

RESOLUTION NO. 2024-228
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 3F-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 3F-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. An Improvements Bond is not required.

Section 3. An 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.

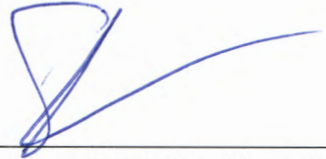
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 4th day of June, 2024.

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

Rendition Date JUN 04 2024

BY: _____



Sarah Arnold, Chair

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

Crystal Smith
Deputy Clerk

Attachment 2
Plat Map

Shearwater Phase 3F-2

A REPLAT OF TRACTS 3F-1, 3F-2, 3F-3, 3F-4, 3F-5, 3F-6, AND 3F-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3F, AS RECORDED IN MAP BOOK 120, PAGES 41 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 4 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND

CAPTION

TRACTS 3F-1, 3F-2, 3F-3, 3F-4, 3F-5, 3F-6, AND 3F-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3F, AS RECORDED IN MAP BOOK 120, PAGES 41 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 6.53 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WFC ASHFORD MILLS OWNER VII, 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 3F-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.

THOSE EASEMENTS DESIGNATED AS "JEA METER EASEMENT" (JEA-M.E.) ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENT" (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 EASEMENT" (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 HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEE, 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 177.091(28) 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 "FLORIDA POWER & LIGHT EASEMENT" (F.P.L.E.), 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 THEN 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 VII, 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., 2024.

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

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

NOTARY FOR WFC ASHFORD MILLS OWNER VII, 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., 2024, BY _____ AUTHORIZED REPRESENTATIVE OF WFC ASHFORD MILLS OWNER VII, 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 _____

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2024, 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 _____, 2024.

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF SHEARWATER PHASE 3F-2 HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2024.

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 _____, 2024.

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 _____, 2024.

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 _____, 2024.

BY: _____
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6768
CLARY AND ASSOCIATES, L.B. NO. 3731
3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

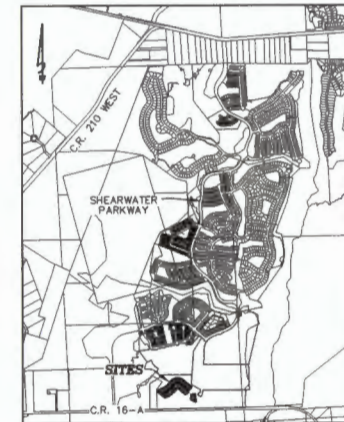
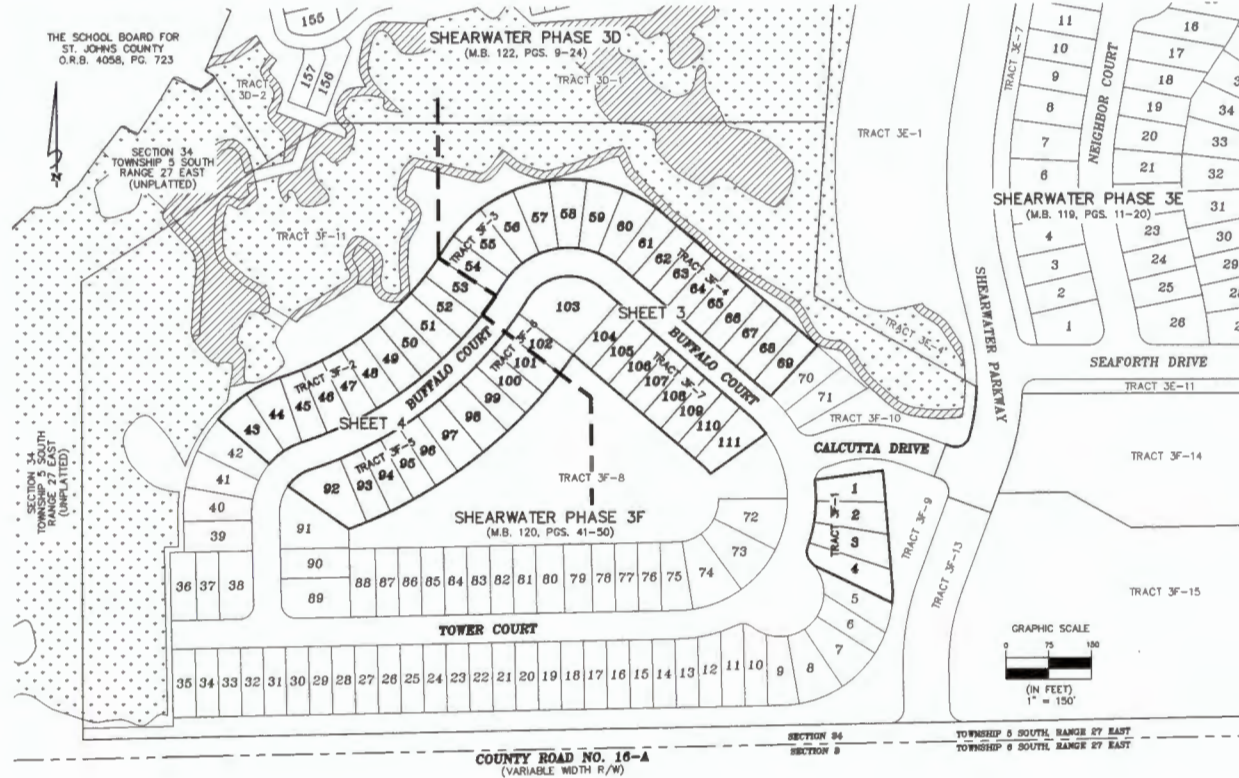


