

**RESOLUTION NO. 2023- 367**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
WHISPER CREEK PHASE 10 UNIT B.**

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 B.

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

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

**Section 2.** A Required Improvements Bond in the amount of \$1,131,732.76 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$346,448.81 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.

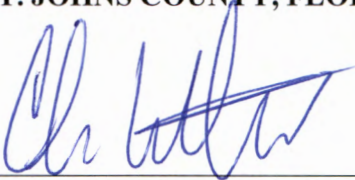
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for

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.

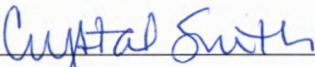
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of October, 2023.

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

Rendition Date: OCT 03 2023

BY:   
Christian Whitehurst, Chair

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

  
Deputy Clerk



# Whisper Creek Phase 10 Unit B

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 9 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

### CAPTION

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHEASTLY CORNER OF TRACT 2, AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 9 UNIT A, AS RECORDED IN MAP BOOK 111, PAGES 62 THROUGH 69, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE NORTH 16°10'03" WEST, ALONG THE EASTERLY LINE OF SAID TRACT 2, A DISTANCE OF 478.39 FEET, THENCE NORTH 22°43'14" WEST, 380.86 FEET, TO THE SOUTHERLY PLAT LINE OF WHISPER CREEK PHASE 4 UNIT B, AS RECORDED IN MAP BOOK 83, PAGES 49 THROUGH 58, INCLUSIVE OF SAID PUBLIC RECORDS, THENCE EASTERLY, SOUTHEASTERLY, NORTHEASTERLY, NORTHERLY, ALONG LAST SAID LINE, AS RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, NORTH 84°53'13" EAST, 569.49 FEET; COURSE NO. 2, SOUTH 60°15'49" EAST, 552.02 FEET; COURSE NO. 3, NORTH 37°12'05" EAST, 540.89 FEET; COURSE NO. 4, NORTH 03°19'04" WEST, 70.00 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, SOUTHEASTERLY, NORTHEASTERLY, SOUTHERLY, NORTHERLY AND WESTERLY ALONG LAST SAID LINE, AS RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1, NORTH 82°04'24" EAST, 65.48 FEET; COURSE NO. 2, NORTH 86°11'21" EAST, 37.26 FEET; COURSE NO. 3, SOUTH 47°56'57" EAST, 39.22 FEET; COURSE NO. 4, SOUTH 81°09'38" EAST, 430.00 FEET; COURSE NO. 5, SOUTH 73°12'31" EAST, 58.20 FEET; COURSE NO. 6, NORTH 25°42'20" EAST, 143.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY, COURSE NO. 7, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 392.00 FEET, AN ARC DISTANCE OF 52.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°34'01" EAST, 52.44 FEET, TO THE POINT OF CURVATURE OF SAID CURVE, THENCE SOUTHERLY, SOUTHWESTERLY, COURSE NO. 8, SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 14.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°11'31" EAST, 13.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY, COURSE NO. 9, SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 344.00 FEET, AN ARC DISTANCE OF 142.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°40'55" WEST, 141.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 10, SOUTH 02°48'31" WEST, 75.91 FEET; COURSE NO. 11, SOUTH 87°11'29" EAST, 14.44 FEET, TO THE WESTERLY PLAT LINE OF WHISPER CREEK PHASE 10A, AS RECORDED ON PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, THROUGH \_\_\_\_\_, INCLUSIVE OF SAID PUBLIC RECORDS, THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 02°48'31" WEST, 325.39 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY, COURSE NO. 2, SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1025.00 FEET, AN ARC DISTANCE OF 46.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°31'44" WEST, 46.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 3, SOUTH 00°13'56" WEST, 46.63 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, COURSE NO. 4, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°13'56" WEST, 42.43 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 5, NORTH 89°46'04" WEST, 36.01 FEET; COURSE NO. 6, SOUTH 00°13'56" WEST, 412.10 FEET, TO THE EASTERLY LINE OF SECTION 41, THENCE NORTH 80°13'45" WEST, ALONG LAST SAID LINE, 170.25 FEET, THENCE SOUTH 63°11'10" WEST, 1008.84 FEET; THENCE SOUTH 86°31'11" WEST, 413.93 FEET, TO THE EASTERLY LINE OF TRACT 6, AS SHOWN ON WHISPER CREEK PHASE 11 UNIT B, AS RECORDED IN MAP BOOK 112, PAGES 29 THROUGH 35, INCLUSIVE OF SAID PUBLIC RECORDS, THENCE NORTH 22°02'24" WEST, ALONG LAST SAID LINE, 358.38 FEET, TO THE NORTHERLY LINE OF SAID TRACT 6; THENCE SOUTH 67°41'20" WEST, ALONG LAST SAID LINE, 25.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 42.70 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 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 WHISPER CREEK PHASE 10 UNIT B 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

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. 8788  
CLARY & ASSOCIATES, INC.  
LICENSE NO. LB3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257



# Whisper Creek Phase 10 Unit B

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 9 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 "SIMG", 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 "CODD", ARE COLLECTIVELY THE LAWFUL OWNERS IN FEEL SIMPLE (COLLECTIVELY, THE OWNERS) OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREINAFTER BE KNOWN AS WHISPER CREEK PHASE 10 UNIT B, 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 RIGHT OF WAY SHOWN ON THIS PLAT AND ALL IMPROVEMENTS LOCATED WITHIN THE RIGHT OF WAY, AND DESIGNATED HEREON AS GOLDENROD DRIVE, ARE HEREBY IRREVOCABLY DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS (THE "COUNTY"), IN PERPETUITY, FOR MAINTENANCE OF THE RIGHT OF WAY, ACCESS, UTILITY AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREIN.

