

RESOLUTION NO. 2024-247
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 3H.

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 3H.

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 \$3,091,058.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$924,211.00 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 18th day of June, 2024.

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

Rendition Date JUN 21 2024

BY: _____



Sarah Arnold, Chair

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

Crystal Smith
Deputy Clerk



Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 14 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

CAPTION

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF TRACT 3A-34, 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 SAID COUNTY; THENCE SOUTH 21°54'04" WEST, ALONG THE WESTERLY LINE OF SAID PLAT OF SHEARWATER PHASE 3A, 158.93 FEET; THENCE NORTH 87°01'11" WEST, 2335.12 FEET; THENCE NORTH 17°54'04" EAST, 978.87 FEET; THENCE NORTH 21°03'06" EAST, 2398.07 FEET; THENCE SOUTH 24°55'37" EAST, 1015.30 FEET; THENCE SOUTH 11°37'44" WEST, 784.39 FEET; THENCE SOUTH 11°04'21" EAST, 1129.98 FEET; THENCE SOUTH 03°26'32" WEST, 289.15 FEET; THENCE SOUTH 85°11'47" EAST, 719.04 FEET, TO THE SOUTHWESTERLY LINE OF LOT 183 AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A-3, AS RECORDED IN MAP BOOK 114, PAGES 30 THROUGH 33, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 42°21'08" EAST, ALONG LAST SAID LINE, 48.84 FEET, TO THE POINT OF BEGINNING.

CONTAINING 72.88 ACRES, MORE OR LESS.

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 3H 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 77.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (6).

SIGNED AND SEALED THIS _____ DAY OF _____, 2024.

BY: _____
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 8788
CLARY AND ASSOCIATES, L.B. 10. 37;11
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257



Shearwater Phase 3H

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MAP BOOK PAGE

SHEET 2 OF 14 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 3H, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THE SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. THE ROAD RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS KINGBIRD DRIVE, SMOKERISE DRIVE, KELLEN COURT, AND HORATIO COURT, ARE HEREBY DEDICATED TO THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD"), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THE OWNER HEREBY RESERVES FOR ITSELF AND GRANTS TO THE CDD A NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UPON, AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE SUBDIVISION, AND FOR DRAINAGE PURPOSES. THE CDD ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS.

TITLE TO TRACTS 3H-1 (STORMWATER MANAGEMENT FACILITY/OPEN SPACE), 3H-2 (STORMWATER MANAGEMENT FACILITY), TRACTS 3H-3 AND 3H-4 (CONSERVATION/OPEN SPACE), TRACTS 3H-6, 3H-7, 3H-8, AND 3H-9 (OPEN SPACE), ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF OWNERSHIP, MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TITLE TO TRACT 3H-5 (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED IN FEE SIMPLE TO JEA, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED AS "JEA ACCESS & UTILITY EASEMENTS" (JEA-A.&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.

TITLE TO TRACT 3H-10 (LANDSCAPE BUFFER) IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH TRACT SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION.

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER, AND UNDER THE TRACT 3H-10 (LANDSCAPE BUFFER), FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT 3H-5 (LIFT STATION).

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE TRACT 3H-10 (LANDSCAPE BUFFER), OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF TRACT 3H-5 (LIFT STATION) OR JEA'S EASEMENT UPON THE TRACT 3H-10 (LANDSCAPE BUFFER). OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE TRACT 3H-10 (LANDSCAPE BUFFER) WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

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 "JEA METER EASEMENTS" (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 "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 HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND GRANTEEES, 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 "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 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 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., 2024.

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., 2024, 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 _____

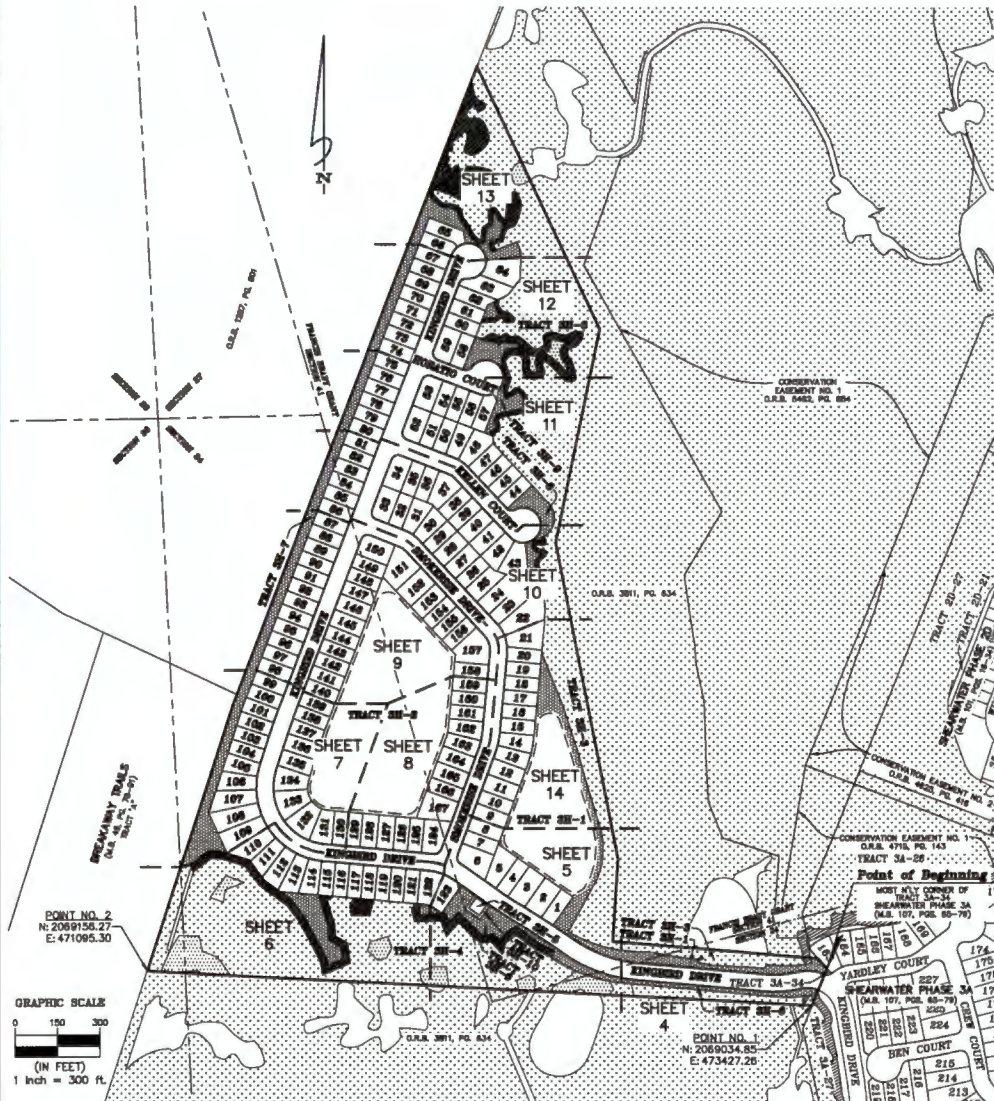


Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT,
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

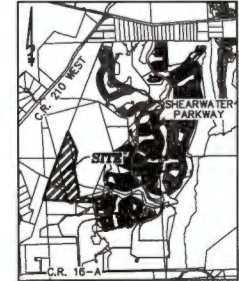
SHEET 3 OF 14 SHEETS
187 LOTS AND 10 TRACTS IN THIS PHASE



SHEET INDEX
1" = 300'

General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE WLY LINE OF TRACT 3A-34 AS SHOWN ON THE PLAT OF SHEARWATER PHASE 3A, M.B. 107, PGS. 65-79; AS 52154'04" N, REFERENCED TO 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 2092535.8352 E 509677.0129
ELLZEY N 2030457.6950 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 | 2069034.85 | 473427.26 | SE CORNER OF TRACT 3H-4 |
| 2 | 2069156.27 | 471095.30 | SW CORNER OF TRACT 3H-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 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&L 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.



VICINITY MAP
NOT TO SCALE

LEGEND

- | | | | |
|-----------|--|---|--|
| M.B. | = MAP BOOK | ● | = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731' |
| O.R.B. | = OFFICIAL RECORDS BOOK | ● | = FOUND 3/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731" |
| PG(S) | = PAGE(S) | □ | = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731" |
| NO. | = NUMBER | | |
| R/W | = RIGHT OF WAY | | |
| C | = CENTERLINE | | |
| P.C. | = POINT OF CURVATURE | | |
| P.T. | = POINT OF TANGENCY | | |
| P.R.C. | = POINT OF REVERSE CURVATURE | | |
| R.P. | = RADIUS POINT | | |
| R | = RADIUS | | |
| (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-A&U.E. | = JEA ACCESS & UTILITY EASEMENT | | |
| JE-U.E. | = JEA UTILITY EASEMENT | | |
| JE-M.E. | = JEA METER EASEMENT | | |
| CT | = TABULATED CURVE DATA | | |
| LT | = TABULATED LINE DATA | | |
| S.J.W.L. | = STATE JURISDICTIONAL WETLAND LINE | | |
| P.R.M. | = PERMANENT REFERENCE MONUMENT | | |
| T.L.O. | = TIE LINE ONLY | | |
| TYP. | = TYPICAL | | |
| --- | = APPROXIMATE TOP OF BANK | | |

