

RESOLUTION NO. 2023- 84
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 3E.

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 3E.

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 \$937,666.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$447,954.00 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

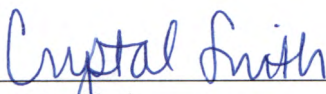
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21st day of March, 2023.

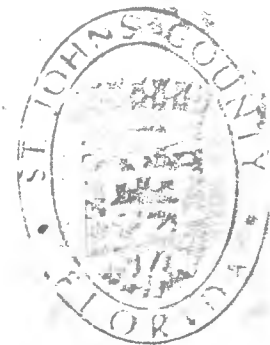
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk

Rendition Date MAR 21 2023



Attachment 2

Plat Map

Shearwater Phase 3E

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

MAP BOOK PAGE

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

CAPTION

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

BEGIN AT THE EASTERLY CORNER OF THE SOUTHERLY TERMINUS OF SHEARWATER PARKWAY (A 80 FOOT PRIVATE RIGHT OF WAY), AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A, AS RECORDED IN MAP BOOK 107 PAGES 65 THROUGH 79, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE PLAT OF SHEARWATER PHASE 3C, AS RECORDED IN MAP BOOK 114, PAGES 34 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1, SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 270.04 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 175W34' WEST, 368.18 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 2, SOUTH 90W42'57" EAST, 227.75 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY, COURSE NO. 3, SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 157.08 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04D31'57" WEST, 156.85 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 4, SOUTH 09S32'23" WEST, 58.28 FEET; TO THE SOUTHERLY LINE OF THE SAID PLAT OF SHEARWATER PHASE 3C, THENCE NORTH 80D00'00" EAST, ALONG SAID LINE, 1403.35 FEET; THENCE SOUTH 01W42'49" EAST, 796.95 FEET; THENCE NORTH 90D00'00" WEST, 1437.46 FEET; TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 135.71 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11W27'57" WEST, 135.17 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 20D18'04" WEST, 81.84 FEET; THENCE NORTH 89W13'44" WEST, 80.90 FEET; TO THE ARC OF A CURVE LEADING NORTHWESTERLY, THENCE NORTHWESTERLY 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 NORTH 24W15'44" WEST, 35.36 FEET; TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 89W41'54" WEST, 10.00 FEET; THENCE NORTH 00D19'04" EAST, 40.00 FEET; THENCE SOUTH 89W15'44" EAST, 8.81 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 41.37 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62D32'27" EAST, 36.81 FEET; TO THE POINT OF COUNTERING CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 89.11 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08D23'18" EAST, 98.86 FEET; THENCE NORTH 40W44'41" WEST, 324.89 FEET; THENCE NORTH 03D24'41" EAST, 1040.08 FEET; THENCE NORTH 30W46'03" EAST, 500.53 FEET; TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FINBERG TRAIL (A 80 FOOT PRIVATE RIGHT OF WAY AS SHOWN ON SAID PLAT OF SHEARWATER PHASE 3A); THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID LINE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1, SOUTH 49D23'44" EAST, 94.07 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY, COURSE NO. 2, SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.29 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07W41'37" EAST, 33.45 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHEARWATER PARKWAY; THENCE SOUTHWESTERLY ALONG SAID LINE AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 111.19 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33D14'44" WEST, 11.13 FEET; TO THE AFORESAID SOUTHERLY TERMINUS OF SAID SHEARWATER PARKWAY; THENCE SOUTH 57W12'44" EAST, ALONG SAID LINE, 80.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 37.40 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 SHEARWATER PHASE 3C HAS BEEN CLAIMED 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 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 COUNTY 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 _____ DAY OF _____, 2023.

BY: _____
DONALD A. BRADSHAW, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5213

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, PLATING, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (1) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (6).

SIGNED AND SEALED THIS _____ DAY OF _____, 2023.

BY: _____
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES, L.L.C. NO. 3731
3630 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257



Shearwater Phase 3E

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

MAP BOOK PAGE

SHEET 2 OF 10 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 3E, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADDED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. THE ROAD RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS SHEARWATER PARKWAY, NEIGHBOR COURT, DOLLAR COURT, SEAFORTH DRIVE, AND CALICUTTA DRIVE, ARE HEREBY DEDICATED TO THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, (THE "COD"), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE OWNER HEREBY RESERVES FOR ITSELF AND GRANTS TO THE COD 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 COD ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS.

TITLE TO TRACTS 3E-1, 3E-2, AND 3E-3 (STORMWATER MANAGEMENT FACILITY), TRACTS 3E-4 AND 3E-5 (CONSERVATION), TRACTS 3E-7, 3E-8, 3E-9, 3E-10, AND 3E-11 (DRAINAGE, LANDSCAPE, UTILITIES, OPEN SPACE), ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE UNDERSIGNED OWNER PRESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS ASSOCIATION, A MUNICIPAL SERVICES TRADING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TITLE TO TRACT 3E-6 (PROPOSED LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS.

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

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

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED 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 177.09(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 "FPL EASEMENT", FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM AS NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION.

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

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

IN WITNESS WHEREOF, WFC ASHFORD MILLS OWNER 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

WITNESS _____

BY: _____

PRINT _____

PRINT _____

WITNESS _____

TITLE _____

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 _____ 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 _____

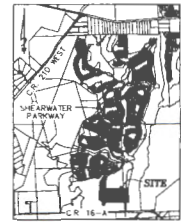
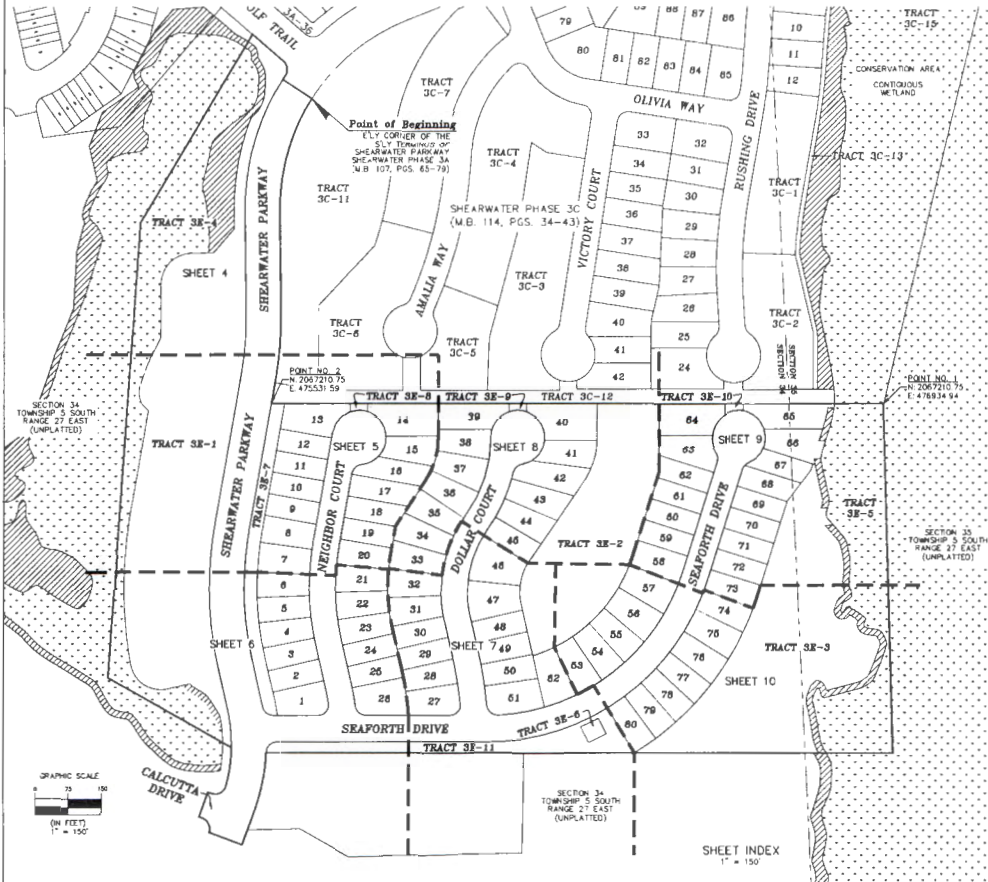


