

**RESOLUTION NO. 2022-337**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
ST. AUGUSTINE LAKES – PHASE 1B.**

**WHEREAS, AG ESSENTIAL HOUSING MULTI STATE 2, 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 St. Augustine Lakes – Phase 1B.

**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 \$857,810.23 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$181,960.07 is 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 30 day of September, 2022.

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

BY: Henry Dean  
Henry Dean, Chair

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

Pam Halterman  
Deputy Clerk

Rendition Date 9/22/22



# ST. AUGUSTINE LAKES - PHASE 1B

A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

## CAPTION

A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 00° 06' 50" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 870.13 FEET; THENCE NORTH 89° 51' 10" EAST DEPARTING PREVIOUSLY MENTIONED WEST LINE, A DISTANCE OF 243.70 FEET; THENCE NORTH 90° 23' 44" EAST, A DISTANCE OF 230.77 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE NORTH 33° 06' 18" WEST, A DISTANCE OF 1.95 FEET; THENCE NORTH 58° 53' 44" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 33° 06' 17" WEST, A DISTANCE OF 102.14 FEET; THENCE NORTH 82° 04' 23" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 13° 31' 10" EAST, A DISTANCE OF 33.89 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 54° 59' 28" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32° 52' 42" WEST, 41.55 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 05° 22' 50" WEST, A DISTANCE OF 35.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 81° 34' 20" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25° 24' 12" EAST, 353.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 370.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 56° 11' 22" EAST, A DISTANCE OF 178.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 52° 02' 37" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82° 12' 41" EAST, 39.48 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 40.88 FEET; THENCE NORTH 18° 14' 00" EAST, A DISTANCE OF 36.10 FEET; THENCE NORTH 24° 07' 13" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 10° 18' 18" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71° 00' 50" EAST, 83.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 83.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 76° 09' 00" EAST, A DISTANCE OF 38.68 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF ST. AUGUSTINE LAKES PHASE 1A, AS RECORDED IN MAP BOOK 115, PAGES 83 THROUGH 92 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE THE FOLLOWING 5 COURSES AND DISTANCES ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PLAT, COURSE NO. 1: SOUTH 13° 50' 55" EAST, A DISTANCE OF 15.03 FEET; COURSE NO. 2: TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77° 29' 27" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82° 28' 51" EAST, 31.27 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 33.78 FEET; THENCE COURSE NO. 3: NORTH 79° 24' 43" EAST, A DISTANCE OF 50.86 FEET; TO COURSE NO. 4: A POINT OF CURVATURE SAID CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 86° 44' 22" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32° 46' 54" EAST, 34.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 37.85 FEET TO A POINT OF TANGENCY; THENCE COURSE NO. 5: NORTH 76° 09' 05" EAST, A DISTANCE OF 175.05 FEET; THENCE SOUTH 20° 30' 35" EAST, DEPARTING SAID WESTERLY AND SOUTHERLY BOUNDARY, A DISTANCE OF 587.80 FEET; THENCE SOUTH 71° 44' 43" WEST, A DISTANCE OF 199.94 FEET TO A POINT OF CURVATURE SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 4° 40' 06" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20° 34' 20" EAST, 22.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 22.41 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22° 55' 23" EAST, A DISTANCE OF 24.93 FEET; THENCE SOUTH 87° 04' 37" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 22° 55' 23" EAST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 87° 04' 37" WEST, A DISTANCE OF 362.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 4° 37' 02" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84° 46' 06" WEST, 43.91 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82° 27' 35" WEST, A DISTANCE OF 224.74 FEET; THENCE SOUTH 85° 18' 24" WEST, A DISTANCE OF 128.91 FEET; THENCE NORTH 08° 05' 22" WEST, A DISTANCE OF 85.79 FEET; THENCE SOUTH 81° 54' 38" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23° 00' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20° 35' 48" WEST, 54.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 54.57 FEET; THENCE NORTH 33° 06' 15" WEST, A DISTANCE OF 28.80 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 13.56 ACRES, MORE OR LESS.

## CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF REVIEW - COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022. THIS ACCEPTANCE OF DEDICATED AREAS, IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THIS COUNTY.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## 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 \_\_\_\_\_ 2022.

BRANDON J. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

## CERTIFICATE OF PLAT REVIEW:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

PATRICIA GAIL OLIVER, COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR, FL CERTIFICATE NO. 4564

## ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY "OWNER" IS THE LEGAL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ST. AUGUSTINE LAKES - PHASE 1B, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

ALL RIGHTS OF WAY DESIGNATED ON THE PLAT ARE IRREVOCABLY DEDICATED TO THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ("CDD"), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS OF WAY, ACCESS AND DRAINAGE, WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TITLE TO TRACT "A" (STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT) AND TRACT "B" (CONSERVATION) ARE HEREBY DEDICATED TO THE CDD, WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS DEDICATED TO THE CDD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON, DRAINAGE FACILITIES, STORMWATER MANAGEMENT FACILITIES AND UTILITIES AND FURTHER RESERVES THE RIGHT TO GRANT OTHERS THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER SAID PROPERTY AND EASEMENTS.

THE CDD, ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, DOMESTIC HELP, DELIVERY AND PICK-UP SERVICES, FIRE PROTECTION AND RESCUE SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID OWNERS TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENDS ON SUCH LANDS AND SUCH PERSONS AS OWNERS WAY, FROM TIME TO TIME, DESIGNATE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID RIGHTS OF WAY, SUBJECT TO THE PRECEDING PROVISIONS AND REASONABLE NON-DISCRIMINATORY REGULATIONS IMPOSED BY THE CDD, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE HEREBY DEDICATED TO THE CDD. THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT SHALL LIE WITH THE CDD.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF SAID UTILITIES, TOGETHER WITH THE RIGHT OF SAID, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "FP&L" ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 BY SECTION 177.091 (28), FLORIDA STATUTES.

THE OWNER HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

OWNER: AG ESSENTIAL HOUSING MULTI STATE 2, LLC,  
(A DELAWARE LIMITED LIABILITY COMPANY)  
AGWP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

BY: \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_  
WITNESS \_\_\_\_\_  
PRINT NAME: STEVEN S. BENSON  
PRINT NAME \_\_\_\_\_  
AS ITS: AUTHORIZED AGENT

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY STEVEN S. BENSON, AS AUTHORIZED AGENT FOR AG ESSENTIAL HOUSING MULTI STATE 2, LLC, (A DELAWARE LIMITED LIABILITY COMPANY)

NOTARY PUBLIC, STATE OF FLORIDA

NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN \_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_\_

TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS A CURRENTLY LICENSED AND REGISTERED LAND SURVEYOR IN AND BY THE STATE OF FLORIDA AND AS SUCH DOES HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS SHALL BE SET AND THAT PERMANENT CONTROL POINTS SHALL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BY: \_\_\_\_\_  
TIMOTHY W. SCHRAM, SR.  
REGISTERED PROFESSIONAL SURVEYOR & MAPPER  
NO. 6533, STATE OF FLORIDA

RICHARD P. CLARSON AND ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS AND MAPPERS (LB 1704)  
1643 HALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2523  
WEBSITE: clarsonfl.com



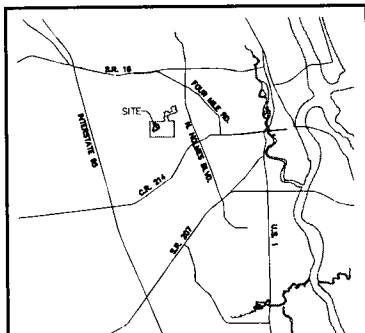
Prepared By:  
RICHARD P. CLARSON AND ASSOCIATES, INC.  
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1643 Haldo Avenue, Jacksonville, FL 32207  
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# ST. AUGUSTINE LAKES - PHASE 1B