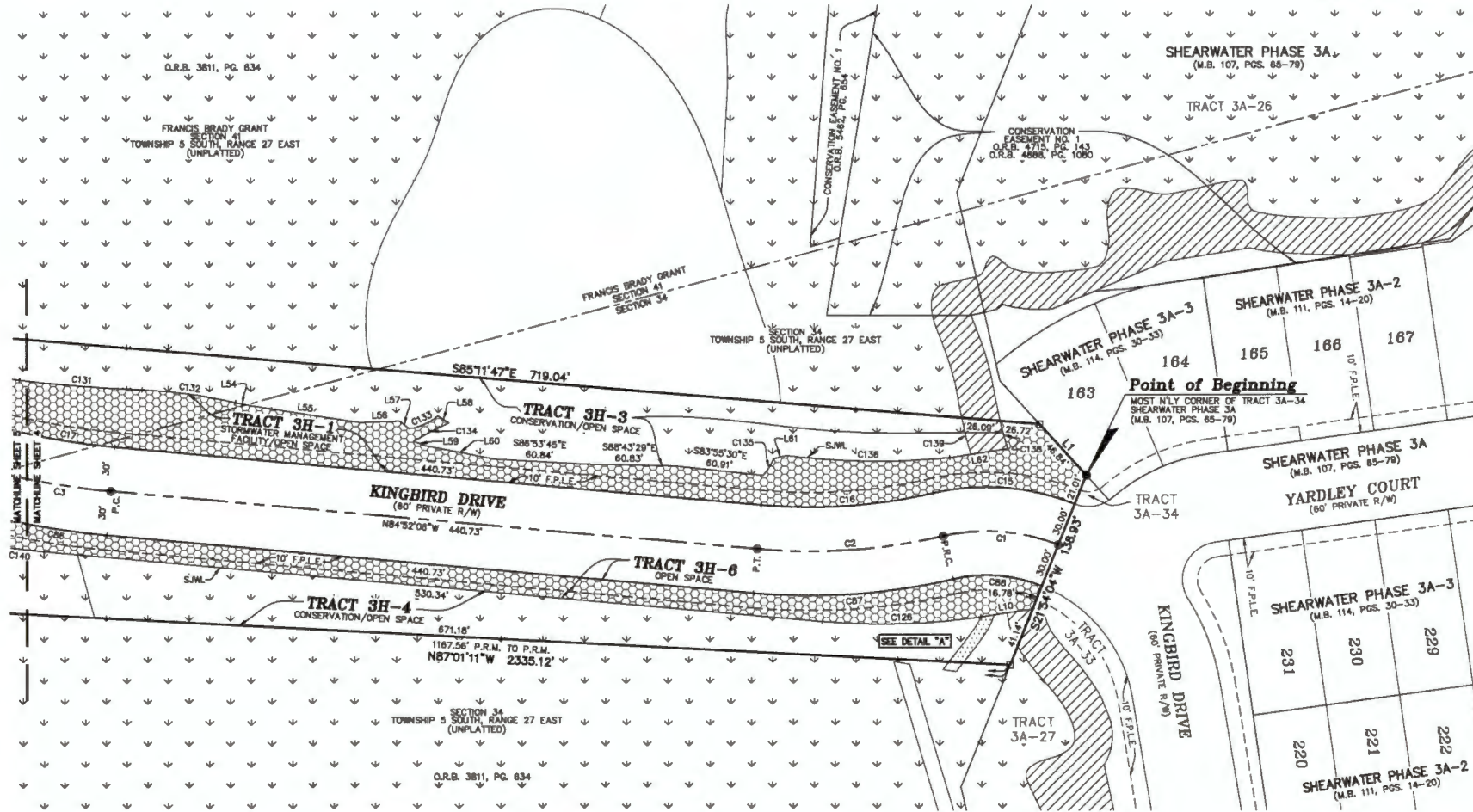
COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE INTENDED FOR PLATTING PURPOSES.

Shearwater Phase 3H

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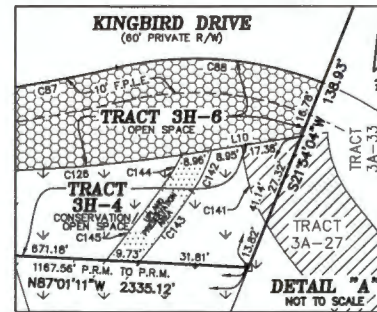
SHEET 4 OF 14 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	130.00'	79.28'	34°35'52"	N85°33'52"W	78.03'
C2	400.00'	128.78'	18°09'42"	S88°03'03"W	128.26'
C3	500.00'	282.91'	3°07'38"	N89°48'17"W	258.89'
C15	160.00'	97.58'	34°35'52"	N85°33'52"W	96.04'
C16	370.00'	117.28'	18°09'41"	N88°03'03"E	116.79'
C17	470.00'	247.13'	3°07'37"	N89°48'17"W	244.30'
C86	530.00'	278.68'	3°07'38"	S89°48'17"E	278.48'
C87	430.00'	138.30'	18°09'42"	N88°03'03"E	135.73'
C88	100.00'	60.87'	34°35'52"	N85°33'52"W	60.03'
C128	495.00'	107.88'	1°33'23"	N88°21'13"E	107.40'
C131	1028.71'	83.96'	4°40'34"	S85°32'21"E	83.93'
C132	351.33'	64.28'	10°28'57"	S82°04'38"E	64.18'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C133	40.00'	21.44'	30°42'20"	N88°03'28"E	21.18'
C134	200.00'	26.97'	7°43'34"	S82°10'29"W	26.89'
C135	38.00'	13.20'	21°00'07"	N31°58'30"E	13.12'
C136	488.08'	110.78'	12°44'31"	S89°18'38"E	110.53'
C138	184.11'	19.53'	6°49'10"	N14°57'48"W	19.52'
C139	233.78'	25.58'	8°18'19"	N13°39'09"W	25.57'
C140	555.00'	52.52'	5°25'17"	S82°09'27"E	52.50'
C141	51.99'	24.00'	28°28'45"	S17°08'33"E	23.78'
C142	40.21'	13.51'	18°14'54"	N25°09'32"E	13.44'
C143	321.34'	25.53'	4°33'07"	N38°59'21"E	25.52'
C144	44.78'	7.15'	9°08'17"	N28°47'29"E	7.14'
C145	431.48'	30.68'	4°04'17"	N37°08'44"E	30.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°21'08"E	46.84'
L10	N81°21'08"E	35.28'
L4	S79°10'27"E	9.77'
L55	S81°19'56"E	76.85'
L56	N87°57'50"E	28.68'
L57	S81°18'18"E	8.32'
L58	S86°10'48"E	8.84'
L59	S89°28'28"E	8.39'
L60	S79°01'11"E	47.42'
L81	N75°36'18"E	9.13'
L82	N81°25'43"E	39.63'



- DENOTES OPEN SPACE
- DENOTES UPLAND BUFFER
25' AVERAGE 15' UNDISTURBED
WETLAND BUFFER (TYP.)
- DENOTES JURISDICTIONAL
WETLANDS
- DENOTES UPLAND
PRESERVATION AREA

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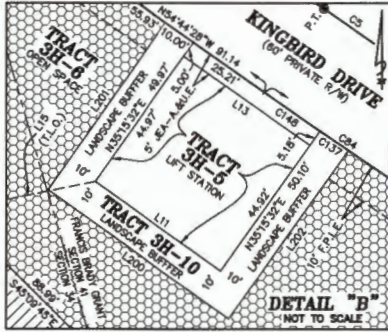
Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

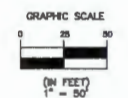
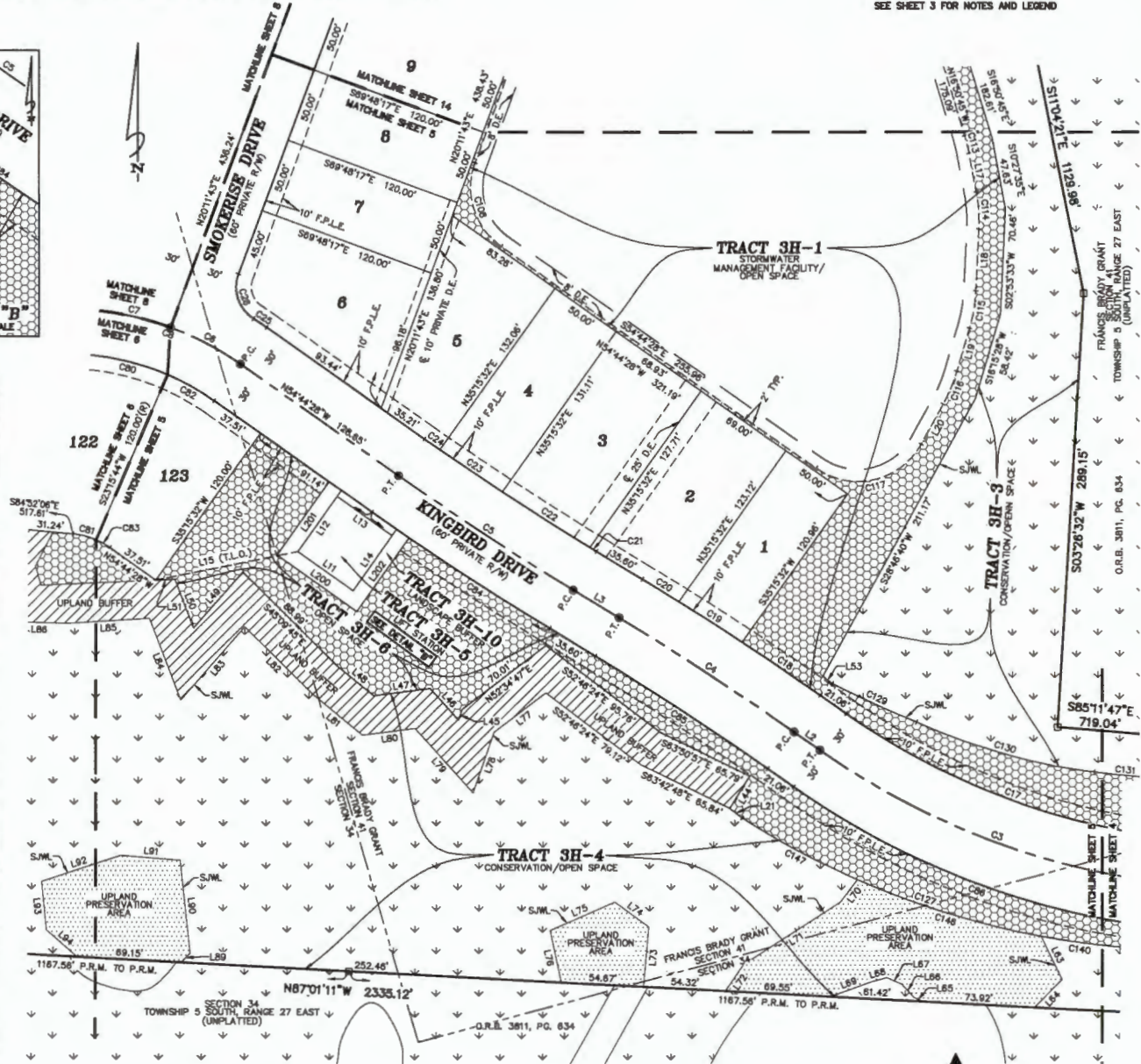
MAP BOOK PAGE

