

**RESOLUTION NO. 2024-268**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**WHISPER CREEK PHASE 12 UNIT A.**

**WHEREAS, SIX MILE CREEK INVESTMENT GROUP, 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 Whisper Creek Phase 12 Unit A.

**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 \$713,619.74 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$430,685.94 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 16th day of July, 2024.

Rendition Date JUL 16 2024

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

BY:   
Sarah Arnold, Chair

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

Crystal Smith  
Deputy Clerk



Attachment 2  
Plat Map

# Whisper Creek Phase 12 Unit A

A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

## CAPTION

A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWESTERLY CORNER OF TRACT 4, AS SHOWN ON PLAN OF WHISPER CREEK PHASE 11 UNIT A, AS RECORDED IN MAP BOOK 117, PAGES 86 THROUGH 97, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, AND NORTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID PLAN OF WHISPER CREEK PHASE 11 UNIT A, RUN THE FOLLOWING TWENTY-SEVEN (27) COURSES AND DISTANCES; COURSE NO. 1: NORTH 44°53'12" EAST, 352.96 FEET; COURSE NO. 2: SOUTH 81°00'57" EAST, 10.42 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 89.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°45'47" EAST, 81.08 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 745.00 FEET, AN ARC DISTANCE OF 106.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°21'56" EAST, 106.35 FEET; COURSE NO. 5: NORTH 26°43'39" EAST, 130.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 6: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 875.00 FEET, AN ARC DISTANCE OF 113.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°48'47" EAST, 133.53 FEET; COURSE NO. 7: NORTH 27°36'48" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 8: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 925.00 FEET, AN ARC DISTANCE OF 35.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°30'02" WEST, 35.97 FEET; COURSE NO. 9: NORTH 25°07'11" EAST, 130.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; COURSE NO. 10: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 81.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°02'45" EAST, 75.50 FEET; COURSE NO. 11: SOUTH 54°03'57" EAST, 117.70 FEET; COURSE NO. 12: NORTH 38°48'47" EAST, 259.35 FEET; COURSE NO. 13: NORTH 51°11'13" WEST, 5.22 FEET; COURSE NO. 14: NORTH 38°48'47" EAST, 130.00 FEET; COURSE NO. 15: SOUTH 51°11'13" EAST, 218.71 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 16: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 72.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°31'17" EAST, 72.54 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 17: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 59.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°18'23" EAST, 53.86 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 18: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 603.88 FEET, AN ARC DISTANCE OF 96.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°27'00" EAST, 96.46 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 19: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 52.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°28'41" EAST, 48.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 20: NORTH 34°04'29" WEST, 81.13 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 21: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 167.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°48'39" WEST, 166.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 22: NORTH 45°28'50" WEST, 98.87 FEET; COURSE NO. 23: NORTH 44°31'07" EAST, 130.00 FEET; COURSE NO. 24: SOUTH 45°28'50" EAST, 15.00 FEET; COURSE NO. 25: NORTH 44°31'10" EAST, 60.00 FEET; COURSE NO. 26: NORTH 45°28'50" WEST, 37.84 FEET; COURSE NO. 27: NORTH 44°31'22" EAST, 138.44 FEET, TO THE ARC OF A CURVE LEADING EASTERLY AND THE SOUTHWESTERLY LINE OF TRACT 4 AS SHOWN ON PLAN OF WHISPER CREEK PHASE 11 UNIT B; AS RECORDED IN MAP BOOK 117, PAGES 29 THROUGH 35, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE EASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 2.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°31'16" EAST, 2.65 FEET; THENCE SOUTH 45°28'50" EAST, 87.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1170.00 FEET, AN ARC DISTANCE OF 232.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°46'39" EAST, 232.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 34°04'29" EAST, 79.49 FEET; THENCE SOUTH 53°53'31" WEST, 34.49 FEET; THENCE SOUTH 25°19'05" EAST, 188.55 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 4.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°22'18" WEST, 4.08 FEET; THENCE SOUTH 25°36'18" EAST, 130.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 245.00 FEET, AN ARC DISTANCE OF 81.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°53'00" WEST, 80.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 23.00 FEET, AN ARC DISTANCE OF 34.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°23'16" WEST, 31.95 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 34°19'46" EAST, 41.82 FEET; THENCE SOUTH 83°06'17" WEST, 2.80 FEET; THENCE SOUTH 83°10'00" WEST, 95.50 FEET; THENCE SOUTH 74°30'58" WEST, 43.91 FEET; THENCE SOUTH 31°54'33" WEST, 38.58 FEET; THENCE SOUTH 20°38'01" WEST, 22.91 FEET; THENCE SOUTH 41°35'09" WEST, 40.09 FEET; THENCE SOUTH 17°45'01" EAST, 20.05 FEET; THENCE SOUTH 03°21'39" WEST, 48.33 FEET; THENCE SOUTH 48°08'12" EAST, 41.98 FEET; THENCE NORTH 85°22'48" EAST, 55.89 FEET; THENCE SOUTH 09°29'09" EAST, 123.37 FEET; THENCE SOUTH 18°07'07" EAST, 33.52 FEET; THENCE SOUTH 09°17'14" EAST, 57.58 FEET; THENCE SOUTH 23°38'13" EAST, 114.93 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 23.00 FEET, AN ARC DISTANCE OF 1.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°14'03" EAST, 1.43 FEET; THENCE SOUTH 26°32'35" EAST, 32.17 FEET; THENCE SOUTH 85°22'51" WEST, 133.14 FEET; THENCE SOUTH 24°37'09" EAST, 11.42 FEET; THENCE SOUTH 85°22'51" WEST, 180.00 FEET; THENCE SOUTH 24°37'09" EAST, 100.98 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 95.00 FEET, AN ARC DISTANCE OF 41.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°11'39" EAST, 40.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°13'51" WEST, 37.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 98.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°32'31" WEST, 75.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°08'49" WEST, 80.33 FEET; THENCE SOUTH 50°51'11" WEST, 130.00 FEET; THENCE SOUTH 39°08'49" EAST, 23.91 FEET; THENCE SOUTH 50°51'11" WEST, ALONG LAST SAID LINE, 479.68 FEET, TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2450, PAGE 97 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE RUN THE FOLLOWING (TWO) COURSES AND DISTANCES: COURSE NO. 1: NORTH 49°03'12" WEST, 170.78 FEET; COURSE NO. 2: NORTH 45°08'48" WEST, 909.67 FEET, TO THE POINT OF BEGINNING.

CONTAINING 33.29 ACRES, MORE OR LESS.

## 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 (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. 8788  
CLARY & ASSOCIATES, INC.  
LICENSE NO. 183731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32227

## 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 WHISPER CREEK PHASE 12 UNIT A 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



# Whisper Creek Phase 12 Unit A

A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO HEREIN AS "OWNER", IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON, WHICH SHALL HEREAFTER BE KNOWN AS WHISPER CREEK PHASE 12 UNIT A, AND THAT OWNER 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.

THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT AND ALL IMPROVEMENTS LOCATED WITHIN THE RIGHT OF WAY, AND DESIGNATED HEREON AS FARMFIELD DRIVE, CHARMER TRACE, TRAILMARK DRIVE, BLUEGRASS WAY, AND WRENSONG PLACE, ARE HEREBY IRREVOCABLY DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS (THE "COUNTY"), IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS OF WAY, ACCESS, UTILITY AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREIN.

TITLE TO TRACTS 4 AND 5 (ACCESS, MAINTENANCE, LANDSCAPING OPEN SPACE, UTILITIES, SIGNAGE, TRAILS, AND IRRIGATION), SHOWN HEREON ARE HEREBY RETAINED BY OWNER; PROVIDED, HOWEVER, THAT OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, THE CDD, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

TITLE TO TRACT 3 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION, AND TRAILS), AND TRACTS 1 AND 2 STORMWATER MANAGEMENT FACILITY, UNOBSTRUCTED MAINTENANCE, ACCESS AND DRAINAGE EASEMENT, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION) ARE HEREBY DEDICATED TO SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS, REFERRED TO HEREIN AS THE "CDD", THE CDD WILL ASSUME ALL OBLIGATION OF MAINTENANCE THEREOF.

