

**RESOLUTION NO. 2023-387**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SHEARWATER PHASE 3C-2.**

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 3C-2.

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 is not required.

**Section 3.** A Required Improvements Bond for maintenance is not required.

**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:

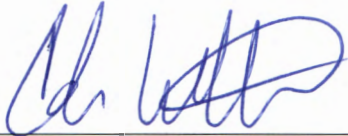
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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.

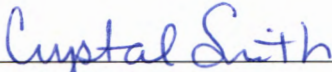
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 17th day of October, 2023.

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

Rendition Date: OCT 17 2023

BY:   
Christian Whitehurst, Chair

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

  
Deputy Clerk



# Attachment 2

## Plat Map

# Shearwater Phase 3C-2

A REPLAT OF TRACT 3C-1, TRACT 3C-2, TRACT 3C-3, TRACT 3C-4, TRACT 3C-5, TRACT 3C-6, AND TRACT 3C-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3C, AS RECORDED IN MAP BOOK 114, PAGES 34 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND

### CAPTION

A REPLAT OF TRACT 3C-1, TRACT 3C-2, TRACT 3C-3, TRACT 3C-4, TRACT 3C-5, TRACT 3C-6, AND TRACT 3C-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3C, AS RECORDED IN MAP BOOK 114, PAGES 34 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING A TOTAL OF 914 ACRES, MORE OR LESS.

### 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 3C-2, 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. ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEE(S). 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.

THOSE EASEMENTS DESIGNATED AS "JEA-U/E," (JEA UTILITY EASEMENTS) 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.

ANY AND ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER OR SEWER AND ACCESS THERETO, ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, HOWEVER, THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS TO WATER AND SEWER UTILITIES SHOWN ON THIS PLAT. IN ADDITION, ANY UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.05(1)(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 "FPL EASEMENT," FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

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

IN WITNESS WHEREOF, WFC ASHFORD MILLS OWNER VI, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER") 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 \_\_\_\_\_ PRINT \_\_\_\_\_  
TITLE \_\_\_\_\_ WITNESS \_\_\_\_\_  
\_\_\_\_\_ PRINT \_\_\_\_\_

### NOTARY 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 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: \_\_\_\_\_

### 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 COMPLES 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 AND ASSOCIATES, L.P. NO. 3731  
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

### CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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

### CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS DAY OF \_\_\_\_\_ 2023.

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

### CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF SHEARWATER PHASE 3C-2 HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

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. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

### CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

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

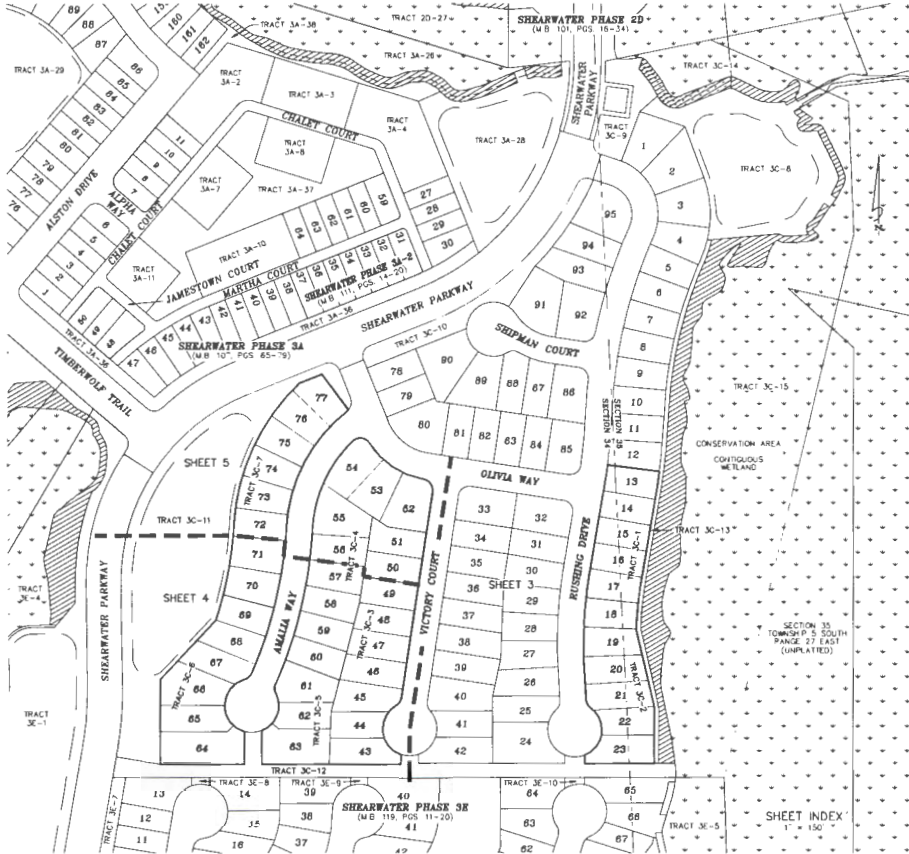
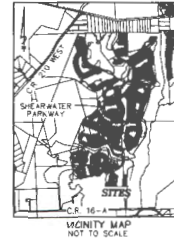


