00'	91.38'	109°04'19"	N35°33'38"E	78.18'
C164	48.00'	22.76'	27°09'59"	S77°58'12"E	22.85'
C165	192.00'	52.63'	15°42'22"	S72°12'24"E	52.47'
C166	48.00'	48.17'	57°29'59"	S51°21'06"E	46.17'
C167	42.50'	42.27'	95°36'52"	S11°08'02"E	40.55'
C168	48.00'	43.71'	57°10'48"	S53°30'04"E	42.22'
C169	252.00'	32.39'	7°21'53"	S29°43'43"E	32.37'
C170	48.00'	45.74'	54°38'08"	S07°15'16"W	44.03'
C171	48.00'	37.17'	44°21'48"	S08°44'15"W	36.24'
C172	48.00'	82.81'	86°50'47"	N01°39'29"W	72.92'



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L2	S82°22'20"E	66.10'	L17	S80°18'47"W	27.83'
L3	N07°37'40"E	75.00'	L18	S07°50'19"W	27.70'
L4	N82°22'20"W	66.10'	L19	N64°14'44"W	4.30'
L5	S80°18'47"E	14.15'	L20	S10°33'03"E	7.06'
L6	S24°43'11"E	22.57'	L21	S30°04'30"E	3.08'
L7	S28°54'09"W	27.48'	L22	S28°31'28"E	18.43'
L8	S58°47'31"E	15.04'	L23	S75°32'12"E	20.31'
L9	N55°46'25"W	15.03'	L24	S17°56'55"W	26.25'
L10	S37°45'12"W	7.82'	L25	N88°47'46"E	11.04'
L11	S33°38'42"W	27.30'	L26	N70°07'07"E	10.07'
L12	S33°33'17"W	14.05'	L27	S27°41'46"E	32.88'

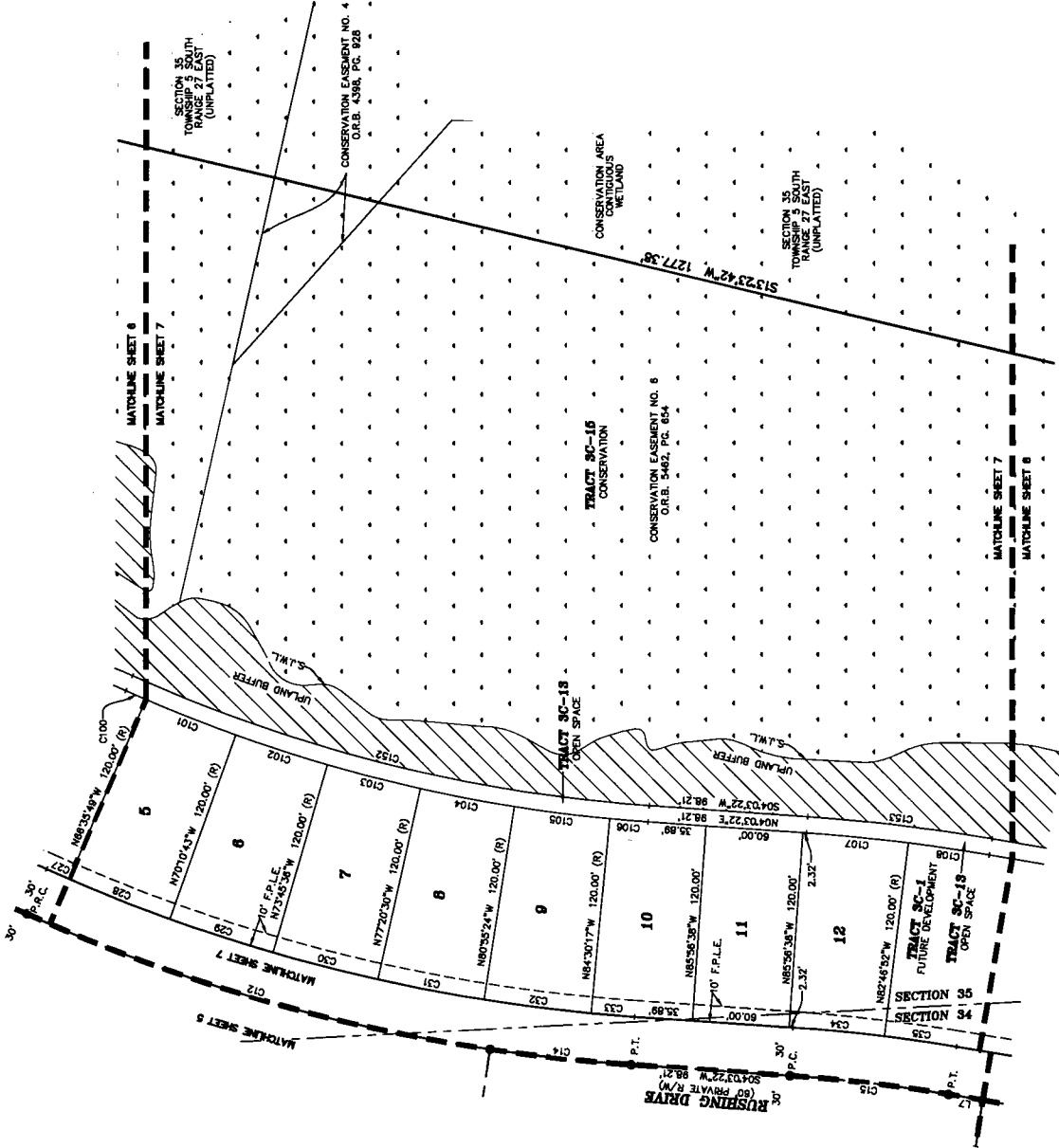
DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)
 DENOTES WETLANDS