Shearwater Phase 3F-2

A REPLAT OF TRACTS 3F-1, 3F-2, 3F-3, 3F-4, 3F-5, 3F-6, AND 3F-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3F, AS RECORDED IN MAP BOOK 120, PAGES 41 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 4 SHEETS
51 LOTS AND NO TRACTS IN THIS PHASE



VICINITY MAP
NOT TO SCALE

LEGEND

- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- R/W = RIGHT OF WAY
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- (R) = RADIAL TO LOT LINE
- D.E. = DRAINAGE EASEMENT
- FPL = FLORIDA POWER AND LIGHT
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- JE = JEA (FORMERLY JACKSONVILLE ELECTRIC AUTHORITY)
- JE-U.E. = JEA UTILITY EASEMENT
- JE-M.E. = JEA METER EASEMENT
- CI = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- S.J.W.L. = STATE JURISDICTIONAL WETLAND LINE
- P.R.M. = PERMANENT REFERENCE MONUMENT

- = SET 4"x4" CONCRETE MONUMENT
STAMPED "P.R.M. LB 3731"
- = SET 5/8" REBAR WITH CAP
STAMPED "P.R.M. LB 3731"

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

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

SHEET INDEX
1" = 150'

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF BUFFALO COURT (A 50 FOOT PRIVATE R/W) OF SHEARWATER PARKWAY SHEARWATER PHASE 3F (M.B. 120, PGS. 41-50) AS N49°03'42"W, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
- THE INTENDED USE OF THESE COORDINATES IS FOR PLATTING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELLZEY).
DURBIN 2 N 2092335.8352 E 506677.0129
ELLZEY N 2030457.8959 E 524684.1854
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983(2011) - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- 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 177.091, 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 FPL FOR 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 BENEFITTING FLORIDA POWER & LIGHT COMPANY, TECO GAS COMPANY AND AT&T FLORIDA, FOR THEIR SHARED NON-EXCLUSIVE USE FOR THEIR UTILITIES.

POINT	NORTHING	EASTING	DESCRIPTION
1	2066263.26	475158.93	P.R.M.-NW CORNER OF LOT 1
2	2066279.21	475277.28	P.R.M.-NE CORNER OF LOT 1
3	2066498.78	475163.35	P.R.M.-NE CORNER OF LOT 69
4	2066410.53	475081.76	P.R.M.-SW CORNER OF LOT 69
5	2066344.69	475073.82	P.R.M.-SE CORNER OF LOT 111
6	2066274.47	474976.31	P.R.M.-SW CORNER OF LOT 111

