

RESOLUTION NO. 2024-270
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WHISPER CREEK PHASE 12 UNIT B.

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 B.

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 \$412,814.91 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$278,283.41 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

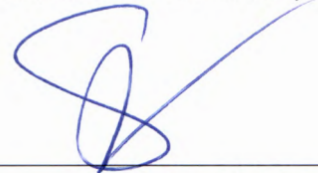
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16th day of July, 2024.

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

Rendition Date JUL 16 2024

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 B

A PORTION OF THE JOSE POPY GRANT, SECTION 38, AND A PORTION OF SECTION 5, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 7 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

A PORTION OF THE JOSE POPY GRANT, SECTION 38, AND A PORTION OF SECTION 5, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 127, AS SHOWN ON PLAT OF WHISPER CREEK PHASE 12 UNIT A, AS RECORDED IN MAP BOOK _____ PAGES _____ THROUGH INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 85°55'31" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PLAT WHISPER CREEK PHASE 12 UNIT A, A DISTANCE OF 107.80 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 26.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°44'44" EAST, 28.02 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 81.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°22'04" EAST, 61.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 50.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°42'12" EAST, 50.34 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 52°18'54" EAST, 335.33 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 117.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°55'31" EAST, 110.80 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 285.00 FEET, AN ARC DISTANCE OF 87.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°37'21" EAST, 87.29 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1215.00 FEET, AN ARC DISTANCE OF 147.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°17'29" EAST, 147.40 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 53.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°10'17" EAST, 51.85 FEET; THENCE NORTH 71°50'36" EAST, 138.02 FEET; THENCE SOUTH 18°09'24" EAST, 203.99 FEET; THENCE SOUTH 71°50'36" WEST, 6.87 FEET; THENCE SOUTH 18°09'24" EAST, 120.00 FEET; THENCE SOUTH 71°50'36" WEST, 57.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 46.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°02'09" WEST, 46.80 FEET, TO THE EASTERLY LINE OF SECTION 38; THENCE SOUTH 03°24'47" EAST, ALONG LAST SAID LINE, 375.48 FEET; THENCE SOUTH 03°20'35" EAST, CONTINUING ALONG LAST SAID LINE, 116.47 FEET; THENCE SOUTH 12°10'07" WEST, 18.87 FEET; THENCE SOUTH 50°59'54" WEST, 82.09 FEET; THENCE NORTH 76°20'34" WEST, 41.68 FEET; THENCE NORTH 64°03'15" WEST, 28.47 FEET; THENCE NORTH 76°23'52" WEST, 41.18 FEET; THENCE NORTH 86°46'58" WEST, 35.84 FEET; THENCE NORTH 78°57'47" WEST, 9.93 FEET; THENCE SOUTH 29°32'34" WEST, 15.70 FEET; THENCE SOUTH 08°31'23" WEST, 37.02 FEET; THENCE SOUTH 18°41'03" WEST, 41.18 FEET; THENCE SOUTH 38°00'14" WEST, 51.88 FEET; THENCE SOUTH 61°54'39" WEST, 46.83 FEET; THENCE NORTH 34°51'46" WEST, 15.28 FEET; THENCE SOUTH 78°56'14" WEST, 20.72 FEET; THENCE NORTH 61°00'07" WEST, 8.27 FEET; THENCE SOUTH 52°15'44" WEST, 12.08 FEET; THENCE SOUTH 61°18'05" WEST, 41.08 FEET; THENCE NORTH 83°22'02" WEST, 18.74 FEET; THENCE SOUTH 63°01'28" WEST, 14.40 FEET; THENCE SOUTH 67°58'32" WEST, 27.08 FEET; THENCE SOUTH 62°20'05" WEST, 64.87 FEET; THENCE NORTH 48°28'50" WEST, 74.55 FEET; THENCE NORTH 10°32'40" EAST, 35.71 FEET; THENCE NORTH 20°02'49" WEST, 7.64 FEET; THENCE NORTH 07°43'49" WEST, 27.19 FEET; THENCE NORTH 15°07'57" WEST, 20.04 FEET; THENCE NORTH 07°54'11" WEST, 23.46 FEET; THENCE SOUTH 57°04'25" WEST, 24.50 FEET; THENCE NORTH 67°48'29" WEST, 34.87 FEET; THENCE SOUTH 74°11'38" WEST, 21.86 FEET; THENCE SOUTH 28°06'12" WEST, 41.48 FEET; THENCE SOUTH 19°07'24" WEST, 38.28 FEET; THENCE SOUTH 63°19'44" WEST, 58.83 FEET; THENCE SOUTH 52°48'48" WEST, 13.50 FEET; THENCE SOUTH 11°20'34" WEST, 12.72 FEET; THENCE SOUTH 12°08'23" EAST, 37.47 FEET; THENCE SOUTH 18°29'11" WEST, 31.71 FEET; THENCE SOUTH 02°42'20" EAST, 3.13 FEET; THENCE SOUTH 28°09'34" EAST, 22.26 FEET; THENCE SOUTH 50°19'04" WEST, 11.09 FEET; THENCE SOUTH 02°42'20" EAST, 36.81 FEET; THENCE SOUTH 60°33'53" WEST, 115.03 FEET, TO THE EASTERLY PLAT LINE AS SHOWN ON SAID PLAT OF WHISPER CREEK PHASE 12 UNIT A; THENCE NORTHEASTERLY, NORTHERLY, WESTERLY, NORTHEASTERLY, AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES: COURSE NO. 1: NORTH 28°52'35" WEST, 32.17 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 2: NORTHEASTERLY, 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 NORTH 25°14'03" WEST, 1.43 FEET; COURSE NO. 3: NORTH 23°36'13" WEST, 114.93 FEET; COURSE NO. 4: NORTH 09°07'14" WEST, 57.58 FEET; COURSE NO. 5: NORTH 18°07'07" WEST, 35.82 FEET; COURSE NO. 6: NORTH 09°29'09" WEST, 123.37 FEET; COURSE NO. 7: SOUTH 85°22'46" WEST, 55.89 FEET; COURSE NO. 8: NORTH 45°08'12" WEST, 41.88 FEET; COURSE NO. 9: NORTH 03°21'39" EAST, 48.33 FEET; COURSE NO. 10: NORTH 17°45'01" WEST, 20.05 FEET; COURSE NO. 11: NORTH 41°35'09" EAST, 40.08 FEET; COURSE NO. 12: NORTH 20°38'01" EAST, 22.91 FEET; COURSE NO. 13: NORTH 31°54'53" EAST, 38.58 FEET; COURSE NO. 14: NORTH 74°30'50" EAST, 43.91 FEET; COURSE NO. 15: NORTH 63°10'00" EAST, 95.50 FEET; COURSE NO. 16: NORTH 63°06'17" EAST, 2.80 FEET; COURSE NO. 17: NORTH 88°07'54" EAST, 47.71 FEET; COURSE NO. 18: NORTH 34°19'48" WEST, 41.82 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 19: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°31'48" EAST, 31.85 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 20: NORTHEASTERLY, 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 NORTH 54°35'00" EAST, 80.69 FEET; COURSE NO. 21: NORTH 25°56'18" WEST, 130.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 22: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 4.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°22'18" EAST, 4.06 FEET; COURSE NO. 23: NORTH 25°18'05" WEST, 186.55 FEET, TO THE POINT OF BEGINNING.

