

RESOLUTION NO. 2024-496
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WHISPER CREEK PHASE 12 UNIT C.

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 C.

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 \$451,564.13 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$285,365.13 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 19~~th~~ day of November, 2024.

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

Rendition Date NOV 19 2024

BY: _____



Krista Joseph, Chairman

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

Crystal Smith
Deputy Clerk



Whisper Creek Phase 12 Unit C

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

MAP BOOK PAGE

SHEET 1 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CAPTION

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

BEGIN AT THE SOUTHWESTERLY CORNER OF TRACT 3, 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 NORTHEASTERLY, NORTHWESTERLY, SOUTHEASTERLY, EASTERLY, AND NORTHERLY ALONG THE SOUTHWESTERLY LINE OF SAID PLAT OF WHISPER CREEK PHASE 12 UNIT A, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: NORTH 50°51'11" EAST, 479.88 FEET; COURSE NO. 2: NORTH 39°08'49" WEST, 23.91 FEET; COURSE NO. 3: NORTH 50°51'11" EAST, 130.00 FEET; COURSE NO. 4: SOUTH 39°08'49" EAST, 80.33 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 5: EASTERLY, 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 NORTH 70°32'31" EAST, 78.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 00°13'51" EAST, 37.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 7: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 93.00 FEET, AN ARC DISTANCE OF 41.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°11'39" WEST, 40.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 8: NORTH 24°37'09" WEST, 100.08 FEET; COURSE NO. 9: NORTH 65°22'51" EAST, 180.00 FEET; COURSE NO. 10: NORTH 24°37'09" WEST, 11.42 FEET; COURSE NO. 11: NORTH 65°22'51" EAST, 133.14 FEET, TO THE SOUTHERLY PLAT LINE AS SHOWN ON PLAT WHISPER CREEK PHASE 12 UNIT B, AS RECORDED IN MAP BOOK _____ PAGES _____ THROUGH _____, INCLUSIVE OF SAID THE PUBLIC RECORDS; THENCE NORTHWESTERLY, NORTHERLY, WESTERLY, NORTHEASTERLY, AND EASTERLY, ALONG SAID LINE, RUN THE FOLLOWING FORTY TWO (42) COURSES AND DISTANCES: COURSE NO. 1: NORTH 50°53'53" EAST, 115.03 FEET; COURSE NO. 2: NORTH 02°42'20" WEST, 36.81 FEET; COURSE NO. 3: NORTH 50°19'04" EAST, 11.09 FEET; COURSE NO. 4: NORTH 26°09'34" WEST, 22.26 FEET; COURSE NO. 5: NORTH 02°42'20" WEST, 3.13 FEET; COURSE NO. 6: NORTH 18°29'11" EAST, 31.71 FEET; COURSE NO. 7: NORTH 12°08'23" WEST, 37.47 FEET; COURSE NO. 8: NORTH 11°20'34" EAST, 12.72 FEET; COURSE NO. 9: NORTH 52°48'48" EAST, 13.50 FEET; COURSE NO. 10: NORTH 63°19'44" EAST, 56.83 FEET; COURSE NO. 11: NORTH 19°07'24" EAST, 38.26 FEET; COURSE NO. 12: NORTH 26°06'12" EAST, 41.45 FEET; COURSE NO. 13: NORTH 74°11'39" EAST, 21.89 FEET; COURSE NO. 14: SOUTH 67°46'29" EAST, 34.87 FEET; COURSE NO. 15: NORTH 57°04'25" EAST, 24.50 FEET; COURSE NO. 16: SOUTH 07°54'11" EAST, 23.48 FEET; COURSE NO. 17: SOUTH 15°07'57" EAST, 20.04 FEET; COURSE NO. 18: SOUTH 07°43'49" EAST, 27.18 FEET; COURSE NO. 19: SOUTH 20°02'49" EAST, 7.84 FEET; COURSE NO. 20: SOUTH 10°32'40" WEST, 35.71 FEET; COURSE NO. 21: SOUTH 48°28'90" EAST, 74.55 FEET; COURSE NO. 22: NORTH 82°20'08" EAST, 64.67 FEET; COURSE NO. 23: NORTH 57°06'32" EAST, 27.06 FEET; COURSE NO. 24: NORTH 63°01'28" EAST, 14.40 FEET; COURSE NO. 25: SOUTH 83°22'02" EAST, 18.74 FEET; COURSE NO. 26: NORTH 81°18'08" EAST, 41.08 FEET; COURSE NO. 27: NORTH 52°15'44" EAST, 12.06 FEET; COURSE NO. 28: SOUTH 81°09'07" EAST, 8.27 FEET; COURSE NO. 29: NORTH 78°56'14" EAST, 20.72 FEET; COURSE NO. 30: SOUTH 34°31'48" EAST, 15.28 FEET; COURSE NO. 31: NORTH 81°54'38" EAST, 49.83 FEET; COURSE NO. 32: NORTH 30°00'14" EAST, 51.88 FEET; COURSE NO. 33: NORTH 18°41'03" EAST, 41.18 FEET; COURSE NO. 34: NORTH 06°31'23" EAST, 37.02 FEET; COURSE NO. 35: NORTH 28°52'34" EAST, 15.70 FEET; COURSE NO. 36: SOUTH 78°57'47" EAST, 9.93 FEET; COURSE NO. 37: SOUTH 88°48'56" EAST, 35.64 FEET; COURSE NO. 38: SOUTH 78°23'52" EAST, 41.18 FEET; COURSE NO. 39: SOUTH 84°03'13" EAST, 28.47 FEET; COURSE NO. 40: SOUTH 78°20'34" EAST, 41.88 FEET; COURSE NO. 41: NORTH 50°59'54" EAST, 62.59 FEET; COURSE NO. 42: NORTH 12°10'07" EAST, 18.87 FEET, TO THE EASTERLY LINE OF SECTION 38; THENCE SOUTH 03°20'35" EAST, ALONG LAST SAID LINE, 1968.78 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2450, PAGE 97 OF SAID PUBLIC RECORDS; THENCE WESTERLY AND NORTHWESTERLY, ALONG THE EASTERLY, SOUTHERLY, AND SOUTHWESTERLY LINE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 86°59'59" WEST, 883.15 FEET; COURSE NO. 2: NORTH 46°05'12" WEST, 1258.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING 50.91 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 WHISPER CREEK PHASE 12 UNIT C HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2024.

BY: _____
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

BY: _____
BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

BY: _____
DONALD A. BRADSHAW, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5513

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS _____ DAY OF _____, 2024.

BY: _____
MICHAEL J. COLLIGAN
FLORIDA REGISTERED LAND SURVEYOR NO. 6798
CLARY & ASSOCIATES, INC.
LICENSE NO. LB3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257



Whisper Creek Phase 12 Unit C

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 13 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 C, 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, BLUEGRASS WAY, AND GRASSMERE COURT, 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 TRACT 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 TRACTS 2, 3, AND 4 (CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION AND TRAILS), AND TRACT 1 (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 TRACT 1 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.

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

BY: MICHAEL TAYLOR, VICE PRESIDENT
WITNESS: _____
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 _____



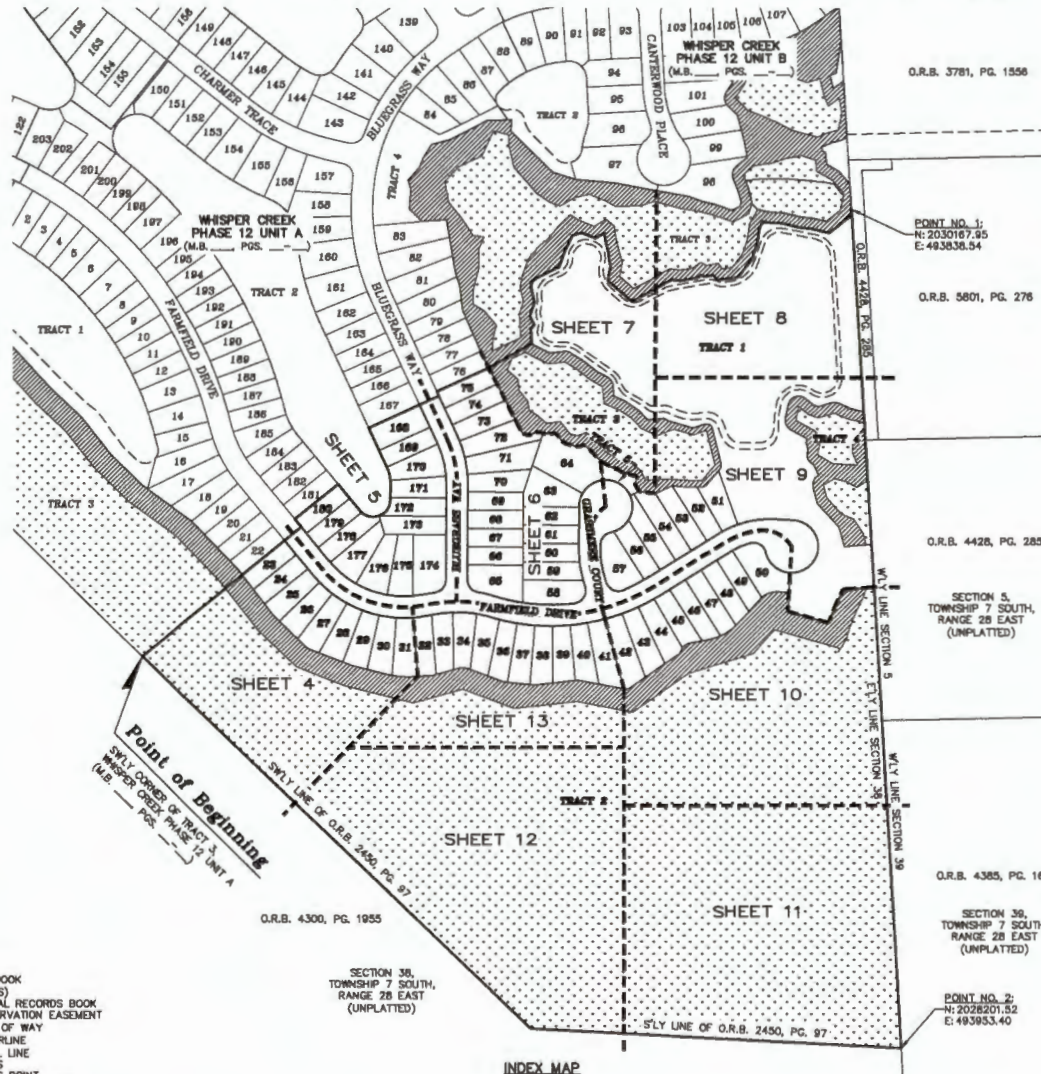
Whisper Creek Phase 12 Unit C

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 13 SHEETS
66 LOTS AND 6 TRACTS THIS PHASE

