

RESOLUTION NO. 2022-382
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WHISPER CREEK PHASE 11 UNIT B.

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 11 Unit B.

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 \$908,541.08 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$441,397.08 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:

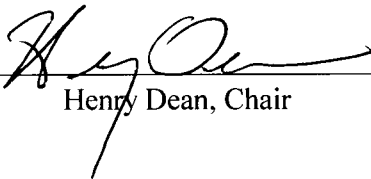
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 18 day of October, 2022.

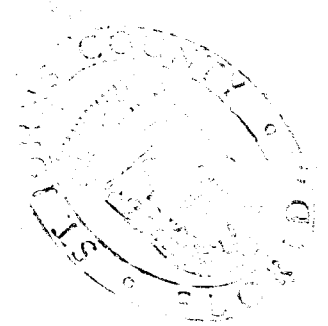
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 10/19/22



Whisper Creek Phase 11 Unit B

MAP BOOK PAGE

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT A, AS RECORDED IN MAP BOOK 111, PAGES 62 THROUGH 69, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 7 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT A, AS RECORDED IN MAP BOOK 111, PAGES 62 THROUGH 69, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF THE TRACT 5, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF WHISPER CREEK PHASE 9 UNIT A AND ALONG AND AROUND THE ARC OF A CURVE LEADING EASTERLY, CONCAVE NORTHERLY, HAVING A RADIUS OF 56.00 FEET, AN ARC DISTANCE OF 49.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°24'31" EAST, 47.48 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 21.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°23'08" WEST, 21.32 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 179.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°35'20" EAST, 177.42 FEET, TO THE AFORESAID SOUTHERLY LINE OF SAID PLAT OF WHISPER CREEK PHASE 9 UNIT A AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY AND EASTERLY, ALONG SAID SOUTHERLY LINE OF SAID PLAT OF WHISPER CREEK PHASE 9 UNIT A, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 46.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°57'55" EAST, 44.83 FEET; COURSE NO. 2: NORTH 88°47'18" EAST, 518.52 FEET; COURSE NO. 3: NORTH 81°26'35" EAST, 166.70 FEET; COURSE NO. 4: NORTH 67°41'20" EAST, 302.56 FEET; THENCE SOUTH 29°30'24" EAST, 358.38 FEET; THENCE SOUTH 32°36'02" WEST, 402.95 FEET; THENCE SOUTH 08°03'18" WEST, 160.00 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 325.00 FEET, AN ARC DISTANCE OF 39.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°46'38" WEST, 35.93 FEET; THENCE SOUTH 14°23'30" WEST, 131.19 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 79.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°20'50" EAST, 66.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°18'54" WEST, 428.96 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 50.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°31'37" WEST, 50.34 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 192.00 FEET, AN ARC DISTANCE OF 135.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°10'37" WEST, 132.88 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 40.28 FEET, AN ARC DISTANCE OF 70.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°21'28" WEST, 61.84 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 51.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°28'52" WEST, 50.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 23°23'30" WEST, 11.29 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 27.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°51'34" WEST, 26.88 FEET; THENCE NORTH 74°22'37" WEST, 20.10 FEET; THENCE SOUTH 67°26'33" WEST, 98.28 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 216.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°02'10" WEST, 216.06 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 170.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°16'48" WEST, 188.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°54'08" WEST, 274.41 FEET, TO SOUTHERLY LINE OF AFORESAID PLAT OF WHISPER CREEK PHASE 9 UNIT B; THENCE SOUTH 78°05'52" WEST, ALONG LAST SAID LINE, 25.00 FEET, TO EASTERLY LINE OF AFORESAID PLAT OF WHISPER CREEK PHASE 9 UNIT B; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY, WESTERLY, AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: NORTH 11°54'08" WEST, 102.39 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 153.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°11'38" WEST, 152.63 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 54.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°09'29" EAST, 47.48 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 12.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°28'10" EAST, 12.24 FEET; COURSE NO. 5: NORTH 09°31'38" WEST, 50.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 6: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 228.00 FEET, AN ARC DISTANCE OF 50.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°59'43" WEST, 50.77 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 7: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 36.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°03'29" WEST, 36.83 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 8: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 122.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°09'20" WEST, 122.71 FEET, TO THE SOUTHERLY LINE OF TRACT 5, AS SHOWN ON SAID PLAT OF WHISPER CREEK PHASE 9 UNIT B; THENCE NORTH 37°19'13" EAST, ALONG LAST SAID LINE, 3.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 24.26 ACRES, MORE OR LESS.

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 WHISPER CREEK PHASE 11 UNIT B HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2022.

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 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, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4564

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 & ASSOCIATES, INC.
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257
LICENSE NO. LB3731



Whisper Creek Phase 11 Unit B

MAP BOOK PAGE

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT A, AS RECORDED IN MAP BOOK 111, PAGES 62 THROUGH 69, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 2 OF 7 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 11 UNIT B, 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 CANDLESTICK CIRCLE, QUICKSILVER WAY, AND WHITE RABBIT RUN, 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 THEREIN.

TITLE TO TRACTS 1 AND 2 (ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, 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 CDD, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

TITLE TO TRACTS 3 AND 4 (STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION) AND TRACTS 5, 6, AND 7 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS), ARE HEREBY DEDICATED TO SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO HEREIN AS THE "CDD". THE CDD 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 "PRIVATE DRAINAGE EASEMENT" (OR "P.D.E."), AND "UNOBSTRUCTED ACCESS EASEMENT" (OR "U.A.E."), 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."), AND "PRIVATE DRAINAGE EASEMENT" (OR "P.D.E.") AND "UNOBSTRUCTED ACCESS EASEMENT" (OR "U.A.E.") ARE HEREBY DEDICATED TO THE CDD, SUBJECT TO OWNER'S RESERVATION ABOVE, AND THE CDD HEREBY ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS AND THE STORMWATER MANAGEMENT FACILITIES WITHIN TRACTS 3 AND 4 SHOWN HEREON.