A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

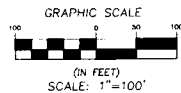


SCALE N.T.S. VICINITY MAP



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	43.18'	46.00'	64°08'30"	N32°02'48"W	41.00'
C2	370.72'	346.00'	81°34'20"	N02°04'48"E	353.17'
C4	40.88'	43.00'	83°02'37"	N02°14'41"E	38.48'
C5	86.16'	476.00'	101°08'30"	N71°00'56"E	85.04'
C7	33.78'	35.00'	77°25'27"	S02°28'51"E	31.27'
C8	37.88'	38.00'	88°44'32"	N32°46'54"E	34.34'
C47	22.41'	27.00'	4°40'00"	S02°38'20"E	22.40'
C81	43.82'	146.00'	4°37'00"	N84°40'00"W	43.81'
C82	64.87'	126.00'	28°00'54"	N02°38'48"W	54.14'

LINE #	LENGTH	DIRECTION
L1	230.77'	N02°53'44"E
L2	1.88'	S33°08'18"W
L3	80.00'	N02°53'44"E
L4	102.14'	S33°08'17"W
L5	120.00'	N02°47'29"E
L6	33.88'	N13°31'01"E
L7	36.12'	N02°22'58"W
L8	178.21'	N02°17'22"E
L9	36.18'	N01°41'00"E
L10	120.00'	N34°07'13"W
L11	36.88'	N02°08'00"E
L12	15.03'	S13°38'30"E
L13	80.88'	N02°04'43"E
L14	175.00'	N02°08'00"E
L18	188.84'	S71°47'43"W
L21	24.83'	S22°08'23"E
L22	80.00'	S07°04'37"W
L27	108.00'	S02°08'00"E
L28	262.00'	S07°04'37"W
L29	128.81'	N02°08'00"E
L30	88.78'	N02°08'22"E
L31	80.00'	N02°54'28"W
L32	28.88'	S33°08'18"W



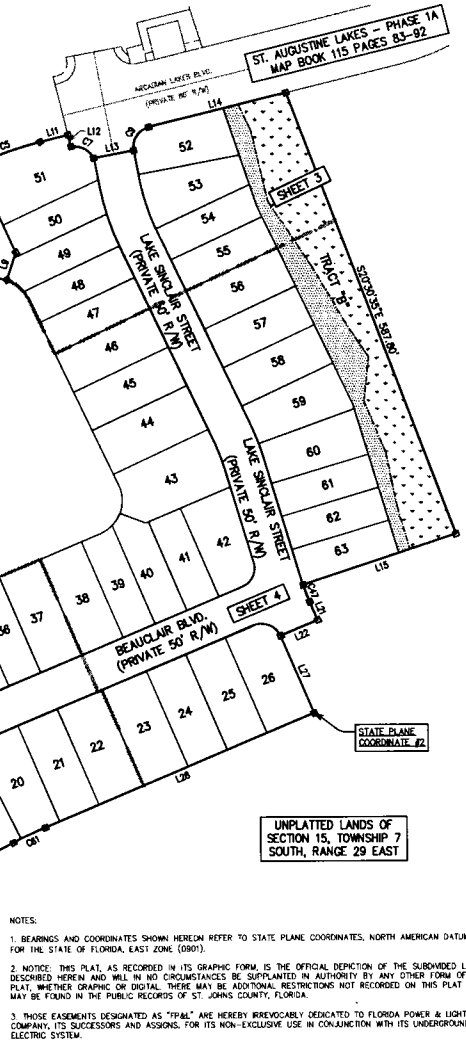
UNPLATTED LANDS OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST

TRACT "A"

UNPLATTED LANDS OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST

POINT	NORTHING	EASTING	DESCRIPTION
1	2020725.2616	537034.7581	POINT-OF-BEGINNING, SET PRM
2	2020900.1536	537822.0854	SOUTHEASTERLY CORNER OF LOT 26, ST. AUGUSTINE LAKES PHASE 1B, SET PRM

POINT-OF-REFERENCE  
SOUTHWEST CORNER  
OF SECTION 15, TOWNSHIP 7  
SOUTH, RANGE 29 EAST



- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREIN REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (8901).
  - 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 FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
  - THOSE EASEMENTS DESIGNATED AS "TRIAL" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
  - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREIN DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
  - UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED. REMOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UPLAND BUFFER IS PROHIBITED.
  - THERE IS A TOTAL OF 50 LOTS AND 2 TRACTS IN THIS PHASE.

LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
■	FIELD 2"X4" CONCRETE MONUMENT (CONCEALED AT NOTES, PRM)
●	SET 4"X4" CONCRETE MONUMENT (8.0 1700), PRM
○	SET 1/2" IRON PIPE (8.0 1700), PRM
◐	SET 4"X4" CONCRETE MONUMENT (8.0 1700), PRM
◑	FIELD 1/2" IRON PIPE (8.0 1700), PRM
●	SET PERMANENT CONTROL POINT (8.0 1700)
FLM	FLORIDA POWER & LIGHT
CH	CHORD DISTANCE
R	RADIUS
ARC	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
CONFLD	DISCONTINUED MANAGEMENT FACILITY AND UNRESTRICTED CONTIGUOUS EASEMENT
SLDR	ST. JOHNS COUNTY UTILITY DEPARTMENT
DD	DRAINAGE
COLR	CONTIGUOUS EASEMENT/ADJUTER
ELW	EDGE OF WAY
ATD	OFFICIAL RECORD BOOK OR VOLUME
ATB	APPROXIMATE TOP OF BANK
RP	RADIUS POINT
PI	POINT OF INTERSECTION



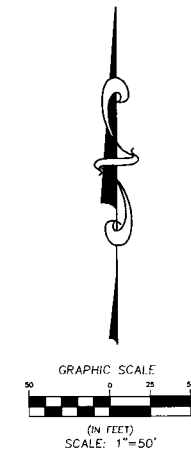
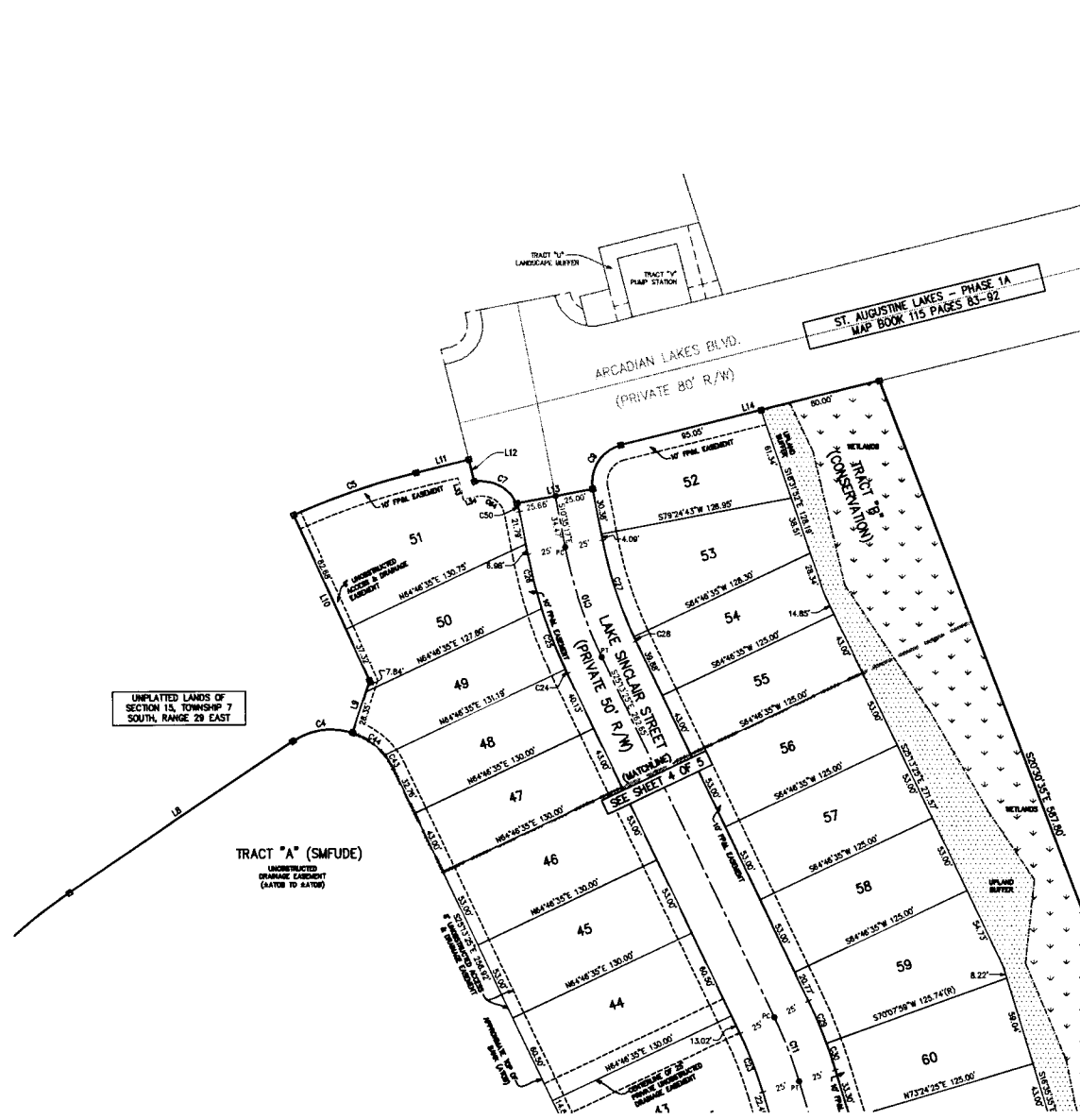
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# ST. AUGUSTINE LAKES - PHASE 1B

