

RESOLUTION NO. 2022- 46
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 2E-4.

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 2E-4.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond for construction is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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

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

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

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

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15th day of February, 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

Tom Halterman
Deputy Clerk

Rendition Date 2/17/22



Shearwater Phase 2E-4

MAP BOOK PAGE

A REPLAT OF TRACT 2E-6, TRACT 2E-7, TRACT 2E-8, TRACT 2E-9, TRACT 2E-10, TRACT 2E-11, TRACT 2E-12, TRACT 2E-13, TRACT 2E-14, TRACT 2E-15, TRACT 2E-16, TRACT 2E-20, TRACT 2E-21 AND A PORTION OF TRACT 2E-17, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 5 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CAPTION

TRACT 2E-6, TRACT 2E-7, TRACT 2E-8, TRACT 2E-9, TRACT 2E-10, TRACT 2E-11, TRACT 2E-12, TRACT 2E-13, TRACT 2E-14, TRACT 2E-15, TRACT 2E-16, TRACT 2E-20, TRACT 2E-21, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

TOGETHER WITH:

A PORTION OF TRACT 2E-17, AS SHOWN ON SAID PLAT OF SHEARWATER PHASE 2E, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF LOT 253 AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E-3, AS RECORDED IN MAP BOOK 108, PAGES 44 THROUGH 48, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 31°21'42" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 253, A DISTANCE OF 120.00 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF MACALENO COURT, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 118.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°38'58" WEST, 118.04 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 181.28 FEET, AN ARC DISTANCE OF 44.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°44'42" WEST, 44.71 FEET; THENCE NORTH 29°10'16" EAST, 120.20 FEET; THENCE SOUTH 58°45'35" EAST, 10.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 301.28 FEET, AN ARC DISTANCE OF 83.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°42'37" EAST, 83.50 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 94.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°38'58" EAST, 93.90 FEET, TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 12.30 ACRES, MORE OR LESS.

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 2E-4 AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND 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.

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 EASEMENTS REMAINING PRIVATELY OWNED BY IT.

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

AUTHORIZED REPRESENTATIVE
WITNESS: _____
PRINT: _____
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, WHO [] IS PERSONALLY KNOWN TO ME, OR [] PRODUCED _____ AS IDENTIFICATION.

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

BY: **MICHAEL J. COLLIGAN**
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES, L.B. 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 2E-4 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 COMPLES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 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

