

RESOLUTION NO. 2023-104  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
SHEARWATER PHASE 3F.

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 3F.

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 \$671,751.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$344,049.00 is required for maintenance.

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

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

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

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

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

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


ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 6th day of June, 2023.

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

Rendition Date JUN 06 2023

BY:   
Christian Whitehurst, Chair

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

  
Deputy Clerk



# Shearwater Phase 3F

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

MAP BOOK PAGE

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

## CAPTION

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

BEGIN AT THE EASTERLY CORNER OF THE SOUTHERLY TERMINUS OF SHEARWATER PARKWAY (A 80 FOOT PRIVATE RIGHT OF WAY), AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3E, AS RECORDED IN MAP BOOK 118, PAGES 11 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 20°18'08" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID SHEARWATER PARKWAY, 81.84 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 135.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°27'57" EAST, 135.17 FEET, TO THE SOUTHERLY LINE OF SAID PLAT OF SHEARWATER PHASE 3E; THENCE SOUTH 90°00'00" EAST, ALONG LAST SAID LINE, 1312.42 FEET; THENCE SOUTH 29°16'19" EAST, 3.48 FEET; THENCE SOUTH 14°21'41" EAST, 21.28 FEET; THENCE SOUTH 01°39'54" EAST, 30.11 FEET; THENCE SOUTH 01°42'08" WEST, 228.52 FEET; THENCE SOUTH 05°48'42" WEST, 15.57 FEET; THENCE SOUTH 09°48'52" WEST, 117.48 FEET; THENCE SOUTH 15°05'44" EAST, 145.08 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 16-A (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°01'33" WEST, ALONG LAST SAID LINE, 65.08 FEET; THENCE SOUTH 88°59'37" WEST, CONTINUING ALONG LAST SAID LINE, 2911.07 FEET; THENCE NORTH 00°00'00" EAST, 802.81 FEET; THENCE NORTH 57°37'03" EAST, 518.53 FEET; THENCE NORTH 90°00'00" EAST, 868.78 FEET, TO THE EASTERLY LINE OF SAID PLAT OF SHEARWATER PHASE 3E; THENCE SOUTHERLY, SOUTHEASTERLY, SOUTHWESTERLY, AND WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 03°59'47" WEST, 305.93 FEET; COURSE NO. 2; SOUTH 80°44'41" EAST, 324.89 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 3; SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 89.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°23'19" WEST, 88.88 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4; SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 41.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°53'27" WEST, 38.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5; NORTH 89°41'54" WEST, 8.81 FEET; COURSE NO. 6; SOUTH 20°18'08" WEST, 60.00 FEET; COURSE NO. 7; SOUTH 89°41'54" EAST, 10.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 8; SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, AN ARC DISTANCE OF 38.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°41'54" EAST, 35.38 FEET; COURSE NO. 9; SOUTH 89°41'54" EAST, 80.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 52.05 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF SHEARWATER PHASE 3F HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

BY: DONALD A. BRADSHAW, COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 5513



# Shearwater Phase 3F

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

**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 3F, 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. THE ROAD RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS CALCUTTA DRIVE, TOWER COURT, AND BUFFALO COURT, ARE HEREBY DEDICATED TO THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD"), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE OWNER HEREBY RESERVES FOR ITSELF AND GRANTS TO THE CDD A NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UPON, AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION, AND FOR DRAINAGE PURPOSES. THE CDD ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS.

TITLE TO TRACT 3F-8 (STORMWATER MANAGEMENT FACILITY), TRACTS 3F-11 AND 3F-12 (CONSERVATION), TRACTS 3F-9 AND 3F-10 (OPEN SPACE), TRACTS 3F-1, 3F-2, 3F-3, 3F-4, 3F-5, 3F-6, AND 3F-7 (FUTURE DEVELOPMENT), TRACT 3F-13 (FUTURE R/W), TRACT 3F-14 (FIRE STATION/PUBLIC BUILDINGS SITE), AND TRACT 3F-15 (FUTURE COMMERCIAL), ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF OWNERSHIP, MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" (JEA-U.E.) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

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

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEEES, IF ANY, OF SAID EASEMENTS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ANY AND ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER OR SEWER AND ACCESS THERETO, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS; HOWEVER, THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS TO WATER AND SEWER UTILITIES SHOWN ON THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE FLORIDA STATUTES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THE OWNER HEREBY GRANTS TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "FPL EASEMENT", FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

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

OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENT REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, WFC ASHFORD MILLS OWNER VII, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.O., 2023.

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

WITNESS: \_\_\_\_\_

BY: \_\_\_\_\_

PRINT: \_\_\_\_\_

PRINT: \_\_\_\_\_

WITNESS: \_\_\_\_\_

TITLE: \_\_\_\_\_

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.O., 2023, BY \_\_\_\_\_, AUTHORIZED REPRESENTATIVE OF WFC ASHFORD MILLS OWNER VII, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN [ ] OR PRODUCED IDENTIFICATION [ ]

TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

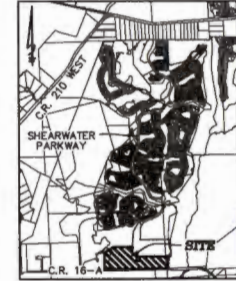


# Shearwater Phase 3F

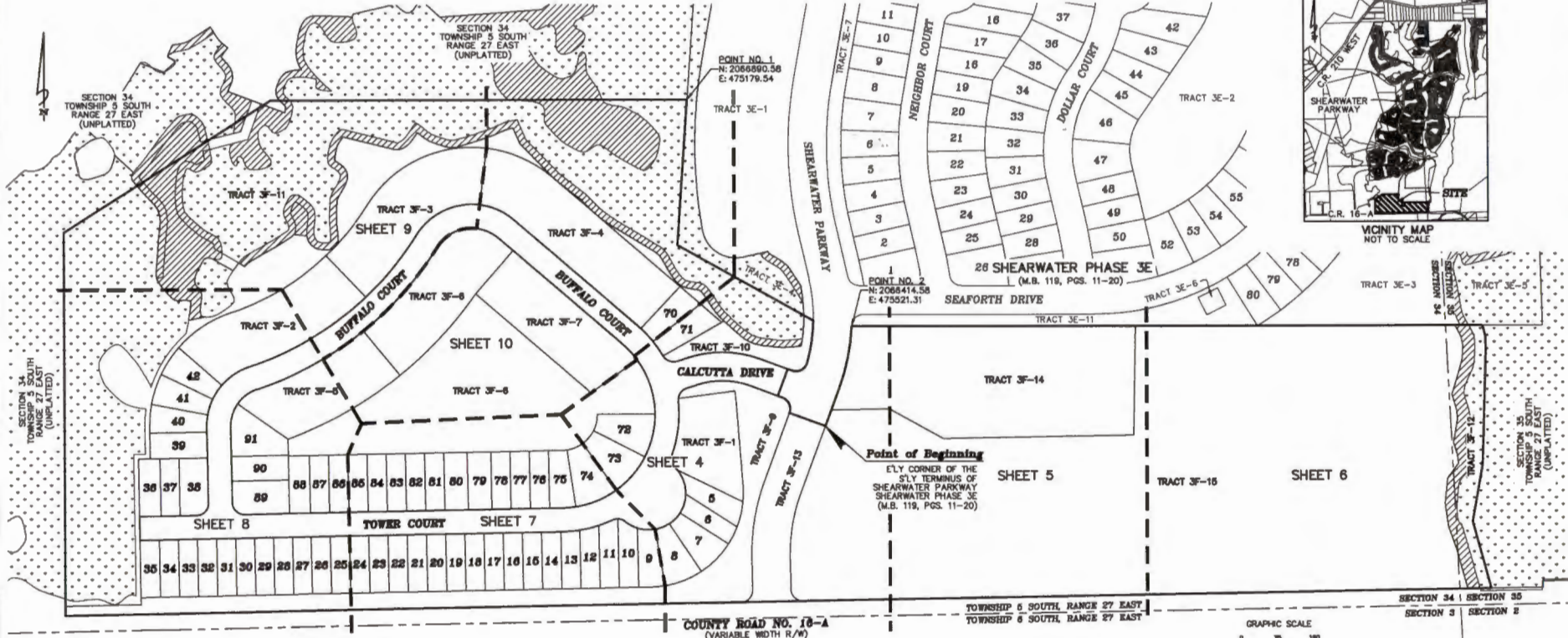
A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