SHEET 5 OF 14 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N54°44'28"W	21.06'
L3	N58°43'04"W	35.80'
L11	N54°41'59"W	45.03'
L12	N35°18'01"E	44.97'
L13	S94°38'22"E	46.00'
L14	S35°15'32"W	44.92'
L15	N78°30'50"E	96.16'
L17	N10°27'35"W	28.03'
L18	N02°33'33"E	41.18'
L19	N18°15'28"E	29.92'
L20	N28°54'22"E	30.47'
L21	S52°37'08"E	10.46'
L44	S31°31'52"W	25.27'
L45	N18°33'08"E	7.50'
L48	S41°48'01"E	25.04'
L47	N82°40'09"E	37.74'
L48	S50°49'08"E	31.04'
L49	N41°00'21"E	46.80'
L50	S20°44'44"E	34.84'
L51	N87°22'04"E	12.71'
L53	S91°15'15"E	8.07'
L83	S25°36'39"E	31.83'
L84	S44°32'08"W	26.15'
L85	S84°44'58"E	8.86'
L86	S41°38'14"E	11.86'
L87	S88°30'08"E	10.89'
L88	N73°22'45"E	10.32'
L89	N69°33'12"E	29.29'
L70	S37°06'27"W	18.75'
L71	S58°51'44"W	76.41'
L72	S34°24'48"W	21.30'
L73	S04°46'28"W	40.11'
L74	S83°59'23"E	27.84'
L75	N86°20'18"E	48.86'
L78	N121°5'00"W	35.46'
L77	N52°34'47"E	43.38'
L78	N18°33'08"E	42.86'
L79	S41°48'01"E	57.57'
L80	N82°40'09"E	35.30'
L81	S50°44'18"E	43.03'
L82	S45°12'00"E	63.48'
L83	N41°00'21"E	64.64'
L84	S20°48'44"E	56.14'
L85	N86°20'08"E	55.37'
L86	S88°03'36"E	36.04'
L88	S44°15'18"W	8.86'
L90	S08°17'21"E	62.28'
L91	S85°34'23"E	36.74'
L92	N71°39'33"E	56.18'
L93	N05°35'44"W	32.61'
L94	N48°58'47"W	27.21'
L200	N54°41'58"W	65.04'
L201	N35°18'01"E	58.96'
L202	S35°15'32"W	60.23'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	500.00'	292.91'	30°07'38"	N69°48'17"W	259.89'
C4	2000.00'	136.61'	3°58'38"	N56°43'48"W	136.76'
C5	2000.00'	136.61'	3°58'38"	N56°43'48"W	136.76'
C6	200.00'	52.56'	15°03'49"	N62°16'23"W	52.43'
C7	200.00'	52.56'	15°03'49"	N77°20'11"W	52.43'
C8	200.00'	105.18'	30°07'38"	N69°48'17"W	103.96'
C17	470.00'	247.13'	30°07'37"	N69°48'17"W	244.30'
C18	2030.00'	62.50'	1°45'30"	N55°37'23"W	62.50'
C19	2030.00'	50.05'	1°24'48"	N57°12'41"W	50.05'
C20	2030.00'	28.34'	0°48'00"	N58°19'04"W	28.34'
C21	1970.00'	5.21'	0°09'05"	N58°38'31"W	5.21'
C22	1970.00'	89.02'	2°00'27"	N57°33'45"W	89.02'
C23	1970.00'	50.01'	1°27'18"	N58°46'54"W	50.01'
C24	1970.00'	12.49'	0°21'48"	N54°55'22"W	12.49'
C25	230.00'	10.47'	2°38'28"	N58°02'42"W	10.47'
C26	25.00'	33.64'	77°32'39"	N18°34'37"W	31.31'
C80	170.00'	53.79'	18°07'50"	S75°48'11"E	53.57'
C81	50.00'	15.82'	18°07'50"	N75°48'11"W	15.76'
C82	170.00'	35.58'	11°59'47"	S80°44'22"E	35.53'
C83	50.00'	10.47'	11°59'48"	N80°44'22"W	10.45'
C84	2030.00'	111.10'	3°08'09"	S57°08'59"E	111.09'
C85	1970.00'	136.73'	3°58'38"	N58°43'48"W	136.70'
C86	530.00'	278.68'	30°07'38"	S69°48'17"E	275.48'
C108	48.00'	82.78'	74°36'11"	S17°18'23"E	58.40'
C113	108.00'	12.04'	6°23'10"	N13°38'10"W	12.03'
C114	108.00'	25.17'	13°21'08"	N03°47'01"W	25.11'
C115	108.00'	25.19'	13°21'55"	N09°34'31"E	25.14'
C116	108.00'	23.84'	12°38'54"	N22°34'55"E	23.79'
C117	48.00'	80.72'	88°21'09"	N77°04'57"E	71.54'
C127	555.00'	286.96'	27°33'37"	S71°05'17"E	284.40'
C129	855.16'	61.44'	4°08'59"	S85°28'04"E	81.43'
C130	416.54'	122.58'	16°51'39"	S74°15'13"E	122.14'
C131	1028.71'	83.98'	4°40'34"	S85°32'21"E	83.93'
C137	2030.00'	10.00'	0°18'58"	S55°28'27"E	10.00'
C140	555.00'	52.52'	5°25'17"	S82°09'27"E	52.50'
C146	555.00'	127.87'	13°12'01"	S72°50'48"E	127.56'
C147	555.00'	86.56'	8°56'19"	S61°46'38"E	86.50'
C148	2030.00'	19.79'	0°33'30"	S55°01'13"E	19.79'



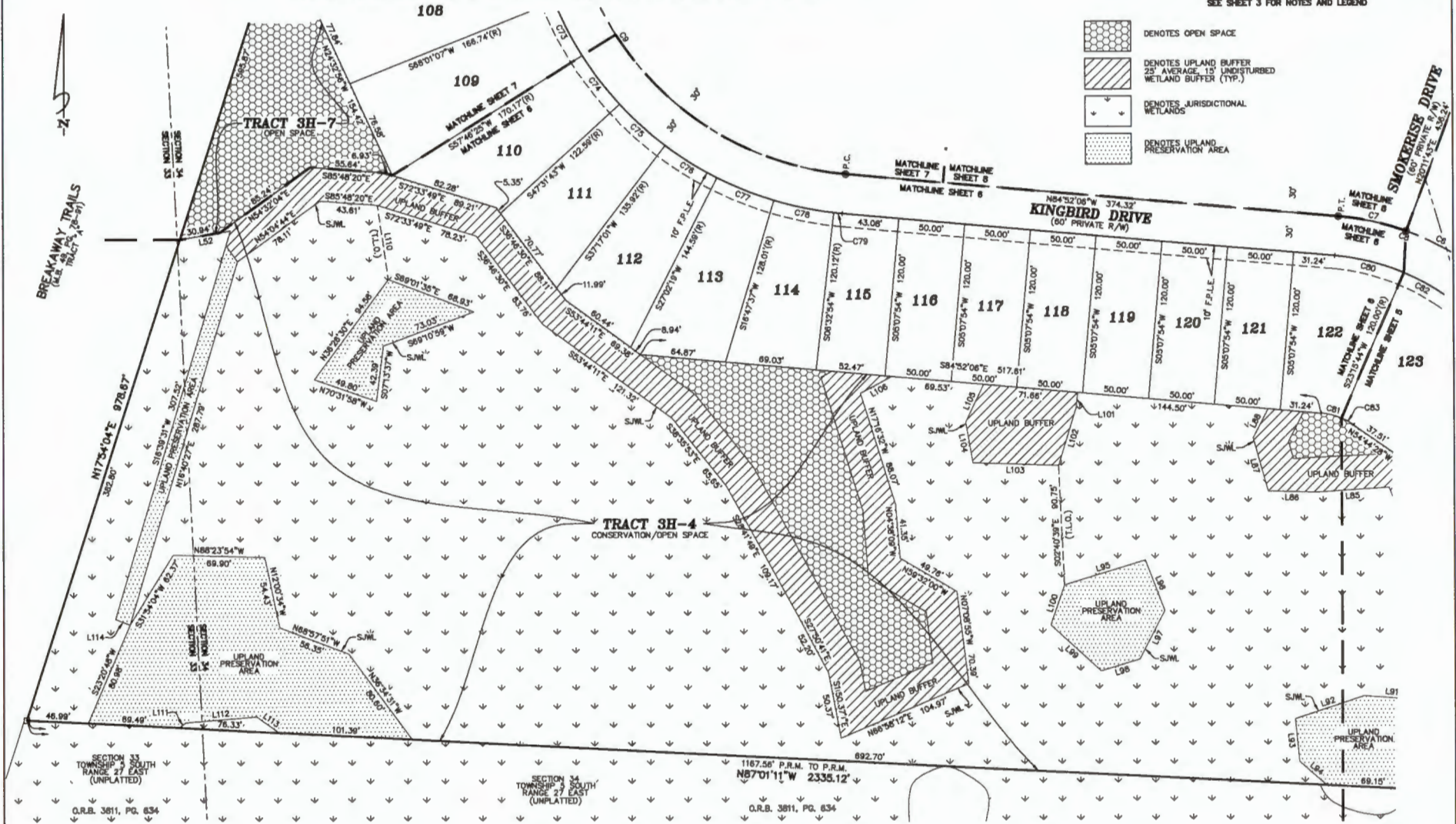
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Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 6 OF 14 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



- DENOTES OPEN SPACE
- DENOTES UPLAND BUFFER
25' AVERAGE 15' UNDISTURBED
WETLAND BUFFER (TYP.)
- DENOTES JURISDICTIONAL
WETLANDS
- DENOTES UPLAND
PRESERVATION AREA