# Shearwater Phase 3C-2

A REPLAT OF TRACT 3C-1, TRACT 3C-2, TRACT 3C-3, TRACT 3C-4, TRACT 3C-5, TRACT 3C-6, AND TRACT 3C-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3C, AS RECORDED IN MAP BOOK 114, PAGES 34 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 5 SHEETS  
48 LOTS AND NO TRACTS IN THIS PHASE



- ### General Notes
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY TERMINUS OF SHEARWATER PARKWAY SHEARWATER PHASE 3A (N.B. 10' P.C.S. 63-79) AS 25711'24"E, PER THE STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT.
  - THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED UNDER CONTROL POINTS (DURBIN 2) AND (ELZEY).
  - DURBIN 2: N 2002330.8332 E 508677.0129  
ELZEY: N 7030457.8958 E 524684.1854  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/2011 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2267608.12	476788.32	PRM-MOST NELY CORNER OF LOT 13
2	2067243.14	476774.02	PRM-MOST SELV CORNER OF LOT 23
3	2067240.75	476183.03	PRM-MOST SELV CORNER OF LOT 43
4	2067240.75	475874.35	PRM-MOST SWLY CORNER OF LOT 63
5	2067240.75	475640.69	PRM-MOST SWLY CORNER OF LOT 84
6	2068048.90	476072.57	PRM-MOST SELV CORNER OF LOT 77

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLAINED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- CERTAIN EASEMENTS ARE RESERVED FOR FPM 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) 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 EASEMENTS:  
 O.R.B. 4625, PAGE 416 EASEMENT - CONSERVATION DOES NOT AFFECT PLATTED LANDS  
 O.R.B. 4715, PAGE 143 EASEMENT - CONSERVATION DOES NOT AFFECT PLATTED LANDS  
 O.R.B. 4888, PAGE 1080 EASEMENT - CONSERVATION DOES NOT AFFECT PLATTED LANDS  
 O.R.B. 5462, PAGE 654 EASEMENT - CONSERVATION DOES NOT AFFECT PLATTED LANDS

### LEGEND

- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PROG. = PAGES
- R/W = RIGHT OF WAY
- R = RADIIUS
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- R/L = RADIAL TO LOT LINE
- D.E. = DRAINAGE EASEMENT
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- EA-U.E. = EA UTILITY EASEMENT
- C1 = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- S.W.L. = STATE JURISDICTIONAL WETLAND LINE
- T.L.D. = TIE LINE ONLY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- - - = APPROXIMATE TOP OF BANK
- [Symbol] = SET PRM 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 333"
- [Symbol] = SET PRM 5/8" IRON ROD WITH CAP "P.R.M. LB 333"
- [Symbol] = DENOTES UPLAND BUFFER 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (1991)
- [Symbol] = DENOTES JURISDICTIONAL WETLANDS

