

RESOLUTION NO. 2023-335
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WHISPER CREEK PHASE 10 UNIT A.

WHEREAS, SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Whisper Creek Phase 10 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 \$914,848.48 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$280,055.66 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.

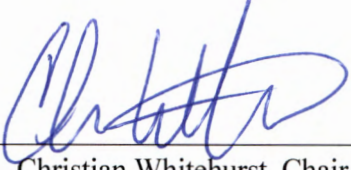
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for

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.

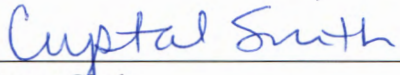
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of September, 2023.

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

Rendition Date SEP 21 2023

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk



Whisper Creek Phase 10 Unit A

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEGIN AT THE SOUTHWESTERLY CORNER OF TRACT 2-B, AS SHOWN ON THE PLAT OF TRAILMARK EAST PARCEL - PHASE 2 UNIT C, AS RECORDED IN MAP BOOK 116, PAGES 35 THROUGH 40, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY LINE OF SECTION 41, THENCE NORTH 71°03'40" WEST, ALONG SAID SOUTHERLY LINE OF SECTION 41, A DISTANCE OF 1228.05 FEET, THENCE NORTH 80°17'49" WEST, CONTINUING ALONG SAID EAST SAID LINE, 146.57 FEET, THENCE NORTH 00°15'56" EAST, 412.10 FEET, THENCE SOUTH 89°46'04" EAST, 36.01 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 36.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°15'54" EAST, 42.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 00°17'56" EAST, 48.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY, THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1020.00 FEET, AN ARC DISTANCE OF 46.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°10'14" EAST, 46.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 02°48'31" EAST, 325.39 FEET, TO THE SOUTHERLY PLAT LINE OF WHISPER CREEK PHASE 1 UNIT C, AS RECORDED IN MAP BOOK 73, PAGES 28 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, THENCE EASTERLY, NORTHERLY, NORTHEASTERLY, AND SOUTHEASTERLY ALONG SAID UNIT C, RUN THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES, COURSE NO. 1, SOUTH 87°11'59" EAST, 65.36 FEET, COURSE NO. 2, SOUTH 88°14'02" EAST, 50.01 FEET, COURSE NO. 3, NORTH 02°48'31" EAST, 40.00 FEET, COURSE NO. 4, NORTH 87°11'29" WEST, 50.00 FEET, COURSE NO. 5, NORTH 02°48'31" EAST, 34.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY, COURSE NO. 6, NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 384.50 FEET, AN ARC DISTANCE OF 100.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°41'33" EAST, 100.15 FEET, COURSE NO. 7, SOUTH 85°12'14" EAST, 109.02 FEET, COURSE NO. 8, NORTH 32°55'01" EAST, 14.22 FEET, COURSE NO. 9, NORTH 40°27'34" EAST, 37.38 FEET, COURSE NO. 10, NORTH 77°17'26" EAST, 111.93 FEET, COURSE NO. 11, NORTH 80°03'06" EAST, 244.02 FEET, COURSE NO. 12, NORTH 72°16'35" EAST, 47.71 FEET, COURSE NO. 13, NORTH 15°48'44" EAST, 21.84 FEET, COURSE NO. 14, NORTH 36°10'39" EAST, 53.72 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY, COURSE NO. 15, EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 29.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°04'36" EAST, 21.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 16, SOUTH 73°57'47" EAST, 86.37 FEET, COURSE NO. 17, SOUTH 69°00'03" EAST, 69.03 FEET, COURSE NO. 18, SOUTH 63°04'44" EAST, 58.79 FEET, COURSE NO. 19, NORTH 10°46'06" EAST, 9.18 FEET, TO THE WESTERLY PLAT LINE OF TRAILMARK EAST PARCEL - PHASE 2 UNIT B, AS RECORDED IN MAP BOOK 116, PAGES 27 THROUGH 34, INCLUSIVE OF SAID PUBLIC RECORDS, THENCE SOUTH 12°04'24" EAST, ALONG SAID SAID LINE AND ALONG THE WESTERLY PLAT LINE OF AFORESAID TRAILMARK EAST PARCEL - PHASE 2 UNIT C, 1650.12 FEET, TO THE POINT OF BEGINNING
CONTAINING 31.73 ACRES, MORE OR LESS

