

RESOLUTION NO. 2022- 464  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
WHISPER CREEK PHASE 11 UNIT A.

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 A.

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 \$1,484,291.07 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$671,762.07 will be required for maintenance.

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

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

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

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

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

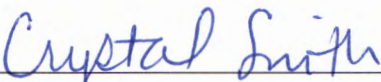
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 20<sup>th</sup> day of December, 2022.

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

BY:   
Christian Whitehurst, Chair

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

  
Deputy Clerk

**Rendition Date** DEC 20 2022



# Attachment 2

## Plat Map

# Whisper Creek Phase 11 Unit A

MAP BOOK

PAGE

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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 12 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 B AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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 SOUTHWEST CORNER OF TRACT 11, AS SHOWN ON SAID PLAT OF WHISPER CREEK PHASE 9 UNIT B; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF WHISPER CREEK PHASE 9 UNIT B, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: NORTH 90°00'00" EAST, 514.71 FEET; COURSE NO. 2: SOUTH 75°28'46" EAST, 159.03 FEET; COURSE NO. 3: SOUTH 43°47'35" EAST, 113.13 FEET; COURSE NO. 4: SOUTH 64°30'42" EAST, 103.77 FEET; COURSE NO. 5: SOUTH 77°41'44" EAST, 39.80 FEET; COURSE NO. 6: SOUTH 14°16'22" WEST, 23.10 FEET; COURSE NO. 7: SOUTH 29°51'50" EAST, 27.77 FEET; COURSE NO. 8: SOUTH 40°58'39" EAST, 46.93 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 555.00 FEET, AN ARC DISTANCE OF 278.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°30'24" EAST, 278.78 FEET, TO THE POINT OF REVERSE CURVATURE; A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 60.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°49'07" EAST, 54.63 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 09°15'15" WEST, 53.07 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 225.00 FEET, AN ARC DISTANCE OF 56.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°25'11" WEST, 56.13 FEET, TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF AFORESAID PLAT OF WHISPER CREEK PHASE 9 UNIT B; THENCE NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 83°31'54" EAST, 47.07 FEET; COURSE NO. 2: NORTH 50°17'20" EAST, 64.70 FEET; COURSE NO. 3: NORTH 78°05'52" EAST, 153.47 FEET; THENCE SOUTH 11°54'00" EAST, 274.41 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 585.00 FEET, AN ARC DISTANCE OF 170.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°18'46" EAST, 169.42 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 218.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°02'10" EAST, 218.08 FEET; THENCE NORTH 67°28'33" EAST, 88.28 FEET; THENCE SOUTH 74°22'37" EAST, 20.10 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, 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 SOUTH 03°01'34" EAST, 28.68 FEET; THENCE SOUTH 23°20'30" EAST, 11.29 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, 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 SOUTH 30°28'52" EAST, 50.98 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 29.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°37'12" EAST, 28.67 FEET; THENCE SOUTH 44°31'10" WEST, 138.44 FEET; THENCE SOUTH 45°28'50" EAST, 37.64 FEET; THENCE SOUTH 44°31'10" WEST, 60.00 FEET; THENCE NORTH 45°28'50" WEST, 15.00 FEET; THENCE SOUTH 44°31'10" WEST, 130.00 FEET; THENCE SOUTH 45°28'50" EAST, 66.87 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 167.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°46'39" EAST, 166.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 34°04'29" EAST, 61.13 FEET, TO THE POINT OF CURVATURE 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 52.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°28'41" WEST, 48.78 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 603.88 FEET, AN ARC DISTANCE OF 96.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°27'00" WEST, 96.48 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 40.00 FEET, AN ARC DISTANCE OF 50.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°18'23" WEST, 53.98 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 345.00 FEET, AN ARC DISTANCE OF 72.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°13'17" WEST, 72.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 51°11'13" WEST, 218.71 FEET; THENCE SOUTH 38°44'47" WEST, 259.33 FEET; THENCE SOUTH 51°11'13" EAST, 5.22 FEET; THENCE SOUTH 38°44'47" WEST, 259.33 FEET; THENCE NORTH 54°03'57" WEST, 117.70 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 60.00 FEET, AN ARC DISTANCE OF 81.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°02'45" WEST, 75.50 FEET; THENCE SOUTH 25°02'11" WEST, 150.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 875.00 FEET, AN ARC DISTANCE OF 13.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°49'47" WEST, 13.53 FEET; THENCE SOUTH 28°43'39" WEST, 130.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 745.00 FEET, AN ARC DISTANCE OF 106.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°21'58" WEST, 106.35 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 69.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°45'47" WEST, 61.08 FEET; THENCE NORTH 81°00'57" WEST, 10.42 FEET; THENCE SOUTH 44°33'12" WEST, 352.98 FEET, TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2490, PAGE 97, OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 45°04'48" WEST, 1063.41 FEET; COURSE NO. 2: NORTH 15°52'44" WEST, 639.84 FEET; COURSE NO. 3: NORTH 07°08'17" EAST, 154.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING 52.67 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 A 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 4584

## SURVEYOR'S CERTIFICATE

I 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. 6768  
CLARY & ASSOCIATES, INC  
3630 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257  
LICENSE NO. LB3731



# Whisper Creek Phase 11 Unit A

MAP BOOK PAGE

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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 2 OF 12 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 A, 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 BIRD WATCH COURT, CHARMER TRACE, FARMFIELD DRIVE, AND TRAILMARK DRIVE, 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 10 AND 11 (ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION), TRACT 12 (PARK, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION) AND TRACTS 13 AND 14 (110' FPL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE 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 1, 2, 3, AND 4 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS), AND TRACTS 5, 6, 7, 8, AND 9 (STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION) 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 AND ACCESS EASEMENT", "MAINTENANCE, DRAINAGE AND ACCESS EASEMENT" AND "UNOBSTRUCTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT" FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE WHISPER CREEK SUBDIVISION OF WHICH THE LANDS SHOWN HEREON ARE A PART (THE "SUBDIVISION"), AND FOR DRAINAGE PURPOSES. ALL EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE AND ACCESS EASEMENT", "MAINTENANCE, DRAINAGE AND ACCESS EASEMENT" AND "UNOBSTRUCTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT" 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 5, 6, 7, 8, AND 9 SHOWN HEREON.

THOSE EASEMENTS DESIGNATED AS "DRAINAGE AND ACCESS EASEMENT", "MAINTENANCE, DRAINAGE AND ACCESS EASEMENT" AND "UNOBSTRUCTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT" 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.

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

OWNER HEREBY GRANTS TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS FPL EASEMENT (OR "F.P.L.E.") 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 F.P.L.E., 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.

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

WITNESS: \_\_\_\_\_  
BY: LIAM O'REILLY, VICE PRESIDENT 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 LIAM O'REILLY, 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 \_\_\_\_\_

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION
12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' FPL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION



# Whisper Creek Phase 11 Unit A

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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

MAP BOOK PAGE

SHEET 3 OF 12 SHEETS  
111 LOTS AND 14 TRACTS THIS PHASE

VICINITY MAP  
NOT TO SCALE

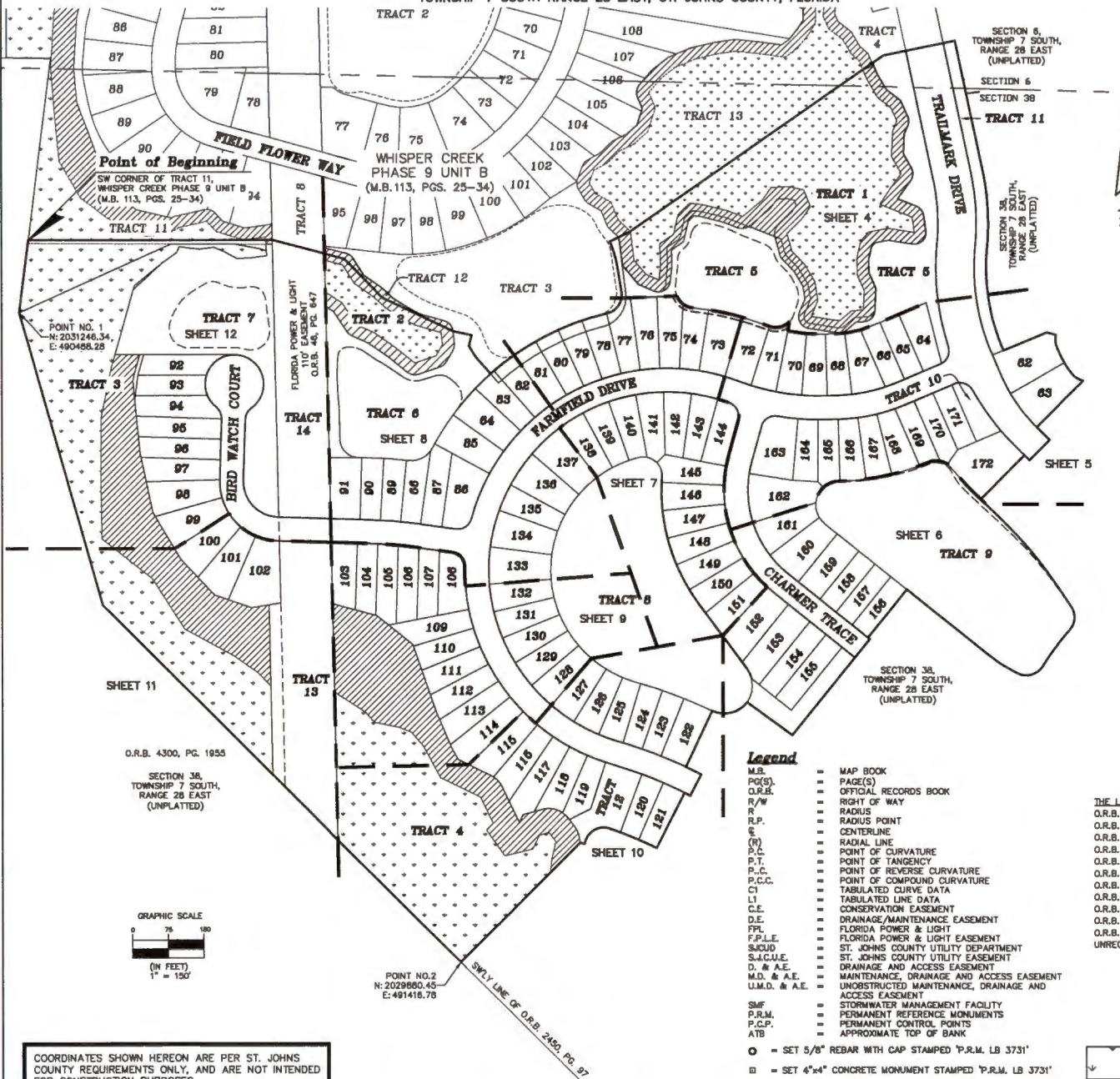


### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 11 AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS N69°00'00"W, PER M.B. 113, PGS. 25-34 (SEE SHEET 12).
- 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 (ELLZEY).  
N 2029235.8352 E 509677.0129 DURBIN 2  
N 2030457.6959 E 524884.1854 ELLZEY  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2031248.34	490488.28	PRM-MOST W'LY CORNER OF TRACT 3
2	2029880.45	491416.78	PRM-MOST S'LY CORNER OF TRACT 4

- 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.