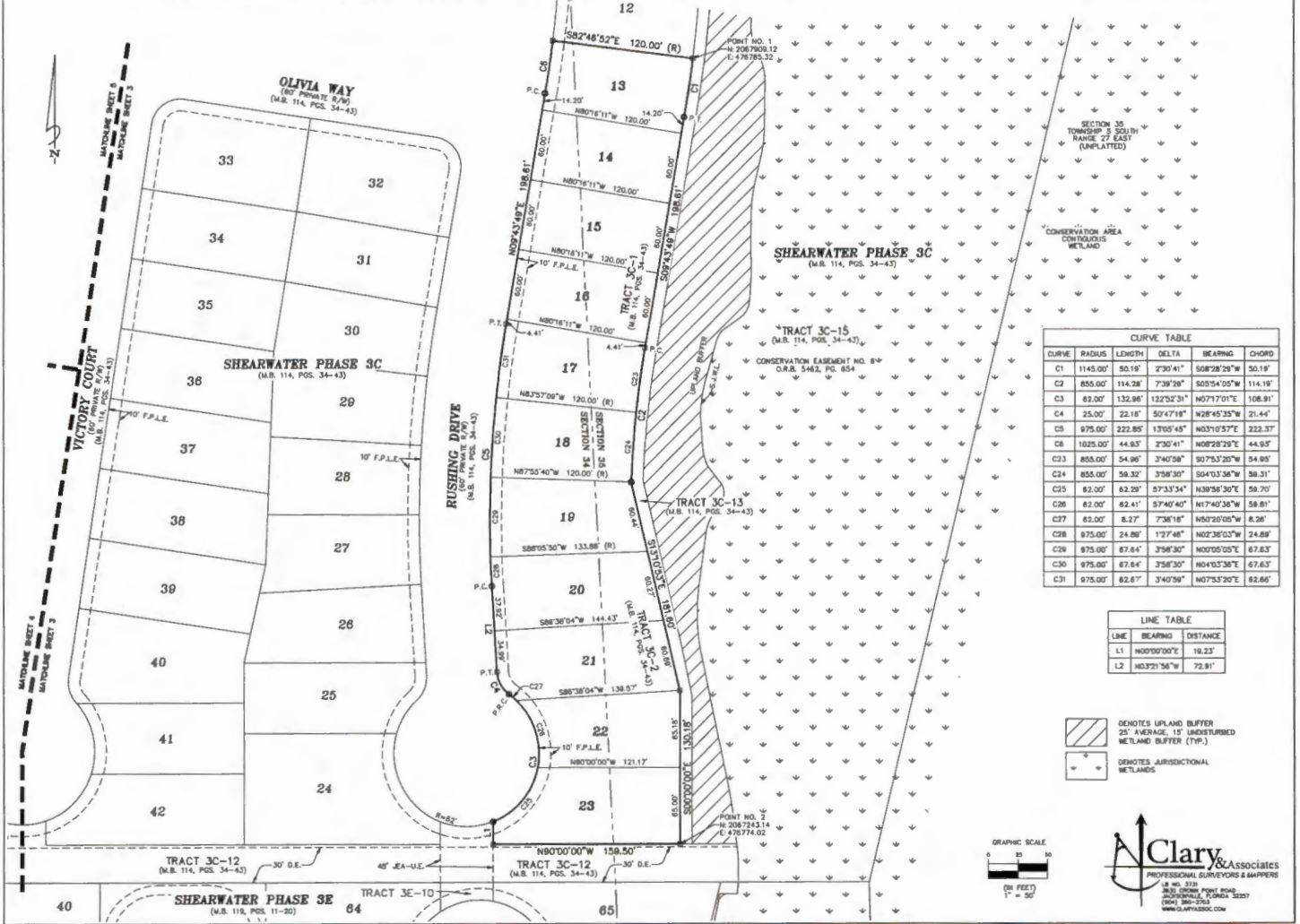


# Shearwater Phase 3C-2

MAP BOOK PAGE

A REPLAT OF TRACT 3C-1, TRACT 3C-2, TRACT 3C-3, TRACT 3C-4, TRACT 3C-5, TRACT 3C-6, AND TRACT 3C-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3C, AS RECORDED IN MAP BOOK 