

**RESOLUTION NO. 2022-414**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
ST. AUGUSTINE LAKES – PHASE 1C.**

**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 1C.

**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 \$733,892.12 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$236,557.52 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 15th day of November, 2022.

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

BY: *Henry Oer*  
Chair

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

*Crystal Smith*  
Deputy Clerk

Rendition Date NOV 17 2022



# Attachment 2

## Plat Map

# ST. AUGUSTINE LAKES - PHASE 1C

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

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

SHEET 1 OF 8  
(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, THENCE NORTH 00° 08' 50" WEST ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CARTER ROAD, A 60 FOOT RIGHT-OF-WAY AS RECORDED IN DEED BOOK 246, PAGE 199 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED: THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00° 08' 50" WEST CONTINUING ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 810.13 FEET; THENCE NORTH 89° 51' 10" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 245.70 FEET; THENCE NORTH 58° 53' 44" EAST, A DISTANCE OF 230.77 FEET TO THE SOUTHERLY BOUNDARY OF ST. AUGUSTINE LAKES PHASE 1B AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE THE NEXT (13) COURSES ALONG SAID SOUTHERLY BOUNDARY, COURSE NO. 1: SOUTH 33° 06' 16" EAST, A DISTANCE OF 28.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 25° 00' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20° 35' 49" EAST, 54.14 FEET; COURSE NO. 2: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 54.57 FEET; COURSE NO. 3: THENCE NORTH 81° 54' 38" EAST, A DISTANCE OF 50.00 FEET; COURSE NO. 4: SOUTH 08° 05' 22" EAST, A DISTANCE OF 95.79 FEET; COURSE NO. 5: NORTH 65° 18' 24" EAST, A DISTANCE OF 128.91 FEET; COURSE NO. 6: NORTH 82° 27' 35" EAST, A DISTANCE OF 224.74 FEET TO THE 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 NORTH 84° 40' 06" EAST, 43.91 FEET; COURSE NO. 7: THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.92 FEET TO A POINT OF TANGENCY; COURSE NO. 8: NORTH 67° 04' 37" EAST, A DISTANCE OF 382.05 FEET; COURSE NO. 9: NORTH 22° 55' 23" WEST, A DISTANCE OF 105.00 FEET; COURSE NO. 10: NORTH 67° 04' 37" EAST, A DISTANCE OF 50.00 FEET; COURSE NO. 11: NORTH 22° 55' 23" WEST, A DISTANCE OF 24.93 FEET TO THE POINT OF CURVATURE OF A 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 NORTH 20° 35' 20" WEST, 22.40 FEET; COURSE NO. 12: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 22.41 FEET; COURSE NO. 13: NORTH 71° 44' 43" EAST, A DISTANCE OF 199.94 FEET; THENCE SOUTH 24° 29' 18" EAST DEPARTING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,113.23 FEET; THENCE SOUTH 28° 11' 49" EAST, A DISTANCE OF 388.80 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 89° 38' 39" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1,974.53 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CARTER ROAD NORTH 00° 08' 50" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CARTER ROAD; THENCE SOUTH 89° 38' 39" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

LAND THIS DESCRIBED CONTAINS 42.02 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 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 ST. JOHNS 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 LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ST. AUGUSTINE LAKES - PHASE 1C, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED 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 ("CODD"), 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 TRACTS "A" & "B" (STORMWATER MANAGEMENT FACILITY & UNSTRUCTURED DRAINAGE EASEMENT) (SMFUD), TRACT "D" (PARK), TRACTS "C" & "E" (CONSERVATION), TRACT "F" (WETLANDS CREATION AREA) ARE HEREBY DEDICATED TO THE CODD, 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 CODD 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 CODD, 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 LIENS ON SUCH LANDS AND SUCH PERSONS AS OWNERS MAY, 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 CODD, ITS SUCCESSORS AND ASSIGNS.

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

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO ST. JOHNS COUNTY COUNTY, A POLITICAL SUBDIVISION ("SJC"), 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 SJCUD UTILITIES, TOGETHER WITH THE RIGHT OF SJCUD, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "FPLM" 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 ANY ELECTRIC, TELEPHONIC, 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.