CONTAINING 20.73 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, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____ 2024.

BY: _____
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6788
CLARY & ASSOCIATES, INC.
LICENSE NO. LB1373
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257

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 B 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 B

A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, AND A PORTION OF SECTION 5, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 7 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 B, 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, WRENSONG PLACE AND CANTERWOOD 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 THEREON.

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 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.

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 _____

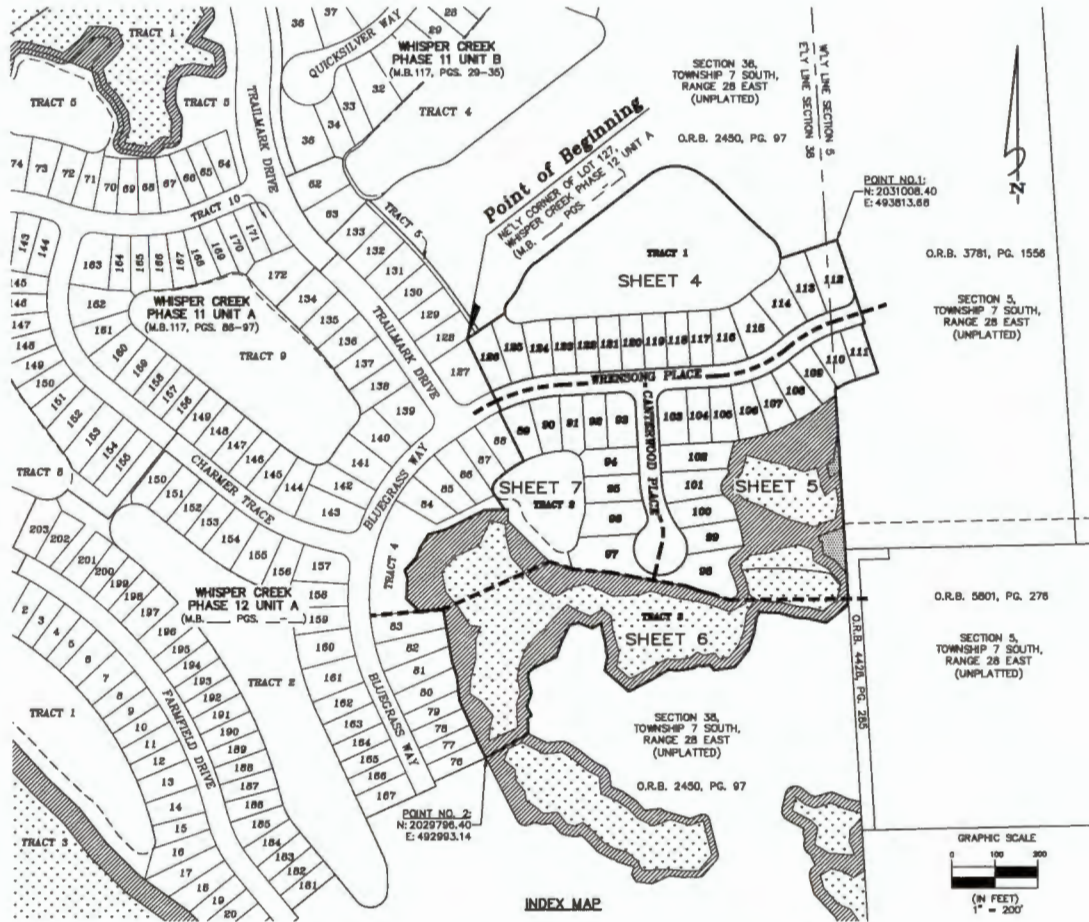


Whisper Creek Phase 12 Unit B

A PORTION OF THE JOSE POPY GRANT, SECTION 38, AND A PORTION OF SECTION 5, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 3 OF 7 SHEETS
38 LOTS AND 3 TRACTS THIS PHASE



VICINITY MAP
NOT TO SCALE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF LOT 127 AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 12 UNIT A, AS N55°56'31"E, PER M.B. _____ PGS. _____ (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 (ELLZEY), N 2062535.8352 E 509677.0129 DURBIN 2 N 2030457.8959 E 524684.1854 ELLZEY COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983(2011) - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2031008.40	493813.68	PRM-NELY CORNER OF LOT 112
2	2029796.40	492993.14	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.