### Legend

- M.B. = MAP BOOK
- PG(S). = PAGE(S)
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- R. = RADIUS
- R.P. = RADIUS POINT
- C.L. = CENTERLINE
- (C) = CURVE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- C1 = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- C.E. = CONSERVATION EASEMENT
- D.E. = DRAINAGE/MAINTENANCE EASEMENT
- F.P.L. = FLORIDA POWER & LIGHT
- F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
- S.U.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT
- S.U.C.U.E. = ST. JOHNS COUNTY UTILITY EASEMENT
- D. & A.E. = DRAINAGE AND ACCESS EASEMENT
- M.D. & A.E. = MAINTENANCE, DRAINAGE AND ACCESS EASEMENT
- U.M.D. & A.E. = UNRESTRICTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- P.R.M. = PERMANENT REFERENCE MONUMENTS
- P.C.P. = PERMANENT CONTROL POINTS
- ATB = APPROXIMATE TOP OF BANK

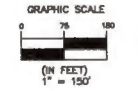
### THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

- O.R.B. 46, PAGE 847 = EASEMENT - ELECTRIC
- O.R.B. 46, PAGE 848 = EASEMENT - ELECTRIC
- O.R.B. 1188, PAGE 1017 = CONVEYANCE AGREEMENT
- O.R.B. 2407, PAGE 1577 = DEED RESTRICTION
- O.R.B. 1375, PAGE 15 = RIVER TRACT GOLF FACILITY USE AGREEMENT
- O.R.B. 1375, PAGE 64 = FIRST AMENDMENT O.R.B. 1375, PAGE 15
- O.R.B. 2450, PAGE 97 = RESTRICTIONS, RESERVATIONS, EASEMENTS
- O.R.B. 2450, PAGE 142 = AGREEMENT
- O.R.B. 3921, PAGE 883 = AGREEMENT
- O.R.B. 3184, PAGE 978 = EASEMENT - CONSERVATION
- O.R.B. 5481, PAGE 730 = EASEMENT - CONSERVATION
- UNRECORDED = AT&T CONTRACT

- SHOWN HEREON
- AFFECTS SITE
- BLANKETS SITE
- BLANKETS SITE
- BLANKETS SITE
- TERMINATES WITH PLATTING
- SHOWN HEREON
- SHOWN HEREON
- BLANKETS SITE

O.R.B. 4300, PG. 1955

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



POINT NO.2  
N: 2029880.45  
E: 491416.78

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

- = 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"

- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 SHOWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 580-3703  
WWW.CLARYASSOCIATES.COM

# Whisper Creek Phase 11 Unit A

MAP BOOK PAGE

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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 4 OF 12 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

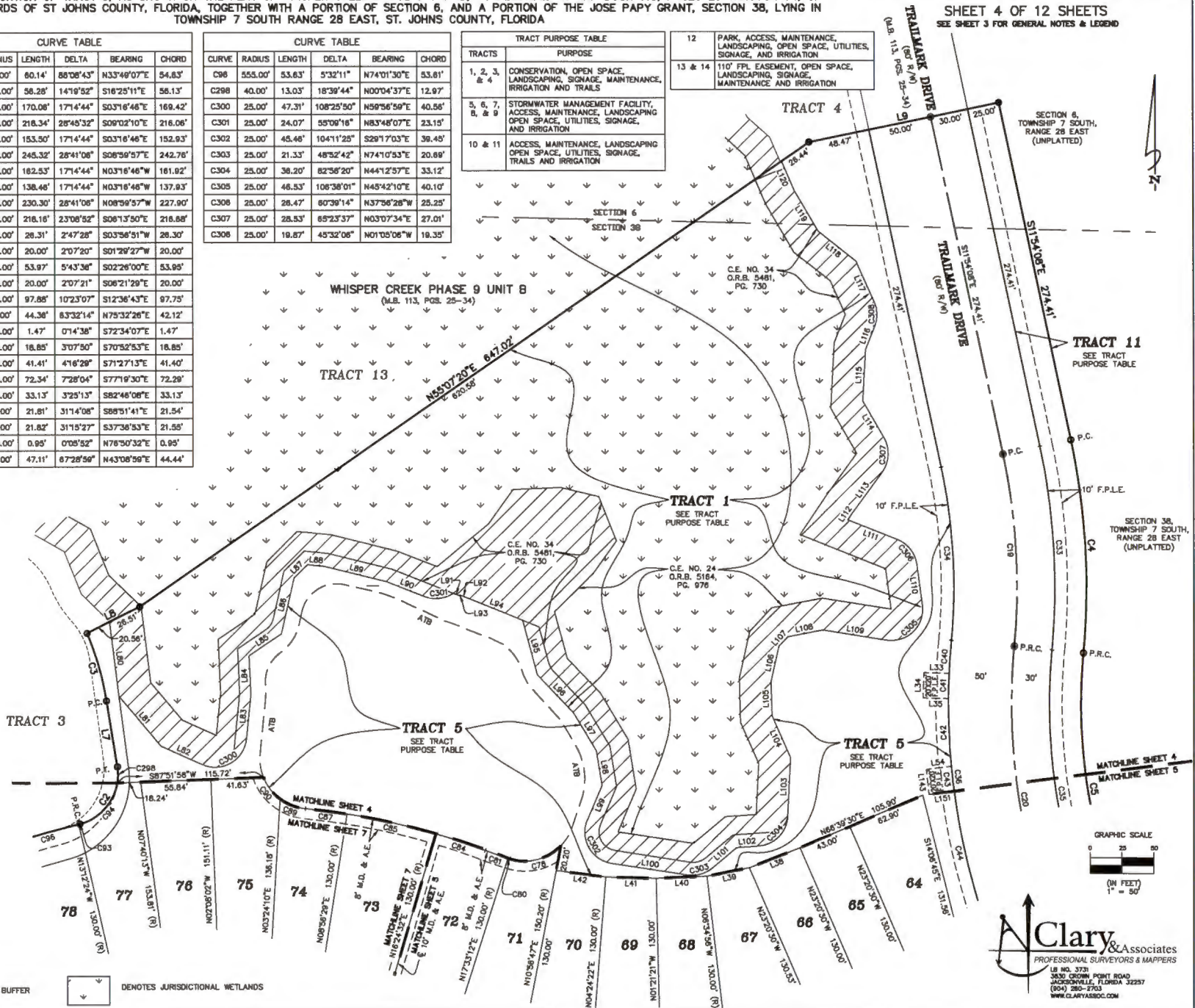
LINE	BEARING	DISTANCE
L7	N09°15'15"W	53.07'
L8	N63°31'54"E	47.07'
L9	N78°05'52"E	153.47'
L33	N88°30'33"W	20.00'
L34	S01°28'27"W	20.00'
L35	N88°30'33"W	20.00'
L36	N88°25'33"E	43.02'
L38	N78°22'58"E	34.23'
L40	N87°28'25"E	40.27'
L41	S86°51'28"E	36.98'
L42	S82°18'25"E	38.58'
L54	S82°34'50"W	20.00'
L60	S07°00'58"E	56.63'
L81	S38°48'34"E	52.00'
L82	S85°50'08"E	35.44'
L83	N05°44'04"E	35.61'
L84	N02°40'07"W	30.60'
L85	N55°42'44"E	31.08'
L86	N12°48'53"E	45.40'
L87	N45°02'21"E	15.05'
L88	S84°15'23"E	13.28'
L89	S78°08'51"E	50.92'
L90	S88°37'18"E	32.09'
L91	S88°37'18"E	5.44'
L92	S88°37'18"E	6.22'
L93	N21°22'44"E	0.72'
L94	S87°58'58"E	47.30'
L95	S15°07'16"E	44.91'
L96	S43°34'52"E	41.61'
L97	S30°38'37"E	35.45'
L98	S08°13'28"E	27.85'
L99	S22°46'40"W	28.91'
L100	S81°22'48"E	60.38'
L101	N48°44'32"E	24.91'
L102	N85°42'07"E	17.62'
L103	N02°43'47"E	48.72'
L104	N23°48'10"W	38.62'
L105	N01°31'08"W	27.14'
L106	N12°40'18"E	28.35'
L107	N42°27'51"E	10.83'
L108	N79°10'50"E	28.23'
L109	S80°38'50"E	50.72'
L110	N07°38'51"W	32.35'
L111	N88°16'08"W	42.08'
L112	N33°34'22"E	5.48'
L113	N35°48'23"E	41.48'
L114	N29°34'14"W	33.68'
L115	N02°59'02"E	40.97'
L118	N21°40'58"E	20.07'
L117	N23°51'08"W	35.69'
L118	N51°51'51"W	38.06'
L119	N30°13'07"W	37.00'
L120	N22°53'51"W	25.31'
L143	S08°21'28"E	20.00'
L151	S82°34'50"W	20.00'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	40.00'	60.14'	88°08'43"	N33°48'07"E	54.83'
C3	225.00'	58.28'	14°19'52"	S18°25'11"E	56.13'
C4	565.00'	170.08'	17°14'44"	S03°16'48"E	169.42'
C5	435.00'	218.34'	28°45'32"	S09°02'10"E	216.08'
C9	510.00'	153.50'	17°14'44"	S03°16'48"E	152.93'
C20	490.00'	245.32'	28°41'08"	S06°58'57"E	242.78'
C33	540.00'	162.53'	17°14'44"	N03°18'46"W	161.92'
C34	460.00'	138.48'	17°14'44"	N03°18'46"W	137.93'
C35	480.00'	230.30'	28°41'08"	N08°58'57"W	227.90'
C36	540.00'	216.18'	23°08'52"	S06°13'50"E	216.88'
C40	540.00'	28.31'	2°47'28"	S03°58'51"W	28.30'
C41	540.00'	207.20'	20°7'20"	S01°28'27"W	200.00'
C42	540.00'	53.97'	5°43'38"	S02°28'00"E	53.99'
C43	540.00'	20.00'	2°07'21"	S06°21'28"E	20.00'
C44	540.00'	97.88'	10°23'07"	S12°36'43"E	97.75'
C78	40.00'	44.38'	8°33'21"	N75°32'28"E	42.12'
C80	345.00'	1.47'	0°14'38"	S72°34'07"E	1.47'
C81	345.00'	18.85'	3°07'50"	S70°52'53"E	18.85'
C84	555.00'	41.41'	4°16'28"	S71°27'13"E	41.40'
C85	555.00'	72.34'	7°28'04"	S77°19'30"E	72.28'
C87	555.00'	33.13'	3°25'13"	S82°46'08"E	33.13'
C89	40.00'	21.81'	3°11'40"	S88°51'41"E	21.54'
C90	40.00'	21.82'	3°11'52"	S37°38'53"E	21.55'
C93	588.00'	0.98'	0°05'52"	N78°50'32"E	0.98'
C94	40.00'	47.11'	8°72'58"	N43°08'58"E	44.44'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C98	555.00'	53.63'	5°32'11"	N74°01'30"E	53.61'
C99	40.00'	13.03'	18°39'44"	N00°04'37"E	12.97'
C300	25.00'	47.31'	108°25'50"	N59°56'59"E	40.58'
C301	25.00'	24.07'	59°08'18"	N83°48'07"E	23.15'
C302	25.00'	45.48'	104°11'28"	S29°17'03"E	38.45'
C303	25.00'	21.33'	48°52'42"	N74°10'53"E	20.69'
C304	25.00'	38.20'	82°58'20"	N44°12'57"E	33.12'
C305	25.00'	48.53'	108°38'01"	N45°42'10"E	40.10'
C308	25.00'	28.47'	80°39'14"	N37°58'28"W	25.25'
C307	25.00'	28.53'	85°23'37"	N03°07'34"E	27.01'
C308	25.00'	18.87'	45°32'08"	N01°08'08"W	18.35'

TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION

12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' FPL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION



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

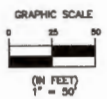
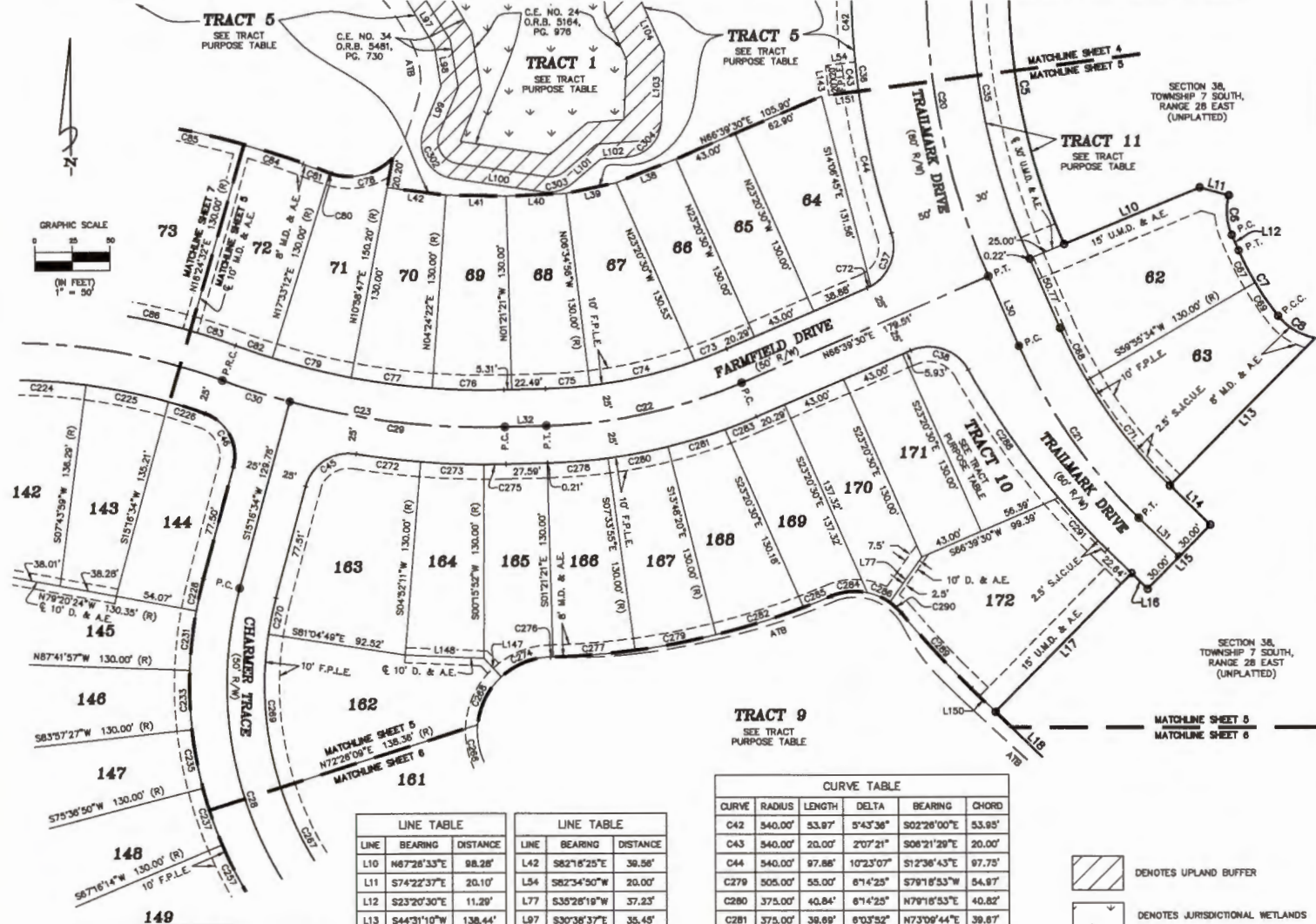
**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
18 NO. 3733  
3800 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2700  
WWW.CLARYASSOCIATES.COM

# Whisper Creek Phase 11 Unit A

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 8, AND A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 5 OF 12 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	435.00'	218.34'	28°45'32"	S09°02'10"E	218.06'
C6	40.00'	27.20'	38°57'53"	S03°51'34"E	28.88'
C7	205.00'	51.00'	14°16'43"	S30°28'52"E	50.98'
C8	40.00'	29.32'	41°59'57"	S58°37'12"E	28.67'
C20	490.00'	248.32'	28°41'08"	S08°59'57"E	242.78'
C21	385.00'	141.03'	22°08'19"	S34°24'40"E	140.18'
C22	350.00'	134.30'	21°59'09"	N77°39'04"E	133.48'
C23	500.00'	192.33'	22°02'23"	S80°20'10"E	191.15'
C28	250.00'	290.00'	88°27'47"	S17°57'19"E	274.01'
C29	500.00'	145.14'	18°37'56"	S83°02'24"E	144.83'
C30	500.00'	47.19'	5°24'27"	S72°01'12"E	47.17'
C35	480.00'	230.30'	28°41'08"	N08°59'57"W	227.90'
C38	540.00'	218.16'	23°08'52"	S06°13'50"E	218.88'
C37	30.00'	41.30'	78°53'00"	N21°38'14"E	38.12'
C38	30.00'	44.17'	84°21'49"	N71°08'36"W	40.29'
C45	30.00'	44.15'	84°18'48"	S57°25'57"W	40.27'
C46	30.00'	44.53'	85°02'32"	N27°14'41"W	40.55'
C87	205.00'	24.09'	8°43'58"	S28°42'28"E	24.07'
C88	335.01'	36.36'	8°43'55"	N28°42'28"W	39.34'
C89	205.00'	27.00'	7°32'47"	S33°50'50"E	26.98'
C71	335.01'	89.98'	15°23'10"	N37°48'02"W	89.89'
C72	30.00'	2.92'	5°34'48"	S63°52'07"W	2.92'
C73	325.00'	22.73'	4°00'25"	S68°39'42"W	22.72'
C74	325.00'	72.34'	12°45'09"	S77°02'29"W	72.19'
C75	325.00'	29.65'	5°13'39"	S86°01'51"W	29.84'
C76	475.00'	47.77'	5°45'44"	N88°28'30"W	47.75'
C77	475.00'	54.50'	6°34'25"	N82°18'25"W	54.47'
C78	40.00'	44.38'	63°32'14"	N75°32'28"E	42.12'
C79	475.00'	54.50'	6°34'25"	N75°44'01"W	54.47'
C80	345.00'	1.47'	0°14'38"	S72°34'07"E	1.47'
C81	345.00'	18.85'	3°07'50"	S70°52'53"E	18.85'
C82	475.00'	25.95'	3°07'50"	N70°52'53"W	25.95'
C83	425.00'	31.71'	4°18'29"	N71°27'15"W	31.70'
C84	555.00'	41.41'	4°18'29"	S71°27'15"E	41.40'
C85	555.00'	72.34'	7°28'04"	S77°19'30"E	72.29'
C86	425.00'	55.39'	7°28'04"	N77°19'30"W	55.39'
C224	375.00'	58.66'	8°57'48"	S86°44'54"E	58.60'
C225	375.00'	58.19'	8°30'04"	S77°58'28"E	58.13'
C228	375.00'	25.63'	3°54'59"	S71°43'27"E	25.63'
C228	275.00'	22.18'	4°38'58"	S12°58'05"W	22.15'
C231	275.00'	40.12'	8°21'32"	S08°28'50"W	40.08'
C233	275.00'	40.05'	8°20'37"	S01°52'15"E	40.01'
C235	275.00'	40.05'	8°20'37"	S10°12'51"E	40.01'
C237	275.00'	40.05'	8°20'37"	S18°33'28"E	40.01'
C257	275.00'	40.05'	8°20'37"	S28°54'05"E	40.01'
C288	50.00'	32.71'	37°28'54"	S13°24'34"E	32.13'
C287	225.00'	77.79'	19°48'30"	N27°28'08"W	77.40'
C288	50.00'	36.60'	41°56'23"	S28°18'04"W	35.78'
C289	225.00'	104.23'	28°32'28"	N04°17'37"W	103.30'
C270	225.00'	24.74'	6°17'57"	N12°07'36"E	24.72'
C272	525.00'	43.24'	4°43'09"	S82°48'14"E	43.23'
C273	525.00'	42.20'	4°36'19"	S87°25'58"E	42.19'
C274	50.00'	38.29'	41°35'08"	S88°03'50"W	38.50'
C275	525.00'	14.85'	1°37'13"	N89°27'19"E	14.85'
C278	505.00'	1.68'	0°11'17"	S88°45'45"W	1.68'
C277	505.00'	54.94'	6°14'01"	S85°33'08"W	54.91'
C278	375.00'	40.64'	6°12'33"	N85°32'22"E	40.82'