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS \_\_\_\_\_ BY: \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_ WITNESS \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT NAME: STEVEN S. BENSON \_\_\_\_\_ PRINT NAME \_\_\_\_\_

STATE OF FLORIDA AS ITS: AUTHORIZED AGENT  
COUNTY OF ST JOHNS FOR - AGWP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY

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: \_\_\_\_\_

## 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)  
1843 NALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 396-2623  
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# ST. AUGUSTINE LAKES - PHASE 1C

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

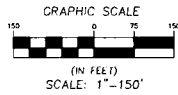
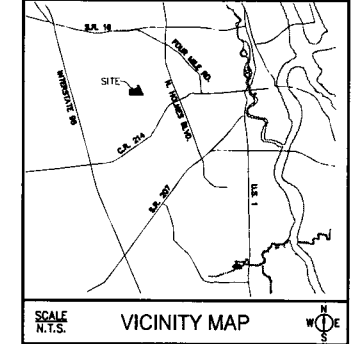
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	538567.8283	201978.4598	POINT OF BEGINNING
2	537999.5285	202102.8944	NORTHEAST CORNER OF PROPOSED PLAT
3	538632.4867	2019741.0928	SOUTHEAST CORNER OF PROPOSED PLAT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	84.87	128.00'	29°07'54"	S30°30'46"E	84.14'
C2	43.82	848.00'	4°37'02"	N84°46'08"E	43.81'
C3	22.41	275.00'	4°47'08"	N83°30'30"W	22.40'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.00'	N00°00'00"W
L2	230.77'	N88°13'44"E
L3	88.80'	S33°08'16"E
L4	80.00'	N81°15'38"E
L5	85.70'	S08°00'32"E
L6	128.91'	N82°19'54"E
L7	294.74'	N82°27'30"E
L8	382.28'	N87°04'37"E
L9	188.00'	N82°16'32"W
L10	80.00'	N82°16'32"E
L11	24.82'	N82°16'32"W
L12	24.82'	N82°16'32"E
L13	188.84'	N71°14'42"E
L14	80.00'	N82°16'32"W
L15	80.00'	S88°30'30"W

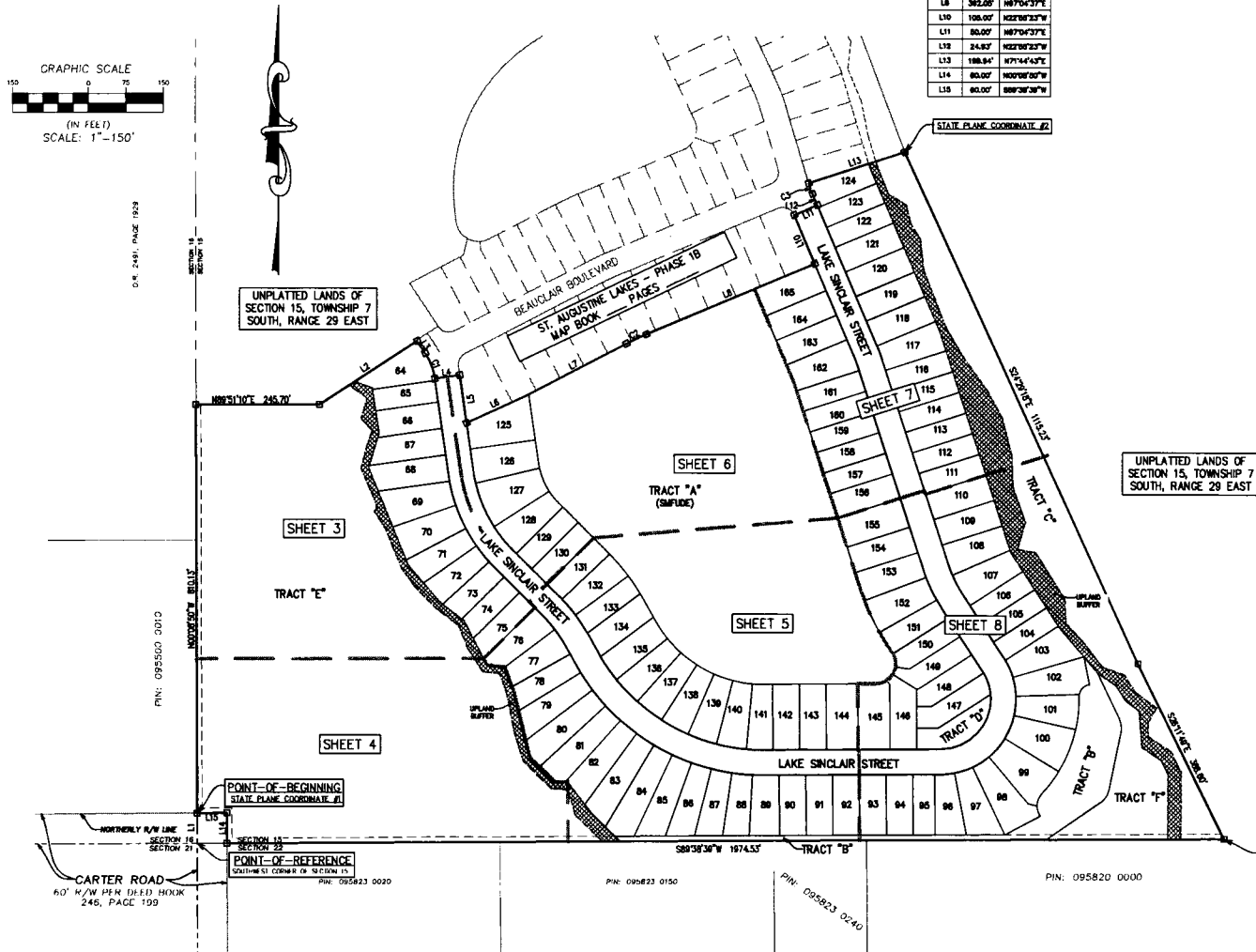
SHEET 2 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