Shearwater Phase 3E

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

MAP BOOK PAGE

SHEET 3 OF 10 SHEETS
80 LOTS AND 11 TRACTS IN THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY TERMINUS OF SHEARWATER PARKWAY SHEARWATER PHASE 3A (M.B. 107, PGS. 65-79) AS EXISTING FOR THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GAS BASE MAPPING PURPOSES. THE GEODETIC CONTROL POINTS FOR THESE VALUES WAS PUBLISHED 1:5000 CONTROL POINTS (DURBIN 2), AND (ELI271) DURBIN 2 N 2092535.8352 E 309677.0129 (ELI271) N 2324527.8939 E 524684.1854. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2067210.75	476934.94	PRM-NE CORNER OF TRACT 3C-5
2	2067210.75	475231.59	PRM-NW CORNER OF TRACT 3C-7

- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 177.089, 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 FUTURE USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- ACCESS AND UTILITY EASEMENTS (A.U.E.) ARE NON-EXCLUSIVE EASEMENTS 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. 5482, PAGE 854 EASEMENT - CONSERVATION AFFECTS SHOWN HEREON

LEGEND

- | | | | |
|--------------------------------------|--|-----------------------------------|--|
| M.B. = MAP BOOK | O.E. = ORANGE EASEMENT | ● = PERMANENT CONTROL POINT | ▨ = DENOTES UPLAND BUFFER |
| O.R.B. = OFFICIAL RECORDS BOOK | F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT | ○ = SET 3/8" REBAR WITH CAP | (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH |
| PAGES) = PAGES(S) | U.E. = UTILITY EASEMENT | ○ = FOUND 3/8" REBAR WITH CAP | ▨ = DENOTES STATE JURISDICTIONAL WETLANDS |
| R/W = RIGHT OF WAY | M.E. = MAINTENANCE EASEMENT | ○ = SET 4"x4" CONCRETE MONUMENT | |
| CH = CHORD DISTANCE | EA-U.E. = EA UTILITY EASEMENT | ○ = FOUND 4"x4" CONCRETE MONUMENT | |
| R = RADIUS | EA-M.E. = EA METER EASEMENT | | |
| Δ = DELTA ANGLE | C1 = TABULATED CURVE DATA | | |
| L = ARC LENGTH | L1 = TABULATED LINE DATA | | |
| R.P. = RADIUS POINT | ATB = APPROXIMATE TOP OF BANK | | |
| C = CENTERLINE | S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE | | |
| P.C. = POINT OF CURVATURE | V.W. = VARIABLE WIDTH | | |
| P.T. = POINT OF TANGENCY | T.L.O. = THE LINE ONLY | | |
| P.C.C. = POINT OF COMPOUND CURVATURE | A.M.U.E. = ACCESS AND UTILITY EASEMENT | | |
| P.R.C. = POINT OF REVERSE CURVATURE | P.R.M. = PERMANENT REFERENCE MONUMENT | | |
| (R) = RADIAL TO LOT LINE | | | |

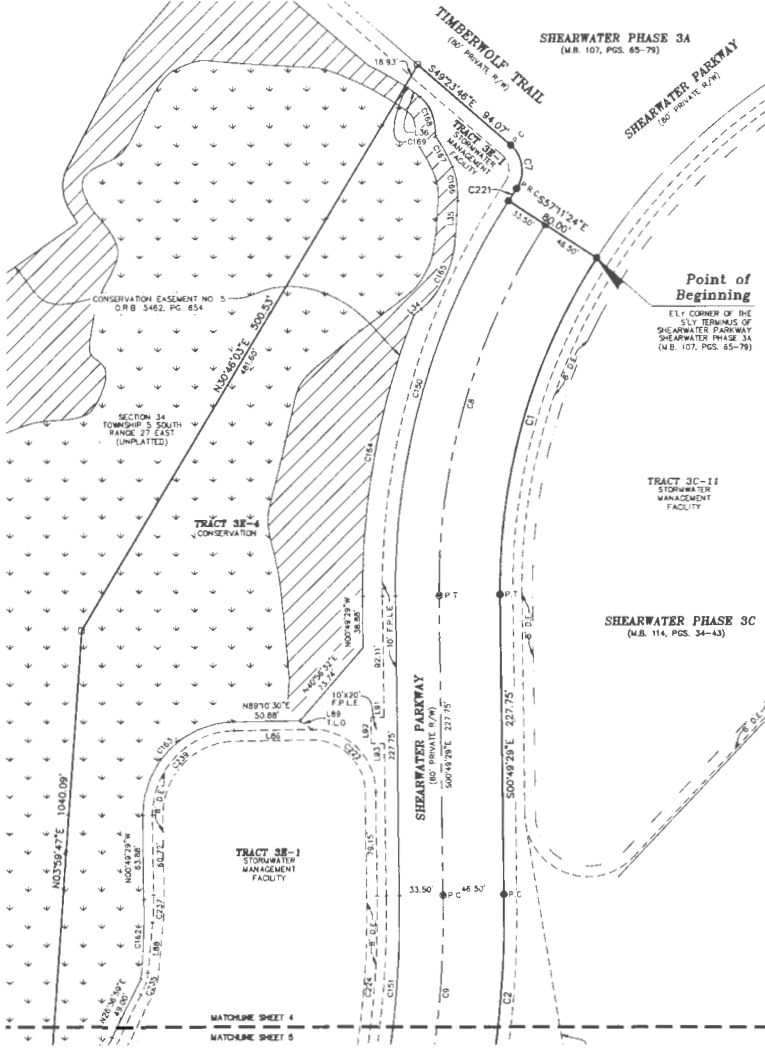


Shearwater Phase 3E

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

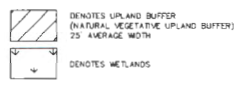
MAP BOOK PAGE

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	460.00	270.04'	33°38'06"	S5°59'34"W	266.18'
C2	840.00	157.08'	10°42'52"	S04°31'57"W	156.85'
C7	25.00'	36.39'	83°23'38"	S07°41'57"E	33.26'
C8	508.50'	297.34'	33°38'06"	S15°59'34"W	293.08'
C9	793.50'	148.39'	10°42'52"	S04°31'57"W	148.17'
C150	540.00'	317.00'	33°38'06"	S15°59'34"W	312.47'
C151	760.00'	142.12'	10°42'52"	S04°31'57"W	141.91'
C162	565.00'	60.10'	6°05'41"	N02°13'21"E	60.07'
C163	70.00'	109.98'	90°00'00"	N44°10'31"E	86.99'
C164	565.00'	219.04'	22°12'44"	N10°16'53"E	217.67'
C165	76.32'	62.53'	46°56'37"	N25°28'14"E	60.80'
C166	50.99'	26.48'	29°45'41"	N08°54'28"E	26.19'
C167	100.66'	26.77'	157°42'20"	N29°33'44"W	26.69'
C168	36.52'	13.31'	52°18'03"	N02°01'44"W	32.17'
C169	280.01'	2.19'	0°26'55"	N57°13'51"W	2.19'
C221	540.00'	11.18'	1°11'15"	S33°24'47"W	11.10'
C222	48.00'	75.40'	90°00'00"	S45°49'29"E	67.88'
C224	743.00'	138.94'	10°42'52"	S04°31'57"W	138.74'
C235	42.00'	17.50'	23°52'10"	N17°24'04"E	17.37'
C237	162.00'	21.08'	6°17'28"	N02°19'15"E	21.07'
C238	63.00'	98.98'	90°00'00"	N44°10'31"E	89.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N51°20'11"E	7.01'
L35	N03°37'21"E	27.35'
L36	N34°43'42"W	12.22'
L86	N89°10'31"E	59.54'
L88	N05°27'59"E	38.50'
L89	S54°24'17"E	11.33'
L91	N90°00'00"W	10.00'
L92	N00°49'29"W	20.00'
L93	N90°00'00"W	10.00'