A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

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SHEET 3 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE						LINE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST	LINE #	LENGTH	DIRECTION
C4	46.88'	46.00'	82°02'37"	N62°12'47"E	36.46'	L8	176.21'	N59°11'25"E
C5	86.14'	476.00'	10°14'18"	N77°00'56"E	86.04'	L9	36.14'	N44°14'07"E
C7	33.76'	28.00'	77°25'27"	S62°28'57"E	31.27'	L10	180.00'	N54°07'17"W
C8	37.86'	28.00'	88°14'28"	N43°14'34"E	34.34'	L11	38.88'	N73°03'58"E
C9	76.43'	326.00'	14°28'00"	N77°04'21"E	76.43'	L12	18.02'	N13°03'58"E
C11	48.14'	326.00'	4°37'00"	S25°04'30"E	48.14'	L13	80.84'	N78°24'43"E
C23	41.42'	376.00'	8°37'00"	N28°04'37"W	41.38'	L14	176.00'	N78°03'00"E
C24	2.87'	326.00'	0°20'18"	S24°08'18"E	2.87'	L33	18.02'	N13°03'58"E
C26	43.18'	326.00'	7°28'28"	S25°04'34"E	43.12'	L34	8.84'	N78°03'00"E
C28	37.00'	326.00'	4°31'21"	N13°03'57"E	36.84'			
C27	67.13'	276.00'	13°08'10"	N73°24'38"E	66.84'			
C28	3.12'	276.00'	0°28'04"	S24°08'18"E	3.12'			
C29	30.28'	326.00'	8°21'24"	S22°22'43"E	30.27'			
C30	18.87'	326.00'	3°16'28"	N13°13'48"W	18.87'			
C43	16.23'	46.00'	13°06'07"	N31°48'08"W	16.21'			
C44	28.22'	46.00'	33°22'03"	N58°04'28"W	28.20'			
C80	6.78'	28.00'	13°10'51"	N17°16'42"W	6.74'			
C84	24.41'	16.00'	83°19'28"	S57°13'11"E	21.81'			

