

RESOLUTION NO. 2023-330
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 3D.**

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 3D.

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 \$988,083.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$521,461.00 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.

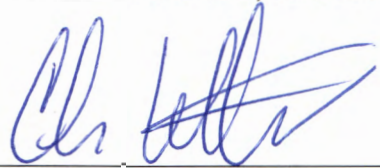
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

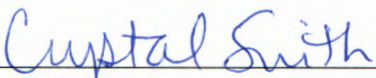
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of September, 2023.

**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



Shearwater Phase 3D

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

MAP BOOK PAGE

SHEET 1 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CAPTION

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

BEGIN AT THE NORTHWESTERLY CORNER OF TRACT 36-1, AS SHOWN ON PLAT OF SHEARWATER PHASE 3C, AS RECORDED IN MAP BOOK 119, PAGES 11 THROUGH 20, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 50°46'03" WEST, ALONG THE WESTERLY LINE OF SAID PLAT OF SHEARWATER PHASE 3C, 500.53 FEET; THENCE SOUTH 03°59'47" WEST, CONTINUING ALONG LAST SAID LINE, 734.16 FEET, TO THE NORTHERLY LINE OF TRACT 36-11, AS SHOWN ON PLAT OF SHEARWATER PHASE 3F, AS RECORDED IN MAP BOOK 113, PAGES 75 THROUGH 80, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 90°07'00" WEST, ALONG LAST SAID LINE, 868.78 FEET; THENCE SOUTH 57°33'03" WEST, CONTINUING ALONG LAST SAID LINE, 124.02 FEET; THENCE NORTH 32°22'27" WEST, ALONG LAST SAID LINE, 15.83 FEET; TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 405A, PAGE 723 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY, NORTHERLY, AND SOUTHWESTERLY, ALONG SAID EASTERLY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1, NORTH 50°33'55" WEST, 20.48 FEET; COURSE NO. 2, NORTH 23°32'43" EAST, 112.72 FEET; TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3, NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 349.16 FEET, AN ARC DISTANCE OF 244.84 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 4°25'04" WEST, 240.36 FEET; COURSE NO. 4, NORTH 21°01'27" WEST, 108.94 FEET; COURSE NO. 5, SOUTH 62°25'47" WEST, 139.69 FEET; THENCE NORTH 36°29'02" WEST, 396.59 FEET; THENCE SOUTH 80°24'29" WEST, 16.21 FEET; THENCE SOUTH 80°24'29" WEST, 47.79 FEET; TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 405F, PAGE 1983 OF SAID PUBLIC RECORDS; THENCE NORTH 16°28'47" WEST, ALONG LAST SAID LINE, 12.21 FEET; THENCE NORTH 54°73'34" WEST, CONTINUING ALONG LAST SAID LINE, 11.01 FEET; THENCE NORTH 80°05'30" EAST, 42.66 FEET; THENCE NORTH 89°58'37" EAST, 15.02 FEET; TO THE SOUTHERLY LINE OF TRACT 36-11, AS SHOWN ON PLAT OF SHEARWATER PHASE 3B, AS RECORDED IN MAP BOOK 113, PAGES 75 THROUGH 80, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE EASTERLY, SOUTHEASTERLY, NORTHEASTERLY, NORTHERLY, AND SOUTHERLY, ALONG THE SOUTHERLY & EASTERLY LINE OF SAID PLAT OF SHEARWATER PHASE 3B, RUN THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES: COURSE NO. 1, NORTH 81°02'30" EAST, 111.22 FEET; TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 2, EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.78 FEET, AN ARC DISTANCE OF 7.82 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°04'45" EAST, 7.79 FEET; COURSE NO. 3, NORTH 82°08'18" EAST, 25.74 FEET; TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 4, EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 91.50 FEET, AN ARC DISTANCE OF 93.27 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°24'20" EAST, 89.28 FEET; TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5, NORTH 77°33'32" EAST, 63.59 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 6, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°46'28" EAST, 21.21 FEET; COURSE NO. 7, NORTH 77°33'32" EAST, 24.00 FEET; TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 8, NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°13'32" EAST, 21.21 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 9, NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°13'32" EAST, 21.21 FEET; TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°46'28" EAST, 21.21 FEET; COURSE NO. 11, NORTH 77°33'32" EAST, 24.00 FEET; COURSE NO. 12, NORTH 12°48'28" WEST, 6.90 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 13, NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°51'24" WEST, 9.32 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 14, NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 37.48 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°19'25" EAST, 34.07 FEET; TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 15, NORTH 77°33'32" EAST, 135.89 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 16, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°46'28" EAST, 35.36 FEET; COURSE NO. 17, NORTH 77°33'32" EAST, 50.00 FEET; COURSE NO. 18, SOUTH 12°48'28" WEST, 61.49 FEET; COURSE NO. 19, NORTH 81°50'13" EAST, 176.60 FEET; COURSE NO. 20, NORTH 40°36'14" EAST, 358.95 FEET; TO THE SOUTHERLY RIGHT OF WAY LINE OF TUMBERLOG TRAIL (AN 80 FOOT PRIVATE RIGHT OF WAY, AS NOW ESTABLISHED), AS SHOWN ON PLAT OF SHEARWATER PHASE 3A, AS RECORDED IN MAP BOOK 107, PAGES 65 THROUGH 78, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE SOUTH 49°23'48" EAST, ALONG LAST SAID LINE, 84.33 FEET, TO THE EQUILIBRIUM BEARING

CONTAINING 28.53 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, 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 COMPLES 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. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 8768
CLARY AND ASSOCIATES, L.L.P.
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: _____
CLERK

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 3D 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 COMPLES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2023.

BY: BRANDON J. PATEY, 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 3D

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

MAP BOOK PAGE

SHEET 2 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WFC ASHFORD MILLS OWNER VI, 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 3D, 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 BELSFORT COURT, HOGAN COURT, AND CRAIG 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 FULFILLMENT 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 TRACTS 30-4 AND 30-5 (STORMWATER MANAGEMENT FACILITY), TRACTS 30-1, 30-2, AND 30-3 (CONSERVATION), TRACTS 30-6, 30-7, 30-8, 30-9, 30-10, AND 30-11 (OPEN SPACE), 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 TAKING 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 "SEA UTILITY EASEMENTS" (SEA-UE) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION 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 "SEA METER EASEMENTS" (SEA-ME) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES.

THOSE EASEMENTS DESIGNATED AS UTILITY EASEMENTS (UE) 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 HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, 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 377.09(2)(B) 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 "PEL 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 CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF SEA 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 POLIC THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OF EASEMENT REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, WFC ASHFORD MILLS OWNER VI, 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.D. 2023.

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

BY: _____ WITNESS: _____
PRINT: _____ WITNESS: _____
TITLE: _____ PRINT: _____

NOTARY PUBLIC FOR WFC ASHFORD MILLS OWNER VI, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE
OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D. 2023,
BY _____ AUTHORIZED REPRESENTATIVE OF WFC
ASHFORD MILLS OWNER VI, 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: _____

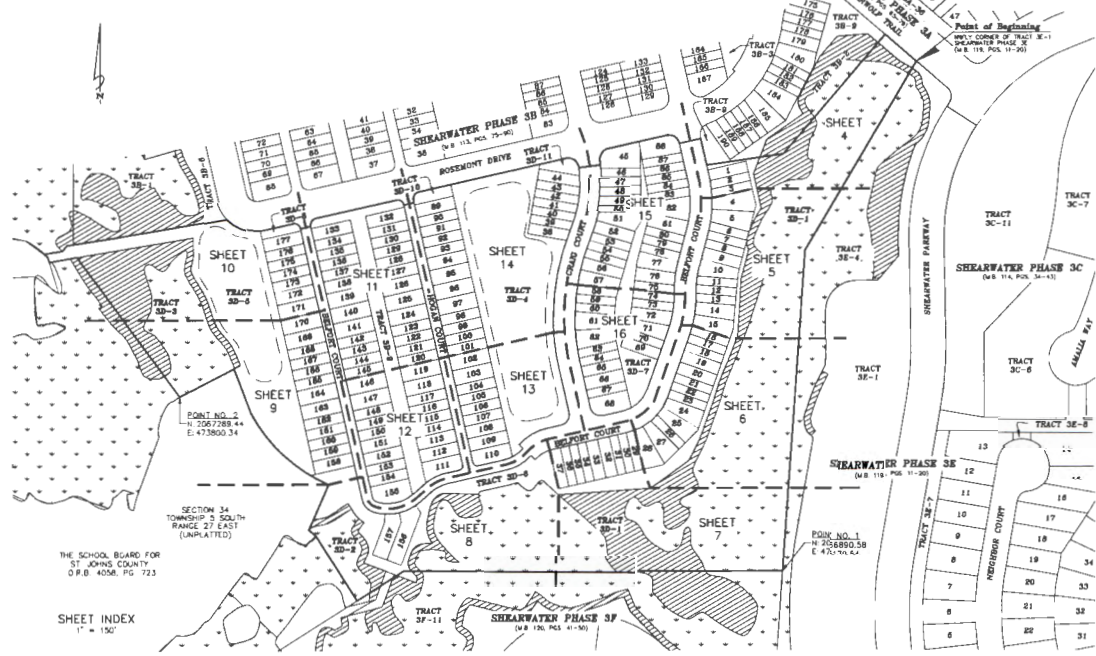
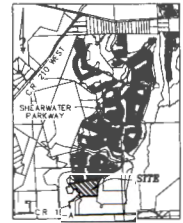