VICINITY MAP
NOT TO SCALE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 3 AS SHOWN ON THE PLAT OF WHISPER CREEK PHASE 12 UNIT A, AS N50°51'11" E, PER M.B. ___ PGS. ___ (SEE SHEET 4).
- THE INTENDED USE OF THESE COORDINATES IS FOR PLATTING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURBIN 2), AND (ELZEY).
N 2002538.8352 E 508877.0129 DURBIN 2
N 2030457.8959 E 324664.1854 ELZEY
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983(2011) - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2030167.95	493838.54	PRM-NE'LY CORNER OF TRACT 1
2	2028201.52	493953.40	PRM-SE'LY CORNER OF TRACT 2

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 F&M 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 1808	EASEMENT - CONSERVATION	SHOWN HEREON
UNRECORDED	(NATURAL GAS) AGREEMENT	BLANKETS SITE
UNRECORDED	AT&T CONTRACT	BLANKETS SITE

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

Legend

- M.B. = MAP BOOK
- PG(S) = PAGE(S)
- O.R.B. = OFFICIAL RECORDS BOOK
- C.E. = CONSERVATION EASEMENT
- R/W = RIGHT OF WAY
- (C) = CENTERLINE
- R = RADIAL LINE
- R.P. = RADIUS POINT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- CL = TABULATED CURVE DATA
- L1 = TABULATED LINE DATA
- FPL = FLORIDA POWER & LIGHT
- F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
- S.C.U.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT
- S.J.C.U.E. = ST. JOHNS COUNTY UTILITY EASEMENT
- P.U.U.E. = PRIVATE UNOBSTRUCTED UTILITY EASEMENT
- V.W.A.E. = VARIABLE WIDTH ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.R.A.E. = DRAINAGE AND ACCESS EASEMENT
- M.D.M.A.E. = MAINTENANCE, DRAINAGE AND ACCESS EASEMENT
- U.M.D.M.A.E. = UNOBSTRUCTED MAINTENANCE, DRAINAGE AND ACCESS EASEMENT
- S.A.W.L. = STATE JURISDICTIONAL WETLAND LINE
- P.R.M. = PERMANENT REFERENCE MONUMENTS
- P.C.P. = PERMANENT CONTROL POINTS
- = APPROXIMATE TOP OF BANK

- = 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

INDEX MAP

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



Whisper Creek Phase 12 Unit C

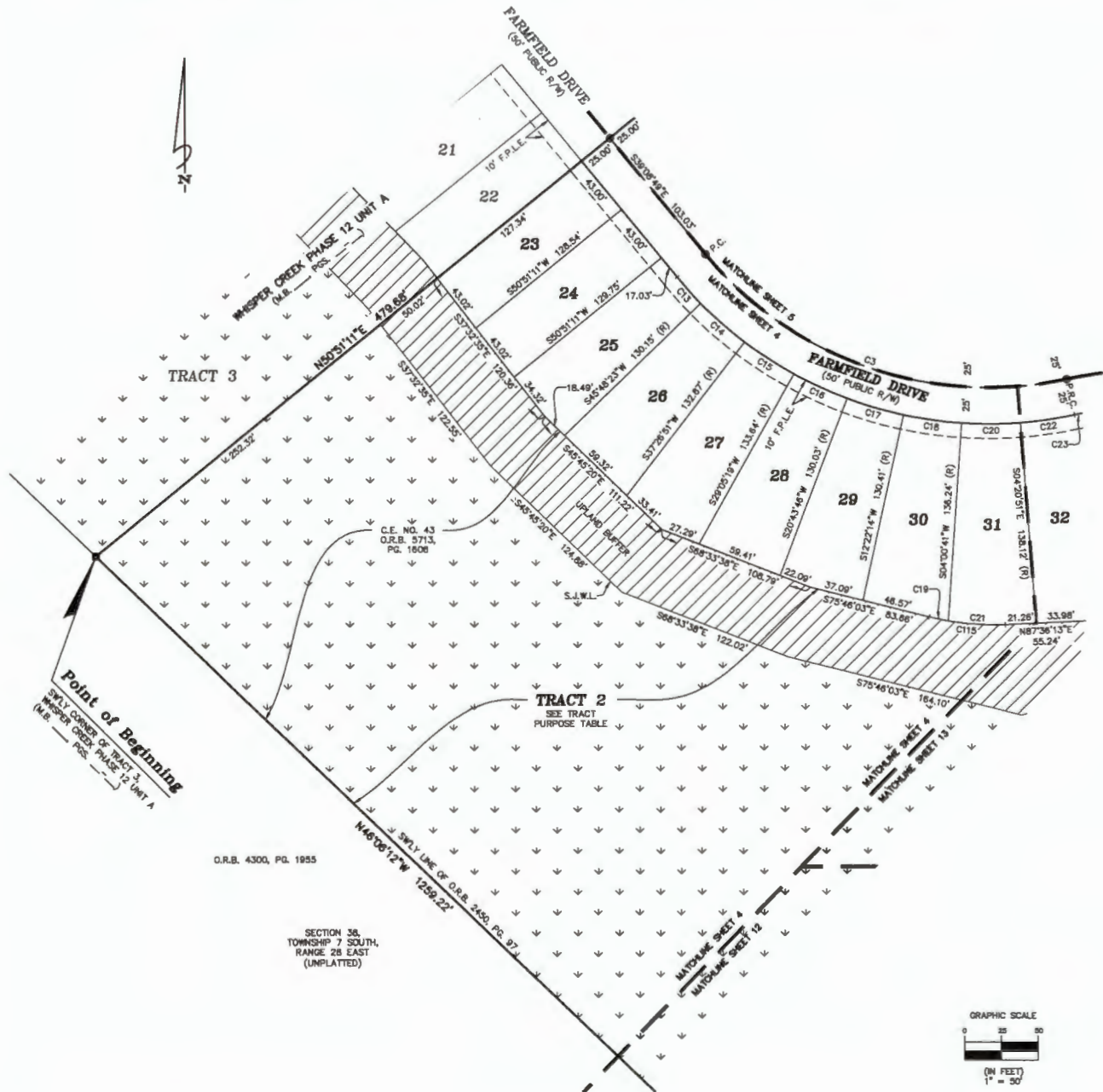
A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 4 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	250.00'	274.90'	83°00'11"	S70°36'54"E	281.26'
C4	300.00'	61.39'	11°43'28"	N83°42'43"E	61.28'
C13	275.00'	24.22'	5°02'46"	S41°40'13"E	24.21'
C14	275.00'	40.12'	8°21'32"	S46°22'23"E	40.08'
C15	275.00'	40.12'	8°21'32"	S56°43'55"E	40.08'
C16	275.00'	40.12'	8°21'32"	S85°05'28"E	40.08'
C17	275.00'	40.12'	8°21'32"	S73°27'00"E	40.08'
C18	275.00'	40.12'	8°21'32"	S81°46'32"E	40.08'
C19	180.00'	13.24'	4°12'49"	N77°52'27"W	13.23'
C20	275.00'	40.12'	8°21'32"	N89°49'55"E	40.08'
C21	180.00'	39.00'	12°24'56"	N88°11'20"W	38.93'
C22	275.00'	37.45'	7°46'09"	N81°45'05"E	37.42'
C23	275.00'	5.71'	1°11'24"	N78°26'42"E	5.71'
C115	180.00'	52.24'	18°37'44"	S84°04'55"E	52.06'