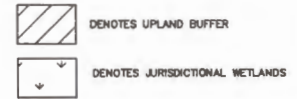


TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION
12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' F.P.L. EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N67°26'33"E	98.28'
L11	S74°22'37"E	20.10'
L12	S23°20'30"E	11.29'
L13	S44°31'07"W	138.44'
L14	S45°28'50"E	37.64'
L15	S44°31'10"W	60.00'
L16	N45°28'50"W	15.00'
L17	S44°31'10"W	130.00'
L18	S45°28'50"E	66.87'
L30	S23°20'30"E	50.99'
L31	S45°28'50"E	37.52'
L32	N88°32'39"E	27.80'
L38	N88°25'33"E	43.02'
L39	N78°22'59"E	34.23'
L40	N87°29'25"E	40.27'
L41	S88°51'28"E	38.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L42	S82°15'25"E	39.56'
L54	S82°34'50"W	20.00'
L77	S35°28'19"W	37.23'
L97	S30°38'37"E	35.45'
L98	S08°3'28"E	27.88'
L99	S22°48'40"W	29.91'
L100	S81°22'48"E	80.39'
L101	N49°44'32"E	24.91'
L102	N85°42'07"E	17.62'
L103	N02°45'47"E	46.72'
L104	N23°49'10"W	36.62'
L143	S08°21'29"E	20.00'
L147	S42°43'44"E	16.97'
L148	S87°25'58"E	32.63'
L150	N48°28'50"W	22.63'
L151	S82°34'50"W	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C42	540.00'	53.97'	5°43'36"	S02°28'00"E	53.95'
C43	540.00'	20.00'	2°07'21"	S08°21'29"E	20.00'
C44	540.00'	97.86'	10°23'07"	S12°38'43"E	87.73'
C279	505.00'	55.00'	6°14'25"	S79°18'53"W	54.87'
C280	375.00'	40.84'	6°14'25"	N79°18'53"E	40.82'
C281	375.00'	38.99'	6°03'52"	N73°09'44"E	39.87'
C282	505.00'	61.33'	6°57'32"	S72°42'54"W	61.30'
C283	375.00'	22.72'	3°28'19"	N68°23'36"E	22.72'
C284	40.00'	24.39'	34°58'00"	S84°28'02"W	24.01'
C285	505.00'	20.14'	2°17'08"	S68°05'39"W	20.14'
C286	40.00'	16.47'	23°38'17"	N68°18'18"W	16.30'
C288	530.00'	105.18'	11°22'07"	S34°39'45"E	104.99'
C289	898.99'	68.72'	5°57'57"	N42°29'56"W	88.89'
C290	40.00'	10.48'	15°00'43"	N47°01'19"W	10.45'
C291	530.00'	47.48'	5°08'02"	S42°54'48"E	47.47'
C302	25.00'	45.48'	104°11'25"	S29°17'03"E	39.45'
C303	25.00'	21.33'	48°52'42"	N74°10'53"E	20.69'
C304	25.00'	36.20'	82°58'20"	N44°12'57"E	33.12'

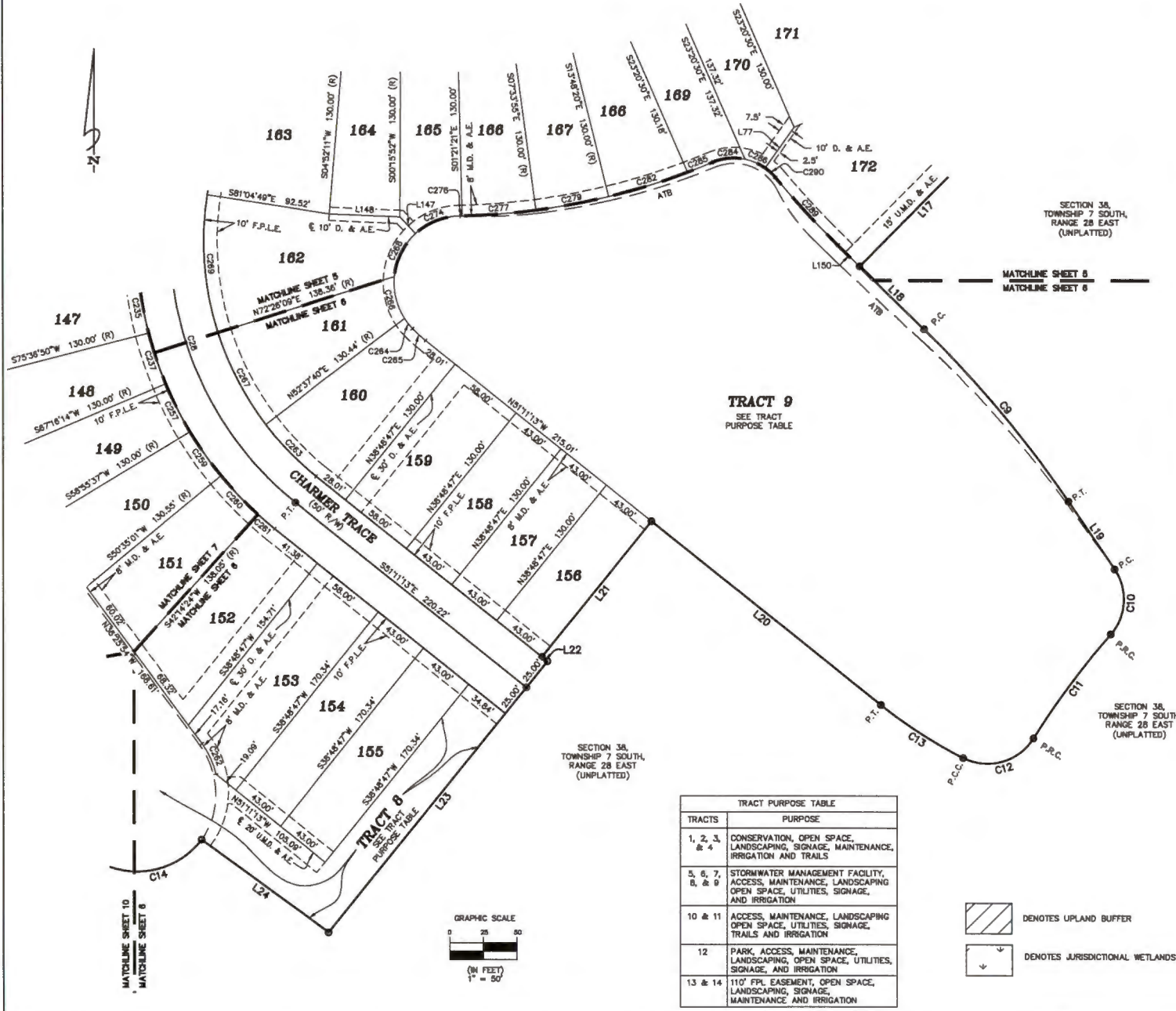




# Whisper Creek Phase 11 Unit A

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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 12 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	840.00'	167.22'	112°4'21"	S38°46'39"E	168.94'
C10	40.00'	52.43'	78°08'21"	S03°28'41"W	48.78'
C11	603.88'	98.57'	9°06'43"	S38°27'00"W	96.48'
C12	40.00'	50.25'	84°32'30"	S74°18'23"W	53.98'
C13	348.00'	72.67'	12°04'08"	N87°13'17"W	72.34'
C14	80.00'	81.66'	77°56'53"	S78°02'45"W	75.50'
C28	280.00'	280.00'	88°27'47"	S17°57'19"E	274.01'
C235	275.00'	40.05'	8°20'37"	S1°01'29"E	40.01'
C237	275.00'	40.05'	8°20'37"	S18°33'28"E	40.01'
C257	275.00'	40.05'	8°20'37"	S28°54'05"E	40.01'
C259	275.00'	40.05'	8°20'37"	S35°14'41"E	40.01'
C260	275.00'	40.05'	8°20'37"	S43°35'18"E	40.01'
C281	275.00'	16.45'	37°5'37"	S49°28'25"E	16.45'
C282	80.00'	25.19'	24°03'04"	N24°24'22"W	25.00'
C283	225.00'	54.24'	13°48'48"	N44°18'44"W	54.11'
C284	80.00'	9.82'	11°01'33"	S37°39'48"E	9.81'
C285	95.00'	13.28'	8°00'23"	S47°10'48"E	13.28'
C286	50.00'	32.71'	37°28'54"	S13°24'34"E	32.13'
C287	225.00'	77.79'	19°48'30"	N27°28'06"W	77.40'
C288	50.00'	38.80'	41°58'23"	S28°18'04"W	35.79'
C289	225.00'	104.23'	28°32'28"	N04°17'37"W	103.30'
C274	50.00'	38.28'	41°38'08"	S88°03'50"W	35.50'
C278	505.00'	1.88'	0°11'17"	S88°45'45"W	1.88'
C277	505.00'	54.84'	8°14'01"	S85°33'06"W	54.91'
C279	505.00'	55.00'	8°14'25"	S79°18'53"W	54.97'
C282	505.00'	81.33'	8°57'32"	S72°42'54"W	61.30'
C284	40.00'	24.39'	34°58'00"	S84°25'02"W	24.01'
C285	505.00'	20.14'	27°7'08"	S88°05'35"W	20.14'
C286	40.00'	16.47'	23°35'17"	N88°19'19"W	16.35'
C289	658.99'	68.72'	8°57'57"	N42°29'56"W	68.68'
C290	40.00'	10.48'	19°00'43"	N47°01'19"W	10.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	S44°31'10"W	130.00'
L18	S45°28'50"E	68.87'
L19	S34°04'28"E	61.13'
L20	N51°11'13"W	218.71'
L21	S38°48'47"W	130.00'
L22	S51°11'13"E	5.22'
L23	S38°48'47"W	258.35'
L24	N54°03'57"W	117.70'
L77	S35°28'19"W	37.23'
L147	S42°43'44"E	18.97'
L148	S87°25'58"E	52.63'
L150	N45°28'50"W	22.63'

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION
12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' FPL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION



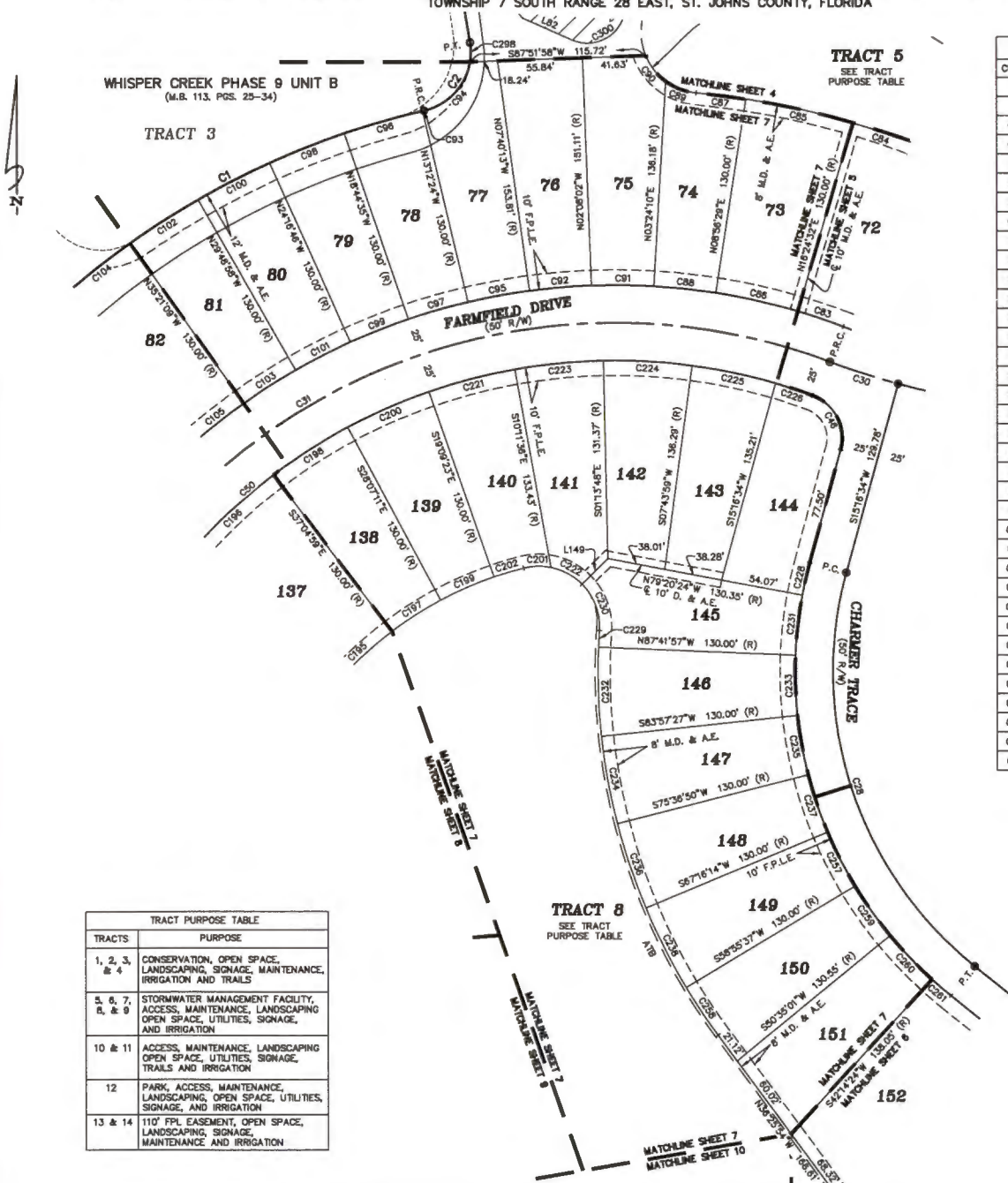
**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
18 NO. 3731  
5855 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2700  
WWW.CLARYANDASSOCIATES.COM