0.6 2.481 PAGE 1929

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

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



- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (0901).
  - 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 CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
  - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS SHOWN 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 ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND MODIFIED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
  - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DENOTES 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 102 LOTS AND 7 TRACTS IN THIS PHASE.

LEGEND	
PRM	PERMANENT REFERENCE MARK
BB	FOUND 4"X4" CONCRETE MONUMENT (LR 1704), PRM
CB	SET 4"X4" CONCRETE MONUMENT (LR 1704), PRM
OB	SET 1/2" IRON PIPE (LR 1704), PRM
CB	FOUND 4"X4" CONCRETE MONUMENT (LR 1704), PRM
OB	FOUND 1/2" IRON PIPE (LR 1704), PRM
CP	SET PERMANENT CONTROL POINT (LR 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PIC	POINT OF CURVATURE INTERSECTION
(EAS-1)	STANDARD MANAGEMENT FACILITY AND UNDERGROUND DRAINAGE EASEMENT
(EAS-2)	STANDARD MANAGEMENT FACILITY AND UNDERGROUND DRAINAGE EASEMENT
DB	DEED BOOK
DB/20	DISTANCE TO EASEMENT/BUFFER
R/W	RIGHT OF WAY
O.A.	OFFICIAL RECORD BOOK OR VOLUME
A.T.M.	APPROXIMATE TOP OF BANK
BP	BANK POINT
N	POINT OF BEGINNING
BCSD	ST. JOHNS COUNTY UTILITY DEPARTMENT
R.B.	ROAD BOOK

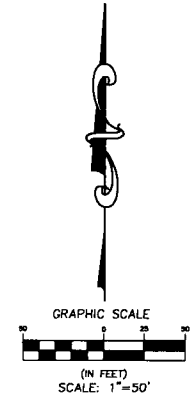
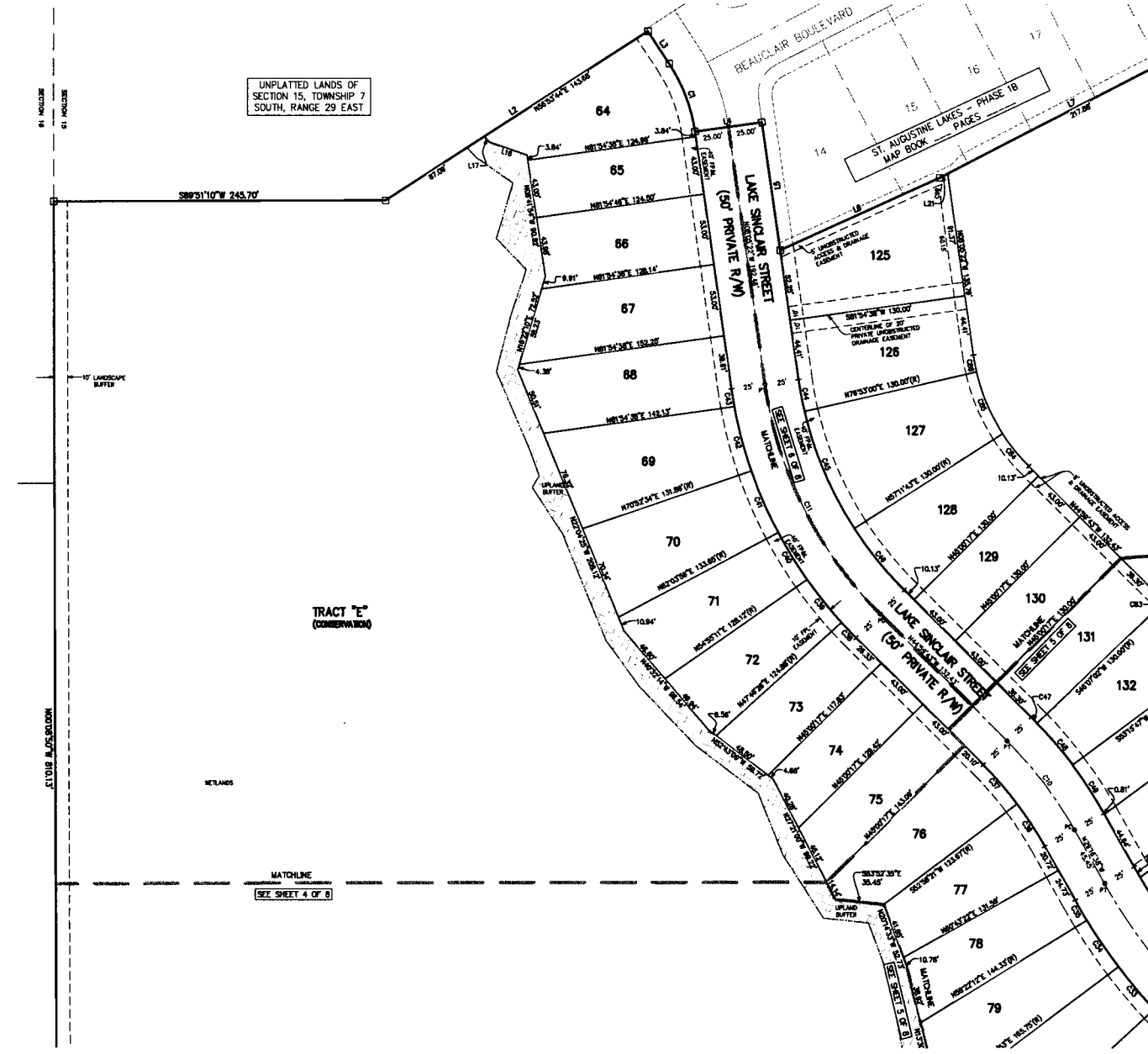
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A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.