114, PAGES 34 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 3 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND



# Shearwater Phase 3C-2

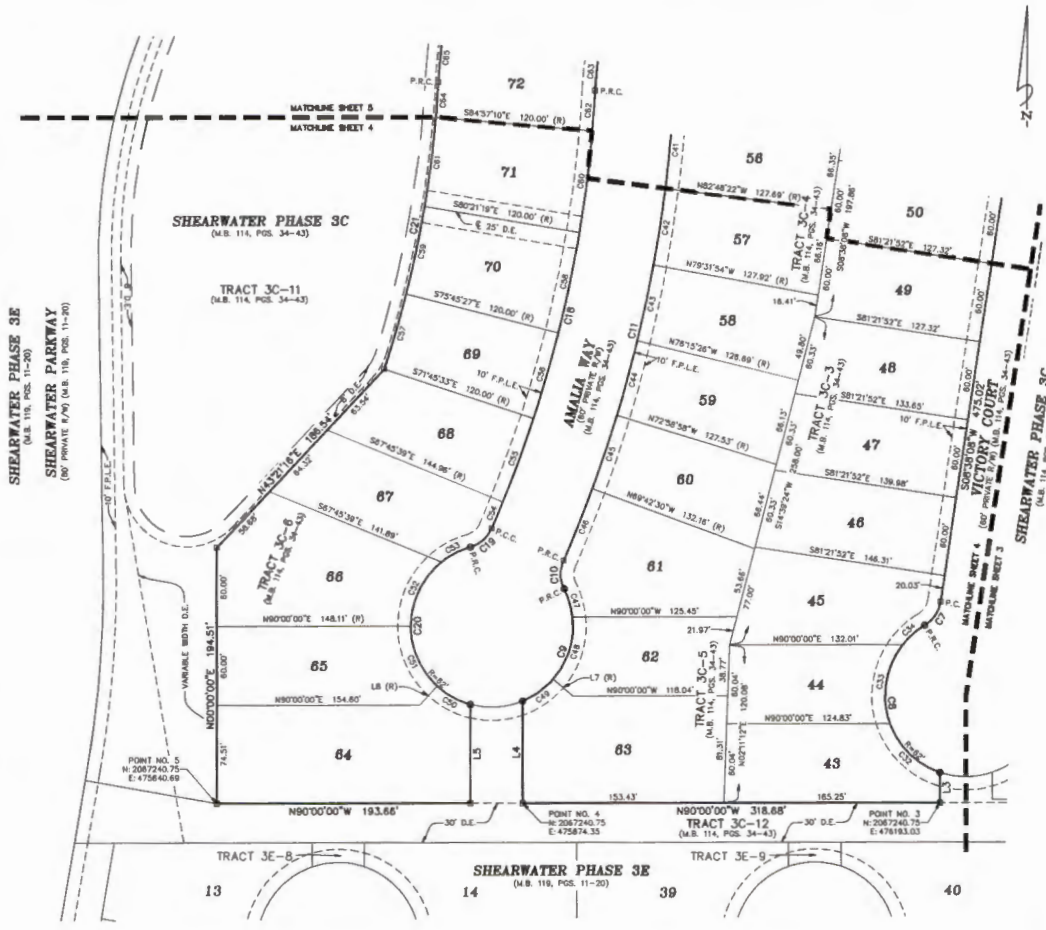
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MAP BOOK PAGE