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



O.R.B. 4300, PG. 1955

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

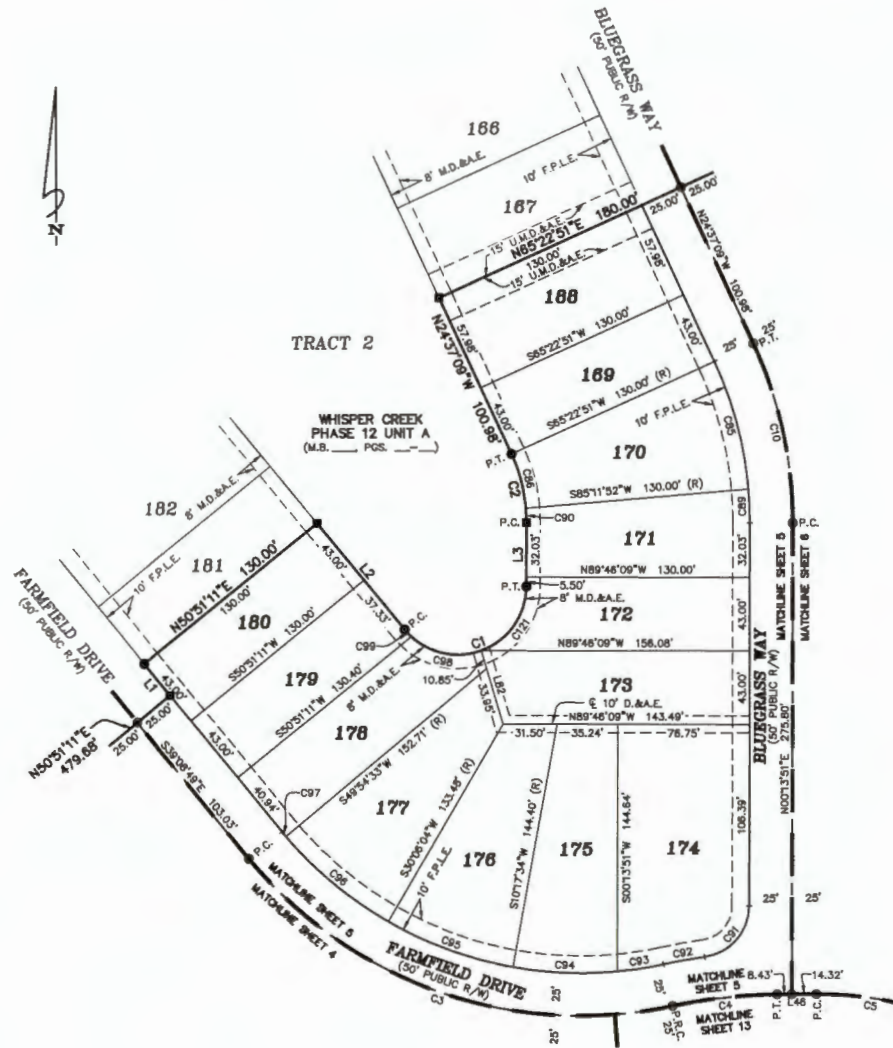


Whisper Creek Phase 12 Unit C

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

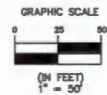
MAP BOOK PAGE

SHEET 5 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	40.00'	98.17'	140°37'21"	N70°32'31"E	75.32'
C2	95.00'	41.20'	24°51'00"	N12°11'39"W	40.88'
C3	250.00'	274.90'	83°00'11"	S70°38'54"E	281.28'
C4	300.00'	81.39'	11°43'28"	N83°42'43"E	61.28'
C5	200.00'	84.19'	18°23'24"	S81°13'52"E	83.92'
C10	250.00'	108.43'	24°51'00"	N12°11'39"W	107.58'
C85	225.00'	77.82'	19°49'01"	S14°42'38"E	77.43'
C86	95.00'	32.88'	19°49'01"	N14°42'38"W	32.69'
C89	225.00'	19.78'	5°01'58"	S02°17'09"E	19.78'
C90	95.00'	8.34'	5°01'58"	N02°17'09"W	8.34'
C91	30.00'	42.88'	81°54'08"	S41°10'54"W	39.32'
C92	325.00'	24.29'	4°16'57"	S78°59'29"W	24.29'
C93	225.00'	27.43'	6°59'03"	N81°20'32"E	27.41'
C94	225.00'	80.71'	15°27'31"	N87°28'11"W	80.52'
C95	225.00'	77.79'	19°48'30"	N69°48'11"W	77.40'
C96	225.00'	77.79'	19°48'30"	N49°59'41"W	77.40'
C97	225.00'	3.71'	0°56'38"	N39°37'08"W	3.71'
C98	40.00'	43.87'	82°50'18"	S78°43'00"E	41.70'
C99	40.00'	5.89'	8°08'03"	S43°13'20"E	5.89'
C121	40.00'	48.61'	89°38'00"	N35°02'51"E	45.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°08'48"W	23.91'
L2	S39°08'48"E	80.33'
L3	N00°13'31"E	37.53'
L46	N89°34'28"E	22.75'
L82	N18°04'54"W	44.80'

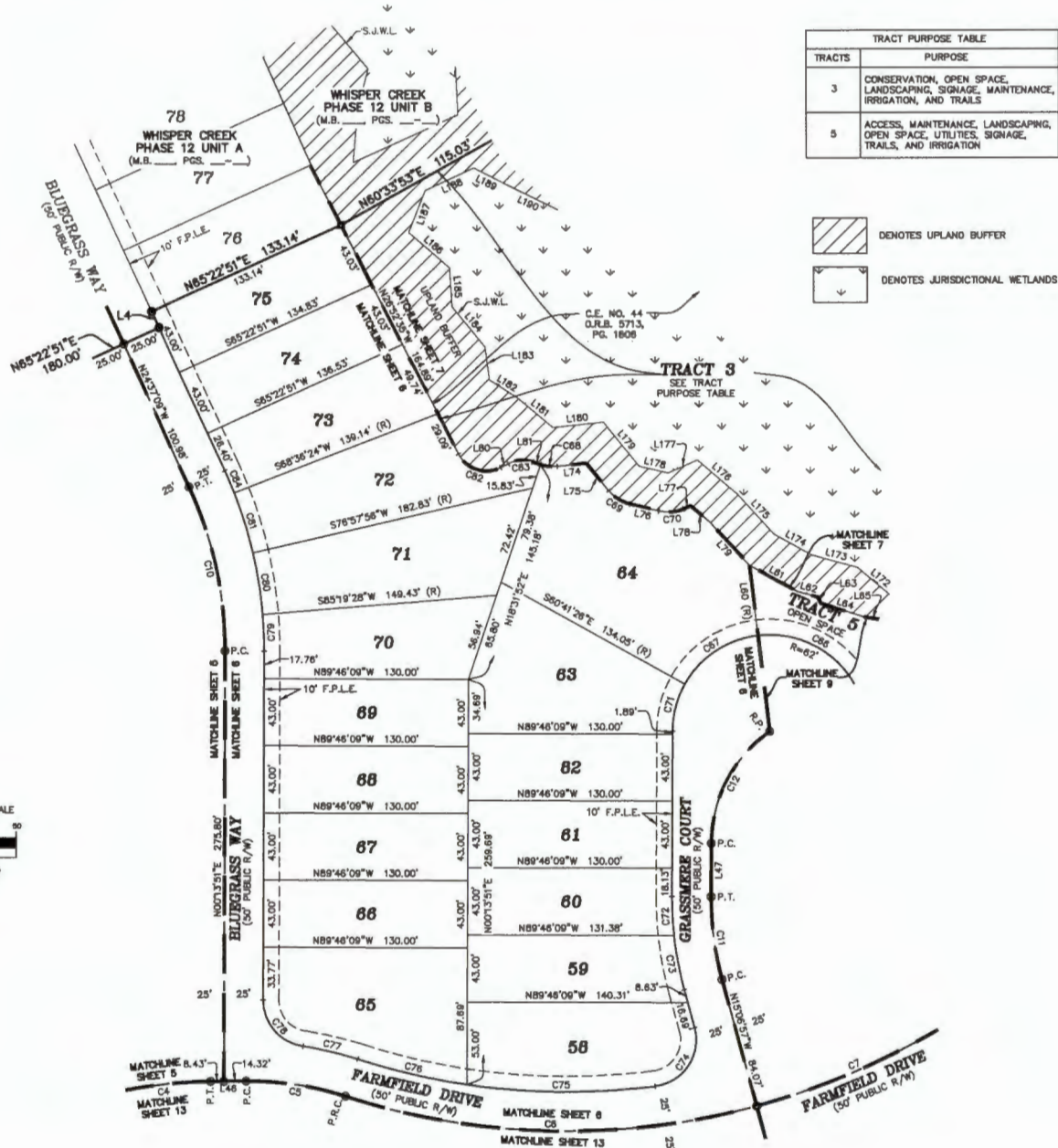


Whisper Creek Phase 12 Unit C

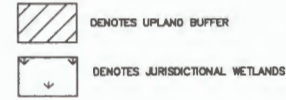
A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 6 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	300.00'	81.39'	11°43'28"	N83°42'43"E	81.28'
C5	200.00'	84.19'	18°32'24"	S81°13'52"E	83.92'
C6	480.00'	285.88'	33°04'47"	S88°34'33"E	281.81'
C7	480.00'	138.42'	16°32'02"	N68°27'02"E	134.93'
C10	250.00'	108.43'	24°51'00"	N12°11'39"W	107.88'
C11	200.00'	53.57'	15°20'47"	N07°26'33"W	53.41'
C12	88.43'	84.02'	54°28'12"	N27°28'57"E	80.89'
C68	82.00'	78.30'	72°21'19"	N60°38'48"W	73.20'
C67	82.00'	98.33'	53°54'01"	S86°15'34"W	56.20'
C68	25.00'	10.72'	24°33'39"	S83°45'00"E	10.63'
C69	25.00'	16.31'	37°22'31"	S57°38'52"E	16.02'
C70	25.00'	18.11'	36°54'42"	N84°59'51"E	15.83'
C71	82.00'	31.47'	29°04'43"	S14°46'12"W	31.13'
C72	225.00'	24.92'	6°20'48"	S02°58'33"E	24.91'
C73	225.00'	38.34'	8°59'59"	S10°38'57"E	38.31'
C74	30.00'	51.21'	97°48'18"	N33°47'12"E	48.22'
C75	435.00'	120.11'	15°49'15"	S89°24'01"E	118.73'
C76	435.00'	71.78'	9°27'14"	S78°45'47"E	71.89'
C77	225.00'	35.84'	9°04'31"	N78°34'25"W	35.80'
C78	30.00'	42.99'	81°20'31"	S40°28'25"E	36.10'
C79	275.00'	23.55'	4°54'22"	N02°13'21"W	23.54'
C80	275.00'	40.12'	82°1'32"	N08°51'16"W	40.08'
C81	275.00'	40.12'	82°1'32"	N17°12'50"W	40.08'
C82	20.00'	15.85'	45°24'27"	S85°49'38"W	15.44'
C84	275.00'	15.48'	31°3'33"	N23°00'23"W	15.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N24°37'09"W	11.42'
L48	N89°34'28"E	22.75'
L47	N00°13'51"E	34.08'
L80	N68°47'25"W	43.50'
L61	S80°48'58"E	34.58'
L82	S74°44'19"E	13.78'
L63	S25°44'18"E	4.50'
L64	S72°24'18"E	30.50'
L85	S81°33'08"E	6.23'
L74	N83°58'14"E	18.88'
L75	S38°55'34"E	22.84'
L78	S78°18'03"E	18.02'
L77	N68°17'38"E	4.85'
L78	S49°08'32"E	18.08'
L79	S42°40'14"E	37.28'
L80	N63°07'27"E	5.57'
L81	S71°28'05"E	5.34'
L172	N48°25'21"W	31.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L173	N74°44'19"W	30.17'
L174	N80°48'58"W	27.53'
L175	N42°40'15"W	34.71'
L176	N48°08'31"W	33.27'
L177	S86°17'39"W	20.54'
L178	N78°18'08"W	18.91'
L179	N38°53'35"W	36.24'
L180	S83°58'14"W	32.28'
L181	N48°47'24"W	29.36'
L182	N57°10'07"W	21.32'
L183	N07°27'57"W	21.42'
L184	N36°15'01"W	33.35'
L185	N03°22'15"W	25.03'
L186	N48°35'10"W	34.81'
L187	N21°11'28"E	28.82'
L188	N85°11'18"E	34.28'
L189	S82°48'38"E	23.03'
L190	S63°34'44"E	36.57'



