

RESOLUTION NO. 2016- 283
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1B WEST.**

WHEREAS, ASHFORD MILLS OWNER VII, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Shearwater Phase 1B West.

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 \$1,047,559 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$583,803 will be 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 mortgages 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 20th day of September, 2016.

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

BY: 

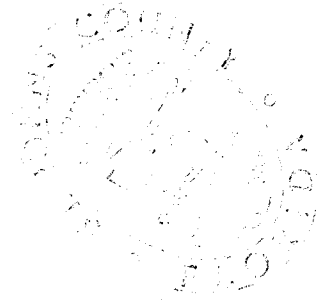
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad



Deputy Clerk

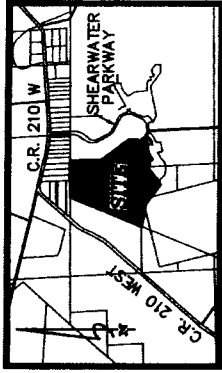
RENDITION DATE 9/22/16



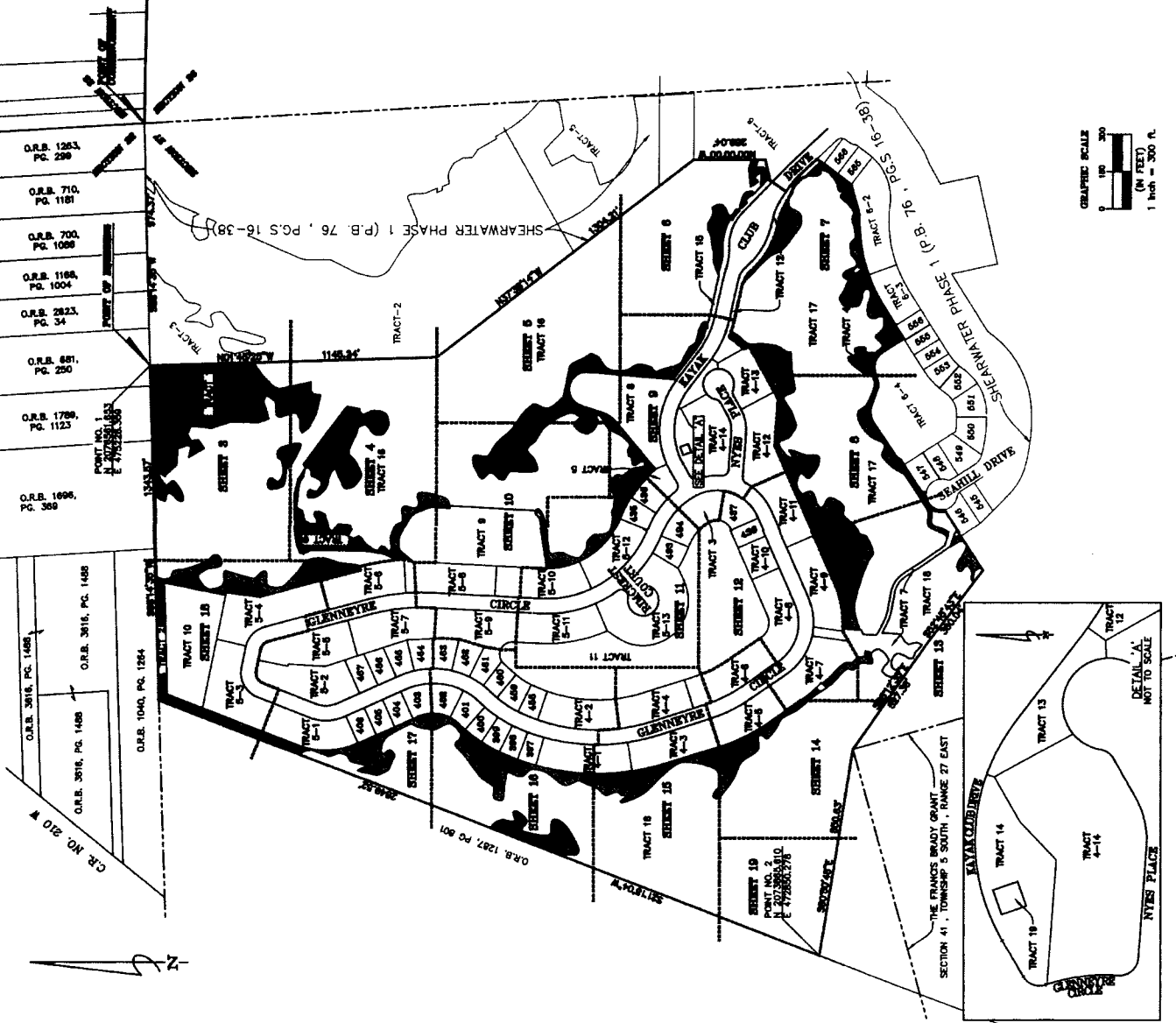
Shearwater Phase 1B West

PLAT OF A PORTION OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 19 SHEETS
38 LOTS AND 48 TRACTS THIS PHASE



VICINITY MAP
NOT TO SCALE



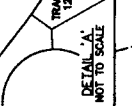
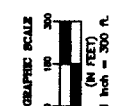
General Notes

1. BEARINGS SHOWN HEREIN ARE BASED ON THE NORTHERLY LINE OF SECTION 27 AS BEING 173°28'N.
2. THE INTERIOR USE OF THESE COORDINATES IS FOR THE SAKE OF CONVENIENCE ONLY. THE GEODETIC CONTROL POINTS FOR THESE VALUES WAS PUBLISHED UNDER CONTROL POINTS (DURBIN 2), AND (DURBIN 2) IN 2004 (GCS 83) BY THE U.S. GEOLOGICAL SURVEY. PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
3. NOTES: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE PLAT. THE INFORMATION HEREON AND HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.061, FLORIDA STATUTES)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, TELEPHONE, AND POWER LINES AND SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL BE SUBJECT TO THE REGULATIONS OF THE PUBLIC UTILITY.
7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
8. CERTAIN EASEMENTS ARE RESERVED FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
9. THE UNDERGROUND MANAGEMENT FACILITY & DRAINAGE EASEMENTS ARE SUBJECT TO THE REQUIREMENTS OF THE STATE OF FLORIDA. AN ACTUAL "AS-BUILT" SITUATION, THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

POINT IDENTIFICATION	EASTING	NORTHING
1	2077801.043	472628.298
2	2077801.043	472628.298

LEGEND

- 4" WY
- 6" WY
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- 2004" WY
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DETAIL 'A'
NOT TO SCALE