THOSE EASEMENTS DESIGNATED AS "DRAINAGE/MAINTENANCE EASEMENT" (OR "D.E.") AND "UNOBSTRUCTED ACCESS EASEMENT" (OR "U.A.E.") SHOWN ON THIS PLAT 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 CDD, A MUNICIPAL SERVICES TAXING UNIT OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY RESERVED OR DEDICATED HEREIN INCLUDE RIGHTS OF MAINTENANCE, INGRESS AND EGRESS AND ARE RESERVED FOR THE BENEFIT OF OWNER AND THE CDD. CDD HEREBY ASSUMES ALL THE OBLIGATIONS FOR MAINTENANCE OF THESE EASEMENTS; PROVIDED HOWEVER, THAT OWNER AND THE CDD 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 PROVIDERS 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 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 "FPL") 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 FPL, 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 177.091(28) OF THE CURRENT FLORIDA STATUTES; PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY OWNER, IN WRITING 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., 2022.

TRACT PURPOSE TABLE	
TRACT	PURPOSE
1 & 2	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
3 & 4	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
5, 6, & 7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

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., 2022, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, A.D., 2022, 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: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

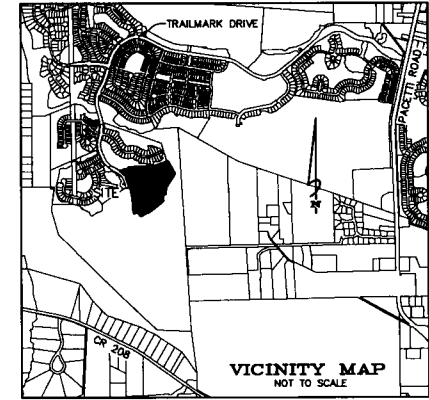
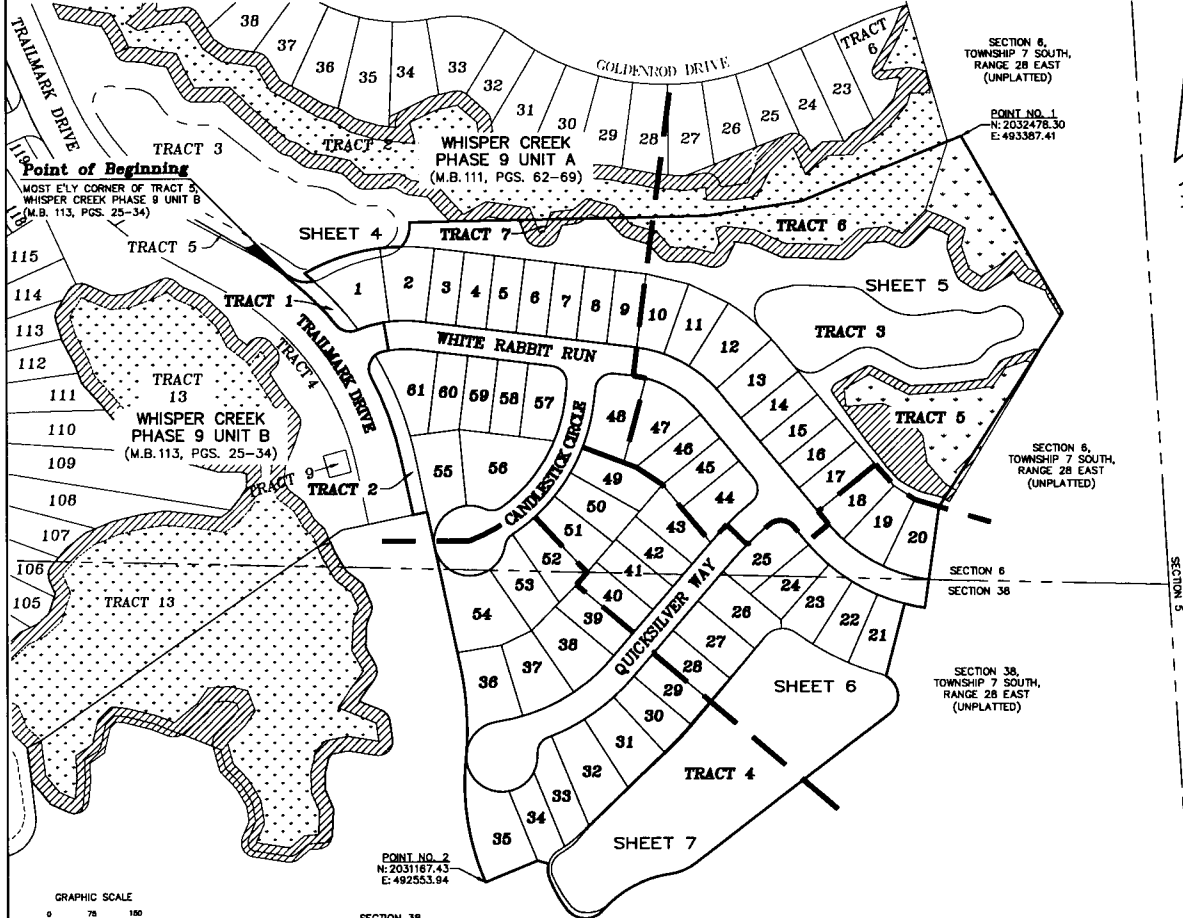
PERSONALLY KNOWN [] OR PRODUCED IDENTIFICATION []
TYPE OF IDENTIFICATION PRODUCED _____



Whisper Creek Phase 11 Unit B

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT A, AS RECORDED IN MAP BOOK 111, PAGES 62 THROUGH 69, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 3 OF 7 SHEETS
61 LOTS AND 7 TRACTS THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE PLAT OF WHISPER CREEK PHASE 9 UNIT A (M.B. 111, PGS. 62-69) AS N88°47'16"E, PER PLAT.
- 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 (DURBIN 2), AND (ELZEY).
N 2092535.6352 E 5098777.0129 DURBIN 2
N 2030457.8959 E 524684.1854 ELZEY
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2032478.30	493387.41	PRM-MOST N'LY CORNER OF TRACT 6
2	2031167.43	492553.94	PRM-MOST S'LY CORNER OF LOT 35