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 PRECLUDING 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 WHISPER CREEK PHASE 10 UNIT A 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

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, PLATING, 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. SULLIVAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES, INC.
LICENSE NO. LB13731
2830 DROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257



Whisper Creek Phase 10 Unit A

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 8 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 "SMC", AND 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", ARE COLLECTIVELY THE LAWFUL OWNERS IN FEE SIMPLE (COLLECTIVELY, THE "OWNERS") OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS WHISPER CREEK PHASE 10 UNIT A, AND THAT OWNERS HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT AND ALL IMPROVEMENTS LOCATED WITHIN THE RIGHT OF WAY, AND DESIGNATED HEREON AS COLDENROO DRIVE, DOZZETTO DRIVE, AND NEW MOON COURT, 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 THEREON.

TITLE TO TRACTS 5, 6, 7, AND 8 (ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, TRAILS, AND IRRIGATION), SHOWN HEREON ARE HEREBY RETAINED BY SMC; PROVIDED, HOWEVER, THAT SMC RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, THE CDD, A MUNICIPAL SERVICES TAKING UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

TITLE TO TRACT 1 (STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION) AND TRACTS 2, 3, AND 4 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, TRAILS, AND IRRIGATION) ARE HEREBY DEDICATED TO THE CDD. THE CDD WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

OWNERS HEREBY GRANT TO EACH OTHER AND RESERVE FOR THEMSELVES A NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UPON, AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "PRIVATE DRAINAGE EASEMENT" AND "ACCESS, DRAINAGE AND MAINTENANCE 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 "PRIVATE DRAINAGE EASEMENT" AND "ACCESS, DRAINAGE AND MAINTENANCE 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 TRACT 1, SHOWN HEREON.

THOSE EASEMENTS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" AND "ACCESS, DRAINAGE AND MAINTENANCE 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 TAKING 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 THE OWNERS. CDD HEREBY ASSUMES ALL THE OBLIGATIONS FOR MAINTENANCE OF THESE EASEMENTS; PROVIDED HOWEVER, THAT THE OWNERS RESERVE THE RIGHT TO ASSIGN THE EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAKING UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

SMC HEREBY RESERVES THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PROVIDERS EASEMENTS WITHIN THE TRACTS OWNED BY SMC AND THE CDD, 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 "SJCUE" ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND UTILITY SYSTEM.

OWNERS 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 F.P.L.E. (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 377.09(2)(B) OF THE CURRENT FLORIDA STATUTES; PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 377.09(2)(B), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY SMC IN WRITING TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, SMC HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY, AND THE CDD HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THE CHAIRMAN OF THE BOARD OF SUPERVISORS ACTING BY AND WITH APPROPRIATE AUTHORITY OF THE BOARD OF SUPERVISORS.

THIS _____ DAY OF _____, A.D. 2023

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

BY: MICHAEL C. TAYLOR, VICE PRESIDENT
WITNESS _____
PRINT _____
WITNESS _____
PRINT _____

NOTARY FOR SIX MILE CREEK INVESTMENT GROUP, LLC

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2023, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THE _____ DAY OF _____, A.D. 2023, BY MICHAEL C. TAYLOR, VICE PRESIDENT OF SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

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

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

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT
A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

BY: GREGG KEHN, CHAIRMAN OF THE BOARD OF SUPERVISORS
WITNESS _____
PRINT _____
WITNESS _____
PRINT _____

NOTARY FOR SIX MILE CREEK INVESTMENT GROUP, LLC

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2023, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D. 2023, BY GREGG KEHN, CHAIRMAN OF THE BOARD OF SUPERVISORS OF SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, 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	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
2, 3, & 4	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, TRAILS, AND IRRIGATION
5, 6, 7, & 8	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, TRAILS, AND IRRIGATION