Whisper Creek Phase 12 Unit C

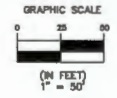
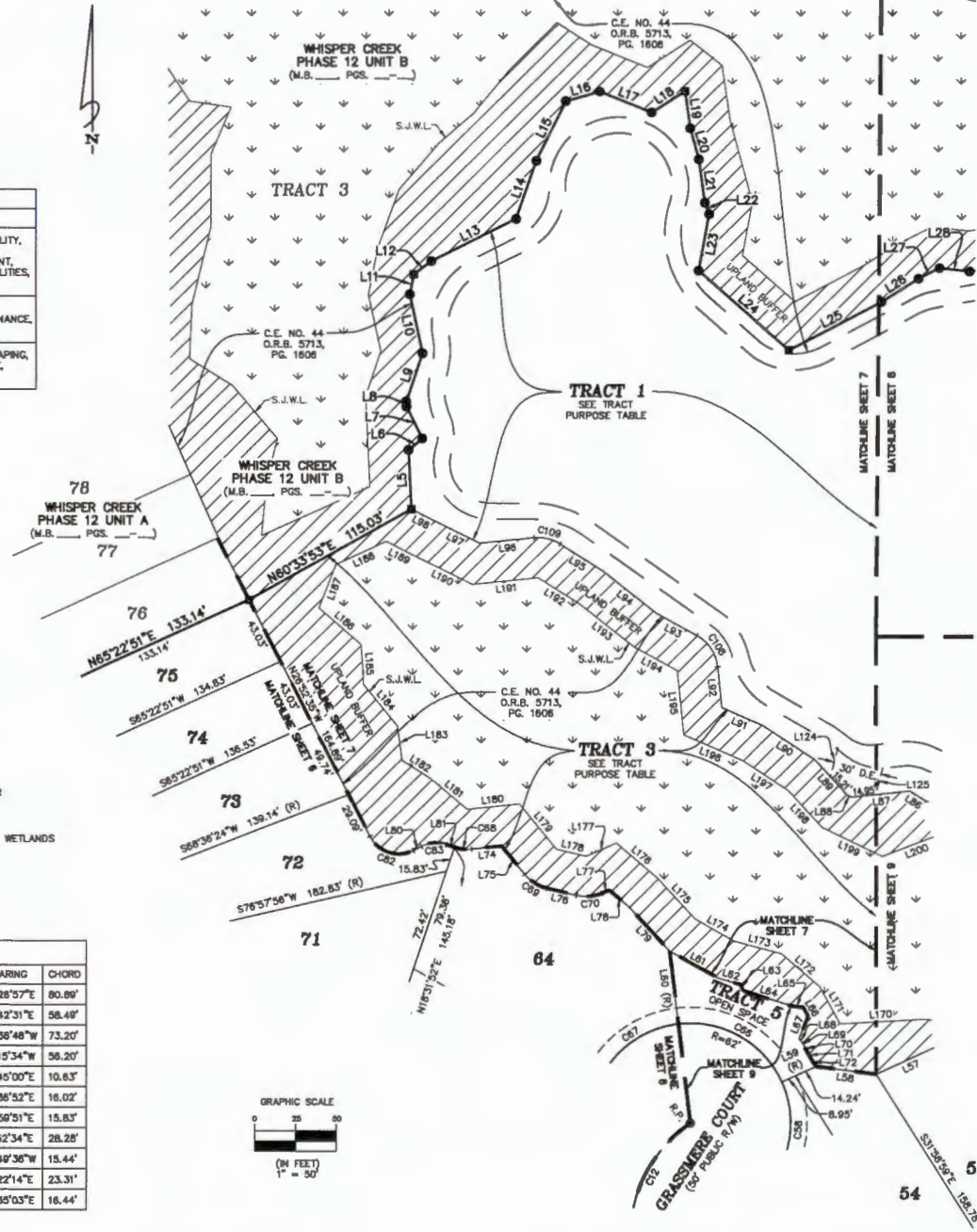
A PORTION OF THE JOSE POPY GRANT, SECTION 38, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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SHEET 7 OF 13 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
3	CONSERVATION, OPEN SPACE, LANDSCAPING, SIGNAGE, MAINTENANCE, IRRIGATION, AND TRAILS
5	ACCESS, MAINTENANCE, LANDSCAPING, OPEN SPACE, UTILITIES, SIGNAGE, TRAILS, AND IRRIGATION

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C12	88.43'	84.02'	54°28'12"	N27°28'57"E	80.89'
C58	82.00'	60.91'	56°17'14"	N03°42'31"E	58.48'
C86	82.00'	78.30'	72°21'19"	N80°36'48"W	73.20'
C87	82.00'	58.33'	53°54'01"	S86°15'34"W	56.20'
C88	25.00'	10.72'	24°33'39"	S83°45'00"E	10.63'
C89	25.00'	18.31'	37°22'31"	S57°36'52"E	18.02'
C70	25.00'	18.11'	36°54'42"	N84°59'51"E	15.83'
C82	20.00'	31.42'	90°00'00"	S71°52'34"E	28.28'
C83	20.00'	15.85'	45°24'27"	S85°49'36"W	15.44'
C108	25.00'	24.25'	58°34'59"	S33°22'14"E	23.31'
C109	25.00'	18.75'	38°23'28"	S78°35'03"E	18.44'



LINE TABLE		
LINE	BEARING	DISTANCE
L5	N02°42'20"W	36.81'
L6	N50°19'04"E	11.08'
L7	N26°09'34"W	22.28'
L8	N02°42'20"W	3.13'
L9	N16°29'11"E	31.71'
L10	N12°08'23"W	37.47'
L11	N11°20'34"E	12.72'
L12	N52°46'48"E	13.50'
L13	N83°19'44"E	58.83'
L14	N19°07'24"E	36.26'
L15	N26°08'12"E	41.45'
L16	N74°11'39"E	21.86'
L17	S67°46'29"E	34.67'
L18	N57°04'25"E	24.50'
L19	S07°54'11"E	23.48'
L20	S19°07'57"E	20.04'
L21	S07°45'49"E	27.18'
L22	S20°02'49"E	7.84'
L23	S10°32'40"W	35.71'
L24	S48°28'50"E	74.55'
L25	N82°20'05"E	84.87'
L26	N57°56'32"E	27.08'
L27	N63°01'28"E	14.40'
L28	S63°22'02"E	18.74'
L29	S65°15'59"W	43.35'
L30	N82°27'54"W	37.48'
L31	S60°48'56"E	34.56'
L32	S74°44'19"E	13.75'
L33	S25°44'19"E	4.50'
L34	S72°24'18"E	30.50'
L35	S81°53'08"E	8.23'
L36	S28°24'02"E	5.87'
L37	S21°37'10"W	15.06'
L38	S33°45'44"E	3.82'
L39	S31°19'13"E	0.74'
L40	S28°42'36"E	8.04'
L41	S29°24'40"E	2.88'
L42	S32°06'16"E	6.81'
L43	N63°58'14"E	18.68'
L44	S38°35'34"E	22.64'
L45	S78°16'03"E	19.02'
L46	N66°17'38"E	4.85'
L47	S49°08'32"E	18.08'
L48	S42°40'14"E	37.29'
L49	N63°07'27"E	5.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L81	S71°28'05"E	5.34'
L82	S58°42'51"E	11.10'
L83	N63°57'45"E	36.19'
L84	S84°41'33"E	3.37'
L85	S42°02'48"E	29.15'
L86	S56°30'38"E	39.11'
L87	S88°25'15"E	27.48'
L88	S51°40'07"E	42.87'
L89	S57°23'21"E	31.27'
L90	N64°13'11"E	33.80'
L91	S67°34'44"E	29.19'
L92	S82°48'34"E	18.18'
L93	N14°28'39"E	18.63'
L94	S14°28'39"W	17.01'
L95	S86°54'31"W	50.84'
L96	N28°24'00"W	26.35'
L97	N49°25'21"W	31.35'
L98	N74°44'19"W	30.17'
L99	N60°48'56"W	27.53'
L100	N42°40'15"W	34.71'
L101	N49°08'31"W	33.27'
L102	S68°17'39"W	20.54'
L103	N78°18'08"W	18.91'
L104	N38°55'35"W	36.24'
L105	S83°58'14"W	32.28'
L106	N49°47'24"W	29.38'
L107	N57°10'07"W	21.32'
L108	N07°27'57"W	21.42'
L109	N39°15'01"W	33.35'
L110	N03°22'15"W	25.03'
L111	N48°55'10"W	34.61'
L112	N21°11'28"E	28.92'
L113	N65°11'18"E	34.28'
L114	S82°48'38"E	23.03'
L115	S83°34'44"E	36.57'
L116	N84°13'11"E	41.02'
L117	S57°23'23"E	30.02'
L118	S51°40'08"E	43.50'
L119	S81°09'44"E	30.15'
L120	S05°34'44"E	40.16'
L121	S88°25'18"E	39.99'
L122	S56°30'37"E	33.77'
L123	S42°02'47"E	30.89'
L124	S84°14'30"E	41.24'
L125	N69°03'45"E	42.19'