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Shearwater Phase 3E

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

MAP BOOK PAGE

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

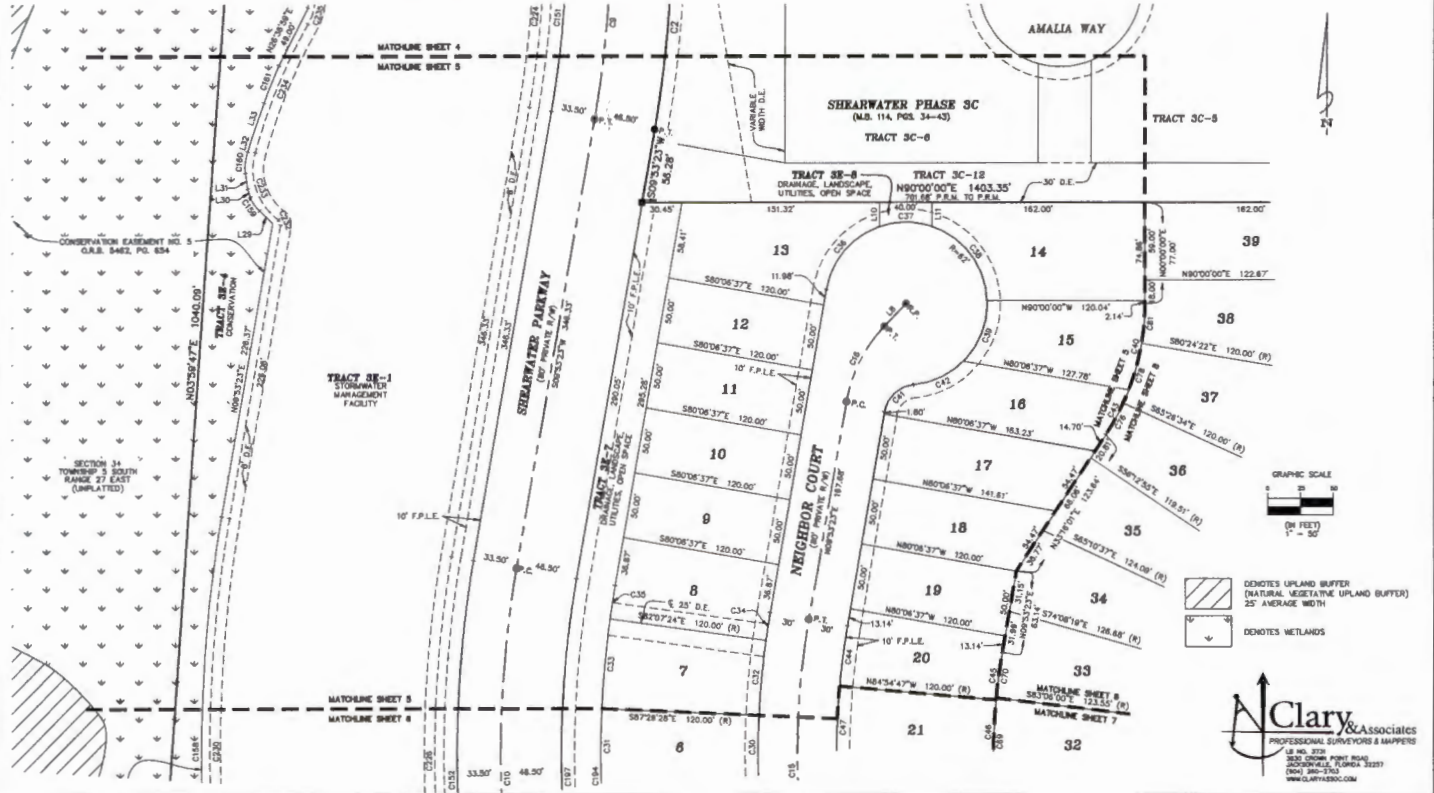
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	840.00	157.06	10°42'32"	S04°31'57"W	156.85
C9	793.50	148.36	10°42'32"	S04°31'57"W	148.17
C10	808.50	320.54	22°48'28"	S01°28'51"W	318.47
C15	580.00	330.54	22°48'28"	N01°28'51"W	328.03
C16	110.00	65.02	33°51'58"	N28°48'22"E	64.08
C30	810.00	48.43	4°32'50"	S00°14'05"W	48.41
C31	730.00	57.89	4°32'50"	N00°14'05"E	57.94
C32	810.00	87.18	5°22'04"	S05°11'34"W	87.13
C33	730.00	68.36	5°22'04"	N05°11'34"E	68.37
C34	810.00	21.43	2°02'48"	S08°53'05"W	21.43
C35	730.00	28.89	2°02'48"	N08°53'05"E	28.84

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C36	82.00	66.32	6°17'28"	S40°32'07"W	63.21
C37	82.00	40.73	37°38'17"	S89°58'56"W	40.00
C38	82.00	74.88	69°11'58"	N38°34'53"W	70.41
C39	82.00	50.80	47°02'14"	N21°32'13"E	48.48
C40	182.00	67.34	21°12'16"	S10°38'08"W	66.87
C41	25.00	32.58	74°40'18"	N47°33'30"E	30.32
C42	82.00	42.75	39°30'18"	N64°48'28"E	41.81
C43	182.00	38.32	12°03'45"	S27°14'09"W	38.25
C44	850.00	48.12	4°48'08"	N07°28'18"E	48.09
C45	430.00	38.04	4°48'08"	S07°28'18"W	38.03
C46	430.00	48.89	8°30'52"	S01°48'48"W	48.88

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C47	850.00	62.53	8°30'52"	N01°48'48"E	62.50
C49	430.00	66.13	8°48'42"	N00°53'00"E	66.08
C70	430.00	34.53	4°38'02"	N07°35'22"E	34.52
C76	182.00	27.87	8°42'35"	N28°54'43"E	27.84
C78	182.00	47.53	14°57'48"	N17°04'32"E	47.40
C81	182.00	30.48	8°35'38"	N04°47'49"E	30.44
C91	780.00	142.12	10°42'52"	S04°31'57"W	141.81
C92	840.00	333.88	22°48'28"	S01°28'51"E	331.70
C98	1035.00	357.78	18°48'14"	N02°00'45"W	355.97
C99	27.83	12.55	23°50'28"	N34°21'44"W	12.44
C90	38.36	18.40	23°48'41"	N08°13'04"E	18.28