OWNER HEREBY RESERVES FOR ITSELF A NON-EXCLUSIVE DRAINAGE EASEMENT OVER, UPON, AND UNDER THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT", "DRAINAGE AND ACCESS EASEMENT", "UNOBSTRUCTED ACCESS EASEMENT", "MAINTENANCE, DRAINAGE AND ACCESS EASEMENT", AND "UNOBSTRUCTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT" FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF DRAINAGE IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO CURRENT OR FUTURE OWNERS OF LANDS WITHIN THE WHISPER CREEK SUBDIVISION OF WHICH THE LANDS SHOWN HEREON ARE A PART (THE "SUBDIVISION"), AND FOR DRAINAGE PURPOSES. ALL EASEMENTS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT", "DRAINAGE AND ACCESS EASEMENT", "UNOBSTRUCTED ACCESS EASEMENT", "MAINTENANCE, DRAINAGE AND ACCESS EASEMENT", AND "UNOBSTRUCTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT" ARE HEREBY DEDICATED TO THE CDD, SUBJECT TO OWNER'S RESERVATION ABOVE, AND THE CDD HEREBY ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION OF SAID EASEMENTS AND IMPROVEMENTS AND THE STORMWATER MANAGEMENT FACILITIES WITHIN TRACTS 1 AND 2 SHOWN HEREON.

THOSE EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT", "DRAINAGE AND ACCESS EASEMENT", "UNOBSTRUCTED ACCESS EASEMENT", "MAINTENANCE, DRAINAGE AND ACCESS EASEMENT", AND "UNOBSTRUCTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT" SHOWN ON THIS PLAT SHALL PERMIT THE COUNTY TO DISCHARGE ALL STORM WATER WHICH MAY FALL OR COME UPON ALL RIGHTS OF WAY HEREBY DEDICATED, INTO, OVER, ACROSS, OR THROUGH SAID EASEMENTS SHOWN HEREON, WHICH MAY BE DEDICATED TO A PROPERTY OWNERS' ASSOCIATION, THE CDD, A MUNICIPAL SERVICES TAXING UNIT OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY RESERVED OR DEDICATED HEREIN INCLUDE RIGHTS OF MAINTENANCE, INGRESS AND EGRESS AND ARE RESERVED FOR THE BENEFIT OF OWNER AND THE CDD. CDD HEREBY ASSUMES ALL THE OBLIGATIONS FOR MAINTENANCE OF THESE EASEMENTS; PROVIDED HOWEVER, THAT OWNER AND THE CDD RESERVE THE RIGHT TO ASSIGN THE EASEMENTS AND THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, OR OTHER SUCH ENTITY THAT WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

OWNER HEREBY RESERVES THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PROVIDERS EASEMENTS WITHIN THE TRACTS OWNED BY IT, FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT) THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF LAND WITHIN THE SUBDIVISION OR TO THE OWNER(S) OF ADJACENT LANDS.

THOSE EASEMENTS DESIGNATED AS ST. JOHNS COUNTY UTILITY EASEMENT "S.J.C.U.E." ARE HEREBY IRRECOVERABLY DEDICATED TO THE COUNTY, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY SYSTEM.

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

THE UTILITY EASEMENTS GRANTED HEREIN, INCLUDING THOSE IDENTIFIED AS F.P.L.E., AND THE RIGHTS RESERVED FOR THE GRANT OF UTILITY EASEMENTS SHALL INCLUDE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES TO THE EXTENT REQUIRED BY AND IN A MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; PROVIDED HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY OWNER IN WRITING TO SERVE THE LANDS SHOWN ON THE PLAT SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

### SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
BY: MICHAEL TAYLOR, VICE PRESIDENT PRINT: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT: \_\_\_\_\_

### NOTARY FOR SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2024, BY MICHAEL TAYLOR, VICE PRESIDENT OF SIX MILE CREEK INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN [ ] OR PRODUCED IDENTIFICATION [ ]  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_



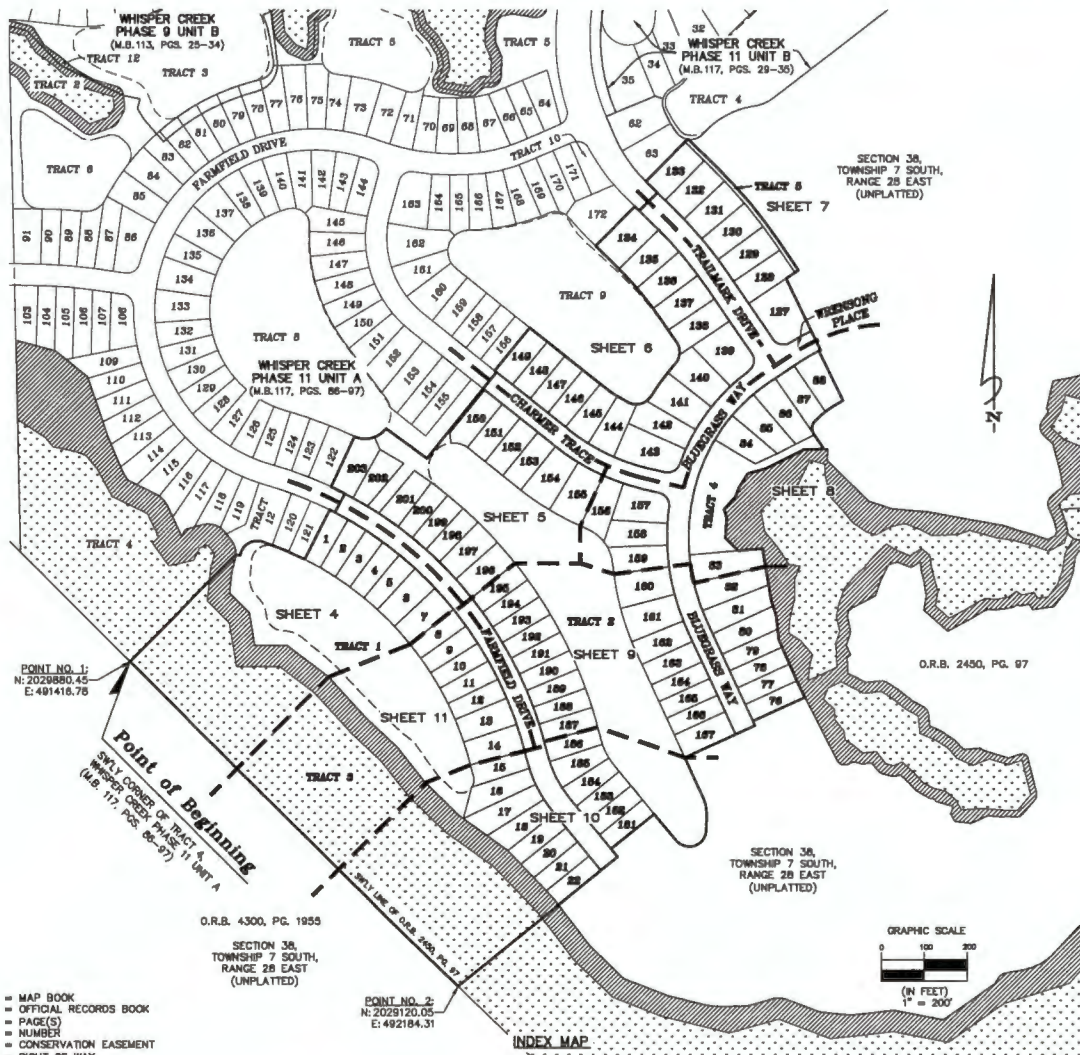
# Whisper Creek Phase 12 Unit A

A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 11 SHEETS  
90 LOTS AND 6 TRACTS THIS PHASE

VICINITY MAP  
NOT TO SCALE



### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 4 AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 11 UNIT A, AS N44°33'12"E, PER M.B. 117, PGS. 86-97 (SEE SHEET 4).
- 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 (ELIZEY).  
N 2029253.8352 E 900677.0129 DURBIN 2  
N 2030457.6959 E 524684.1854 ELIZEY  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983(2011)- STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2029880.45	491418.78	PRM-NWLY CORNER OF TRACT 3
2	2029120.05	492184.31	PRM-SWLY CORNER OF TRACT 3

- 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. (FLORIDA STATUTE 177.091)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE AND LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES AND LINES THAT APPEAR ON THAT SHEET.
- THE LAKE AND TOP OF BANK SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION OF THE PROPOSED LAKE AND DOES NOT REPRESENT AN ACTUAL "AS-BUILT" CONDITION.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FP&L FOR ITS USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

O.R.B. 5713, PAGE 1606 UNRECORDED	EASEMENT - CONSERVATION (NATURAL GAS) AGREEMENT AT&T CONTRACT	SHOWN HEREON BLANKETS SITE BLANKETS SITE
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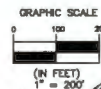
COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE INTENDED FOR PLATTING PURPOSES.