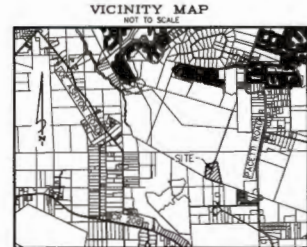


Whisper Creek Phase 10 Unit A

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 8 SHEETS
28 LOTS AND 8 TRACTS THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY PLAT LINE, AS 51°28'04"E, AS SHOWN ON THE PLAT TRAILMARK EAST PARCEL - PHASE 2 UNIT C (M.B. 116, PGS. 35-40).
 - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, AND NOT INTENDED FOR ANY OTHER USE. THE GEODETIC CONTROL RELED UPON FOR THESE VALUES WAS PUBLISHED UNDER CONTROL POINTS (DURBIN 3), AND (ELLZEV), N 2092335.8303 E 508877.0129 DURBIN 2 N 2030457.8698 E 5248941854 ELLZEV. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- | POINT | NORTHING | EASTING | DESCRIPTION |
|-------|------------|-----------|------------------------|
| 1 | 2032842.72 | 495027.89 | SW/4 CORNER OF TRACT 3 |
| 2 | 2032904.81 | 495028.46 | W/4 CORNER OF LOT 54 |
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS 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 PPAI, FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

O.R.S.	PG.	EASEMENT	SHOWN HEREON
O.R.S. 4002, PG. 844	EASEMENT - CONSERVATION	SHOWN HEREON	
O.R.S. 5817, PG. 1871	EASEMENT - CONSERVATION	SHOWN HEREON	
O.R.S. 5817, PG. 1880	EASEMENT - CONSERVATION	SHOWN HEREON	
O.R.S. 5708, PG. 1818	EASEMENT - ELECTRIC	SHOWN HEREON	
O.R.S. 3018, PG. 1270	EASEMENT - ELECTRIC	SHOWN HEREON	

Legend

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

- = 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 STAMPED "P.R.M. LB 6861" (UNLESS OTHERWISE NOTED)
- = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"