# ST. AUGUSTINE LAKES - PHASE 1B

A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

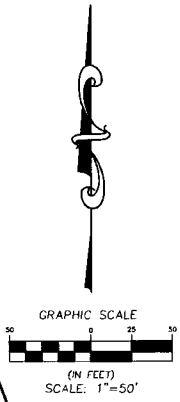
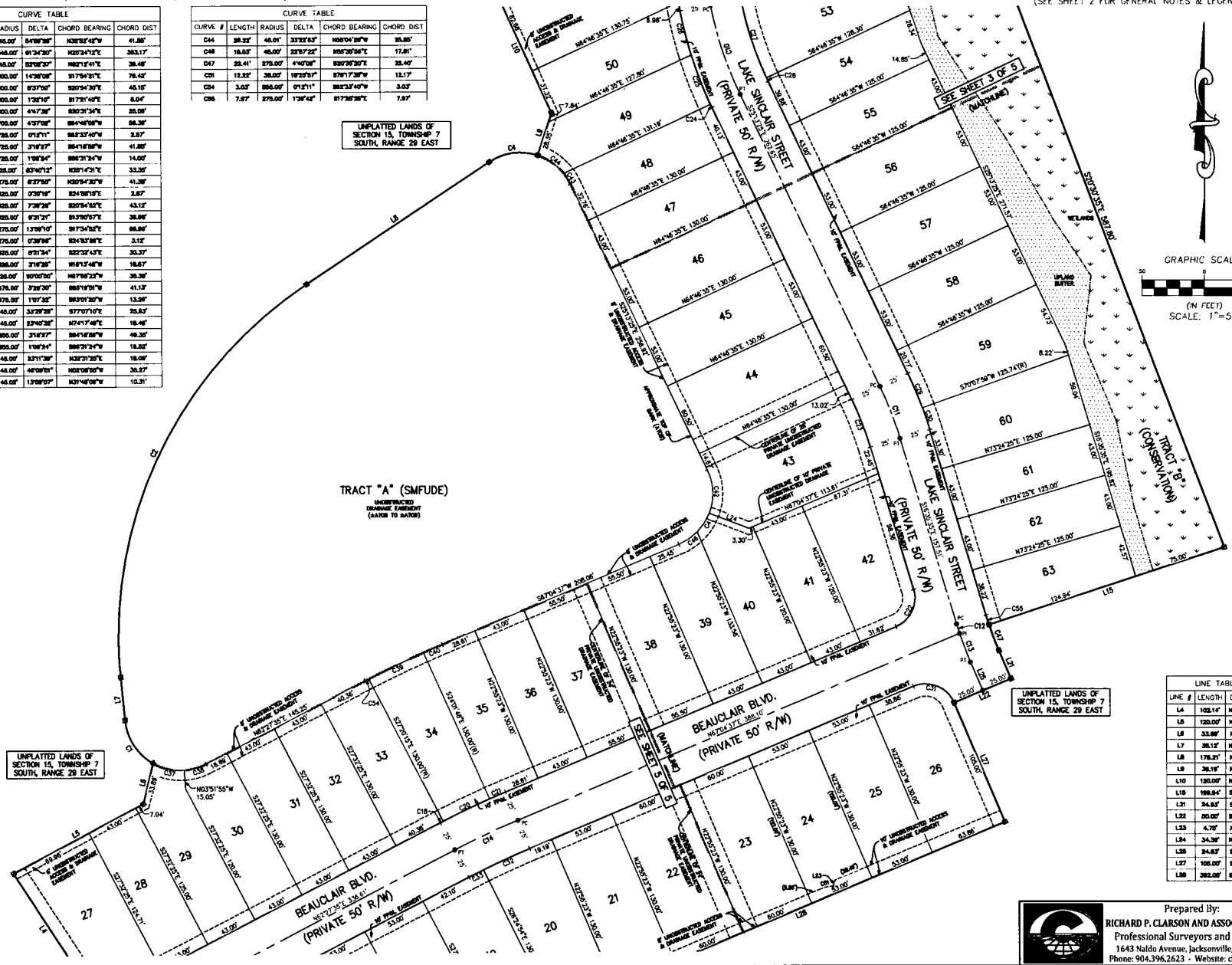
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 4 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	43.16'	48.00'	84°09'58"	N32°02'47"W	41.80'
C2	376.76'	344.00'	81°30'20"	N23°41'07"E	363.17'
C3	402.86'	48.00'	87°02'27"	N82°14'41"E	38.46'
C4	76.43'	300.00'	14°28'08"	S17°54'31"E	76.43'
C5	45.18'	300.00'	8°57'50"	S20°54'30"E	45.18'
C6	8.04'	300.00'	1°28'10"	S17°51'40"E	8.04'
C7	28.10'	300.00'	4°47'36"	S20°21'34"E	28.10'
C8	86.41'	700.00'	4°37'20"	S84°46'08"W	86.38'
C9	2.87'	726.00'	0°12'11"	S88°33'40"W	2.87'
C10	41.86'	726.00'	3°18'37"	S84°18'59"W	41.86'
C11	14.91'	726.00'	1°08'54"	S88°31'34"W	14.90'
C12	36.91'	38.00'	83°40'12"	N28°14'31"E	33.30'
C13	41.42'	376.00'	8°37'50"	N20°54'30"W	41.38'
C14	2.87'	320.00'	0°30'18"	S24°38'18"E	2.87'
C15	43.16'	320.00'	7°38'28"	S20°54'30"E	43.12'
C16	37.00'	320.00'	8°31'21"	S13°00'57"E	36.86'
C17	67.12'	276.00'	17°08'10"	S17°34'32"E	66.86'
C18	3.12'	276.00'	0°38'58"	S24°38'18"E	3.12'
C19	30.38'	226.00'	8°21'34"	S22°23'43"E	30.37'
C20	16.87'	226.00'	3°18'28"	N18°13'48"W	16.87'
C21	26.27'	26.00'	90°00'00"	N87°08'22"W	26.26'
C22	41.14'	676.00'	2°28'20"	S80°18'51"W	41.12'
C23	13.28'	676.00'	1°07'32"	S83°01'30"W	13.28'
