

RESOLUTION NO. 2021-3
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
COATES ACRES (REPLAT).

WHEREAS, JOHN THOMAS COATES AND KIMBER LEA COATES, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Coates Acres.

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 is not required for construction.

Section 3. A Required Improvements Bond is not 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 mortgagees 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 19 day of January, 2021.

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

BY: Henry Dean

Henry Dean, Vice Chairman

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

RENDITION DATE 1/21/21

Pam Haltern

Deputy Clerk



COATES ACRES

A REPLAT OF TRACT 15-A, ST. AUGUSTINE HEIGHTS, UNIT THREE, AS RECORDED IN MAP BOOK 10, PAGE 40-41, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ALL LYING WITHIN SECTION 1, TOWNSHIP-8-SOUTH, RANGE-29-EAST

MAP BOOK PAGE
SHEET 1 OF 2 SHEETS

CAPTION

LOT 15-A, ST. AUGUSTINE HEIGHTS, UNIT THREE, AS RECORDED IN MAP BOOK 10, PAGES 40-41 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING WITHIN SECTION 1, TOWNSHIP-8 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION (TRACT 1-A)

THE NORTH 481.77 FEET OF LOT 15A, UNIT No. 3 ST. AUGUSTINE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 40 AND 41, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

DESCRIPTION (TRACT 1-B)

THE SOUTH 133 FEET OF LOT 15A, UNIT No. 3 ST. AUGUSTINE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 40 AND 41, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THIS PLAT OF COATES ACRES HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ A.D. 2020.

DIRECTOR OF GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF COATES ACRES HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ A.D. 2020. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF COATES ACRES HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____ A.D. 2020

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ 20____.

BRANDON J. PATTY
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS REVIEWED FOR CONFORMITY TO THE FLORIDA STATUTES CHAPTER 177, PART 1 PLATTING BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ A.D. 2020.

GAIL OLIVER, P.S.M. COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 4564

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY ESTABLISHED AND REGISTERED BY THE STATE OF FLORIDA, AS A PROFESSIONAL SURVEY AND MAPPER, DOES HEREBY CERTIFY THAT HE HAS COMPLETED THE SURVEY OF THE LANDS SHOWN IN FORGOING PLAT, THAT SAID PLAT IS TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEY, THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 15th DAY OF OCTOBER A.D. 2020

TERRY DURDEN
PROFESSIONAL SURVEYOR AND MAPPER P.S.M. #5201

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT JOHN THOMAS COATES AND KIMBER LEA COATES, HUSBAND AND WIFE, ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED AS TRACT 1-B AND ROBERT WEBSTER ANDERSON IS THE LAWFUL OWNER OF THE LANDS DESCRIBED AS TRACT 1-A IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS COATES ACRES, AND THAT THEY HAVE CAUSED THE SAME TO BE ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS. ALL PARCELS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE AND THE SOLE EXCLUSIVE PROPERTY OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS, EXCEPT AS HEREINAFTER PROVIDED.

THE OWNERS SHALL HAVE SOLE AND ABSOLUTE RIGHT TO CONVEY ALL PARCELS DESIGNATED ON THIS PLAT TO ANY RESPONSIBLE PROPERTY ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT APPROVED FOR CAPTIONED PROPERTY. IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED

THIS 23rd DAY OF October, 2020

OWNER Robert Webster Anderson
ROBERT WEBSTER ANDERSON (TRACT 1-A)

WITNESS Jennifer F. Brown WITNESS Juan DeGrande

PRINTED NAME Jennifer F. Brown PRINTED NAME Juan DeGrande

STATE OF FLORIDA

COUNTY OF St. Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION.

THIS 25th DAY OF October, 2020 BY Robert Webster Anderson

AS _____

FOR _____

NAME: Jennifer F. Brown

Jennifer F. Brown
NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: 02-02-2021
MY COMMISSION NUMBER IS: 66048116



PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED: Florida Driver's License

OWNER John Thomas Coates
JOHN THOMAS COATES (TRACT 1-B)

WITNESS John Gallego

PRINTED NAME John Gallego

WITNESS Andrea N. Wright

PRINTED NAME Andrea N. Wright

OWNER Kimber Lea Coates
KIMBER LEA COATES (TRACT 1-B)

WITNESS John Gallego

PRINTED NAME John Gallego

WITNESS Andrea N. Wright

PRINTED NAME Andrea N. Wright

STATE OF FLORIDA

COUNTY OF St. Johns

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION.