# Whisper Creek Phase 11 Unit A

MAP BOOK PAGE

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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 12 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

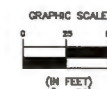
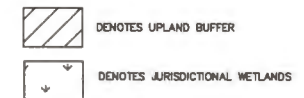


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	555.00'	278.67'	28°46'09"	N62°30'24"E	275.78'
C2	40.00'	60.14'	88°06'43"	N33°49'07"E	54.83'
C28	250.00'	290.00'	66°27'47"	S17°57'19"E	274.01'
C30	500.00'	47.18'	52°42'27"	S72°01'12"E	47.17'
C31	400.00'	717.15'	102°43'29"	S59°19'17"W	824.89'
C46	30.00'	44.53'	89°02'32"	N27°14'41"W	40.55'
C83	425.00'	31.71'	4°16'29"	N71°27'13"W	31.70'
C84	555.00'	41.41'	4°16'29"	S71°27'13"E	41.40'
C85	555.00'	72.34'	72°8'04"	S77°19'30"E	72.28'
C86	425.00'	55.36'	72°8'04"	N77°19'30"W	55.35'
C87	555.00'	33.13'	3°25'13"	S82°48'08"E	33.13'
C88	425.00'	41.08'	5°32'19"	N83°49'41"W	41.07'
C89	40.00'	21.81'	31°14'08"	S88°31'41"E	21.54'
C90	40.00'	21.82'	31°15'27"	S37°36'53"E	21.55'
C91	425.00'	41.07'	5°32'11"	N89°21'56"W	41.05'
C92	425.00'	41.07'	5°32'11"	S85°05'53"W	41.06'
C93	555.00'	0.95'	0°05'52"	N76°50'32"E	0.95'
C94	40.00'	47.11'	67°28'59"	N43°06'59"E	44.44'
C95	425.00'	41.07'	5°32'11"	S79°33'42"W	41.06'
C96	555.00'	53.63'	3°25'13"	N74°01'30"E	53.61'
C97	425.00'	41.07'	5°32'11"	S74°01'30"W	41.05'
C98	555.00'	53.63'	5°32'11"	N68°29'19"E	53.61'
C99	425.00'	41.07'	5°32'11"	S88°29'19"W	41.05'
C100	555.00'	53.63'	5°32'11"	N62°57'08"E	53.61'
C101	425.00'	41.07'	5°32'11"	S82°57'08"W	41.05'
C102	555.00'	53.63'	5°32'11"	N57°24'57"E	53.61'
C103	425.00'	41.07'	5°32'11"	S57°24'57"W	41.05'
C104	555.00'	53.63'	5°32'11"	N51°52'48"E	53.61'
C105	425.00'	41.07'	5°32'11"	S51°52'48"W	41.05'
C195	245.00'	51.89'	12°06'02"	S46°31'01"W	51.78'
C196	375.00'	78.42'	12°06'02"	N46°31'01"E	78.27'
C197	245.00'	38.33'	85°7'48"	S57°23'55"W	38.29'
C198	375.00'	56.66'	85°7'48"	N57°23'55"E	56.60'
C199	245.00'	38.33'	85°7'48"	S86°21'43"W	38.28'
C200	375.00'	56.66'	85°7'48"	N86°21'43"E	56.60'
C201	40.00'	16.20'	28°03'55"	S86°40'01"W	16.04'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C202	245.00'	20.49'	4°47'27"	S73°14'20"W	20.48'
C221	375.00'	56.66'	85°7'48"	N75°19'30"E	56.60'
C222	40.00'	23.53'	33°42'39"	N81°26'41"W	23.20'
C223	375.00'	56.66'	85°7'48"	N84°17'16"E	56.60'
C224	375.00'	56.66'	85°7'48"	S86°44'54"E	56.60'
C225	375.00'	56.19'	6°35'04"	S77°58'29"E	56.13'
C226	375.00'	25.63'	3°54'56"	S71°43'27"E	25.63'
C228	275.00'	22.18'	4°36'58"	S12°36'05"W	22.15'
C229	405.00'	11.08'	1°33'52"	N03°05'00"E	11.06'
C230	40.00'	33.63'	48°27'17"	N20°21'43"W	32.63'
C231	275.00'	40.12'	8°21'32"	S06°28'50"W	40.06'
C232	405.00'	56.98'	8°20'37"	N01°32'15"W	56.92'
C233	275.00'	40.05'	8°20'37"	S01°32'15"E	40.01'
C234	405.00'	56.98'	8°20'37"	N101°2'51"W	56.92'
C235	275.00'	40.05'	8°20'37"	S101°2'51"E	40.01'
C236	405.00'	56.98'	8°20'37"	N18°33'28"W	56.92'
C237	275.00'	40.05'	8°20'37"	S18°33'28"E	40.01'
C238	405.00'	56.98'	8°20'37"	N26°54'05"W	56.92'
C257	275.00'	40.05'	8°20'37"	S26°54'05"E	40.01'
C258	405.00'	37.88'	5°21'32"	N33°45'09"W	37.87'
C259	275.00'	40.05'	8°20'37"	S35°14'41"E	40.01'
C260	275.00'	40.05'	8°20'37"	S43°35'18"E	40.01'
C281	275.00'	16.45'	3°25'37"	S49°28'29"E	16.45'
C288	40.00'	13.03'	16°39'44"	N00°04'37"E	12.97'
C300	25.00'	47.31'	106°25'50"	N59°56'59"E	40.56'

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION
12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' F.P.L. EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION

LINE TABLE		
LINE	BEARING	DISTANCE
L82	S65°50'08"E	35.44'
L149	S45°24'38"W	24.08'

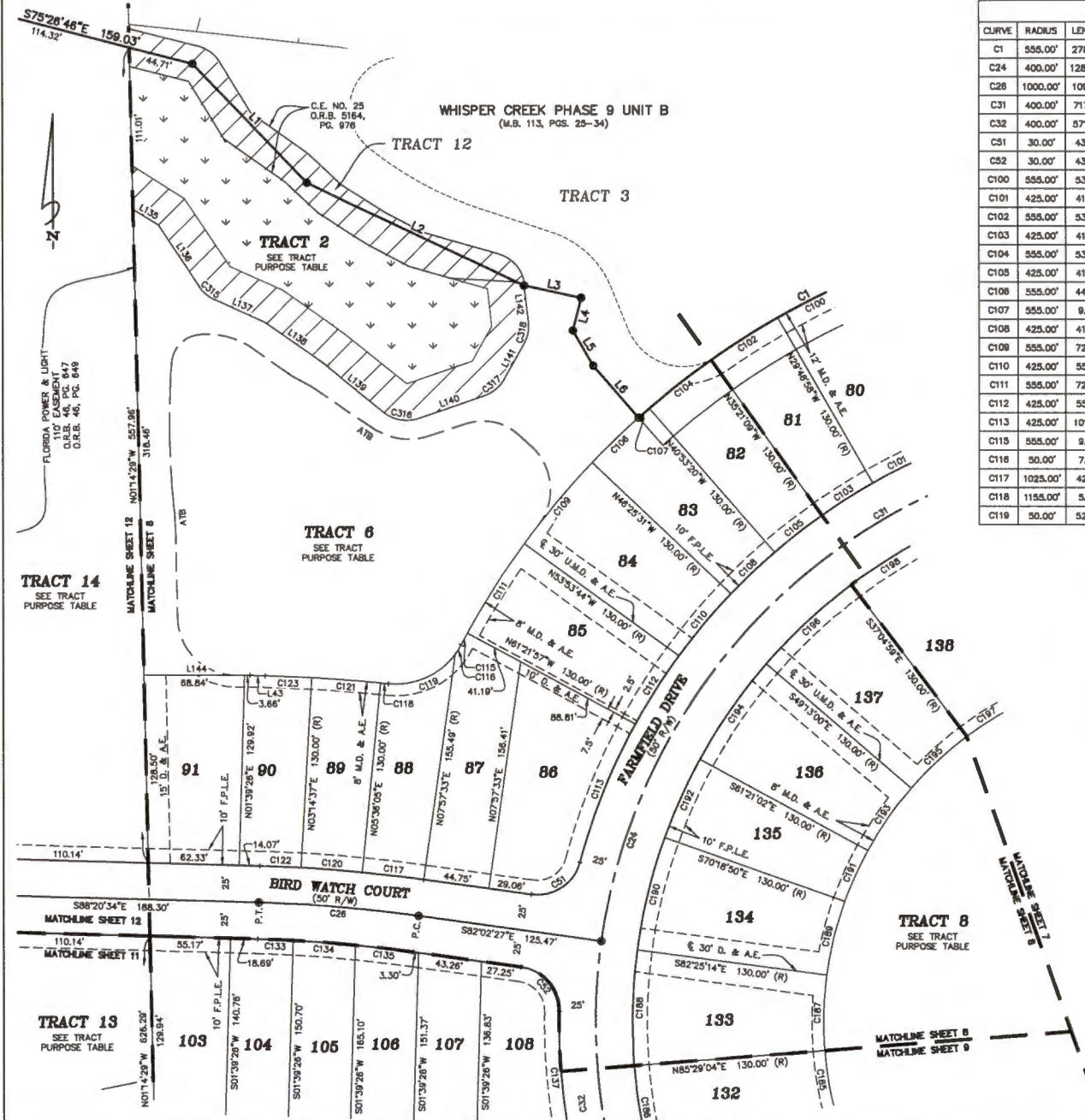


# Whisper Creek Phase 11 Unit A

MAP BOOK PAGE

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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 8 OF 12 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