- 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. (FLORIDA STATUTE 177.091)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- THE LAKE 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 FP&L FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

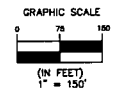
O.R.B. 46, PAGE 647	EASEMENT - ELECTRIC	SHOWN HEREON
O.R.B. 46, PAGE 649	EASEMENT - ELECTRIC	SHOWN HEREON
O.R.B. 1185, PAGE 1017	CONVEYANCE AGREEMENT	AFFECTS SITE
O.R.B. 2407, PAGE 1577	DEED RESTRICTION	AFFECTS SITE
O.R.B. 1375, PAGE 15	RIVER TRACT GOLF FACILITY USE AGREEMENT	BLANKETS SITE
O.R.B. 1375, 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. 3921, PAGE 893	AGREEMENT	TERMINATES WITH PLATTING
O.R.B. 4002, PAGE 844	EASEMENT - CONSERVATION	DOES NOT AFFECT
O.R.B. 5164, PAGE 976	EASEMENT - CONSERVATION	SHOWN HEREON
UNRECORDED	AT&T CONTRACT	BLANKETS SITE

INDEX MAP
SCALE 1"=150'

Legend

- R/W = RIGHT OF WAY
- R = RADIUS
- R.P. = RADIUS POINT
- E = CENTERLINE
- D.E. = DRAINAGE/MAINTENANCE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- M.B. = MAP BOOK
- PG(S). = PAGE(S)
- O.R.B. = OFFICIAL RECORDS BOOK
- F.P.I.E. = FLORIDA POWER & LIGHT EASEMENT
- C1 = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- SJWL = STATE JURISDICTIONAL WETLANDS LINE
- ATB = APPROXIMATE TOP OF BANK
- (R) = LOT LINE RADIAL TO R/W

- = 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 "P.C.P. LB 3731"
- ▭ (with wavy lines) = DENOTES JURISDICTIONAL WETLANDS
- ▨ (with diagonal lines) = DENOTES UPLAND BUFFER



POINT NO. 2
N: 2031167.43
E: 492553.94

SECTION 38,
TOWNSHIP 7 SOUTH,
RANGE 28 EAST
(UNPLATTED)

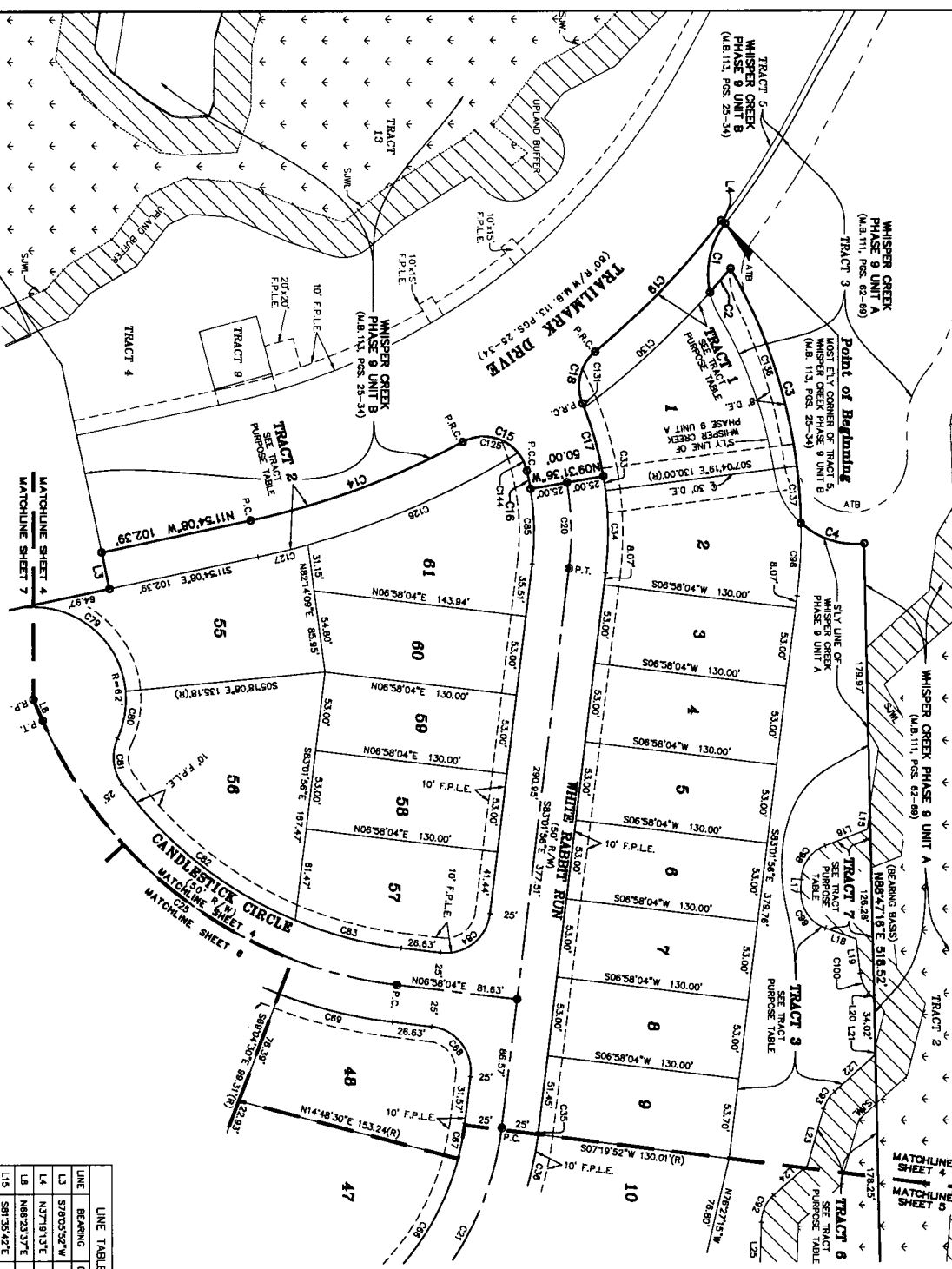
TRACT PURPOSE TABLE	
TRACT	PURPOSE
1 & 2	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
3 & 4	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
5, 6, & 7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