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

SHEET 3 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	54.37'	125.00'	23°02'34"	S20°35'48"E	34.14'
C10	82.30'	306.00'	15°43'05"	S37°06'11"E	82.64'
C11	183.24'	306.00'	38°54'21"	S28°32'53"E	188.82'
C36	37.26'	275.00'	7°49'01"	S33°00'08"E	37.17'
C37	38.24'	275.00'	7°50'00"	S41°00'41"E	38.21'
C38	15.71'	325.00'	2°40'00"	S43°36'38"E	15.71'
C39	40.53'	325.00'	7°08'45"	S38°30'12"E	40.51'
C40	40.53'	325.00'	7°08'45"	S31°30'27"E	40.51'
C41	49.98'	325.00'	8°48'38"	S23°31'45"E	49.83'
C42	49.20'	325.00'	8°40'25"	S14°47'13"E	49.15'
C43	13.39'	325.00'	2°21'36"	S08°18'11"E	13.39'
C44	24.13'	275.00'	5°01'36"	S10°36'11"E	24.12'
C49	84.80'	275.00'	18°41'17"	S22°07'38"E	84.03'
C48	88.91'	275.00'	12°11'28"	S38°54'00"E	88.40'
C47	8.31'	325.00'	1°08'45"	S44°28'21"E	8.31'
C46	40.53'	325.00'	7°08'45"	S40°18'38"E	40.51'
C45	42.31'	325.00'	7°27'25"	S33°00'28"E	42.28'
C84	30.85'	145.00'	12°11'28"	S38°54'00"E	30.79'
C85	49.85'	145.00'	18°41'17"	S22°07'38"E	49.58'
C86	13.72'	145.00'	3°01'36"	S10°36'11"E	13.72'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	330.77'	N56°53'44"E
L3	28.80'	S33°06'14"E
L4	32.00'	N01°04'34"E
L5	26.79'	S08°07'21"E
L6	126.81'	N03°18'21"E
L7	224.74'	N02°27'30"E
L16	28.28'	N70°41'38"W
L17	3.81'	N41°23'48"W
L21	8.88'	S82°27'38"W