- DENOTES UPLAND BUFFER
- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND PRESERVATION AREA

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

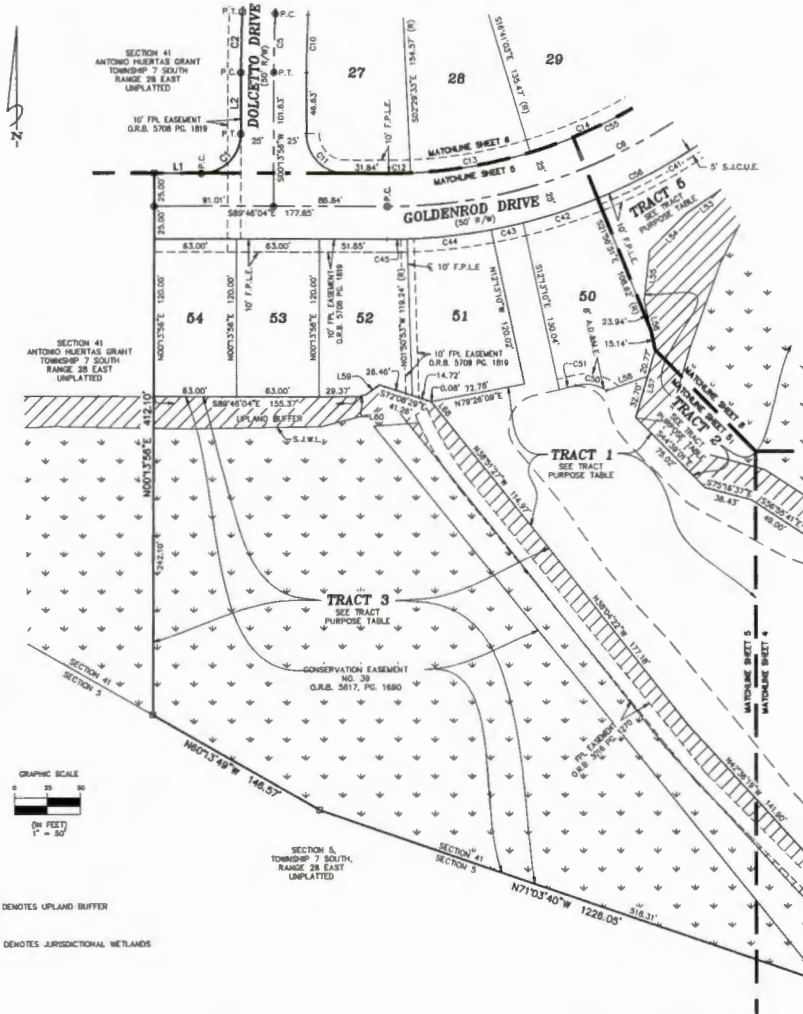


Whisper Creek Phase 10 Unit A

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.00'	47.12'	90°00'00"	N45°33'56"E	43.43'
C2	1025.00'	46.00'	2°34'33"	N01°31'14"E	46.00'
C3	1000.00'	44.97'	2°34'33"	S01°31'14"W	44.98'
C6	400.00'	374.13'	53°35'28"	N63°26'13"E	360.64'
C10	875.00'	43.84'	2°34'33"	S01°31'14"W	43.84'
C11	30.00'	47.12'	90°00'00"	S44°45'04"E	42.43'
C12	375.00'	17.83'	7°43'28"	N68°52'12"E	17.83'
C13	375.00'	82.86'	1°41'23"	N87°58'43"E	82.85'
C14	375.00'	88.36'	1°39'11"	N68°29'20"E	88.15'
C41	425.00'	125.93'	18°58'37"	N56°33'51"E	125.47'
C42	425.00'	58.86'	8°02'32"	N72°04'25"E	58.81'
C43	425.00'	25.00'	3°22'15"	N77°48'48"E	25.00'
C44	425.00'	84.41'	8°41'12"	N83°48'33"E	84.37'
C45	425.00'	15.43'	2°04'47"	N88°11'33"E	15.43'
C50	30.00'	24.84'	47°38'14"	N87°58'34"W	24.23'
C51	555.00'	12.80'	1°18'03"	N78°50'21"E	12.80'
C55	375.00'	350.75'	53°35'28"	N63°26'13"E	336.10'
C58	425.00'	387.52'	53°35'28"	S63°26'13"W	383.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°45'04"E	36.01'
L2	N00°13'56"E	46.63'
L3	N85°27'18"E	31.27'
L4	N45°05'31"E	36.95'
L5	N08°14'46"E	37.80'
L56	N12°31'32"W	38.08'
L57	N18°15'51"E	53.47'
L58	N71°02'15"E	32.89'
L59	N54°10'19"E	12.36'
L60	N75°29'18"E	7.28'
L68	N39°00'08"W	23.04'

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Whisper Creek Phase 10 Unit A