Shearwater Phase 3C

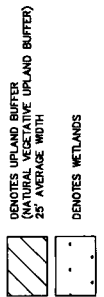
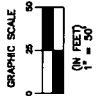
A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 7 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	1100.00'	289.26'	1939'16"	S18°25'34"W	208.34'
C14	1100.00'	87.88'	434'34"	S08°50'39"W	87.83'
C15	985.00'	96.54'	540'27"	N08°53'36"E	86.50'
C27	1070.00'	15.28'	0°48'01"	S23°46'52"W	15.28'
C28	1070.00'	66.89'	3°34'54"	S21°38'44"W	66.86'
C29	1070.00'	66.89'	3°34'54"	S18°01'51"W	66.87'
C30	1070.00'	66.89'	3°34'54"	S14°28'57"W	66.86'
C32	1070.00'	66.89'	3°34'54"	S07°17'10"W	66.87'
C33	1070.00'	26.86'	1°26'21"	S04°48'32"W	26.86'
C34	1025.00'	56.58'	3°09'48"	S05°38'15"W	56.57'
C35	1025.00'	44.83'	2°30'41"	S08°28'28"W	44.83'
C100	950.00'	13.55'	0°48'01"	S23°46'52"W	13.55'
C101	950.00'	59.38'	3°34'54"	S21°38'44"W	59.37'
C102	950.00'	59.38'	3°34'54"	S18°01'51"W	59.38'
C103	950.00'	59.38'	3°34'54"	S14°28'57"W	59.37'
C104	950.00'	59.38'	3°34'54"	S10°52'03"W	59.37'
C105	950.00'	59.38'	3°34'54"	S07°17'10"W	59.38'
C106	950.00'	23.86'	1°26'21"	S04°48'32"W	23.86'
C107	1145.00'	63.20'	3°09'48"	S05°38'15"W	63.20'
C108	1145.00'	50.16'	2°30'41"	S08°28'28"W	50.19'
C152	940.00'	330.81'	20°09'50"	S14°06'17"W	328.11'
C153	1153.00'	114.39'	5°40'27"	S08°53'36"W	114.34'

LINE	BEARING	DISTANCE
L7	N08°43'49"E	21.34'