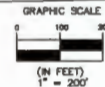
THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:
 O.R.B. 5713, PAGE 1606 EASEMENT - CONSERVATION SHOWN HEREON
 UNRECORDED (NATURAL GAS) AGREEMENT BLANKETS SITE
 UNRECORDED AT&T CONTRACT BLANKETS SITE

Legend

- M.B. = MAP BOOK
- PG(S) = PAGE(S)
- Q.R.S. = OPTICAL RECORDS BOOK
- C.E. = CONSERVATION EASEMENT
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- (R) = RADIAL LINE
- R = RADIUS
- R.P. = RADIUS POINT
- 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
- L1 = TABULATED LINE DATA
- FPL = FLORIDA POWER & LIGHT
- F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
- S.U.I.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT
- S.J.C.U.E. = ST. JOHNS COUNTY UTILITY DEPARTMENT
- 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
- S.-J.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 UPLAND BUFFER
- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND PRESERVATION AREA



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

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

Whisper Creek Phase 12 Unit B

A PORTION OF THE JOSE POPY GRANT, SECTION 38, AND A PORTION OF SECTION 5, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 7 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.00'	26.91'	51°23'51"	N15°34'44"E	26.02'
C2	192.00'	61.95'	18°28'11"	N32°22'04"E	61.88'
C3	100.00'	50.89'	28°09'25"	N37°42'12"E	50.34'
C4	100.00'	117.44'	67°17'14"	N85°53'31"E	110.80'
C5	285.00'	87.63'	17°37'02"	S51°37'21"E	87.29'
C6	1215.00'	147.49'	6°57'19"	S46°17'29"E	147.40'
C7	80.00'	53.61'	51°11'43"	S24°10'17"E	51.85'
C13	400.00'	154.78'	22°10'05"	N75°45'57"E	153.80'
C14	275.00'	178.82'	37°27'57"	N68°07'01"E	178.84'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	325.00'	127.40'	22°27'34"	N60°36'49"E	126.58'
C70	30.00'	47.12'	90°00'00"	S26°50'36"W	42.43'
C71	350.00'	10.74'	1°45'29"	S70°57'52"W	10.74'
C72	350.00'	50.18'	6°12'51"	S85°56'42"W	50.14'
C73	350.00'	64.37'	10°32'18"	S56°38'08"W	64.28'
C74	350.00'	11.91'	1°56'58"	S50°21'31"W	11.91'
C75	250.00'	88.29'	20°14'01"	S59°30'03"W	87.83'
C76	290.00'	75.19'	17°13'57"	S78°14'01"W	74.91'
C77	425.00'	12.49'	1°41'02"	S86°00'28"W	12.49'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C78	425.00'	50.65'	6°49'41"	S81°45'07"W	50.62'
C79	425.00'	50.65'	6°49'41"	S74°55'26"W	50.62'
C80	425.00'	50.65'	6°49'41"	S68°05'45"W	50.62'
C81	30.00'	47.68'	91°00'54"	S55°17'39"E	42.80'
C82	655.00'	3.39'	0°17'48"	N78°20'48"E	3.39'
C83	655.00'	66.18'	5°47'20"	N82°23'22"E	66.15'
C84	655.00'	17.90'	1°33'56"	N88°04'01"E	17.90'
C85	120.00'	36.09'	17°13'57"	N78°14'01"E	35.96'
C86	120.00'	42.38'	20°14'01"	N59°30'03"E	42.18'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C87	480.00'	16.33'	1°56'56"	N50°21'31"E	16.33'
C88	480.00'	55.06'	6°34'22"	N54°37'11"E	55.03'
C89	60.00'	36.15'	34°31'12"	N40°38'48"E	35.61'
C90	60.00'	23.00'	21°57'36"	N12°24'22"E	22.86'
C91	60.00'	112.76'	107°40'31"	S04°04'07"W	96.68'
C92	480.00'	71.40'	8°31'20"	S53°36'42"W	71.33'
C93	120.00'	78.47'	37°27'57"	S88°07'01"W	77.06'
C94	655.00'	87.47'	7°38'05"	S83°01'27"W	87.41'
C95	30.00'	74.57'	142°24'46"	N29°35'43"W	56.80'






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Whisper Creek Phase 12 Unit B

A PORTION OF THE JOSE POPY GRANT, SECTION 38, AND A PORTION OF SECTION 5, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 7 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