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

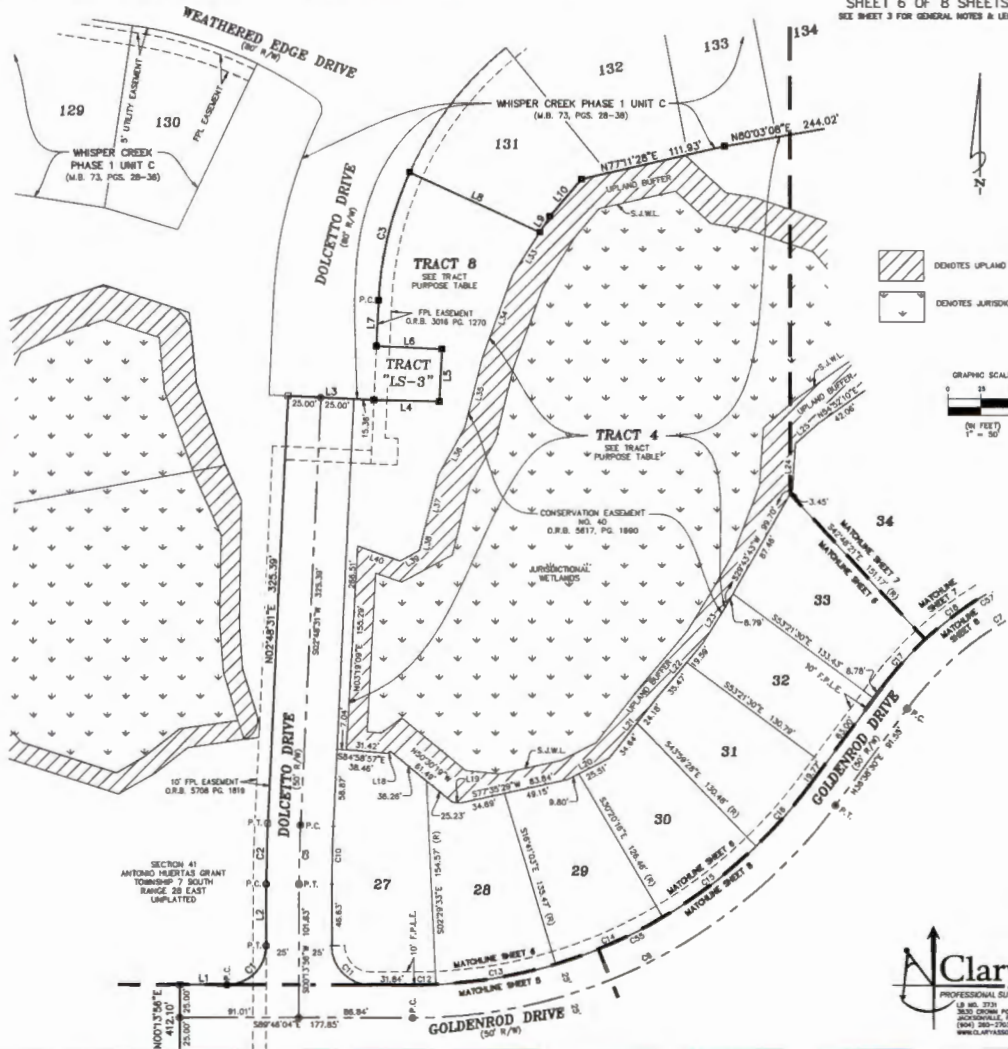
MAP BOOK PAGE

SHEET 6 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

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

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.00'	47.12'	80°05'00"	N49°37'56"E	42.43'
C2	1025.00'	46.08'	2°34'35"	N01°28'14"E	46.08'
C3	284.00'	100.78'	21°52'05"	N13°24'33"E	100.15'
C4	1000.00'	44.87'	2°43'35"	S01°31'14"W	44.88'
C5	400.00'	374.13'	53°25'28"	N63°28'13"E	380.64'
C7	250.00'	194.31'	44°31'58"	N38°54'29"E	189.48'
C10	878.00'	43.84'	2°34'35"	S01°31'14"W	43.84'
C11	30.00'	47.12'	80°05'00"	S44°48'04"E	42.43'
C12	375.00'	17.83'	2°43'38"	N89°52'12"E	17.83'
C13	375.00'	92.89'	14°11'33"	N80°24'42"E	92.85'
C14	375.00'	89.38'	13°39'11"	N86°28'20"E	89.15'
C15	375.00'	88.38'	13°39'13"	N52°50'08"E	89.15'
C16	375.00'	81.31'	8°22'02"	N41°19'31"E	81.24'
C17	375.00'	50.85'	18°33'08"	S41°58'04"W	50.88'
C18	375.00'	58.84'	12°15'34"	S53°19'28"W	58.73'
C55	375.00'	350.75'	53°35'28"	N63°28'13"E	338.10'
C57	375.00'	213.74'	44°31'58"	N58°54'29"E	208.40'

LINE	BEARING	DISTANCE
L1	S89°48'04"E	38.01'
L2	N00°13'58"E	46.63'
L3	S87°11'29"E	88.30'
L4	S88°24'02"E	50.01'
L5	N02°48'31"E	40.00'
L6	N87°11'29"W	50.00'
L7	N02°48'31"E	34.85'
L8	S85°12'14"E	108.02'
L9	N32°50'01"E	14.22'
L10	N40°22'34"E	37.38'
L18	N53°28'42"E	2.85'
L19	S83°53'47"E	5.87'
L20	S83°28'23"W	35.31'
L21	S38°17'42"W	58.82'
L22	S40°18'32"W	55.08'
L23	N31°59'22"E	34.83'
L24	N03°43'17"E	35.37'
L25	N48°52'31"E	23.32'
L33	N32°50'05"E	37.88'
L34	N20°09'42"E	67.00'
L35	N14°03'24"E	55.62'
L36	N29°18'45"E	40.88'
L37	N14°01'08"E	45.62'
L38	N14°01'14"E	13.50'
L39	N81°48'55"E	17.05'
L40	S70°43'02"E	34.22'