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

Whisper Creek Phase 1 Unit B

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT A, AS RECORDED IN MAP BOOK 111, PAGES 62 THROUGH 69, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE JOSE PAPP GRANT, SECTION 36, LIVING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE



TRACT	PURPOSE
1 & 2	ACCESS, MAINTENANCE, LANDSCAPING AND IRRIGATION
3 & 4	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING AND IRRIGATION
5, 6, & 7	CONSERVATION, OPEN SPACE, LANDSCAPING, SERVICE, MAINTENANCE, IRRIGATION AND TRAILS



LINE	BEARING	DISTANCE
L3	S79°05'52"W	25.00'
L4	N37°18'31"E	3.50'
L8	N68°23'37"E	15.25'
L15	S81°35'42"E	11.95'
L16	S20°48'59"E	30.64'
L17	S88°23'11"E	8.40'
L19	N63°24'25"E	23.20'
L20	N50°33'40"E	6.15'
L21	N75°30'57"W	3.33'
L22	N41°39'34"W	35.87'
L23	N75°33'49"W	39.21'
L24	N41°17'52"W	30.11'
L25	N82°32'27"W	37.27'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	56.00'	49.01'	50°08'50"	S77°23'31"E	47.48'
C2	565.00'	21.33'	2°09'46"	N44°23'08"W	21.32'
C3	355.00'	178.32'	28°58'28"	N75°32'07"E	177.42'
C4	35.00'	48.17'	48°05'54"	N17°51'52"E	44.83'
C14	540.00'	153.14'	18°14'36"	N20°13'58"W	152.63'
C15	30.00'	54.78'	104°37'01"	N23°09'26"E	47.48'
C16	175.00'	12.24'	4°00'27"	N72°28'10"E	12.24'
C17	225.00'	50.88'	12°57'20"	S75°39'45"W	50.77'
C18	30.00'	38.14'	72°51'04"	N78°03'25"W	35.83'
C19	540.00'	122.88'	13°02'54"	N48°02'20"W	122.71'
C20	200.00'	57.58'	16°29'40"	S68°43'14"W	57.28'
C21	200.00'	152.36'	43°59'18"	N61°12'17"W	148.73'
C23	300.00'	311.15'	58°25'34"	N38°40'51"E	283.39'
C24	225.00'	8.84'	2°27'17"	N81°42'02"E	8.84'
C25	225.00'	55.13'	14°02'23"	N88°59'52"E	55.00'
C26	225.00'	1.43'	0°21'48"	S89°31'02"E	1.43'
C28	175.00'	108.30'	35°48'52"	N67°10'44"W	101.82'
C29	175.00'	750.28'	7°50'28"	N79°06'45"W	23.93'
C30	30.00'	47.12'	80°00'00"	S51°58'04"W	42.43'
C31	30.00'	78.17'	13°57'28"	S13°58'47"W	78.97'
C32	82.00'	104.53'	68°53'59"	N26°53'52"E	92.88'
C33	92.00'	32.86'	30°12'22"	S80°11'57"E	32.31'
C34	30.00'	32.02'	81°08'43"	N84°19'22"E	30.53'
C35	275.00'	150.23'	31°17'58"	N38°05'31"E	148.37'
C36	175.00'	50.38'	16°29'40"	S68°43'14"W	50.21'
C37	25.22'	20.81'	48°40'16"	N64°40'34"W	20.04'
C38	25.00'	13.98'	37°03'15"	N67°52'11"W	13.80'
C39	25.00'	28.46'	87°38'14"	S64°37'34"E	27.81'
C40	25.00'	31.44'	72°03'05"	N65°33'17"E	28.41'
C41	25.00'	14.33'	32°50'45"	N68°59'02"E	14.14'
C42	30.00'	41.32'	78°54'57"	N11°18'24"E	38.13'
C43	365.00'	154.95'	15°42'48"	S23°16'52"E	154.47'
C44	365.00'	34.73'	3°31'20"	S13°39'48"E	34.73'
C45	365.00'	115.17'	11°40'45"	S42°27'50"E	114.87'
C46	225.00'	3.22'	0°48'10"	S87°55'39"W	3.22'
C47	365.00'	141.33'	22°48'35"	N71°31'23"E	140.40'
C48	300.00'	37.99'	6°07'54"	N85°59'38"E	37.97'
C49	300.00'	13.46'	25°42'04"	N63°36'55"E	13.34'