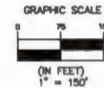
SHEET 3 OF 10 SHEETS  
60 LOTS AND 15 TRACTS IN THIS PHASE



VICINITY MAP  
NOT TO SCALE



SHEET INDEX  
1" = 150'



## General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY TERMINUS OF SHEARWATER PARKWAY SHEARWATER PHASE 3E (M.B. 119, PGS. 11-20) AS S89°41'54"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
  - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELZEY).  
DURBIN 2 N 2092335.8352 E 509877.0129  
ELZEY N 2030457.6956 E 524684.1854  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT | NORTHING   | EASTING   | DESCRIPTION                     |
|-------|------------|-----------|---------------------------------|
| 1     | 206680.58  | 475179.54 | P.R.M.-NE CORNER OF TRACT 3F-11 |
| 2     | 2066414.58 | 475521.31 | P.R.M.-NW CORNER OF TRACT 3F-14 |
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
  - BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
  - THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
  - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.

- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
  - CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
  - ACCESS AND UTILITY EASEMENTS (A&U.E.) ARE NON-EXCLUSIVE EASEMENTS BENEFITTING FLORIDA POWER & LIGHT COMPANY, TECO GAS COMPANY AND AT&T FLORIDA, FOR THEIR SHARED NON-EXCLUSIVE USE FOR THEIR UTILITIES.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:
- EASEMENT (O.R.B. 2114, PG. 1004), SHOWN
  - SUBORDINATION OF UTILITY INTERESTS (O.R.B. 3910, PG. 1836), SHOWN
  - CONSERVATION EASEMENT (O.R.B. 5482, PG. 654), SHOWN
  - EASEMENT (O.R.B. 5573, PG. 1020), SHOWN

## LEGEND

- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- R/W = RIGHT OF WAY
- CH = CHORD DISTANCE
- R = RADIUS
- A = DELTA ANGLE
- L = ARC LENGTH
- R.P. = RADIUS POINT
- E = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- (R) = RADIAL TO LOT LINE
- D.E. = DRAINAGE EASEMENT
- FP&L = FLORIDA POWER AND LIGHT
- FP&L.E. = FLORIDA POWER AND LIGHT EASEMENT
- U.E. = UTILITY EASEMENT
- M.E. = MAINTENANCE EASEMENT
- JEA-U.E. = JEA UTILITY EASEMENT
- JEA-M.E. = JEA METER EASEMENT
- CI = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- S.L.W.L. = STATE JURISDICTIONAL WETLAND LINE
- V.W. = VARIABLE WIDTH
- T.L.O. = THE LINE ONLY
- A&U.E. = ACCESS AND UTILITY EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT

- = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- = SET 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
- = FOUND 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 STAMPED "P.R.M. LB 3731"
- ▨ = DENOTES UPLAND BUFFER (NATURAL, VEGETATIVE AND UNDISTURBED), 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (TYP.)
- = DENOTES JURISDICTIONAL WETLANDS

# Shearwater Phase 3F

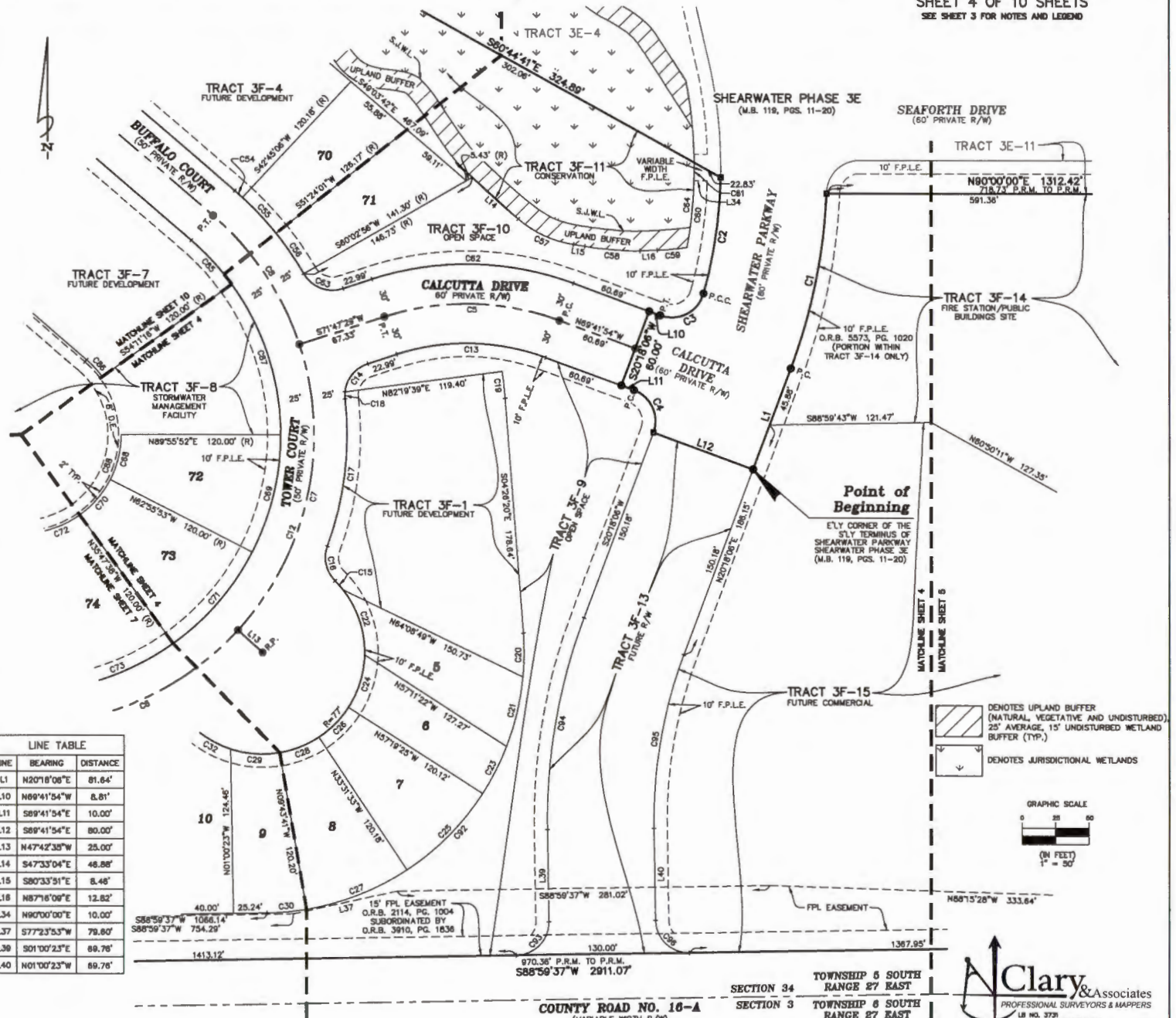
A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