Shearwater Phase 3D

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

MAP BOOK PAGE

SHEET 3 OF 16 SHEETS
177 LOTS AND 11 TRACTS IN THIS PHASE



THE SCHOOL BOARD FOR ST. JOHNS COUNTY
O.R.B. 4006, PG. 723

SHEET INDEX
1" = 150'

LEGEND

- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.O.S. = PAGE(S)
- R/W = RIGHT OF WAY
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON-TANGENCY
- P.C.C. = POINT OF COMBING CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- (R) = RADIAL TO LOT LINE
- D.E. = DRAINAGE EASEMENT
- F.P.L. = FLORIDA POWER AND LIGHT
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- J.E.A. = JEA (FORMERLY JACKSONVILLE ELECTRIC AUTHORITY)
- J.E.A.-U.E. = JEA UTILITY EASEMENT
- J.E.A.-M.E. = JEA METER EASEMENT
- CL = TABULATED CURVE DATA
- S.U.M.L. = STATE JURISDICTIONAL METLAND LINE
- V.W. = VARIABLE WIDTH
- S.E. = SIDEWALK EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = APPROXIMATE TOP OF BANK
- = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- = SET 3/8" REBAR WITH CAP STAMPED P.R.M. LB 3731
- (with cap) = 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



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TIMBERWOLF TRAIL (AN 80 FOOT PRIVATE R/W) OF SHEARWATER PHASE 3A (O.R.B. 107, PGS. 65-79) AS 54923 A&T, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR O&S BASE MAPS, PLANS, THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (OURB-21 AND (ELL27)).
 OURB-21 N 209255.8352 E 509477.2129
 ELL27 N 2030457.8959 E 524884.1854
 COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1990 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- NOTICE: THIS PLAN, 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 PLAN. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY (SECTION 177.061, 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 FPL FOR USE IN CONNECTION 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 BENEFITING 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:
 DEED OF CONSERVATION EASEMENT (O.R.B. 5462, PG. 654), SHOWN
 UNDERGROUND EASEMENT (O.R.B. 5801, PG. 1866), SHOWN
 UNDERGROUND EASEMENT (O.R.B. 5801, PG. 1872), SHOWN
 UNDERGROUND EASEMENT (O.R.B. 5801, PG. 1876), SHOWN
 UNDERGROUND EASEMENT (O.R.B. 5801, PG. 1881), SHOWN





Shearwater Phase 3D

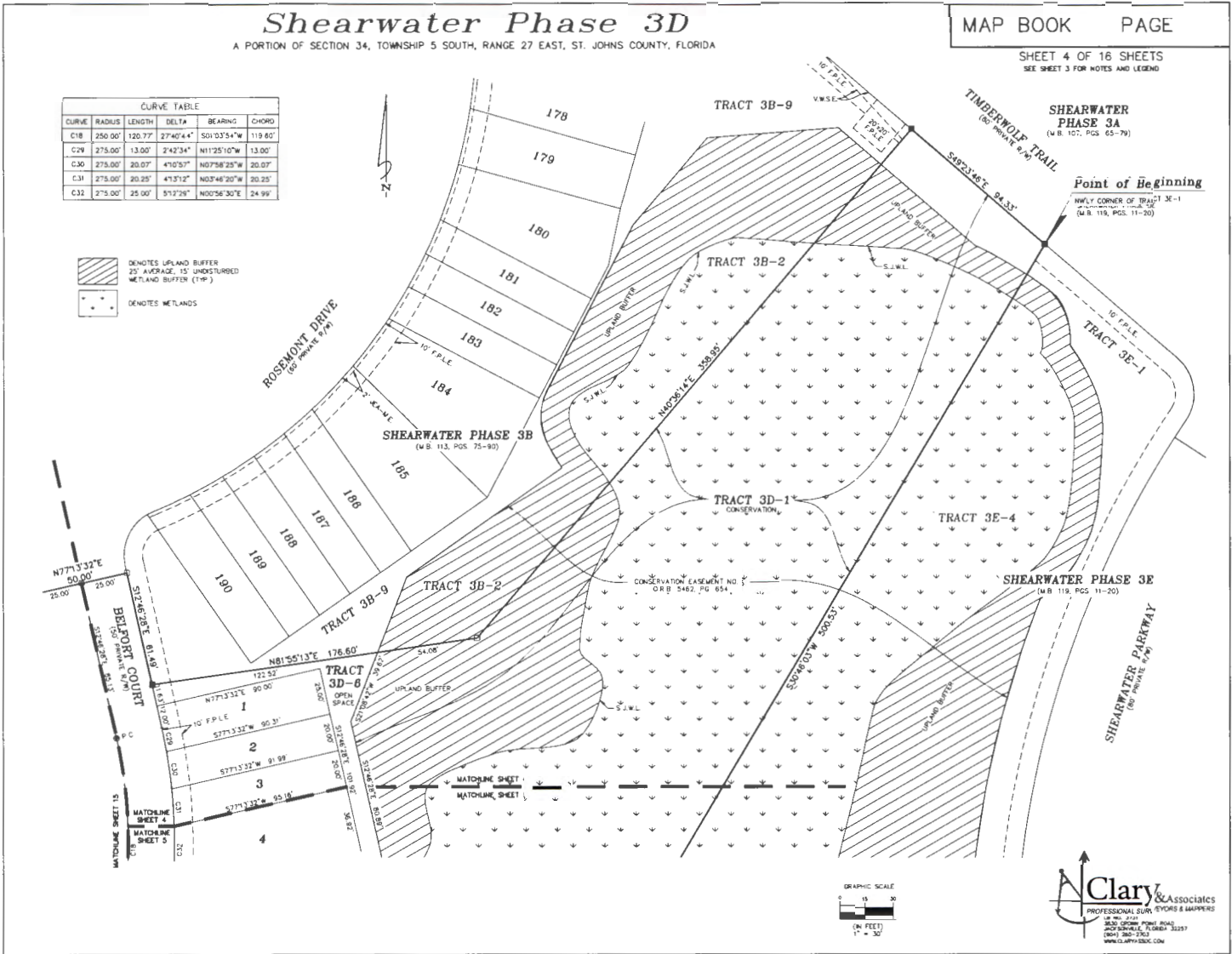
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|---------|---------|-----------|-------------|---------|
| C18 | 250.00' | 120.77' | 27°40'44" | S01°03'54"W | 119.80' |
| C29 | 275.00' | 13.00' | 2°42'34" | N11°25'10"W | 13.00' |
| C30 | 275.00' | 20.07' | 4°10'57" | N07°58'25"W | 20.07' |
| C31 | 275.00' | 20.25' | 4°13'12" | N03°46'20"W | 20.25' |
| C32 | 275.00' | 25.00' | 5°12'79" | N00°56'30"E | 24.99' |

-  DENOTES UPLAND BUFFER
25' AVERAGE, 15' UNDISTURBED
WETLAND BUFFER (15%)
-  DENOTES WETLANDS



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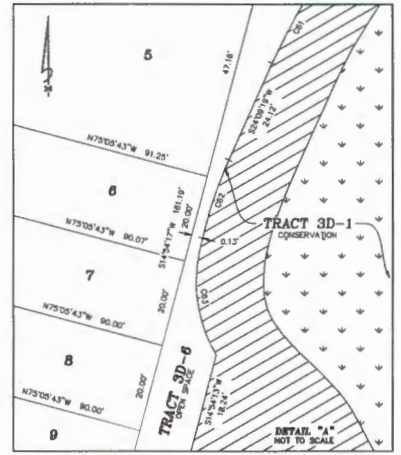
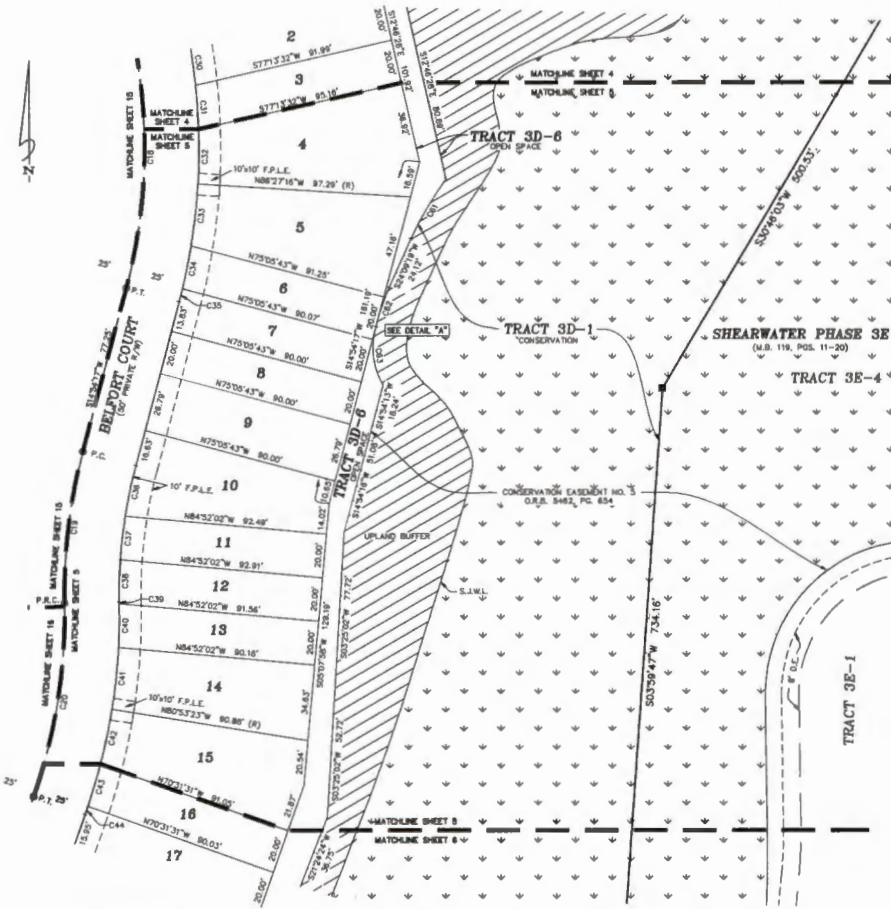
Shearwater Phase 3D