### Legend

- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- NO. = NUMBER
- C.E. = CONSERVATION EASEMENT
- R/W & R = RIGHT OF WAY CENTERLINE RADIUS
- (R) = RADIAL LINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON-TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- C1 = TABULATED CURVE DATA
- LI = TABULATED LINE DATA
- FPL = FLORIDA POWER & LIGHT
- F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
- S.U.C.U.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT
- S.J.C.U.E. = ST. JOHNS COUNTY UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.&A.E. = DRAINAGE AND ACCESS EASEMENT
- U.A.E. = UNOBSTRUCTED ACCESS EASEMENT
- M.D.&A.E. = MAINTENANCE, DRAINAGE AND ACCESS EASEMENT
- U.M.D.&A.E. = UNOBSTRUCTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT
- S.L.W.L. = STATE JURISDICTIONAL WETLAND LINE
- P.R.M. = PERMANENT REFERENCE MONUMENTS
- P.C.P. = PERMANENT CONTROL POINTS
- = APPROXIMATE TOP OF BANK

- = SET 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
- = FOUND 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"
- = SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731"
- = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- ⊙ = PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"

- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER



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

# Whisper Creek Phase 12 Unit A



A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

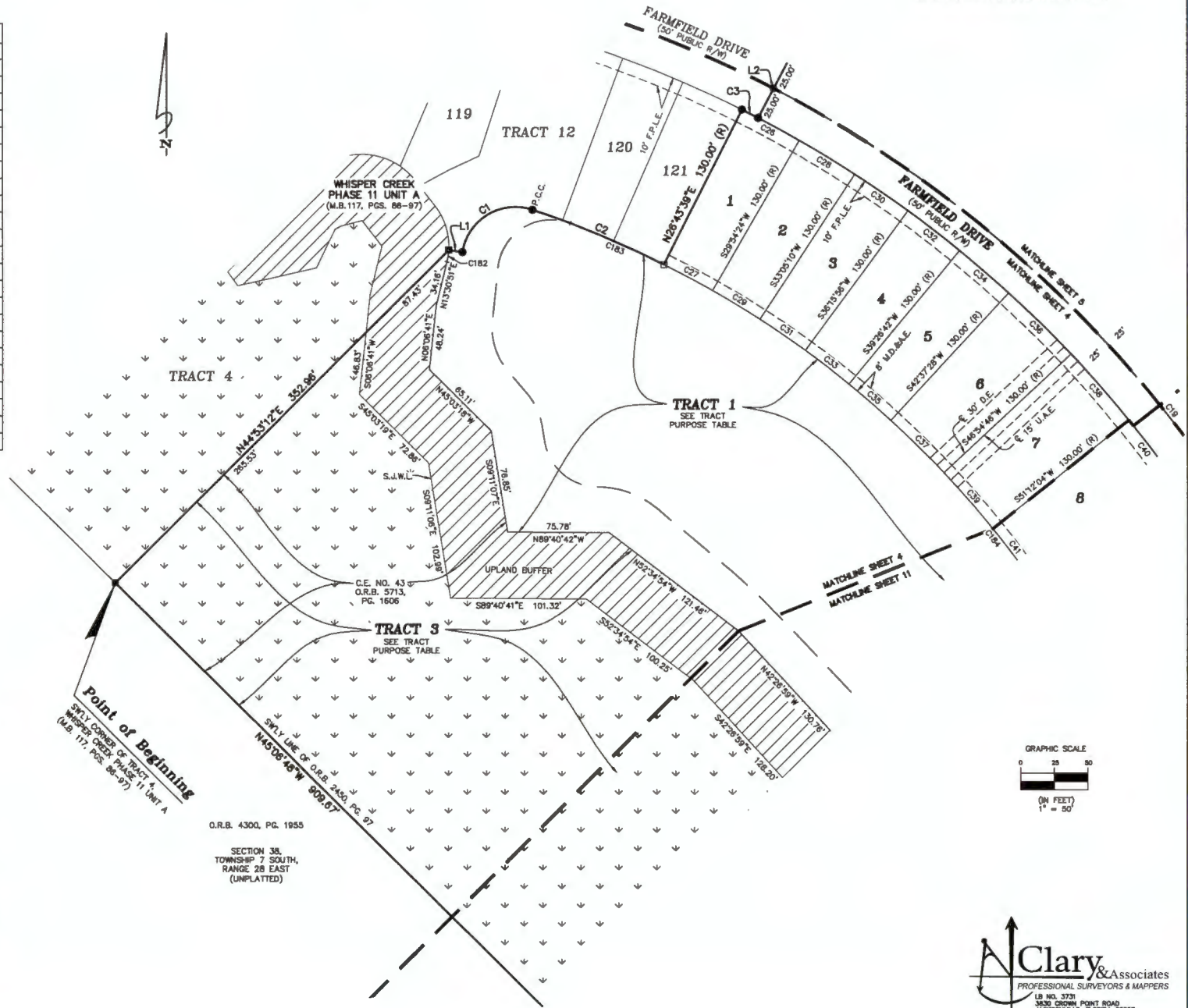
SHEET 4 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	40.00'	69.50'	99°33'27"	N86°45'47"E	61.08'
C2	745.00'	108.44'	87°11'08"	S87°21'56"E	108.35'
C3	875.00'	13.53'	0°53'10"	S82°49'47"E	13.53'
C19	900.00'	769.23'	48°58'15"	S37°54'04"E	748.03'
C28	875.00'	48.55'	3°10'48"	N81°40'59"W	48.55'
C27	748.00'	41.34'	3°10'48"	N81°40'59"W	41.34'
C28	875.00'	48.55'	3°10'48"	S85°30'13"E	48.55'
C29	748.00'	41.34'	3°10'48"	N86°30'13"W	41.34'
C30	875.00'	48.55'	3°10'48"	S85°19'27"E	48.55'
C31	748.00'	41.34'	3°10'48"	N85°19'27"W	41.34'
C32	875.00'	48.55'	3°10'48"	S82°08'41"E	48.55'
C33	748.00'	41.34'	3°10'48"	N82°08'41"W	41.34'
C34	875.00'	48.55'	3°10'48"	S48°37'55"E	48.55'
C35	748.00'	41.34'	3°10'48"	N48°37'55"W	41.34'
C36	875.00'	85.48'	4°17'18"	S45°13'53"E	85.48'
C37	748.00'	55.76'	4°17'18"	N45°13'53"W	55.76'
C38	875.00'	85.48'	4°17'18"	S40°56'35"E	85.48'
C39	748.00'	55.76'	4°17'18"	N40°56'35"W	55.76'
C40	875.00'	48.55'	3°10'48"	S37°12'33"E	48.55'
C41	748.00'	41.34'	3°10'48"	N37°12'33"W	41.34'
C182	50.00'	8.99'	10°15'54"	N08°22'55"E	8.99'
C183	748.00'	76.43'	5°32'41"	N86°12'42"W	76.40'
C184	748.00'	848.27'	49°51'24"	S38°20'39"E	828.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°00'57"E	10.42'
L2	N27°36'48"E	50.00'

-  DENOTES UPLAND BUFFER
-  DENOTES JURISDICTIONAL WETLANDS

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1	STORMWATER MANAGEMENT FACILITY, UNOBSERVED MAINTENANCE, ACCESS AND DRAINAGE EASEMENT, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
3	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION, AND TRAILS



O.R.B. 4300, PG. 1955  
SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST (UNPLATTED)