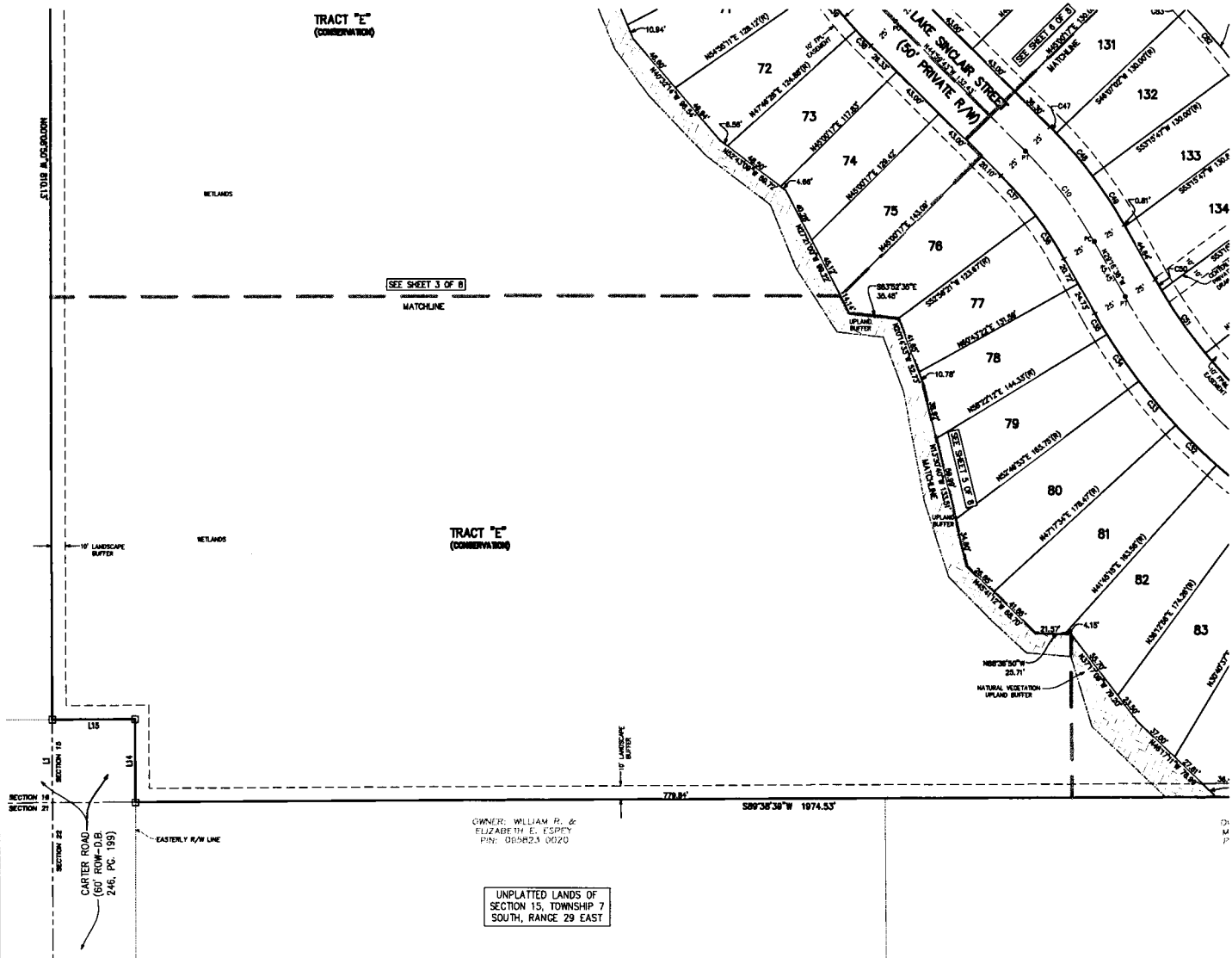
Prepared By:  

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 Phone: 904.396.2623 - Website: claronfi.com

# ST. AUGUSTINE LAKES - PHASE 1C

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


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SHEET 4 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C10	82.30'	300.00'	15°43'00"	S37°08'11"E	82.04'
C32	41.00'	428.00'	8°32'11"	S49°28'38"E	41.07'
C33	41.00'	428.00'	8°32'11"	S36°28'11"E	41.07'
C34	41.00'	428.00'	8°32'11"	S49°28'38"E	41.07'
C35	17.40'	428.00'	28°17'00"	S30°27'37"E	17.40'
C36	37.20'	273.00'	7°48'00"	S33°08'00"E	37.17'
C37	38.24'	273.00'	7°58'00"	S41°02'41"E	38.21'
C47	8.31'	323.00'	1°08'48"	S44°28'21"E	8.31'
C48	40.53'	323.00'	7°08'48"	S49°18'30"E	40.51'
C49	42.31'	323.00'	7°27'35"	S33°00'28"E	42.28'
C50	8.80'	373.00'	1°39'40"	S28°38'38"E	8.80'
C51	55.40'	373.00'	8°27'51"	S34°31'44"E	55.35'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.00'	N00°00'30"W
L14	80.00'	N00°00'30"W
L15	80.00'	S88°38'38"W