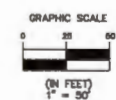
SHEET 4 OF 10 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	440.00'	135.71'	174°01'8"	N11°27'57"E	135.17'
C2	360.00'	89.11'	141°07'56"	S08°23'19"W	68.88'
C3	25.00'	41.37'	94°48'18"	S82°53'27"W	36.81'
C4	25.00'	39.27'	90°00'00"	S24°41'54"E	35.36'
C5	200.00'	134.43'	38°30'36"	N85°57'13"W	131.91'
C6	220.25'	178.73'	48°45'18"	N65°38'59"E	174.78'
C7	220.25'	232.36'	60°28'52"	N12°00'55"E	221.74'
C8	220.25'	118.60'	30°51'11"	N33°36'06"W	117.17'
C12	220.25'	530.89'	138°03'18"	N19°57'58"E	411.31'
C13	170.00'	114.26'	38°30'36"	N85°57'13"W	112.12'
C14	25.00'	28.83'	89°18'18"	S38°38'20"W	27.34'
C15	77.00'	9.06'	8°45'36"	N41°31'30"W	9.08'
C16	25.00'	28.37'	85°00'34"	N12°24'22"W	26.87'
C17	245.25'	113.71'	28°33'52"	N06°48'59"E	112.89'
C18	25.00'	5.22'	11°57'08"	N00°29'23"W	5.21'
C19	365.25'	20.81'	31°47'01"	S06°03'21"E	20.61'
C20	197.00'	33.25'	9°40'09"	S00°23'44"W	33.21'
C21	197.00'	54.16'	15°45'28"	S13°08'33"W	54.01'
C22	77.00'	53.07'	39°28'25"	N18°24'18"W	52.03'
C23	197.00'	40.02'	11°38'27"	S28°48'30"W	39.98'
C24	77.00'	42.11'	31°20'11"	N17°00'30"E	41.59'
C25	197.00'	81.89'	23°48'59"	S44°32'13"W	81.30'
C26	77.00'	31.98'	23°47'52"	N44°34'31"E	31.75'
C27	197.00'	81.90'	23°48'17"	S88°21'21"W	81.32'
C28	77.00'	31.98'	23°47'52"	N68°22'23"E	31.75'
C29	77.00'	37.43'	27°50'55"	S85°48'13"E	37.06'
C30	197.00'	30.01'	8°43'38"	S84°37'46"W	29.98'
C32	77.00'	28.60'	21°18'48"	S61°14'23"E	28.43'
C54	245.25'	7.76'	1°48'48"	N48°09'18"W	7.76'
C56	245.25'	37.02'	8°38'55"	N42°55'27"W	36.98'
C58	245.25'	37.02'	8°38'55"	N34°18'32"W	36.98'
C57	81.45'	48.48'	32°40'52"	S85°08'53"E	48.83'
C58	288.38'	41.78'	8°17'39"	S85°18'54"E	41.71'
C58	271.82'	22.58'	4°48'59"	N84°43'21"E	22.58'
C80	340.00'	51.08'	8°38'15"	N06°07'14"E	51.01'
C81	340.00'	13.80'	21°6'30"	N00°39'22"E	13.80'
C82	230.00'	154.99'	38°30'36"	N85°57'13"W	151.70'
C83	25.00'	34.15'	78°15'28"	N89°04'48"W	31.55'
C84	340.00'	84.88'	10°55'45"	S04°57'29"W	84.78'
C88	75.25'	35.64'	27°08'15"	N13°30'00"E	35.31'
C89	195.25'	92.48'	27°08'15"	S13°30'00"W	91.61'
C70	75.25'	35.64'	27°08'15"	N40°38'15"E	35.31'
C71	195.25'	92.48'	27°08'15"	S40°38'15"W	91.61'
C72	75.25'	35.64'	27°08'15"	N67°46'30"E	35.31'
C73	195.25'	92.48'	27°08'15"	S67°46'30"W	91.61'
C85	195.25'	45.15'	13°14'57"	S42°28'13"E	45.05'
C86	75.25'	17.40'	13°14'58"	N42°28'13"W	17.36'
C87	195.25'	121.80'	38°44'37"	S17°58'28"E	119.84'
C86	73.25'	178.49'	138°03'19"	N19°57'58"E	138.79'
C92	197.00'	321.25'	93°25'57"	N42°16'39"E	286.82'
C93	25.00'	39.27'	90°00'00"	S43°59'37"W	35.36'
C94	440.00'	183.83'	21°18'28"	S09°38'51"W	182.89'
C95	380.00'	133.88'	21°18'28"	S09°38'51"W	133.11'
C96	25.00'	39.27'	90°00'00"	S46°00'23"E	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N20°18'08"E	81.84'
L4	N89°41'54"W	8.81'
L7	N89°41'54"E	10.00'
L12	S89°41'54"E	80.00'
L13	N47°42'38"W	25.00'
L14	S47°33'04"E	48.88'
L15	S80°33'51"E	8.48'
L16	N87°16'09"E	12.82'
L34	N90°00'00"E	10.00'
L37	S77°23'53"W	78.80'
L39	S01°00'25"E	89.78'
L40	N01°00'23"W	89.78'



DENOTES UPLAND BUFFER (NATURAL VEGETATIVE AND UNDISTURBED), 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (TYP.)  
 DENOTES JURISDICTIONAL WETLANDS