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
M.B. 120, PGS. 41-50 SHEARWATER PHASE 3F PLAT SHOWN HEREON

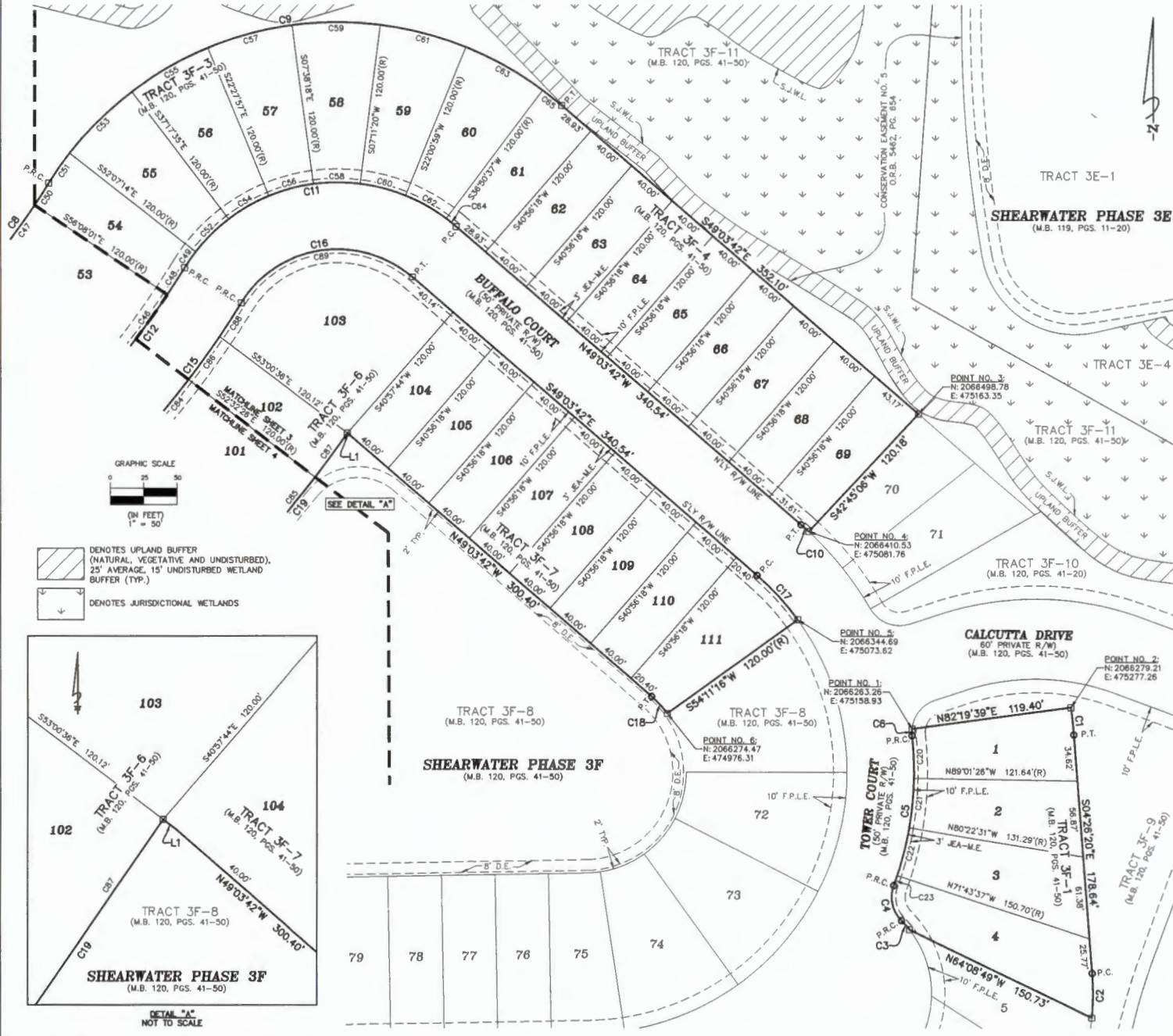
Shearwater Phase 3F-2

A REPLAT OF TRACTS 3F-1, 3F-2, 3F-3, 3F-4, 3F-5, 3F-6, AND 3F-7, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3F, AS RECORDED IN MAP BOOK 120, PAGES 41 THROUGH 50, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 3 OF 4 SHEETS
SEE SHEET 2 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	365.25'	20.61'	374°01'	S08°03'21"E	20.61'
C2	197.00'	33.25'	9°40'09"	S00°23'44"W	33.21'
C3	77.00'	9.00'	6°45'39"	N41°31'50"W	9.08'
C4	25.00'	28.37'	65°00'34"	N12°24'22"W	26.87'
C5	245.25'	113.71'	26°33'52"	N08°48'59"E	112.69'
C6	25.00'	5.22'	11°57'06"	N00°29'23"W	5.21'
C8	528.85'	371.88'	40°17'16"	N51°52'44"E	364.25'
C9	255.00'	441.51'	99°12'12"	N81°20'12"E	388.39'
C10	245.25'	7.78'	1°48'48"	N48°09'16"W	7.76'
C11	135.00'	233.74'	99°12'12"	S81°20'12"W	205.62'
C12	648.85'	456.37'	40°17'55"	S51°53'03"W	447.02'
C15	698.85'	491.53'	40°17'55"	N51°53'03"E	481.48'
C16	85.00'	147.17'	99°12'12"	N81°20'12"E	129.46'
C17	195.25'	45.15'	13°14'57"	S42°28'13"E	45.05'
C18	75.25'	17.40'	13°14'58"	N42°28'13"W	17.38'
C19	818.85'	504.94'	35°19'51"	S52°16'05"W	496.97'
C20	245.25'	31.85'	7°28'31"	N02°44'42"W	31.83'
C21	245.25'	37.02'	8°38'55"	N05°18'01"E	36.98'