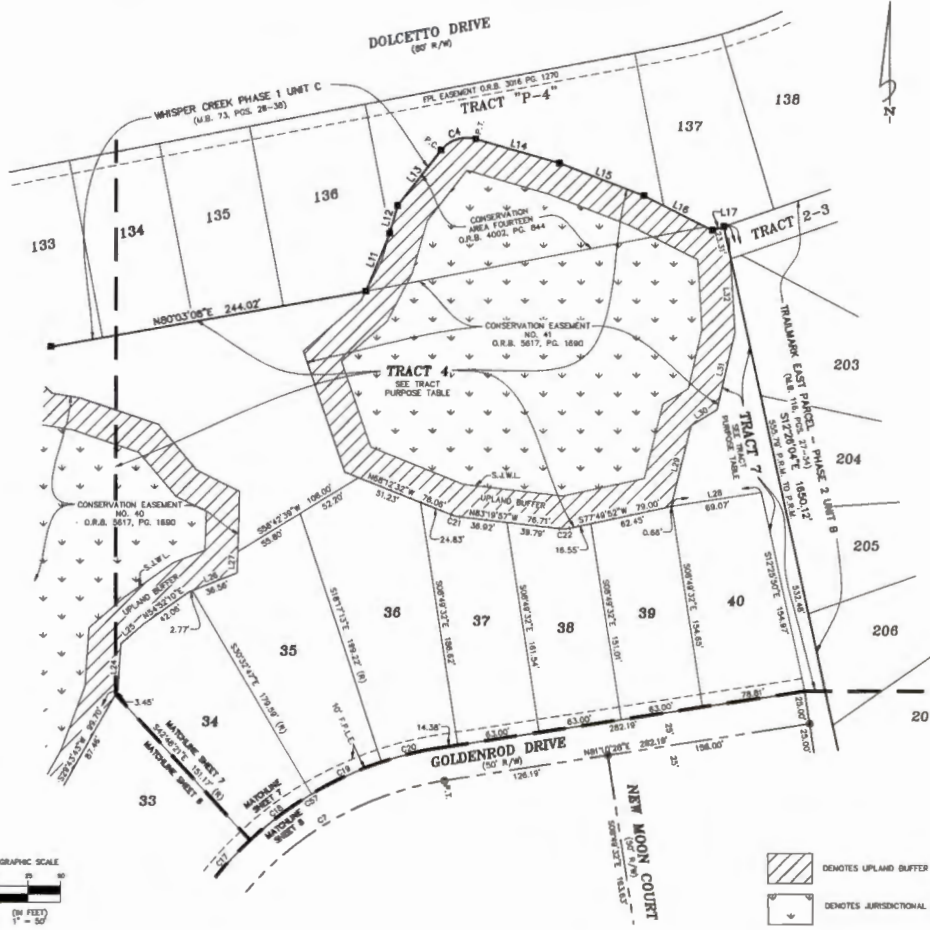
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Whisper Creek Phase 10 Unit A

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

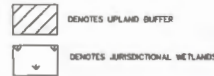
SHEET 7 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	
C4	25.00'	28.81'	67°51'14"	172°06'36"	27.81'
C7	250.00'	184.31'	44°31'58"	N58°54'29"E	189.48'
C17	275.00'	50.85'	10°33'08"	S41°55'04"W	80.58'
C18	275.00'	58.84'	12°15'34"	S33°19'28"W	58.73'
C19	275.00'	58.84'	12°15'34"	S65°35'00"W	58.73'
C20	275.00'	45.41'	9°27'42"	S76°26'38"W	45.30'
C21	25.00'	6.60'	15°07'24"	S75°46'14"E	6.58'
C22	25.00'	8.22'	18°07'11"	N67°14'58"E	8.18'
C27	275.00'	213.74'	44°31'58"	N58°54'29"E	208.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N22°16'35"E	47.71'
L12	N15°48'48"E	21.84'
L13	N38°10'58"E	53.72'
L14	S73°57'47"E	66.37'
L15	S69°00'33"E	68.03'
L16	S43°20'44"E	58.78'
L17	N70°48'08"E	5.18'
L24	N03°43'17"E	35.37'
L35	N48°57'51"E	23.32'
L38	S83°37'40"W	38.32'
L27	S01°47'31"W	16.47'
L28	S81°10'11"W	89.73'
L29	S14°02'44"W	63.57'
L30	S58°48'10"W	22.83'
L31	S12°54'30"W	80.84'
L32	S03°38'35"E	57.63'