# Whisper Creek Phase 12 Unit A

A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

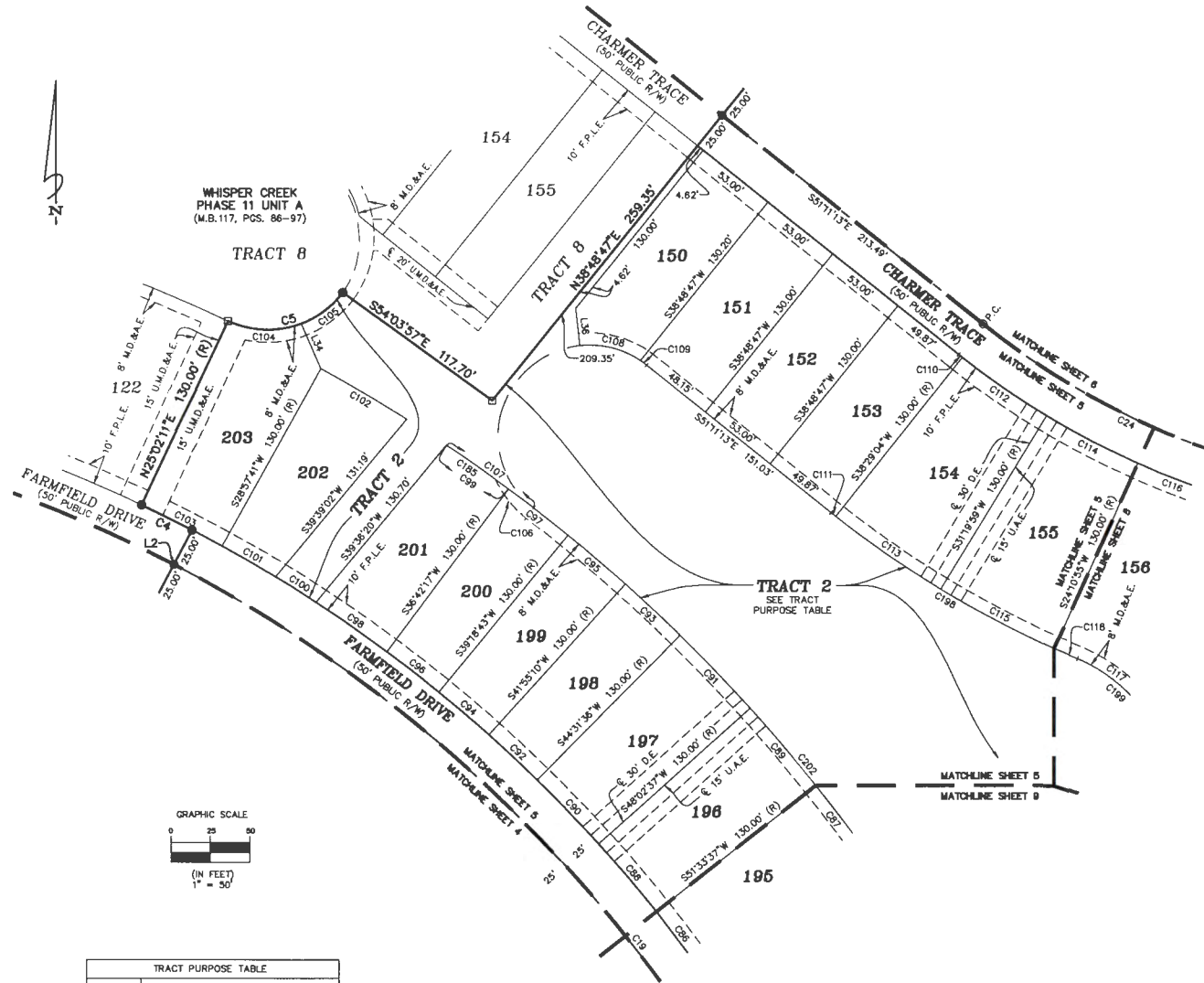
MAP BOOK PAGE

SHEET 5 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	925.00'	35.97'	273°41'	N63°30'02"W	35.97'
C5	80.00'	81.66'	77°58'53"	N78°02'45"E	75.50'
C19	900.00'	769.23'	48°58'15"	S37°54'04"E	748.03'
C24	500.00'	221.06'	25°20'04"	S63°51'15"E	219.29'
C86	925.00'	42.09'	2°36'28"	N37°08'10"W	42.09'
C87	1055.00'	48.01'	2°36'28"	S37°08'10"E	48.01'
C88	925.00'	56.78'	3°31'01"	N40°11'53"W	56.77'
C89	1055.00'	64.76'	3°31'01"	S40°11'53"E	64.75'
C90	925.00'	56.78'	3°31'01"	N43°42'54"W	56.77'
C91	1055.00'	64.76'	3°31'01"	S43°42'54"E	64.75'
C92	925.00'	42.09'	2°36'28"	N46°48'37"W	42.09'
C93	1055.00'	48.01'	2°36'28"	S46°48'37"E	48.01'
C94	925.00'	42.09'	2°36'28"	N49°23'04"W	42.09'
C95	1055.00'	48.01'	2°36'28"	S49°23'04"E	48.01'
C96	925.00'	42.09'	2°36'28"	N51°59'30"W	42.09'
C97	1055.00'	48.01'	2°36'28"	S51°59'30"E	48.01'
C98	925.00'	55.21'	3°25'10"	N55°00'18"W	55.20'
C99	1055.00'	48.58'	2°38'17"	S54°36'52"E	48.57'
C100	925.00'	30.55'	1°53'32"	N57°39'40"W	30.55'
C101	925.00'	39.25'	2°25'53"	N59°49'22"W	39.25'
C102	1055.00'	63.61'	3°27'17"	N59°16'40"W	63.60'
C103	925.00'	57.73'	3°34'34"	N62°49'35"W	57.72'
C104	80.00'	48.01'	45°50'54"	N87°53'18"W	46.74'
C105	60.00'	33.65'	32°07'59"	N53°07'18"E	33.21'
C106	66.26'	31.95'	27°37'21"	N36°23'11"W	31.64'
C107	1055.00'	66.38'	3°42'49"	S54°04'36"E	66.37'
C108	58.00'	40.59'	40°05'58"	N76°01'49"W	39.77'
C109	58.00'	4.85'	4°47'36"	N53°35'01"W	4.85'
C110	525.00'	3.01'	0°19'43"	S51°21'05"E	3.01'
C111	655.00'	3.76'	0°19'43"	N51°21'05"W	3.76'
C112	525.00'	65.53'	7°09'04"	S55°05'29"E	65.48'
C113	655.00'	81.75'	7°09'04"	N55°05'29"W	81.70'
C114	525.00'	65.53'	7°09'04"	S62°14'33"E	65.48'
C115	655.00'	81.75'	7°09'04"	N62°14'33"W	81.70'
C116	525.00'	51.06'	5°34'27"	S68°36'19"E	51.06'
C117	100.00'	50.82'	29°07'12"	N52°39'46"W	50.28'
C118	655.00'	16.06'	1°24'19"	N66°31'15"W	16.06'
C185	1055.00'	38.06'	2°04'01"	S54°54'00"E	38.06'
C188	655.00'	183.33'	16°02'11"	S59°12'19"E	162.73'
C199	100.00'	107.78'	81°45'36"	S36°20'36"E	102.65'
C202	1055.00'	714.51'	38°46'14"	N32°49'04"W	700.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N27°36'48"E	50.00'
L34	S23°40'21"E	31.32'
L36	N08°11'13"W	23.92'

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2	STORMWATER MANAGEMENT FACILITY, UNOBSTRUCTED MAINTENANCE, ACCESS AND DRAINAGE EASEMENT, LANDSCAPING, OPEN SPACE UTILITIES, SIGNAGE, AND IRRIGATION