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

TITLE TO TRACTS 1 AND 2 (STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION) AND TRACTS 3, 4, 5, AND 6 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, TRAILS, AND IRRIGATION) ARE HEREBY DEDICATED TO THE CODD. THE CODD 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 "DRAINAGE EASEMENT", "UNOBSTRUCTED 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 "DRAINAGE EASEMENT", "UNOBSTRUCTED DRAINAGE EASEMENT", AND "ACCESS, DRAINAGE AND MAINTENANCE EASEMENT" ARE HEREBY DEDICATED TO THE CODD, SUBJECT TO OWNER'S RESERVATION ABOVE, AND THE CODD HEREBY ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS AND THE STORMWATER MANAGEMENT FACILITIES WITHIN TRACTS 1 AND 2 SHOWN HEREON.

THOSE EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT", "UNOBSTRUCTED 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 CODD, A MUNICIPAL SERVICES TAXING UNIT OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL EASEMENTS SHOWN ON THIS PLAT OTHER THAN THOSE SPECIFICALLY RESERVED OR DEDICATED HEREIN INCLUDE RIGHTS OF MAINTENANCE, INGRESS AND EGRESS AND ARE RESERVED FOR THE BENEFIT OF THE OWNERS. CODD 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 TAXING UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

SIMG HEREBY RESERVES THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PROVIDERS EASEMENTS WITHIN THE TRACTS OWNED BY SIMG AND THE CODD, 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 OWNERS(S) OF LAND WITHIN THE SUBDIVISION OR TO THE OWNER(S) OF ADJACENT LANDS.

OWNERS HEREBY GRANT 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 "UTILITY EASEMENT" (OR "F.P.L.E.") FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRICAL SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER & LIGHT COMPANY OVER ADDITIONAL PORTIONS OF THE PLAT AS NEEDED.

THE UTILITY EASEMENTS GRANTED HEREIN, INCLUDING THOSE IDENTIFIED AS F.P.L.E., AND THE RIGHTS RESERVED FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.09(1)(B) OF THE CURRENT FLORIDA STATUTES, PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.09(1)(B), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY SIMG IN WRITING TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, SIMG 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 CODD 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 \_\_\_\_\_

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

BY: GREGG KERN  
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 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 \_\_\_\_\_

**NOTARY FOR SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT**

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



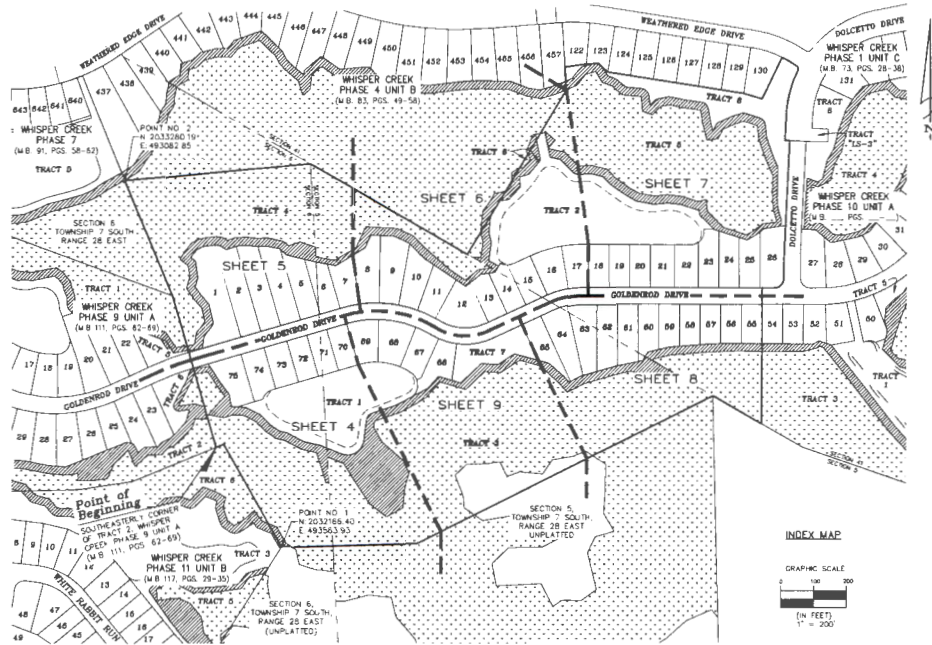
# Whisper Creek Phase 10 Unit B

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 9 SHEETS  
47 LOTS AND 8 TRACTS THIS PHASE

VICINITY MAP  
NOT TO SCALE



### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY PLAT LINE, AS SHOWN ON THE PLAT WHISPER CREEK PHASE 9 UNIT A (M.B. 111, PGS. 82-89).
  - THE INTENDED USE OF THESE COORDINATES IS FOR CONSTRUCTION PURPOSES ONLY AND NOT INTENDED FOR ANY OTHER USE. THE LEGAL CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2) AND (ELLZEY) N 2033457.8959 E 493082.85 BURBON 2 N 2033457.8959 E 493082.85 ELLZEY COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)
- | POINT | NORTHING   | EASTING   | DESCRIPTION                     |
|-------|------------|-----------|---------------------------------|
| 1     | 2032166.40 | 493063.93 | P.R.M. - SLY LINE OF TRACT 3    |
| 2     | 2033380.19 | 493082.85 | P.R.M. - NWLY CORNER OF TRACT 4 |
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF 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 177.085)
  - 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 FPL FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM

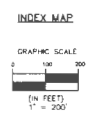
THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:  
 O.R.B. 4002, PG. 844 EASEMENT - CONSERVATION SHOWN HEREON  
 O.R.B. 5817, PG. 1671 EASEMENT - CONSERVATION SHOWN HEREON  
 O.R.B. 5817, PG. 1690 EASEMENT - CONSERVATION SHOWN HEREON  
 O.R.B. 5708, PG. 1819 EASEMENT - ELECTRIC SHOWN HEREON