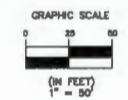
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	200.00'	52.58'	15°33'49"	N62°18'23"W	52.43'
C7	200.00'	52.58'	15°33'49"	N77°20'11"W	52.43'
C8	200.00'	105.16'	30°07'38"	N69°48'17"W	103.96'
C8	230.00'	412.54'	102°46'09"	N33°29'01"W	359.42'
C73	280.00'	46.49'	101°4'42"	S27°08'14"E	46.43'
C74	280.00'	46.49'	101°4'42"	S37°20'58"E	46.43'
C75	280.00'	46.49'	101°4'42"	S47°35'38"E	46.43'
C76	280.00'	46.49'	101°4'42"	S57°50'20"E	46.43'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C77	280.00'	46.49'	101°4'42"	S68°05'02"E	46.43'
C78	280.00'	46.49'	101°4'42"	S78°19'44"E	46.43'
C78	280.00'	6.43'	1°25'00"	S84°09'36"E	6.43'
C80	170.00'	53.79'	18°07'50"	S75°48'11"E	53.87'
C81	50.00'	15.82'	18°07'50"	N75°48'11"W	15.78'
C82	170.00'	35.59'	11°59'47"	S60°44'22"E	35.53'
C83	50.00'	10.47'	11°59'48"	N60°44'22"W	10.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L52	N60°08'36"E	38.99'
L85	N68°20'06"E	55.37'
L88	S88°05'36"E	38.04'
L87	S15°42'34"E	41.57'
L86	S27°10'57"W	24.86'
L91	S85°34'23"E	39.74'
L92	N71°39'33"E	55.18'
L93	N05°35'44"W	32.51'
L94	N48°58'47"W	27.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L95	N73°05'34"E	63.90'
L98	S20°57'57"E	40.86'
L97	S27°08'46"W	41.53'
L98	S73°05'15"W	30.87'
L99	N47°08'55"W	51.74'
L100	N18°01'02"E	31.99'
L101	N05°39'28"E	11.20'
L102	N171°2'42"E	48.19'
L103	S88°03'21"E	64.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L104	S09°46'05"E	31.28'
L105	S25°19'40"W	31.70'
L106	N61°47'28"E	27.01'
L110	S08°17'54"E	56.92'
L111	N52°07'30"E	6.23'
L112	N85°19'27"E	54.40'
L113	S54°24'50"E	21.02'
L114	S66°18'42"E	11.95'



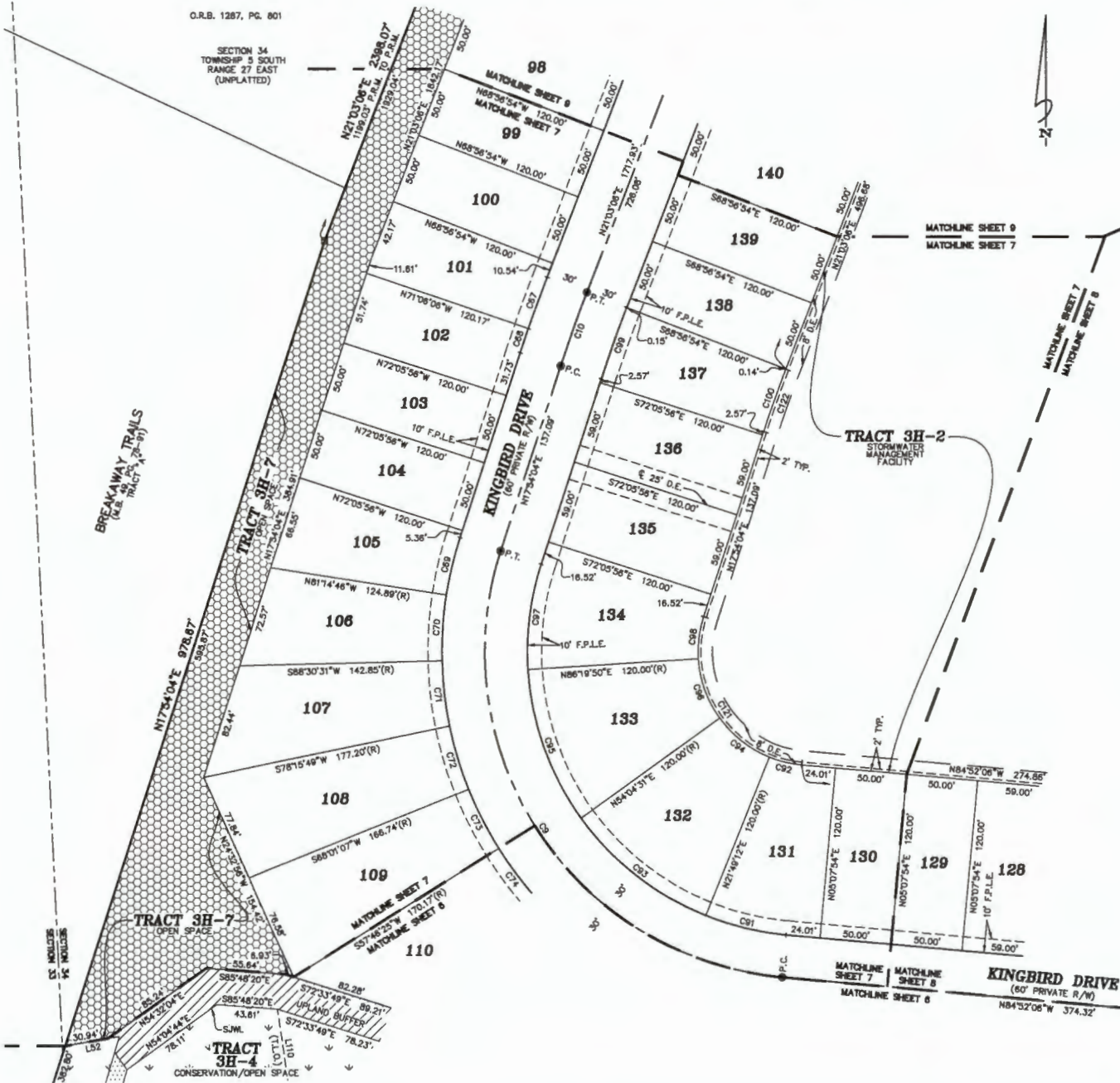
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Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

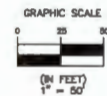
SHEET 7 OF 14 SHEETS
SEE SHEET 3 FOR NOTES AND LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	230.00'	412.54'	102°48'09"	N33°29'01"W	359.42'
C10	1000.00'	54.99'	3°09'02"	N19°28'35"E	54.98'
C87	1030.00'	38.71'	2°09'12"	S19°58'30"W	38.71'
C88	1030.00'	17.93'	0°59'50"	S18°23'59"W	17.93'
C89	280.00'	41.51'	9°08'50"	S13°19'39"W	41.46'
C70	280.00'	46.49'	10°14'42"	S03°37'52"W	46.43'
C71	280.00'	46.49'	10°14'42"	S08°38'50"E	46.43'
C72	280.00'	46.49'	10°14'42"	S18°51'32"E	46.43'
C73	280.00'	46.49'	10°14'42"	S27°08'14"E	46.43'
C74	280.00'	46.49'	10°14'42"	S37°20'58"E	46.43'
C91	200.00'	58.25'	18°41'18"	N78°31'27"W	58.05'
C92	80.00'	23.30'	18°41'18"	S78°31'27"E	23.22'
C83	200.00'	112.99'	32°15'19"	N52°03'08"W	111.11'
C94	80.00'	48.04'	32°15'19"	S52°03'08"E	44.44'
C95	200.00'	112.99'	32°15'19"	N19°47'50"W	111.11'
C98	80.00'	48.04'	32°15'19"	S19°47'50"E	44.44'
C97	200.00'	75.30'	21°34'14"	N07°06'57"E	74.89'
C98	80.00'	30.12'	21°34'14"	S07°06'57"W	28.94'
C99	970.00'	33.34'	3°09'02"	N19°28'35"E	33.33'
C100	850.00'	46.74'	3°09'02"	S19°28'35"W	46.73'
C121	78.00'	139.91'	102°48'09"	N33°29'01"W	121.89'
C122	848.00'	46.83'	3°09'02"	N19°28'35"E	46.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L52	N80°08'36"E	38.99'
L110	S08°17'54"E	86.92'

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



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A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	200.00'	52.56'	15°03'49"	N62°16'23"W	52.43'
C7	200.00'	52.56'	15°03'49"	N77°20'11"W	52.43'
C8	200.00'	105.16'	30°07'38"	N69°48'17"W	103.96'
C11	200.00'	51.70'	14°48'42"	N12°47'22"E	51.56'
C89	25.00'	33.84'	77°32'39"	S56°56'03"W	31.31'
C90	230.00'	10.47'	2°36'28"	N83°33'52"W	10.47'
C104	170.00'	25.19'	8°29'19"	S08°37'41"W	25.18'
C105	50.00'	7.41'	8°29'19"	N08°37'41"E	7.40'
C106	170.00'	16.76'	8°19'22"	S17°02'02"W	16.75'
C107	50.00'	5.52'	8°19'22"	N17°02'02"E	5.51'
C118	48.00'	62.78'	74°56'11"	S57°39'49"W	56.40'
C125	48.00'	12.41'	14°48'42"	S12°47'22"W	12.37'



Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

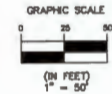
O.R.B. 1267, PG. 801

SECTION 34
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	100.00'	84.36'	48°20'04"	N18°47'01"W	81.86'
C13	100.00'	48.37'	25°59'32"	N55°56'58"W	44.99'
C101	25.00'	39.27'	90°00'00"	N66°03'08"E	35.38'
C102	70.00'	31.78'	25°59'52"	S55°56'58"E	31.49'
C103	70.00'	59.05'	48°20'04"	S18°47'01"E	57.32'
C123	48.00'	97.18'	115°58'52"	N79°03'02"E	81.41'
C124	48.00'	40.48'	48°20'04"	S18°47'01"E	39.30'

 DENOTES OPEN SPACE






Shearwater Phase 3H

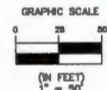
A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

FRANCIS BRADY GRANT
SECTION 34
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