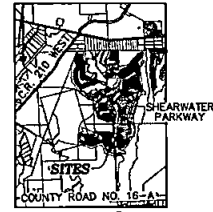
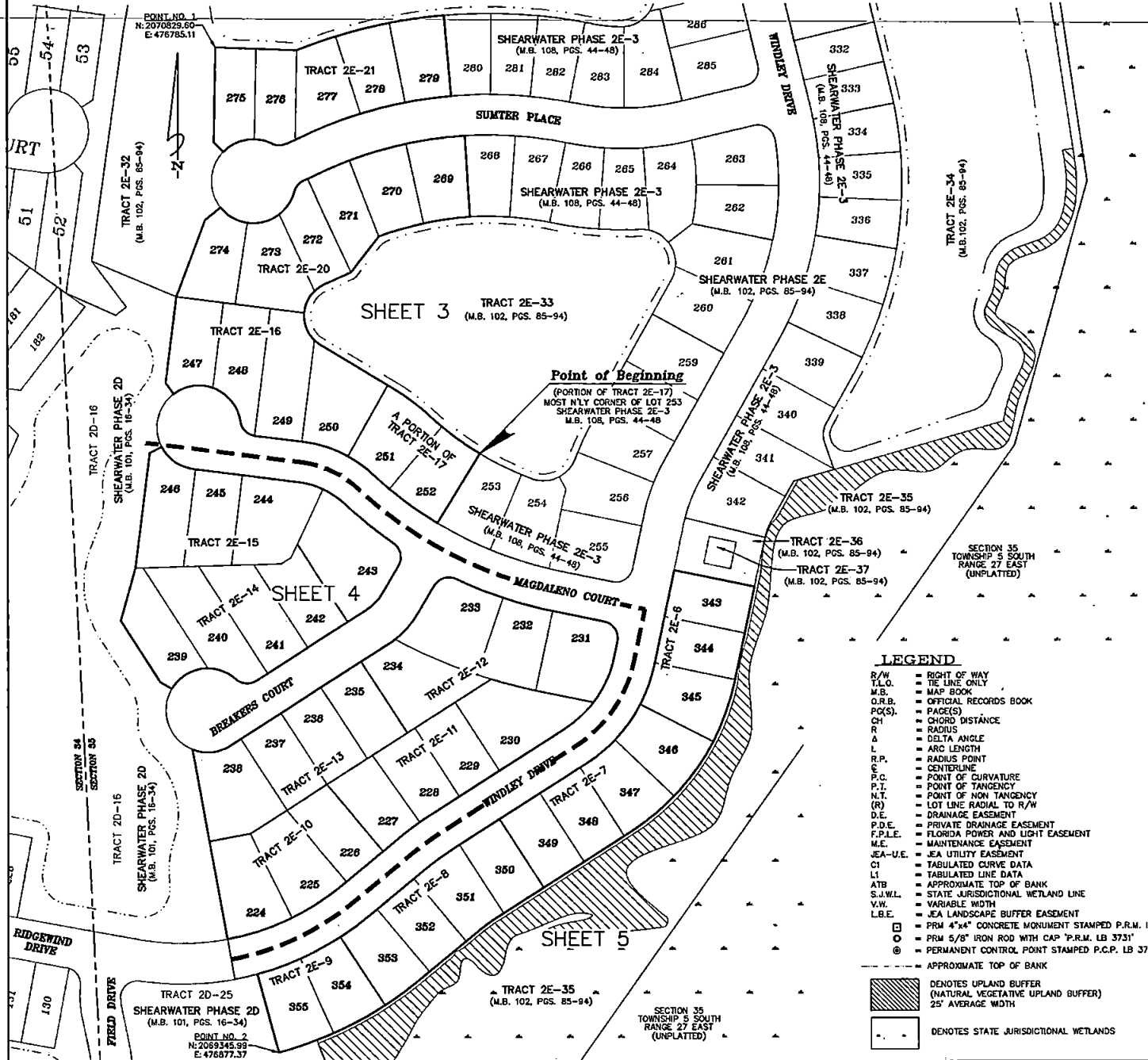


Shearwater Phase 2E-4

MAP BOOK PAGE

A REPLAT OF TRACT 2E-6, TRACT 2E-7, TRACT 2E-8, TRACT 2E-9, TRACT 2E-10, TRACT 2E-11, TRACT 2E-12, TRACT 2E-13, TRACT 2E-14, TRACT 2E-15, TRACT 2E-16, TRACT 2E-20, TRACT 2E-21 AND A PORTION OF TRACT 2E-17, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 2 OF 5 SHEETS
53 LOTS AND NO TRACTS IN THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE S'ELY R/W LINE OF WINDLEY DRIVE AS NS01°10'W PER SHEARWATER PHASE 2E, RECORDED IN M.B. 102, PGS. 85-94 AND REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1991 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 2092535.8352 E 509877.0129 ELLZEY N 2030457.6959 E 524894.1854 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	207029.60	476785.11	PRM-NW CORNER OF LOT 275
2	2069345.99	476877.37	PRM-MOST S'LY CORNER OF LOT 355

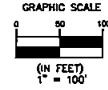
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND 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) ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