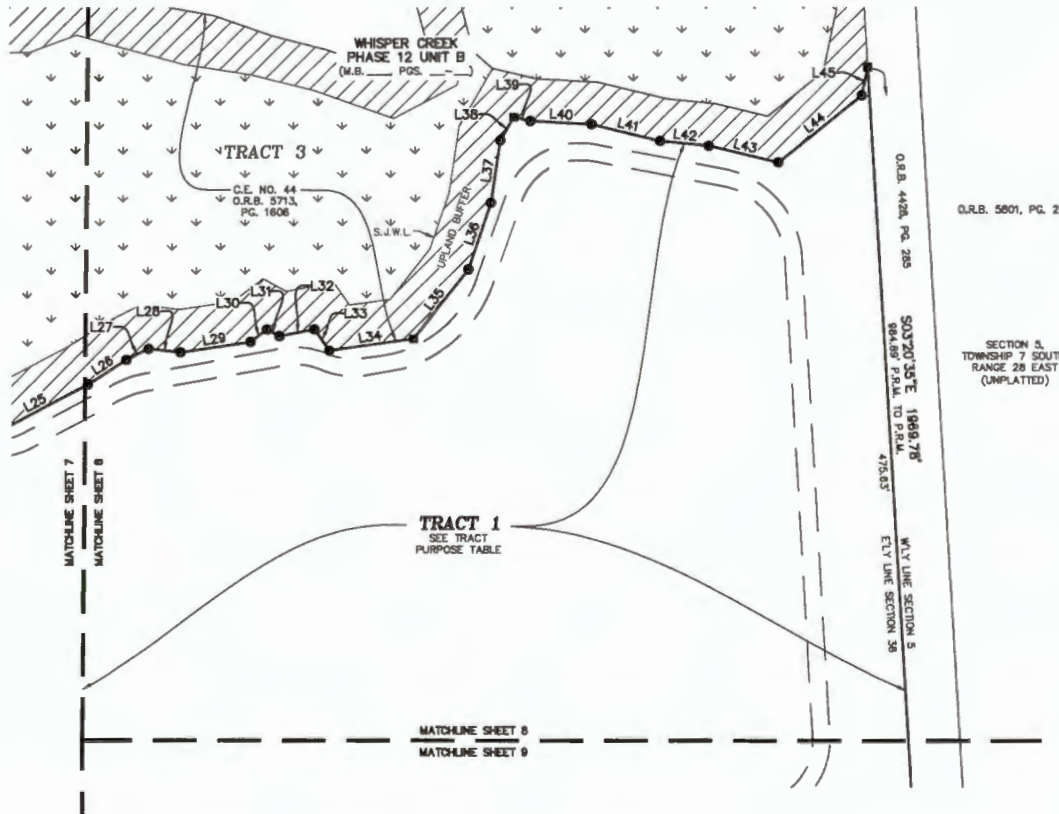


Whisper Creek Phase 12 Unit C

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



MAP BOOK PAGE

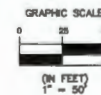
SHEET 8 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L25	N82°20'05"E	64.87'
L26	N57°56'32"E	27.06'
L27	N83°01'28"E	14.40'
L28	S83°22'02"E	18.74'
L29	N81°18'05"E	41.08'
L30	N52°15'44"E	12.06'
L31	S81°08'07"E	8.27'
L32	N78°56'14"E	20.72'
L33	S34°31'46"E	15.28'
L34	N61°54'39"E	48.63'
L35	N38°00'14"E	51.88'
L36	N18°41'03"E	41.16'
L37	N08°31'23"E	37.02'
L38	N29°52'34"E	15.70'
L39	S78°37'47"E	9.93'
L40	S86°46'56"E	35.84'
L41	S76°23'02"E	41.16'
L42	S84°03'15"E	28.47'
L43	S76°20'34"E	41.88'
L44	N50°59'54"E	62.59'
L45	N12°10'07"E	16.87'

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

-  DENOTES UPLAND BUFFER
-  DENOTES JURISDICTIONAL WETLANDS



Whisper Creek Phase 12 Unit C

MAP BOOK PAGE

A PORTION OF THE JOSE PAPY GRANT, SECTION 36, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 9 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

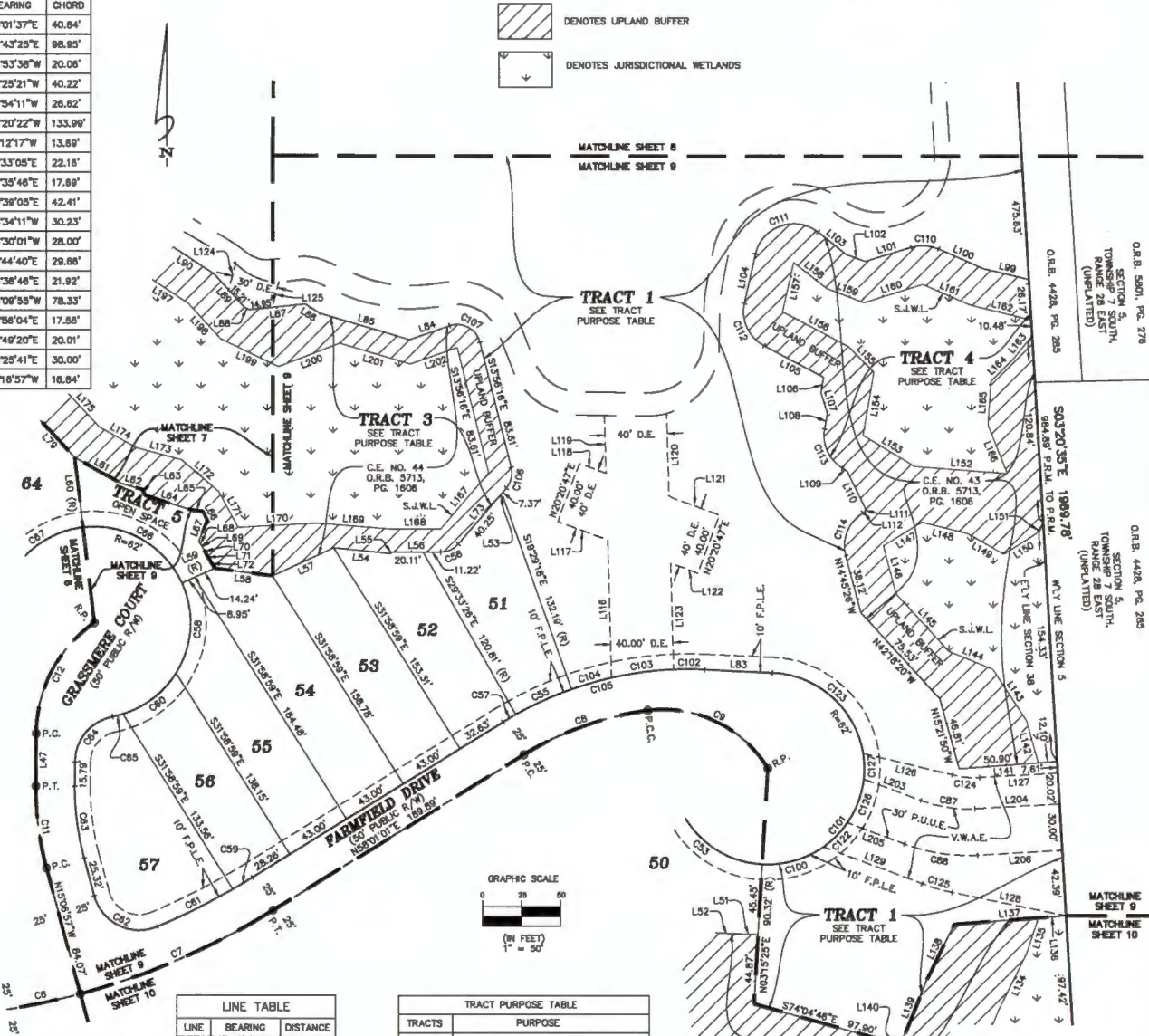
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	460.00'	265.58'	33°04'47"	S86°34'33"E	261.91'
C7	460.00'	135.42'	16°32'02"	N66°27'02"E	134.93'
C8	200.00'	65.34'	24°26'56"	N70°14'28"E	64.70'
C9	77.91'	90.88'	66°50'21"	S64°06'52"E	85.82'
C11	200.00'	53.57'	15°20'47"	N07°26'33"W	53.41'
C12	86.43'	84.02'	54°28'12"	N27°26'57"E	80.89'
C53	62.00'	79.57'	73°31'42"	S46°56'44"E	74.22'
C55	225.00'	39.54'	10°04'06"	S65°28'36"W	39.49'
C56	15.00'	13.08'	49°34'04"	N65°17'50"E	12.68'
C57	225.00'	9.53'	2°25'33"	S69°13'48"W	9.53'
C58	62.00'	60.91'	56°17'14"	N03°42'31"E	58.49'
C59	435.00'	14.74'	1°56'29"	N56°59'16"E	14.74'
C60	62.00'	44.15'	40°47'45"	N52°15'00"E	43.22'
C81	430.00'	54.06'	7°07'14"	N63°31'06"E	54.03'
C82	30.00'	51.21'	97°48'18"	S84°01'06"E	45.22'
C83	175.00'	46.67'	15°20'47"	S07°26'33"E	46.73'
C84	30.00'	41.22'	78°43'02"	S38°35'21"W	38.05'
C85	62.00'	6.82'	6°16'00"	N75°47'53"E	6.81'
C86	62.00'	78.30'	72°21'19"	N80°36'46"W	73.20'
C87	62.00'	58.33'	53°54'01"	S56°15'34"W	58.20'
C88	85.00'	35.27'	23°48'16"	N61°27'27"W	35.01'
C89	115.00'	47.71'	23°48'16"	N61°27'27"W	47.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C100	62.00'	41.82'	36°27'37"	N74°01'37"E	40.84'
C101	62.00'	274.89'	254°07'25"	N39°43'28"E	98.95'
C102	225.00'	20.07'	5°06'39"	N68°53'36"W	20.06'
C103	225.00'	40.26'	10°15'22"	S62°29'21"W	40.22'
C104	225.00'	26.84'	6°46'56"	S73°54'11"W	26.82'
C108	225.00'	136.05'	34°36'40"	S75°20'22"W	133.99'
C106	18.00'	14.21'	54°17'06"	S131°21'17"W	13.69'
C107	15.00'	24.93'	95°13'41"	S61°33'05"E	22.18'
C110	28.00'	18.08'	41°26'04"	S66°35'46"E	17.89'
C111	25.00'	50.63'	116°02'03"	N70°39'05"E	42.41'
C112	25.00'	32.47'	74°24'32"	N24°34'11"W	30.23'
C113	25.00'	29.72'	66°08'49"	N24°30'01"W	28.00'
C114	25.00'	31.75'	72°45'53"	N21°44'40"E	29.86'
C122	62.00'	22.04'	20°22'04"	N44°38'46"E	21.92'
C123	62.00'	84.78'	78°20'47"	N46°09'55"W	78.33'
C124	62.00'	17.81'	16°48'03"	S84°56'04"E	17.55'
C125	135.00'	20.03'	6°30'03"	S73°48'20"E	20.01'
C126	62.00'	30.30'	26°00'06"	N20°25'41"E	30.00'
C127	62.00'	16.89'	15°25'10"	N01°18'57"W	16.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N00°13'51"E	34.08'
L51	N67°14'00"W	12.26'
L52	N66°15'42"W	15.83'
L53	S89°51'08"W	2.84'
L54	N64°10'03"W	36.45'
L55	S47°56'39"W	1.49'
L56	N59°45'08"W	31.33'
L57	S65°15'59"W	43.35'
L58	N82°27'54"W	37.45'
L59	S65°33'54"W	23.19'
L60	N06°47'25"W	45.90'
L61	S60°46'56"E	34.96'
L62	S74°44'19"E	13.75'
L63	S25°44'19"E	4.50'
L64	S72°24'16"E	30.50'
L65	S81°33'08"E	8.23'
L66	S26°24'02"E	5.87'
L67	S21°37'10"W	15.09'
L68	S33°14'54"E	3.82'
L69	S31°19'13"E	0.74'
L70	S26°42'36"E	8.04'
L71	S26°24'40"E	2.86'
L72	S32°06'16"E	6.81'
L73	S40°20'51"W	47.62'
L79	S42°40'14"E	37.28'
L83	N67°20'16"W	43.47'
L84	N70°50'02"E	27.43'
L85	S73°31'23"E	80.29'
L86	S66°42'51"E	11.10'
L87	N63°57'45"E	38.19'
L88	S64°14'13"E	3.37'
L89	S42°02'46"E	29.15'
L90	S66°30'38"E	38.11'
L99	S76°10'32"E	30.26'
L100	S65°52'44"E	31.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L101	N72°41'13"E	30.95'
L102	S69°05'20"E	13.08'
L103	S51°19'53"E	23.12'
L104	N12°36'02"E	32.77'
L105	N61°46'28"W	43.27'
L106	N06°59'07"E	10.17'
L107	N17°05'34"W	13.95'
L108	N09°44'05"E	10.27'
L109	N56°38'48"W	3.36'
L110	N25°38'26"W	27.25'
L111	N11°55'52"E	1.89'
L112	N56°15'51"E	1.84'
L116	N01°33'10"W	86.24'
L117	N69°39'25"W	34.28'
L118	N12°36'02"E	18.20'
L119	N01°33'10"W	37.54'
L120	N01°33'10"W	53.75'
L121	N69°39'25"W	34.70'
L122	S69°39'25"E	18.62'
L123	N01°33'10"W	68.94'
L124	N14°28'39"W	18.63'
L125	S14°28'39"W	17.01'
L126	S76°31'32"E	58.92'
L127	N66°39'25"E	50.15'
L128	S76°21'59"E	74.58'
L129	S69°34'19"E	67.74'
L134	N26°08'35"E	40.80'
L135	N17°56'36"E	24.19'
L136	N85°25'53"E	17.74'
L137	N85°25'53"E	71.89'
L138	N26°06'35"E	38.99'
L139	N22°02'36"E	44.05'
L140	N14°21'03"E	2.32'
L141	S65°30'37"E	63.00'
L142	N15°21'51"W	28.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L143	N33°18'04"W	39.63'
L144	N67°26'50"W	30.80'
L145	N42°18'20"W	50.35'
L146	N14°45'25"W	31.94'
L147	N56°16'23"E	29.02'
L148	S75°41'58"E	30.57'
L149	S80°14'51"E	26.33'
L150	N57°50'34"E	24.82'
L151	N31°54'05"E	6.30'
L152	N85°33'59"W	59.61'
L153	N58°38'50"W	38.86'
L154	N09°44'09"E	41.36'
L156	N43°59'57"W	22.90'
L156	N61°46'28"W	48.39'
L157	N12°36'02"E	32.77'
L158	S81°19'52"E	27.02'
L159	S89°05'18"E	25.82'
L160	N72°41'13"E	39.81'
L161	S65°52'45"E	33.40'
L162	S76°10'37"E	40.23'
L163	S39°23'59"W	19.18'
L164	S45°04'30"W	20.23'
L165	S03°54'34"W	28.39'
L166	S21°32'04"E	33.91'
L167	S40°20'51"W	47.62'
L168	N69°45'05"W	33.16'
L169	N85°26'15"W	46.46'
L170	S65°54'31"W	50.84'
L171	N89°24'00"W	26.35'
L172	N46°25'21"W	31.35'
L173	N74°44'19"W	30.17'
L174	N60°46'56"W	27.53'
L175	N42°40'15"W	34.71'
L187	S66°34'19"W	33.77'
L198	S42°02'47"E	30.89'