-  DENOTES UPLAND BUFFER
-  DENOTES JURISDICTIONAL WETLANDS
-  DENOTES UPLAND PRESERVATION AREA

TRACT PURPOSE TABLE	
TRACTS	PURPOSE
3	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION, AND TRAILS

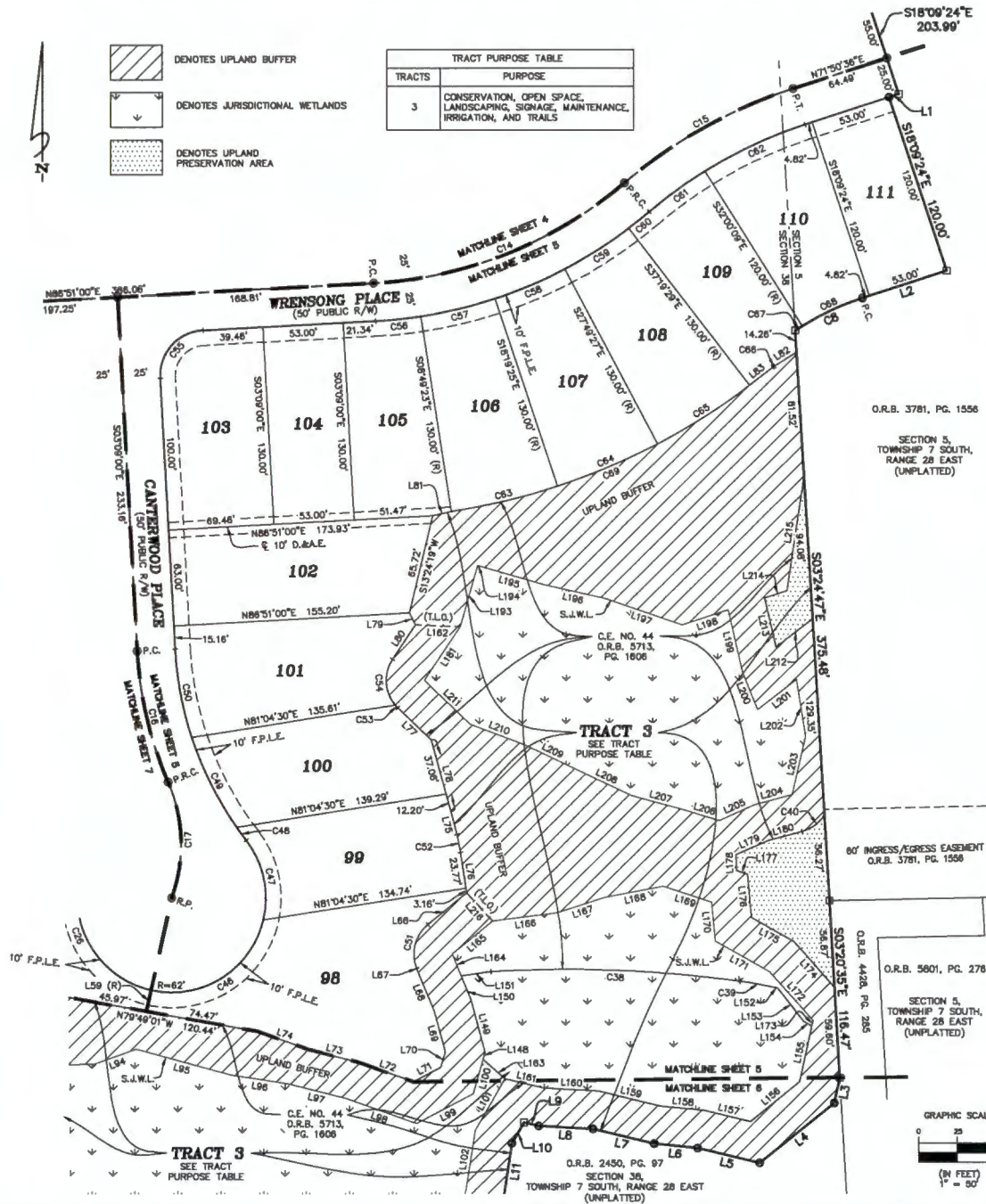
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C8	180.00'	48.00'	15°38'54"	S84°02'08"W	48.80'
C14	275.00'	178.82'	37°27'57"	N68°07'01"E	178.84'
C15	325.00'	127.40'	22°27'34"	N60°38'48"E	128.58'
C16	250.00'	88.87'	20°22'05"	S13°20'03"E	88.41'
C17	102.71'	77.82'	43°28'00"	S01°47'08"E	78.07'
C28	82.00'	120.28'	111°08'58"	S21°50'52"E	102.28'
C38	810.89'	183.38'	11°32'25"	S87°46'30"E	183.07'
C39	288.17'	22.87'	4°35'58"	S78°42'19"E	22.87'
C40	25.00'	18.81'	42°38'28"	N53°43'00"E	18.18'
C46	82.00'	96.25'	88°58'53"	N58°05'44"E	88.87'
C47	82.00'	55.81'	51°23'32"	N12°04'29"W	53.77'
C48	225.00'	10.50'	2°40'29"	N36°28'00"W	10.50'
C49	225.00'	86.38'	16°54'11"	N28°38'40"W	86.14'
C50	225.00'	99.07'	15°02'35"	N10°40'18"W	98.80'
C51	25.00'	31.82'	72°28'36"	S14°12'00"W	29.56'
C52	182.00'	12.07'	3°38'10"	S10°43'35"E	12.07'
C53	25.00'	2.40'	5°30'35"	S43°25'45"E	2.40'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C54	25.00'	32.47'	74°24'35"	S03°28'10"E	30.23'
C55	30.00'	47.12'	80°00'00"	N41°51'00"E	42.43'
C56	300.00'	29.70'	5°40'23"	N84°00'48"E	28.68'
C57	300.00'	48.74'	9°30'02"	N78°25'36"E	48.68'
C58	300.00'	48.74'	9°30'02"	N86°55'34"E	48.88'
C59	300.00'	48.74'	9°30'02"	N57°25'32"E	48.68'
C60	300.00'	17.23'	31°72'29"	N51°01'47"E	17.23'
C61	300.00'	45.10'	8°36'48"	N53°41'27"E	45.06'
C62	300.00'	72.50'	13°50'45"	N84°55'14"E	72.32'
C63	430.00'	71.30'	9°30'02"	S78°25'38"W	71.22'
C64	430.00'	71.30'	9°30'02"	S68°55'34"W	71.22'
C65	430.00'	71.30'	9°30'02"	S57°25'32"W	71.22'
C66	15.00'	1.83'	5°50'20"	S54°33'08"W	1.53'
C67	180.00'	5.56'	1°48'08"	S57°08'47"W	5.56'
C68	180.00'	43.80'	13°50'45"	S84°55'14"W	43.38'
C69	430.00'	213.80'	28°30'05"	N88°55'34"E	211.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°50'36"W	8.87'
L2	S71°50'36"W	57.82'
L3	S12°10'07"W	18.87'
L4	S00°59'54"W	82.58'
L5	N78°20'34"W	41.68'
L6	N84°03'13"W	28.47'
L7	N78°23'52"W	41.18'
L8	N88°48'58"W	35.84'
L9	N78°57'47"W	9.93'
L10	S29°32'34"W	15.70'
L11	S08°31'23"W	37.02'
L12	S12°34'10"W	14.28'
L13	S50°36'18"W	32.81'
L14	S22°18'22"E	0.10'
L15	S22°15'37"E	30.53'
L16	S14°53'38"E	27.45'
L17	S15°45'32"W	10.85'
L18	S82°08'18"W	20.02'
L19	N70°32'07"W	38.82'
L20	N79°44'20"W	33.72'
L21	N70°18'38"W	35.40'
L22	S14°48'57"E	15.11'
L23	S08°07'35"E	28.83'
L24	S48°11'01"E	30.38'
L25	S15°12'08"E	48.28'
L26	S28°57'51"E	8.74'
L27	S33°44'11"W	27.10'
L28	S77°11'44"W	12.56'
L29	S57°28'40"W	18.88'
L30	S51°52'11"W	19.30'
L31	N70°14'10"E	29.09'
L32	S74°41'39"E	64.68'
L33	S81°23'34"E	39.29'