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C81	314.18	30.34	5°33'08"	N21°34'21"E	30.34
C84	730.00	290.17	22°48'28"	S01°28'51"E	288.26
C87	780.00	302.69	22°48'28"	N01°28'51"W	300.11
C224	743.00	138.94	10°42'52"	S04°31'57"W	138.74
C226	857.00	310.81	20°47'10"	S00°30'12"E	308.21
C230	1008.18	355.34	20°11'41"	N00°12'28"W	353.50
C232	4.00	4.42	6°32'14"	N21°47'31"W	4.20
C233	48.00	57.80	68°45'03"	N19°05'52"W	54.20
C234	430.00	105.81	14°02'30"	N22°18'24"E	105.24
C235	42.00	17.80	2°52'10"	N17°24'04"E	17.37

LINE	BEARING	DISTANCE
L8	N43°45'21"E	23.93
L10	S00°00'00"E	18.31
L11	S00°00'00"E	18.31
L29	N48°27'45"W	13.71
L30	N18°33'23"W	6.80
L31	N08°51'34"W	12.07
L32	N17°23'02"E	11.78
L33	N19°14'22"E	27.48



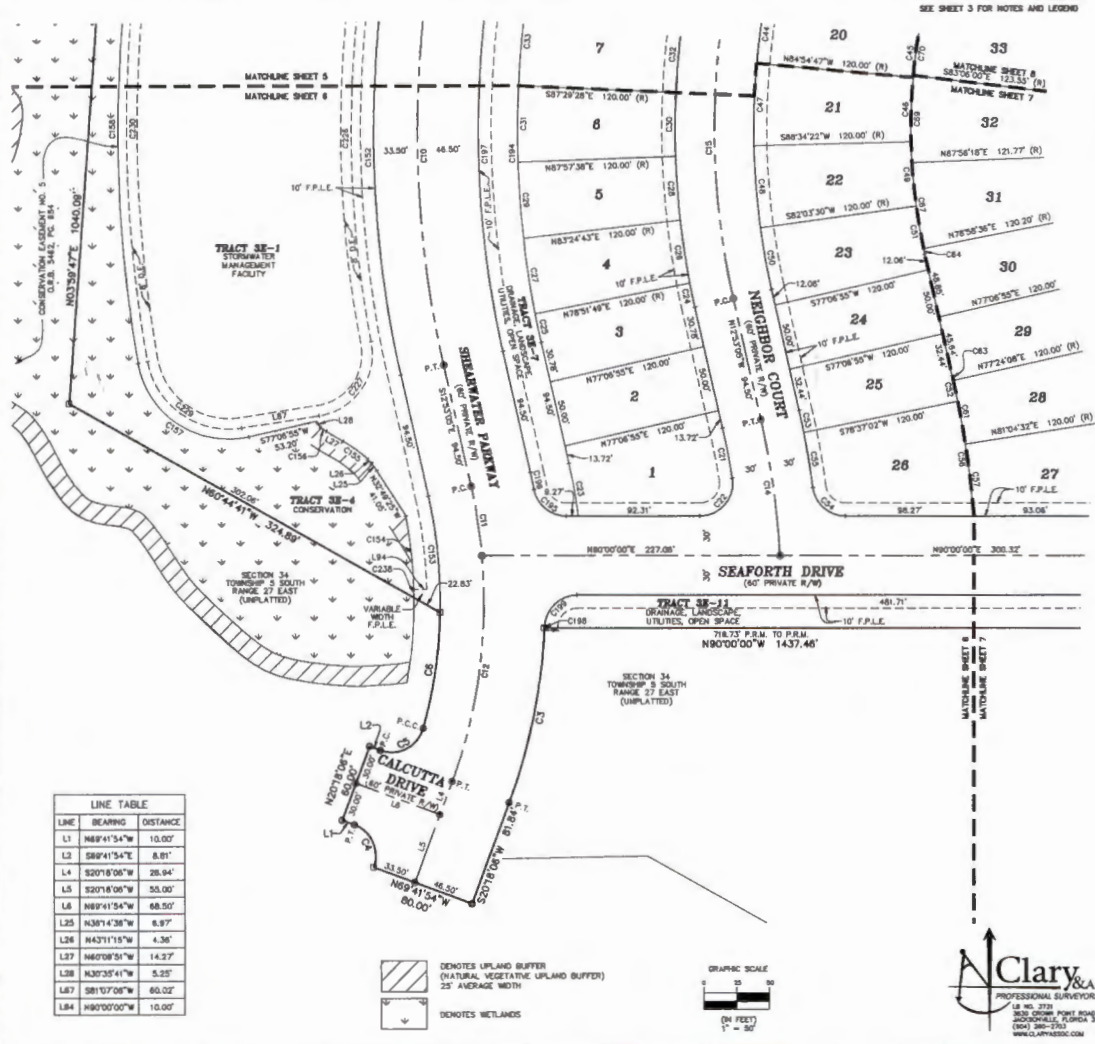
Shearwater Phase 3E

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

MAP BOOK PAGE

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	440.00'	135.71'	17°40'18"	S11°27'57"W	135.17'
C4	25.00'	36.27'	80°00'00"	N24°41'54"W	35.36'
C5	25.00'	41.37'	84°48'18"	N62°53'27"E	36.81'
C6	350.00'	80.11'	14°05'56"	N08°23'19"E	86.88'
C10	806.50'	320.57'	22°48'28"	S01°28'51"E	318.47'
C11	383.50'	53.64'	7°48'33"	S08°58'48"E	53.59'
C12	383.50'	174.28'	25°22'36"	S07°35'47"W	172.98'
C14	620.00'	104.60'	8°39'58"	N08°03'08"W	104.47'
C15	580.00'	330.54'	22°48'28"	N01°28'51"W	229.03'
C21	580.00'	38.90'	3°44'19"	S11°20'56"E	38.49'
C22	25.00'	43.28'	88°08'47"	S40°25'37"W	38.04'
C23	470.00'	40.88'	4°57'32"	N10°24'18"W	40.84'
C24	610.00'	18.81'	1°44'34"	S12°00'38"E	18.81'
C25	730.00'	22.26'	1°44'34"	N12°00'38"W	22.27'
C26	610.00'	48.43'	4°32'55"	S08°51'44"E	48.41'
C27	730.00'	57.95'	4°32'55"	N08°51'44"W	57.94'
C28	610.00'	48.43'	4°32'55"	S04°18'49"E	48.41'
C29	730.00'	57.95'	4°32'55"	N04°18'49"W	57.94'
C30	610.00'	48.43'	4°32'55"	S00°14'05"W	48.41'
C31	730.00'	57.95'	4°32'55"	N00°14'05"W	57.94'
C32	610.00'	57.18'	5°22'04"	S05°11'34"E	57.13'
C33	730.00'	68.39'	5°22'04"	N05°11'34"W	68.37'
C44	550.00'	46.10'	4°48'08"	N07°28'18"E	46.09'
C45	430.00'	36.04'	4°48'08"	S07°28'18"W	36.03'
C46	430.00'	48.89'	8°30'52"	S01°48'48"E	48.88'
C47	550.00'	62.53'	8°30'52"	N01°48'48"W	62.50'
C48	550.00'	62.53'	8°30'52"	N04°41'04"W	62.50'
C49	430.00'	48.89'	8°30'52"	S04°41'04"E	48.88'
C50	550.00'	47.45'	4°38'35"	N10°24'48"W	47.44'
C51	430.00'	37.10'	4°38'35"	S10°24'48"E	37.09'
C52	770.00'	20.19'	1°30'58"	S12°08'01"E	20.19'
C53	850.00'	17.04'	1°30'58"	N12°08'01"W	17.04'
C54	25.00'	35.83'	82°21'14"	N48°48'23"W	32.82'
C55	850.00'	42.39'	3°44'12"	N09°30'52"W	42.38'
C56	770.00'	66.09'	6°33'16"	S08°05'20"E	66.04'
C57	770.00'	55.05'	4°05'44"	N08°52'35"W	55.04'
C61	770.00'	48.37'	3°40'24"	N10°45'40"W	48.36'
C63	770.00'	3.88'	0°17'12"	N12°44'28"W	3.88'
C64	430.00'	4.40'	0°35'11"	N12°35'30"W	4.40'
C67	430.00'	65.88'	8°48'33"	N07°54'38"W	65.80'
C68	430.00'	66.13'	8°48'42"	N00°53'00"E	66.09'
C70	430.00'	34.53'	4°38'02"	N07°35'22"E	34.52'
C153	840.00'	333.88'	22°48'28"	S01°28'51"E	331.70'
C153	360.00'	88.11'	14°05'56"	S08°47'37"E	86.88'
C154	340.00'	58.41'	8°30'19"	N06°18'18"W	58.34'
C155	65.71'	23.02'	13°48'58"	N54°05'10"W	22.97'
C156	32.55'	6.23'	10°57'34"	N54°52'12"W	6.22'
C157	70.00'	113.88'	82°58'12"	N58°23'59"W	101.53'
C158	1035.00'	357.79'	19°48'18"	N00°00'45"W	355.47'
C184	730.00'	280.17'	22°48'28"	S01°28'51"E	288.24'
C190	25.00'	34.41'	78°51'51"	N50°34'05"W	31.78'
C196	438.93'	13.43'	1°44'34"	N12°00'38"W	13.43'
C197	760.00'	302.08'	22°48'28"	N01°28'51"W	300.11'
C198	440.00'	1.08'	0°08'29"	N02°33'33"E	1.08'
C199	25.00'	38.16'	87°30'41"	N48°14'39"E	34.50'
C226	857.00'	310.91'	20°47'10"	S00°30'12"E	308.21'
C227	48.00'	77.08'	82°09'54"	S30°06'38"W	68.07'
C228	83.00'	67.38'	88°34'25"	N54°35'38"W	67.88'
C230	1008.16'	355.14'	20°11'41"	N00°12'28"W	353.50'
C238	340.00'	8.21'	1°02'45"	S09°01'46"E	8.21'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°41'54"W	10.00'
L2	S88°41'54"E	8.01'
L4	S20°18'08"W	28.94'
L5	S20°18'08"W	55.00'
L6	N68°41'54"W	68.50'
L25	N30°14'38"W	6.97'
L26	N43°11'19"W	4.38'
L27	N67°08'51"W	14.27'
L28	N30°35'41"W	5.25'
L67	S81°07'08"W	60.00'
L84	N90°00'00"W	10.00'

DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
 DENOTES WETLANDS



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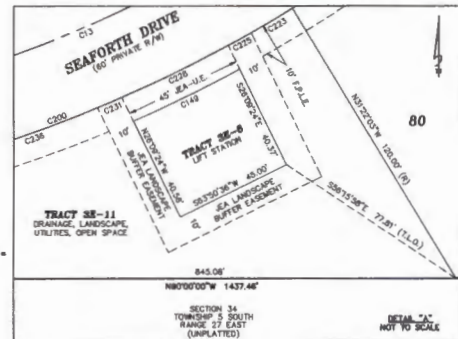
Shearwater Phase 3E

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

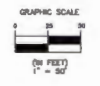
MAP BOOK PAGE

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	500.00'	634.38'	77°40'31"	S33°38'25"E	592.58'
C17	920.00'	172.07'	10°42'58"	N07°31'24"W	171.82'
C18	270.00'	228.52'	49°28'38"	N11°21'44"E	221.76'
C19	332.00'	133.74'	23°04'52"	N24°04'08"E	132.84'
C45	430.00'	36.04'	4°48'08"	S07°29'18"W	36.03'
C46	430.00'	48.89'	6°30'52"	S01°49'48"W	48.88'
C48	430.00'	48.88'	6°30'52"	S04°41'04"E	48.88'
C51	430.00'	37.10'	4°56'30"	S10°24'48"E	37.09'
C52	770.00'	20.19'	1°30'08"	S12°08'01"E	20.19'
C56	770.00'	88.69'	6°33'16"	S08°05'20"E	88.04'
C57	770.00'	55.00'	4°05'46"	N08°52'35"W	55.04'
C58	880.00'	48.00'	2°57'53"	S07°28'31"E	48.00'
C59	25.00'	41.87'	85°57'34"	S42°01'13"W	37.15'
C60	880.00'	57.08'	3°40'24"	N10°45'40"E	57.05'
C61	770.00'	48.37'	3°40'24"	N10°45'40"E	48.38'
C62	880.00'	4.44'	07°17'13"	S12°44'29"E	4.44'
C63	770.00'	3.86'	07°17'13"	N12°44'29"W	3.86'
C64	430.00'	4.47'	07°35'11"	N12°35'30"W	4.47'
C65	300.00'	9.79'	15°11'41"	S11°37'15"E	9.79'
C66	300.00'	48.82'	8°57'42"	S08°32'33"E	48.88'
C67	430.00'	65.88'	8°46'33"	N07°54'38"W	65.80'
C68	300.00'	48.82'	8°57'42"	S02°29'09"W	48.88'
C69	430.00'	66.13'	8°48'42"	N00°53'00"E	66.08'
C70	430.00'	34.53'	4°36'02"	N07°38'22"E	34.52'
C71	300.00'	48.82'	8°57'42"	S11°22'51"W	48.87'
C72	300.00'	48.82'	8°57'42"	S20°29'32"W	48.88'
C73	300.00'	48.82'	8°57'42"	S28°18'14"W	48.88'
C74	300.00'	58.25'	11°03'08"	S30°04'59"W	58.16'
C75	300.00'	8.55'	1°48'27"	S34°41'48"W	8.55'
C84	240.00'	14.87'	3°33'04"	N33°50'00"E	14.87'
C85	360.00'	34.48'	5°27'25"	N32°52'30"E	34.48'
C86	120.00'	5.17'	2°28'01"	S33°17'29"W	5.17'
C87	120.00'	54.84'	26°13'55"	S18°58'31"W	54.46'
C88	240.00'	109.88'	26°13'55"	N18°58'31"E	108.92'
C89	240.00'	78.38'	18°42'38"	N03°31'46"W	78.03'
C100	120.00'	30.19'	18°42'38"	S03°31'46"E	30.01'
C101	850.00'	31.32'	1°53'21"	N11°58'25"W	31.32'
C102	950.00'	48.48'	2°58'04"	N08°30'12"W	48.48'
C103	470.00'	108.10'	13°10'40"	S08°15'11"W	107.86'
C104	25.00'	36.32'	87°48'58"	S48°42'20"W	34.58'
C105	850.00'	14.54'	2°41'10"	N08°40'05"E	14.53'
C106	470.00'	80.54'	8°48'07"	S05°45'17"W	80.44'
C107	350.00'	52.74'	8°37'58"	N05°08'43"E	52.69'
C108	470.00'	65.33'	7°57'51"	S09°51'49"W	65.28'
C109	350.00'	48.65'	7°57'51"	N09°51'49"E	48.61'
C147	530.00'	48.20'	51°23'08"	N58°01'38"E	48.18'
C148	850.00'	39.11'	51°23'08"	S58°01'38"W	39.08'
C149	540.00'	45.01'	4°48'34"	N64°06'32"E	45.00'
C170	118.00'	67.64'	47°24'35"	N10°48'12"E	64.88'
C200	530.00'	280.18'	31°22'03"	N74°18'38"E	288.55'
C220	48.00'	88.07'	105°07'41"	N65°28'56"W	78.23'
C223	530.00'	18.19'	1°57'58"	N58°36'56"E	18.19'
C225	530.00'	10.01'	1°04'58"	N61°08'23"E	10.01'
C228	530.00'	45.01'	4°51'59"	N64°06'30"E	45.00'
C231	530.00'	10.00'	1°04'53"	N67°08'16"E	10.00'
C236	530.00'	206.84'	22°22'17"	N78°14'51"E	205.63'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N80°00'00"E	28.93'
L2	S28°05'24"E	40.37'
L3	S63°50'38"W	45.00'
L4	N28°08'24"W	40.58'
L6	S58°15'58"E	77.81'