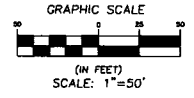
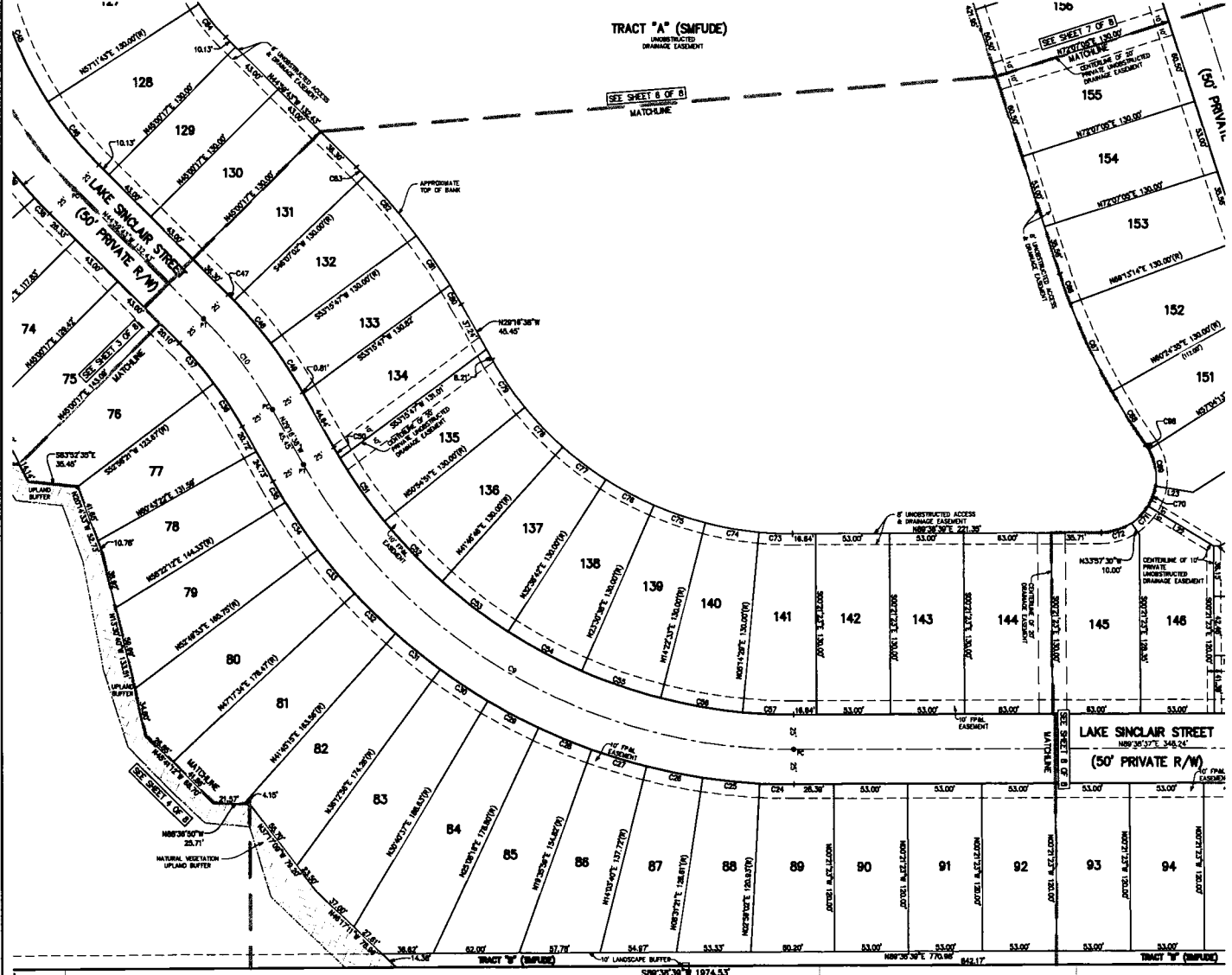
Prepared By:  