# Whisper Creek Phase 12 Unit A

A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 6 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	345.00'	72.67'	12°04'08"	S57°13'17"E	72.54'
C7	40.00'	56.25'	84°32'30"	N74°16'23"E	53.66'
C8	603.88'	96.57'	9°08'43"	N36°27'00"E	96.46'
C9	40.00'	52.43'	75°06'21"	N03°28'41"E	48.76'
C10	840.00'	167.22'	11°24'21"	N39°46'39"W	166.94'
C21	500.00'	332.47'	36°05'52"	N05°34'13"W	328.36'
C22	448.66'	332.55'	42°26'48"	N34°42'07"E	325.00'
C23	400.00'	61.13'	8°45'23"	N80°18'13"E	61.07'
C24	500.00'	221.06'	25°20'04"	S83°51'15"E	219.29'
C25	1000.00'	196.07'	11°24'21"	S39°46'39"E	196.74'
C155	970.00'	10.74'	0°36'04"	N45°08'48"W	10.74'
C156	840.00'	9.30'	0°36'04"	N45°08'48"W	9.30'
C157	970.00'	70.25'	4°08'58"	N42°46'17"W	70.24'
C158	840.00'	60.84'	4°08'58"	N42°46'17"W	60.82'
C159	970.00'	70.25'	4°08'58"	N38°37'19"W	70.24'
C160	840.00'	60.84'	4°08'58"	N38°37'19"W	60.82'
C181	970.00'	41.86'	2°28'21"	N35°16'39"W	41.85'
C182	840.00'	36.25'	2°28'21"	N35°16'39"W	36.24'
C183	40.00'	30.10'	43°08'51"	N12°31'03"W	29.36'
C184	30.00'	45.60'	87°05'56"	N08°28'29"E	41.34'
C185	473.88'	56.17'	6°47'28"	S46°37'43"W	56.14'
C186	473.88'	65.27'	7°53'31"	S42°17'13"W	65.22'
C167	603.88'	28.35'	2°41'24"	S36°41'10"W	28.35'
C168	40.00'	22.33'	31°59'29"	N25°02'07"E	22.05'
C169	473.88'	65.27'	7°53'31"	S34°23'42"W	65.22'
C170	40.00'	15.42'	22°05'15"	N42°54'48"E	15.32'
C171	603.88'	66.21'	6°28'19"	S35°08'18"W	66.16'
C172	473.88'	50.86'	6°08'05"	S27°22'24"W	50.85'
C173	40.00'	24.57'	35°11'42"	N71°33'14"E	24.19'
C174	473.88'	37.85'	4°33'09"	S22°01'17"W	37.64'
C175	30.00'	43.84'	83°44'01"	N61°36'43"E	40.04'
C176	475.00'	84.15'	10°09'01"	S71°28'48"E	84.04'
C177	475.00'	67.19'	8°08'16"	S82°19'07"E	67.13'
C178	345.00'	30.04'	4°59'23"	S80°45'40"E	30.03'
C179	40.00'	19.26'	27°35'33"	S77°03'08"E	19.06'
C180	475.00'	58.69'	7°04'48"	S54°43'36"E	58.65'
C181	345.00'	42.63'	7°04'48"	S54°43'36"E	42.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N51°11'13"W	5.22'
L4	N34°04'29"W	61.13'
L5	N45°28'50"W	66.67'
L6	S45°28'50"E	15.00'
L7	N44°31'10"E	60.00'
L32	S45°28'50"E	51.67'



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
1818 NO. 3728  
3430 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 290-2700  
WWW.CLARYASSOC.COM

# Whisper Creek Phase 12 Unit A

A PORTION OF THE JOSE PAPA GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 7 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C11	40.02'	2.85'	3°47'21"	S81°31'18"E	2.85'
C12	1170.00'	232.91'	11°24'21"	S39°48'39"E	232.53'
C22	448.88'	332.55'	42°28'48"	N34°42'07"E	325.00'
C23	400.00'	81.13'	8°45'23"	N80°18'13"E	81.07'
C25	1000.00'	199.07'	11°24'21"	S39°48'39"E	188.74'
C144	425.00'	55.63'	7°30'01"	S60°55'54"W	55.59'
C145	30.00'	46.47'	88°44'38"	S78°28'48"E	41.98'
C146	1030.00'	45.63'	2°32'18"	N35°20'38"W	45.63'
C147	1160.00'	51.39'	2°32'18"	N35°20'38"W	51.38'
C148	1030.00'	61.81'	3°28'17"	N38°19'55"W	61.80'
C149	1160.00'	10.00'	0°29'38"	N39°48'14"W	10.00'
C150	1160.00'	59.61'	2°58'39"	N38°05'08"W	59.80'
C151	1030.00'	61.81'	3°28'17"	N41°48'12"W	61.80'
C152	1160.00'	59.61'	3°28'17"	N41°48'12"W	59.80'
C153	1030.00'	35.80'	1°59'29"	N44°29'05"W	35.80'
C154	1160.00'	40.32'	1°59'29"	N44°29'05"W	40.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N44°31'10"E	60.00'
L8	N45°28'50"W	37.64'
L9	S45°28'50"E	87.37'
L10	S34°04'29"E	79.49'
L11	S55°55'31"W	34.49'
L32	S45°28'50"E	51.87'

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
5	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, TRAILS, AND IRRIGATION



# Whisper Creek Phase 12 Unit A

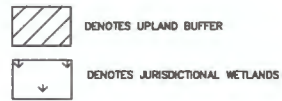
A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

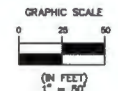
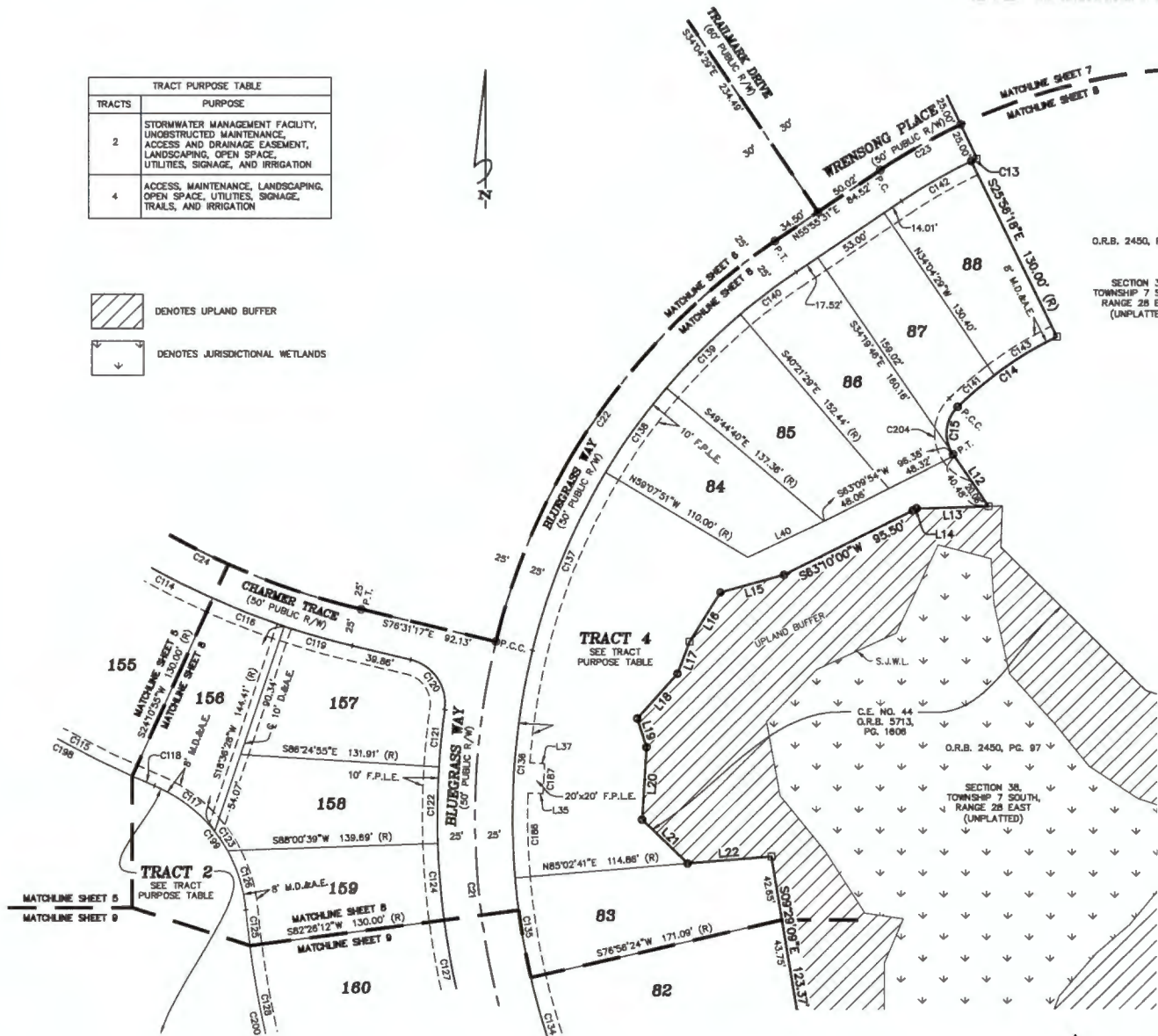
SHEET 8 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	375.00'	4.06'	0°37'13"	S84°22'18"W	4.06'
C14	245.00'	81.06'	18°57'23"	S54°35'00"W	80.89'
C15	25.00'	34.88'	79°28'05"	S05°23'16"W	31.95'
C21	900.00'	332.47'	38°05'52"	N05°34'13"W	328.38'
C22	448.88'	332.85'	42°26'48"	N34°42'07"E	325.00'
C23	400.00'	81.13'	8°45'23"	N80°18'13"E	81.07'
C24	500.00'	221.06'	25°20'04"	S83°11'15"E	218.29'
C114	925.00'	65.53'	7°08'04"	S82°14'33"E	65.48'
C115	855.00'	81.75'	7°09'04"	N82°14'33"W	81.70'
C118	925.00'	51.06'	5°34'27"	S88°38'19"E	51.06'
C117	100.00'	50.82'	28°07'12"	N52°39'48"W	50.28'
C118	855.00'	18.06'	1°24'19"	N88°31'15"W	18.08'
C119	925.00'	47.00'	5°07'45"	S73°57'24"E	46.98'
C120	30.00'	44.18'	84°18'48"	S34°21'54"E	40.27'
C121	925.00'	38.54'	4°12'24"	S05°41'17"W	38.54'
C122	925.00'	51.06'	5°34'27"	S00°47'52"W	51.06'
C123	100.00'	15.51'	8°53'18"	N33°39'33"W	15.50'
C124	925.00'	51.06'	5°34'27"	S04°48'39"E	51.06'
C125	655.00'	24.01'	2°08'00"	N08°30'48"W	24.01'
C126	100.00'	41.48'	23°45'07"	N17°20'21"W	41.16'
C127	925.00'	65.53'	7°08'04"	S11°08'20"E	65.48'
C128	655.00'	81.75'	7°08'04"	N11°08'20"W	81.70'
C134	475.00'	67.19'	8°08'16"	S17°08'44"E	67.13'
C135	475.00'	67.19'	8°08'16"	S09°00'28"E	67.13'
C136	475.00'	192.82'	18°28'03"	S04°15'42"W	192.17'
C137	423.88'	128.86'	17°23'28"	S22°10'28"W	128.17'
C138	423.88'	69.44'	9°23'11"	S39°33'45"W	69.38'
C139	423.88'	69.44'	9°23'11"	S44°38'55"W	69.38'
C140	423.88'	48.48'	8°17'00"	S32°47'01"W	48.48'
C141	245.00'	32.25'	7°32'34"	S48°52'35"W	32.23'
C142	375.00'	53.25'	8°08'11"	N59°59'37"E	53.21'
C143	245.00'	48.61'	11°24'50"	S58°21'17"W	48.73'
C166	485.00'	55.90'	8°53'17"	S01°30'41"E	55.87'
C167	455.00'	20.00'	2°31'07"	S03°08'54"W	20.00'
C198	855.00'	183.33'	16°02'11"	S59°12'19"E	182.73'
C199	100.00'	107.79'	81°45'38"	S38°20'38"E	102.88'
C200	855.00'	218.99'	19°08'21"	S15°02'28"E	217.97'
C204	33.00'	69.22'	120°11'02"	S14°39'12"E	57.21'