C22	245.25'	37.02'	8°38'55"	N13°58'56"E	36.98'
C23	245.25'	7.81'	1°49'31"	N19°11'09"E	7.81'
C46	648.85'	46.18'	4°15'15"	S35°39'36"W	46.17'
C47	528.85'	39.27'	4°15'15"	N35°39'36"E	39.26'
C48	648.85'	24.14'	2°07'53"	S32°48'02"W	24.14'
C49	135.00'	14.48'	6°08'40"	S34°48'28"W	14.47'
C50	528.85'	19.67'	2°07'53"	N32°48'02"E	19.67'
C51	255.00'	27.35'	6°08'40"	N34°48'28"E	27.33'
C52	135.00'	34.94'	14°49'38"	S45°17'36"W	34.84'
C53	255.00'	65.99'	14°49'38"	N45°17'36"E	65.81'
C54	135.00'	34.94'	14°49'38"	S60°07'14"W	34.84'
C55	255.00'	65.99'	14°49'38"	N60°07'14"E	65.81'
C56	135.00'	34.94'	14°49'38"	S74°56'52"W	34.84'
C57	255.00'	65.99'	14°49'38"	N74°56'52"E	65.81'
C58	135.00'	34.94'	14°49'38"	S89°46'31"W	34.84'
C59	255.00'	65.99'	14°49'38"	N89°46'31"E	65.81'
C60	135.00'	34.94'	14°49'38"	N75°23'51"W	34.84'
C61	255.00'	65.99'	14°49'38"	S75°23'51"E	65.81'
C62	135.00'	34.94'	14°49'38"	N60°34'12"W	34.84'
C63	255.00'	65.99'	14°49'38"	S60°34'12"E	65.81'
C64	135.00'	9.65'	4°05'41"	N51°06'32"W	9.65'
C65	255.00'	18.22'	4°05'41"	S51°06'32"E	18.22'
C68	698.85'	38.89'	3°11'19"	N39°03'13"E	38.89'
C69	818.85'	45.57'	3°11'19"	S39°03'13"W	45.56'
C86	698.85'	39.85'	3°16'02"	N35°49'33"E	39.84'
C87	818.85'	40.83'	2°51'25"	S36°01'51"W	40.82'
C88	698.85'	29.97'	2°27'28"	N32°57'49"E	29.97'
C89	85.00'	147.17'	99°12'12"	N81°20'12"E	129.46'