### Legend

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

- = 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 6691" (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 B

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

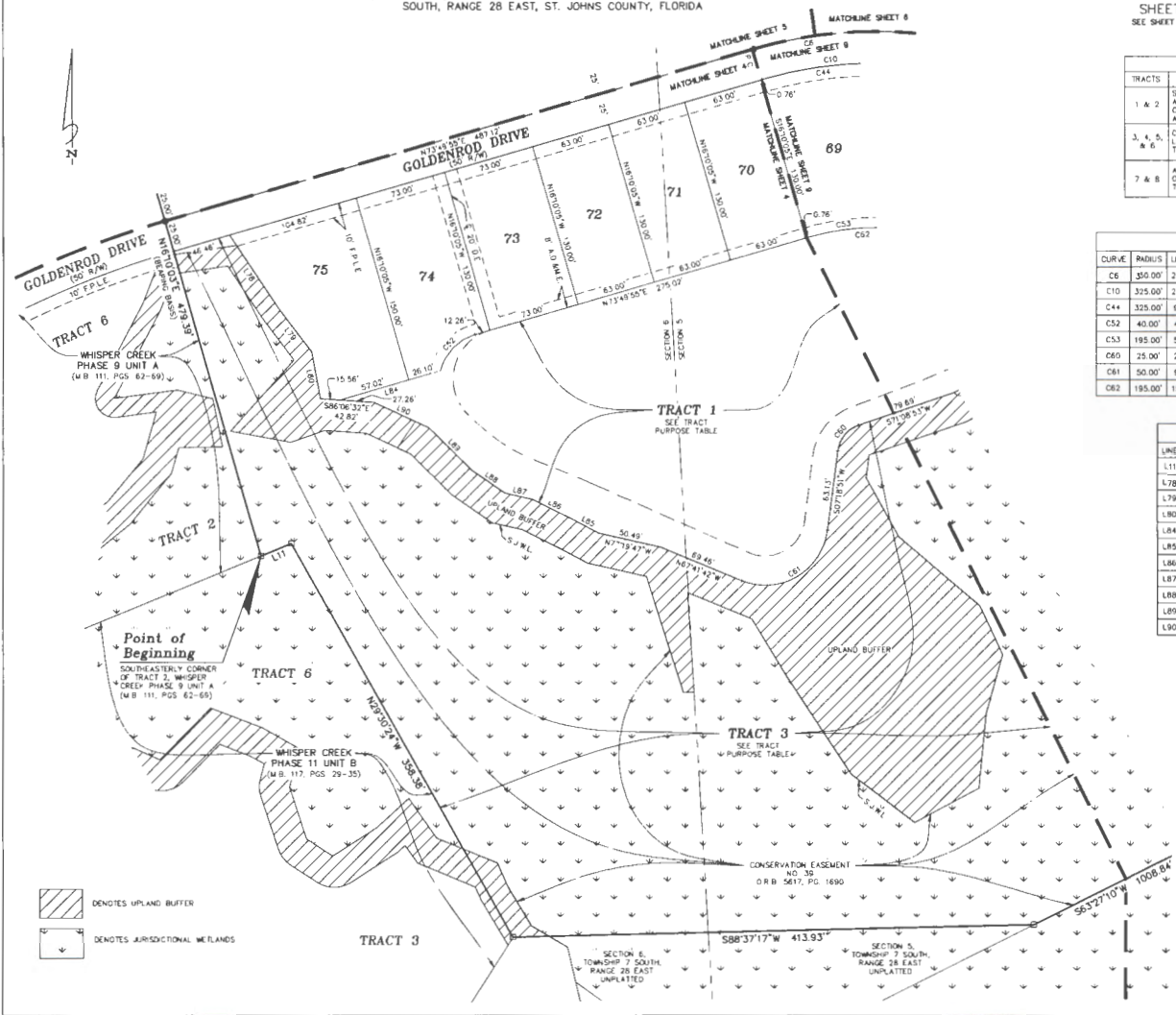
MAP BOOK PAGE

SHEET 4 OF 9 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	350.00'	290.26'	47°30'58"	S82°24'36"W	282.01'
C10	325.00'	269.53'	47°30'55"	N82°24'36"W	261.87'
C44	325.00'	99.00'	17°27'52"	S82°33'50"W	98.68'
C52	40.00'	41.88'	88°58'42"	S43°50'04"W	40.00'
C53	195.00'	59.44'	17°27'50"	S82°33'48"W	59.21'
C60	25.00'	27.85'	63°50'02"	S39°1'52"W	26.43'
C61	50.00'	91.62'	104°59'27"	S59°48'34"W	79.33'
C62	195.00'	150.88'	44°19'58"	S84°00'06"E	147.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S67°41'20"W	25.92'
L78	S33°41'33"E	69.95'
L79	S3°21'05"E	43.58'
L80	S10°37'53"E	37.50'
L84	N73°49'55"E	83.12'
L85	N63°59'07"W	23.06'
L86	N63°46'26"W	36.18'
L87	N7°30'36"W	22.09'
L88	N55°35'16"W	32.03'
L89	N45°31'13"W	47.99'
L90	N85°05'46"W	47.99'



**Clary & Associates**  
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 3800 COUNTRY POINT ROAD  
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 P.O. BOX 1000  
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 WWW.CLARYASSOC.COM

- DENOTES UPLAND BUFFER
- DENOTES JURISDICTIONAL WETLANDS

# Whisper Creek Phase 10 Unit B

MAP BOOK PAGE

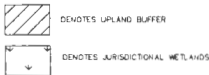
A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 5 OF 9 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