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

MAP BOOK PAGE

SHEET 5 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD | |
| C18 | 250.00 | 120.77 | 27°40'44" | 501°33'54"W | 119.60' |
| C19 | 250.00 | 68.92 | 16°01'28" | 506°53'32"W | 69.69' |
| C20 | 250.00 | 88.88 | 20°35'40" | 509°10'39"W | 89.38' |
| C30 | 275.00 | 20.07 | 4°16'57" | N07°58'25"W | 20.07' |
| C31 | 275.00 | 20.25 | 4°13'12" | N03°46'20"W | 20.25' |
| C32 | 275.00 | 25.00 | 5°12'25" | N00°56'30"E | 24.99' |
| C33 | 275.00 | 28.31 | 5°53'54" | N06°28'41"E | 28.30' |
| C34 | 275.00 | 20.04 | 4°16'30" | N11°31'53"E | 20.03' |
| C35 | 275.00 | 8.17 | 1°17'08" | N14°15'43"E | 6.17' |
| C36 | 225.00 | 23.57 | 6°00'07" | N11°54'13"E | 23.56' |
| C37 | 225.00 | 20.01 | 5°05'45" | N08°21'17"E | 20.00' |
| C38 | 225.00 | 18.38 | 4°50'38" | N01°29'37"E | 19.34' |
| C38 | 275.00 | 0.71 | 0°08'49" | N03°02'47"W | 0.71' |
| C40 | 275.00 | 20.05 | 4°16'41" | N01°06'56"E | 20.05' |
| C41 | 275.00 | 28.34 | 5°54'18" | N06°09'28"E | 28.33' |
| C42 | 275.00 | 25.68 | 5°26'47" | N11°47'00"E | 25.65' |
| C43 | 275.00 | 20.03 | 4°16'24" | N18°32'38"E | 20.03' |
| C44 | 275.00 | 4.05 | 0°50'41" | N19°03'08"E | 4.05' |
| C81 | 186.47 | 31.81 | 10°56'58" | S30°18'41"W | 31.76' |
| C82 | 87.38 | 18.90 | 11°07'14" | S18°23'12"W | 18.87' |
| C83 | 33.49 | 27.53 | 47°08'17" | S06°43'55"E | 26.78' |



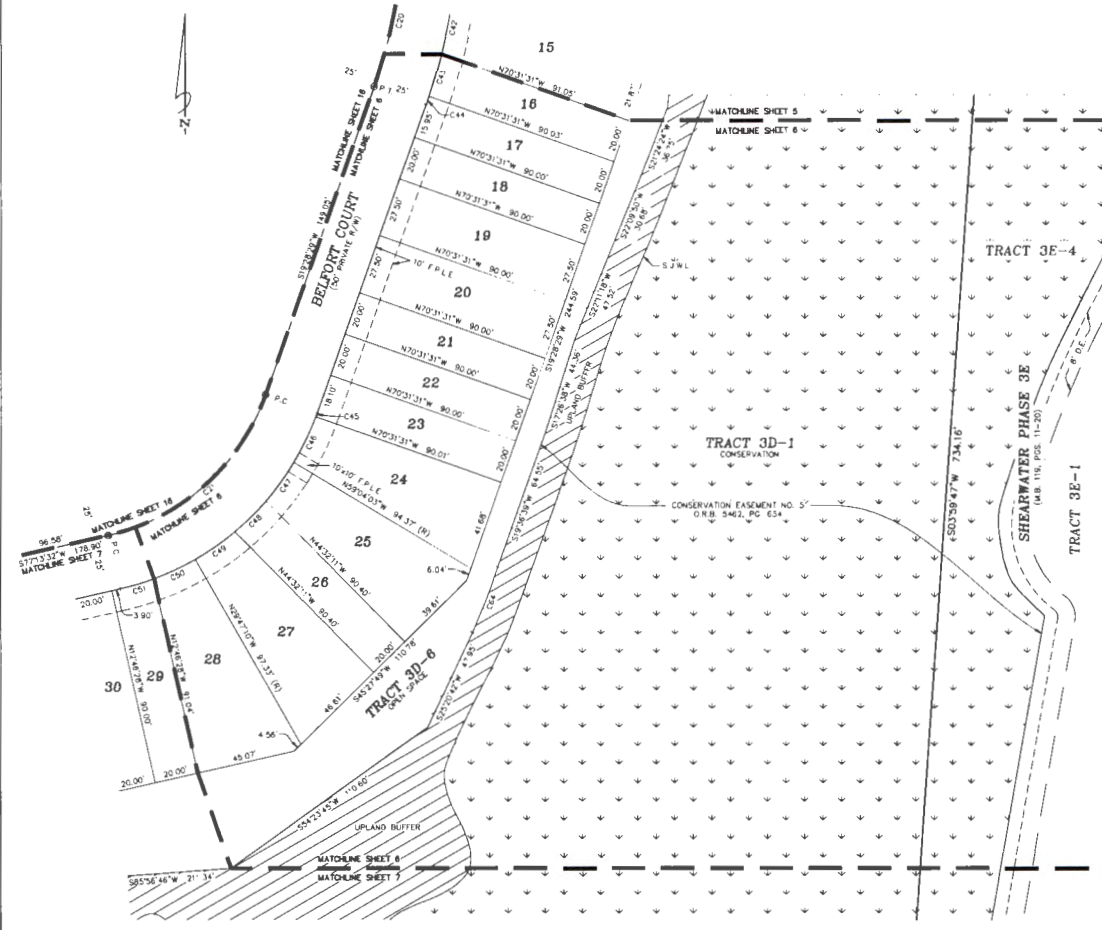
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Shearwater Phase 3D

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

MAP BOOK PAGE

SHEET 6 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C20 | 250.00' | 89.86' | 20°35'40" | S08°10'39"W | 89.38' |
| C21 | 100.00' | 100.79' | 57°45'04" | S48°21'01"W | 98.58' |
| C42 | 275.00' | 25.86' | 5°20'47" | N11°47'00"E | 25.65' |
| C43 | 275.00' | 20.03' | 4°10'24" | N18°32'36"E | 20.03' |
| C44 | 275.00' | 4.05' | 0°50'41" | N19°03'08"E | 4.05' |
| C45 | 125.00' | 1.90' | 0°52'14" | N19°54'30"E | 1.90' |
| C46 | 125.00' | 23.10' | 10°35'14" | N25°36'20"E | 23.07' |
| C47 | 125.00' | 21.69' | 9°56'33" | N35°54'14"E | 21.66' |
| C48 | 125.00' | 20.02' | 8°10'36" | N45°27'49"E | 20.00' |
| C49 | 125.00' | 23.17' | 10°09'42" | N55°07'59"E | 23.14' |
| C50 | 125.00' | 20.87' | 9°38'49" | N65°01'14"E | 20.85' |
| C51 | 125.00' | 16.14' | 7°17'17" | N71°31'36"E | 16.13' |
| C64 | 313.48' | 32.13' | 5°52'19" | S21°12'28"W | 32.11' |