Shearwater Phase 3C

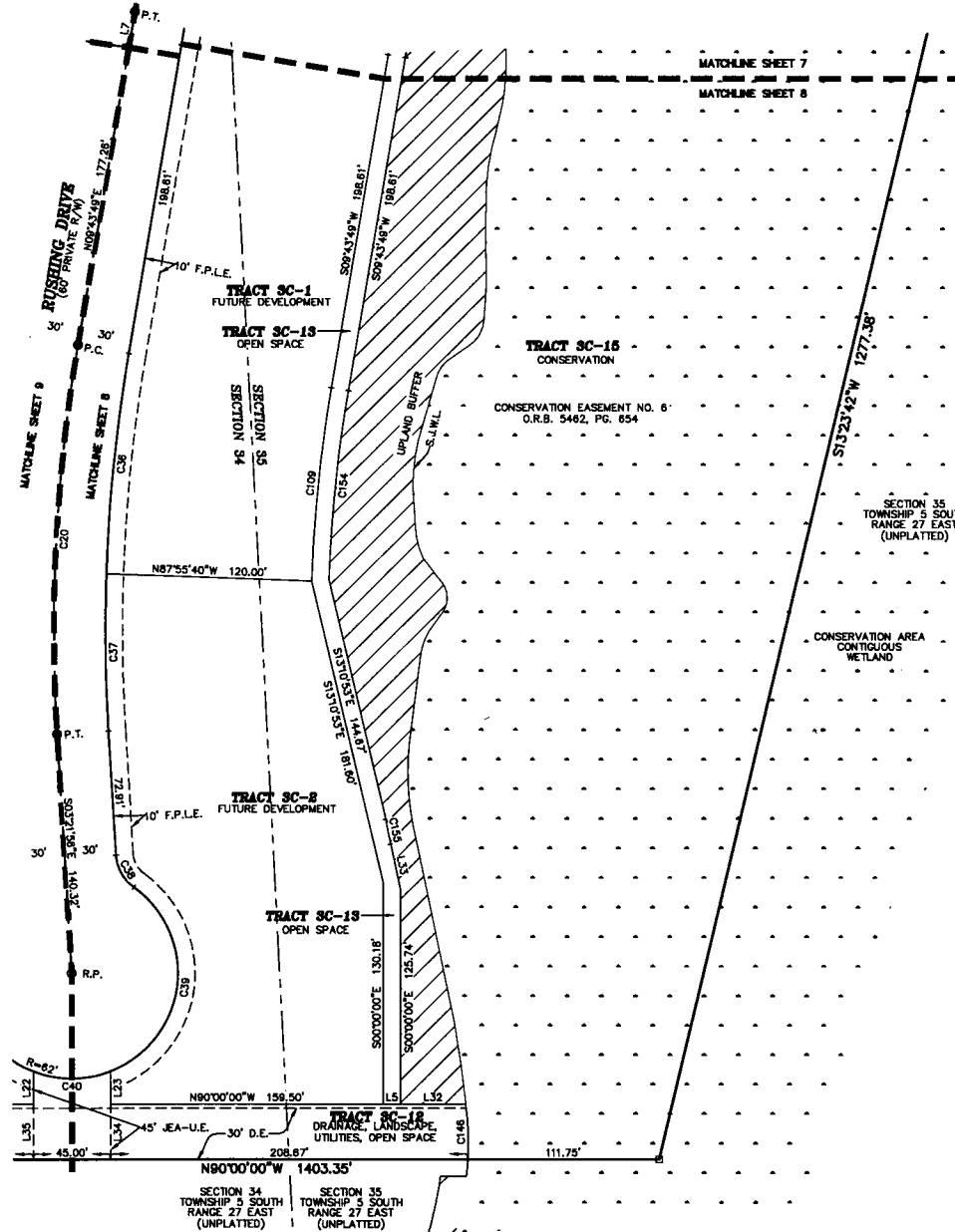
A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

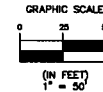
SHEET 8 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	1005.00'	229.71'	13°05'45"	S03°10'57"W	229.21'
C36	975.00'	130.32'	7°39'29"	S05°54'05"W	130.22'
C37	975.00'	92.53'	5°28'18"	S00°38'48"E	92.50'
C38	25.00'	22.16'	50°47'19"	S28°45'35"E	21.44'
C39	82.00'	132.96'	122°52'31"	S07°17'01"W	108.91'
C40	82.00'	46.05'	42°33'28"	N80°00'00"W	45.00'
C109	855.00'	114.28'	7°39'29"	S05°54'05"W	114.19'
C146	182.89'	32.47'	11°25'10"	S02°02'39"E	32.41'
C154	845.00'	111.61'	7°34'03"	S05°56'48"W	111.52'
C155	180.02'	14.79'	4°42'28"	S11°03'49"E	14.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S80°00'00"W	10.00'
L7	N09°43'49"E	21.34'
L22	S00°00'00"E	19.23'
L23	N00°00'00"E	19.23'
L32	N90°00'00"E	38.02'
L33	S11°39'18"E	27.43'
L34	S00°00'00"E	32.39'
L35	S00°00'00"E	32.39'