LINE TABLE		
LINE	BEARING	DISTANCE
L97	S75°44'21"E	38.56'
L98	S70°32'07"E	48.85'
L99	N62°08'17"E	41.89'
L100	N15°45'39"E	23.37'
L101	S29°51'59"W	39.01'
L102	S08°31'23"W	39.31'
L103	N15°45'11"E	4.83'
L104	N14°53'37"W	35.91'
L105	N22°15'36"W	18.83'
L106	N82°10'45"E	18.89'
L107	S75°03'18"E	1.84'
L108	S37°34'58"E	27.86'
L109	S59°37'14"E	8.09'
L110	S12°08'51"W	37.43'
L111	S50°59'53"W	41.41'
L112	N78°20'33"W	30.89'
L113	N84°03'12"W	28.48'
L114	N78°52'19"W	26.33'
L115	S87°48'18"W	29.31'
L116	N48°17'10"W	19.19'
L117	N22°15'36"W	15.31'
L118	N50°36'17"E	33.83'
L119	N82°37'58"E	42.50'
L120	N71°47'33"E	32.84'
L121	N79°12'32"E	39.08'
L122	S71°18'30"E	33.23'
L123	S05°18'18"E	25.55'
L124	S80°30'08"E	40.75'
L125	S41°30'47"E	42.86'
L126	S12°08'48"W	3.69'
L127	N41°30'54"W	39.92'

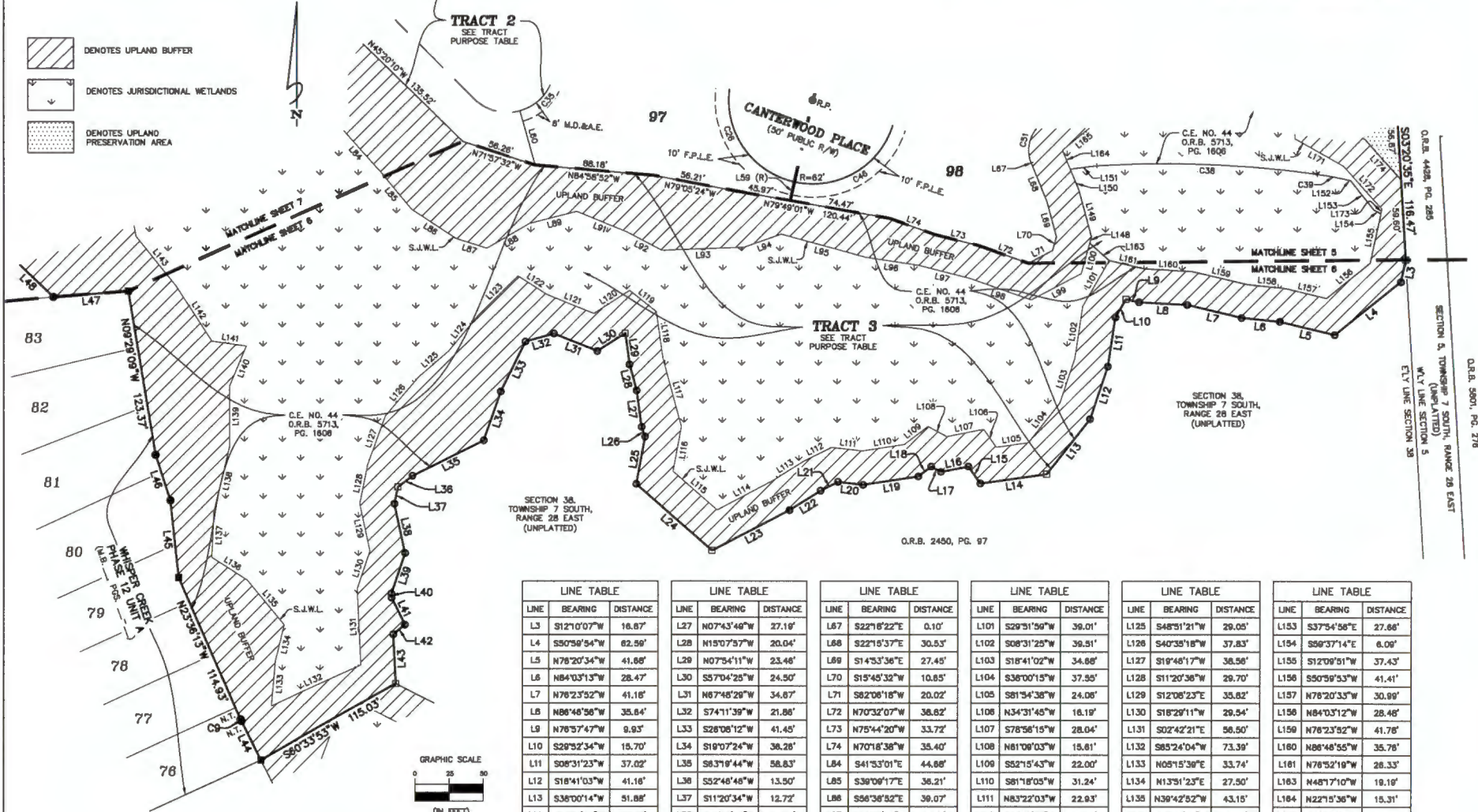
LINE TABLE		
LINE	BEARING	DISTANCE
L175	N80°30'08"W	31.86'
L176	N08°16'15"W	28.71'
L177	N71°18'25"W	7.80'
L178	N01°41'53"W	10.47'
L179	N88°14'17"E	22.86'
L180	N75°02'18"E	22.86'
L181	N33°44'08"E	42.41'
L182	N15°35'09"E	41.74'
L183	S73°48'59"E	1.04'
L184	S73°48'34"E	43.53'
L185	S77°12'58"E	42.21'
L186	S70°53'33"E	52.51'
L187	N71°55'35"E	31.81'
L188	S12°58'48"E	41.86'
L189	S21°54'53"E	28.65'
L190	N52°03'40"E	32.15'
L191	S06°03'56"E	37.91'
L192	S12°58'33"W	36.38'
L193	S75°02'14"W	24.61'
L194	S88°14'18"W	25.94'
L195	N73°20'08"W	22.28'
L196	N74°39'01"W	38.88'
L197	N84°19'11"W	40.60'
L198	N84°34'38"W	37.75'
L199	N69°03'28"W	37.53'
L200	N48°11'02"W	41.48'
L201	S52°03'37"W	30.38'
L202	N12°59'51"W	30.91'
L203	N71°55'38"E	15.42'
L204	N08°27'22"E	78.37'
L205	S42°08'52"E	25.03'