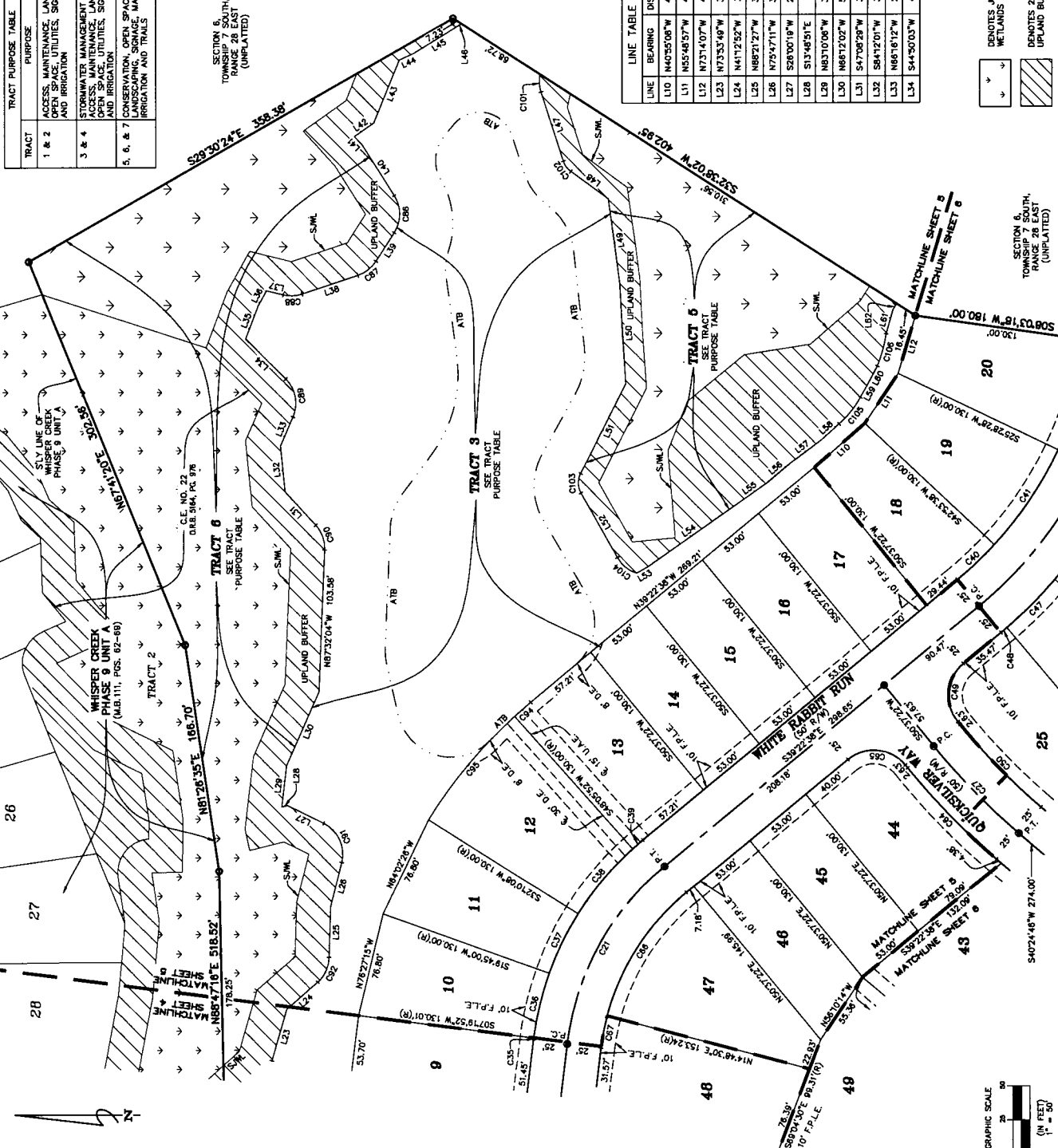
Whisper Creek Phase 11 Unit B

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT A, AS RECORDED IN MAP BOOK 111, PAGES 82 THROUGH 89, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 8, AND A PORTION OF THE JOSE PATTY GRANT, SECTION 36, LYING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 5 OF 7 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

TRACT	PURPOSE
1 & 2	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, STORAGE, AND IRRIGATION
3 & 4	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING AND IRRIGATION
5, 6, & 7	CONSERVATION, OPEN SPACE, LANDSCAPING, STORAGE, MAINTENANCE, IRRIGATION AND TRAILS

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	200.00'	52.36'	43.9816°	N81°12'17"W	148.73'
C27	500.00'	88.10'	1012.38'	S45°31'04"W	86.98'
C35	225.00'	1.43'	021.48'	S82°51'02"E	1.43'
C36	225.00'	48.77'	1225.08'	S78°27'34"E	48.87'
C37	225.00'	48.77'	1225.08'	S84°02'28"E	48.87'
C38	225.00'	62.55'	1535.44'	S49°52'00"E	62.35'
C39	225.00'	9.92'	231.30'	S40°38'23"E	9.91'
C40	275.00'	37.10'	743.44'	S43°14'30"E	37.07'
C41	275.00'	63.81'	1725.01'	S55°46'57"E	63.28'
C47	325.00'	49.88'	948.38'	N44°48'16"W	49.83'
C48	325.00'	5.61'	059.18'	N39°32'17"W	5.61'
C49	30.00'	47.12'	9000.00'	N84°22'38"W	42.43'
C54	525.00'	93.55'	1012.38'	N45°31'04"E	84.53'
C55	30.00'	47.12'	9000.00'	N05°37'22"E	42.43'
C56	175.00'	108.39'	35°48'52"	N57°10'4"W	107.62'
C57	175.00'	23.95'	790.28'	N79°06'43"W	23.93'
C58	25.00'	28.52'	6521.55'	N89°52'33"W	27.00'
C59	25.00'	17.02'	3930.15'	N37°48'28"W	16.89'
C66	25.00'	14.07'	3274.33'	N02°09'04"W	13.88'
C67	25.00'	30.08'	6953.44'	S79°16'55"W	28.28'
C69	25.00'	19.78'	4519.27'	S69°48'13"W	19.28'
C91	25.00'	34.12'	7872.28'	S85°05'34"W	31.54'
C92	25.22'	20.61'	46°49'16"	N64°50'34"W	20.04'
C94	355.00'	15.64'	2°31'30"	N40°32'23"W	15.64'
C95	355.00'	88.69'	1555.44'	N49°52'00"W	88.38'
C101	25.62'	13.08'	28°12'24"	S88°38'05"W	12.92'
C102	15.00'	9.36'	35°45'33"	S63°50'43"W	9.21'
C103	15.00'	14.80'	56°31'48"	S88°41'05"W	14.21'
C104	25.00'	18.44'	42°15'54"	S39°17'15"W	18.03'
C105	76.84'	25.15'	18°44'31"	S51°02'18"E	25.03'
C108	104.47'	24.45'	13°24'42"	S74°38'55"E	24.40'



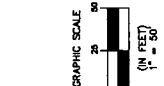
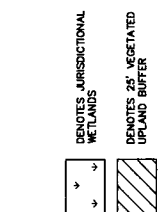
SECTION 6,
TOWNSHIP 7 SOUTH,
RANGE 28 EAST
(UNPLATTED)

SECTION 6,
TOWNSHIP 7 SOUTH,
RANGE 28 EAST
(UNPLATTED)

