

**RESOLUTION NO. 2018- 301**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**SHEARWATER PHASE 2B.**

**WHEREAS, WFC ASHFORD MILLS OWNER VII, LLC, 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 2B.

**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 \$605,622.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$270,612.00 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 18 day of September, 2018.

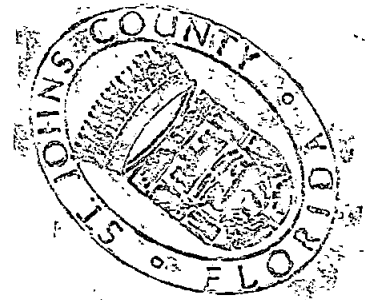
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Paul M. Waldron  
Vice-Chair

**ATTEST:** Hunter S. Conrad

Sam Satterman  
Deputy Clerk

RENDITION DATE 9/20/18

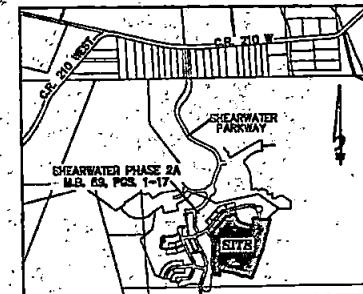
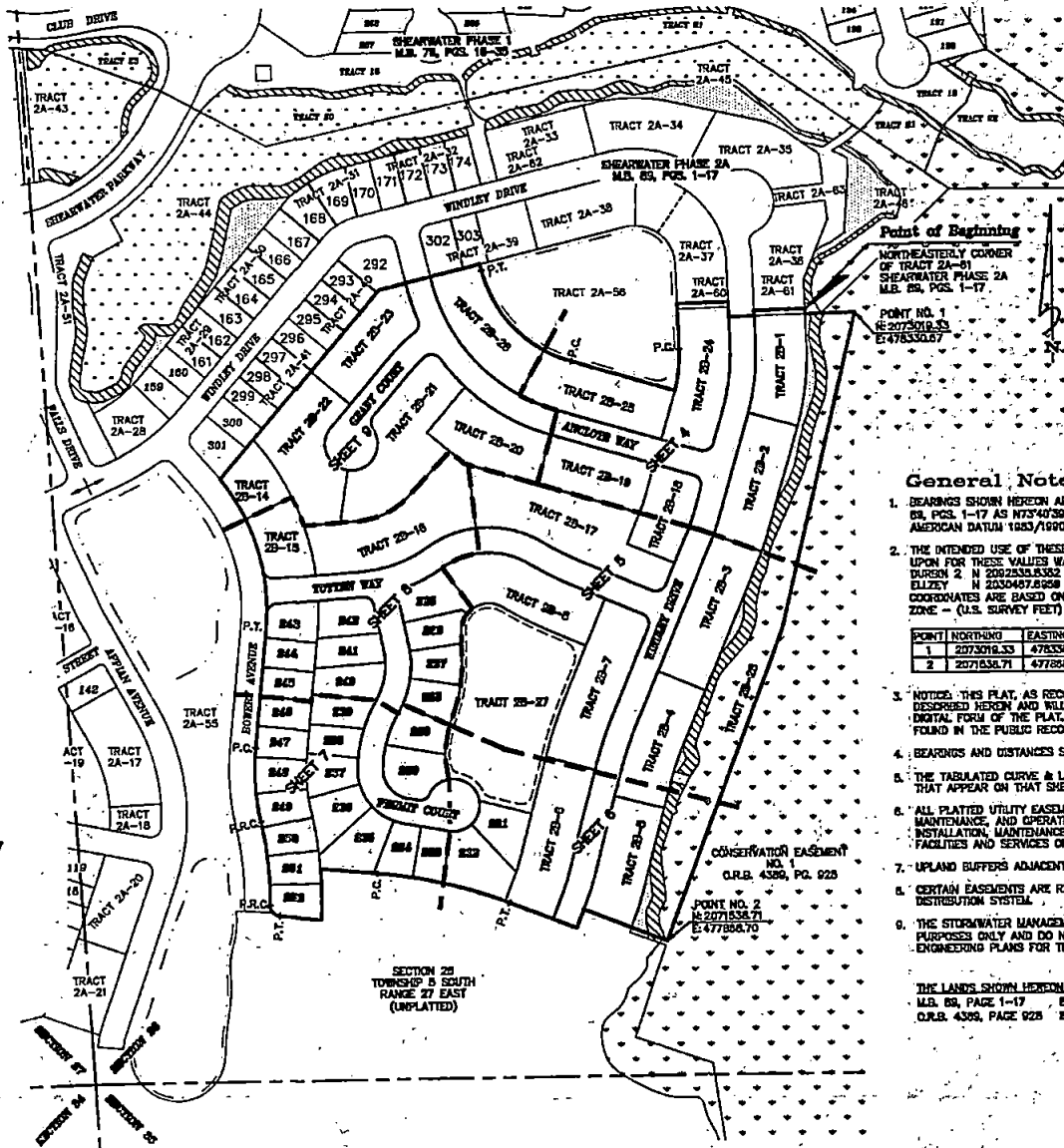