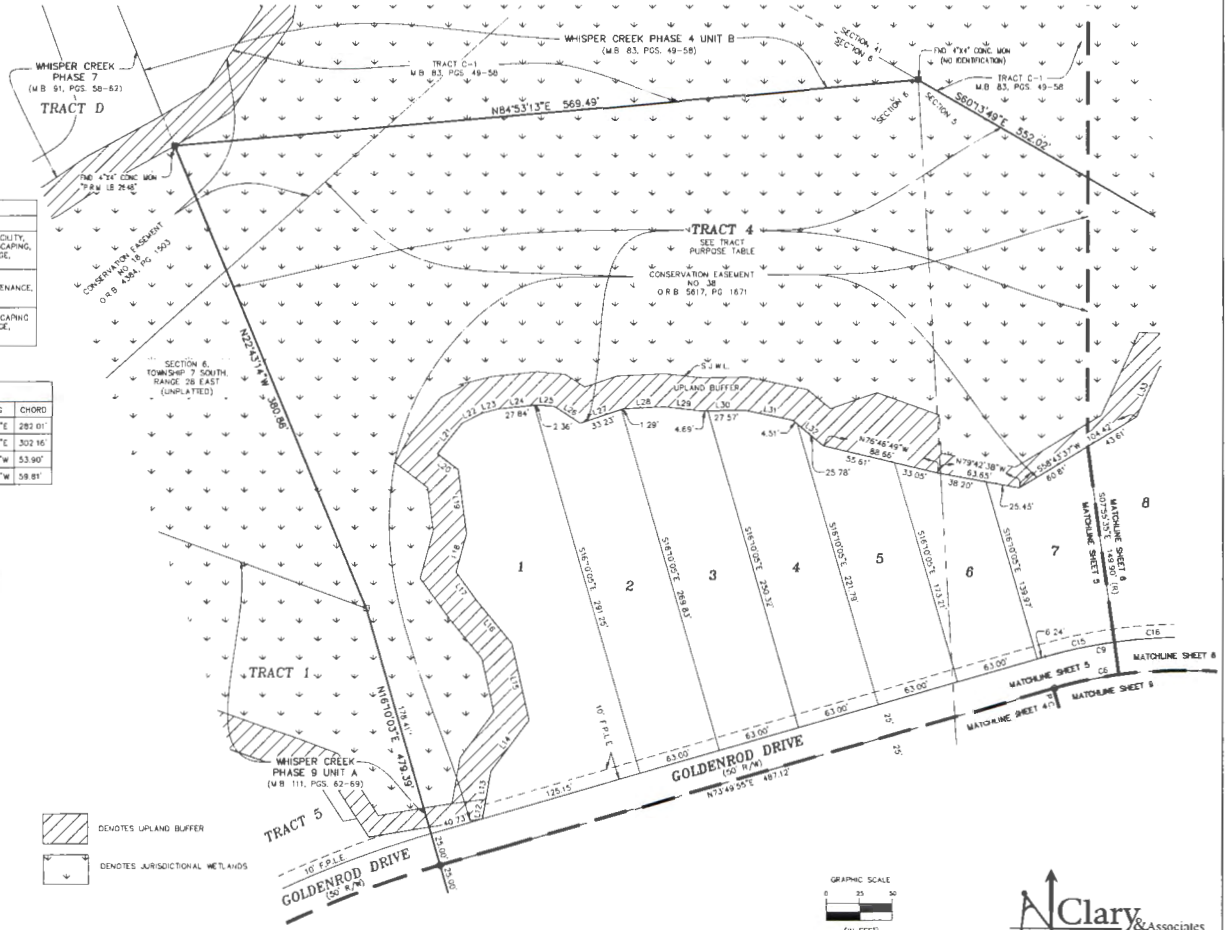
TRACTS	PURPOSE
1 & 2	STORMWATER MANAGEMENT FACILITY, ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
3, 4, 5, & 6	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, TRAILS, AND IRRIGATION
7 & 8	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE,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

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	350.00'	290.26'	47°30'59"	S82°24'36"E	282.01'
C9	375.00'	310.96'	47°30'59"	S82°24'36"E	302.16'
C15	375.00'	53.94'	87°4'30"	S77°5'10"W	53.90'
C16	375.00'	59.87'	9'08'51"	S86°38'50"W	59.81'

LINE	BEARING	DISTANCE
L12	N10°11'00"E	10.81'
L13	N05°52'53"E	25.79'
L14	N36°41'33"E	48.85'
L15	N12°58'41"W	59.53'
L16	N39°38'33"W	42.69'
L17	N35°55'58"W	28.60'
L18	N15°23'14"E	30.21'
L19	N07°22'08"W	48.97'
L20	N52°44'10"W	20.01'
L21	N38°17'52"E	29.57'
L22	N62°53'48"E	17.57'
L23	N75°55'20"E	12.50'
L24	N84°00'14"E	30.20'
L25	S84°47'28"E	12.79'
L26	S57°25'33"E	23.61'
L27	S71°23'58"W	34.52'
L28	N87°18'38"E	31.38'
L29	S83°39'57"E	28.86'
L30	N86°42'59"E	32.26'
L31	S78°29'29"E	38.18'
L32	N50°30'52"W	30.29'
L33	N24°43'13"E	42.09'



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# Whisper Creek Phase 10 Unit B