DENOTES UPLAND BUFFER
 25' AVERAGE, 15' UNDISTURBED
 WETLAND BUFFER (TYP.)
 DENOTES WETLANDS



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Shearwater Phase 3D

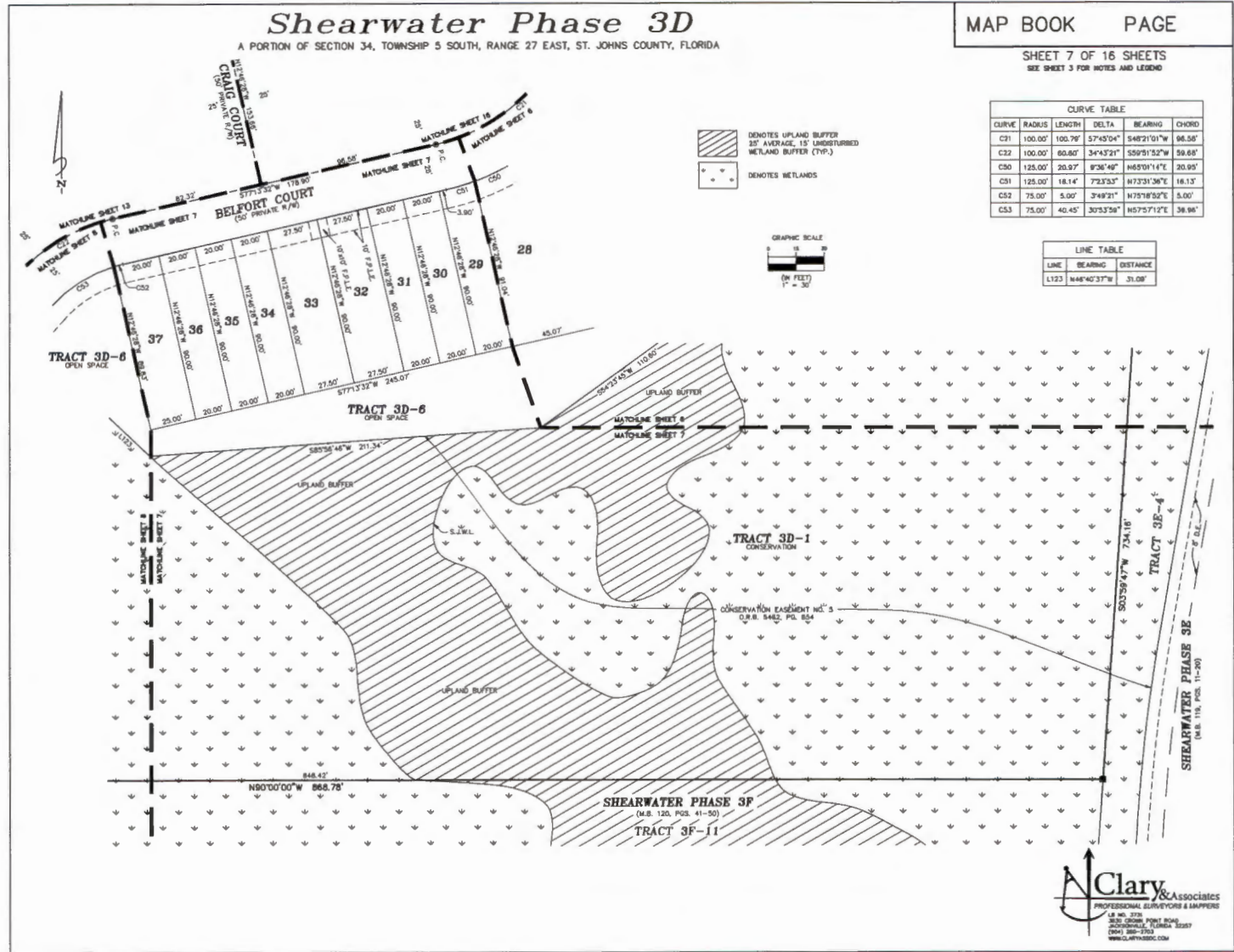
A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 7 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C21 | 100.00' | 100.79' | 57°45'04" | S48°21'01"W | 66.56' |
| C22 | 100.00' | 60.60' | 34°43'21" | S59°51'52"W | 59.68' |
| C50 | 125.00' | 20.97' | 8°36'40" | N85°01'14"E | 20.95' |
| C51 | 125.00' | 18.14' | 7°23'53" | N73°51'36"E | 16.13' |
| C52 | 75.00' | 5.00' | 3°49'21" | N75°18'53"E | 5.00' |
| C53 | 75.00' | 40.45' | 30°53'59" | N57°57'12"E | 38.96' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L123 | N48°40'37"W | 31.00' |



DENOTES UPLAND BUFFER
 32' AVERAGE, 15' UNDISTURBED
 WETLAND BUFFER (TYP.)
 DENOTES WETLANDS



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Shearwater Phase 3D

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

MAP BOOK PAGE

SHEET 8 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

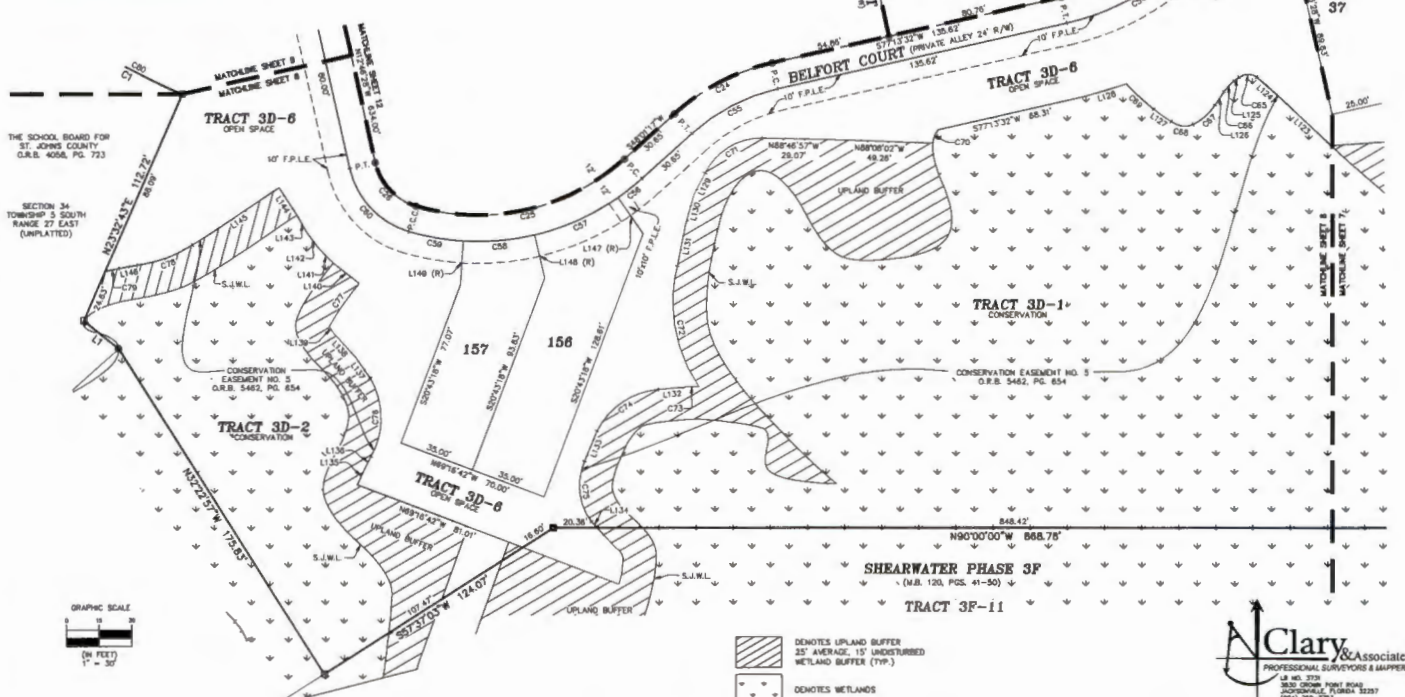
| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 368.16' | 244.84' | 38500°11' | N47°25'06"W | 240.38' |
| C2 | 100.00' | 60.60' | 34°43'21" | S09°51'32"W | 58.68' |
| C23 | 100.00' | 60.60' | 34°43'21" | S09°51'32"W | 58.68' |
| C24 | 100.00' | 60.60' | 29°12'15" | S82°37'25"W | 50.42' |
| C25 | 100.00' | 102.22' | 58°34'11" | S77°18'22"W | 87.63' |
| C28 | 27.00' | 28.57' | 80°38'05" | N43°05'30"W | 27.28' |
| C52 | 75.00' | 5.00' | 3°49'21" | N75°18'32"E | 5.00' |
| C53 | 75.00' | 40.45' | 30°53'56" | N57°57'12"E | 38.96' |
| C54 | 112.00' | 87.87' | 34°43'21" | N08°51'52"E | 68.84' |
| C55 | 88.00' | 44.85' | 29°12'15" | N82°37'25"E | 44.37' |
| C56 | 112.00' | 13.95' | 7°08'44" | N51°34'38"E | 13.86' |
| C57 | 112.00' | 42.11' | 21°32'25" | N65°54'18"E | 41.88' |
| C58 | 112.00' | 33.05' | 18°54'21" | N85°07'48"E | 33.63' |
| C59 | 112.00' | 25.43' | 13°00'31" | S79°54'48"E | 25.37' |
| C60 | 38.00' | 41.27' | 80°38'05" | S43°05'30"E | 38.37' |
| C65 | 6.68' | 8.47' | 72°37'17" | S88°02'17"W | 7.92' |

| CURVE TABLE | | | | | |
|-------------|---------|--------|-----------|-------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C66 | 27.77' | 6.68' | 1°34'43" | S43°18'48"W | 6.65' |
| C67 | 26.06' | 13.57' | 2°50'36" | S48°44'38"W | 13.42' |
| C68 | 6.74' | 10.81' | 83°38'56" | N82°14'42"W | 10.28' |
| C69 | 122.32' | 18.83' | 7°52'53" | N47°10'28"W | 18.81' |
| C70 | 8.11' | 8.60' | 41°30'14" | S18°48'54"W | 6.48' |
| C71 | 28.21' | 32.29' | 85°35'05" | S58°42'54"W | 30.56' |
| C72 | 68.36' | 57.64' | 48°18'36" | S10°15'40"E | 55.85' |
| C73 | 105.64' | 8.49' | 3°31'07" | S88°52'38"W | 8.49' |
| C74 | 34.67' | 35.48' | 58°07'48" | S56°04'48"W | 33.98' |
| C75 | 37.52' | 29.10' | 60°35'20" | S08°36'15"E | 27.78' |
| C76 | 35.23' | 37.64' | 61°13'10" | N00°33'03"W | 35.96' |
| C77 | 117.03' | 23.79' | 11°37'41" | N33°04'03"E | 23.71' |
| C78 | 38.28' | 27.18' | 28°13'43" | S08°40'12"W | 26.94' |
| C79 | 44.88' | 8.60' | 8°27'37" | S78°15'13"W | 8.59' |
| C80 | 388.18' | 48.80' | 71°57'17" | N82°48'08"W | 46.57' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N51°37'55"W | 20.48' |
| L123 | N46°40'37"W | 31.08' |
| L124 | N48°32'13"W | 15.01' |
| L125 | S59°24'01"W | 2.95' |
| L126 | S34°08'13"W | 7.38' |
| L127 | N54°45'47"W | 6.78' |
| L128 | S73°14'38"W | 20.35' |
| L129 | S27°44'48"W | 11.06' |
| L130 | S15°44'48"W | 14.38' |
| L131 | S11°14'37"W | 18.08' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L132 | S84°27'27"W | 12.08' |
| L133 | S22°08'14"W | 14.82' |
| L134 | S43°08'11"E | 4.01' |
| L135 | N25°20'31"E | 8.61' |
| L136 | N28°57'54"E | 5.82' |
| L137 | N35°13'52"W | 11.81' |
| L138 | N42°15'29"W | 15.37' |
| L139 | N31°42'34"W | 3.31' |
| L140 | N51°27'52"W | 15.01' |
| L141 | N44°51'21"W | 8.18' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L142 | N37°13'54"W | 9.17' |
| L143 | N29°36'28"W | 9.17' |
| L144 | N33°02'37"W | 15.00' |
| L145 | S58°48'48"W | 47.47' |
| L146 | S79°52'53"W | 8.42' |
| L147 | S34°51'56"E | 20.00' |
| L148 | S13°18'24"E | 20.00' |
| L149 | S03°34'57"W | 20.00' |
| L150 | S47°29'48"E | 13.00' |