Whisper Creek Phase 12 Unit B

A PORTION OF THE JOSE POPY GRANT, SECTION 38, AND A PORTION OF SECTION 5, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

-  DENOTES UPLAND BUFFER
-  DENOTES JURISDICTIONAL WETLANDS
-  DENOTES UPLAND PRESERVATION AREA



LINE TABLE			
LINE	BEARING	DISTANCE	
L3	S12°10'07"W	16.67'	
L4	S50°58'54"W	62.59'	
L5	N78°20'34"W	41.68'	
L6	N84°03'13"W	28.47'	
L7	N78°23'52"W	41.18'	
L8	N86°48'58"W	35.64'	
L9	N78°57'47"W	9.93'	
L10	S28°52'34"W	15.70'	
L11	S08°31'23"W	37.02'	
L12	S18°41'03"W	41.16'	
L13	S38°00'14"W	51.88'	
L14	S81°54'39"W	48.63'	
L15	N34°31'48"W	15.28'	
L16	S78°58'14"W	20.72'	
L17	N81°08'07"W	6.27'	
L18	S52°19'44"W	12.08'	
L19	S81°18'05"W	41.08'	
L20	N83°22'02"E	18.74'	
L21	S63°01'28"W	14.40'	
L22	S57°56'32"W	27.08'	
L23	S62°20'05"W	64.87'	
L24	N48°28'50"W	74.55'	
L25	N10°32'40"E	35.71'	
L26	N20°02'48"W	7.84'	

LINE TABLE			
LINE	BEARING	DISTANCE	
L27	N07°43'48"W	27.19'	
L28	N15°07'57"W	20.04'	
L29	N07°54'11"W	23.46'	
L30	S57°04'28"W	24.50'	
L31	N67°48'29"W	34.67'	
L32	S74°11'39"W	21.86'	
L33	S28°08'12"W	41.45'	
L34	S19°07'24"W	36.28'	
L35	S83°19'44"W	56.83'	
L36	S52°48'48"W	13.50'	
L37	S11°20'34"W	12.72'	
L38	S12°08'23"E	37.47'	
L39	S18°29'11"W	31.71'	
L40	S02°42'20"E	3.13'	
L41	S28°08'34"E	22.26'	
L42	S50°19'04"W	11.09'	
L43	S02°42'20"E	36.81'	
L44	N26°52'35"W	32.17'	
L45	N08°07'14"W	57.58'	
L46	N18°07'07"W	35.52'	
L47	S85°22'48"W	55.89'	
L48	N46°08'12"W	41.96'	
L49	S12°34'10"E	14.28'	
L50	N15°37'35"W	41.83'	

LINE TABLE			
LINE	BEARING	DISTANCE	
L67	S22°16'22"E	0.10'	
L68	S22°15'37"E	30.53'	
L69	S14°53'36"E	27.45'	
L70	S15°45'32"W	10.85'	
L71	S82°08'18"W	20.02'	
L72	N70°32'07"W	36.82'	
L73	N75°44'20"W	33.72'	
L74	N70°18'38"W	35.40'	
L84	S41°53'01"E	44.68'	
L85	S39°08'17"E	36.21'	
L86	S56°38'52"E	39.07'	
L87	S72°04'37"E	23.71'	
L88	N59°48'03"E	36.49'	
L89	N75°44'05"E	36.17'	
L91	S87°41'24"E	39.93'	
L92	S82°18'33"E	29.23'	
L93	N87°53'37"E	80.61'	
L94	N70°14'10"E	29.09'	
L95	S74°41'39"E	84.88'	
L96	S81°23'34"E	39.29'	
L97	S75°44'21"E	36.56'	
L98	S70°32'07"E	48.85'	
L99	N82°08'17"E	41.89'	
L100	N15°45'39"E	23.37'	