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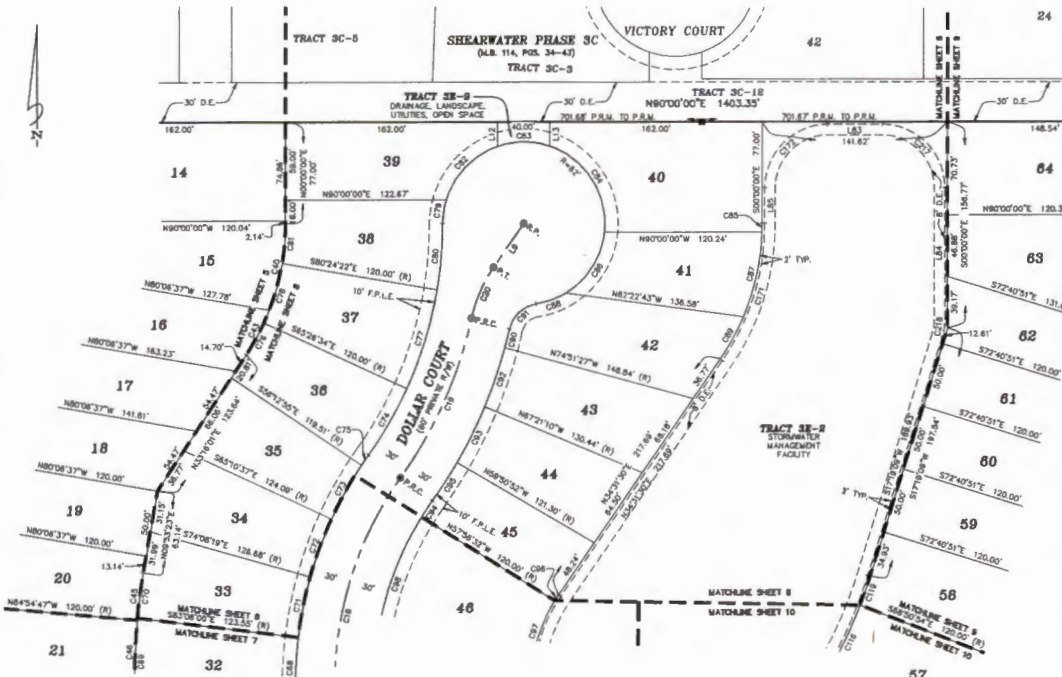
Shearwater Phase 3E

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

MAP BOOK PAGE

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

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C18	270.00'	238.52'	48°28'38"	N11°21'44"E	231.78'
C19	333.00'	133.74'	23°04'52"	N24°04'06"E	132.84'
C20	110.00'	42.42'	22°05'36"	N23°34'28"E	42.15'
C40	182.00'	67.36'	21°12'16"	S10°30'00"W	66.87'
C43	182.00'	38.33'	10°31'45"	S27°41'09"W	38.25'
C45	430.00'	36.04'	4°48'08"	S07°20'18"W	36.03'
C46	430.00'	48.89'	6°50'52"	S01°48'48"W	48.89'
C66	300.00'	46.92'	8°57'42"	S02°28'00"W	46.88'
C69	430.00'	86.17'	8°48'42"	N00°53'00"E	86.08'
C70	430.00'	34.52'	4°36'07"	N07°30'22"E	34.52'
C71	300.00'	46.92'	8°57'42"	S11°22'31"W	46.87'
C72	300.00'	46.92'	8°57'42"	S20°20'32"W	46.88'
C73	300.00'	46.92'	8°57'42"	S29°18'14"W	46.88'
C74	302.00'	56.25'	11°03'06"	S30°04'59"W	56.16'
C75	300.00'	6.55'	1°46'23"	S34°41'48"W	6.55'
C76	182.00'	27.87'	8°42'35"	N28°54'43"E	27.84'
C77	302.00'	78.87'	14°57'48"	S17°04'32"E	78.85'
C78	182.00'	47.53'	14°57'48"	N17°04'32"E	47.40'
C79	62.00'	18.28'	18°52'40"	S08°28'20"W	18.20'
C80	303.00'	50.57'	9°35'30"	S04°47'40"W	50.81'
C81	182.00'	30.48'	9°35'30"	N04°47'40"E	30.44'
C82	82.00'	56.76'	54°18'12"	S44°01'46"W	56.50'
C83	82.00'	40.73'	37°38'17"	N00°00'00"E	40.00'
C84	82.00'	83.66'	77°14'47"	N32°30'58"W	77.47'
C85	182.00'	8.84'	2°08'28"	S01°04'44"W	8.84'
C86	82.00'	56.82'	62°38'36"	N32°27'14"E	56.85'
C87	182.00'	66.43'	20°54'45"	S12°32'30"W	66.08'
C88	82.00'	24.27'	22°25'48"	N88°56'42"E	24.11'
C89	182.00'	38.60'	11°31'17"	S38°45'20"E	38.54'
C90	382.00'	14.58'	2°18'25"	N13°56'20"E	14.58'
C91	25.00'	28.82'	68°21'00"	N47°00'40"E	28.00'
C92	382.00'	47.42'	7°00'17"	N18°53'42"E	47.38'
C93	382.00'	47.42'	7°00'17"	N28°23'30"E	47.38'
C94	240.00'	14.87'	3°33'04"	N33°50'00"E	14.87'
C95	382.00'	34.46'	5°27'23"	N32°52'50"E	34.46'
C96	120.00'	5.17'	2°28'01"	S33°17'28"W	5.17'
C97	120.00'	54.84'	26°13'50"	S18°56'31"W	54.46'
C98	240.00'	108.88'	26°13'50"	N18°56'31"E	108.82'
C116	350.00'	57.43'	9°24'02"	N25°51'07"E	57.36'
C118	350.00'	23.41'	3°48'57"	N19°14'08"E	23.41'
C171	184.00'	116.87'	34°31'30"	N17°54'48"E	108.20'
C172	48.00'	75.42'	90°00'00"	N45°00'00"E	87.86'
C217	48.00'	75.42'	90°00'00"	S45°00'00"E	87.86'
C218	48.00'	14.51'	17°18'08"	S08°38'35"W	14.43'



LINE	BEARING	DISTANCE
L9	N43°37'18"E	40.54'
L12	S00°00'00"E	16.31'
L13	S00°00'00"E	16.31'
L43	N90°00'00"E	41.82'
L84	S00°00'00"E	96.16'
L85	N00°00'00"E	27.00'