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2	STORMWATER MANAGEMENT FACILITY, UNOBSTRUCTED MAINTENANCE, ACCESS AND DRAINAGE EASEMENT, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
4	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, TRAILS, AND IRRIGATION



LINE TABLE		
LINE	BEARING	DISTANCE
L12	S34°19'48"E	41.82'
L13	S88°07'54"W	47.71'
L14	S63°06'17"W	2.80'
L15	S74°30'58"W	43.91'
L16	S31°54'53"W	38.56'
L17	S20°38'01"W	22.91'
L18	S41°35'09"W	40.09'
L19	S17°45'01"E	20.05'
L20	S03°21'38"W	48.33'
L21	S48°08'12"E	41.06'
L22	N85°22'48"E	55.89'
L35	N88°50'06"W	10.00'
L37	N88°50'06"W	10.00'
L40	S84°35'53"W	58.19'



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O.R.B. 2450, PG. 97

SECTION 38,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
(UNPLATTED)

O.R.B. 2450, PG. 97

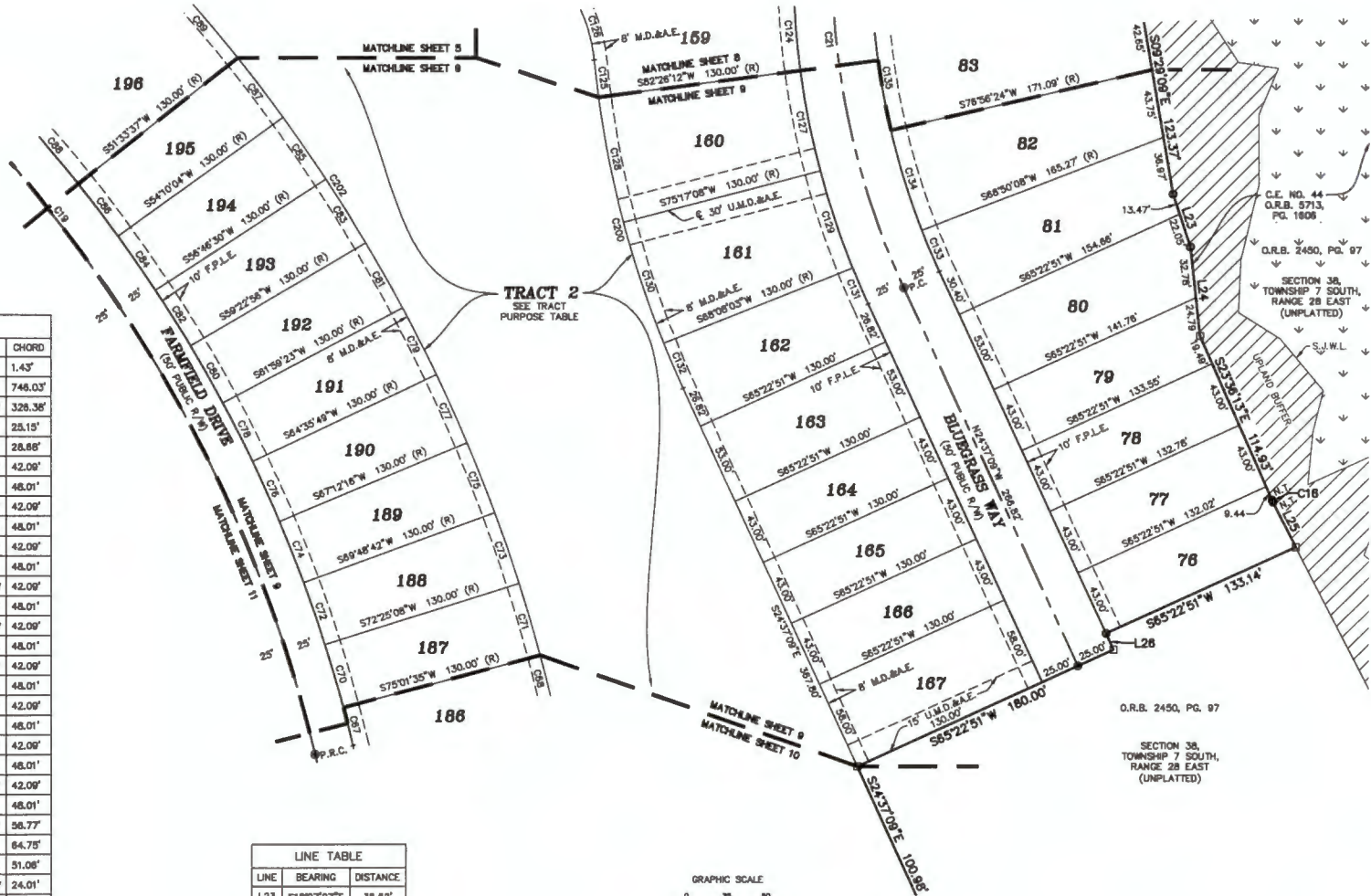
SECTION 38,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
(UNPLATTED)