LEGEND

- R/W = RIGHT OF WAY
- T.L.O. = TIE LINE ONLY
- 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.L. = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON TANGENCY
- (R) = LOT LINE RADIAL TO R/W
- D.E. = DRAINAGE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- M.E. = MAINTENANCE EASEMENT
- JE-A-U.E. = JE-A UTILITY EASEMENT
- CI = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- ATB = APPROXIMATE TOP OF BANK
- S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE
- V.W. = VARIABLE WIDTH
- L.B.E. = JE-A LANDSCAPE BUFFER EASEMENT
- = PRM 4"x4" CONCRETE MONUMENT STAMPED P.R.M. 1
- = PRM 5/8" IRON ROD WITH CAP P.R.M. LB 3731
- ⊙ = PERMANENT CONTROL POINT STAMPED P.C.P. LB 37
- - - - - APPROXIMATE TOP OF BANK
- ▨ = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- ⊙ = DENOTES STATE JURISDICTIONAL WETLANDS

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

- O.R.B. 4744, PAGE 1750 NON-EXCLUSIVE CONSTRUCTION BLANKETS PLATTED LANDS AND MAINTENANCE AGREEMENT
- O.R.B. 5144, PAGE 1784 FIRST AMENDMENT TERMINATES EASEMENT UPON PLAT RECORDATION
- M.B. 102, PAGES 85-94 SHEARWATER PHASE 2E PLAT SHOWN HEREON
- O.R.B. 4076, PAGE 680 DECLARATION BLANKETS PLATTED LANDS
- O.R.B. 4149, PAGE 391 FIRST AMENDMENT BLANKETS PLATTED LANDS
- O.R.B. 4174, PAGE 941 SECOND AMENDMENT BLANKETS PLATTED LANDS
- O.R.B. 5112, PAGE 401 THIRD AMENDMENT BLANKETS PLATTED LANDS
- O.R.B. 5112, PAGE 479 SUPPLEMENTAL DECLARATION BLANKETS PLATTED LANDS
- O.R.B. 5165, PAGE 1421 ROADWAY EASEMENT SHOWN HEREON, DOES NOT AFFECT PLATTED LANDS



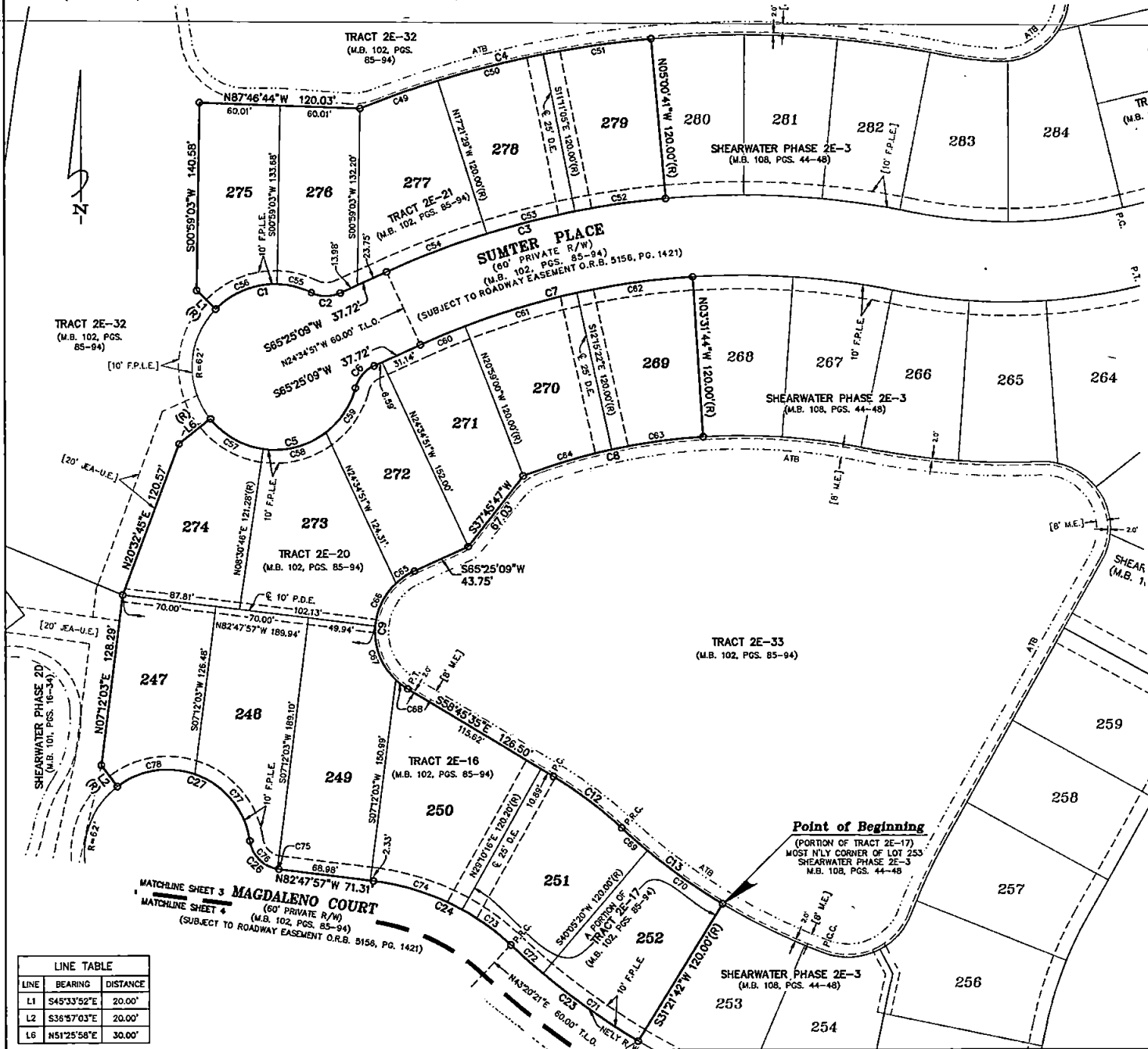
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3530 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 255-2700
 WWW.CLARYASSOC.COM