Whisper Creek Phase 10 Unit A

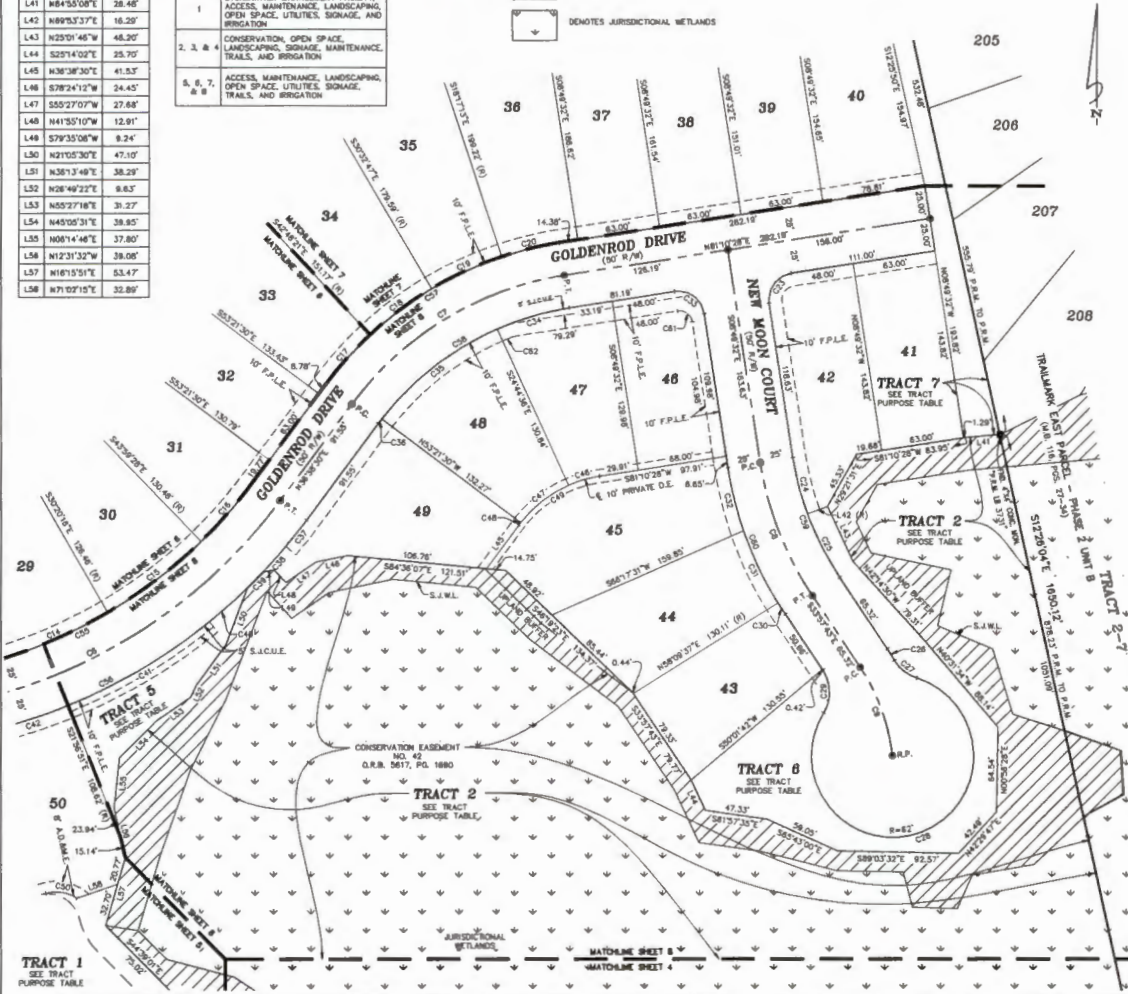
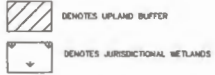
A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 8 OF 8 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE	BEARING	DISTANCE
L41	N84°55'08"E	28.48'
L42	N89°53'37"E	16.29'
L43	N29°14'46"W	48.20'
L44	S25°14'02"E	25.70'
L45	N36°38'30"E	41.53'
L46	S78°24'12"W	24.45'
L47	S55°27'07"W	27.88'
L48	N41°55'10"W	12.91'
L49	S79°35'08"W	9.24'
L30	N21°05'30"E	47.10'
L31	N35°13'49"E	38.29'
L32	N28°49'22"E	8.63'
L33	N65°27'18"E	31.27'
L34	N45°05'31"E	38.95'
L35	N08°14'46"E	37.80'
L36	N12°31'32"W	38.08'
L37	N16°15'51"E	53.47'
L38	N71°02'15"E	32.89'