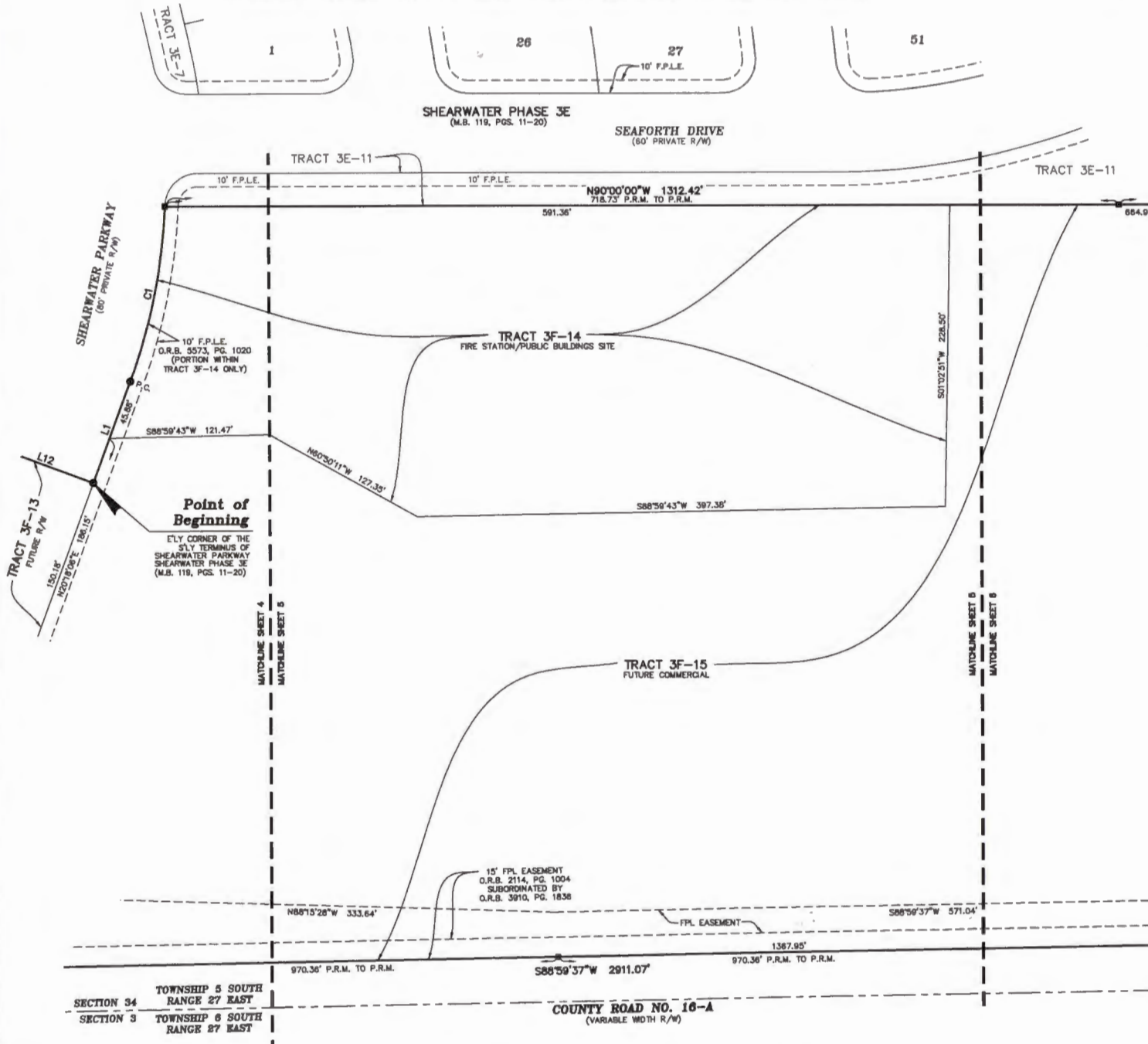
COUNTY ROAD NO. 16-A (VARIABLE WIDTH R/W) SECTION 34 TOWNSHIP 5 SOUTH RANGE 27 EAST  
 SECTION 3 TOWNSHIP 6 SOUTH RANGE 27 EAST  
**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 L.S. NO. 3739  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32227  
 (904) 380-3703  
 WWW.CLARYASSOC.COM

# Shearwater Phase 3F

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

MAP BOOK PAGE

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





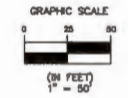
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	440.00'	135.71'	17°40'18"	N11°27'57\"E	135.17'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N20°18'08\"E	81.84'
L12	S89°41'54\"E	80.00'

-  DENOTES UPLAND BUFFER (NATURAL, VEGETATIVE AND UNDISTURBED), 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (TYP.)
-  DENOTES JURISDICTIONAL WETLANDS