Shearwater Phase 2E-4

MAP BOOK PAGE

A REPLAT OF TRACT 2E-6, TRACT 2E-7, TRACT 2E-8, TRACT 2E-9, TRACT 2E-10, TRACT 2E-11, TRACT 2E-12, TRACT 2E-13, TRACT 2E-14, TRACT 2E-15, TRACT 2E-16, TRACT 2E-20, TRACT 2E-21 AND A PORTION OF TRACT 2E-17, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

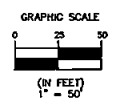
SHEET 3 OF 5 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	62.00'	77.66'	71°46'20"	S80°19'17"W	72.85'
C2	25.00'	22.16'	50°47'19"	S89°11'12"E	21.44'
C3	630.00'	215.18'	19°34'11"	S75°12'14"W	214.14'
C4	750.00'	222.85'	17°01'28"	S78°28'35"W	222.03'
C5	62.00'	137.21'	126°48'09"	N78°01'54"E	110.88'
C6	25.00'	22.16'	50°47'19"	S40°01'29"W	21.44'
C7	570.00'	209.44'	21°03'08"	S75°56'42"W	208.26'
C8	450.00'	137.09'	17°27'17"	S77°44'38"W	136.56'
C9	50.00'	108.37'	124°10'42"	S03°19'47"W	88.37'
C12	301.28'	63.62'	12°03'56"	S52°42'37"E	63.50'
C13	450.00'	137.09'	17°27'17"	S77°44'38"W	136.56'
C23	570.00'	119.16'	11°58'39"	N52°38'58"W	118.94'
C24	181.28'	114.34'	36°08'19"	N64°43'48"W	112.46'
C26	25.00'	32.58'	74°40'14"	S45°27'50"E	30.32'
C27	62.00'	128.58'	118°49'19"	N67°32'23"W	106.74'
C49	750.00'	61.23'	4°40'40"	S70°18'11"W	61.22'
C50	750.00'	80.81'	6°10'24"	S75°43'43"W	80.77'
C51	750.00'	80.81'	6°10'24"	S81°54'07"W	80.77'
C52	630.00'	67.88'	6°10'24"	S81°54'07"W	67.85'
C53	630.00'	67.88'	6°10'24"	S75°43'43"W	67.85'
C54	630.00'	79.42'	7°13'23"	S69°01'50"W	79.37'
C55	62.00'	26.82'	24°47'16"	N76°11'11"W	26.61'
C56	62.00'	50.84'	46°59'03"	S67°53'30"W	49.43'
C57	62.00'	46.44'	42°55'13"	S80°01'38"E	45.37'
C58	62.00'	49.93'	46°08'20"	N75°26'35"E	48.59'
C59	62.00'	40.84'	37°44'36"	N33°30'08"E	40.11'
C60	570.00'	35.79'	3°35'51"	S87°13'04"W	35.78'
C61	570.00'	86.82'	8°43'38"	S73°22'49"W	86.74'
C62	570.00'	86.82'	8°43'38"	S82°06'27"W	86.74'
C63	450.00'	68.54'	8°43'38"	S82°06'27"W	68.48'
C64	450.00'	68.54'	8°43'38"	S73°22'49"W	68.48'
C65	50.00'	16.55'	18°57'35"	S55°56'20"W	16.47'
C66	50.00'	36.20'	41°29'05"	S25°43'01"W	35.42'
C67	50.00'	44.55'	51°02'43"	S20°32'53"E	43.09'
C68	50.00'	11.07'	12°41'20"	S82°24'54"E	11.05'
C69	450.00'	25.53'	3°15'01"	S48°17'09"E	25.52'
C70	450.00'	68.54'	8°43'38"	S54°16'29"E	68.48'
C71	570.00'	86.82'	8°43'38"	S54°16'29"E	86.74'
C72	570.00'	32.33'	3°15'01"	S48°17'09"E	32.33'
C73	181.28'	44.83'	14°10'05"	N53°44'42"W	44.71'
C74	181.28'	69.51'	21°58'13"	N71°48'51"W	69.09'
C75	25.00'	1.02'	2°20'38"	S81°37'39"E	1.02'
C76	25.00'	31.56'	72°19'37"	S44°17'32"E	29.50'
C77	62.00'	67.82'	62°40'42"	N39°28'04"W	64.49'
C78	62.00'	60.75'	56°08'37"	S81°07'16"W	58.35'