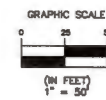


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	555.00'	276.67'	28°46'09"	N62°30'24"E	275.76'
C24	400.00'	1289.12'	184°38'09"	S18°21'27"W	799.34'
C26	1000.00'	109.99'	8°18'07"	N85°11'31"W	106.94'
C31	400.00'	717.15'	102°43'29"	S59°19'17"W	624.89'
C32	400.00'	871.98'	81°55'40"	S33°00'17"E	824.47'
C51	30.00'	43.46'	83°03'28"	N56°25'50"E	39.78'
C52	30.00'	43.46'	83°03'28"	N40°30'44"W	39.78'
C100	555.00'	53.63'	5°32'11"	N82°57'08"E	53.61'
C101	425.00'	41.07'	5°32'11"	S82°57'08"W	41.05'
C102	555.00'	53.63'	5°32'11"	N67°24'57"E	53.61'
C103	425.00'	41.07'	5°32'11"	S57°24'57"W	41.05'
C104	555.00'	53.63'	5°32'11"	N51°52'46"E	53.61'
C105	425.00'	41.07'	5°32'11"	S51°52'46"W	41.05'
C106	555.00'	44.05'	4°32'51"	N45°50'54"E	44.04'
C107	555.00'	9.58'	0°58'21"	N48°37'00"E	9.58'
C108	425.00'	41.07'	5°32'11"	S48°20'34"W	41.05'
C109	555.00'	72.36'	7°28'13"	N39°50'22"E	72.31'
C110	425.00'	55.41'	7°28'13"	S39°50'22"W	55.37'
C111	555.00'	72.36'	7°28'13"	N32°22'08"E	72.31'
C112	425.00'	55.41'	7°28'13"	S32°22'08"W	55.37'
C113	425.00'	101.88'	13°43'55"	S21°46'08"W	101.82'
C115	555.00'	9.20'	0°56'58"	N28°09'34"E	9.20'
C116	50.00'	7.48'	8°34'13"	N31°58'11"E	7.47'
C117	1025.00'	42.18'	2°21'28"	N83°13'11"W	42.18'
C118	1155.00'	5.32'	0°18'50"	S84°18'00"E	5.32'
C119	50.00'	53.02'	59°38'36"	N66°03'36"E	48.71'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C120	1025.00'	42.18'	2°21'28"	N85°34'39"W	42.18'
C121	1155.00'	47.53'	2°21'28"	S85°34'39"E	47.53'
C122	1025.00'	28.38'	1°35'11"	N87°32'59"W	28.38'
C123	1155.00'	31.98'	1°35'11"	S87°32'59"E	31.98'
C133	975.00'	24.31'	1°25'43"	S87°37'43"E	24.31'
C134	975.00'	43.05'	2°31'46"	S85°38'56"E	43.05'
C136	975.00'	39.88'	2°20'37"	S83°12'45"E	39.88'
C137	425.00'	90.47'	12°11'50"	S05°04'56"E	90.30'
C185	245.00'	38.33'	6°57'46"	S08°59'50"E	38.29'
C186	375.00'	58.66'	6°57'46"	N08°59'50"W	58.60'
C187	245.00'	51.72'	12°05'42"	S01°31'55"W	51.62'
C188	375.00'	76.18'	12°05'42"	N01°31'55"E	76.01'
C189	245.00'	51.77'	12°08'24"	S13°37'58"W	51.67'
C190	375.00'	76.24'	12°08'24"	N13°37'58"E	76.09'
C191	245.00'	38.33'	6°57'46"	S24°10'04"W	38.29'
C192	375.00'	58.66'	6°57'46"	N24°10'04"E	58.60'
C193	245.00'	51.89'	12°08'02"	S34°42'59"W	51.79'
C194	375.00'	76.42'	12°08'02"	N34°42'59"E	76.27'
C195	245.00'	51.89'	12°08'02"	S46°51'01"W	51.79'
C196	375.00'	76.42'	12°08'02"	N46°51'01"E	76.27'
C197	245.00'	38.33'	6°57'46"	S57°23'55"W	38.29'
C198	375.00'	58.66'	6°57'46"	N57°23'55"E	58.60'
C315	25.00'	14.07'	32°14'59"	S49°44'28"E	13.89'
C318	25.00'	25.37'	58°08'08"	S80°03'45"E	24.30'
C317	25.00'	18.15'	41°38'31"	N80°03'27"E	17.76'
C316	25.00'	15.57'	35°41'37"	N11°24'23"E	15.32'

TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION
12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' TYP. EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°47'39"E	113.15'
L2	S84°30'42"E	163.77'
L3	S77°41'44"E	39.80'
L4	S14°16'22"W	23.10'
L5	S29°51'50"E	27.77'
L6	S40°58'39"E	46.93'
L43	S88°20'34"E	10.41'
L135	S57°50'15"E	20.47'
L136	S33°36'56"E	50.76'
L137	S85°51'57"E	37.17'
L138	S54°55'21"E	48.15'
L139	S50°59'12"E	53.15'
L140	N70°51'42"E	47.11'
L141	N29°15'12"E	27.18'
L142	N08°28'25"W	25.40'
L144	S89°39'41"E	72.50'



**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3830 CHOWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2700  
 WWW.CLARYASSOC.COM

# Whisper Creek Phase 11 Unit A

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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

MAP BOOK PAGE

SHEET 9 OF 12 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION
12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' FFL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	1000.00'	109.99'	8°16'07"	N85°11'31"W	109.84'
C32	400.00'	571.98'	81°58'40"	S33°00'17"E	524.47'
C52	30.00'	43.49'	83°03'28"	N40°30'44"W	39.78'
C133	973.00'	24.31'	1°25'43"	S87°37'43"E	24.31'
C134	973.00'	43.05'	2°31'48"	S85°38'58"E	43.05'
C135	973.00'	39.88'	2°20'37"	S83°12'45"E	39.88'
C137	425.00'	80.47'	12°11'50"	S05°04'56"E	80.30'
C138	425.00'	41.08'	5°32'06"	S13°56'55"E	41.04'
C139	425.00'	41.12'	5°32'34"	S19°29'16"E	41.10'
C140	425.00'	41.12'	5°32'34"	S25°01'50"E	41.10'
C141	425.00'	41.12'	5°32'34"	S30°34'25"E	41.10'
C142	425.00'	41.12'	5°32'34"	S38°08'59"E	41.10'
C143	425.00'	41.12'	5°32'34"	S41°38'34"E	41.10'
C144	425.00'	41.12'	5°32'34"	S47°12'08"E	41.10'
C145	50.00'	6.04'	8°58'38"	N80°30'44"W	6.04'
C146	50.00'	27.63'	31°40'01"	N41°12'56"W	27.28'
C147	425.00'	41.12'	5°32'34"	S52°44'42"E	41.10'
C179	245.00'	38.33'	8°57'48"	S53°46'46"E	38.29'
C178	375.00'	58.66'	8°57'48"	N53°46'48"W	58.60'
C177	245.00'	38.33'	8°57'48"	S44°51'00"E	38.29'
C178	375.00'	58.66'	8°57'48"	N44°51'00"W	58.60'
C179	245.00'	38.33'	8°57'48"	S35°53'12"E	38.29'
C180	375.00'	58.66'	8°57'48"	N35°53'12"W	58.60'
C181	245.00'	38.33'	8°57'48"	S26°58'25"E	38.29'
C182	375.00'	58.66'	8°57'48"	N26°58'25"W	58.60'
C183	245.00'	38.33'	8°57'48"	S17°57'37"E	38.29'
C184	375.00'	58.66'	8°57'48"	N17°57'37"W	58.60'
C185	245.00'	38.33'	8°57'48"	S08°59'50"E	38.29'
C186	375.00'	58.66'	8°57'48"	N08°59'50"W	58.60'
C187	245.00'	31.72'	12°05'42"	S01°31'55"W	31.62'
C188	375.00'	78.16'	12°05'42"	N01°31'55"E	78.01'

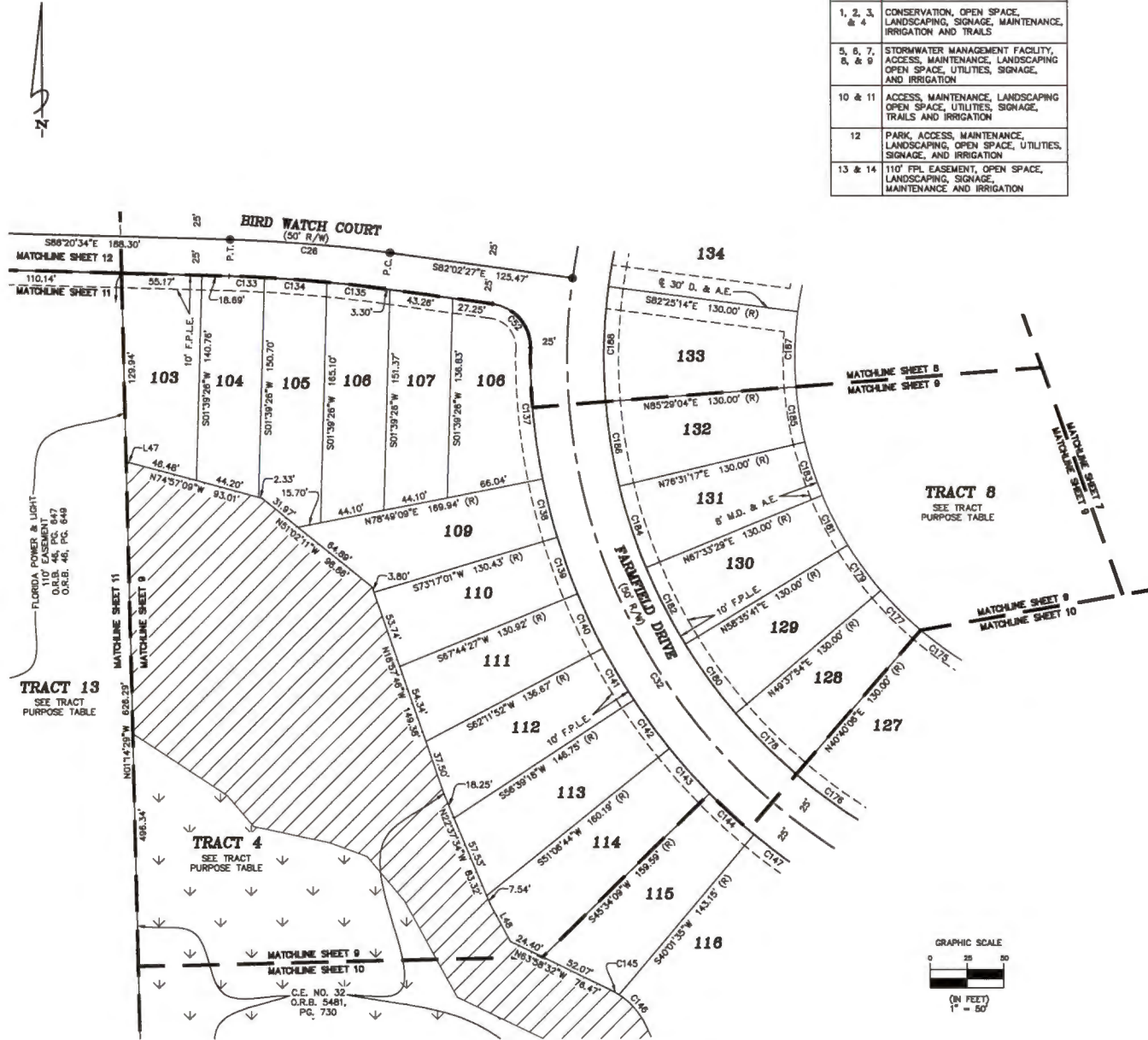
LINE TABLE		
LINE	BEARING	DISTANCE
L47	N84°35'24"W	3.36'
L48	N28°39'08"W	27.57'