SHEET 4 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	
C7	25.00'	22.16'	50°47'19"	13.431'±47"	21.44'
C8	62.00'	141.33'	130°38'16"	505°51'43"	112.88'
C9	62.00'	102.33'	84°33'53"	300°23'32"	81.10'
C10	25.00'	22.02'	50°39'03"	101°39'23"	21.32'
C11	1030.00'	383.72'	20°20'38"	11°32'41.9"	383.81'
C18	970.00'	543.79'	20°18'25"	51°52'31.2"	341.99'
C19	25.00'	22.32'	51°06'43"	54°06'46"	21.58'
C20	62.00'	181.56'	149°18'03"	500°02'06"	119.58'
C21	650.00'	222.64'	150°07'27"	110°44'13"	222.01'
C32	62.00'	54.99'	30°48'14"	54°54'15"	53.21'
C33	62.00'	63.48'	58°30'48"	508°08'16"	60.74'
C34	62.00'	22.86'	21°07'18"	54°51'48"	22.73'
C41	1030.00'	58.87'	318°28"	105°32'32"	58.86'
C42	1030.00'	58.87'	318°28"	108°49'52"	58.86'
C43	1030.00'	58.87'	318°28"	112°06'20"	58.86'
C44	1030.00'	58.87'	318°28"	115°22'48"	58.86'
C45	1030.00'	58.87'	318°28"	118°39'16"	58.86'
C46	1030.00'	58.07'	317°06"	121°56'04"	58.06'
C47	62.00'	22.70'	30°58'41"	118°24'04"	22.57'
C48	62.00'	50.58'	48°44'34"	117°27'33"	48.19'
C49	62.00'	29.02'	28°50'38"	104°10'28"	28.78'
C50	62.00'	29.43'	27°17'00"	101°00'28"	28.18'
C51	62.00'	50.63'	47°04'02"	52°51'54"	49.51'
C52	62.00'	56.23'	51°57'37"	52°58'55"	54.32'
C53	62.00'	24.85'	23°03'25"	58°30'25"	24.78'
C54	970.00'	22.02'	119°03'	52°53'23"	22.02'
C55	970.00'	67.69'	3°58'38"	520°42'24"	67.68'
C56	970.00'	67.69'	3°58'33"	516°43'30"	67.67'
C57	850.00'	98.31'	3°59'53"	116°43'30"	98.30'
C58	970.00'	77.84'	4°35'52"	111°56'37"	77.82'
C59	850.00'	66.21'	4°35'52"	111°56'37"	66.19'
C60	970.00'	77.84'	4°35'52"	107°20'46"	77.82'
C61	850.00'	66.21'	4°35'52"	107°20'46"	66.19'
C62	970.00'	33.71'	1°48'50"	104°08'25"	33.71'
C63	360.00'	28.38'	4°30'48"	105°29'24"	28.35'
C64	850.00'	28.91'	1°48'50"	104°08'25"	28.91'
C65	480.00'	37.81'	4°30'48"	105°29'24"	37.80'

LINE TABLE	
LINE	BEARING DISTANCE
L3	S00°00'00"E 22.88'
L4	N00°00'00"E 77.52'
L5	S00°00'00"E 75.08'
L7	N48°10'08"W 20.00'
L8	N43°30'04"E 20.00'



SHEARWATER PHASE 3E  
(M.B. 114, PGS. 11-20)  
SHEARWATER PARKWAY  
(80' PRIVATE R/W) (M.B. 116, PGS. 11-20)

SHEARWATER PHASE 3C  
(M.B. 114, PGS. 34-43)

SHEARWATER PHASE 3C  
(M.B. 114, PGS. 34-43)

TRACT 3C-11  
(M.B. 114, PGS. 34-43)

ANALIA WAY  
(M.B. 114, PGS. 34-43)

SHEARWATER PHASE 3C  
(M.B. 114, PGS. 34-43)