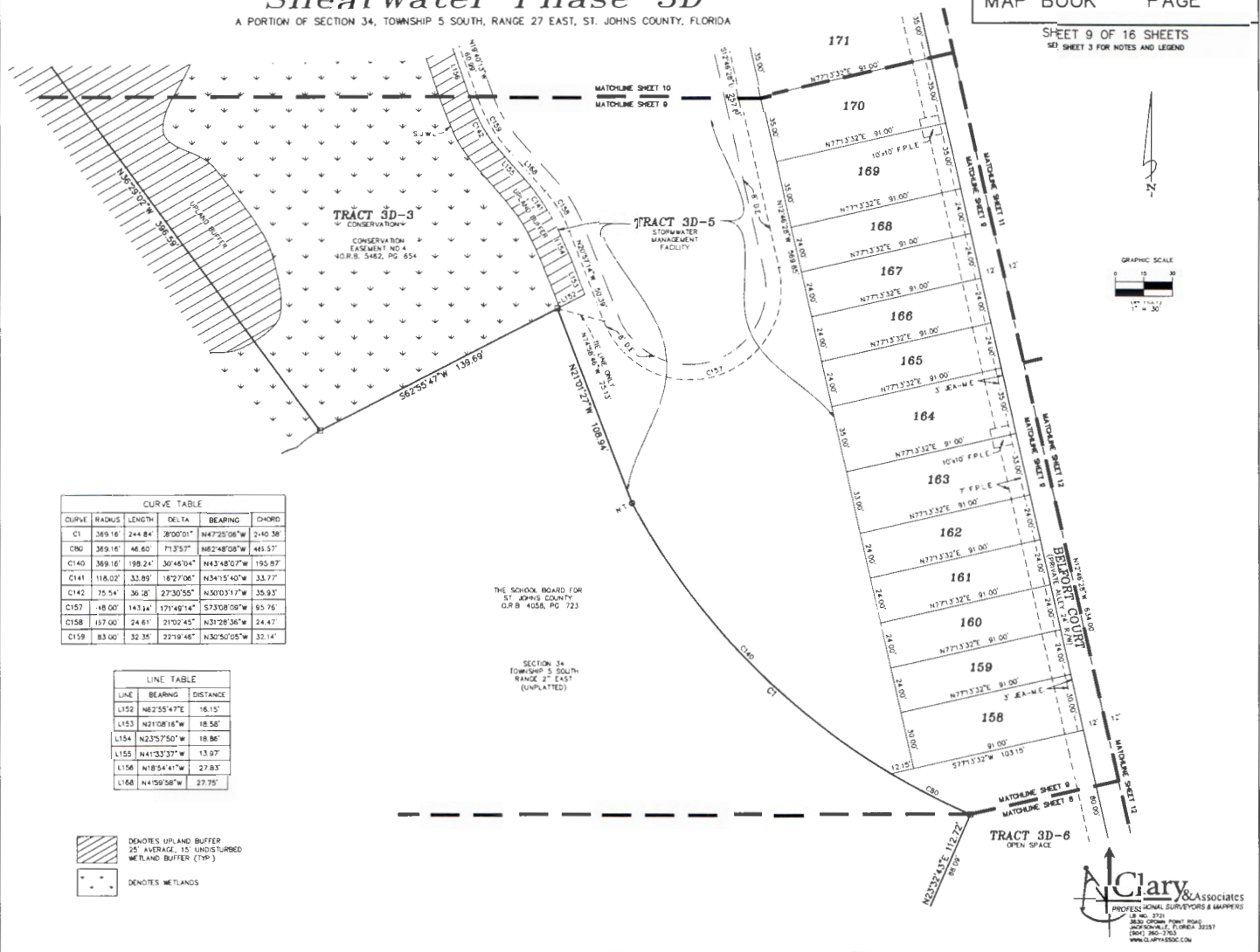
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Shearwater Phase 3D

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 9 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



| CURVE TABLE | | | | |
|-------------|---------|---------|------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD |
| C1 | 369.16' | 244.84' | 28°00'01" | 240.38' |
| C90 | 369.16' | 46.60' | 71°35'37" | 461.57' |
| C140 | 369.16' | 198.24' | 30°44'04" | 195.87' |
| C141 | 116.02' | 33.89' | 16°27'06" | 33.77' |
| C142 | 75.54' | 36.26' | 27°30'55" | 35.93' |
| C157 | 48.00' | 143.14' | 171°49'14" | 93.76' |
| C158 | 167.00' | 24.61' | 21°52'45" | 24.47' |
| C159 | 83.00' | 32.35' | 22°19'48" | 32.14' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L152 | N82°55'47"E | 16.15' |
| L153 | N21°08'18"W | 18.58' |
| L154 | N23°57'50"W | 18.86' |
| L155 | N41°33'37"W | 13.97' |
| L156 | N18°54'41"W | 27.83' |
| L168 | N4°59'58"W | 27.75' |

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

THE SCHOOL BOARD FOR
ST. JOHN'S COUNTY
O.R.B. 405A, PG. 723

SECTION 34
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

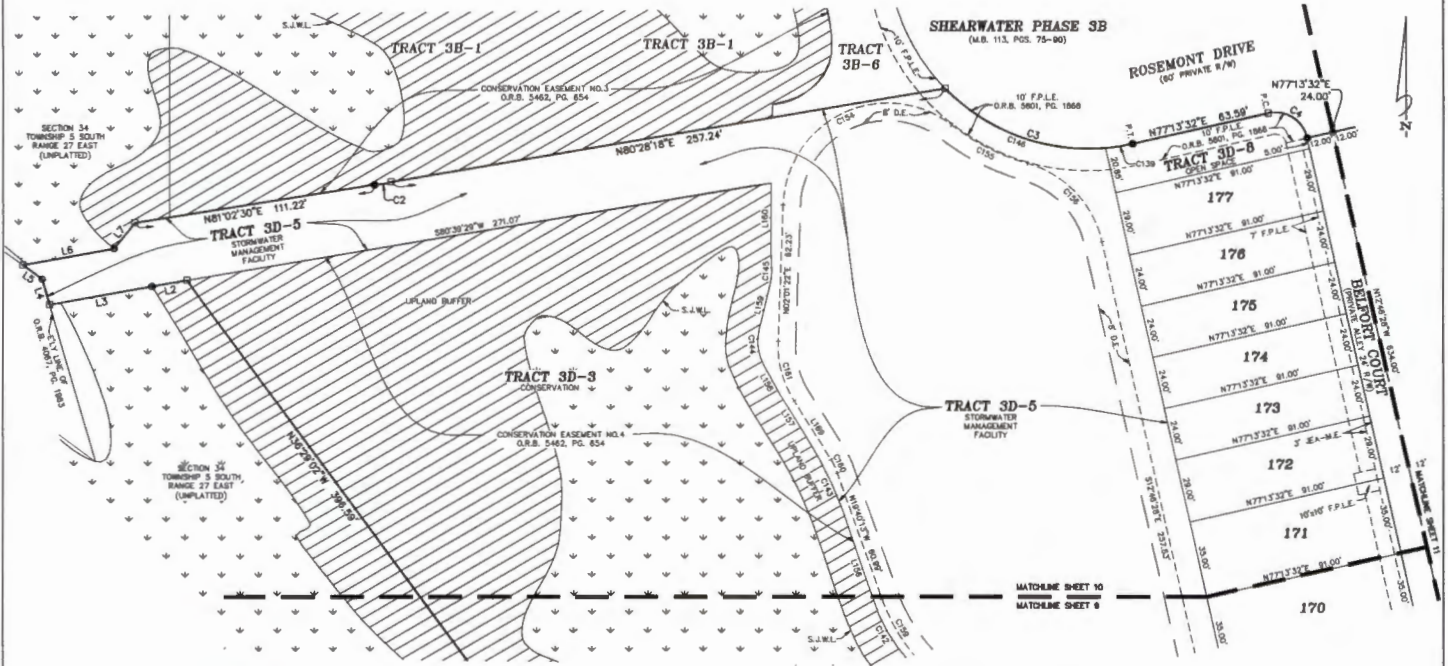
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Shearwater Phase 3D