# Shearwater Phase 2B

A REPLAT OF TRACTS 2A-60 AND 2A-61, AS SHOWN ON THE PLAT OF SHEARWATER PHASE 2A, AS RECORDED IN MAP BOOK 89, PAGES 1 THROUGH 17, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SAID SECTION 28.

MAP BOOK PAGE

SHEET 3 OF 9 SHEETS  
28 LOTS AND 23 TRACTS IN THIS PHASE



VICINITY MAP  
NOT TO SCALE

Point of Beginning  
NORTHEASTERLY CORNER  
OF TRACT 2A-61  
SHEARWATER PHASE 2A  
M.B. 89, PGS. 1-17  
POINT NO. 1  
N 2075019.33  
E 4785303.67

### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SHEARWATER PHASE 2A PLAT, RECORDED IN M.B. 89, PGS. 1-17 AS N73°40'30" W PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED USGS CONTROL POINTS (DURIGN 2), AND (ELIZEY).  
DURIGN 2 N 2207515.832 E 608777.0128  
ELIZEY N 220457.8208 E 224894.1254  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 -- STATE PLANE COORDINATES -- FLORIDA EAST ZONE -- (U.S. SURVEY FEET)

POINT	NORTHING	EASTING	DESCRIPTION
1	2075019.33	4785303.67	MOST EASTERLY CORNER OF TRACT 2B-28
2	2071638.71	477868.70	MOST SOUTHERLY CORNER OF TRACT 2B-28

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 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 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE & LINE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES & LINES THAT APPEAR ON THAT SHEET.
- 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.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FPAL FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.

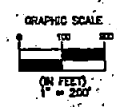
THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:  
M.B. 89, PAGE 1-17 EASEMENTS SHOWN HEREON  
O.R.B. 4389, PAGE 928 EASEMENT - CONSERVATION SHOWN HEREON

### LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- CH = CHORD DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R.P. = RADIUS POINT
- C = CENTERLINE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.T. = POINT OF NON TANGENCY
- (R) = RADIAL TO LOT LINE
- D.E. = DRAINAGE EASEMENT
- LI = TABULATED LINE DATA
- F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
- U.E. = UTILITY EASEMENT
- M.E. = MAINTENANCE EASEMENT
- A/E = APPROXIMATE TOP OF BANK
- [10' F.P.L.E.] = EASEMENT DEDICATED 89, PGS. 1-17
- = FOUND 4"x4" CONCRETE MONUMENT - STAMPED P.R.M. LB 3731
- = FOUND 5/8" IRON ROD WITH CAP P.R.M. LB 3731
- = PERMANENT CONTROL POINT STAMPED P.C.P. LB 3731
- = 4"x4" CONCRETE MONUMENT STAMPED P.R.M. LB 3731
- = SET 5/8" IRON ROD WITH CAP P.R.M. LB 3731
- = APPROXIMATE TOP OF BANK

- + DENOTES CHANGE IN STREET NAME
- ▨ DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH
- ▨ DENOTES UPLAND PRESERVATION AREA
- ▨ DENOTES WETLANDS

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**Clary & Associates**  
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