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

DENOTES WETLANDS



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

18 NO. 3731
3530 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32237
(904) 285-2703
WWW.CLARYASSOC.COM

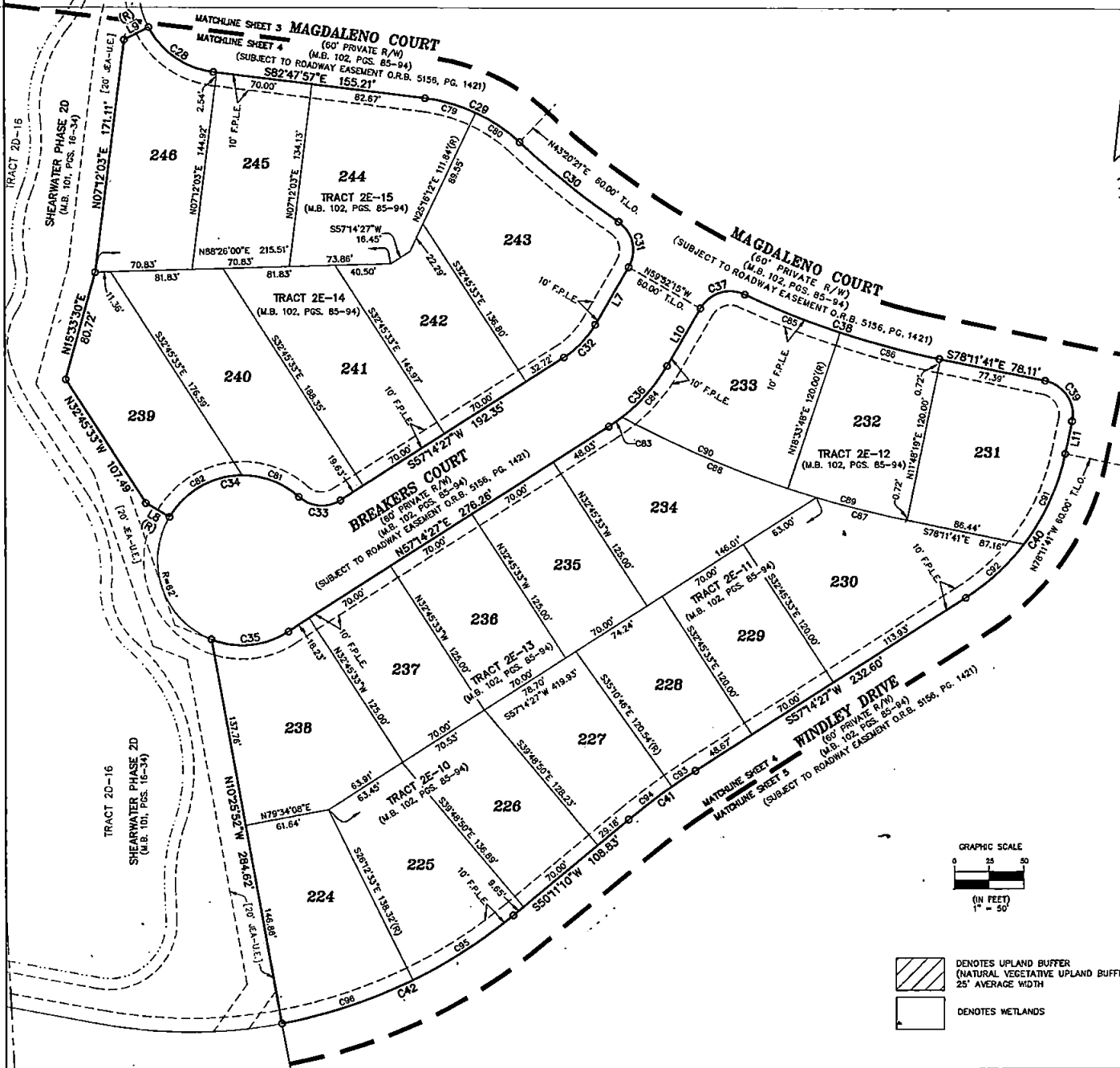
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°33'52"E	20.00'
L2	S36°57'03"E	20.00'
L6	N51°25'58"E	30.00'

