

RESOLUTION NO. 2017- 152
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1B EAST-3.

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 East-3.

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 for construction is not required.

Section 3. A Required Improvements Bond for maintenance is not required.

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.

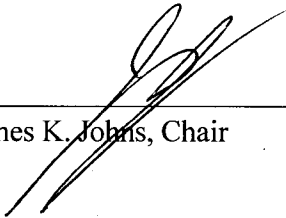
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 16th day of May, 2017.

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

BY: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad


Deputy Clerk

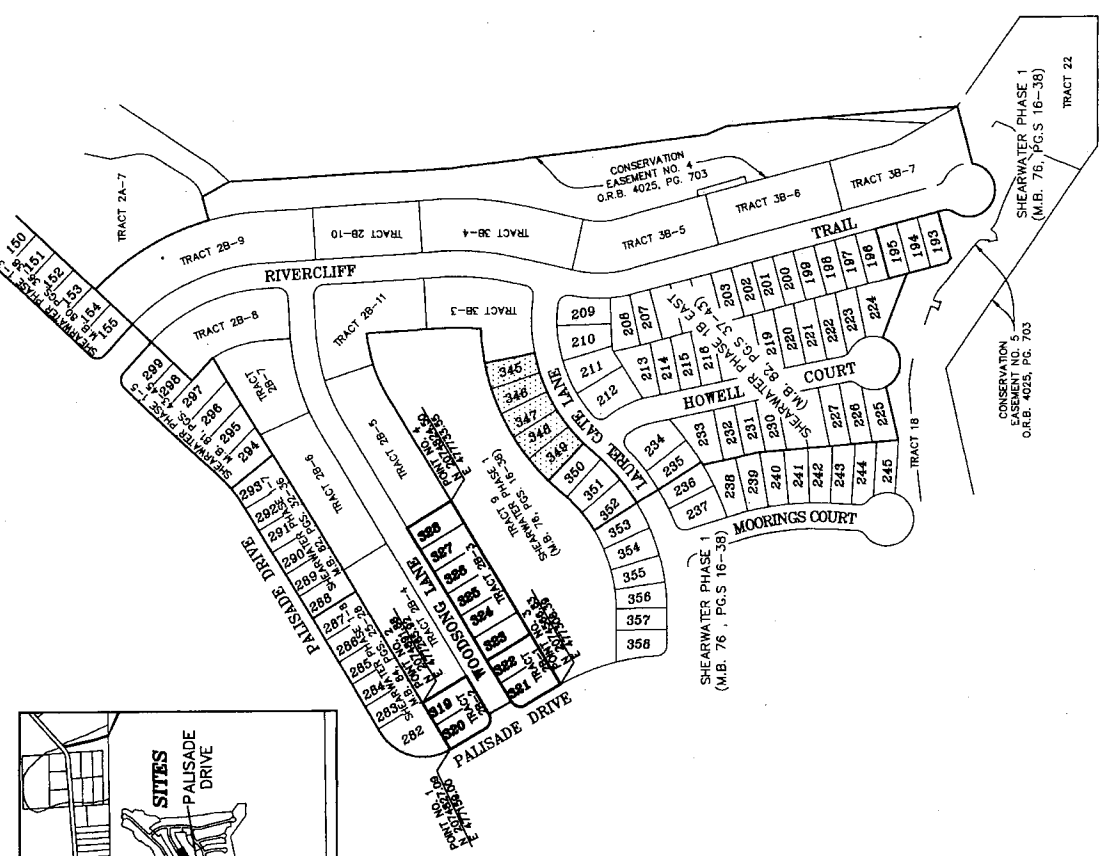
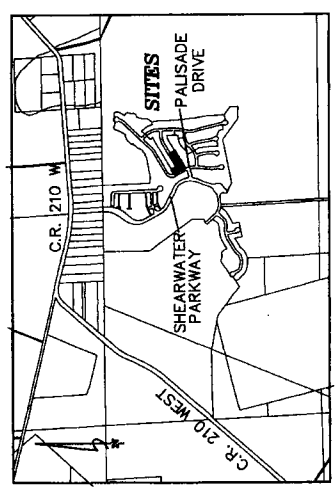
RENDITION DATE 5/19/17



Shearwater Phase 1B East-3

A REPLAT OF A TRACTS 2B-1, 2B-2, AND 2B-3, AS SHOWN ON SHEARWATER PHASE 1B EAST, AS RECORDED IN MAP BOOK 82, PAGES 37 THROUGH 43, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 3 SHEETS
10 LOTS AND NO TRACTS IN THIS PHASE



General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 22 AS 110°00'00" W, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1980 ADJUSTMENT. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEOMETRIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DUBIN 2), AND (ELLETZ).
- DUBIN 2 N 2082335.8332 E 509877.0129
ELLETZ N 2030467.8696 E 524884.1854
PLANE COORDINATES: FLORIDA EAST ZONE (U.S. SURVEY FEET)

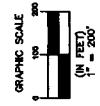
POINT	BEARING	DISTANCE	DESCRIPTION
1	2074827.09	477758.00	PRM-MOST WLY CORNER LOT 320
2	2074891.86	477265.92	PRM-MOST WLY CORNER LOT 319
3	2074868.83	477304.38	PRM-MOST SLY CORNER LOT 321
4	2074824.50	477733.35	PRM-MOST ELY CORNER LOT 323

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DESCRIPTION OF THE SUBMITTED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR INSTRUMENT. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEOMETRIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DUBIN 2), AND (ELLETZ) RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.081, FLORIDA STATUTES)

- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- UNPLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC UTILITY. THE FACILITIES AND SERVICES OF A PUBLIC UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES TO THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY THE RESPONSIBILITY OF THE UTILITY TO PROTECT ITS FACILITIES FROM DAMAGE CAUSED BY OTHER PUBLIC UTILITIES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE OR OTHER PUBLIC UTILITIES WHOSE CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION OR REPAIR OF FACILITIES IS GOVERNED BY THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION (FLORIDA STATUTES 177.081(28)).
- CERTAIN EASEMENTS ARE RESERVED FOR FPM FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE RIGHT OF WAYS AS PLATTED AND RECORDED IN SHEARWATER PHASE ONE (MAP BOOK 7A, PAGES 16-30) ARE SUBJECT TO A NON-EXCLUSIVE AVIATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4082, PAGE 1837 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGEND

- R/W - RIGHT OF WAY
- M.B. - MAP BOOK
- O.R.B. - OFFICIAL RECORDS BOOK
- P.C.S. - PLAT OF CONVEYANCE (PAGES)
- PT - POINT OF BEGINNING
- P.T. - POINT OF TANGENCY
- D.E. - DRAINAGE EASEMENT
- L.I. - LIGHT INTERFERENCE EASEMENT
- L.I. - TABULATED LINE DATA
- P.F.L. - FLORIDA POWER AND LIGHT EASEMENT
- S.F. - SQUARE FEET EASEMENT
- [HATCH] - RECORDED IN PREVIOUS PLATS
- - FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- - SET 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731



COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