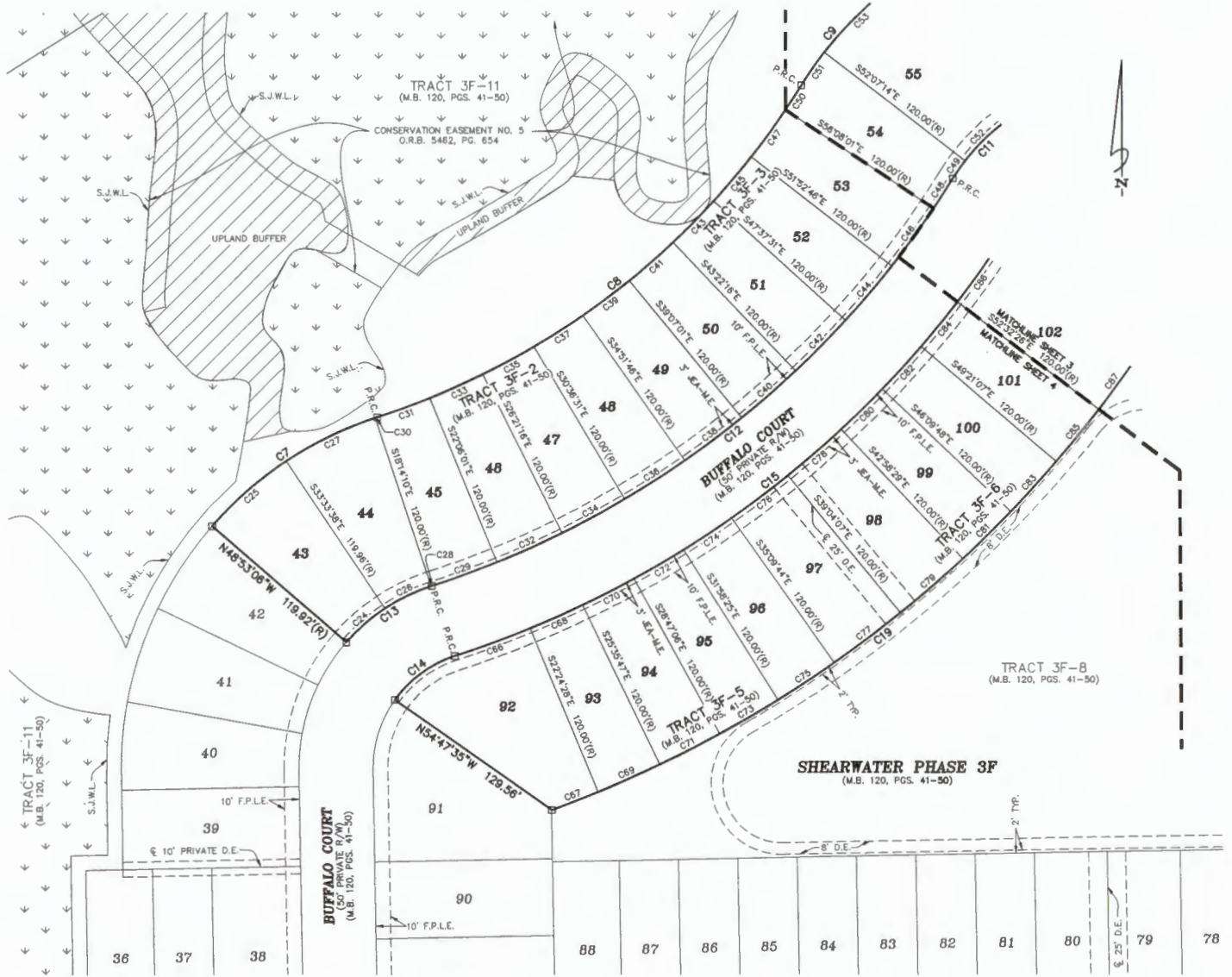
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N53°00'36"W	0.05'