LINE TABLE		
LINE	BEARING	DISTANCE
L199	S64°14'30"E	41.24'
L200	N69°03'45"E	42.18'
L201	S73°31'22"E	47.17'
L202	N70°50'01"E	32.25'
L203	N69°34'19"W	38.20'
L204	S66°39'25"W	54.37'
L205	N69°34'19"W	38.20'
L206	S66°39'25"W	54.37'

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

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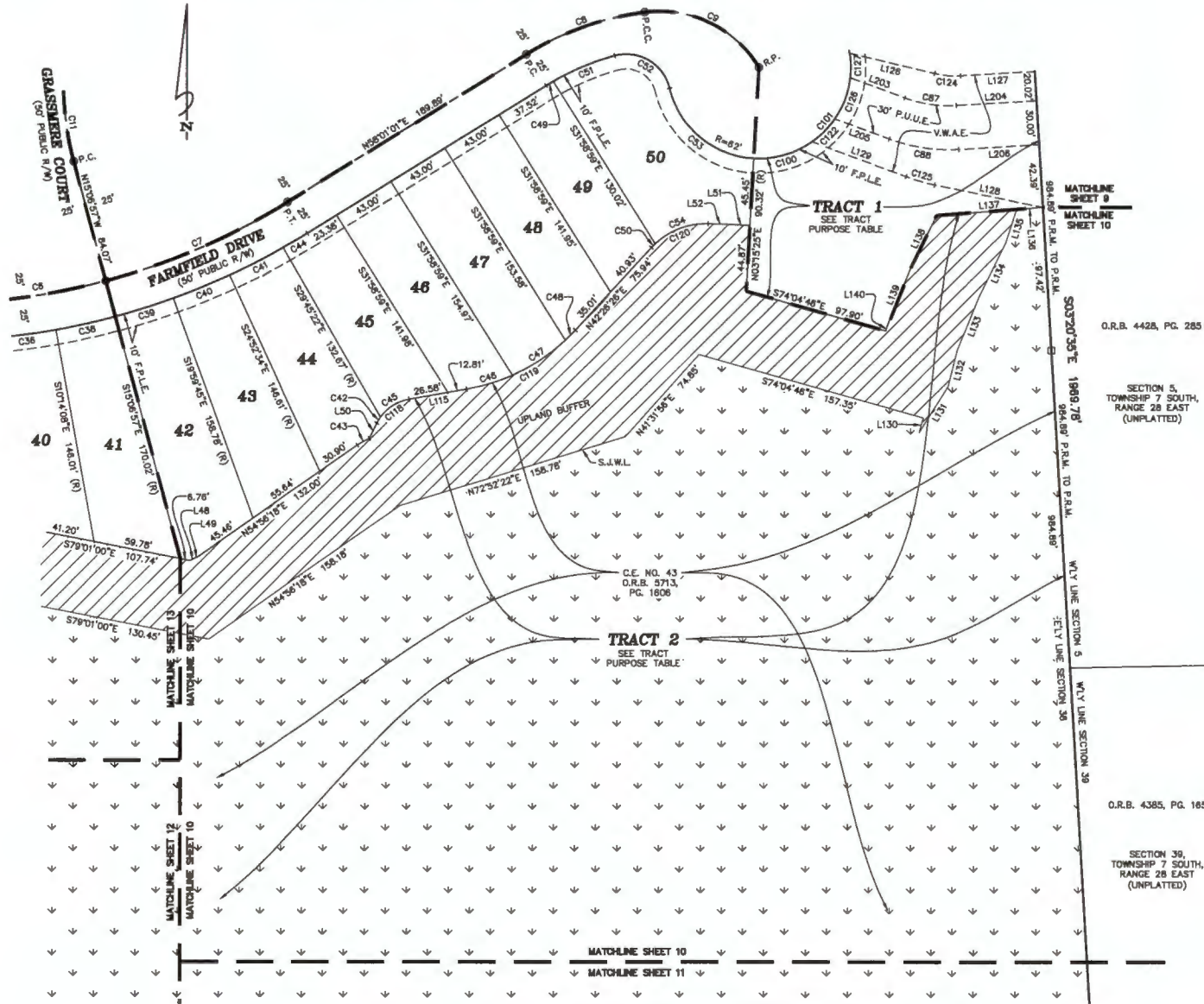
O.R.B. 5901, PG. 278
 SECTION 5, TOWNSHIP 7 SOUTH, RANGE 28 EAST (UNPLATTED)
 O.R.B. 4426, PG. 265
 SECTION 5, TOWNSHIP 7 SOUTH, RANGE 28 EAST (UNPLATTED)
 O.R.B. 4426, PG. 265
 SECTION 5, TOWNSHIP 7 SOUTH, RANGE 28 EAST (UNPLATTED)
 O.R.B. 4426, PG. 265