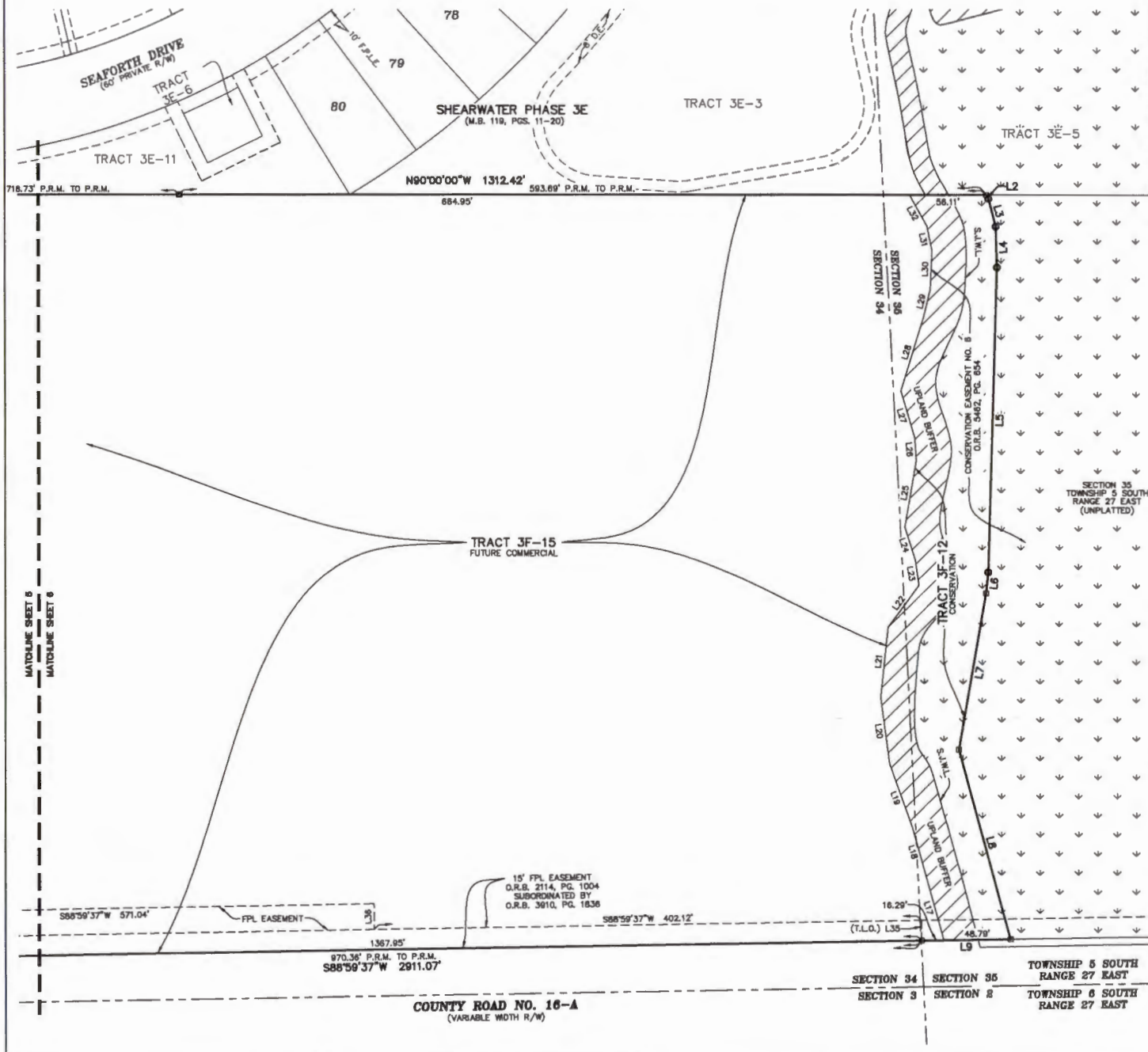

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LS NO. 3731  
3630 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703  
(904) 280-2703  
WWW.CLARYASSOC.COM

# Shearwater Phase 3F

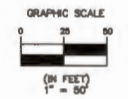
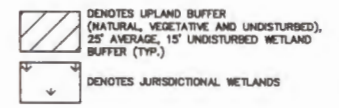
A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

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



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S29°16'19"E	3.48'
L3	S14°21'41"E	21.26'
L4	S01°36'54"E	30.11'
L5	S01°42'00"W	225.52'
L6	S05°48'42"W	15.57'
L7	S00°46'32"W	117.48'
L8	S15°05'44"E	148.08'
L9	S89°01'33"W	85.08'
L17	N15°25'27"W	51.84'
L18	N15°28'27"W	34.23'
L19	N19°32'49"W	50.58'
L20	N07°38'05"W	49.44'
L21	N05°58'09"E	52.04'
L22	N38°10'11"E	38.56'
L23	N08°14'44"W	18.77'
L24	N17°23'23"W	25.71'
L25	N09°38'45"E	50.10'
L26	N04°00'27"W	16.83'
L27	N16°18'08"W	38.17'
L28	N17°01'11"E	57.18'
L29	N13°48'21"E	21.58'
L30	N02°05'51"E	28.82'
L31	N11°29'38"W	17.78'
L32	N28°33'23"W	28.58'
L35	N00°56'27"W	15.00'
L36	N00°34'47"W	19.00'





# Shearwater Phase 3F



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

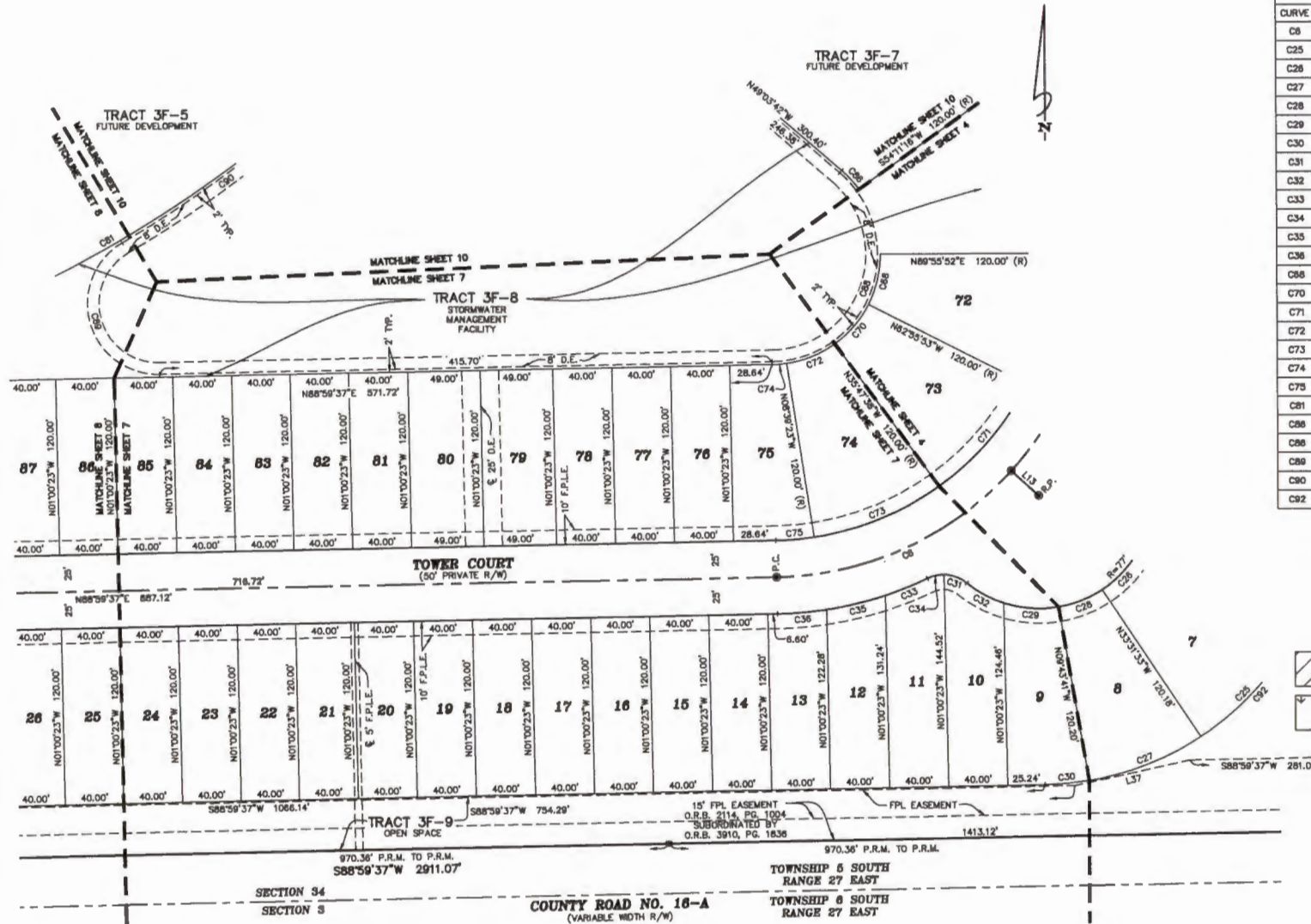
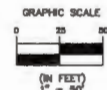
MAP BOOK PAGE