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SHEET 5 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C08	428.41'	400.00'	81°04'45"	S58°49'01"E	408.51'
C10	82.30'	300.00'	15°04'50"	S37°06'11"E	82.04'
C24	24.72'	425.00'	3°19'28"	S88°40'57"E	24.72'
C25	41.08'	425.00'	5°32'18"	S84°14'48"E	41.07'
C26	41.08'	425.00'	5°32'18"	S78°42'28"E	41.07'
C27	41.08'	425.00'	5°32'18"	S73°10'07"E	41.07'
C28	41.08'	425.00'	5°32'18"	S67°37'51"E	41.07'
C29	41.08'	425.00'	5°32'18"	S62°05'32"E	41.07'
C30	41.08'	425.00'	5°32'18"	S56°33'14"E	41.07'
C31	41.08'	425.00'	5°32'18"	S51°00'58"E	41.07'
C32	41.08'	425.00'	5°32'18"	S45°28'38"E	41.07'
C33	41.08'	425.00'	5°32'18"	S39°56'17"E	41.07'
C34	41.08'	425.00'	5°32'18"	S34°23'56"E	41.07'
C35	17.45'	425.00'	2°21'10"	S30°27'13"E	17.45'
C36	37.20'	275.00'	7°45'01"	S33°08'08"E	37.11'
C37	38.24'	275.00'	7°56'09"	S41°00'41"E	38.21'
C46	58.51'	275.00'	12°11'28"	S38°54'00"E	58.40'
C47	8.31'	328.00'	1°06'48"	S44°28'21"E	8.31'
C48	40.53'	328.00'	7°08'48"	S40°18'38"E	40.51'
C49	42.31'	328.00'	7°37'38"	S33°00'38"E	42.28'
C50	8.80'	375.00'	1°20'40"	S28°28'58"E	8.80'
C51	56.40'	375.00'	8°27'01"	S34°31'4"E	55.38'
C52	56.78'	375.00'	8°08'04"	S43°30'12"E	56.72'
C53	56.78'	375.00'	8°08'04"	S52°47'18"E	56.72'
C54	56.78'	375.00'	8°08'04"	S61°35'28"E	56.72'
C55	56.78'	375.00'	8°08'04"	S71°03'28"E	56.72'
C56	56.78'	375.00'	8°08'04"	S80°11'28"E	56.72'
C57	38.4'	375.00'	5°35'52"	S87°32'27"E	38.02'
C58	23.01'	450.00'	3°33'52"	N19°19'51"W	23.01'
C59	69.87'	450.00'	6°48'38"	N25°11'08"W	69.80'
C68	45.57'	450.00'	5°44'18"	N32°27'52"W	45.58'
C69	27.28'	450.00'	3°01'28"	N10°10'18"W	28.03'
C70	15.37'	450.00'	1°32'00"	N02°25'38"E	15.37'
C71	17.18'	450.00'	1°38'27"	N43°54'17"E	17.05'
C72	23.08'	450.00'	3°03'33"	N72°53'37"E	23.78'
C73	23.84'	245.00'	3°35'52"	S87°33'7"E	23.83'
C74	38.08'	245.00'	5°08'04"	S80°11'28"E	38.02'
C75	38.08'	245.00'	5°08'04"	S71°03'28"E	38.02'
C76	38.08'	245.00'	5°08'04"	S61°35'28"E	38.02'
C77	38.08'	245.00'	5°08'04"	S52°47'18"E	38.02'
C78	38.08'	245.00'	5°08'04"	S43°30'12"E	38.02'
C79	41.94'	245.00'	5°48'31"	S34°10'54"E	41.88'
C80	18.18'	450.00'	2°02'13"	S30°17'44"E	18.18'
C81	43.08'	450.00'	6°25'22"	S34°01'52"E	43.00'
C82	56.78'	450.00'	7°08'48"	S40°18'38"E	56.71'
C83	6.83'	450.00'	1°05'45"	S44°28'21"E	6.83'
C84	30.80'	145.00'	12°11'28"	S38°54'00"E	30.78'
C98	3.63'	45.00'	3°28'09"	N32°33'38"W	3.63'