Whisper Creek Phase 12 Unit C

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 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

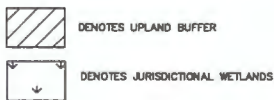


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C6	460.00'	285.58'	33°04'47"	S88°34'33"E	261.91'
C7	460.00'	135.42'	16°52'02"	N66°27'02"E	134.93'
C8	200.00'	85.34'	24°28'56"	N70°14'28"E	84.70'
C9	77.91'	90.89'	66°30'21"	S84°06'52"E	85.82'
C11	200.00'	53.57'	15°20'47"	N07°26'33"W	53.41'
C36	485.00'	41.31'	4°52'48"	N82°12'18"E	41.30'
C38	485.00'	41.31'	4°52'48"	N77°19'28"E	41.30'
C39	485.00'	41.31'	4°52'48"	N72°26'39"E	41.30'
C40	485.00'	41.31'	4°52'48"	N87°33'51"E	41.30'
C41	485.00'	41.31'	4°52'48"	N82°41'02"E	41.30'
C42	30.00'	4.84'	9°14'22"	S30°46'38"W	4.83'
C43	50.00'	9.27'	10°37'31"	S80°15'07"W	9.26'
C44	485.00'	18.85'	2°13'37"	N59°07'50"E	18.85'
C45	30.00'	23.29'	44°28'49"	S57°40'13"W	22.71'
C46	130.00'	32.26'	14°13'04"	S72°48'05"W	32.16'
C47	130.00'	43.22'	19°02'57"	S56°10'05"W	43.02'
C48	130.00'	6.54'	4°12'11"	S44°32'31"W	6.53'
C49	175.00'	5.48'	1°47'45"	N58°54'54"E	5.48'
C50	50.00'	3.67'	4°12'31"	S44°32'41"W	3.67'
C51	175.00'	45.08'	14°45'31"	N87°11'31"E	44.95'
C52	30.00'	48.28'	82°12'51"	S59°18'18"E	43.24'
C53	82.00'	78.57'	73°31'42"	S49°58'44"E	74.22'
C54	50.00'	39.35'	45°05'21"	S89°11'37"W	38.34'
C87	85.00'	35.27'	23°46'16"	N81°27'27"W	35.01'
C88	115.00'	47.71'	23°46'16"	N81°27'27"W	47.37'
C100	82.00'	41.82'	36°27'37"	N74°01'57"E	40.84'
C101	82.00'	274.99'	254°07'25"	N36°43'25"E	96.95'
C118	30.00'	28.13'	53°43'11"	N53°03'02"E	27.11'
C119	130.00'	85.02'	37°26'12"	N81°10'31"E	83.51'
C120	50.00'	43.02'	49°17'52"	N87°05'21"E	41.71'
C122	82.00'	22.04'	20°22'04"	N44°36'46"E	21.92'
C124	80.00'	17.61'	16°49'03"	S84°56'04"E	17.55'
C125	135.00'	20.03'	8°30'03"	S73°49'20"E	20.01'
C128	82.00'	30.30'	28°00'08"	N20°25'41"E	30.00'
C127	82.00'	18.69'	15°25'10"	N01°16'57"W	18.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	S83°55'51"W	3.40'
L49	S83°54'50"W	2.65'
L50	N26°11'23"E	11.47'
L51	N87°14'00"W	12.26'
L52	N88°15'42"W	15.93'
L115	N79°54'38"E	39.40'
L128	S78°31'32"E	58.92'
L127	N86°39'25"E	50.15'
L128	S78°21'59"E	74.58'
L129	S69°34'19"E	67.74'
L130	S15°43'08"W	10.31'
L131	N31°58'17"E	36.91'
L132	N14°12'04"E	25.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L133	N22°02'39"E	36.85'
L134	N28°06'35"E	40.90'
L135	N17°56'36"E	24.19'
L136	N85°25'53"E	17.74'
L137	N85°25'53"E	71.89'
L138	N28°06'35"E	38.99'
L139	N22°02'39"E	44.05'
L140	N14°12'03"E	2.52'
L203	N89°34'19"W	39.20'
L204	S86°39'25"W	54.37'
L205	N89°34'19"W	39.20'
L206	S86°39'25"W	54.37'

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



O.R.B. 4428, PG. 285

SECTION 5, TOWNSHIP 7 SOUTH, RANGE 28 EAST (UNPLATTED)

O.R.B. 4385, PG. 165

SECTION 39, TOWNSHIP 7 SOUTH, RANGE 28 EAST (UNPLATTED)

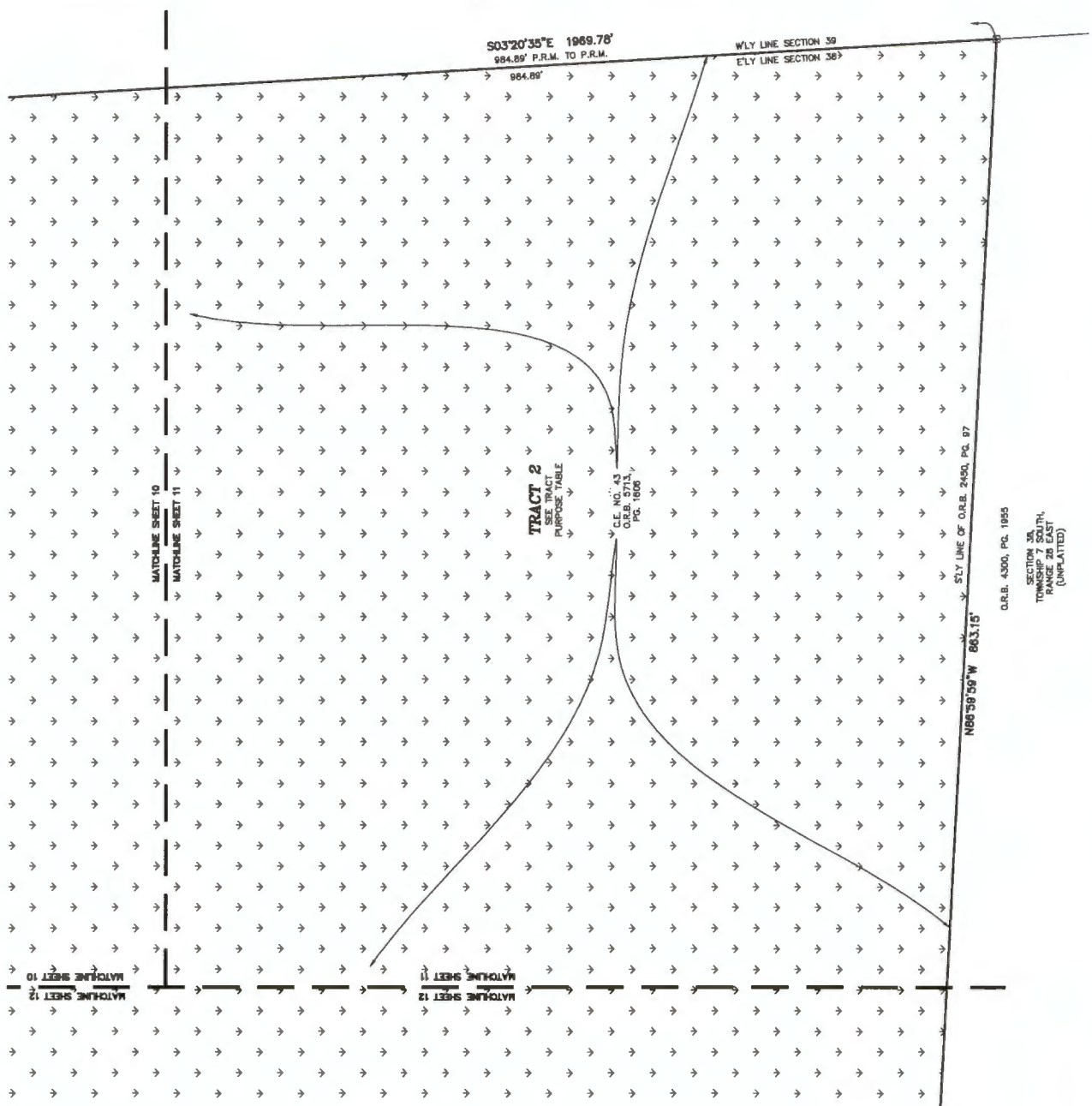


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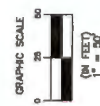
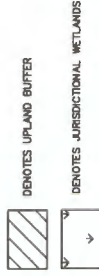
Whisper Creek Phase 12 Unit C

A PORTION OF THE JOSE PAPPY GRANT, SECTION 36, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 11 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



TRACTS	PURPOSE
2	CONSERVATION, OPEN SPACE, LANDSCAPING, SOILS, MAINTENANCE, IRRIGATION, AND TRAILS



O.R.B. 4305, PG. 165
SECTION 36, TOWNSHIP 7 SOUTH, RANGE 28 EAST (UNPLATTED)