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	220.25'	178.73'	46°45'18"	N85°36'59"E	174.78'
C25	197.00'	81.89'	23°48'59"	S44°32'13"W	81.30'
C26	77.00'	31.98'	23°47'52"	N44°34'31"E	31.75'
C27	197.00'	81.90'	23°48'17"	S88°21'21"W	81.32'
C28	77.00'	31.98'	23°47'52"	N88°22'23"E	31.75'
C29	77.00'	37.43'	27°50'55"	S85°48'13"E	37.06'
C30	197.00'	30.01'	8°43'38"	S84°37'48"W	29.98'
C31	25.00'	16.74'	38°22'25"	S89°47'13"E	16.43'
C32	77.00'	28.60'	21°18'45"	S81°14'23"E	28.43'
C33	245.25'	30.77'	7°11'18"	N87°56'05"E	30.75'
C34	25.00'	11.82'	28°38'08"	N77°42'30"E	11.82'
C35	245.25'	41.04'	9°35'19"	N78°22'22"E	40.98'
C36	245.25'	33.50'	7°48'38"	N85°04'46"E	33.48'
C86	75.25'	35.64'	27°06'15"	N13°30'00"E	35.31'
C70	75.25'	35.64'	27°06'15"	N40°38'15"E	35.31'
C71	195.25'	92.46'	27°06'15"	S40°38'15"W	91.81'
C72	75.25'	35.64'	27°06'15"	N87°46'30"E	35.31'
C73	195.25'	92.46'	27°06'15"	S87°46'30"W	91.81'
C74	75.25'	10.05'	7°39'00"	N85°10'07"E	10.04'
C75	195.25'	26.07'	7°39'00"	S85°10'07"W	26.05'
C81	816.85'	271.57'	19°00'07"	S80°25'57"W	270.33'
C86	75.25'	17.40'	13°14'58"	N42°28'13"W	17.38'
C88	73.25'	176.49'	138°03'19"	N19°57'59"E	136.79'
C89	48.00'	126.38'	150°01'01"	S15°34'32"E	92.91'
C90	820.85'	309.00'	21°34'07"	S49°03'35"W	307.18'
C92	197.00'	321.25'	93°25'57"	N42°16'39"E	288.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N47°42'35"W	25.00'
L37	S77°23'53"W	79.60'

-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE AND UNDISTURBED), 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (TYP.)
-  DENOTES JURISDICTIONAL WETLANDS