Shearwater Phase 3E

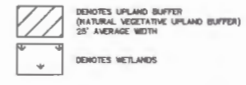
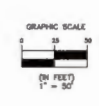
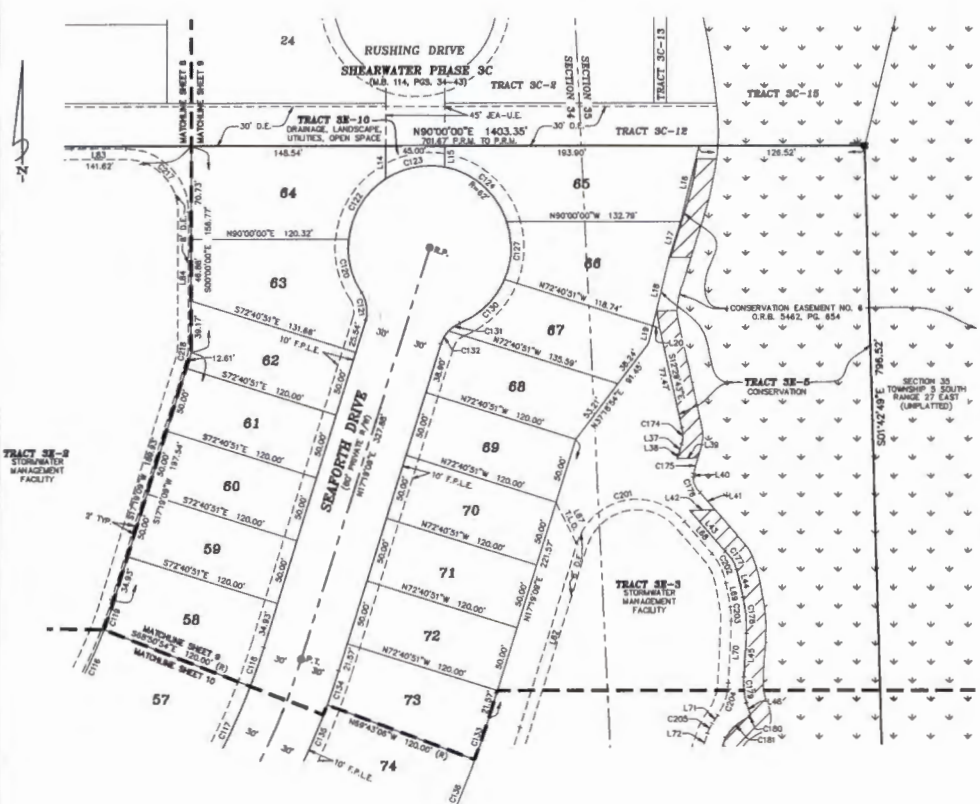
A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

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

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S00°00'00"E	24.80'
L15	S00°00'00"E	16.08'
L16	S132°53'37"W	58.11'
L17	S171°03'33"W	28.24'
L18	S135°00'00"W	53.80'
L19	S135°00'00"W	14.08'
L20	S72°40'51"E	6.01'
L21	S181°03'07"W	8.03'
L22	S14°40'41"W	3.14'
L23	N88°33'37"E	15.64'
L24	S04°07'49"W	2.87'
L25	S41°08'54"E	17.66'
L26	S88°02'33"W	18.63'
L27	S41°07'24"E	41.38'
L28	S13°01'18"E	21.75'
L29	S03°20'48"W	33.24'
L30	S18°23'30"E	10.48'
L31	S28°38'37"E	30.34'
L32	S49°48'41"E	32.17'
L33	S101°73'38"E	18.28'
L34	S02°42'36"W	47.27'
L35	S33°31'44"W	7.70'
L36	S181°03'33"W	14.46'
L37	N171°08'08"E	148.28'
L38	N80°00'00"E	41.62'
L39	S00°00'00"E	99.16'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C114	350.00'	37.43'	92°4'03"	N25°01'07"E	57.38'
C117	470.00'	77.11'	92°4'03"	S25°01'07"W	77.03'
C118	470.00'	31.44'	349°57'	S191°4'08"W	31.43'
C119	350.00'	23.41'	349°57'	N191°4'08"E	23.41'
C120	62.00'	42.50'	381°6'41"	S134°49'48"E	41.68'
C121	25.00'	22.16'	507°47'18"	S08°04'30"E	21.44'
C122	62.00'	55.76'	51°31'43"	S31°24'33"W	53.80'
C123	62.00'	46.85'	432°3'20"	S78°01'54"W	45.84'
C124	62.00'	55.82'	605°52'4"	N48°48'44"E	62.88'
C127	62.00'	44.82'	4130°3'1"	N02°24'13"E	43.94'
C128	62.00'	48.84'	443°7'00"	N45°37'58"E	47.40'
C131	25.00'	10.68'	242°52'8"	N55°35'49"E	10.98'
C132	25.00'	11.56'	282°15'3"	N36°30'08"E	11.40'
C133	650.00'	33.61'	237°44'	S18°48'01"W	33.60'
C134	530.00'	27.40'	237°44'	N18°48'01"E	27.40'
C135	530.00'	48.20'	512°36"	N22°53'12"E	48.18'
C136	650.00'	58.11'	512°36"	S22°53'12"W	58.08'
C174	16.81'	13.17'	3810°0'0"	S001°4'19"W	12.93'
C175	56.55'	12.17'	122°00'44"	S15°10'50"W	12.15'
C176	13.64'	13.02'	54°40'11"	S23°35'10"E	12.53'
C177	30.54'	16.45'	305°2'00"	S32°37'31"E	18.25'
C178	104.42'	27.79'	151°5'00"	S05°27'05"E	27.71'
C179	53.39'	20.03'	212°4'40"	S05°48'56"E	16.91'
C180	9.39'	1.54'	82°42'8"	S61°51'41"W	1.54'
C181	40.70'	24.38'	349°4'44"	S48°34'32"W	24.02'
C201	48.00'	102.10'	121°52'10"	N78°15'14"E	83.81'
C202	48.00'	25.57'	303°1'50"	S23°31'07"E	25.28'
C203	48.00'	10.88'	139°03'37"	S03°47'21"E	10.88'
C204	48.00'	25.81'	303°48'40"	S19°07'21"E	25.50'
C205	32.00'	8.50'	151°31'1"	S25°55'08"W	8.48'
C217	48.00'	78.40'	805°0'00"	S43°00'00"E	67.88'
C218	48.00'	14.51'	171°0'00"	S08°30'55"W	14.45'



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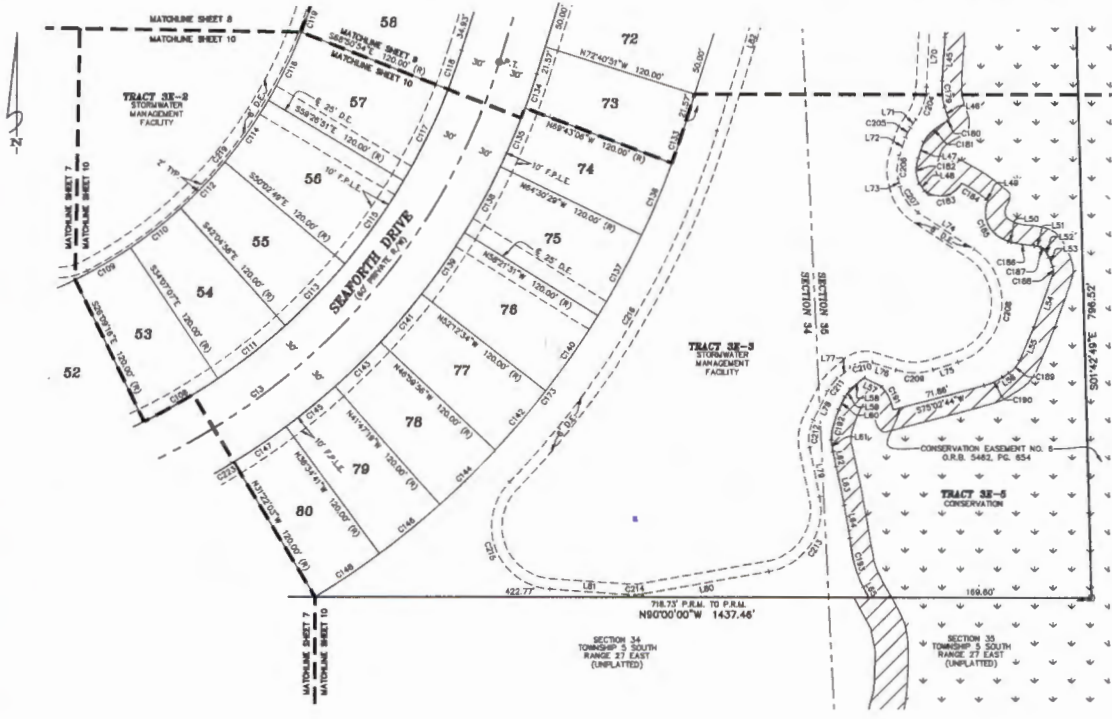
Shearwater Phase 3E

