

RESOLUTION NO. 2017-250
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
SHEARWATER PHASE 1B EAST-4.

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-4.

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.

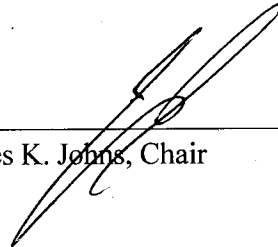
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 1st day of August, 2017.

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

BY: _____

James K. Johns, Chair



ATTEST: Hunter S. Conrad

Pam Halterman

Deputy Clerk

RENDITION DATE 8/3/17

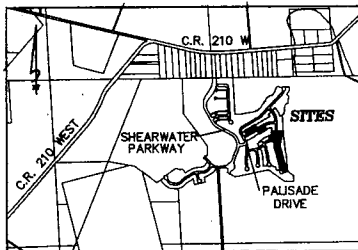


Shearwater Phase 1B East-4

MAP BOOK PAGE

A REPLAT OF TRACTS 2B-4, 3B-3, 3B-4, 3B-5, 3B-6, AND 3B-7, AND A PORTION OF TRACT 2B-5, 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 28, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

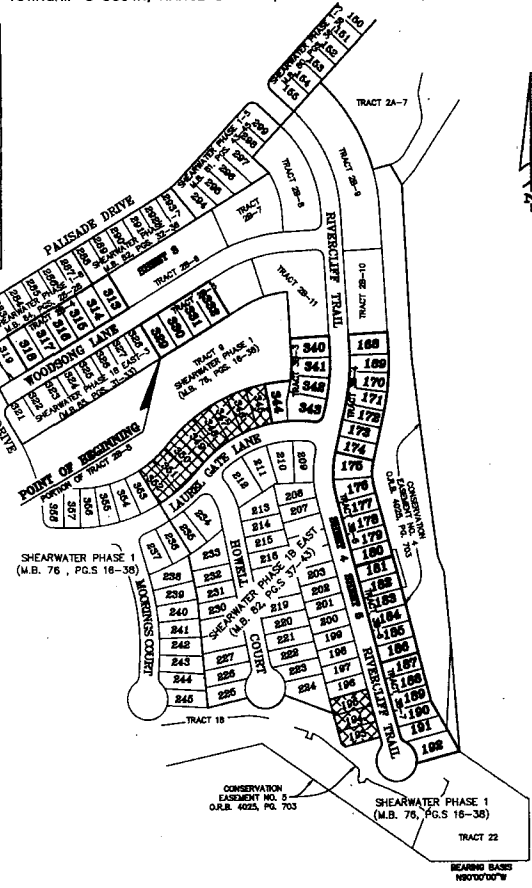
SHEET 2 OF 5 SHEETS
40 LOTS AND NO TRACTS IN THIS PHASE



VICINITY MAP
NOT TO SCALE

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PHOS. = PAVED
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- D.E. = DRAINAGE EASEMENT
- CH = CHANNEL
- LI = LIME
- LI = LIME RASUAL TO R/W
- FL = FLORIDA POWER AND LIGHT EASEMENT
- PILE (STYLE) = BRACKETS INDICATE EASEMENT 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
- = SET 5/8" IRON ROD WITH CAP P.R.M. LB 3731
- ▨ = DENOTES SHEARWATER PHASE 1B EAST-2 M.B. 82, PGS. 44-47.



General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT 22 AS INDICATED FOR THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1980 ADJUSTMENT.
2. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPS PURPOSES. THE GEODETIC CONTROL, HELD UPON FOR THESE VALUES WAS PUBLISHED UNDER CONTROL POINTS (DURBIN 20, AND (ELLEY).

DURBIN 2 N 809230.4300 E 50977.0129
ELLEY IN 8030467.8600 E 50486.1804
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2074891.86	477826.92	PRM-MOIST ELY CORNER LOT 316
2	2075076.47	477823.79	PRM-MOIST ELY CORNER LOT 313
3	2074884.90	477733.09	PRM-MOIST ELY CORNER LOT 329
4	2074883.03	477844.85	PRM-MOIST ELY CORNER LOT 326
5	2074880.88	478038.32	PRM-MOIST ELY CORNER LOT 340
6	2074744.48	478033.30	PRM-MOIST ELY CORNER LOT 344
7	2074888.78	478451.78	PRM-MOIST ELY CORNER LOT 188
8	2073838.78	478644.74	PRM-MOIST ELY CORNER LOT 182

3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE DESCRIBED LOTS 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. (SECTION 177.061, FLORIDA STATUTES)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE & LINE TABLE SHOWN ON EACH SHEET ARE APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTES 177.061(2)(b))
7. CERTAIN EASEMENTS ARE RESERVED FOR FINAL USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
8. THE RIGHT OF WAY AS PLATTED AND RECORDED IN SHEARWATER PHASE ONE MAP BOOK 78, PAGES 18-20, ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4082, PAGE 1837 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