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



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731
3650 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 380-2703
WWW.CLARYASSOCIATES.COM

Shearwater Phase 3C

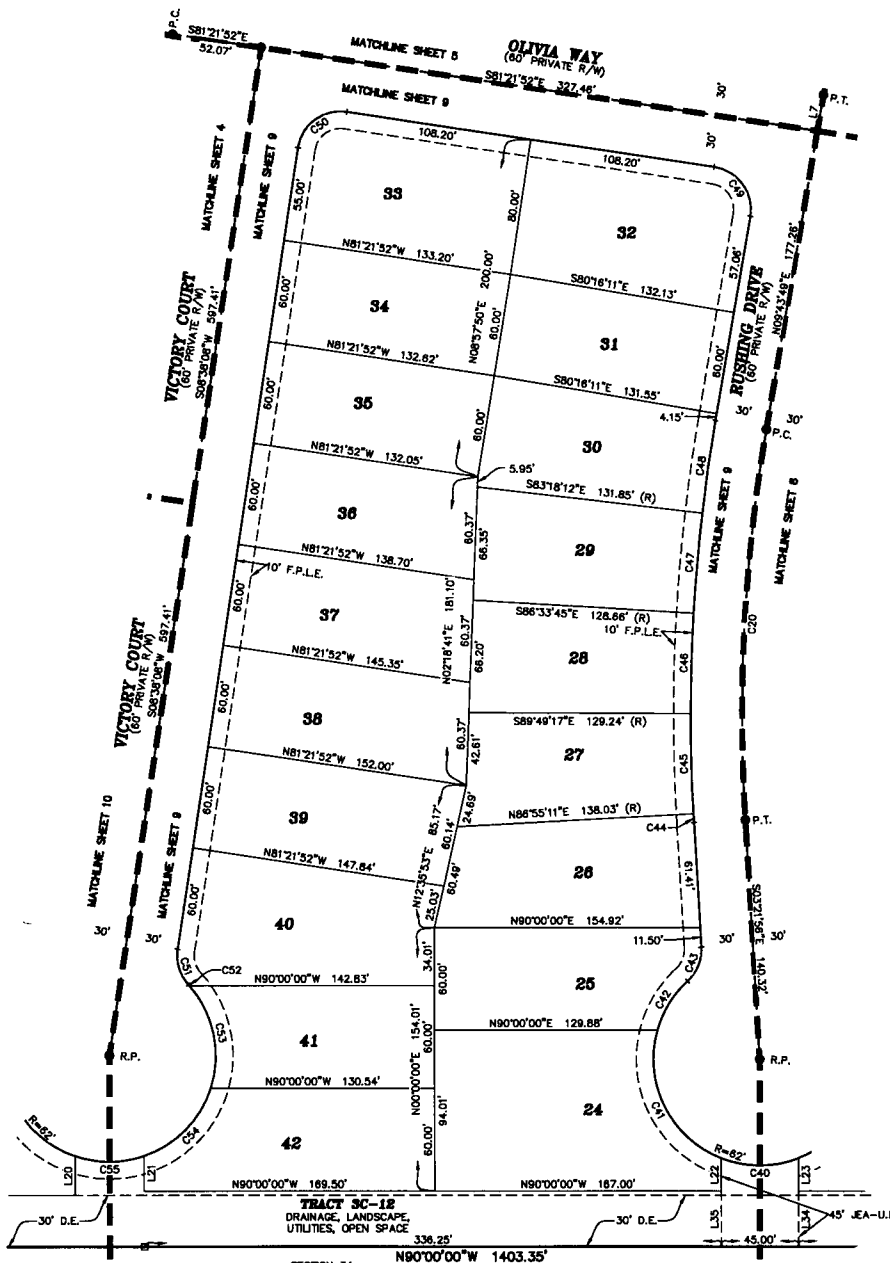
A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE


SHEET 9 OF 10 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C20	1005.00'	229.71'	137°05'45"	S03°10'57"W	229.21'
C40	62.00'	46.05'	42°33'26"	N90°00'00"W	45.00'
C41	62.00'	91.60'	84°38'48"	N26°23'53"W	83.49'
C42	62.00'	34.08'	31°29'52"	N31°40'27"E	33.66'
C43	25.00'	22.16'	50°47'19"	N22°01'44"E	21.44'
C44	1035.00'	5.15'	0°17'08"	N03°13'22"W	5.15'
C45	1035.00'	58.87'	3°15'32"	N01°27'03"W	58.86'
C46	1035.00'	58.87'	3°15'32"	N01°48'29"E	58.86'
C47	1035.00'	58.87'	3°15'32"	N05°04'01"E	58.86'
C48	1035.00'	54.80'	3°02'02"	N06°12'48"E	54.80'
C49	25.00'	39.75'	91°05'42"	N35°49'02"W	35.89'
C50	25.00'	39.27'	90°00'00"	S53°38'08"W	35.36'
C51	25.00'	22.16'	50°47'19"	S16°45'32"E	21.44'
C52	62.00'	1.06'	0°58'35"	S41°38'54"E	1.06'
C53	62.00'	84.06'	59°11'50"	S11°34'41"E	61.25'
C54	62.00'	57.53'	53°09'37"	S44°36'03"W	55.48'
C55	62.00'	40.73'	37°38'17"	N90°00'00"W	40.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N09°43'49"E	21.34'
L20	S00°00'00"E	22.89'
L21	N00°00'00"E	20.49'
L22	S00°00'00"E	19.23'
L23	N00°00'00"E	19.23'
L34	S00°00'00"E	32.39'
L35	S00°00'00"E	32.39'



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

 DENOTES WETLANDS

SECTION 34
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

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

 **Clary & Associates**
PROFESSIONAL SURVEYORS & MAPPERS
LR NO. 3721
3530 CROWN POINT ROAD
JACOBSONVILLE, FLORIDA 32227
(904) 280-2703
WWW.CLARYANDASSOCIATES.COM