LINE	BEARING	DISTANCE
L10	N40°55'08"W	48.98'
L11	N55°48'57"W	43.91'
L12	N73°14'07"W	43.91'
L13	N18°16'21"W	43.15'
L14	N41°2'52"W	30.11'
L15	N89°21'27"W	37.27'
L16	N75°47'11"W	33.88'
L17	S28°00'18"W	29.53'
L18	S13°48'51"E	4.36'
L19	N83°10'08"W	30.34'
L20	N86°12'02"W	58.82'
L21	S84°12'01"W	33.81'
L22	N66°18'12"W	23.12'
L23	S44°50'03"W	41.42'

LINE	BEARING	DISTANCE
L35	N69°15'56"W	25.70'
L36	N60°44'58"W	12.75'
L37	N13°58'13"E	12.54'
L38	N18°16'21"W	43.15'
L39	N2°16'35"W	24.86'
L40	S57°21'28"W	43.80'
L41	S47°38'57"W	8.11'
L42	N35°08'58"W	17.24'
L43	N67°49'25"W	49.54'
L44	N24°00'41"W	11.83'
L45	N31°11'52"W	37.84'
L46	S45°44'43"W	3.01'
L47	S71°48'30"W	53.01'
L48	S38°22'57"W	34.05'
L49	S82°7'50"W	61.88'

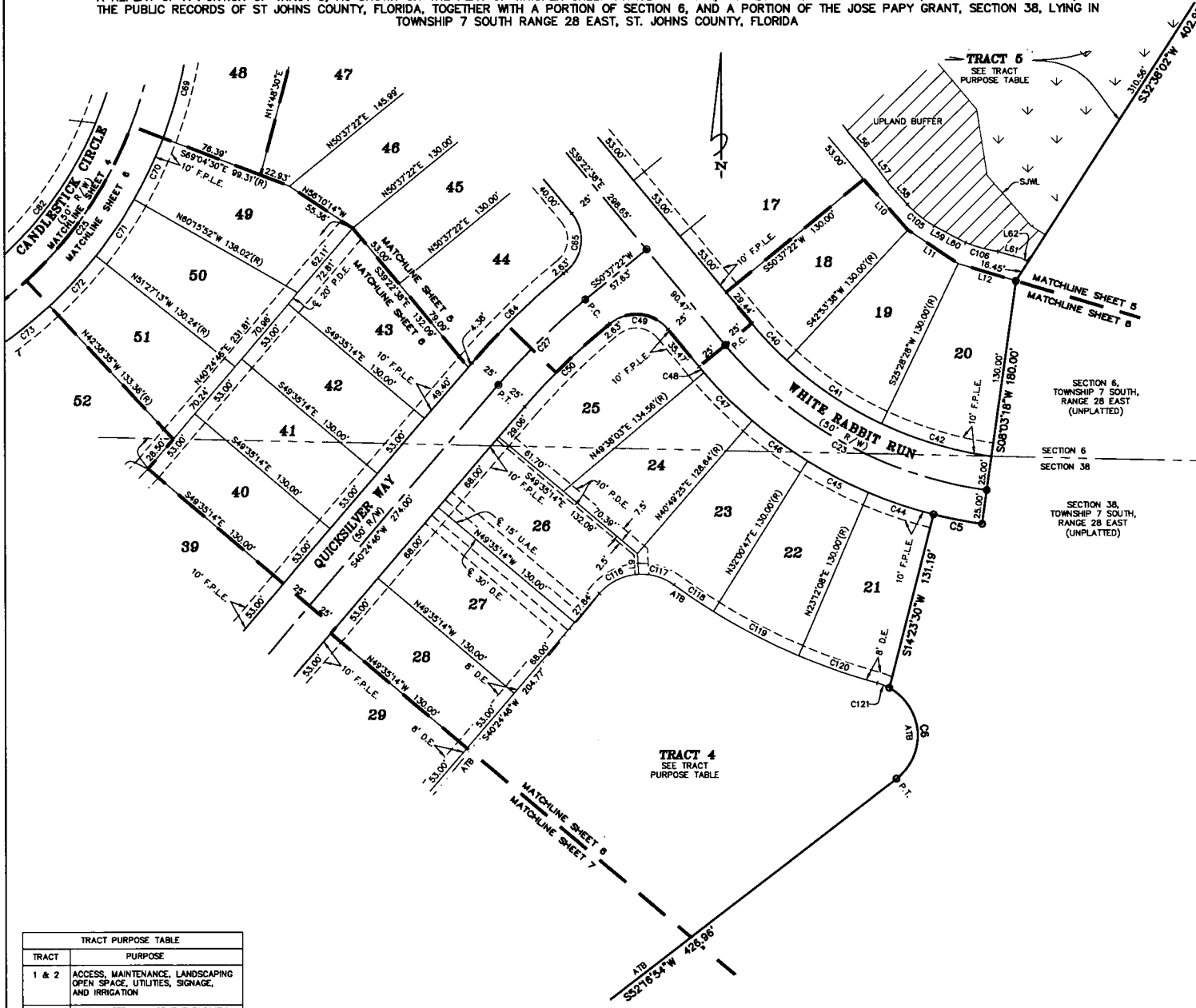
LINE	BEARING	DISTANCE
L50	S86°31'01"W	73.54'
L51	N83°03'01"W	73.44'
L52	S80°25'11"W	54.23'
L53	S29°17'09"E	9.32'
L54	S34°52'09"E	80.21'
L55	S30°08'05"E	27.74'
L56	S40°13'58"E	21.21'
L57	S38°30'30"E	28.08'
L58	S41°54'09"E	17.60'
L59	S60°53'01"E	11.13'
L60	S81°47'13"E	14.77'
L61	S74°18'38"E	17.91'
L62	S59°00'10"E	5.48'



Whisper Creek Phase 11 Unit B

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT A, AS RECORDED IN MAP BOOK 111, PAGES 62 THROUGH 69, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