LINE TABLE			
LINE	BEARING	DISTANCE	
L101	S29°51'59"W	39.01'	
L102	S08°31'25"W	39.51'	
L103	S18°41'02"W	34.86'	
L104	S36°00'15"W	37.95'	
L105	S81°54'38"W	24.08'	
L106	N34°31'45"W	16.19'	
L107	S78°56'15"W	28.04'	
L108	N81°09'03"W	15.81'	
L109	S52°15'43"W	22.00'	
L110	S81°18'05"W	31.24'	
L111	N83°22'03"W	22.93'	
L112	S63°01'25"W	23.08'	
L113	S57°56'33"W	27.21'	
L114	S62°20'05"W	46.47'	
L115	N48°28'50"W	43.16'	
L116	N10°32'40"E	33.83'	
L117	N15°07'58"W	52.61'	
L118	N07°54'11"W	34.70'	
L119	N51°34'19"W	25.28'	
L120	S57°04'23"W	31.45'	
L121	N87°48'30"W	37.34'	
L122	N57°14'34"W	25.43'	
L123	S44°57'51"W	41.11'	
L124	S39°24'49"W	35.02'	

LINE TABLE			
LINE	BEARING	DISTANCE	
L125	S48°51'21"W	29.05'	
L126	S40°35'18"W	37.83'	
L127	S19°48'17"W	36.56'	
L128	S11°20'36"W	29.70'	
L129	S12°08'23"E	35.82'	
L130	S18°29'11"W	29.54'	
L131	S02°42'21"E	56.50'	
L132	S85°24'04"W	73.39'	
L133	N05°15'39"E	33.74'	
L134	N13°51'23"E	27.50'	
L135	N39°42'52"W	43.15'	
L136	N57°39'36"W	31.47'	
L137	N02°41'40"E	33.73'	
L138	N13°31'24"E	48.46'	
L139	N00°18'07"E	45.41'	
L140	N22°50'54"E	31.82'	
L141	N81°36'50"W	25.76'	
L142	N32°51'54"W	48.84'	
L143	N39°05'43"W	47.51'	
L148	N15°45'11"E	4.83'	
L149	N14°53'37"W	35.91'	
L150	N22°15'38"W	16.83'	
L151	N82°10'45"E	10.99'	
L152	S75°03'19"E	1.84'	

LINE TABLE			
LINE	BEARING	DISTANCE	
L153	S37°54'56"E	27.86'	
L154	S69°37'14"E	6.09'	
L155	S12°09'51"W	37.43'	
L156	S90°59'33"W	41.41'	
L157	N78°20'33"W	30.99'	
L158	N84°03'12"W	28.48'	
L159	N78°23'52"W	41.78'	
L160	N86°48'55"W	35.76'	
L161	N78°52'19"W	26.33'	
L162	N48°17'10"W	19.19'	
L164	N22°15'36"W	15.31'	
L165	N50°36'17"E	33.93'	
L171	S60°30'08"E	40.75'	
L172	S41°30'47"E	42.86'	
L173	S12°09'48"W	3.89'	
L174	N41°50'54"W	39.92'	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C9	25.00'	1.43'	3°18'20"	N25°14'03"W	1.43'
C26	82.00'	120.29'	111°09'56"	S21°50'52"E	102.29'
C35	35.00'	41.44'	67°50'23"	N40°27'13"E	39.08'
C36	810.99'	183.33'	11°32'25"	S87°48'30"E	183.07'
C39	288.17'	22.97'	4°35'58"	S79°42'19"E	22.97'
C46	82.00'	98.25'	88°56'53"	N58°05'44"E	88.67'
C51	25.00'	31.82'	72°28'36"	S14°12'00"W	29.58'

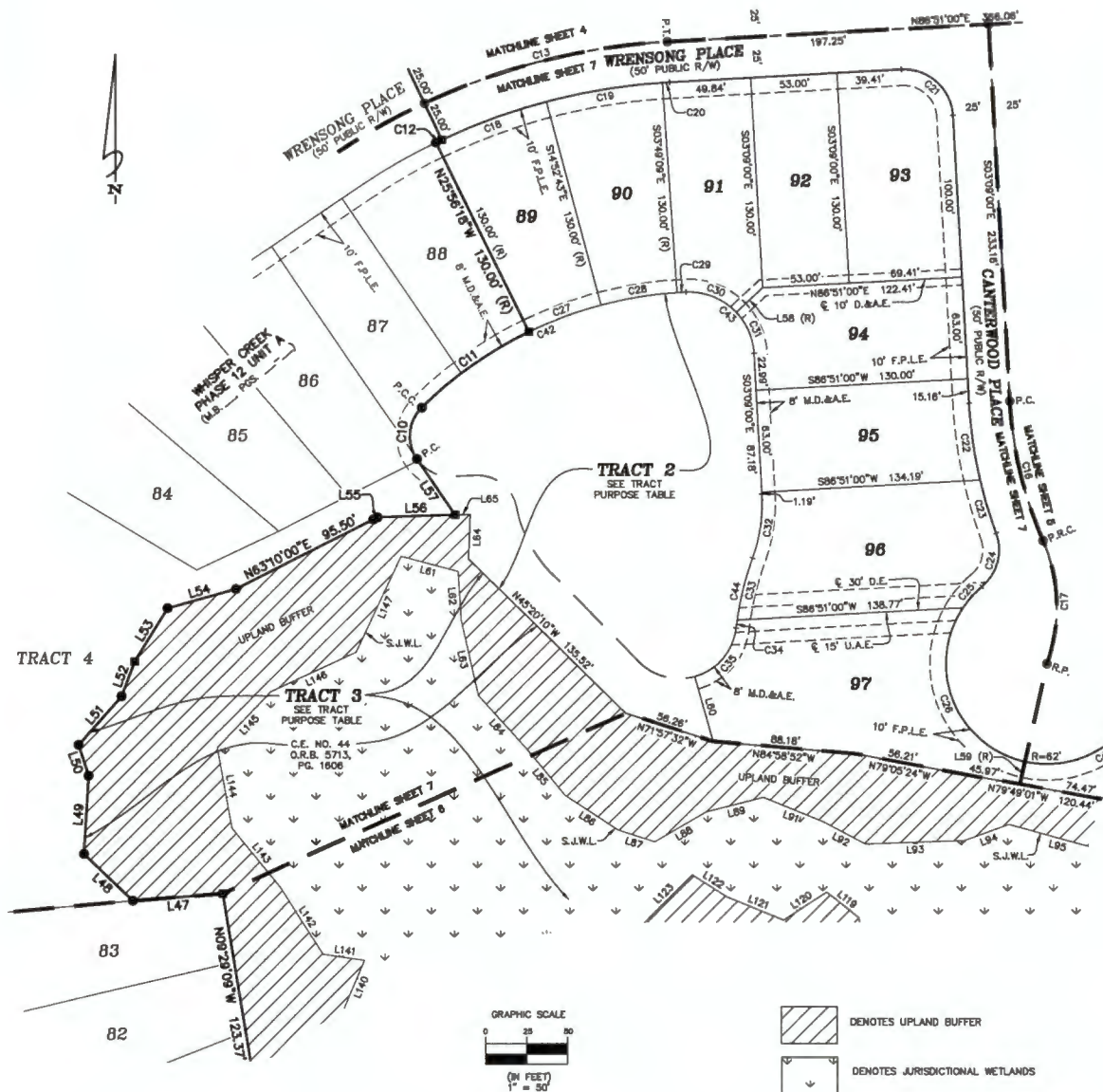
TRACT PURPOSE TABLE	
TRACTS	PURPOSE
2	STORMWATER MANAGEMENT FACILITY, UNOBSTRUCTED MAINTENANCE, ACCESS AND DRAINAGE EASEMENT, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, AND IRRIGATION
3	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION, AND TRAILS