Shearwater Phase 2E-4

MAP BOOK PAGE

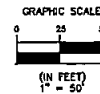
A REPLAT OF TRACT 2E-6, TRACT 2E-7, TRACT 2E-8, TRACT 2E-9, TRACT 2E-10, TRACT 2E-11, TRACT 2E-12, TRACT 2E-13, TRACT 2E-14, TRACT 2E-15, TRACT 2E-16, TRACT 2E-20, TRACT 2E-21 AND A PORTION OF TRACT 2E-17, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 4 OF 5 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C28	62.00'	59.90'	55°21'21"	S55°07'17"E	57.60'
C29	121.28'	76.50'	36°08'19"	N64°43'48"W	75.24'
C30	630.00'	92.29'	8°23'36"	S50°51'27"E	92.21'
C31	25.00'	37.17'	85°11'00"	N12°27'45"W	33.84'
C32	70.00'	33.12'	27°06'42"	N43°41'06"E	32.82'
C33	25.00'	32.58'	74°40'14"	S85°25'26"E	30.32'
C34	62.00'	109.37'	101°04'24"	S81°22'29"W	95.73'
C35	62.00'	58.79'	54°19'42"	N84°41'17"E	56.61'
C36	130.00'	61.51'	27°06'42"	N43°41'06"E	60.94'
C37	25.00'	37.17'	85°11'00"	S72°43'14"W	33.84'
C38	630.00'	148.52'	13°30'28"	S71°28'29"E	148.18'
C39	25.00'	39.27'	90°00'00"	N33°11'41"W	35.36'
C40	165.00'	130.85'	45°28'08"	N34°31'23"E	127.44'
C41	485.00'	59.72'	7°03'17"	S53°42'49"W	59.68'
C42	365.00'	187.18'	29°22'58"	N64°52'39"E	185.14'
C78	121.28'	38.25'	18°04'09"	N73°45'53"W	38.09'
C80	121.28'	38.25'	18°04'09"	N55°41'44"W	38.09'
C81	62.00'	45.37'	41°55'29"	N89°03'03"W	44.36'
C82	62.00'	64.00'	59°08'54"	S60°24'45"W	61.20'
C83	130.00'	11.69'	5°09'07"	N54°39'54"E	11.69'
C84	130.00'	49.83'	21°57'36"	N41°06'32"E	49.52'
C87	750.00'	66.69'	5°05'41"	S75°38'51"E	66.67'
C88	750.00'	152.60'	11°39'28"	S67°16'16"E	152.34'
C89	750.00'	88.46'	6°45'28"	S74°48'57"E	88.41'
C90	750.00'	130.82'	9°59'39"	S66°26'22"E	130.66'
C91	165.00'	73.14'	25°23'46"	N24°30'11"E	72.54'
C92	165.00'	57.71'	20°02'23"	N47°13'16"E	57.42'
C93	485.00'	20.49'	2°25'13"	S56°01'50"W	20.49'
C94	485.00'	39.25'	4°38'03"	S52°30'12"W	39.22'
C95	365.00'	86.67'	1°36'17"	N56°59'19"E	86.46'
C96	365.00'	100.51'	15°48'41"	N71°40'48"E	100.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N30°07'45"E	48.42'
L8	S59°09'42"E	20.00'
L9	N62°33'23"E	20.00'
L10	N30°07'45"E	48.42'
L11	S11°48'19"W	24.24'



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




Shearwater Phase 2E-4


A REPLAT OF TRACT 2E-6, TRACT 2E-7, TRACT 2E-8, TRACT 2E-9, TRACT 2E-10, TRACT 2E-11, TRACT 2E-12, TRACT 2E-13, TRACT 2E-14, TRACT 2E-15, TRACT 2E-16, TRACT 2E-20, TRACT 2E-21 AND A PORTION OF TRACT 2E-17, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2E, AS RECORDED IN MAP BOOK 102, PAGES 85 THROUGH 94, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