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

MAP BOOK PAGE

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	500.00'	634.26'	72°40'31"	N53°20'35"E	592.58'
C108	470.00'	83.33'	7°57'51"	S59°51'49"E	65.28'
C109	350.00'	48.63'	7°57'51"	N59°51'49"E	48.61'
C110	350.00'	48.63'	7°57'51"	N51°53'58"E	48.61'
C111	470.00'	83.33'	7°57'51"	S51°53'58"E	65.28'
C112	350.00'	48.63'	7°57'51"	N43°56'07"E	48.61'
C113	470.00'	83.33'	7°57'51"	S43°56'07"E	65.28'
C114	350.00'	57.43'	9°24'02"	N35°15'07"E	57.36'
C115	470.00'	77.11'	9°24'02"	S35°15'07"E	77.03'
C116	350.00'	57.43'	9°24'02"	N25°10'07"E	57.36'
C117	470.00'	77.11'	9°24'02"	S25°10'07"E	77.03'
C118	470.00'	31.44'	3°49'57"	S19°14'08"E	31.43'
C119	350.00'	23.41'	3°49'57"	N19°14'08"E	23.41'
C133	650.00'	33.61'	2°37'44"	S18°48'01"E	33.60'
C134	530.00'	27.40'	2°37'44"	N18°48'01"E	27.40'
C135	530.00'	48.20'	5°12'38"	N22°53'17"E	48.18'
C136	650.00'	58.11'	5°12'38"	S22°53'17"E	58.09'
C137	650.00'	68.76'	6°08'57"	S28°42'00"E	68.73'
C138	530.00'	58.09'	6°08'57"	N28°42'00"E	58.09'
C139	530.00'	58.09'	6°08'57"	N34°42'57"E	58.09'
C140	650.00'	68.76'	6°08'57"	S34°42'57"E	68.73'
C141	530.00'	48.20'	5°12'38"	N40°23'45"E	48.18'
C142	650.00'	58.11'	5°12'38"	S40°23'45"E	58.09'
C143	530.00'	48.20'	5°12'38"	N45°36'22"E	48.18'
C144	650.00'	58.11'	5°12'38"	S45°36'22"E	58.09'
C145	530.00'	48.20'	5°12'38"	N50°49'00"E	48.18'
C146	650.00'	58.11'	5°12'38"	S50°49'00"E	58.09'
C147	530.00'	48.20'	5°12'38"	N56°01'38"E	48.18'
C148	650.00'	58.11'	5°12'38"	S56°01'38"E	58.09'
C173	650.00'	468.68'	41°18'48"	N37°58'33"E	458.60'
C179	53.38'	20.03'	21°29'40"	S05°48'38"E	19.91'
C180	9.38'	1.54'	8°24'36"	S81°51'41"E	1.54'
C181	40.70'	24.38'	34°18'44"	S48°34'32"E	24.02'
C182	24.08'	18.79'	47°05'27"	S02°48'36"E	18.24'
C183	18.88'	32.88'	98°42'16"	N78°23'00"E	28.87'
C184	104.38'	21.85'	12°03'10"	S37°08'07"E	21.81'
C185	23.77'	38.34'	88°42'32"	S38°58'15"E	34.56'
C186	138.88'	17.87'	7°23'40"	S81°31'28"E	17.85'
C187	4.88'	3.98'	48°49'38"	S57°02'54"E	3.88'
C188	7.12'	6.15'	48°28'33"	S01°43'54"E	5.96'
C189	21.00'	12.30'	33°33'11"	S39°54'25"E	12.12'
C190	48.00'	15.38'	18°21'43"	S65°51'52"E	15.33'
C191	30.77'	16.72'	31°35'47"	N38°22'40"E	16.47'
C192	63.41'	23.78'	21°29'08"	S13°47'08"E	23.64'
C193	99.38'	38.78'	22°18'11"	S15°22'08"E	38.55'
C204	48.00'	25.81'	30°48'48"	S18°07'21"E	25.50'
C205	32.00'	8.50'	15°13'11"	S25°55'08"E	8.48'
C206	32.00'	17.54'	31°24'47"	S02°36'08"E	17.33'
C207	32.00'	24.50'	43°51'48"	S35°02'08"E	23.90'
C208	48.00'	108.50'	128°30'48"	S07°47'22"E	88.83'
C209	48.00'	28.80'	34°25'54"	S88°45'43"E	28.41'
C210	17.00'	17.18'	57°53'38"	S78°01'31"E	16.46'
C211	32.00'	12.88'	22°42'48"	S37°43'37"E	12.80'
C212	32.00'	21.28'	38°08'07"	S07°18'08"E	20.86'
C213	48.00'	28.78'	91°37'27"	S34°54'48"E	28.84'
C214	48.00'	11.75'	14°01'30"	S88°54'18"E	11.72'
C215	48.00'	108.00'	129°58'55"	N10°18'30"E	87.00'
C216	874.88'	312.88'	28°34'48"	N30°28'33"E	310.18'
C219	348.00'	271.30'	44°40'05"	S39°38'12"E	284.48'
C223	530.00'	18.18'	1°57'58"	N59°38'58"E	18.18'



LINE TABLE		
LINE	BEARING	DISTANCE
L48	S03°20'48"W	33.24'
L49	S18°23'30"E	10.46'
L47	S18°01'58"W	12.81'
L48	S37°00'37"E	6.81'
L49	S51°21'47"E	1.88'
L50	S70°16'51"E	2.52'
L51	S78°58'04"E	4.90'
L52	S28°43'52"E	6.86'
L53	S22°32'27"E	7.71'
L54	S18°38'10"W	42.54'
L55	S23°07'50"W	27.68'
L56	S50°41'01"W	6.07'
L57	N63°51'55"W	15.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L58	S50°54'00"W	13.67'
L59	S33°32'28"W	7.00'
L60	S25°22'40"W	10.88'
L61	S09°15'00"E	6.93'
L62	S12°15'00"E	11.78'
L63	S11°08'14"E	28.87'
L64	S08°49'14"E	25.28'
L65	S26°28'12"E	6.28'
L66	S02°42'58"W	47.27'
L67	S33°31'44"W	7.70'
L68	S23°07'50"W	14.48'
L69	S13°06'15"E	6.18'
L74	S56°58'00"E	50.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L75	S72°32'45"W	16.92'
L76	N73°01'20"W	16.92'
L77	S48°05'02"W	13.18'
L78	S28°22'13"W	24.13'
L79	S11°43'54"E	38.22'
L80	S78°53'33"W	67.71'
L81	N88°04'57"W	56.48'
L82	N17°19'06"E	146.28'



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