

**RESOLUTION NO. 2017- 50**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SHEARWATER PHASE 1B WEST-2.**

**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-2.

**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.

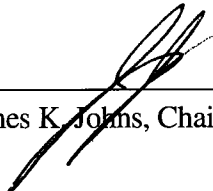
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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 21<sup>st</sup> day of February, 2017.

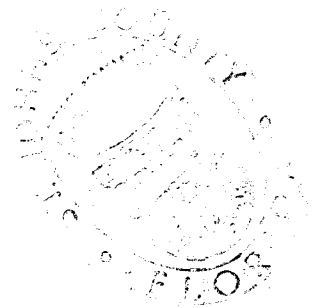
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
James K. Johns, Chair

**ATTEST:** Hunter S. Conrad, Clerk

  
Deputy Clerk

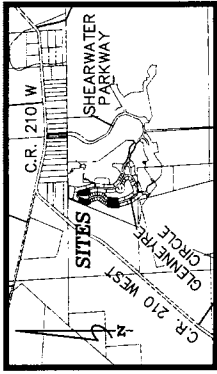
**RENDITION DATE** 2/23/17



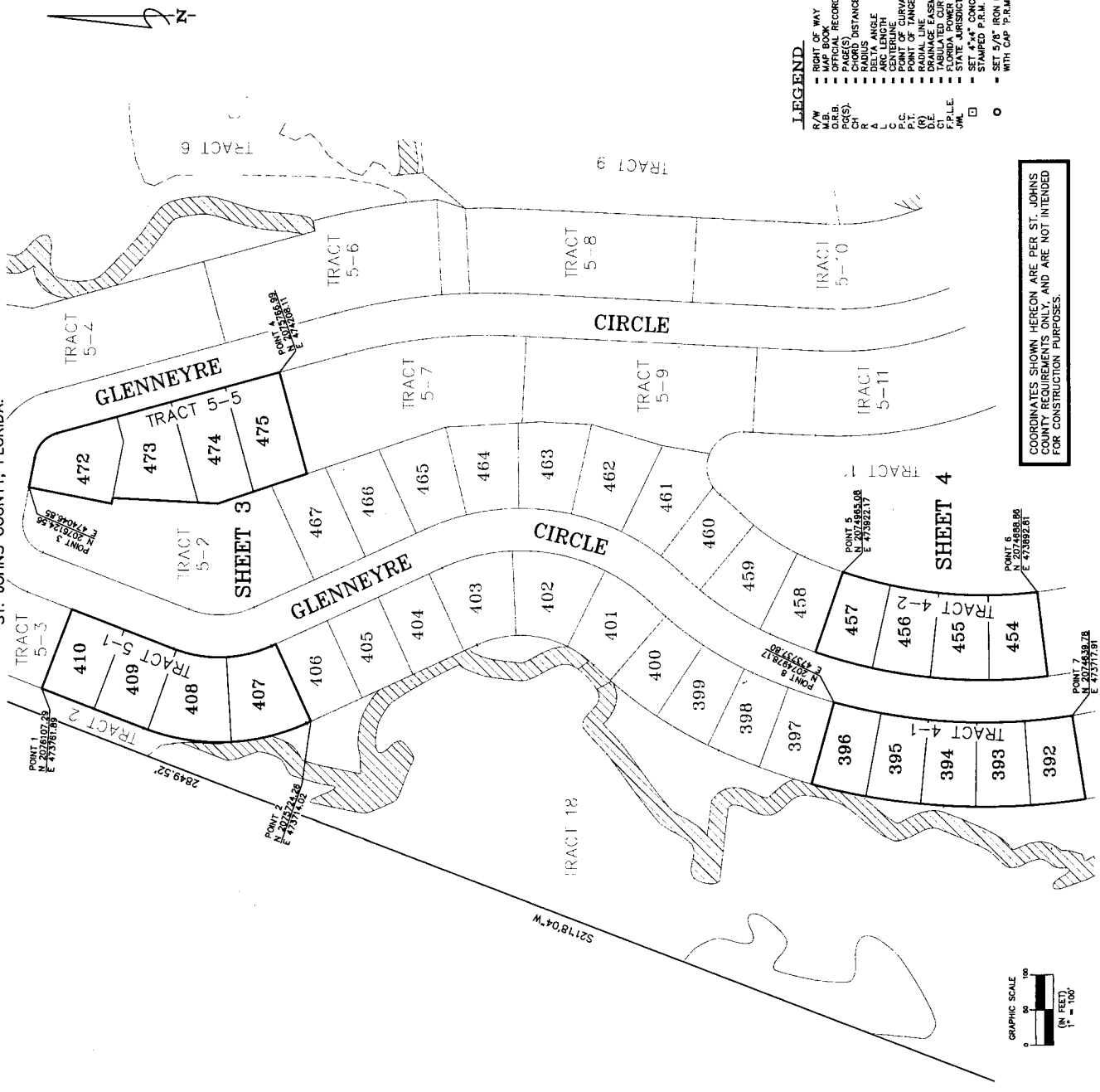
# Shearwater Phase 1B West-2

A REPLAY OF TRACTS 4-1, 4-2, 5-1, AND 5-5 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  
17 LOTS AND NO TRACTS THIS PHASE



VICINITY MAP  
NOT TO SCALE



### General Notes

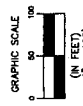
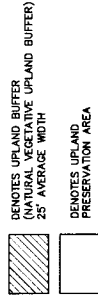
- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF S2178'04"W WEST PLAT, RECORDED IN M.S. 51, PGS. 61-79 AS S2178'04"W.
- THE INTERIOR LINE OF THESE COORDINATES IS FOR USE BASE MAPS PURPOSES. THE EXTERIOR CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DUREIN 2), AND (ELZEY).
- COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983 (NAD 83). COORDINATE SYSTEM IS UTM, ZONE 18N, UTM UNIT IS METERS. (U.S. SURVEY FEET).
- POINT 1 NORTHINGS EASTING DESCRIPTION

1	2078107.28	472761.88	PRM-NW CORNER OF LOT 410
2	2075724.28	473714.02	PRM-SW CORNER OF LOT 407
3	2076124.56	474046.85	PRM-NW CORNER OF LOT 472
4	2075788.99	474208.11	PRM-SE CORNER OF LOT 475
5	2074985.08	473922.17	PRM-NE CORNER OF LOT 457
6	2074688.86	473992.81	PRM-SE CORNER OF LOT 454
7	2074639.78	473771.91	PRM-SE CORNER OF LOT 392
8	2074978.17	473737.80	PRM-NE CORNER OF LOT 398

- NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO MANNER BE SUPERSEDED BY ANY OTHER INSTRUMENT, INCLUDING ANY 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 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, AND OPERATIONS OF CABLE TELEVISION INSTALLATIONS, WITHIN THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL VEGETATION, AND UNDISTURBED. CERTAIN EASEMENTS ARE RESERVED FOR CONSTRUCTION OF UTILITY LINES AND COMMUNICATION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

### LEGEND

- R/W RIGHT OF WAY
- ENC. ENCUMBRANCE
- OFFICIAL RECORDS BOOK
- PAGE(S)
- CH CHAIN
- A AREA
- L LENGTH
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- RADIUS RADIUS
- TABULATED CURVE DATA
- FLORIDA POWER AND LIGHT EASEMENT
- STATE JURISDICTIONAL WETLAND LINE
- CONVEYANCE INSTRUMENT
- STAMPED P.R.M. LB. 3731
- SET 5/8" IRON ROD
- WITH CAP "P.R.M. LB. 3731"



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