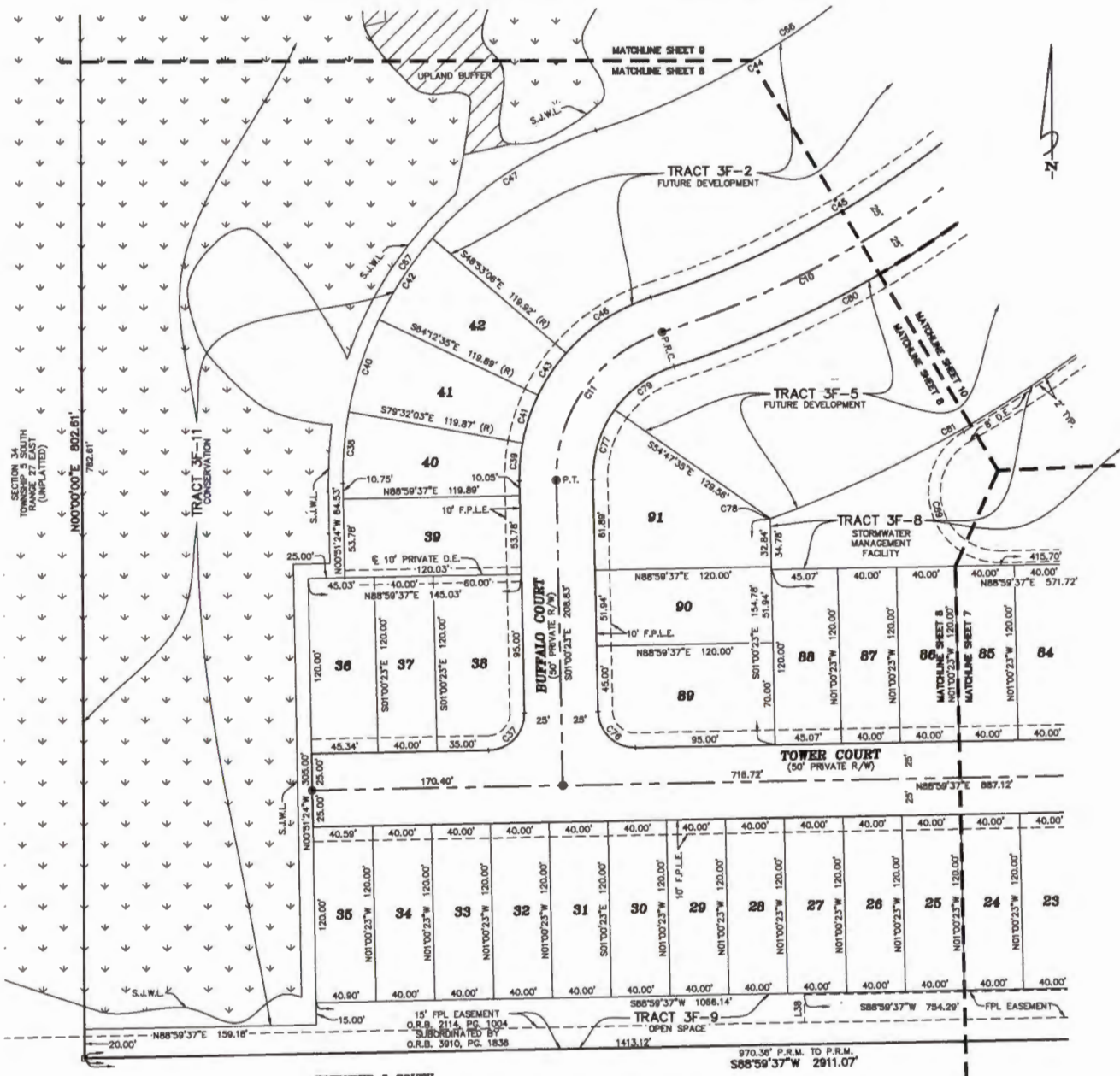


# Shearwater Phase 3F

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



MAP BOOK PAGE

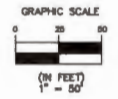
SHEET 8 OF 10 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	673.85'	473.95'	40°17'55"	S51°53'03"W	464.24'
C11	105.00'	133.85'	73°02'24"	S35°30'49"W	124.97'
C37	25.00'	39.27'	90°00'00"	S43°59'37"W	35.36'
C38	250.00'	49.33'	11°18'23"	N04°47'47"E	46.25'
C39	130.00'	26.03'	11°28'20"	S04°43'47"W	25.99'
C40	250.00'	66.83'	15°19'02"	N18°06'30"E	66.64'
C41	130.00'	34.77'	15°19'28"	S18°07'41"W	34.67'
C42	250.00'	66.64'	15°19'08"	N33°25'35"E	66.64'
C43	130.00'	34.77'	15°19'28"	S33°27'10"W	34.67'
C44	528.85'	234.39'	25°23'36"	N59°19'33"E	232.46'
C45	648.85'	287.70'	23°24'17"	S59°19'52"W	285.35'
C46	130.00'	70.15'	30°55'07"	S58°34'27"W	69.30'
C47	250.00'	134.69'	30°56'13"	N56°33'15"E	133.35'
C86	528.85'	371.89'	40°17'18"	N51°52'44"E	364.25'
C87	250.00'	318.00'	72°32'46"	N35°34'59"E	296.99'
C78	25.00'	39.27'	90°00'00"	N48°00'23"W	35.36'
C77	80.00'	50.94'	38°28'54"	N17°14'04"E	50.08'
C76	818.65'	0.22'	0°00'56"	S89°56'29"W	0.22'
C79	80.00'	51.05'	36°33'30"	N33°45'16"E	50.18'
C80	698.65'	257.39'	21°06'08"	N61°28'57"E	255.94'
C61	818.65'	271.57'	19°00'07"	S80°25'57"W	270.33'
C89	48.00'	126.36'	150°31'01"	S15°34'52"E	92.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L38	S01°00'24"E	18.00'

-  DENOTES UPLAND BUFFER (NATURAL VEGETATIVE AND UNDISTURBED), 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (TYP.)
-  DENOTES JURISDICTIONAL WETLANDS



SECTION 34  
TOWNSHIP 5 SOUTH  
RANGE 27 EAST  
(UNPLATTED)

SECTION 3  
TOWNSHIP 6 SOUTH  
RANGE 27 EAST

COUNTY ROAD NO. 18-A  
(VARIABLE WIDTH R/W)

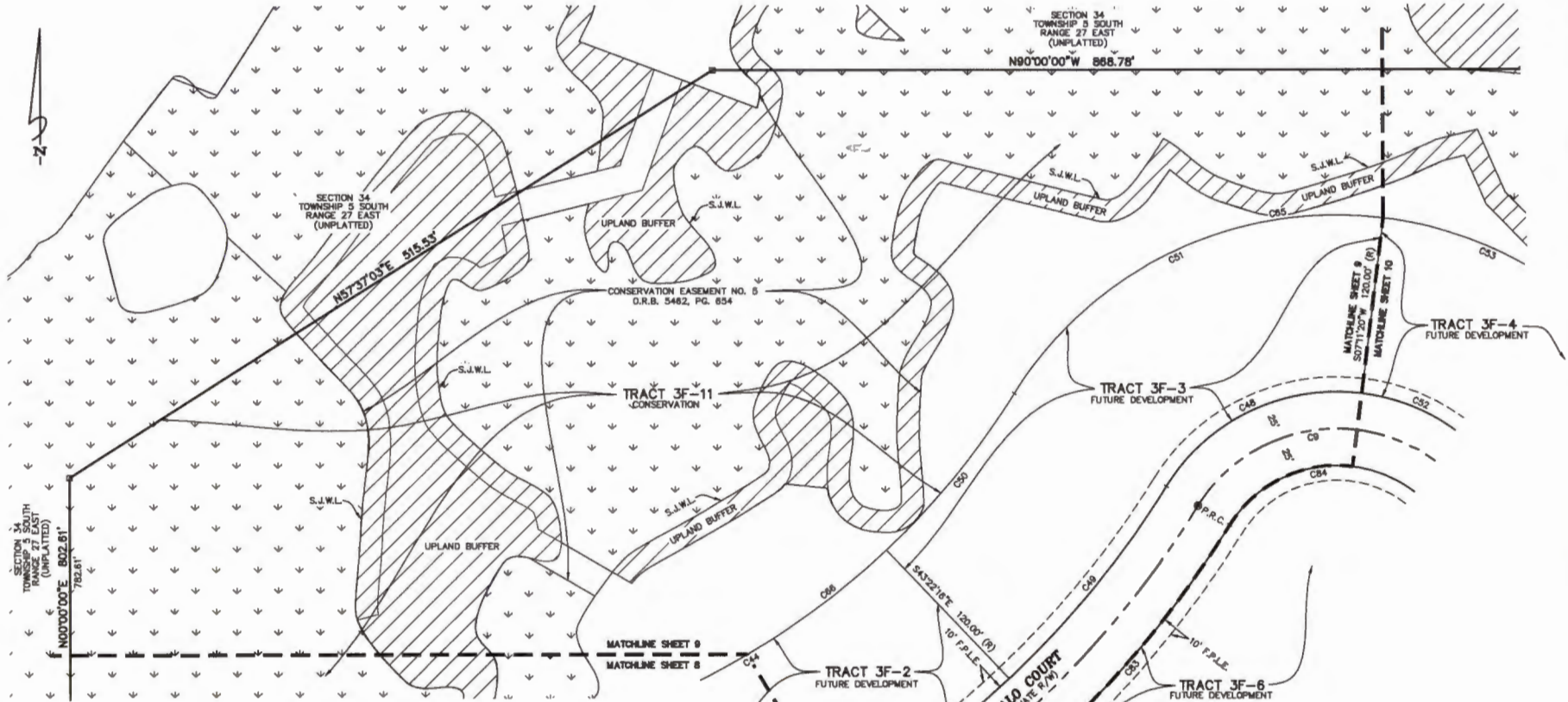


# Shearwater Phase 3F



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

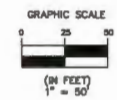
MAP BOOK PAGE

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	110.00'	190.48'	99°12'12"	S81°20'12"W	167.54'
C10	673.85'	473.95'	40°17'55"	S91°53'03"W	484.24'
C44	528.85'	234.39'	25°23'36"	N56°19'33"E	232.48'
C45	648.85'	287.70'	25°24'17"	S56°19'52"W	285.35'
C46	135.00'	154.22'	65°27'14"	S64°27'43"W	145.97'
C49	648.85'	168.67'	14°53'36"	S39°10'55"W	168.16'
C50	528.85'	137.47'	14°53'36"	N39°10'55"E	137.00'
C51	255.00'	291.31'	65°27'14"	N64°27'43"E	275.72'
C52	135.00'	79.52'	33°44'56"	N65°56'11"W	78.36'
C53	255.00'	150.20'	33°44'56"	S65°56'11"E	148.04'
C55	255.00'	441.51'	99°12'12"	N81°20'12"E	388.39'
C56	528.85'	371.85'	40°17'16"	N51°52'44"E	364.25'
C80	698.85'	257.39'	21°06'06"	N81°28'57"E	255.94'
C83	698.85'	234.14'	19°11'47"	N41°20'00"E	233.05'
C84	65.00'	147.17'	99°12'12"	N81°20'12"E	129.45'

 DENOTES UPLAND BUFFER (NATURAL, VEGETATIVE AND UNDISTURBED), 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (TYP.)  
 DENOTES JURISDICTIONAL WETLANDS