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

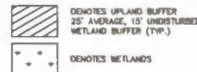
MAP BOOK PAGE

SHEET 10 OF 16 SHEETS
SEE SHEET 9 FOR NOTES AND LEGEND



| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|-------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C2 | 25.76' | 7.82' | 173°41' | N81°04'46"E | 7.79' |
| C3 | 91.50' | 83.27' | 58°24'14" | S73°34'20"E | 88.28' |
| C4 | 15.00' | 23.56' | 80°00'00" | S57°48'28"E | 21.21' |
| C139 | 61.50' | 12.45' | 74°7'52" | N81°07'28"E | 12.44' |
| C142 | 75.54' | 38.28' | 27°30'55" | N30°03'17"W | 35.93' |
| C143 | 180.28' | 51.48' | 19°30'17" | N24°45'12"W | 51.33' |
| C144 | 23.85' | 18.03' | 45°43'37" | N04°07'14"W | 18.53' |
| C145 | 40.08' | 16.21' | 23°09'54" | N03°01'30"E | 16.10' |
| C146 | 91.50' | 80.82' | 50°36'22" | S89°40'34"E | 78.22' |
| C154 | 48.00' | 105.30' | 125°41'18" | N64°32'01"E | 85.42' |
| C155 | 102.00' | 38.30' | 22°03'17" | S63°18'58"E | 38.02' |
| C156 | 48.00' | 51.58' | 61°34'06" | S43°33'32"E | 46.13' |
| C159 | 83.00' | 32.30' | 27°18'46" | N39°50'02"W | 32.14' |
| C160 | 33.00' | 7.00' | 173°1'44" | N29°58'08"W | 6.86' |
| C161 | 48.00' | 28.87' | 34°13'23" | N15°05'19"W | 28.25' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L2 | S80°04'29"W | 16.21' |
| L3 | S80°04'23"W | 47.71' |
| L4 | N18°28'47"W | 12.21' |
| L5 | N54°17'34"W | 11.01' |
| L6 | N80°05'30"E | 42.88' |
| L7 | N38°58'37"E | 15.02' |
| L106 | N18°54'41"W | 27.83' |
| L107 | N32°01'17"W | 21.58' |
| L108 | N28°41'24"W | 18.23' |
| L109 | N13°22'27"E | 16.33' |
| L180 | N00°02'30"W | 33.01' |
| L189 | N32°12'00"W | 31.60' |



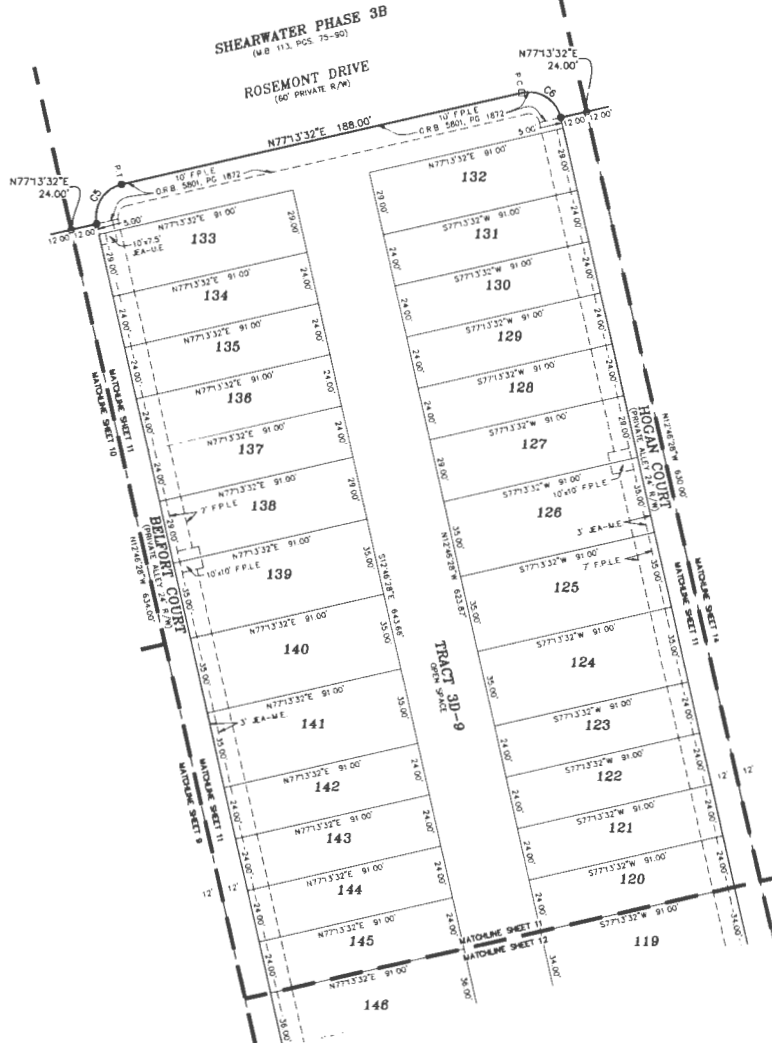
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Shearwater Phase 3D

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

MAP BOOK PAGE

SHEET 11 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C5 | 15.00' | 23.56' | 90°00'00" | N32°13'32"E | 21.21' |
| C6 | 15.00' | 23.56' | 90°00'00" | S5°46'28"E | 21.21' |



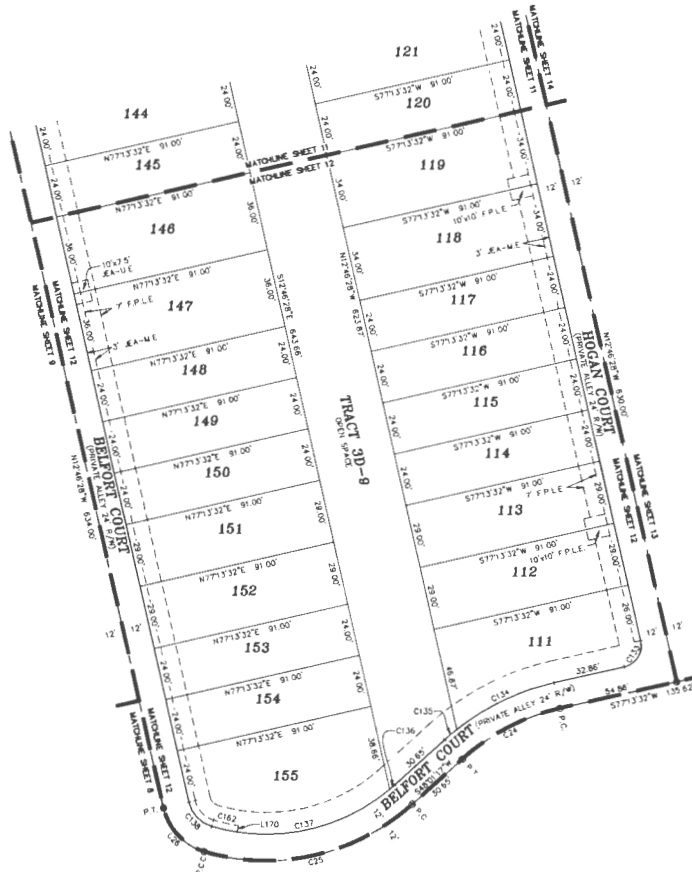
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Shearwater Phase 3D

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

MAP BOOK PAGE

SHEET 12 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|-------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C24 | 100.00' | 50.91' | 281°21'5" | S62°37'25"W | 50.42' |
| C25 | 100.00' | 102.22' | 58°34'11" | S77°18'22"W | 97.83' |
| C26 | 27.00' | 28.57' | 60°38'05" | N43°05'30"W | 27.26' |
| C133 | 10.00' | 15.71' | 90°00'00" | S32°33'32"W | 14.14' |
| C134 | 112.00' | 49.76' | 25°27'23" | S64°29'51"W | 49.35' |
| C135 | 112.00' | 7.33' | 3°44'32" | S49°33'44"W | 7.32' |
| C136 | 88.00' | 3.10' | 2°01'14" | S49°01'54"W | 3.10' |
| C137 | 88.00' | 86.85' | 56°32'57" | S78°18'59"W | 83.37' |
| C138 | 15.00' | 15.87' | 60°38'05" | N43°05'30"W | 15.14' |
| C162 | 85.00' | 11.89' | 7°52'59" | N77°21'02"W | 11.69' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L170 | N08°42'29"E | 3.00' |