TRACTS	PURPOSE
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CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	400.00'	374.13'	53°35'26"	N63°26'13"E	280.84'
C7	250.00'	194.31'	44°31'59"	N58°54'29"E	186.48'
C8	250.00'	109.88'	25°08'12"	S21°23'37"E	108.80'
C9	150.00'	72.37'	27°36'38"	S20°08'24"E	71.67'
C14	375.00'	89.36'	13°36'11"	N68°29'20"E	89.15'
C15	375.00'	89.36'	13°36'11"	N52°50'08"E	89.15'
C16	375.00'	61.31'	8°22'02"	N41°16'31"E	61.24'
C17	275.00'	50.63'	10°33'08"	S41°55'04"W	50.58'
C18	275.00'	58.84'	12°15'34"	S53°16'26"W	58.73'
C19	275.00'	58.84'	12°15'34"	S63°28'00"W	58.73'
C20	275.00'	45.41'	8°27'42"	S78°28'38"W	45.38'
C23	20.00'	31.42'	80°05'00"	S38°10'28"W	38.28'
C24	225.00'	44.30'	11°18'50"	S14°27'57"W	44.23'
C25	225.00'	54.41'	13°51'22"	N27°02'02"W	54.28'
C26	175.00'	10.28'	321°57"	S32°16'45"E	10.28'
C27	30.00'	22.04'	42°05'46"	S51°38'39"E	21.55'
C28	62.00'	307.77'	284°25'05"	S69°31'00"W	75.99'
C29	30.00'	34.38'	65°41'16"	N01°07'08"W	32.54'
C30	275.00'	10.18'	2°07'20"	S32°54'03"E	10.19'
C31	275.00'	61.06'	12°43'18"	S25°29'44"E	60.93'
C32	275.00'	48.40'	10°17'34"	S13°56'18"E	48.33'
C33	20.00'	31.42'	80°00'00"	N53°49'32"W	28.28'
C34	225.00'	57.51'	14°38'41"	S73°51'08"W	57.35'
C35	225.00'	112.80'	28°43'30"	S55°10'03"W	111.82'
C36	225.00'	4.57'	1°08'46"	S37°13'24"W	4.57'
C37	425.00'	25.36'	3°25'07"	N38°21'03"E	25.35'
C38	425.00'	26.41'	3°33'38"	N41°50'28"E	26.41'
C39	425.00'	18.08'	2°10'10"	N44°42'20"E	18.09'
C40	425.00'	39.20'	5°17'07"	N48°29'58"E	38.18'
C41	425.00'	125.83'	16°56'37"	N59°33'51"E	125.47'
C42	425.00'	38.66'	8°02'33"	N70°04'25"E	38.61'
C46	95.00'	34.58'	14°48'41"	S73°48'08"W	34.49'
C47	95.00'	47.07'	38°23'20"	S52°10'07"W	46.59'
C48	95.00'	2.21'	1°19'57"	S37°18'29"W	2.21'
C49	95.00'	73.84'	44°31'58"	S58°54'29"W	71.96'
C50	30.00'	24.94'	47°38'14"	N67°59'34"W	24.23'
C55	375.00'	330.75'	53°35'26"	N63°26'13"E	338.10'
C56	425.00'	387.52'	53°35'26"	N63°26'13"E	383.18'
C57	275.00'	213.74'	44°31'58"	N58°54'29"E	208.40'
C58	225.00'	174.88'	44°31'58"	S58°54'29"W	170.51'
C59	225.00'	98.71'	25°08'12"	S21°23'37"E	97.82'
C60	275.00'	130.65'	25°08'12"	N21°23'37"E	119.88'
C61	10.00'	15.71'	80°00'00"	S53°49'32"E	14.14'
C62	215.00'	8.27'	2°12'17"	N67°41'29"E	8.27'



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