Shearwater Phase 3C

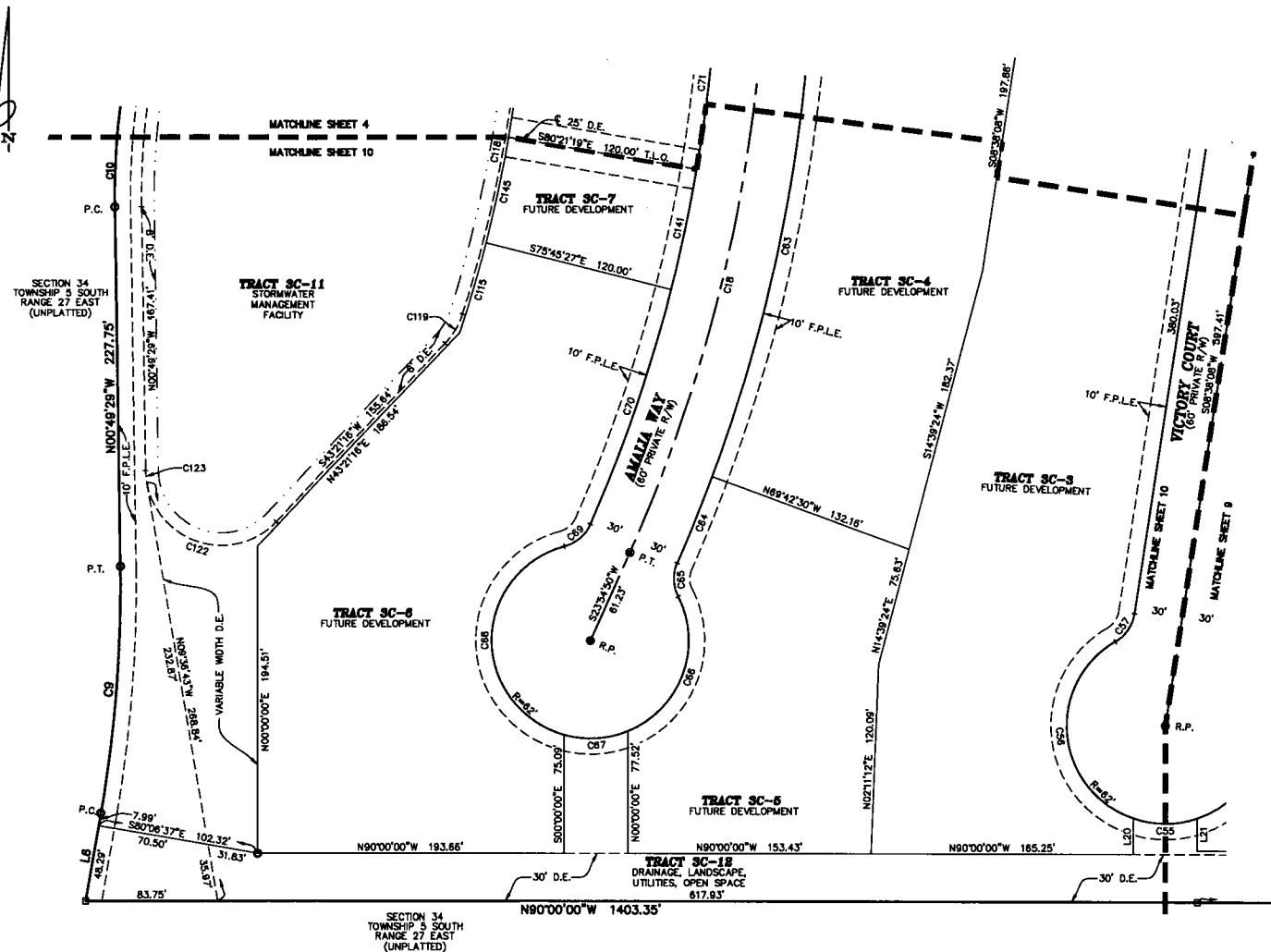
A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA


MAP BOOK PAGE


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

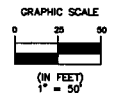
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	840.00'	157.08'	10°42'32"	N04°31'57"E	156.85'
C10	480.00'	270.04'	33°38'08"	N15°59'34"E	266.18'
C18	1000.00'	360.95'	20°40'51"	S13°34'25"W	358.99'
C55	62.00'	40.73'	37°38'17"	N90°00'00"W	40.00'
C56	62.00'	141.33'	130°38'18"	N05°52'43"W	112.66'
C57	25.00'	22.16'	50°47'19"	N34°01'47"E	21.44'
C63	1030.00'	306.66'	17°03'31"	S11°45'45"W	305.53'
C64	1030.00'	59.07'	3°17'08"	S21°56'04"W	59.06'
C65	25.00'	22.02'	50°28'03"	S01°36'23"E	21.32'
C66	62.00'	102.33'	94°33'53"	S20°23'32"W	91.10'
C67	62.00'	40.81'	37°42'36"	S86°31'46"W	40.07'
C68	62.00'	181.56'	149°18'03"	N00°02'06"E	119.58'
C69	25.00'	22.32'	51°08'43"	N49°06'48"E	21.56'
C70	970.00'	157.41'	9°17'51"	N18°53'29"E	157.23'
C71	970.00'	108.55'	6°24'42"	N06°28'20"E	108.49'
C115	850.00'	59.31'	3°59'53"	N16°14'30"E	59.30'
C118	848.00'	210.48'	14°31'17"	S10°20'38"W	209.94'
C119	48.00'	21.70'	25°54'00"	S30°24'18"W	21.51'
C122	48.00'	106.42'	127°02'00"	N73°07'44"W	85.93'
C123	48.00'	7.36'	6°47'14"	N05°13'08"W	7.35'
C141	970.00'	77.84'	4°35'52"	S11°56'37"W	77.82'
C145	850.00'	68.21'	4°35'52"	N11°56'37"E	68.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L8	N09°53'23"E	56.28'
L20	S00°00'00"E	22.89'
L21	N00°00'00"E	20.49'



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

 DENOTES WETLANDS




Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LR NO. 372
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32227
(904) 280-2703
WWW.CLARYASSOC.COM