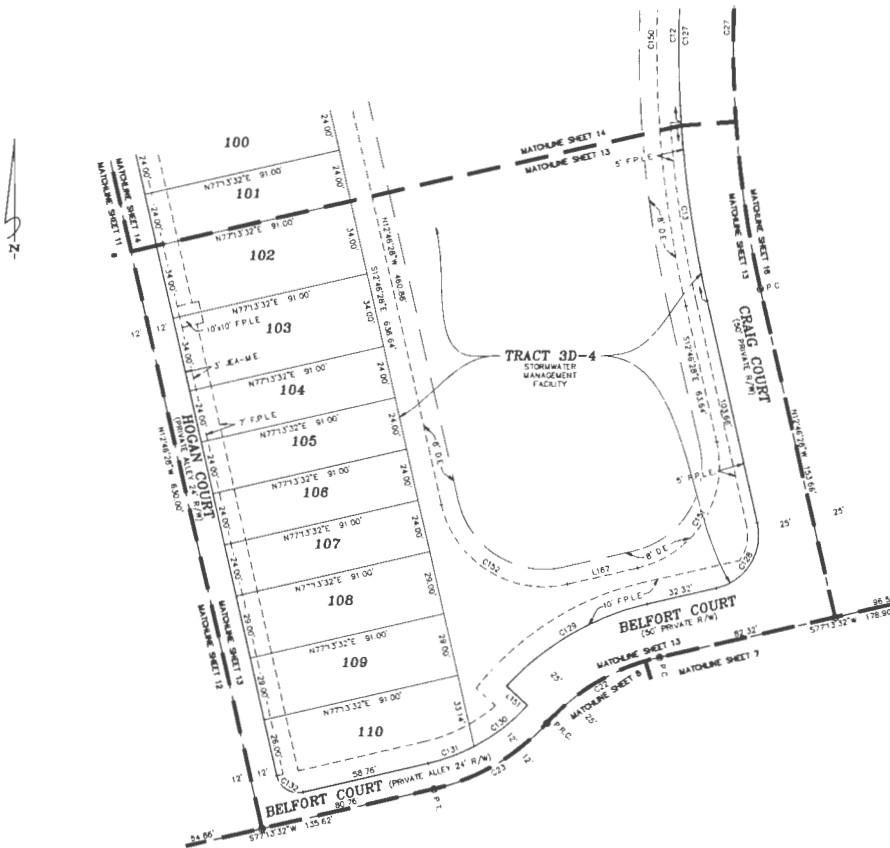


Shearwater Phase 3D

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

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SHEET 13 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C12 | 525.00 | 211.75 | 233°06'35" | S07°48'51"W | 210.32' |
| C13 | 525.00 | 82.77 | 8°02'01" | S56°15'27"E | 82.64' |
| C22 | 100.00 | 60.60 | 34°43'21" | S59°51'52"W | 59.68' |
| C23 | 100.00 | 60.60 | 34°43'21" | S59°51'52"W | 59.68' |
| C27 | 500.00 | 308.00 | 351°74" | N04°52'23"E | 303.16' |
| C17 | 525.00 | 294.53 | 32°56'33" | S03°17'50"W | 290.68' |
| C128 | 25.00 | 39.27 | 96°00'00" | S32°13'32"W | 38.36' |
| C179 | 125.00 | 75.75 | 34°43'21" | S59°51'52"W | 74.60' |
| C150 | 88.00 | 0.84 | 20°04'55" | S52°32'39"W | 30.69' |
| C131 | 88.00 | 2.49 | 14°38'28" | S89°54'20"W | 22.43' |
| C132 | 10.00 | 15.71 | 90°00'00" | N57°46'28"W | 14.14' |
| C150 | 535.00 | 245.07 | 261°44'33" | S00°20'46"W | 242.93' |
| C151 | 48.00 | 75.40 | 0°00'00" | S32°13'32"W | 67.88' |
| C152 | 48.00 | 75.40 | 0°00'00" | S57°46'28"W | 67.88' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L151 | S4°29'48"E | 13.00' |
| L167 | S77°13'32"W | 33.00' |

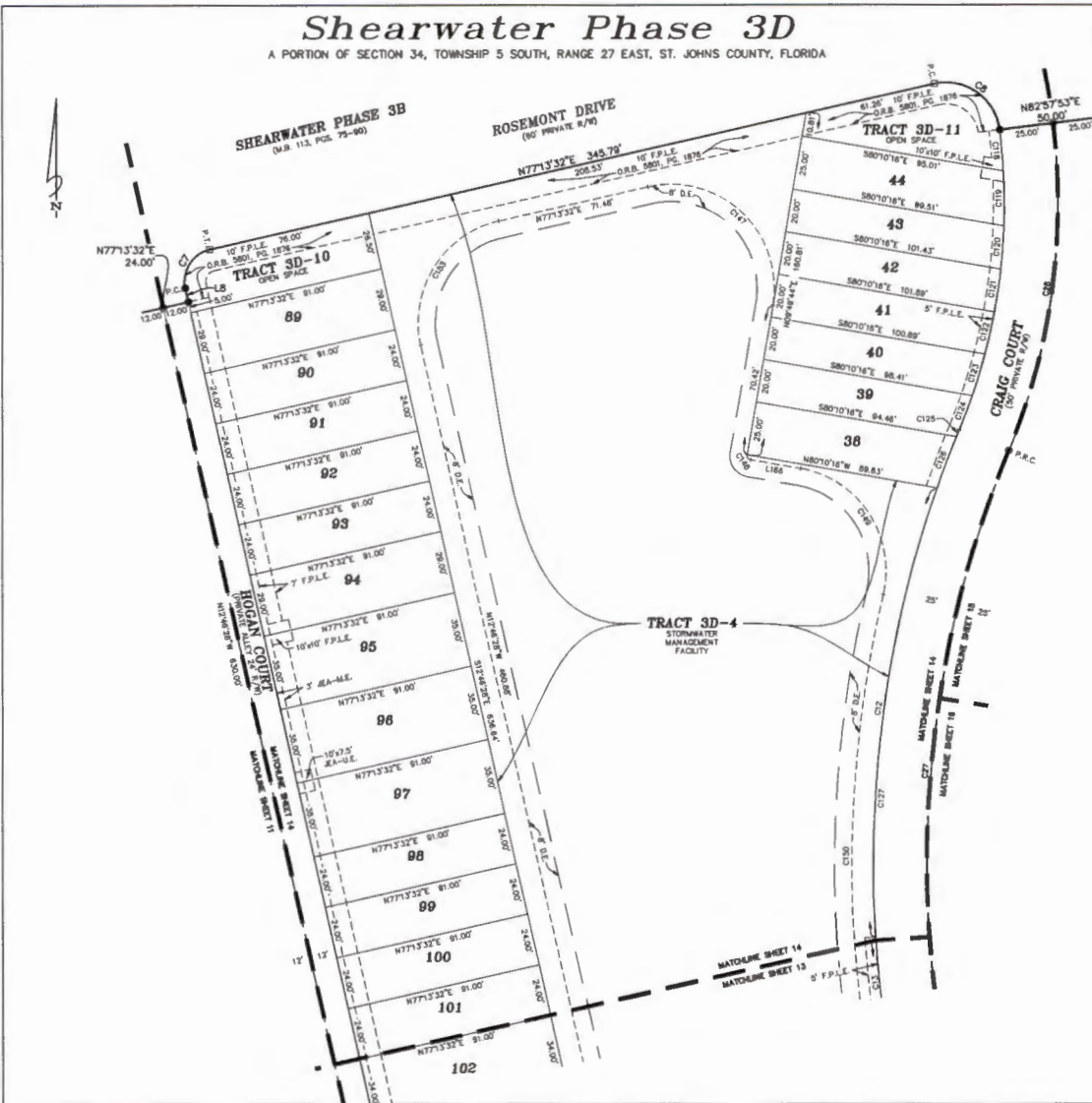


Shearwater Phase 3D

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

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SHEET 14 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C7 | 15.00' | 23.96' | 90°00'00" | N32°13'32"E | 21.21' |
| C8 | 25.00' | 41.77' | 95°44'21" | S54°34'17"E | 37.68' |
| C12 | 525.00' | 211.73' | 23°06'30" | S07°48'51"W | 210.32' |
| C13 | 525.00' | 82.77' | 8°02'00" | S08°15'27"E | 82.82' |
| C17 | 500.00' | 308.00' | 35°17'41" | N04°52'23"E | 303.18' |
| C26 | 300.00' | 154.75' | 26°33'20" | N07°44'33"E | 153.04' |
| C118 | 275.00' | 19.17' | 3°58'41" | S09°02'18"E | 19.17' |
| C119 | 275.00' | 25.41' | 5°17'41" | S00°23'30"E | 25.40' |
| C120 | 275.00' | 20.10' | 4°11'13" | S04°20'52"W | 20.09' |
| C121 | 275.00' | 20.01' | 4°10'08" | S08°31'33"W | 20.01' |
| C122 | 275.00' | 20.03' | 4°10'23" | S12°41'48"W | 20.03' |
| C123 | 275.00' | 20.16' | 4°11'56" | S16°52'59"W | 20.15' |
| C124 | 275.00' | 18.99' | 3°32'15" | S20°45'08"W | 18.98' |
| C125 | 525.00' | 3.41' | 0°22'21" | S22°20'03"W | 3.41' |
| C126 | 525.00' | 25.46' | 2°46'45" | S20°45'30"W | 25.46' |
| C127 | 525.00' | 294.53' | 32°06'38" | S03°17'50"W | 290.68' |
| C147 | 48.00' | 84.33' | 112°38'11" | S48°28'22"E | 79.87' |
| C148 | 2.00' | 3.14' | 90°00'00" | S35°10'18"E | 2.83' |
| C149 | 48.00' | 78.45' | 83°38'24" | S33°21'04"E | 70.00' |
| C150 | 535.00' | 245.07' | 28°14'43" | S00°20'48"W | 242.83' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L8 | N12°48'28"W | 8.50' |
| L164 | S80°10'16"E | 23.54' |