C24	26.26'	48.00'	33°29'28"	S77°07'10"E	26.24'
C25	16.20'	48.00'	8°20'28"	N14°14'48"E	16.20'
C26	46.26'	666.00'	3°18'27"	S84°18'59"W	46.23'
C27	40.10'	666.00'	1°08'24"	S88°21'24"W	40.07'
C28	16.22'	48.00'	8°21'28"	N23°21'25"E	16.20'
C29	38.26'	48.00'	46°38'01"	N23°21'25"E	38.27'
C30	19.23'	48.00'	13°08'02"	N31°48'08"W	19.21'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C34	38.22'	48.00'	32°25'43"	N05°04'38"W	35.85'
C35	18.62'	48.00'	22°25'22"	N05°28'56"E	17.81'
C36	25.41'	276.00'	4°40'58"	S20°28'20"E	25.40'
C37	12.82'	28.00'	18°25'19"	S78°17'38"W	12.17'
C38	3.02'	286.00'	0°12'11"	S88°33'40"W	3.02'
C39	7.97'	276.00'	1°28'44"	S17°58'58"E	7.87'


UNPLATTED LANDS OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST



LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	102.14'	N33°08'17"W
L5	120.00'	N82°04'28"E
L6	33.88'	N13°31'10"E
L7	26.12'	N05°28'56"E
L8	178.21'	N05°11'22"E
L9	26.19'	N18°14'00"E
L10	120.00'	N24°07'13"W
L11	198.84'	S71°44'43"W
L12	24.82'	S27°00'20"E
L13	20.00'	S87°04'27"W
L14	4.78'	N10°46'51"E
L15	24.82'	S27°00'20"E
L16	108.00'	S27°00'20"E
L17	382.00'	S87°04'27"W

UNPLATTED LANDS OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST

UNPLATTED LANDS OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST

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