  
**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 590-2703  
 WWW.CLARYASSOC.COM

# Shearwater Phase 3F

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

MAP BOOK PAGE

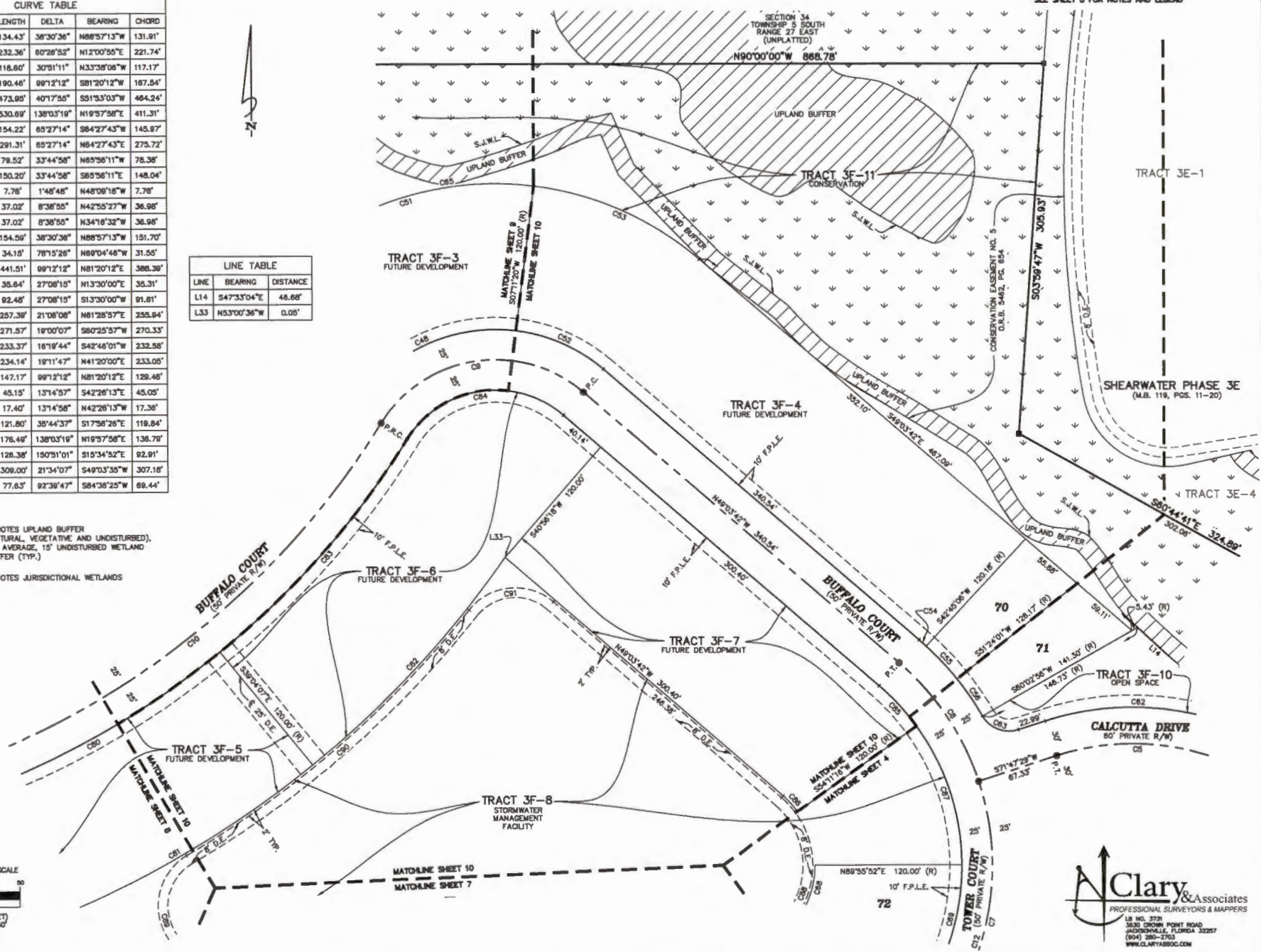
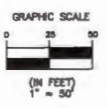
SHEET 10 OF 10 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	200.00'	134.43'	36°30'36"	N88°57'13"W	131.91'
C7	220.25'	232.36'	80°28'52"	N12°00'55"E	221.74'
C8	220.25'	118.60'	30°51'11"	N33°38'08"W	117.17'
C9	110.00'	190.46'	99°12'12"	S81°20'12"W	167.54'
C10	673.89'	473.89'	40°17'55"	S51°53'03"W	464.24'
C12	220.25'	530.69'	139°03'19"	N19°57'58"E	411.31'
C48	135.00'	154.22'	65°27'14"	S84°27'43"W	145.87'
C51	255.00'	291.31'	85°27'14"	N64°27'43"E	275.72'
C52	135.00'	79.52'	33°44'58"	N65°56'11"W	78.38'
C53	255.00'	150.20'	33°44'58"	S81°20'12"W	148.04'
C54	245.25'	7.76'	1°48'48"	N46°09'16"W	7.76'
C55	245.25'	37.02'	8°38'55"	N42°55'27"W	36.98'
C56	245.25'	37.02'	8°38'55"	N34°16'32"W	36.98'
C82	230.00'	154.59'	38°30'38"	N88°57'13"W	151.70'
C83	25.00'	34.15'	78°15'26"	N89°04'48"W	31.55'
C85	255.00'	441.51'	99°12'12"	N81°20'12"E	388.39'
C86	75.25'	38.64'	27°08'15"	N13°30'00"E	35.31'
C89	195.25'	92.48'	27°08'15"	S13°30'00"W	81.61'
C90	698.85'	257.39'	21°08'08"	N61°28'57"E	255.64'
C81	818.85'	271.57'	19°00'07"	S80°25'57"W	270.33'
C82	818.85'	233.37'	16°19'44"	S42°46'01"W	232.98'
C83	698.85'	234.14'	19°11'47"	N41°20'00"E	233.05'
C84	85.00'	147.17'	99°12'12"	N81°20'12"E	129.46'
C85	195.25'	45.15'	13°14'57"	S42°26'13"E	45.00'
C86	75.25'	17.40'	13°14'58"	N42°26'13"W	17.38'
C87	195.25'	121.80'	35°44'37"	S17°58'26"E	119.84'
C88	73.25'	176.49'	139°03'19"	N19°57'58"E	136.79'
C89	48.00'	126.36'	150°51'01"	S15°34'52"E	92.91'
C90	820.85'	309.00'	21°34'07"	S49°03'35"W	307.18'
C91	48.00'	77.63'	92°39'47"	S84°38'25"W	69.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S47°33'04"E	48.66'
L33	N53°00'36"W	0.05'

DENOTES UPLAND BUFFER (NATURAL, VEGETATIVE AND UNDISTURBED), 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (TYP.)

DENOTES JURISDICTIONAL WETLANDS



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
Lic. No. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703  
WWW.CLARYASSOC.COM