Shearwater Phase 3F-2

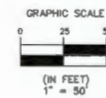
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C7	250.00'	134.99'	30°56'13"	N56°33'15"E	133.35'
C8	528.85'	371.86'	40°17'16"	N51°52'44"E	364.25'
C9	253.00'	441.51'	89°12'12"	N81°20'12"E	388.39'
C11	135.00'	233.74'	99°12'12"	S81°20'12"W	205.62'
C12	648.85'	458.37'	40°17'55"	S51°53'03"W	447.02'
C13	130.00'	70.15'	30°55'07"	S58°34'27"W	69.30'
C14	80.00'	51.05'	36°33'30"	N53°45'16"E	50.18'
C15	698.85'	491.53'	40°17'55"	N51°53'03"E	481.46'
C19	818.85'	504.94'	35°19'51"	S52°16'05"W	496.97'
C24	130.00'	34.77'	15°19'28"	S48°46'38"W	34.67'
C25	250.00'	66.85'	15°19'24"	N48°44'47"E	66.65'
C26	130.00'	34.77'	15°19'28"	S44°06'06"W	34.67'
C27	250.00'	66.86'	15°19'24"	N48°44'06"E	66.66'
C28	130.00'	0.61'	0°16'11"	S71°53'56"W	0.61'
C29	648.85'	46.82'	4°06'02"	S69°58'00"W	46.81'
C30	250.00'	1.28'	0°17'34"	N71°52'35"E	1.28'
C31	528.85'	38.06'	4°07'23"	N69°57'40"E	38.05'
C32	648.85'	46.81'	4°15'15"	S65°46'21"W	46.17'
C33	528.85'	39.27'	4°15'15"	N65°46'21"E	39.26'
C34	648.85'	46.18'	4°15'15"	S61°31'06"W	46.17'
C35	528.85'	39.27'	4°15'15"	N61°31'06"E	39.26'
C36	648.85'	46.18'	4°15'15"	S57°15'51"W	46.17'
C37	528.85'	39.27'	4°15'15"	N57°15'51"E	39.26'
C38	648.85'	46.18'	4°15'15"	S53°00'36"W	46.17'
C39	528.85'	39.27'	4°15'15"	N53°00'36"E	39.26'
C40	648.85'	46.18'	4°15'15"	S48°45'21"W	46.17'
C41	528.85'	39.27'	4°15'15"	N48°45'21"E	39.26'
C42	648.85'	46.18'	4°15'15"	S44°30'06"W	46.17'
C43	528.85'	39.27'	4°15'15"	N44°30'06"E	39.26'
C44	648.85'	46.18'	4°15'15"	S40°14'51"W	46.17'
C45	528.85'	39.27'	4°15'15"	N40°14'51"E	39.26'
C46	648.85'	46.18'	4°15'15"	S35°59'36"W	46.17'
C47	528.85'	39.27'	4°15'15"	N35°59'36"E	39.26'
C48	648.85'	24.14'	2°07'53"	S32°48'02"W	24.14'
C49	135.00'	14.46'	6°08'40"	S34°48'26"W	14.47'
C50	528.85'	19.67'	2°07'53"	N32°48'02"E	19.67'
C51	255.00'	27.35'	6°08'40"	N34°48'26"E	27.33'
C52	135.00'	34.94'	14°49'38"	S45°17'38"W	34.84'
C53	255.00'	65.99'	14°49'38"	N45°17'38"E	65.81'
C56	698.85'	54.17'	4°26'29"	N69°48'48"E	54.16'
C57	818.85'	33.46'	2°20'29"	S68°45'46"W	33.46'
C58	698.85'	38.89'	3°11'19"	N65°59'52"E	38.89'
C59	818.85'	45.57'	3°11'19"	S65°59'52"W	45.56'
C60	698.85'	38.89'	3°11'19"	N62°48'33"E	38.89'
C71	818.85'	45.57'	3°11'19"	S62°48'33"W	45.56'
C72	698.85'	38.89'	3°11'19"	N59°37'14"E	38.89'
C73	818.85'	45.57'	3°11'19"	S59°37'14"W	45.56'
C74	698.85'	38.89'	3°11'19"	N56°25'55"E	38.89'
C75	818.85'	45.57'	3°11'19"	S56°25'55"W	45.56'
C76	698.85'	47.65'	3°54'23"	N52°53'04"E	47.64'
C77	818.85'	55.63'	3°54'23"	S52°53'04"W	55.62'
C78	698.85'	47.65'	3°54'23"	N48°58'42"E	47.64'
C79	818.85'	55.63'	3°54'23"	S48°58'42"W	55.62'
C80	698.85'	38.89'	3°11'19"	N45°25'51"E	38.89'
C81	818.85'	45.57'	3°11'19"	S45°25'51"W	45.56'
C82	698.85'	38.89'	3°11'19"	N42°14'32"E	38.89'
C83	818.85'	45.57'	3°11'19"	S42°14'32"W	45.56'
C84	698.85'	38.89'	3°11'19"	N39°03'13"E	38.89'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C85	818.85'	45.57'	3°11'19"	S39°03'13"W	45.56'
C86	698.85'	38.85'	3°16'02"	N35°49'33"E	39.84'
C87	818.85'	40.83'	2°51'25"	S38°01'51"W	40.82'

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



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