O.R.B. 1287, PG. 801

SECTION 34
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

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



O.R.B. 3811, PG. 834

FRANCIS BRADY GRANT
SECTION 41
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	100.00'	84.38'	48°20'04"	N18°47'01"W	81.88'
C13	100.00'	45.37'	25°59'52"	N55°56'58"W	44.99'
C14	100.00'	45.37'	25°59'52"	N55°56'58"W	44.99'
C32	130.00'	40.68'	17°59'08"	N12°57'42"W	40.49'
C33	350.00'	1.51'	0°14'48"	S05°53'37"W	1.51'
C34	130.00'	43.54'	19°11'17"	N31°30'54"W	43.33'
C35	350.00'	115.52'	18°54'41"	S04°19'08"E	115.00'
C36	130.00'	4.18'	1°50'30"	N42°01'48"W	4.18'
C37	130.00'	28.60'	11°43'28"	N48°48'48"W	28.55'
C38	130.00'	32.39'	14°18'25"	N81°48'42"W	32.30'
C39	25.00'	36.27'	90°00'00"	N23°58'54"W	35.38'
C40	25.00'	36.27'	90°00'00"	N86°03'08"E	35.38'
C41	70.00'	31.78'	25°59'52"	S55°56'58"E	31.49'
C42	82.00'	19.17'	17°42'44"	S31°48'25"E	19.09'
C43	82.00'	38.42'	39°30'08"	S78°24'50"E	37.80'
C44	82.00'	218.00'	201°27'24"	N16°53'36"W	121.83'
C45	82.00'	275.58'	254°40'14"	N08°42'50"E	98.59'
C48	82.00'	11.83'	8°15'09"	N79°12'35"E	11.81'
C151	78.37'	138.41'	98°58'42"	S07°22'57"W	119.18'
C152	28.64'	28.69'	55°27'09"	S82°04'59"W	27.58'
C153	20.70'	34.85'	89°53'10"	S01°14'43"W	30.74'
C154	38.93'	21.86'	31°52'45"	S85°14'08"E	21.38'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C155	148.78'	10.41'	4°09'28"	S79°01'19"E	10.40'
C156	83.83'	31.07'	27°53'13"	S45°28'42"W	30.78'
C157	38.05'	39.11'	82°10'02"	S04°21'40"E	37.22'
C158	178.48'	28.20'	9°22'29"	S39°51'30"E	28.17'
C159	37.21'	20.60'	31°43'20"	S28°51'44"E	20.34'
C160	5.40'	3.54'	37°38'40"	S08°12'38"W	3.48'
C161	75.99'	15.08'	11°21'38"	S31°45'10"W	15.04'
C162	350.00'	117.03'	19°09'29"	N04°11'43"W	118.49'
C163	77.23'	18.02'	11°52'55"	S86°58'10"E	15.99'
C164	10.50'	14.84'	79°51'20"	N40°45'24"E	13.48'
C185	52.78'	40.24'	43°41'08"	N23°52'22"W	39.27'
C186	135.18'	28.52'	12°05'10"	N38°28'38"W	28.48'
C167	21.08'	28.88'	72°30'57"	N08°33'31"E	24.93'
C168	11.78'	22.02'	107°07'23"	N04°19'00"W	18.95'
C169	56.44'	17.13'	18°01'50"	N73°21'05"W	17.08'
C170	28.85'	15.05'	29°53'54"	N69°34'31"W	14.88'
C171	8.12'	11.91'	128°58'28"	N08°58'13"E	9.23'
C172	18.05'	10.81'	37°53'01"	N87°18'34"E	10.42'
C173	48.87'	10.88'	13°12'43"	S83°01'22"E	10.55'
C174	10.49'	18.01'	98°21'21"	N40°19'00"E	15.88'
C175	46.48'	19.21'	23°40'48"	N18°58'31"W	19.08'

LINE	BEARING	DISTANCE
L6	S47°02'57"W	32.00'
L117	S84°11'01"W	15.00'
L118	S24°31'00"E	8.61'
L119	N49°38'56"E	23.86'

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
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3830 CROWN POINT ROAD
ANDALUSSIA, FLORIDA 32627
(904) 280-5763
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Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA



O.R.B. 1267, PG. 801

FRANCIS BRADY GRANT
SECTION 41 SOUTH
RANGE 27 EAST
(UNPLATTED)

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S21°03'06"W	32.00'
L8	S47°02'57"W	32.00'
L7	S25°18'32"E	27.64'
L115	S35°31'38"E	8.97'
L116	S46°26'22"E	26.65'
L130	S24°59'17"E	28.30'
L131	N64°42'34"E	27.54'
L132	N37°59'09"E	12.51'
L133	S78°06'10"W	85.35'
L134	S81°05'28"E	15.96'
L184	N11°56'36"W	15.32'
L185	N77°59'29"E	64.18'
L186	S64°42'34"W	8.90'
L187	N24°56'17"W	9.10'
L188	N05°43'55"E	7.76'
L189	N211°29"E	21.48'
L190	N21°25'04"W	31.85'
L191	S00°54'28"W	30.16'
L192	N20°33'19"E	6.10'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	100.00'	45.37'	25°56'52"	N55°56'58"W	44.99'
C44	82.00'	218.00'	201°27'24"	N16°53'35"W	121.83'
C45	82.00'	275.56'	254°40'14"	N09°42'50"E	98.59'
C46	25.00'	28.13'	66°45'32"	S84°14'32"E	27.51'
C47	25.00'	3.48'	7°34'42"	N46°54'25"W	3.45'
C48	47.80'	18.49'	22°10'08"	S31°06'19"E	18.38'
C49	130.00'	43.41'	19°07'54"	N52°31'00"W	43.21'
C50	45.00'	18.65'	23°45'07"	S02°32'57"E	18.52'
C51	130.00'	15.58'	8°31'56"	N65°30'55"W	15.57'
C52	25.00'	36.27'	90°00'00"	N23°56'54"W	35.36'
C53	25.00'	36.27'	90°00'00"	N66°03'06"E	35.36'
C54	82.00'	15.17'	14°00'59"	S75°57'24"E	15.13'
C55	82.00'	35.00'	32°20'38"	N80°51'47"E	54.54'
C56	82.00'	225.41'	208°16'37"	N39°27'50"W	120.24'
C57	82.00'	275.58'	254°40'14"	N16°53'35"W	98.59'
C128	47.80'	6.30'	7°33'15"	S16°16'39"E	6.30'
C150	15.00'	13.19'	50°23'10"	S81°24'24"E	12.77'
C151	78.37'	135.41'	98°56'42"	S07°22'57"W	118.18'
C179	60.97'	38.45'	36°08'16"	S08°46'38"E	37.82'
C180	140.00'	30.80'	12°31'28"	S20°31'42"E	30.54'
C181	25.00'	11.64'	28°40'22"	S02°52'32"W	11.53'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C182	100.00'	17.06'	9°47'14"	S21°29'03"W	17.06'
C163	50.00'	23.79'	27°15'22"	S11°34'19"W	23.56'
C184	20.00'	5.75'	16°28'05"	N50°50'21"E	5.73'
C185	0.25'	0.25'	56°06'04"	N86°13'08"E	0.24'
C186	15.00'	4.28'	16°21'44"	S59°26'35"E	4.27'
C187	85.00'	14.85'	12°46'42"	S48°31'13"E	14.52'
C188	30.00'	14.35'	27°24'18"	S26°48'32"E	14.21'
C189	115.00'	24.70'	12°18'50"	S08°22'02"E	24.66'
C190	25.00'	7.19'	16°28'21"	S08°04'56"W	7.16'
C191	2.75'	2.57'	53°36'38"	S47°05'39"W	2.48'
C192	20.00'	29.85'	85°31'24"	S38°46'18"W	27.16'
C193	50.00'	17.28'	19°48'48"	S07°58'22"E	17.18'
C194	35.00'	10.04'	16°28'28"	S10°25'32"E	10.01'
C195	4.00'	4.23'	60°38'26"	S28°08'55"W	4.04'
C196	100.00'	25.69'	14°43'08"	S51°24'49"W	25.62'
C197	48.00'	3.83'	4°32'31"	S11°49'52"W	3.83'
C198	72.00'	11.63'	8°15'03"	N60°03'56"E	11.61'
C296	85.15'	17.81'	15°28'17"	N52°33'06"E	17.56'
C297	16.81'	24.62'	74°59'53"	N22°33'47"E	22.90'
C298	9.28'	15.06'	93°01'03"	N33°37'54"E	13.48'
C301	18.65'	20.82'	71°40'27"	N40°44'15"E	19.49'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C302	117.93'	34.83'	16°49'23"	N04°53'52"W	34.50'
C303	51.28'	22.77'	25°28'07"	N25°27'01"W	22.58'
C304	68.50'	25.53'	22°00'00"	N49°12'32"W	25.38'
C305	16.14'	19.82'	89°39'46"	S80°50'15"W	18.43'
C306	53.19'	18.30'	17°33'32"	S41°22'00"W	18.24'
C311	44.03'	34.52'	44°56'12"	N00°59'21"W	33.64'
C312	104.23'	14.99'	8°14'31"	S08°29'47"E	14.98'
C318	32.60'	22.49'	39°31'33"	S76°52'20"E	22.04'
C320	80.64'	25.34'	18°00'18"	N71°24'50"E	25.24'
C321	17.97'	19.64'	82°36'22"	N28°51'44"E	18.88'
C322	84.41'	24.58'	16°40'54"	N14°39'24"W	24.49'
C323	48.16'	11.56'	14°20'50"	N131°33'38"W	11.53'
C328	199.21'	62.53'	17°56'01"	S48°31'16"E	62.27'
C327	214.14'	38.15'	10°12'30"	S42°58'27"E	38.10'
C328	33.85'	36.22'	61°18'15"	N85°32'15"E	34.82'
C329	12.06'	12.31'	58°29'27"	N17°36'41"E	11.76'
C330	330.22'	55.62'	9°39'03"	N14°46'53"W	55.56'

- DENOTES OPEN SPACE
- DENOTES UPLAND BUFFER
25' AVERAGE, 15' UNDISTURBED
WETLAND BUFFER (TYP.)
- DENOTES JURISDICTIONAL
WETLANDS
- DENOTES UPLAND
PRESERVATION AREA