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

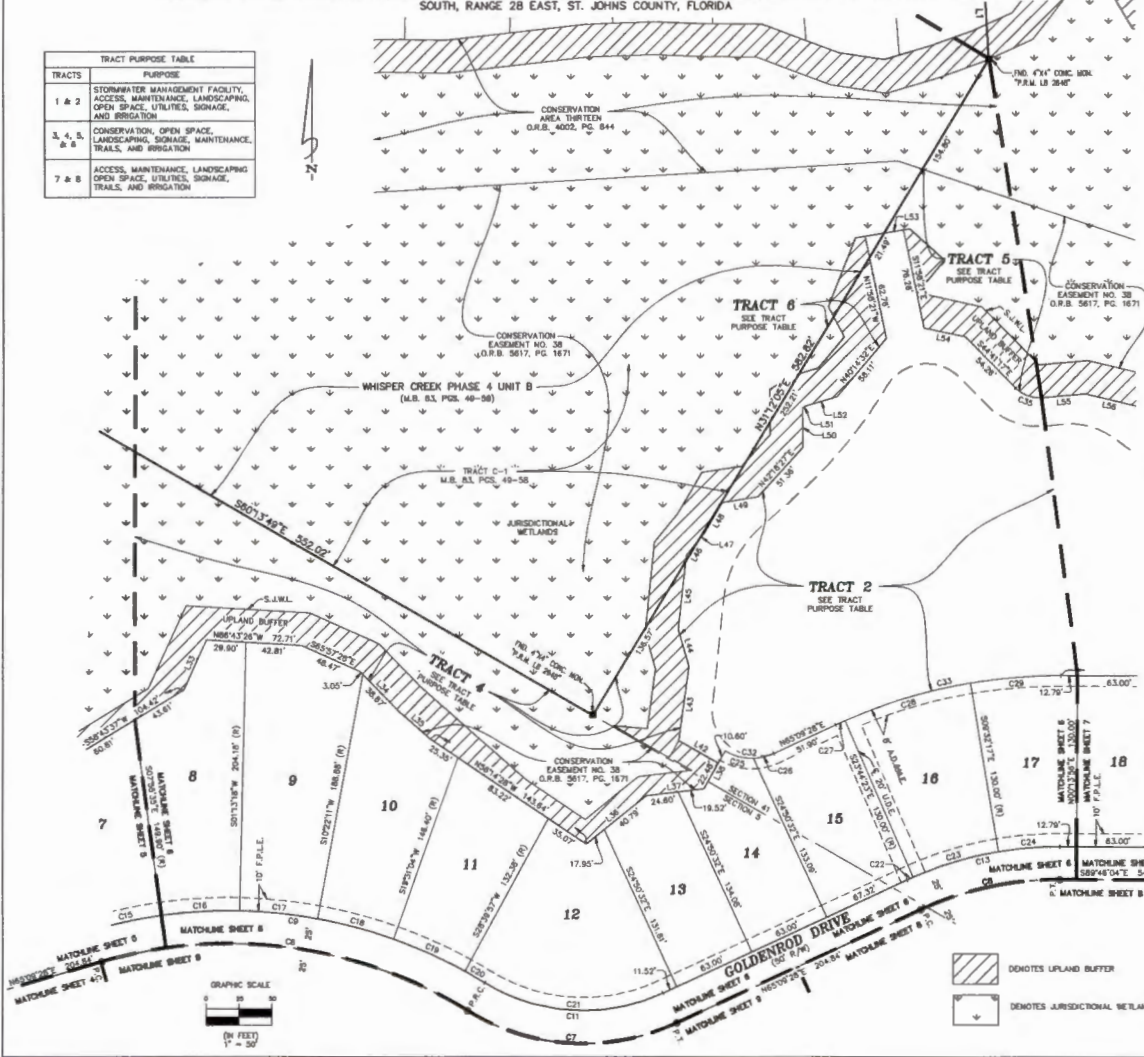
MAP BOOK PAGE

SHEET 6 OF 9 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	300.00'	280.26'	47°30'58"	S82°24'36"E	282.01'
C7	170.00'	168.72'	56°11'28"	S86°44'48"E	160.12'
C8	250.00'	108.41'	23°04'28"	N77°41'42"E	108.54'
C9	375.00'	310.99'	47°30'58"	S82°24'36"E	302.16'
C11	145.00'	142.20'	56°11'28"	S86°44'48"E	136.57'
C13	275.00'	130.35'	23°04'28"	N77°41'42"E	119.38'
C15	375.00'	53.84'	8°14'30"	S77°57'07"W	53.90'
C16	375.00'	58.87'	9°08'51"	S86°38'50"W	58.81'
C17	375.00'	58.87'	9°08'51"	N84°12'19"W	58.81'
C18	375.00'	58.87'	9°08'51"	N75°02'36"W	58.81'
C19	375.00'	58.87'	9°08'51"	N85°54'37"W	58.81'
C20	375.00'	17.57'	2°41'05"	N69°58'30"W	17.57'
C21	145.00'	142.20'	56°11'28"	S86°44'48"E	136.57'
C22	275.00'	5.30'	1°06'13"	S89°42'35"W	5.30'
C23	275.00'	68.18'	14°12'02"	S73°21'42"W	87.86'
C24	275.00'	48.80'	9°46'13"	S85°20'50"W	48.84'
C25	40.00'	23.08'	33°01'46"	S75°38'07"E	22.74'
C26	40.00'	15.83'	22°40'32"	N78°29'44"E	15.73'
C27	405.00'	7.80'	1°06'13"	S85°42'34"W	7.80'
C28	405.00'	100.38'	14°32'03"	S73°21'41"W	100.12'
C29	405.00'	88.08'	9°46'13"	S85°20'50"W	88.88'
C32	40.00'	38.88'	55°42'18"	N86°56'23"W	37.38'
C33	405.00'	177.24'	23°04'28"	S77°41'42"W	175.83'
C35	25.00'	21.81'	49°58'31"	S89°41'02"E	21.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°18'04"W	70.00'
L33	N24°43'13"E	42.00'
L34	N44°27'07"W	41.93'
L35	S48°45'33"E	32.45'
L36	N51°12'17"E	58.75'
L37	N83°03'48"E	44.12'
L38	N29°18'56"E	33.06'
L42	N80°40'36"W	34.55'
L43	N07°38'40"E	57.18'
L44	N15°45'28"W	28.21'
L45	N08°01'02"E	51.82'
L46	N31°12'08"E	17.78'
L47	N38°17'29"E	8.50'
L48	N30°10'01"E	28.51'
L49	N81°14'05"E	27.57'
L50	N01°02'55"W	28.75'
L51	N58°28'29"E	2.70'
L52	N73°20'58"E	24.81'
L53	N80°21'18"E	15.31'
L54	S77°57'39"E	32.32'
L55	N85°19'12"E	33.70'
L56	S78°43'35"E	38.14'