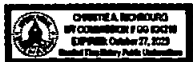
THIS 19th DAY OF October, 2020 BY John Thomas Coates and Kimber Lea Coates

AS owners

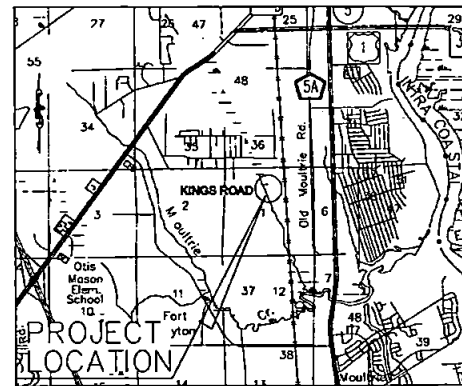
FOR _____

Christie H. Robinson
NOTARY PUBLIC STATE OF FLORIDA

NAME: Christie H. Robinson
MY COMMISSION EXPIRES: 10/27/2023
MY COMMISSION NUMBER IS: 66244378



PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED _____



LOCATION MAP
(1" = 5000')

PREPARED BY
GEOMATICS CORP.
SURVEYING-MAPPING-GPS
2804 N. PETER STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3808 FAX (904) 824-0753
LICENSED BUSINESS
FLORIDA PERMITS CIRCULAR 6200
SOUTH CAROLINA PERMITS ALABAMA #794
NORTH CAROLINA CUA #7752



COATES ACRES

A REPLAT OF TRACT 15-A, ST. AUGUSTINE HEIGHTS, UNIT THREE, AS RECORDED IN MAP BOOK 10, PAGE 40-41, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA
ALL LYING WITHIN SECTION 1, TOWNSHIP-8-SOUTH, RANGE-29-EAST

MAP BOOK PAGE

SHEET 2 OF 2 SHEETS



12

13

17

TARA SUBDIVISION
MAP BOOK 3, PAGES 108

STATE PLANE
COORDINATE PAIR
N: 2002612.54
E: 550491.91

N89°23'00"E 330.00'

ST. AUGUSTINE HEIGHTS
SUBDIVISION
UNIT NO. 3
MAP BOOK 10, PAGES 40 AND 41

16

15B

TRACT 1-A
PID# 099760-0000
NCRTH 461.77' OF TRACT 15-A
ST. AUGUSTINE HEIGHTS
SUBDIVISION UNIT No. 3
MAP BOOK 10, PAGES 40 AND 41
3.48 ACRES

461.77'
N00°37'00"W
594.77'

VERTICAL RIGHT OF WAY
EASTERN LIMIT OF WAY
KINGS ROAD
(60 FOOT RIGHT OF WAY-PAVED)
KINGS ROAD
(60 FOOT RIGHT OF WAY-PAVED)
KINGS ROAD
(60 FOOT RIGHT OF WAY-PAVED)

500°37'00"E
500°37'00"E
590.09'

133.00'

(S)N88°34'14"E(W) 330.03'

TRACT 1-B
PID# 099760-0010
SOUTH 133' OF TRACT 15-A
ST. AUGUSTINE HEIGHTS
SUBDIVISION UNIT No. 3
MAP BOOK 10, PAGES 40 AND 41
1.01 ACRES

R=66.50'
L=103.52'
Δ=89°11'15"
CH=93.38'
CB=143°58'38"E
55.56'

ST. JOHNS COUNTY EASEMENT
ORB. 5066 PG. 257 - 260

STATE PLANE
COORDINATE PAIR
N: 2002022.48
E: 550498.25

S88°34'14"W 330.03'

KINGS ROAD
(60 FOOT RIGHT OF WAY-PAVED)

PT
NORTHERLY RIGHT OF WAY
249.11'

S88°34'14"W (P)

PT
SOUTHERLY RIGHT OF WAY

SYMBOL LEGEND AND ABBREVIATIONS

- - FOUND P.M. 4"X 4" CH 8/8"
- - SET P.M. 4"X 4" CH 1/8 6/8"
- - SET P.M. NAIL 1/8 6/8"
- - SET P.C.P. NAIL 1/8 6/8"
- ⊕ - CENTERLINE
- P.T. - POINT OF TAKEOFF
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- EOP - EDGE OF PAVEMENT
- CH - CONCRETE MONUMENT
- NAIL - NAIL NAIL 8 DISK
- LB - LICENSED BUSINESS
- N - NORTHERLY
- E - EASTERLY

NOTES:

1.) BEARINGS SHOWN HEREIN ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF KINGS ROAD AS BEING S 88°34'14" W ACCORDING TO THE PLAT OF ST. AUGUSTINE HEIGHTS, UNIT NO. THREE, RECORDED IN MAP BOOK 10 PAGES 40 AND 41, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA.

2.) "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 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

3.) THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2007 (NAD83/2007) AND EXPRESSED IN U.S. SURVEY FEET.

PREPARED BY

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SOUTH CAROLINA 2007 ALABAMA 0704
PUEBLO CALIFORNIA COA 0702

