

**RESOLUTION NO. 2017- 253**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SHEARWATER PHASE 1B WEST-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 West-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.

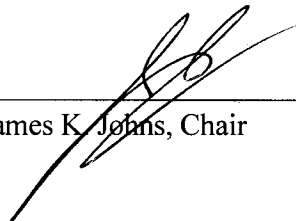
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 1<sup>st</sup> day of August, 2017.

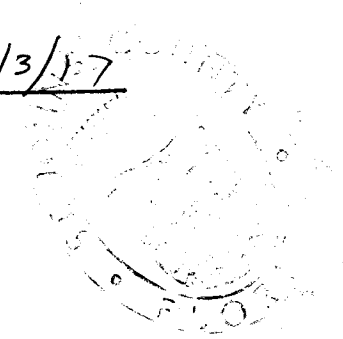
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
James K. Johns, Chair

**ATTEST:** Hunter S. Conrad

  
Deputy Clerk

**RENDITION DATE** 8/3/17

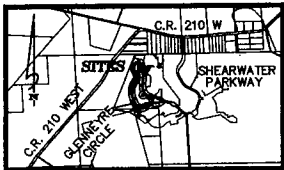


# Shearwater Phase 1B West-4

MAP BOOK PAGE

A REPLAT OF TRACTS 4-7 AND 4-8, AND A PORTION OF TRACTS 4-10, 5-4, AND 5-6 AS SHOWN ON THE PLAT OF SHEARWATER PHASE 1B WEST, RECORDED IN MAP BOOK 81, PAGES 61 THROUGH 79, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 2 OF 4 SHEETS  
16 LOTS AND NO TRACTS THIS FRAME

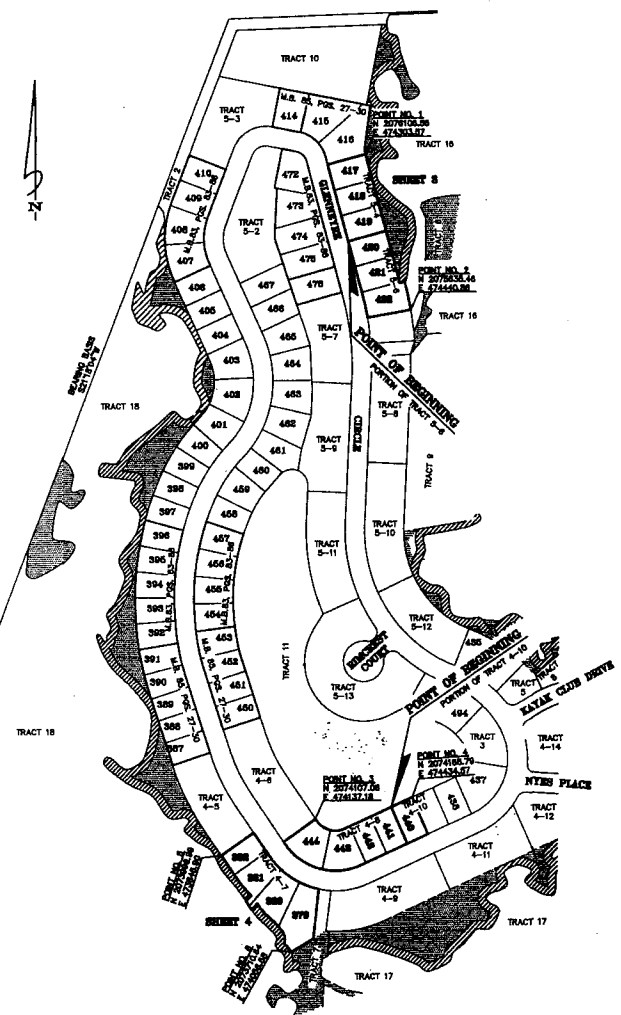
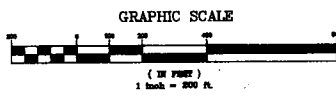


VICINITY MAP  
NOT TO SCALE



### LEGEND

- R/W = RIGHT OF WAY
- NO. = NUMBER
- M.S. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PTS. = POINTS
- CHORD = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- (W) = WIDENING EASEMENT
- (L) = LATERAL EASEMENT
- LI = LATERAL INTERFERE
- FL = FLORIDA POWER AND LIGHT EASEMENT
- SL = STATE JURISDICTIONAL WETLAND LINE
- [STIPPLE] = WRAO'S INDICATE EASEMENT RECORDED IN PREVIOUS PLATS
- = SET 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = SET 5/8" IRON ROD WITH CAP P.R.M. LB 3731
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- [Hatched] = DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 50' AVERAGE WIDTH
- [Stippled] = DENOTES UPLAND PRESERVATION AREA



### General Notes

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SHEARWATER 1B WEST PLAT, RECORDED IN M.S. 81, PAGES 61-79 AS SET FORTH, FOR THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1980 ADJUSTMENT.
  2. THE INTENDED USE OF THESE COORDINATES IS FOR CONSTRUCTION PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED UNDER CONTROL POINTS (DUMEN 2) AND (DUMEN 3).
- DUMEN 2 N 202233.4302 E 80677.0129  
DUMEN 3 N 203047.8056 E 52484.1884
- COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1981 - STATE PLANE COORDINATE - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- | POINT NUMBER | EASTING   | NORTHING  | DESCRIPTION                     |
|--------------|-----------|-----------|---------------------------------|
| 1            | 207608.26 | 474430.67 | PRM-NORTH WLY CORNER OF LOT 417 |
| 2            | 207608.46 | 474440.88 | PRM-NORTH WLY CORNER OF LOT 422 |
| 3            | 207497.05 | 474337.58 | PRM-NORTH WLY CORNER OF LOT 444 |
| 4            | 207468.78 | 474434.67 | PRM-NORTH WLY CORNER OF LOT 440 |
| 5            | 207288.09 | 473848.90 | PRM-NORTH WLY CORNER OF LOT 382 |
| 6            | 207370.64 | 474088.08 | PRM-NORTH WLY CORNER OF LOT 379 |
3. NOTICED, THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE INSTRUCTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.004, FLORIDA STATUTES)
  4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
  5. THE TABULATED CURVE & LINE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
  6. ALL RELATED 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 177.001(8)(1))
  7. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, PERMANENT, AND UNDISTURBED.
  8. CERTAIN EASEMENTS ARE RESERVED FOR FPLM FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL INTERDICTION SYSTEM.
  9. ALL LOTS AND TRACTS SHOWN HEREON ARE AS SHOWN ON SHEARWATER PHASE 1B WEST AND RECORDED IN M.S. 81, PAGES 61-79 UNLESS OTHERWISE NOTED.

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