DENOTES UPLAND BUFFER  
 DENOTES JURISDICTIONAL WETLANDS

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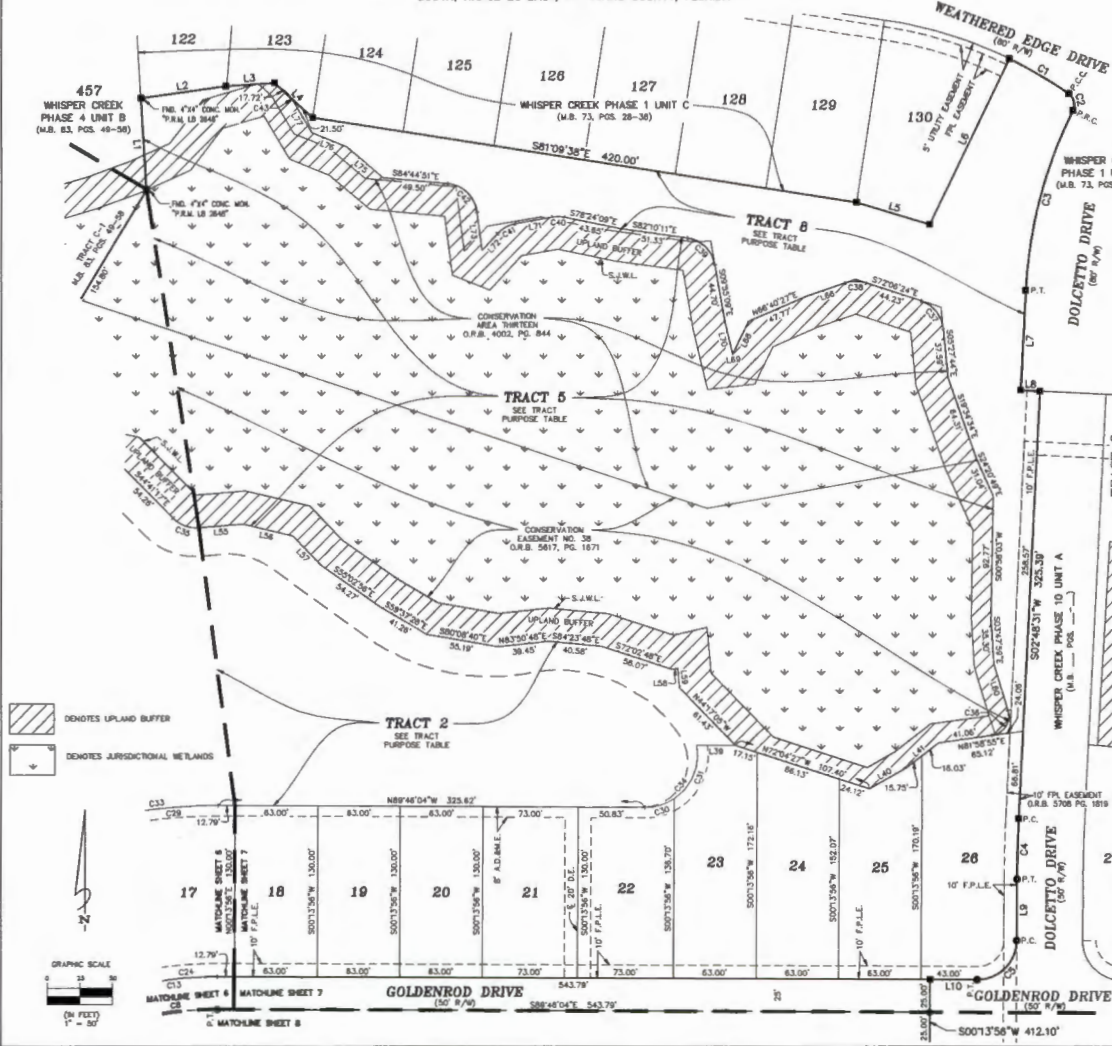


# Whisper Creek Phase 10 Unit B

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 7 OF 9 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	325.00'	52.50'	91°52'1"	S59°34'01"E	52.44'
C2	10.00'	14.22'	81°29'38"	S14°11'31"E	13.00'
C3	344.00'	142.57'	27°44'48"	S14°40'55"W	141.56'
C4	1025.00'	48.00'	27°34'35"	S01°31'14"W	48.00'
C5	30.00'	47.12'	80°00'00"	S45°13'56"W	42.43'
C8	250.00'	108.41'	29°04'28"	N77°41'42"E	108.54'
C13	275.00'	120.33'	29°04'28"	N77°41'42"E	119.30'
C24	275.00'	48.89'	87°48'13"	S80°20'50"W	48.84'
C28	455.00'	68.66'	87°48'13"	S80°20'50"W	68.88'
C30	45.00'	23.50'	33°39'17"	N73°24'18"E	23.16'
C31	45.00'	48.75'	68°58'12"	N23°00'34"E	44.14'
C33	455.00'	177.24'	29°04'28"	S77°41'42"E	178.83'
C34	45.00'	70.25'	100°37'28"	S38°53'13"W	81.56'
C35	25.00'	21.81'	49°59'31"	S68°41'02"E	21.17'
C36	15.00'	25.89'	88°53'44"	S32°30'03"W	22.79'
C37	25.00'	29.08'	68°38'40"	S38°47'56"E	27.47'
C38	25.00'	15.91'	38°28'21"	N89°38'25"E	15.85'
C39	25.00'	31.53'	72°15'02"	S48°02'40"E	29.48'
C40	25.00'	9.45'	21°30'10"	S89°17'44"E	9.30'
C41	25.00'	16.17'	37°03'11"	N61°25'08"E	15.89'
C42	25.00'	33.81'	77°28'38"	S48°00'31"E	31.29'
C43	25.00'	0.98'	27°12'17"	S31°31'50"E	0.98'