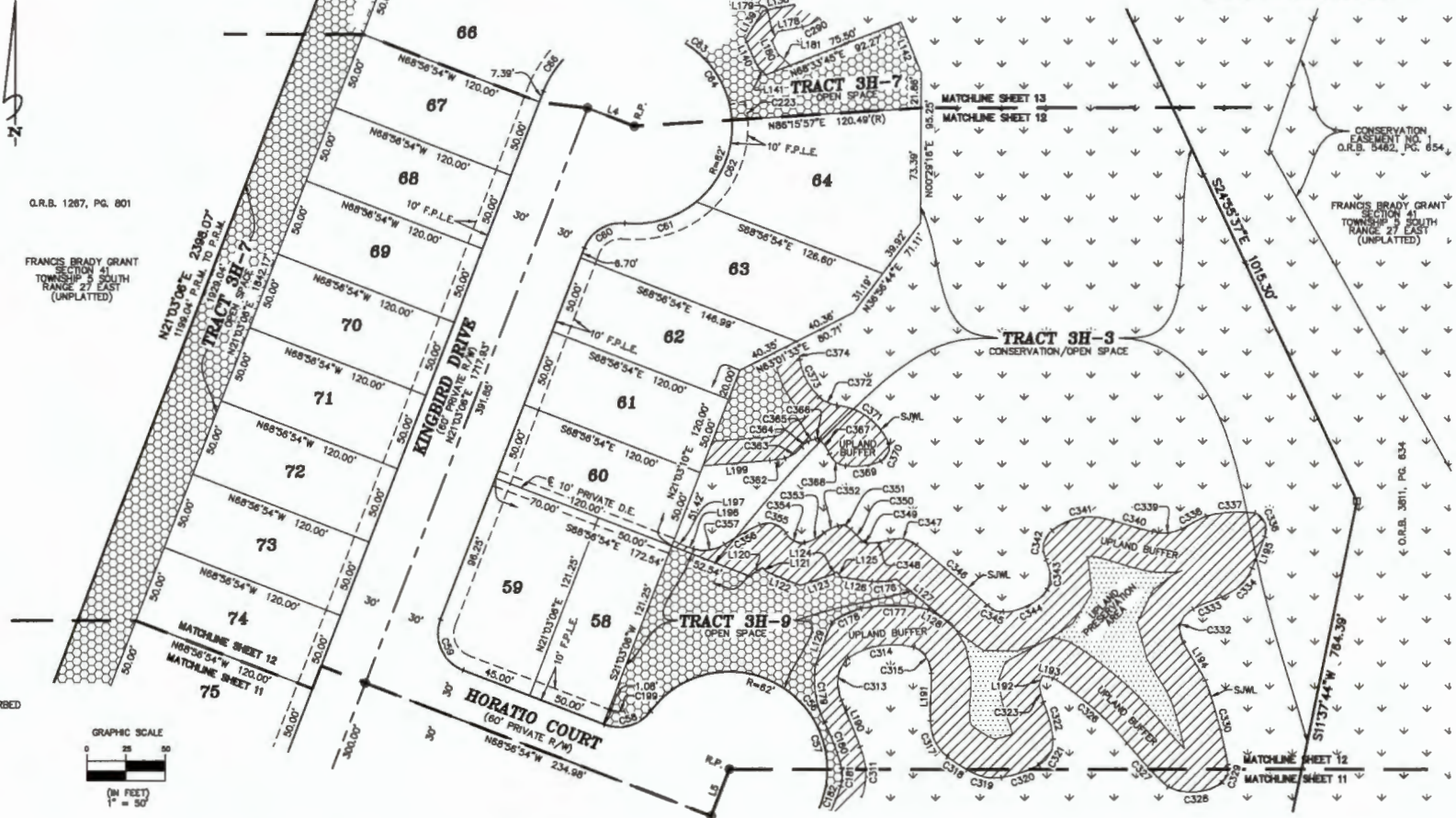


Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

SEE SHEET 3 FOR NOTES AND LEGEND

LINE	BEARING	DISTANCE
L4	S88°56'55"E	32.00'
L5	S21°03'08"W	32.00'
L120	N57°34'10"E	10.12'
L121	S39°44'02"E	3.42'
L122	S67°20'57"E	23.11'
L123	N71°22'32"E	22.32'
L124	N55°19'31"E	2.67'
L125	S41°58'20"E	4.53'
L126	S81°40'19"E	19.76'
L127	S50°03'08"E	38.82'
L128	N59°09'48"W	10.60'
L129	S21°01'14"W	28.70'
L136	S76°54'56"W	21.21'
L138	S31°14'01"W	21.60'
L140	S24°28'34"E	18.91'
L141	S44°42'42"E	7.43'
L142	S21°28'52"E	35.25'
L178	N79°08'42"E	15.94'
L179	N31°14'01"E	7.09'
L180	N24°29'34"W	8.30'
L181	N46°45'19"W	11.39'
L180	N21°25'04"W	31.95'
L191	S00°54'28"W	30.16'
L192	N20°33'19"E	6.10'
L193	S75°42'43"E	7.05'
L194	N30°20'42"W	27.56'
L195	N21°40'21"E	18.50'
L196	N74°23'32"W	5.01'
L197	N85°53'22"W	8.30'
L199	N85°27'33"E	42.56'



- DENOTES OPEN SPACE
- DENOTES UPLAND BUFFER 25' AVERAGE, 15' UNDISTURBED WETLAND BUFFER (TYP.)
- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND PRESERVATION AREA



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C56	82.00'	225.41'	17.08'	8°47'14"	S21°28'03"W 17.08'
C57	82.00'	275.56'	25.44°01'4"	N16°17'01"W	98.56'
C58	25.00'	32.98'	74°40'14"	N73°42'56"E	30.32'
C59	25.00'	39.27'	90°00'00"	N23°56'54"W	35.36'
C60	25.00'	32.98'	74°40'14"	N56°23'13"E	30.32'
C61	82.00'	48.80'	45°06'36"	N73°10'32"E	47.55'
C62	82.00'	58.83'	54°21'47"	N23°28'50"E	56.84'
C63	82.00'	103.52'	95°40'12"	N51°34'08"W	91.91'
C64	82.00'	275.56'	25.44°01'5"	N31°36'47"W	98.59'
C68	82.00'	33.88'	31°18'37"	S38°42'24"W	33.48'
C178	40.00'	15.24'	21°49'50"	N83°28'49"E	15.15'
C177	90.00'	42.99'	27°22'10"	N69°10'42"W	42.58'
C178	50.00'	20.74'	23°45'39"	S64°56'28"W	20.59'
C179	60.87'	38.45'	36°08'19"	S08°49'38"E	37.82'
C180	140.00'	30.80'	12°31'28"	S20°31'42"E	30.54'
C181	25.00'	11.64'	28°40'22"	S02°52'32"W	11.53'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C182	100.00'	17.08'	8°47'14"	S21°28'03"W	17.08'
C198	15.00'	9.10'	34°46'33"	S86°20'11"E	8.97'
C223	72.00'	11.63'	8°15'05"	N08°21'35"W	11.61'
C290	25.11'	13.72'	31°19'01"	N85°28'15"E	13.55'
C311	44.03'	34.52'	44°55'12"	N00°59'21"W	33.64'
C313	22.74'	28.17'	73°30'17"	N09°05'04"E	27.21'
C314	32.24'	43.58'	47°48'12"	N80°53'55"E	42.31'
C315	18.23'	20.78'	89°15'34"	S32°46'37"E	19.86'
C317	28.97'	28.35'	52°07'03"	S25°12'07"E	25.45'
C318	104.23'	14.99'	8°14'31"	S56°29'47"E	14.98'
C319	32.80'	22.49'	39°31'33"	S78°52'20"E	22.04'
C320	80.64'	25.34'	18°00'18"	N71°24'50"E	25.24'
C321	17.87'	18.64'	82°38'22"	N28°51'44"E	18.68'
C322	84.41'	24.58'	16°40'54"	N14°39'24"W	24.49'
C323	46.18'	11.98'	14°20'50"	N13°13'38"W	11.53'
C326	199.21'	82.53'	17°59'01"	S48°31'18"E	82.27'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C327	214.14'	38.15'	10°12'30"	S42°58'27"E	38.10'
C328	33.85'	36.22'	61°18'15"	N85°32'15"E	34.52'
C329	12.06'	12.31'	56°29'27"	N17°36'41"E	11.78'
C330	330.22'	55.82'	9°39'03"	N14°46'33"W	55.58'
C332	15.29'	25.45'	95°17'34"	N19°36'28"E	22.80'
C333	126.02'	19.71'	8°57'37"	N67°47'33"E	19.69'
C334	35.83'	30.43'	48°58'22"	N44°24'10"E	29.51'
C336	11.16'	18.26'	93°55'24"	N21°57'30"W	16.31'
C337	83.86'	31.44'	21°28'58"	S86°23'46"W	31.26'
C338	139.08'	17.42'	7°10'32"	S62°19'46"W	17.41'
C339	27.90'	19.22'	39°27'26"	S84°34'30"W	18.84'
C340	905.44'	28.08'	1°38'57"	N74°33'28"W	28.06'
C341	38.88'	40.81'	60°08'49"	S80°50'38"W	38.98'
C342	14.35'	20.87'	82°30'48"	S11°16'44"W	18.93'
C343	22.82'	18.46'	48°52'40"	S02°05'13"E	18.89'
C344	34.20'	32.27'	54°02'53"	S83°08'34"W	31.08'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C345	13.23'	11.27'	46°50'00"	N67°39'16"W	10.93'
C348	878.73'	59.27'	3°52'39"	N49°42'29"W	59.25'
C347	17.89'	18.88'	59°48'59"	N80°28'36"W	17.83'
C348	38.74'	14.14'	20°55'07"	S82°37'08"W	14.08'
C349	2.93'	2.82'	51°12'45"	N89°30'50"W	2.53'
C350	95.05'	10.83'	8°35'28"	N44°50'55"W	10.93'
C351	8.73'	8.78'	57°37'29"	N74°08'37"W	8.41'
C352	26.70'	9.93'	19°46'42"	S83°54'59"W	9.88'
C353	25.00'	13.95'	31°56'13"	S82°26'27"W	13.77'
C354	11.70'	14.03'	88°42'50"	N62°49'44"W	13.21'
C355	13.37'	19.04'	81°35'53"	N72°16'35"W	17.47'
C356	158.46'	25.67'	6°18'50"	S80°42'02"W	25.64'
C357	24.41'	20.62'	46°24'41"	S82°13'35"W	20.01'
C362	84.23'	9.70'	8°35'50"	N81°45'44"E	9.69'
C363	20.94'	12.90'	39°18'51"	N55°41'14"E	12.70'
C364	11.81'	8.26'	25°38'32"	N48°27'27"E	5.25'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C365	37.50'	5.12'	7°49'50"	N70°18'39"E	5.12'
C368	2.58'	2.73'	61°04'22"	S78°13'57"E	2.60'
C367	21.13'	11.18'	30°15'13"	S34°55'01"E	11.03'
C368	12.83'	13.42'	59°28'58"	S53°04'28"E	12.83'
C369	48.16'	23.02'	27°21'53"	N82°17'46"E	22.80'
C370	10.59'	13.97'	73°27'29"	N23°08'21"E	12.66'
C371	41.46'	42.81'	59°10'11"	N54°12'00"W	40.94'
C372	20.15'	12.36'	35°09'17"	N64°36'53"W	12.17'
C373	43.37'	27.27'	36°01'59"	N27°20'49"W	26.83'
C374	115.11'	12.00'	5°58'18"	N07°24'33"W	11.99'