# Whisper Creek Phase 12 Unit A

A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

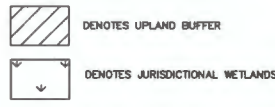
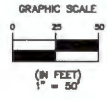
SHEET 9 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	25.00'	1.43'	318°20'	S25°14'03"E	1.43'
C19	900.00'	789.23'	48°58'19"	S37°54'04"E	748.03'
C21	500.00'	332.47'	38°05'52"	N05°34'13"W	328.38'
C87	925.00'	25.15'	1°33'28"	N14°11'41"W	25.15'
C88	1055.00'	28.89'	1°33'28"	S14°11'41"E	28.88'
C70	925.00'	42.08'	2°38'28"	N18°18'38"W	42.08'
C71	1055.00'	48.01'	2°38'28"	S18°18'38"E	48.01'
C72	925.00'	42.08'	2°38'28"	N18°53'05"W	42.08'
C73	1055.00'	48.01'	2°38'28"	S18°53'05"E	48.01'
C74	925.00'	42.08'	2°38'28"	N21°29'31"W	42.08'
C75	1055.00'	48.01'	2°38'28"	S21°29'31"E	48.01'
C76	925.00'	42.08'	2°38'28"	N24°05'58"W	42.08'
C77	1055.00'	48.01'	2°38'28"	S24°05'58"E	48.01'
C78	925.00'	42.08'	2°38'28"	N28°42'24"W	42.08'
C79	1055.00'	48.01'	2°38'28"	S28°42'24"E	48.01'
C80	925.00'	42.08'	2°38'28"	N29°18'50"W	42.08'
C81	1055.00'	48.01'	2°38'28"	S29°18'50"E	48.01'
C82	925.00'	42.08'	2°38'28"	N31°55'17"W	42.08'
C83	1055.00'	48.01'	2°38'28"	S31°55'17"E	48.01'
C84	925.00'	42.08'	2°38'28"	N34°31'43"W	42.08'
C85	1055.00'	48.01'	2°38'28"	S34°31'43"E	48.01'
C86	925.00'	42.08'	2°38'28"	N37°08'10"W	42.08'
C87	1055.00'	48.01'	2°38'28"	S37°08'10"E	48.01'
C88	925.00'	56.78'	3°31'01"	N40°11'53"W	56.77'
C89	1055.00'	64.78'	3°31'01"	S40°11'53"E	64.78'
C124	525.00'	51.08'	5°34'27"	S04°48'35"E	51.08'
C125	855.00'	24.01'	2°08'00"	N08°30'48"W	24.01'
C126	100.00'	41.45'	2°34'57"	N17°20'21"W	41.18'
C127	525.00'	65.53'	7°09'04"	S11°08'20"E	65.48'
C128	855.00'	61.75'	7°09'04"	N11°08'20"W	61.70'
C129	525.00'	65.53'	7°09'04"	S16°17'25"E	65.48'
C130	855.00'	61.75'	7°09'04"	N16°17'25"W	61.70'
C131	525.00'	25.23'	2°45'12"	S23°14'33"E	25.23'
C132	855.00'	31.48'	2°45'12"	N23°14'33"W	31.47'
C133	475.00'	28.84'	3°27'17"	S22°53'31"E	28.84'
C134	475.00'	67.19'	8°08'18"	S17°06'44"E	67.13'
C135	475.00'	67.19'	8°08'18"	S09°00'28"E	67.13'
C200	855.00'	218.99'	19°09'21"	S15°02'28"E	217.87'
C202	1055.00'	714.51'	38°48'14"	N32°48'04"W	700.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S18°07'07"E	38.52'
L24	S08°07'14"E	57.58'
L25	S28°52'35"E	32.17'
L28	S24°37'09"E	11.42'

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2	STORMWATER MANAGEMENT FACILITY, UNOBSTRUCTED MAINTENANCE, ACCESS AND DRAINAGE EASEMENT, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION



O.R.B. 2450, PG. 97

SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST (UNPLATTED)

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# Whisper Creek Phase 12 Unit A

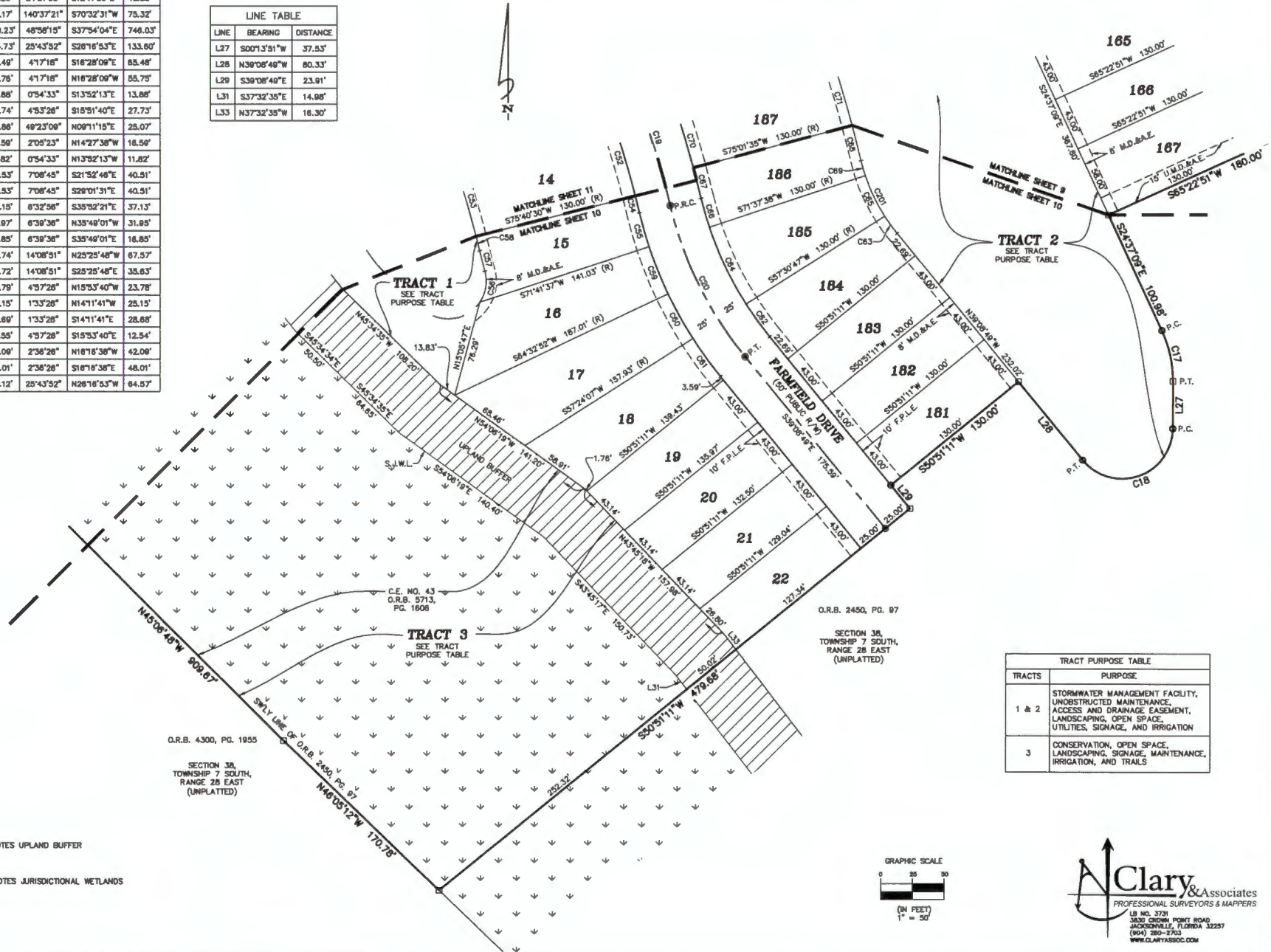
A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 10 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	85.00'	41.20'	24°31'00"	S12°11'36"E	40.88'
C18	40.00'	86.17'	140°37'21"	S70°32'31"W	75.32'
C19	900.00'	789.23'	48°56'15"	S37°54'04"E	748.03'
C20	300.00'	134.73'	25°43'52"	S26°16'53"E	133.60'
C52	873.00'	85.49'	47°7'16"	S16°28'09"E	85.48'
C53	745.00'	55.78'	47°7'16"	N16°28'09"W	55.75'
C54	875.00'	13.88'	0°54'33"	S13°52'13"E	13.88'
C55	325.00'	27.74'	4°53'28"	S18°51'40"E	27.73'
C56	30.00'	23.86'	49°23'06"	N09°11'15"E	25.07'
C57	455.00'	16.59'	2°05'23"	N14°27'38"W	16.59'
C58	745.00'	11.82'	0°54'33"	N13°52'13"W	11.82'
C59	325.00'	40.53'	7°06'45"	S21°52'46"E	40.51'
C60	325.00'	40.53'	7°06'45"	S29°01'31"E	40.51'
C81	325.00'	37.15'	6°32'56"	S35°52'21"E	37.13'
C82	275.00'	31.97'	6°39'36"	N35°48'01"W	31.85'
C83	145.00'	16.85'	6°39'36"	S35°48'01"E	16.85'
C84	275.00'	67.74'	14°08'51"	N25°25'48"W	67.57'
C85	145.00'	35.72'	14°08'51"	S25°25'48"E	35.63'
C86	275.00'	23.79'	4°57'28"	N15°53'40"W	23.78'
C87	925.00'	25.15'	1°33'26"	N14°11'41"W	25.15'
C88	1055.00'	28.89'	1°33'26"	S14°11'41"E	28.89'
C89	145.00'	12.55'	4°57'28"	S15°53'40"E	12.54'
C70	925.00'	42.06'	2°36'28"	N18°16'38"W	42.06'
C71	1055.00'	48.01'	2°36'28"	S18°16'38"E	48.01'
C201	145.00'	85.12'	25°43'52"	N26°16'53"W	84.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	S00°13'51"W	37.53'
L28	N39°08'49"W	80.33'
L29	S39°08'49"E	23.81'
L31	S37°32'35"E	14.88'
L33	N37°32'35"W	16.30'