LINE TABLE		LINE TABLE			
LINE BEARING	DISTANCE	LINE BEARING	DISTANCE		
L1	N03°18'04"W	70.00'	L57	S43°52'11"E	31.25'
L2	N82°04'24"E	65.45'	L58	N77°08'23"E	4.44'
L3	N88°11'21"E	37.26'	L59	S04°50'39"E	15.01'
L4	S47°28'37"E	38.22'	L60	S18°54'48"E	38.75'
L5	S73°12'31"E	58.20'	L66	N71°25'15"E	31.71'
L6	N25°48'20"E	140.00'	L68	N25°38'34"E	27.19'
L7	S02°48'31"W	75.91'	L69	N83°37'55"E	0.38'
L8	S87°11'28"E	14.84'	L70	S13°44'48"E	24.26'
L9	S00°13'58"W	48.63'	L71	N79°58'41"E	28.30'
L10	N88°49'04"W	38.01'	L72	N42°53'31"E	17.38'
L39	S89°48'04"E	29.52'	L73	S07°16'12"E	29.13'
L40	N60°35'43"E	31.80'	L75	S49°37'27"E	36.38'
L41	S52°02'30"W	31.78'	L76	S87°57'52"E	28.34'
L55	N80°18'12"E	33.70'	L77	S30°25'42"E	28.52'
L56	S78°47'35"E	38.14'			

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

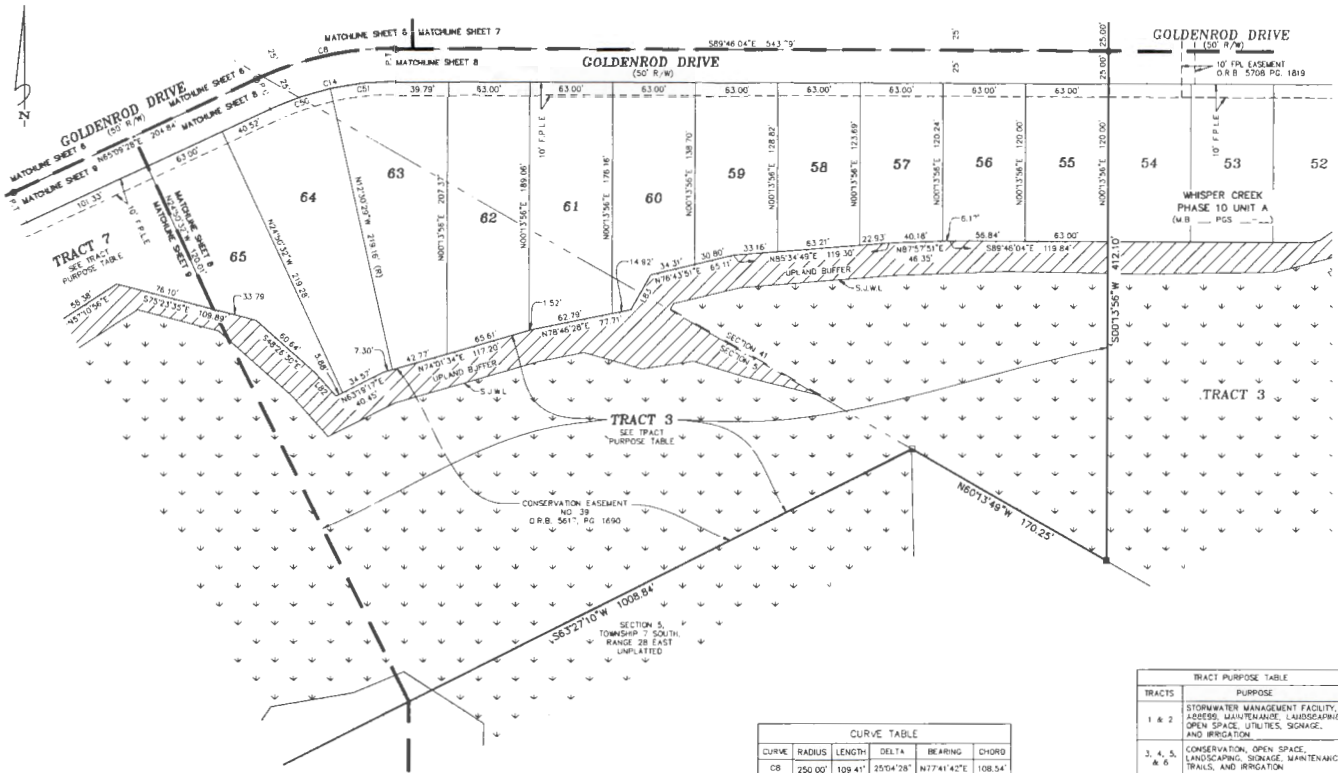





# Whisper Creek Phase 10 Unit B

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 8 OF 9 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



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

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CB	250.00'	109.41'	25°04'28"	N77°41'42"E	108.54'
C14	225.00'	98.47'	25°04'28"	S77°41'42"W	97.58'
C50	225.00'	48.44'	12°20'04"	S71°19'30"W	48.34'
C51	225.00'	50.03'	12°44'24"	S83°51'44"W	49.93'

LINE	BEARING	DISTANCE
L82	S41°38'45"E	23.43'
L83	N29°46'10"E	30.44'