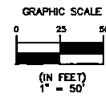
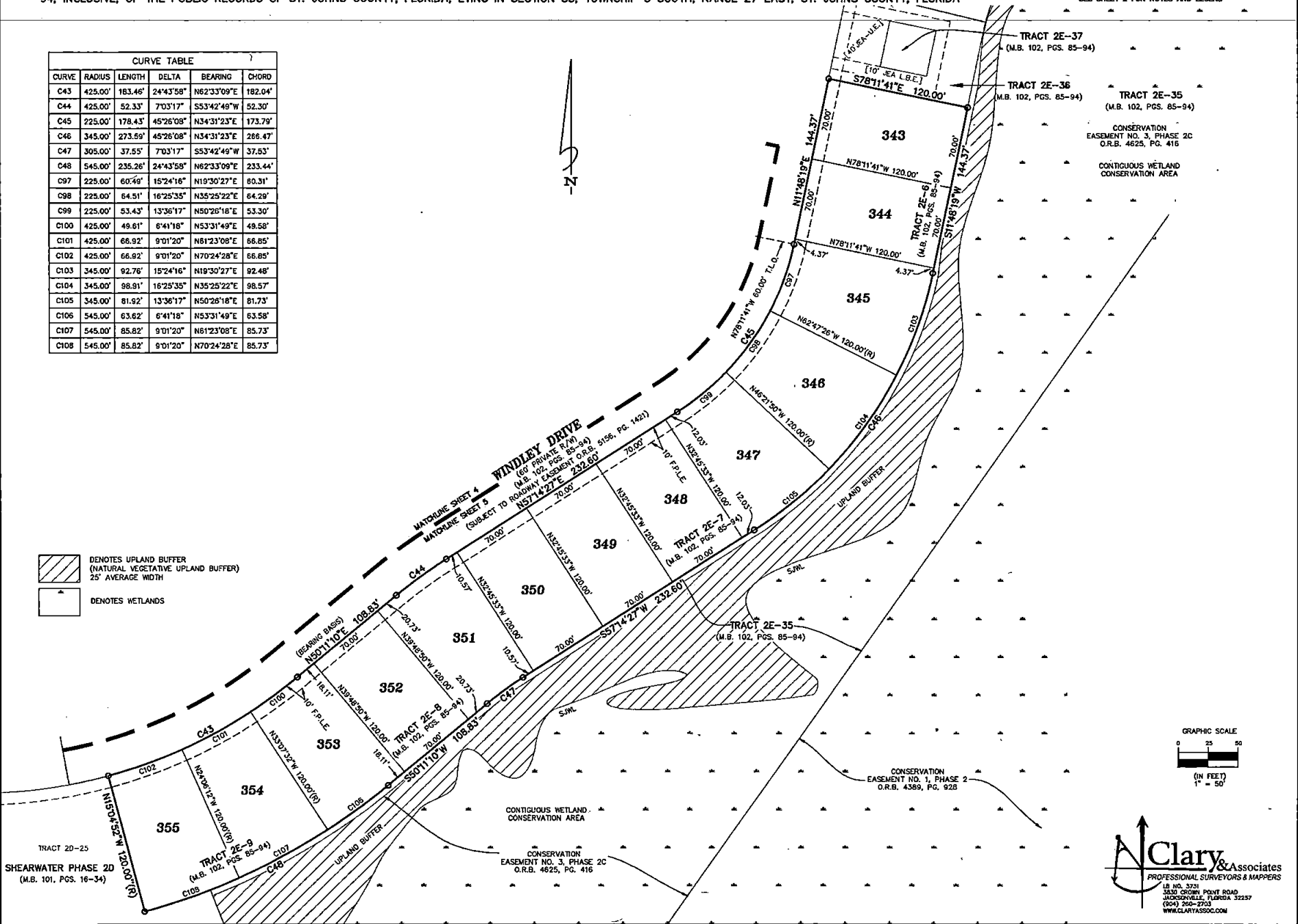
SHEET 5 OF 5 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C43	425.00'	163.46'	24°43'58"	N62°33'09"E	182.04'
C44	425.00'	52.33'	7°03'17"	S53°42'49"W	52.30'
C45	225.00'	178.43'	45°26'08"	N34°31'23"E	173.79'
C46	345.00'	273.59'	45°26'08"	N34°31'23"E	286.47'
C47	305.00'	37.55'	7°03'17"	S53°42'49"W	37.53'
C48	545.00'	235.26'	24°43'58"	N62°33'09"E	233.44'
C97	225.00'	60.49'	15°24'16"	N19°30'27"E	80.31'
C98	225.00'	64.51'	16°25'35"	N35°25'22"E	64.29'
C99	225.00'	53.43'	13°36'17"	N50°26'18"E	53.30'
C100	425.00'	49.61'	6°41'18"	N53°31'49"E	49.58'
C101	425.00'	66.92'	9°01'20"	N61°23'08"E	66.85'
C102	425.00'	66.92'	9°01'20"	N70°24'28"E	66.85'
C103	345.00'	92.76'	15°24'16"	N19°30'27"E	92.48'
C104	345.00'	98.91'	16°25'35"	N35°25'22"E	98.57'
C105	345.00'	81.92'	13°36'17"	N50°26'18"E	81.73'
C106	545.00'	63.62'	6°41'18"	N53°31'49"E	63.58'
C107	545.00'	85.82'	9°01'20"	N61°23'08"E	85.73'
C108	545.00'	85.82'	9°01'20"	N70°24'28"E	85.73'



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

 DENOTES WETLANDS



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
18 N.W. 3331
3530 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32237
(904) 260-2703
WWW.CLARYASSOC.COM