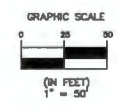


TRACT 2  
SEE TRACT  
PURPOSE TABLE

TRACT 3  
SEE TRACT  
PURPOSE TABLE

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1 & 2	STORMWATER MANAGEMENT FACILITY, UNOBSTRUCTED MAINTENANCE, ACCESS AND DRAINAGE EASEMENT, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
3	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION, AND TRAILS

- DENOTES UPLAND BUFFER
- DENOTES JURISDICTIONAL WETLANDS



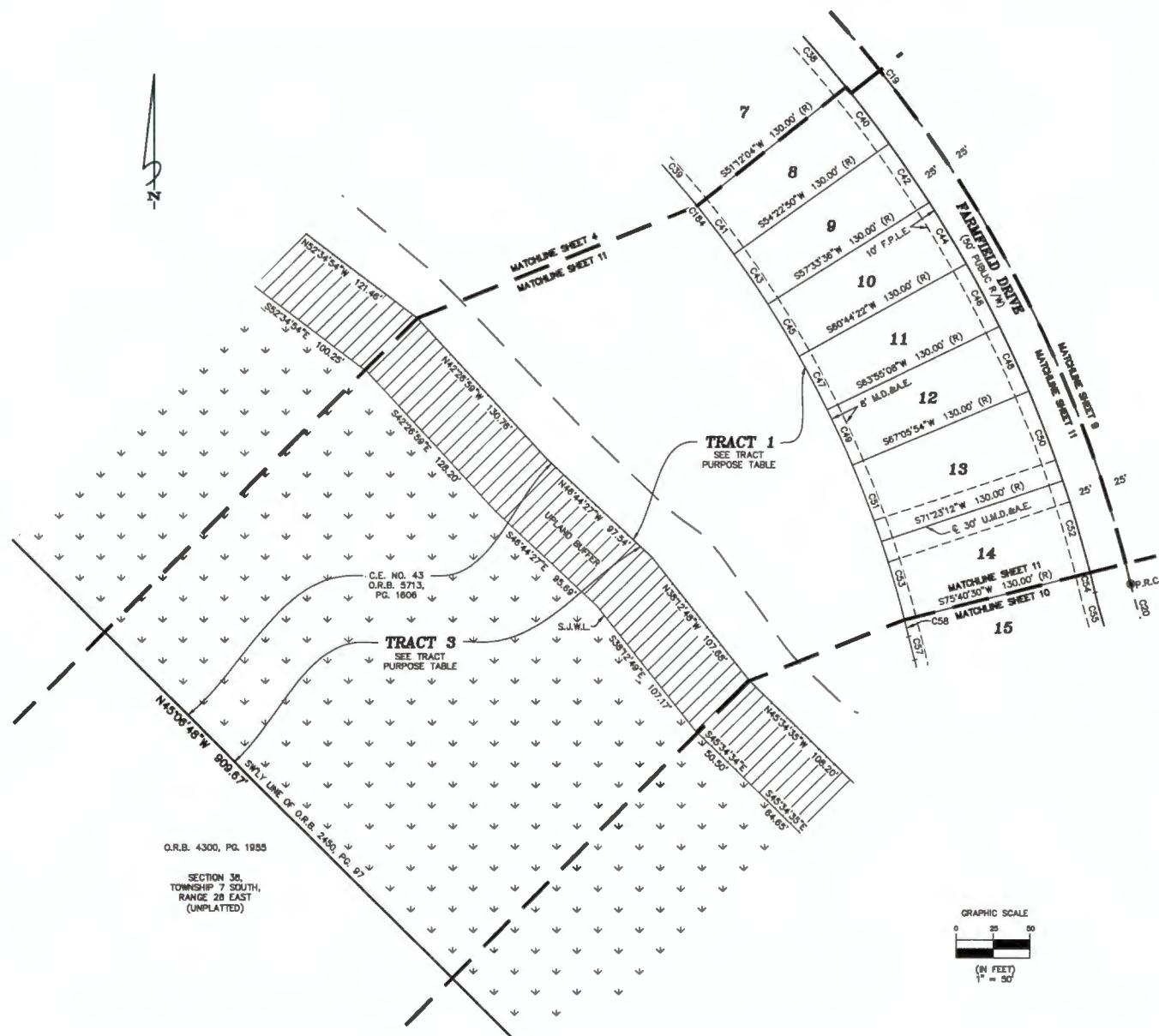
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# Whisper Creek Phase 12 Unit A

A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

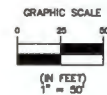
SHEET 11 OF 11 SHEETS  
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C19	900.00'	769.23'	48°58'15"	S37°54'04"E	746.03'
C20	300.00'	134.73'	25°43'52"	S26°16'53"E	133.80'
C38	875.00'	65.46'	4°17'18"	S40°56'35"E	65.46'
C39	748.00'	55.78'	4°17'18"	N40°56'35"W	55.78'
C40	875.00'	46.55'	3°10'48"	S37°12'33"E	46.55'
C41	745.00'	41.34'	3°10'48"	N37°12'33"W	41.34'
C42	875.00'	46.55'	3°10'48"	S34°01'47"E	46.55'
C43	745.00'	41.34'	3°10'48"	N34°01'47"W	41.34'
C44	875.00'	46.55'	3°10'48"	S30°51'01"E	46.55'
C45	745.00'	41.34'	3°10'48"	N30°51'01"W	41.34'
C46	875.00'	46.55'	3°10'48"	S27°40'15"E	46.55'
C47	745.00'	41.34'	3°10'48"	N27°40'15"W	41.34'
C48	875.00'	46.55'	3°10'48"	S24°29'29"E	46.55'
C49	745.00'	41.34'	3°10'48"	N24°29'29"W	41.34'
C50	875.00'	65.49'	4°17'18"	S20°45'27"E	65.48'
C51	745.00'	55.78'	4°17'18"	N20°45'27"W	55.75'
C52	875.00'	65.46'	4°17'18"	S18°28'06"E	65.48'
C53	745.00'	55.78'	4°17'18"	N18°28'06"W	55.75'
C54	875.00'	13.88'	0°54'33"	S13°52'13"E	13.88'
C55	325.00'	27.74'	4°53'26"	S19°31'40"E	27.73'
C57	455.00'	16.59'	2°05'23"	N14°27'36"W	16.59'
C58	745.00'	11.82'	0°54'33"	N13°52'13"W	11.82'
C184	745.00'	648.27'	49°31'24"	S38°20'39"E	828.01'

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
1	STORMWATER MANAGEMENT FACILITY, UNOBSTRUCTED MAINTENANCE, ACCESS AND DRAINAGE EASEMENT, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
3	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION, AND TRAILS

-  DENOTES UPLAND BUFFER
-  DENOTES JURISDICTIONAL WETLANDS



O.R.B. 4300, PG. 1955

SECTION 38,  
TOWNSHIP 7 SOUTH,  
RANGE 28 EAST  
(UNPLATTED)