Whisper Creek Phase 12 Unit B

A PORTION OF THE JOSE PAPPY GRANT, SECTION 38, AND A PORTION OF SECTION 5, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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



LINE TABLE		
LINE	BEARING	DISTANCE
L47	S85°22'48"W	55.88'
L48	N48°08'12"W	41.08'
L49	N03°21'39"E	48.33'
L50	N17°45'01"W	20.05'
L51	N41°35'09"E	40.09'
L52	N20°38'01"E	22.91'
L53	N31°54'53"E	38.58'
L54	N74°30'56"E	43.91'
L55	N63°08'17"E	2.80'
L56	N88°07'54"E	47.71'
L57	N34°18'48"W	41.82'
L58	S46°47'35"W	22.17'
L59	S12°34'10"W	14.28'
L60	N15°37'35"W	41.83'
L61	S75°04'34"E	38.18'
L62	S03°51'34"E	30.27'
L63	S12°48'56"E	47.54'
L64	N02°13'17"E	27.81'
L65	S88°07'54"W	9.31'
L64	S41°03'01"E	44.88'
L85	S39°08'17"E	36.21'
L88	S56°38'52"E	38.07'
L87	S72°04'37"E	23.71'
L88	N59°48'03"E	36.49'
L89	N75°44'05"E	36.17'
L91	S87°41'24"E	36.93'
L92	S82°18'33"E	29.23'
L93	N87°53'37"E	60.81'
L94	N70°14'10"E	29.08'
L95	S74°41'39"E	64.88'
L119	N51°34'19"W	25.28'
L120	S57°04'23"W	31.45'
L121	N67°48'30"W	37.34'
L122	N57°14'34"W	25.43'
L123	S44°57'51"W	41.11'
L140	N22°50'54"E	31.82'
L141	N81°08'30"W	25.78'
L142	N32°51'54"W	48.84'
L143	N39°05'43"W	47.51'
L144	N10°28'37"W	50.43'
L145	N43°53'39"E	47.93'
L148	N85°31'8"E	58.28'
L147	N25°02'27"E	85.05'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	25.00'	34.88'	78°28'05"	N05°23'16"E	31.85'
C11	245.00'	81.08'	18°57'23"	N54°35'00"E	80.89'
C12	375.00'	4.08'	0°37'13"	N64°22'18"E	4.08'
C13	400.00'	154.78'	221°0'05"	N75°45'57"E	153.80'
C16	250.00'	88.87'	202°2'05"	S13°20'03"E	88.41'
C17	102.71'	77.82'	43°28'00"	S01°47'06"E	78.07'
C18	375.00'	72.39'	11°03'35"	N69°35'29"E	72.27'
C19	375.00'	72.39'	11°03'35"	N80°39'04"E	72.27'
C20	375.00'	4.38'	0°40'08"	N86°30'55"E	4.38'
C21	30.00'	47.12'	90°00'00"	S48°09'00"E	42.43'
C22	275.00'	48.09'	10°01'09"	S08°09'35"E	48.03'
C23	275.00'	33.89'	7°03'40"	S16°41'59"E	33.87'
C24	30.00'	38.89'	7°00'45"	S14°48'38"W	34.48'
C25	82.00'	17.44'	18°08'55"	S41°47'33"W	17.38'
C26	82.00'	120.29'	111°09'56"	S21°50'52"E	102.29'
C27	245.00'	47.29'	11°03'35"	S89°35'29"W	47.22'
C28	245.00'	47.29'	11°03'35"	S80°39'04"W	47.22'
C29	245.00'	5.55'	17°53'	S86°46'48"W	5.55'
C30	40.00'	34.43'	49°18'51"	N87°51'51"W	33.37'
C31	40.00'	27.97'	40°3'25"	N23°10'43"W	27.40'
C32	100.00'	40.12'	22°59'03"	N08°20'31"E	39.85'
C33	192.00'	39.57'	11°48'31"	N13°55'48"E	39.50'
C34	192.00'	5.00'	1°29'31"	N07°16'47"E	5.00'
C35	35.00'	41.44'	67°50'23"	N40°27'13"E	39.08'
C42	245.00'	181.19'	422°2'25"	N68°17'31"E	177.09'
C43	40.00'	62.36'	89°22'18"	S47°50'08"E	58.28'
C44	192.00'	44.57'	13°18'01"	S13°11'02"W	44.47'
C46	82.00'	98.25'	86°58'53"	N58°05'44"E	86.87'

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