DENOTES UPLAND BUFFER



DENOTES JURISDICTIONAL WETLANDS



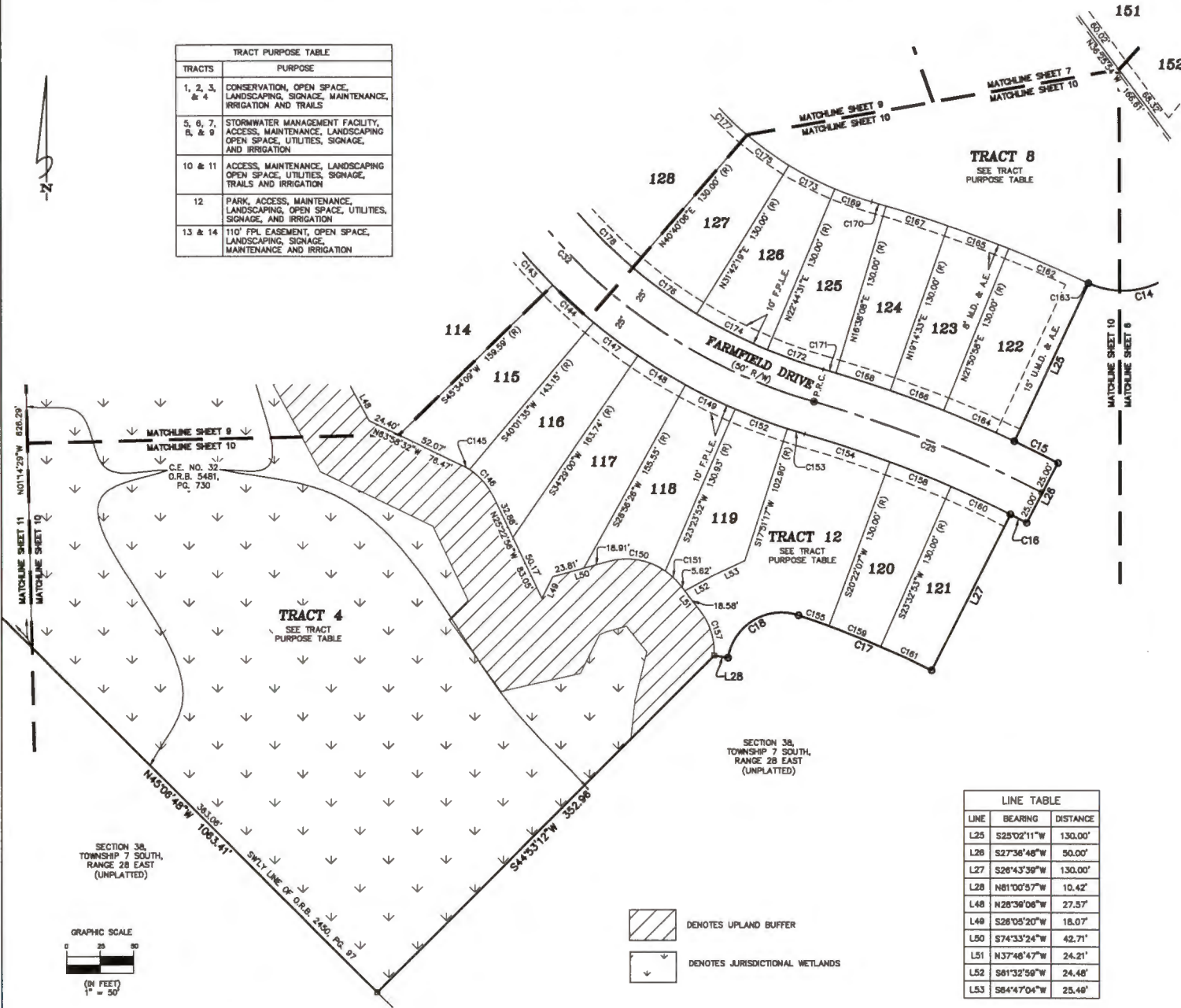
# Whisper Creek Phase 11 Unit A

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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

MAP BOOK PAGE

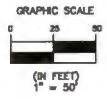
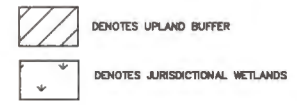
SHEET 10 OF 12 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION
12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' FFL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	60.00'	81.88'	77°56'53"	S78°02'45"W	75.50'
C15	925.00'	35.87'	2°13'41"	S63°30'02"E	35.87'
C16	875.00'	13.53'	0°53'10"	N82°49'47"W	13.53'
C17	745.00'	108.44'	8°11'08"	N67°21'58"W	108.35'
C18	40.00'	69.50'	99°33'27"	S58°45'47"W	61.08'
C25	900.00'	161.83'	1°13'56"	N68°10'39"W	161.82'
C32	400.00'	571.88'	81°55'40"	S33°00'17"E	524.47'
C143	425.00'	41.12'	5°32'34"	S41°38'34"E	41.10'
C144	425.00'	41.12'	5°32'34"	S47°12'08"E	41.10'
C145	50.00'	6.04'	6°58'35"	N60°30'44"W	6.04'
C148	50.00'	27.63'	31°40'01"	N41°2'36"W	27.28'
C147	425.00'	41.12'	5°32'34"	S52°44'42"E	41.10'
C148	425.00'	41.12'	5°32'34"	S58°17'17"E	41.10'
C149	425.00'	41.12'	5°32'34"	S63°48'51"E	41.10'
C150	50.00'	43.85'	50°21'58"	N80°15'37"W	42.55'
C151	50.00'	15.07'	17°15'51"	N48°28'42"W	15.01'
C152	425.00'	41.12'	5°32'34"	S69°22'25"E	41.10'
C153	425.00'	13.53'	1°48'25"	S73°03'25"E	13.53'
C154	875.00'	68.24'	4°20'14"	S71°48'00"E	66.22'
C155	745.00'	23.75'	1°48'37"	N70°32'41"W	23.75'
C157	50.00'	35.83'	41°03'44"	N17°18'55"W	35.07'
C158	675.00'	48.55'	3°10'48"	S68°02'30"E	48.55'
C159	745.00'	41.34'	3°10'48"	N68°02'30"W	41.34'
C160	875.00'	48.55'	3°10'48"	S84°51'44"E	48.55'
C161	745.00'	41.34'	3°10'48"	N84°51'44"W	41.34'
C162	1055.00'	84.01'	3°28'35"	S86°24'44"E	84.00'
C163	60.00'	0.30'	0°17'22"	S84°48'08"E	0.30'
C164	925.00'	57.09'	3°32'10"	N66°22'57"W	57.08'
C165	1055.00'	48.00'	2°38'25"	S89°27'14"E	48.00'
C168	925.00'	42.09'	2°38'25"	N69°27'14"W	42.06'
C167	1055.00'	48.00'	2°38'25"	S72°03'39"E	48.00'
C168	925.00'	42.09'	2°38'25"	N72°03'39"W	42.06'
C169	245.00'	28.70'	6°42'36"	S70°36'48"E	28.68'
C170	1055.00'	11.13'	0°38'15"	S73°40'00"E	11.13'
C171	925.00'	9.78'	0°38'15"	N73°40'00"W	9.78'
C172	375.00'	43.82'	6°42'36"	N70°36'48"W	43.90'
C173	245.00'	38.33'	6°57'48"	S62°48'35"E	38.28'
C174	375.00'	58.68'	6°57'48"	N62°48'35"W	58.60'
C175	245.00'	38.33'	6°57'48"	S53°48'48"E	38.29'
C178	375.00'	58.68'	6°57'48"	N53°48'48"W	58.60'
C177	245.00'	38.33'	6°57'48"	S44°51'00"E	38.29'
C178	375.00'	58.68'	6°57'48"	N44°51'00"W	58.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	S25°02'11"W	130.00'
L28	S27°36'48"W	50.00'
L27	S26°43'39"W	130.00'
L28	N61°00'57"W	10.42'
L48	N28°39'06"W	27.57'
L48	S28°05'20"W	18.07'
L50	S74°33'24"W	42.71'
L51	N37°48'47"W	24.21'
L52	S61°32'59"W	24.48'
L53	S64°47'04"W	25.48'



# Whisper Creek Phase 11 Unit A

MAP BOOK PAGE

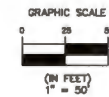
A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 6, AND A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 11 OF 12 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