SHEARWATER PHASE 3E  
(M.B. 116, PGS. 11-20)

TRACT 3C-12  
(M.B. 114, PGS. 34-43)

TRACT 3C-5  
(M.B. 114, PGS. 34-43)

TRACT 3C-3  
(M.B. 114, PGS. 34-43)

TRACT 3C-8  
(M.B. 114, PGS. 34-43)

POINT NO. 5  
N: 208740.75  
E: 475640.89

POINT NO. 4  
N: 2087240.75  
E: 475674.35

POINT NO. 3  
N: 208740.75  
E: 476193.03

# Shearwater Phase 3C-2

A REPLAT OF TRACT 3C-1, TRACT 3C-2, TRACT 3C-3, TRACT 3C-4, TRACT 3C-5, TRACT 3C-6, AND TRACT 3C-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3C, AS RECORDED IN MAP BOOK 114, PAGES 34 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 5 SHEETS  
SEE SHEET 2 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	1035.00'	365.73'	20°20'36"	N13°24'19"E	363.81'
C12	300.00'	225.85'	43°28'01"	N24°48'50"E	220.55'
C13	25.00'	44.42'	101°48'42"	S82°43'39"E	38.81'
C14	180.00'	153.07'	48°43'24"	S56°11'00"E	148.50'
C15	25.00'	38.91'	89°10'50"	S35°51'17"E	35.10'
C16	25.00'	4.48'	101°5'28"	S47°11'12"W	4.47'
C17	380.00'	308.42'	48°02'10"	S27°46'34"W	298.07'
C18	970.00'	343.79'	20°18'25"	S13°23'12"E	341.89'
C21	850.00'	222.84'	15°00'27"	N10°44'13"E	222.01'
C22	480.00'	362.55'	43°16'33"	N24°52'18"E	353.99'
C35	180.00'	50.01'	15°55'10"	S72°35'07"E	49.85'
C36	180.00'	54.28'	17°51'41"	S55°59'55"E	54.00'
C37	180.00'	48.85'	15°33'00"	S39°35'49"E	48.70'
C38	300.00'	118.13'	22°45'11"	N34°59'29"E	118.33'
C39	300.00'	106.71'	20°22'51"	N13°29'25"E	108.13'
C40	1035.00'	12.33'	0°41'10"	N03°34'34"E	12.33'
C41	1035.00'	58.87'	316°28"	N05°33'37"E	58.86'
C42	1035.00'	58.87'	316°28"	N08°49'52"E	58.86'
C60	970.00'	77.84'	43°25'25"	S07°20'45"W	77.82'
C61	850.00'	58.21'	43°25'25"	N07°20'45"E	58.18'
C62	970.00'	30.71'	146°50"	S04°08'35"W	30.71'
C63	360.00'	28.36'	43°30'48"	S05°29'24"W	28.35'
C64	650.00'	26.91'	146°50"	N04°08'25"E	26.91'
C65	480.00'	37.81'	43°30'48"	N05°29'24"E	37.80'
C66	360.00'	58.80'	90°32'22"	S12°16'30"W	58.84'
C67	480.00'	75.87'	90°32'22"	N12°16'30"E	75.79'
C68	360.00'	58.90'	90°32'22"	S21°19'52"W	58.84'
C69	480.00'	75.87'	90°32'22"	N21°19'52"E	75.79'
C70	380.00'	58.90'	90°32'22"	S30°23'14"W	58.84'
C71	480.00'	75.87'	90°32'22"	N30°23'14"E	75.79'
C72	360.00'	58.90'	90°32'22"	S39°26'36"W	58.84'
C73	480.00'	75.87'	90°32'22"	N39°26'36"E	75.79'
C74	360.00'	52.45'	82°02'52"	S48°08'43"W	52.40'
C75	480.00'	31.26'	232°15"	N45°14'24"E	21.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N08°14'15"E	56.47'