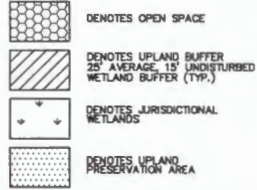


Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	DISTANCE
L4	S68°56'55"E	32.00'
L8	S09°24'15"E	45.44'
L9	N37°36'17"W	20.00'
L135	S12°36'02"W	8.17'
L136	S27°33'12"E	15.25'
L137	S46°34'56"E	24.36'
L138	S78°54'58"W	21.21'
L139	S31°14'01"W	21.80'
L140	S24°29'34"E	18.91'
L141	S44°42'42"E	7.43'
L142	S21°28'52"E	35.25'
L143	N12°08'41"W	41.80'
L144	S16°24'29"E	7.54'
L145	S29°20'35"E	7.11'
L146	N79°21'08"E	9.08'
L147	S01°49'24"E	25.14'
L148	S75°49'36"E	6.47'
L149	N14°23'27"W	13.43'
L150	N33°31'06"E	8.72'
L151	S53°06'14"E	10.67'
L152	N28°54'52"W	7.85'
L153	N36°45'28"E	9.08'
L154	N06°10'36"E	5.71'
L155	N53°49'01"W	7.59'
L156	S63°41'58"W	7.22'
L157	S37°08'55"W	8.94'
L158	S52°58'59"W	8.45'
L159	N59°40'19"W	8.87'
L160	N28°41'58"W	8.85'
L161	N22°24'46"W	8.21'
L162	N33°57'56"W	7.24'
L163	N68°54'28"W	6.00'
L164	S38°06'57"W	8.67'
L165	S14°24'18"W	10.30'
L166	S44°44'02"W	7.31'
L167	S81°47'08"W	7.31'
L168	N79°08'51"E	8.28'
L169	N12°36'02"E	7.79'
L170	N27°33'12"W	8.14'
L171	N29°36'13"W	27.27'
L172	N46°34'58"W	8.17'
L173	S35°52'28"W	7.74'
L174	S05°04'36"W	44.88'
L175	N20°08'30"E	37.46'
L176	N78°37'43"E	11.09'

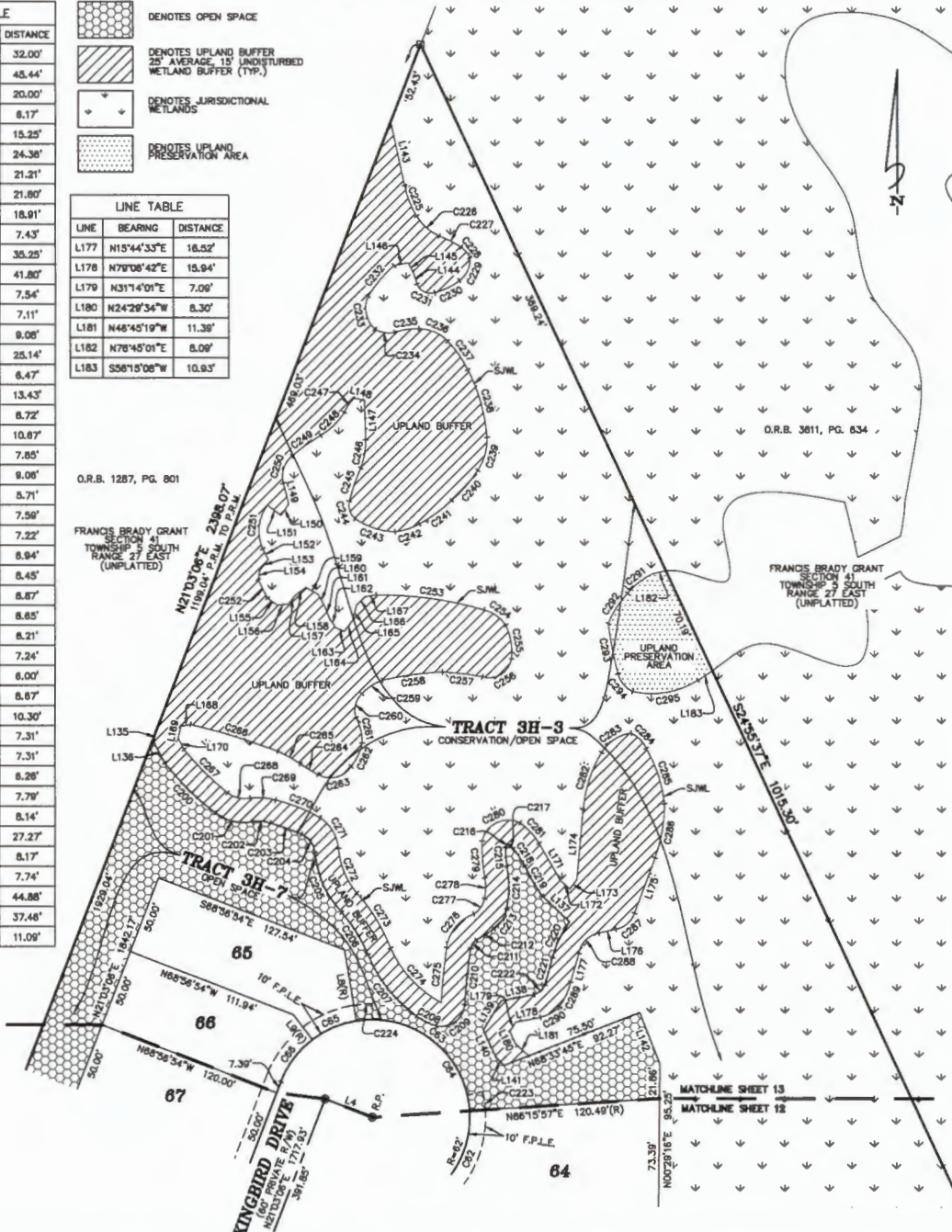


LINE TABLE

LINE	BEARING	DISTANCE
L177	N15°44'33"E	16.52'
L178	N79°08'42"E	15.94'
L179	N31°14'01"E	7.09'
L180	N24°29'34"W	6.30'
L181	N48°45'19"W	11.36'
L182	N78°45'01"E	6.09'
L183	S56°15'08"W	10.93'

O.R.B. 1287, PG. 801

FRANCIS BRADY GRANT
SECTION 41
TOWNSHIP 5 SOUTH
RANGE 27 EAST
(UNPLATTED)

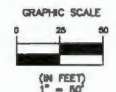


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C62	82.00'	58.83'	54°21'47"	N23°28'50"E	56.84'
C63	82.00'	103.92'	85°40'12"	N51°34'08"W	81.91'
C64	82.00'	275.56'	254°40'15"	N31°36'47"W	98.59'
C65	82.00'	30.95'	281°4'02"	S86°28'44"W	30.24'
C66	82.00'	33.89'	311°8'37"	S36°42'24"W	33.46'
C200	180.00'	45.33'	142°53'39"	S45°18'50"E	45.21'
C201	30.00'	25.63'	49°19'20"	S76°45'57"E	25.04'
C202	25.00'	11.33'	25°57'33"	S85°46'29"E	11.23'
C203	155.00'	21.13'	7°48'42"	S70°10'33"E	21.12'
C204	15.00'	15.37'	56°42'10"	S36°35'56"E	14.70'
C205	80.00'	42.37'	402°7'47"	S24°08'44"E	41.50'
C206	100.00'	31.86'	18°08'15"	S31°45'30"E	31.52'
C207	90.00'	50.27'	32°00'00"	S38°20'02"E	49.81'
C208	40.00'	14.23'	202°2'56"	S63°43'03"E	14.15'
C209	15.00'	25.33'	97°29'56"	N52°43'40"E	22.59'
C210	288.08'	35.98'	71°2'07"	N06°01'23"E	35.93'
C211	6.00'	6.36'	45°32'35"	N34°07'29"E	6.16'
C212	115.00'	13.28'	8°36'52"	N57°22'22"E	13.27'
C213	20.00'	15.25'	43°41'58"	N33°22'43"E	14.89'
C214	70.00'	27.80'	22°35'21"	N00°02'52"E	27.42'
C215	70.00'	11.74'	9°36'48"	N04°30'59"W	11.73'
C216	2.00'	3.97'	113°48'13"	N64°41'11"E	3.38'
C217	6.71'	2.16'	21°58'36"	S45°53'12"E	2.18'
C218	80.00'	14.03'	132°3'53"	S33°34'26"E	14.00'
C219	150.00'	21.40'	81°0'31"	S26°39'15"E	21.36'
C220	85.00'	25.00'	22°02'10"	S25°32'48"W	24.85'
C221	202.00'	18.20'	5°09'44"	S19°33'27"W	18.19'
C222	10.00'	9.83'	55°09'04"	S48°02'19"W	9.26'
C223	72.00'	11.63'	97°5'05"	N06°21'35"W	11.61'
C224	72.00'	11.63'	97°5'05"	S85°13'17"W	11.61'
C225	83.98'	21.07'	16°59'22"	N21°24'15"W	20.87'
C226	32.83'	18.41'	33°46'00"	N48°50'33"W	19.13'
C227	66.36'	15.55'	132°5'31"	N63°13'01"W	15.51'
C228	18.59'	8.85'	25°53'53"	N30°35'32"W	8.78'
C229	15.90'	16.73'	60°18'52"	N24°38'15"E	15.97'
C230	40.36'	17.74'	25°09'37"	N63°28'18"E	17.59'
C231	9.27'	13.80'	85°19'00"	S63°43'56"E	12.56'
C232	87.84'	25.87'	16°48'49"	N39°55'07"E	25.57'
C233	18.28'	22.75'	71°9'05"	N11°29'25"W	21.31'
C234	16.34'	12.93'	45°20'35"	N80°27'36"W	12.59'
C235	47.70'	15.78'	16°53'39"	S81°08'46"W	15.89'
C236	24.88'	20.48'	47°12'24"	N66°22'22"W	19.91'
C237	70.74'	22.24'	16°00'44"	N35°18'20"W	22.15'
C238	113.54'	45.28'	22°50'29"	N15°57'48"W	44.87'
C239	38.15'	22.22'	35°12'36"	N15°27'34"E	21.87'
C240	91.12'	25.33'	15°55'40"	N41°03'34"E	25.25'
C241	103.52'	25.46'	14°05'28"	N53°36'34"E	25.40'
C242	42.28'	16.51'	22°22'50"	N72°24'03"E	16.41'
C243	45.91'	28.95'	33°37'58"	S71°34'08"E	28.57'
C244	11.07'	12.20'	63°09'20"	S16°31'41"E	11.56'
C245	113.52'	22.36'	11°18'08"	S18°48'45"W	22.36'