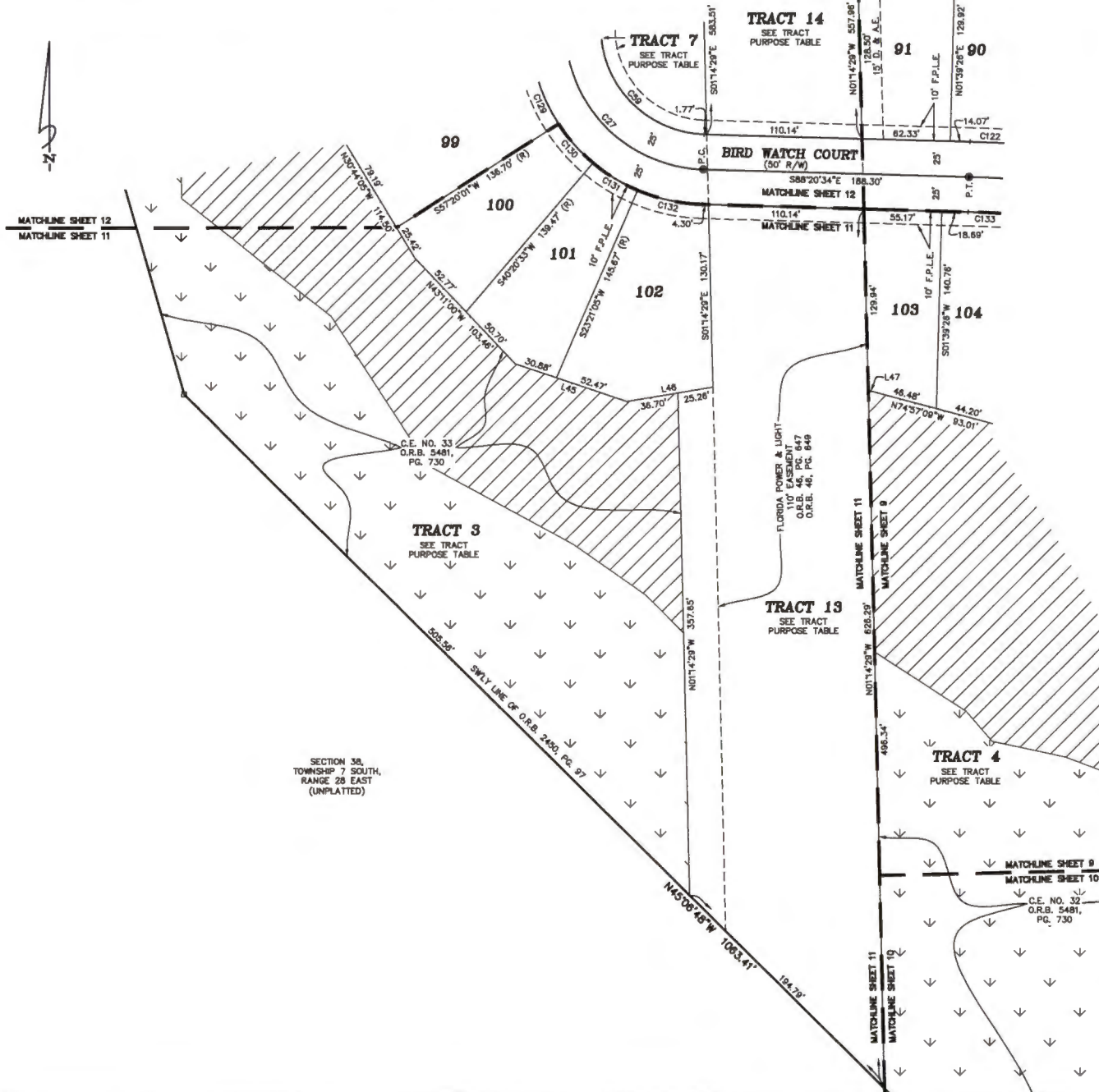
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	100.00'	157.39'	90°10'49"	S43°15'10"E	141.84'
C59	75.00'	118.05'	90°10'49"	S43°15'10"E	108.23'
C122	1025.00'	28.36'	1°35'11"	N87°32'59"W	28.36'
C128	125.00'	37.07'	16°59'28"	S24°10'15"E	36.93'
C130	125.00'	37.07'	16°59'28"	S41°09'43"E	36.93'
C131	125.00'	37.07'	16°59'28"	S58°00'11"E	36.93'
C132	125.00'	47.33'	21°41'39"	S77°29'45"E	47.05'
C133	973.00'	24.31'	1°25'43"	S87°37'43"E	24.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N71°11'28"W	83.35'
L46	S80°31'07"W	61.98'
L47	N84°35'24"W	3.39'

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS, AND IRRIGATION
12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' FPL EASEMENT, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3603 GROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2703  
 WWW.CLARYASSOC.COM

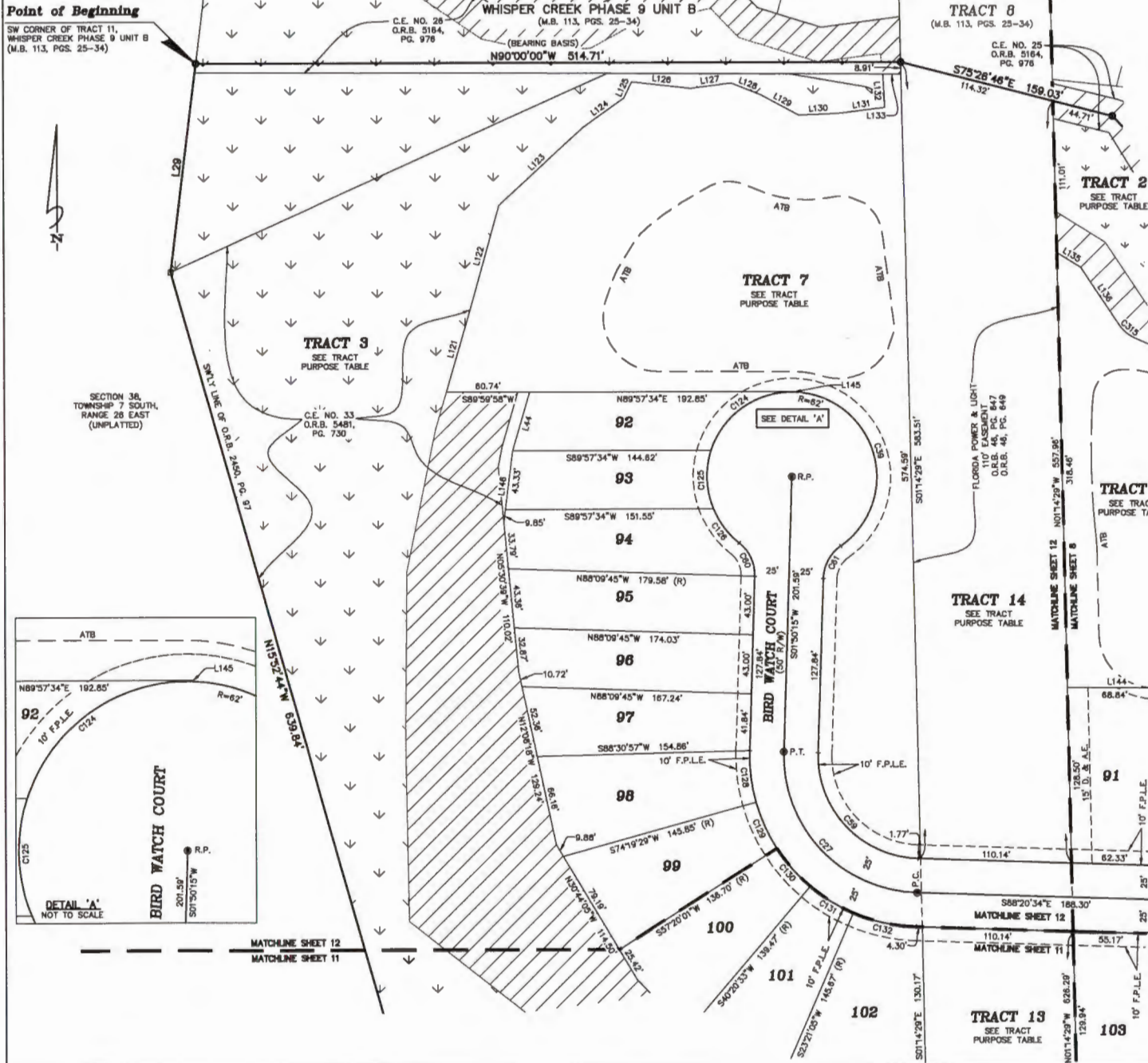


SECTION 38,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
(UNPLATTED)

# Whisper Creek Phase 11 Unit A

A REPLAT OF A PORTION OF TRACT 3, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT B, AS RECORDED IN MAP BOOK 113, PAGES 25 THROUGH 34, 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 12 OF 12 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

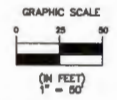
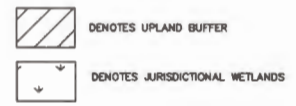


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	100.00'	157.39'	90°10'49"	S43°15'10"E	141.84'
C39	82.00'	155.05'	143°17'08"	N16°31'11"W	117.89'
C59	73.00'	118.05'	90°10'49"	S43°15'10"E	108.23'
C80	30.00'	27.90'	53°17'08"	N24°48'20"W	26.91'
C81	30.00'	27.90'	53°17'08"	S28°28'49"W	26.91'
C124	82.00'	78.89'	73°38'30"	S55°00'59"W	74.32'
C125	82.00'	43.94'	40°38'28"	S02°08'30"E	43.03'
C128	82.00'	31.42'	29°02'09"	S36°55'49"E	31.08'
C128	125.00'	38.21'	17°30'45"	S08°55'08"E	38.08'
C129	125.00'	37.07'	18°58'28"	S24°10'15"E	36.93'
C130	125.00'	37.07'	18°58'28"	S41°09'43"E	36.93'
C131	125.00'	37.07'	18°58'28"	S58°09'11"E	36.93'
C132	125.00'	47.33'	21°41'39"	S77°29'45"E	47.05'
C315	25.00'	14.07'	32°14'59"	S49°44'28"E	13.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	N07°08'17"E	154.28'
L44	N18°25'13"E	44.84'
L121	N18°04'34"E	62.91'
L122	N15°33'13"E	79.25'
L123	N47°20'53"E	83.68'
L124	N54°00'07"E	37.18'
L125	N25°30'48"E	13.06'
L128	S83°38'28"E	43.20'
L127	N82°41'57"E	29.84'
L128	S88°00'45"E	23.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L129	N81°31'31"E	31.48'
L130	N67°23'52"E	28.87'
L131	N82°33'00"E	34.05'
L132	N03°21'11"W	24.49'
L133	S89°45'58"E	13.26'
L135	S57°50'15"E	20.47'
L136	S33°38'58"E	50.78'
L144	S89°38'41"E	72.90'
L145	S01°50'15"W	0.44'
L146	N07°05'18"E	53.18'

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1, 2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS
5, 6, 7, 8, & 9	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
10 & 11	ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS AND IRRIGATION
12	PARK, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
13 & 14	110' F.P.L.E., OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE AND IRRIGATION



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
18 NO. 3731  
3035 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32227  
(904) 350-5753  
WWW.CLARYASSOC.COM

**Point of Beginning**  
SW CORNER OF TRACT 11,  
WHISPER CREEK PHASE 9 UNIT B  
(M.B. 113, PGS. 25-34)

**TRACT 3**  
SEE TRACT  
PURPOSE TABLE

**TRACT 7**  
SEE TRACT  
PURPOSE TABLE

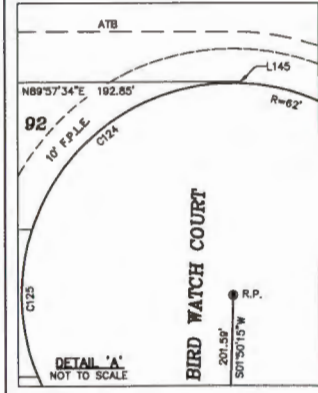
**TRACT 8**  
(M.B. 113, PGS. 25-34)

**TRACT 2**  
SEE TRACT  
PURPOSE TABLE

**TRACT 6**  
SEE TRACT  
PURPOSE TABLE

**TRACT 14**  
SEE TRACT  
PURPOSE TABLE

**TRACT 13**  
SEE TRACT  
PURPOSE TABLE



MATCHLINE SHEET 12  
MATCHLINE SHEET 11

MATCHLINE SHEET 12  
MATCHLINE SHEET 11