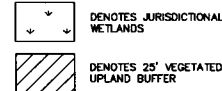
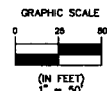
SHEET 6 OF 7 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	325.00'	35.94'	8°20'12"	N78°46'38"W	35.93'
C8	40.00'	79.07'	113°15'40"	S04°20'56"E	86.81'
C23	300.00'	222.88'	42°34'04"	S60°39'40"E	217.79'
C25	300.00'	311.15'	59°25'34"	N36°40'51"E	297.39'
C27	500.00'	86.10'	10°12'36"	S45°31'04"W	86.98'
C40	275.00'	37.10'	7°43'44"	S43°14'30"E	37.07'
C41	275.00'	83.61'	17°25'10"	S55°48'57"E	83.29'
C42	275.00'	83.61'	17°25'10"	S73°14'07"E	83.29'
C44	325.00'	49.98'	8°48'38"	N71°12'11"W	49.93'
C45	325.00'	49.98'	8°48'38"	N62°23'32"W	49.93'
C46	325.00'	49.98'	8°48'38"	N53°34'54"W	49.93'
C47	325.00'	49.98'	8°48'38"	N44°46'16"W	49.93'
C48	325.00'	5.61'	0°59'18"	N39°52'17"W	5.61'
C49	30.00'	47.12'	90°00'00"	N84°22'38"W	42.43'
C50	475.00'	84.64'	10°12'38"	S45°31'04"W	84.53'
C64	525.00'	93.55'	10°12'36"	N45°31'04"E	93.43'
C65	30.00'	47.12'	90°00'00"	N05°37'22"E	42.43'
C69	325.00'	78.17'	13°57'26"	S13°56'47"W	78.97'
C70	325.00'	49.98'	8°48'38"	S25°19'49"W	49.93'
C71	325.00'	49.98'	8°48'38"	S34°08'27"W	49.93'
C72	325.00'	49.98'	8°48'38"	S42°57'06"W	49.93'
C73	325.00'	50.08'	8°49'44"	S51°46'17"W	50.03'
C82	275.00'	150.23'	31°17'59"	N38°05'31"E	148.37'
C105	76.86'	25.15'	18°44'31"	S51°02'19"E	25.03'
C106	104.47'	24.45'	13°24'42"	S74°38'55"E	24.40'
C116	40.00'	32.57'	46°39'16"	N63°44'24"E	31.88'
C117	40.00'	27.46'	39°19'52"	S73°16'02"E	26.92'
C118	455.00'	34.83'	42°37'08"	S55°47'39"E	34.82'
C119	455.00'	69.97'	8°48'38"	S62°23'32"E	69.90'
C120	455.00'	60.88'	7°38'28"	S70°37'06"E	60.84'
C121	40.00'	9.40'	13°27'34"	S67°42'33"E	9.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N02°55'58"W	15.22'
L10	N40°55'08"W	48.96'
L11	N55°48'57"W	43.91'
L12	N73°14'07"W	43.91'
L56	S40°13'59"E	21.21'
L57	S36°30'30"E	28.06'
L58	S41°54'09"E	17.60'
L59	S80°53'01"E	11.13'
L60	S61°47'13"E	14.77'
L61	S74°16'36"E	17.91'
L62	S59°00'10"E	5.49'

TRACT PURPOSE TABLE	
TRACT	PURPOSE
1 & 2	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
3 & 4	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
5, 6, & 7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS

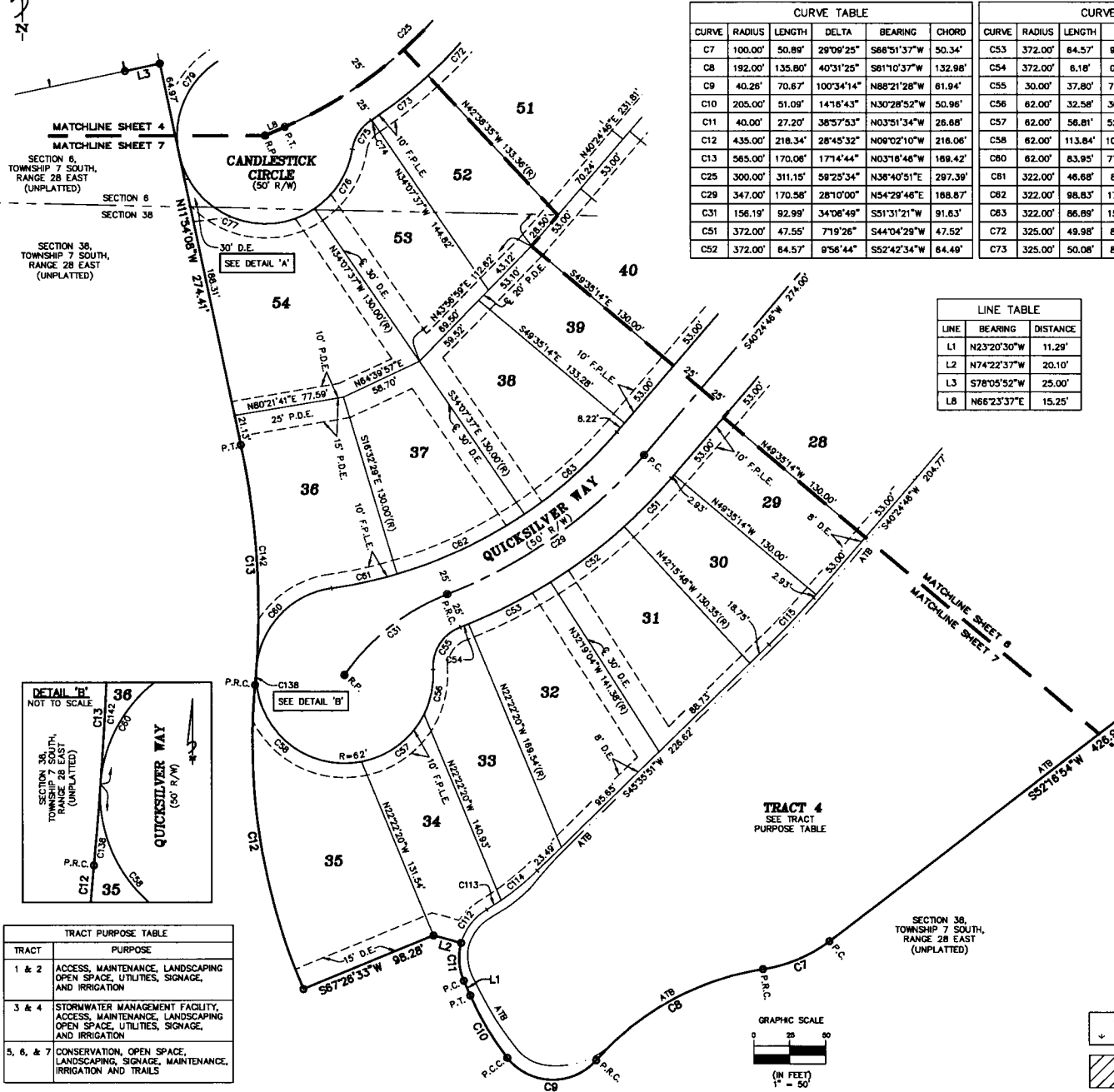


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Whisper Creek Phase 11 Unit B

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT A, AS RECORDED IN MAP BOOK 111, PAGES 62 THROUGH 69, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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

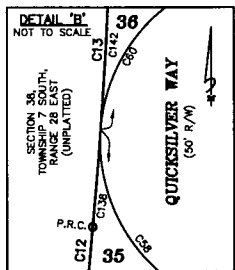
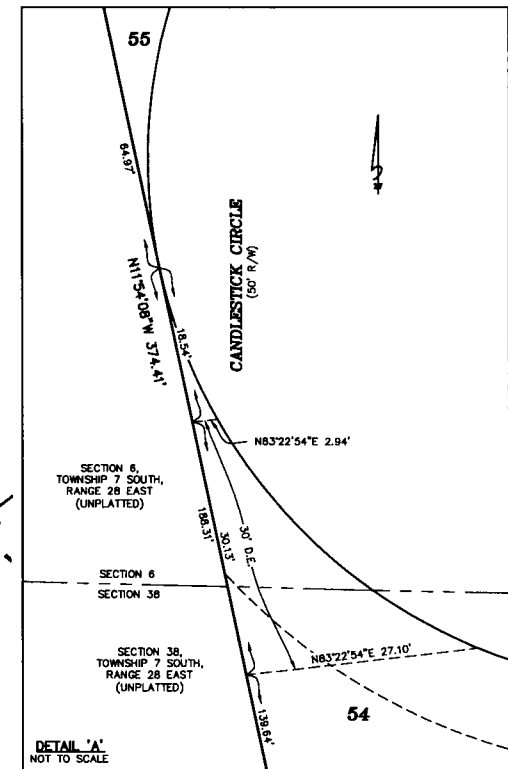


CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	100.00'	50.89'	29°09'25"	S86°51'37"W	50.34'
C8	192.00'	135.80'	40°31'25"	S81°10'37"W	132.98'
C9	40.26'	70.67'	100°34'14"	N88°21'28"W	61.94'
C10	205.00'	51.09'	14°16'43"	N30°28'52"W	50.96'
C11	40.00'	27.20'	38°57'53"	N03°51'34"W	26.88'
C12	435.00'	218.34'	28°45'32"	N09°02'10"W	216.06'
C13	565.00'	170.06'	17°14'44"	N03°16'46"W	168.42'
C25	300.00'	311.15'	58°25'34"	N38°40'51"E	297.39'
C29	347.00'	170.58'	28°10'00"	N54°29'48"E	168.67'
C31	156.19'	92.99'	34°08'49"	S51°31'21"W	91.63'
C51	372.00'	47.55'	7°19'26"	S44°04'28"W	47.52'
C52	372.00'	64.57'	9°56'44"	S52°42'34"W	64.49'

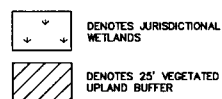
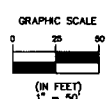
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C53	372.00'	64.57'	9°56'44"	S82°39'18"W	64.49'
C54	372.00'	61.8'	0°57'06"	S88°08'13"W	61.8'
C55	30.00'	37.80'	72°11'59"	S32°28'46"W	35.35'
C56	82.00'	32.58'	30°06'17"	S11°25'55"W	32.20'
C57	82.00'	56.81'	52°29'56"	S52°44'01"W	54.84'
C58	82.00'	113.84'	105°12'19"	N48°24'52"W	98.51'
C60	82.00'	63.95'	77°34'36"	N42°58'37"E	77.68'
C61	322.00'	46.68'	8°18'24"	N77°38'43"E	46.64'
C62	322.00'	98.83'	17°35'09"	N64°39'57"E	98.44'
C63	322.00'	86.89'	15°27'37"	N48°08'34"E	86.62'
C72	325.00'	49.98'	8°48'38"	S42°57'06"W	49.93'
C73	325.00'	50.08'	8°49'44"	S51°46'17"W	50.03'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C74	325.00'	0.57'	0°06'01"	S56°14'09"W	0.57'
C75	30.00'	24.79'	47°20'58"	S32°38'42"W	24.08'
C76	82.00'	50.79'	46°56'09"	S32°24'18"W	49.38'
C77	82.00'	121.44'	112°13'28"	N68°00'53"W	102.84'
C79	82.00'	104.53'	98°35'59"	N38°23'52"E	92.58'
C112	40.00'	30.22'	43°17'22"	N37°18'04"E	29.51'
C113	192.00'	11.90'	3°33'05"	N57°08'12"E	11.90'
C114	192.00'	32.72'	9°45'49"	N50°28'45"E	32.68'
C115	502.00'	45.43'	5°11'05"	N43°00'18"E	45.41'
C138	565.00'	11.39'	1°09'17"	N04°45'57"E	11.39'
C142	565.00'	158.67'	16°05'27"	N03°51'25"W	158.15'

LINE	BEARING	DISTANCE
L1	N23°20'30"W	11.29'
L2	N74°22'37"W	20.10'
L3	S78°05'52"W	25.00'
L8	N66°23'37"E	15.25'



TRACT	PURPOSE
1 & 2	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
3 & 4	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
5, 6, & 7	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS



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