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



# Whisper Creek Phase 10 Unit B

A PORTION OF ANTONIO HUERTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

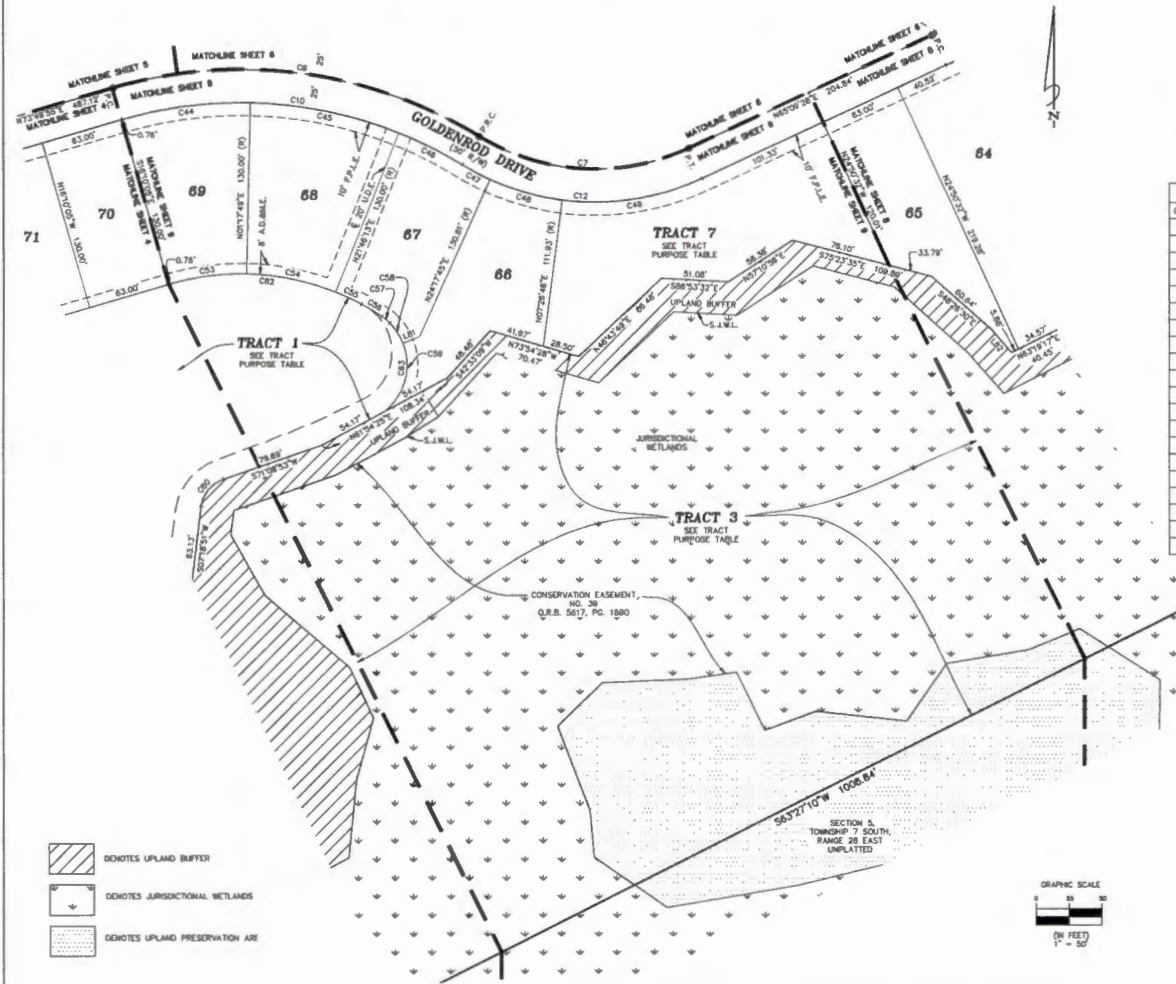
MAP BOOK PAGE




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

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

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	330.00'	290.26'	47°30'59"	S82°24'36"E	282.01'
C7	170.00'	168.72'	56°11'28"	S85°44'49"E	160.12'
C10	325.00'	268.53'	47°30'59"	N62°24'36"W	261.87'
C12	185.00'	191.24'	56°11'28"	N88°44'49"W	183.67'
C44	325.00'	99.08'	17°27'52"	S82°33'50"W	88.65'
C45	325.00'	118.12'	20°28'18"	N78°28'05"W	115.01'
C46	325.00'	54.34'	9°34'49"	N63°26'31"W	54.28'
C47	185.00'	23.99'	7°02'55"	S62°10'34"E	23.87'
C48	185.00'	57.36'	16°51'13"	S74°07'38"E	57.15'
C49	185.00'	108.88'	32°17'18"	N81°19'07"E	108.44'
C53	185.00'	58.44'	17°27'50"	S82°33'49"W	58.21'
C54	185.00'	68.67'	20°28'15"	N78°28'08"W	68.30'
C55	185.00'	21.78'	6°23'54"	N63°02'04"W	21.76'
C56	185.00'	18.25'	5°21'44"	N50°09'15"W	18.24'
C57	40.00'	8.02'	11°29'10"	N50°43'48"W	8.01'
C58	45.00'	18.44'	23°28'51"	N33°21'41"W	18.31'
C59	45.00'	57.83'	72°17'32"	N15°11'30"E	53.83'
C60	25.00'	27.85'	63°50'02"	S38°13'52"W	26.43'
C62	185.00'	150.68'	44°19'50"	S84°00'08"E	147.15'
C63	45.00'	76.27'	87°06'24"	N63°27'05"E	67.46'

LINE	BEARING	DISTANCE
L81	S88°22'44"W	13.43'
L82	S41°38'45"E	23.43'



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



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