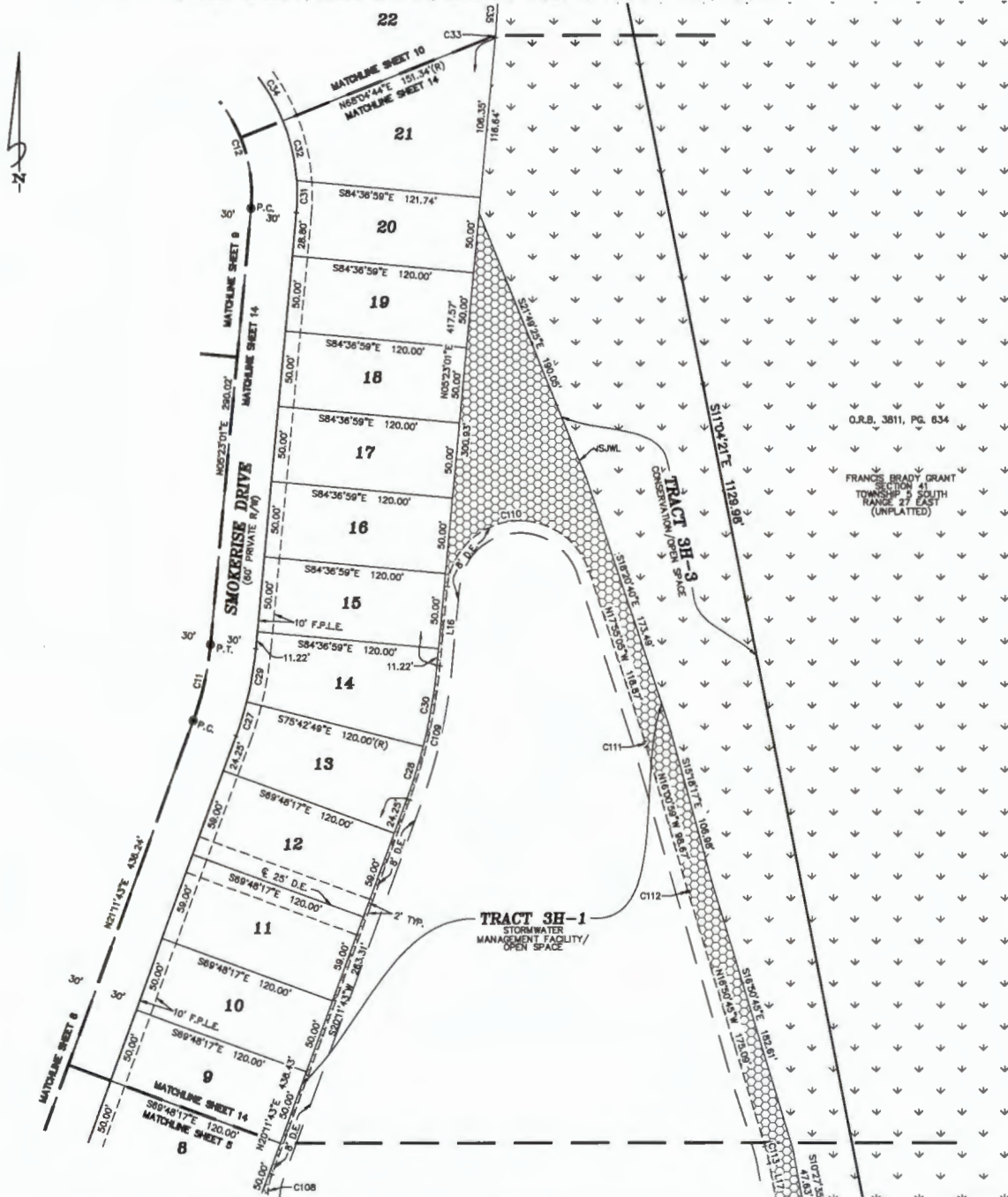
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C246	48.71'	18.36'	21°35'59"	S10°00'24"W	18.26'
C247	29.67'	11.19'	21°37'00"	N35°18'18"E	11.13'
C248	43.50'	21.39'	281°0'02"	N45°04'08"E	21.17'
C249	130.72'	22.55'	93°2'57"	N54°06'17"E	22.52'
C250	16.80'	19.21'	85°30'24"	N17°24'17"E	18.18'
C251	26.56'	29.16'	62°52'25"	N06°10'43"E	27.72'
C252	119.62'	13.28'	62°1'40"	N27°02'41"W	13.27'
C253	231.00'	69.29'	171°0'42"	N82°07'37"W	69.03'
C254	23.45'	17.43'	42°34'59"	N54°53'22"W	17.03'
C255	40.84'	21.88'	62°1'40"	N09°37'04"W	21.82'
C256	14.81'	24.59'	96°24'51"	N58°31'32"E	21.79'
C257	148.64'	25.82'	93°2'28"	S83°18'48"E	25.59'
C258	203.51'	36.49'	105°0'16"	N82°19'48"E	36.44'
C259	32.31'	15.85'	28°06'15"	N55°40'04"E	15.68'
C260	13.97'	18.31'	66°53'15"	N13°27'00"W	15.40'
C261	38.31'	16.87'	26°37'20"	N13°08'09"W	18.72'
C262	34.09'	16.74'	28°08'13"	N25°05'18"E	16.57'
C263	15.25'	23.88'	89°42'56"	N78°05'17"E	21.51'
C264	82.67'	12.91'	65°5'05"	S58°46'13"E	12.90'
C265	94.22'	16.86'	10°04'10"	S60°28'53"E	16.54'
C266	537.89'	56.89'	61°5'06"	S72°56'20"W	56.86'
C267	170.63'	39.28'	131°0'04"	N45°15'00"W	39.17'
C268	17.77'	21.67'	50°23'35"	N76°56'20"W	15.13'
C269	35.01'	16.22'	26°33'16"	N85°53'45"W	16.08'
C270	118.35'	30.80'	14°41'27"	N68°34'31"W	30.52'
C271	26.28'	23.48'	51°3'18"	N30°26'30"W	22.70'
C272	52.13'	31.08'	34°09'50"	N22°15'04"W	30.82'
C273	113.72'	41.15'	20°44'03"	N31°45'29"W	40.93'
C274	74.47'	48.17'	37°03'25"	N42°48'03"W	47.33'
C275	487.95'	35.33'	41°9'33"	S05°22'14"W	35.32'
C276	26.78'	26.87'	61°22'47"	S36°10'15"W	27.32'
C277	14.38'	12.17'	48°28'41"	S35°43'46"W	11.81'
C278	40.18'	13.40'	19°05'47"	S00°27'46"W	13.33'
C279	94.32'	23.55'	141°8'18"	S04°15'41"E	23.49'
C280	16.82'	30.99'	105°33'36"	S64°25'28"W	26.78'
C281	41.47'	17.73'	24°29'41"	N42°28'13"W	17.59'
C282	87.22'	38.21'	25°08'14"	S17°50'10"W	37.91'
C283	28.44'	23.21'	50°18'13"	S58°46'57"W	22.48'
C284	20.91'	13.77'	37°43'35"	N43°03'31"W	13.52'
C285	94.72'	37.46'	22°39'31"	N18°05'05"W	37.21'
C286	16.31'	19.05'	66°55'44"	N44°42'21"E	17.99'
C287	101.49'	38.12'	19°49'49"	N09°53'21"E	34.95'
C288	15.59'	16.29'	59°53'23"	N46°46'54"E	15.56'
C289	16.31'	19.05'	66°55'44"	N44°42'21"E	17.99'
C290	25.11'	13.72'	31°19'01"	N60°29'15"E	13.55'
C291	48.05'	20.84'	24°50'55"	N52°19'21"E	20.85'
C292	67.25'	22.82'	19°28'28"	N32°33'32"E	22.71'
C293	255.98'	32.55'	71°7'07"	N10°58'00"W	32.53'
C294	16.61'	15.24'	52°33'25"	N38°48'04"W	14.71'
C295	53.87'	43.11'	45°50'55"	S80°11'40"W	41.97'






Shearwater Phase 3H

A PORTION OF SECTIONS 33 AND 34, TOGETHER WITH A PORTION OF SECTION 41, THE FRANCIS BRADY GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL LYING WITHIN ST. JOHNS COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	200.00'	51.70'	14°48'42"	N12°47'22"E	51.56'
C12	100.00'	84.36'	48°20'04"	N18°47'01"W	81.88'
C27	230.00'	23.72'	8°54'32"	N171°42'27"E	23.71'
C28	350.00'	36.10'	8°54'32"	S171°42'27"W	36.08'
C29	230.00'	35.74'	8°54'10"	N09°50'08"E	35.70'
C30	350.00'	54.36'	8°54'10"	S09°50'08"W	54.33'
C31	130.00'	21.30'	9°23'09"	N00°41'27"E	21.27'
C32	130.00'	40.66'	17°55'08"	N12°57'42"W	40.49'
C33	350.00'	1.51'	0°14'49"	S09°15'37"W	1.51'
C34	130.00'	43.54'	18°11'17"	N31°30'54"W	43.33'
C35	350.00'	115.52'	18°54'41"	S04°19'08"E	115.00'
C108	48.00'	62.78'	74°58'11"	S171°6'23"E	58.40'
C109	352.00'	91.00'	14°48'42"	S12°47'22"W	90.74'
C110	48.00'	131.28'	158°41'53"	S83°43'58"W	94.02'
C111	108.00'	3.58'	1°34'08"	N18°58'02"W	3.58'
C112	92.00'	1.33'	0°49'48"	N18°25'52"W	1.33'
C113	108.00'	12.04'	6°23'10"	N13°39'10"W	12.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	S05°23'01"W	52.68'
L17	N10°27'35"W	28.03'

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