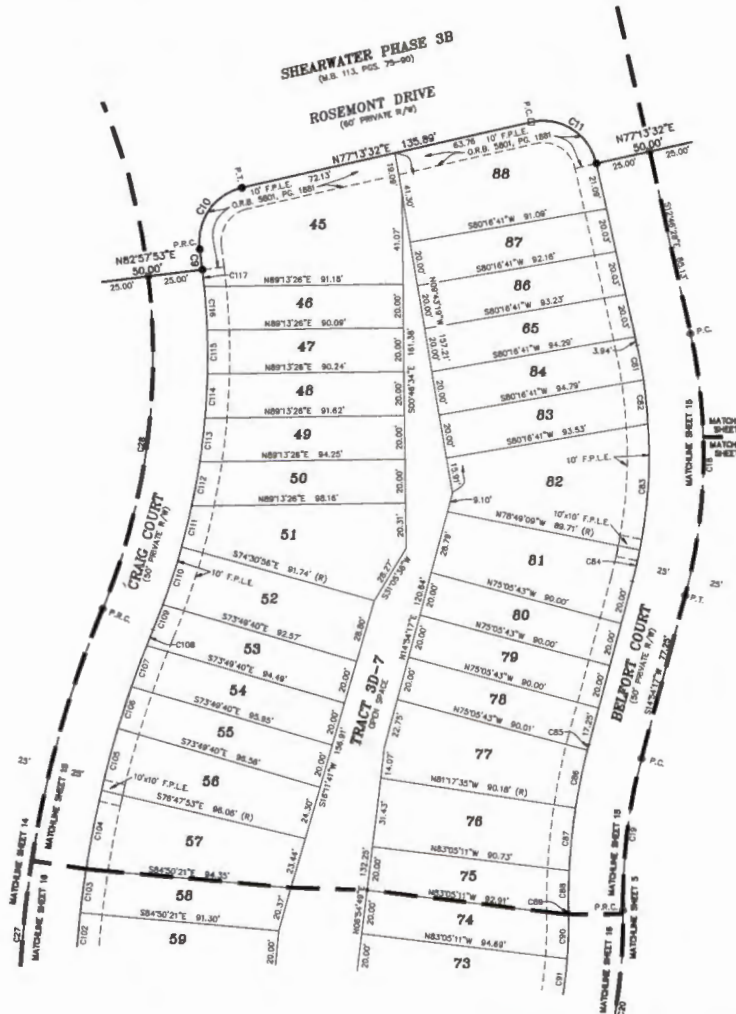


Shearwater Phase 3D

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

MAP BOOK PAGE

SHEET 15 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



| CURVE TABLE | | | | | | |
|-------------|-------|---------|---------|-----------|-------------|---------|
| ID | CURVE | RADIUS | LENGTH | DELTA | BEARNO | CHORD |
| C9 | CB | 325.00' | 6.32' | 138°35' | N07°51'24"W | 8.32' |
| C10 | | 25.00' | 37.48' | 85°54'14" | N34°18'25"E | 34.07' |
| C11 | | 25.00' | 38.27' | 90°00'00" | S57°46'38"E | 35.30' |
| C18 | | 250.00' | 120.77' | 27°40'44" | S01°03'54"W | 118.62' |
| C19 | | 250.00' | 88.82' | 16°01'28" | S08°53'32"E | 88.68' |
| C20 | | 250.00' | 88.88' | 20°35'40" | S08°10'39"W | 88.35' |
| C27 | | 500.00' | 308.00' | 35°17'41" | N64°52'23"E | 303.18' |
| C28 | | 300.00' | 154.75' | 26°33'20" | N67°44'33"E | 153.04' |
| C81 | | 225.00' | 18.07' | 4°05'28" | S10°43'43"E | 18.08' |
| C82 | | 225.00' | 20.05' | 5°08'17" | S08°07'50"E | 20.04' |
| C83 | | 225.00' | 37.86' | 14°45'33" | S03°48'04"W | 37.80' |
| C84 | | 225.00' | 14.82' | 3°43'26" | S13°02'34"W | 14.82' |
| C85 | | 275.00' | 37.86' | 14°45'33" | S14°37'08"W | 37.75' |
| C86 | | 275.00' | 27.00' | 5°37'30" | S11°31'10"W | 26.99' |
| C87 | | 275.00' | 28.83' | 5°57'50" | S05°43'30"W | 28.61' |
| C88 | | 275.00' | 18.54' | 3°51'46" | S00°48'42"W | 18.54' |
| C89 | | 225.00' | 1.58' | 0°24'11" | S00°55'08"E | 1.58' |
| C90 | | 225.00' | 20.08' | 5°08'53" | S01°50'26"W | 20.08' |
| C91 | | 225.00' | 20.01' | 5°05'41" | S06°58'43"W | 20.00' |
| C102 | | 475.00' | 20.00' | 22°4'45" | N05°59'38"E | 20.00' |
| C103 | | 475.00' | 20.02' | 22°4'53" | N07°34'38"E | 20.02' |
| C104 | | 475.00' | 38.64' | 42°5'12" | N10°59'31"E | 38.63' |
| C105 | | 475.00' | 29.29' | 33°1'57" | N14°58'08"E | 29.28' |
| C106 | | 475.00' | 20.01' | 22°4'50" | N17°58'29"E | 20.01' |
| C107 | | 475.00' | 20.05' | 22°5'08" | N20°21'38"E | 20.05' |
| C108 | | 475.00' | 7.80' | 0°57'11" | N22°07'38"E | 7.80' |
| C109 | | 325.00' | 12.18' | 2°08'58" | N07°26'44"E | 12.18' |
| C110 | | 325.00' | 27.72' | 4°31'11" | N17°55'38"E | 27.71' |
| C111 | | 325.00' | 18.28' | 3°24'45" | N13°47'11"E | 18.28' |
| C112 | | 325.00' | 20.38' | 3°35'38" | N10°17'30"E | 20.38' |
| C113 | | 325.00' | 20.18' | 3°33'25" | N08°43'00"E | 20.17' |
| C114 | | 325.00' | 20.05' | 3°32'05" | N03°10'15"E | 20.05' |
| C115 | | 325.00' | 20.00' | 3°31'36" | N00°21'35"W | 20.00' |
| C116 | | 325.00' | 20.03' | 3°31'54" | N03°53'20"W | 20.03' |
| C117 | | 325.00' | 7.83' | 1°22'48" | N08°20'42"W | 7.83' |



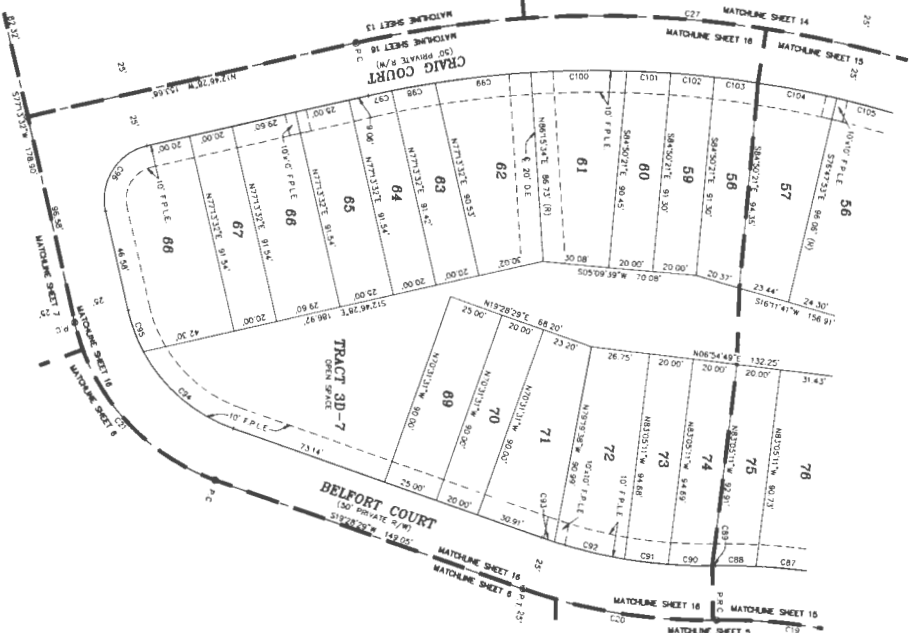
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Shearwater Phase 3D

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

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SHEET 16 OF 16 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



| GRID | INBOUND | LENGTH | BEARING | COORD |
|------|---------|--------|-----------|-------------------|
| C06 | 1262.00 | 89.97 | N80°25' E | 508.5321 W 68.60 |
| C09 | 1262.00 | 89.96 | S07°55' W | 509.0730 W 68.38 |
| C21 | 1006.00 | 100.79 | S74°50' W | 548.9210 W 66.58 |
| C27 | 1006.00 | 206.00 | S57°14' W | 406.9221 E 203.18 |
| C48 | 225.00 | 18.54 | S51°46' W | 500.4820 W 14.54 |
| C49 | 225.00 | 1.98 | S74°11' W | 500.5538 E 1.98 |
| C50 | 225.00 | 20.00 | S59°53' W | 501.0076 W 20.00 |
| C51 | 225.00 | 20.00 | S59°44' W | 508.9613 W 20.00 |
| C52 | 225.00 | 32.98 | N73°54' W | 513.4120 W 32.98 |
| C53 | 225.00 | 6.32 | N73°00' W | 518.4020 W 6.32 |
| C54 | 75.00 | 55.35 | N47°30' W | 540.7730 W 54.14 |
| C55 | 75.00 | 20.20 | S59°00' W | 569.3070 W 20.14 |
| C56 | 31.00 | 10.61 | N73°02' W | 602.9670 W 10.94 |
| C57 | 425.00 | 10.00 | N73°02' W | 602.9670 W 10.94 |
| C58 | 425.00 | 43.81 | S17°42' W | 603.1420 W 20.00 |
| C59 | 425.00 | 43.81 | S17°42' W | 603.1420 W 20.00 |
| C60 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C61 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C62 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C63 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C64 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C65 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C66 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C67 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C68 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C69 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C70 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C71 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C72 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C73 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C74 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |
| C75 | 425.00 | 20.00 | S23°52' W | 602.9670 W 20.00 |