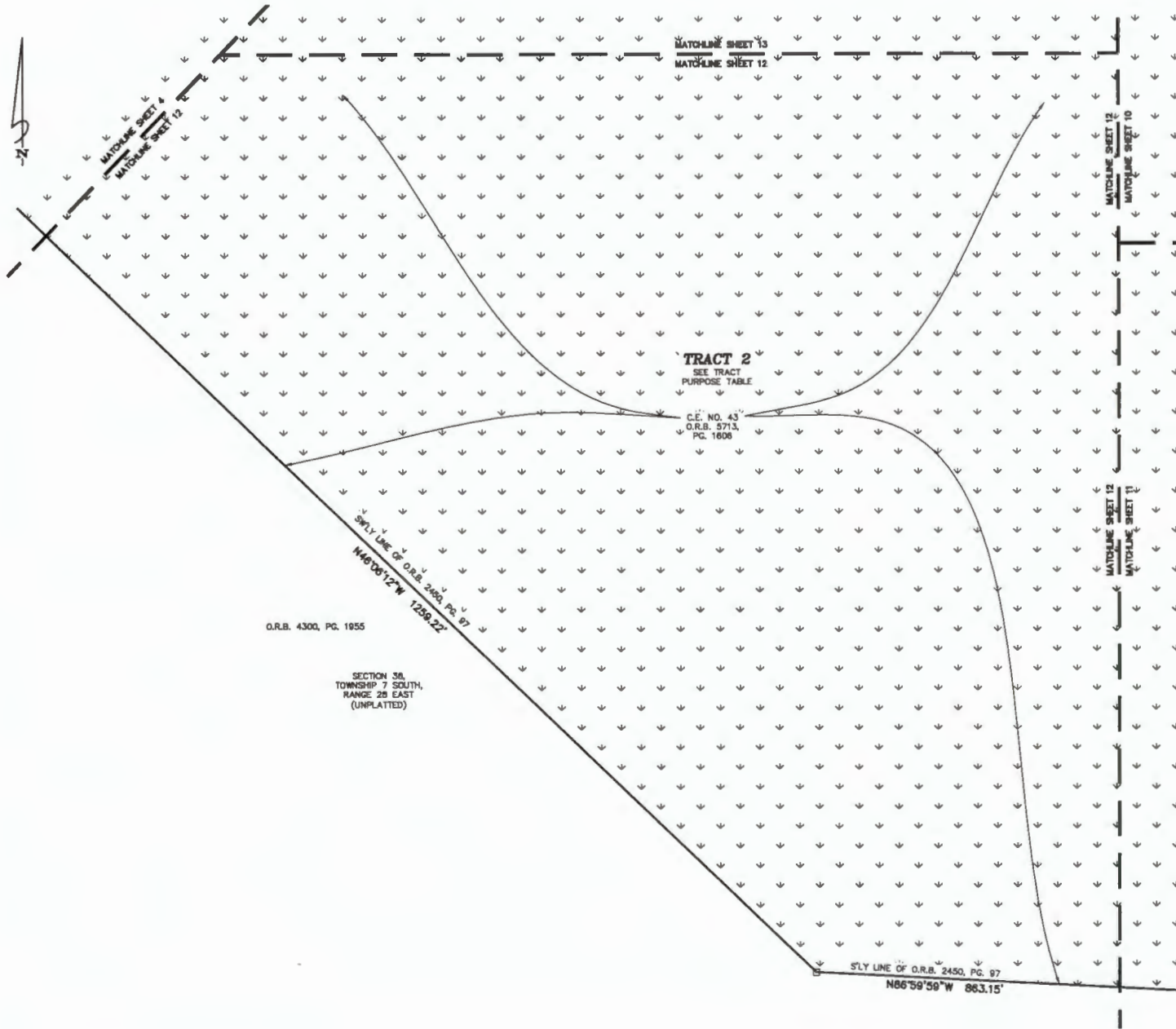
O.R.B. 4300, PG. 1955
SECTION 36, TOWNSHIP 7 SOUTH, RANGE 28 EAST (UNPLATTED)

Whisper Creek Phase 12 Unit C

A PORTION OF THE JOSE POPY GRANT, SECTION 36, LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

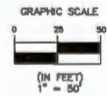
SHEET 12 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



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



DENOTES UPLAND BUFFER
DENOTES JURISDICTIONAL WETLANDS



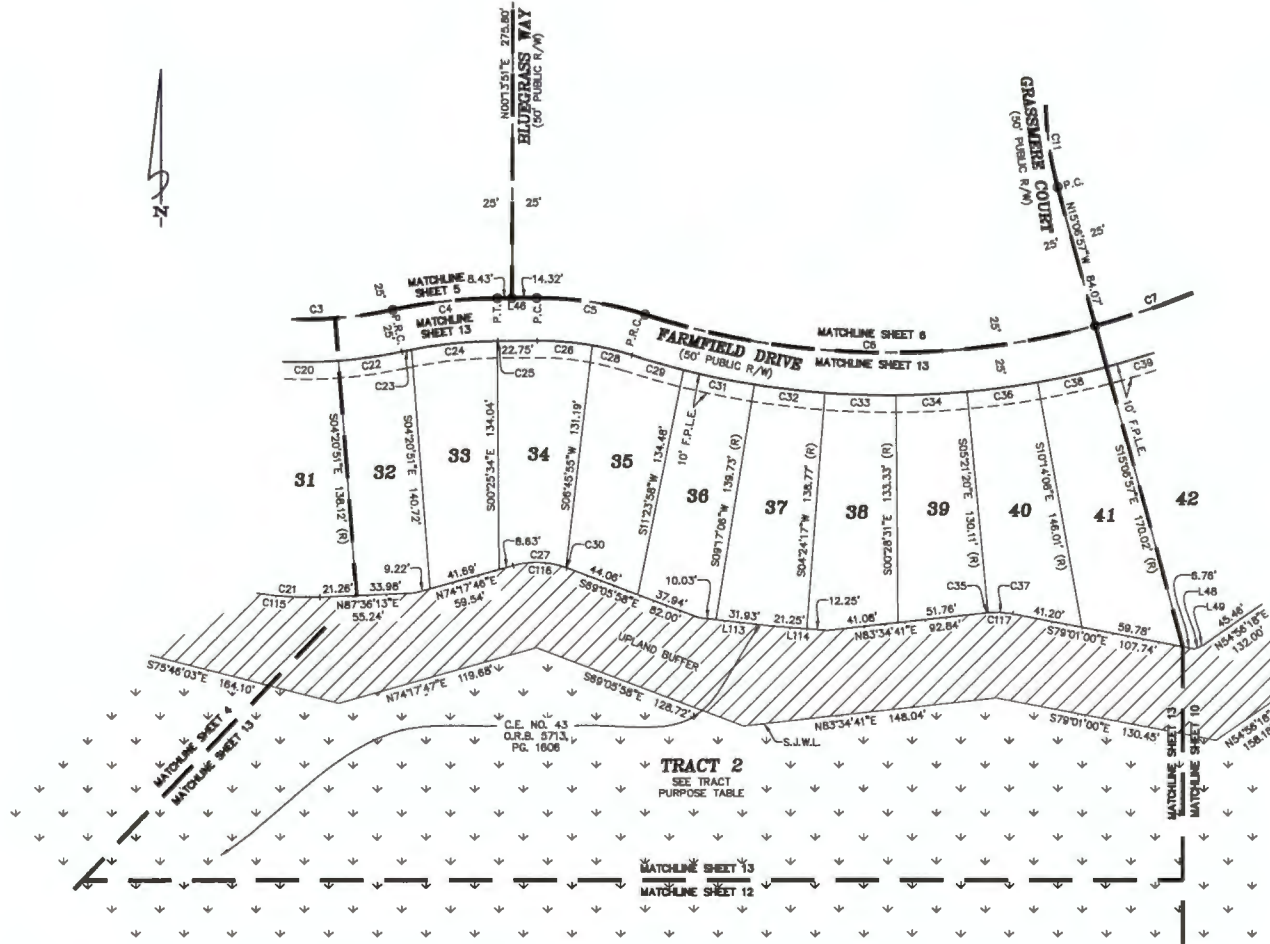
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Whisper Creek Phase 12 Unit C

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 13 OF 13 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	250.00'	274.80'	63°00'11"	S70°38'54"E	261.26'
C4	300.00'	81.39'	11°43'26"	N83°42'43"E	81.28'
C5	200.00'	84.16'	16°23'24"	S81°13'52"E	83.92'
C8	480.00'	288.58'	33°04'47"	S86°34'33"E	281.81'
C7	480.00'	135.42'	16°52'02"	N66°27'02"E	134.93'
C11	200.00'	53.57'	15°20'47"	N07°26'33"W	53.41'
C20	275.00'	40.12'	8°21'32"	N89°48'55"E	40.08'
C21	180.00'	39.00'	12°24'56"	N88°11'20"W	38.93'
C22	275.00'	37.45'	7°48'09"	N81°45'05"E	37.42'
C23	275.00'	5.71'	1°11'24"	N78°26'42"E	5.71'
C24	275.00'	50.12'	10°26'36"	N84°15'42"E	50.05'
C25	275.00'	0.43'	0°05'28"	N89°31'43"E	0.43'
C26	175.00'	32.36'	10°35'46"	S89°07'41"E	32.32'
C27	50.00'	31.15'	35°41'27"	N87°51'31"W	30.84'
C28	175.00'	23.80'	7°47'36"	S79°55'59"E	23.79'
C29	485.00'	31.19'	3°41'05"	S73°52'42"E	31.19'
C30	50.00'	0.80'	0°54'48"	N69°33'23"W	0.80'
C31	485.00'	42.28'	4°56'39"	S78°13'05"E	42.28'
C32	485.00'	41.31'	4°52'48"	S83°09'19"E	41.30'
C33	485.00'	41.31'	4°52'48"	S88°02'07"E	41.30'
C34	485.00'	41.31'	4°52'48"	N87°05'04"E	41.30'
C35	50.00'	0.85'	0°55'17"	S84°03'49"W	0.85'
C36	485.00'	41.31'	4°52'48"	N82°12'16"E	41.30'
C37	50.00'	14.34'	16°26'01"	N87°14'02"W	14.29'
C38	485.00'	41.31'	4°52'48"	N77°19'26"E	41.30'
C39	485.00'	41.31'	4°52'48"	N72°26'39"E	41.30'
C115	180.00'	52.24'	16°37'44"	S84°04'55"E	52.08'
C116	50.00'	31.94'	36°36'16"	S87°24'08"E	31.40'
C117	50.00'	15.19'	17°24'18"	S87°43'11"E	15.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	N86°34'26"E	22.75'
L48	S85°55'51"W	3.40'
L49	S83°54'50"W	2.65'
L113	S83°20'49"E	41.96'
L114	S85°28'48"E	33.50'

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