OWNER: CARL H. & MARGE A. COFFEY  
PIN: 095803 0150

OWNER: JEFF W. TAYLOR  
PIN: 095823 0240

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

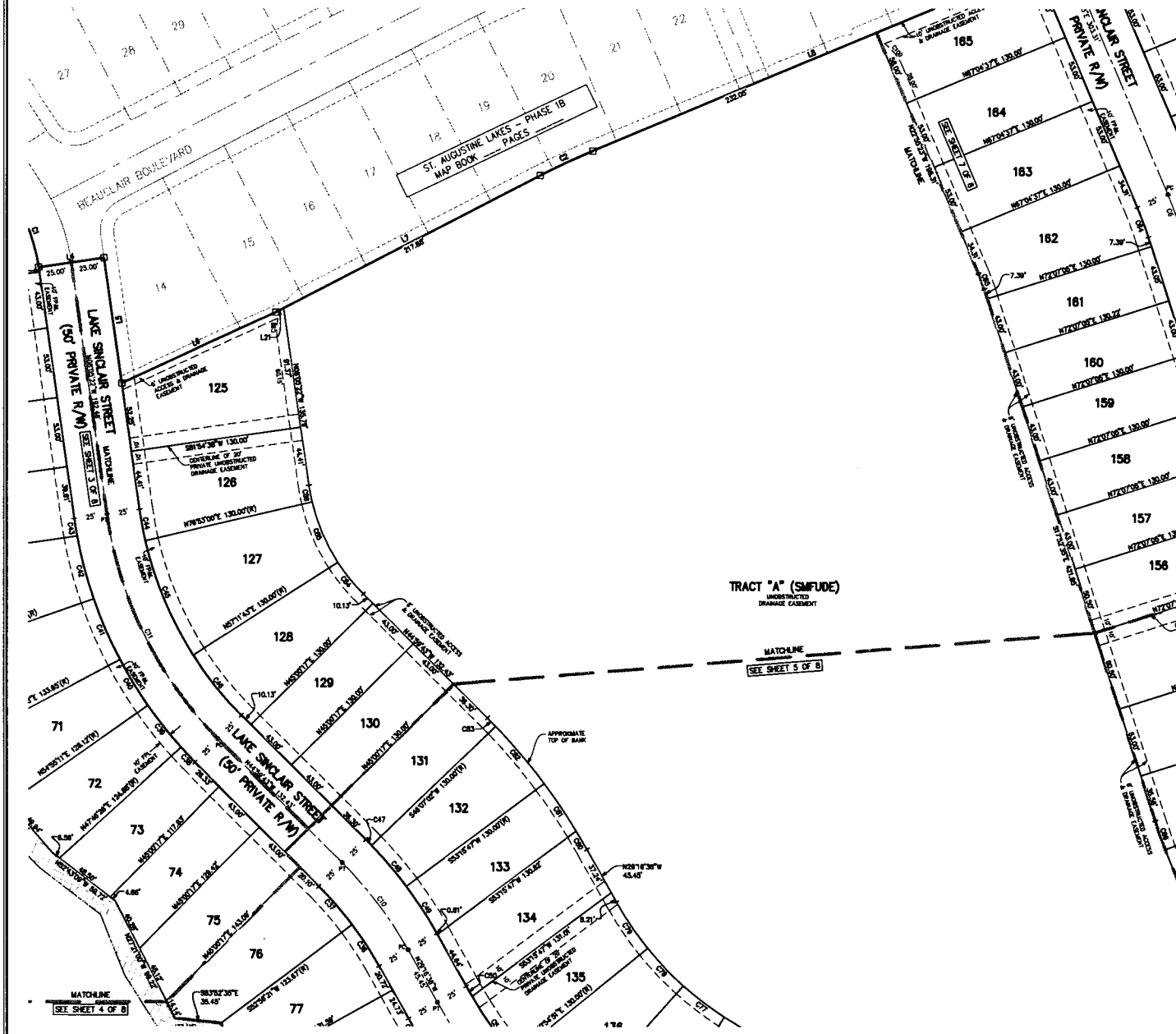
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# ST. AUGUSTINE LAKES - PHASE 1C

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

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SHEET 6 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)




CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	43.92'	948.00'	43°02'	N84°46'08"W	43.91'
C8	26.40'	300.00'	3°02'28"	N02°24'38"W	26.36'
C10	82.36'	300.00'	1°04'38"	S37°08'11"E	82.04'
C11	163.24'	300.00'	3°04'21"	S28°32'33"E	166.92'
C16	37.30'	275.00'	7°05'01"	S33°09'08"E	37.17'
C17	36.34'	275.00'	7°05'08"	S41°05'41"E	36.21'
C18	15.71'	325.00'	2°45'08"	S43°28'38"E	15.71'
C18	40.83'	325.00'	7°08'48"	S38°38'12"E	40.91'
C40	40.83'	325.00'	7°08'48"	S31°28'27"E	40.91'
C41	49.86'	325.00'	8°48'38"	S23°13'45"E	49.93'
C42	49.30'	325.00'	8°40'25"	S14°47'13"E	49.18'
C43	13.36'	325.00'	2°21'36"	S08°18'11"E	13.36'
C44	24.13'	275.00'	3°01'36"	S02°26'11"E	24.12'
C45	84.50'	275.00'	10°41'17"	S22°37'38"E	84.03'
C46	56.31'	275.00'	12°11'28"	S38°54'00"E	56.40'
C47	8.31'	325.00'	1°08'48"	S44°28'21"E	8.31'
C48	40.83'	325.00'	7°08'48"	S40°18'38"E	40.91'
C49	42.31'	325.00'	7°27'38"	S33°00'28"E	42.28'
C85	12.78'	148.00'	3°02'28"	N02°24'38"W	12.75'
C86	18.18'	450.00'	2°02'13"	S30°17'44"E	18.18'
C81	43.08'	450.00'	3°28'22"	S34°01'32"E	43.00'
C82	56.75'	450.00'	7°08'48"	S40°18'38"E	56.71'
C83	8.83'	450.00'	1°08'48"	S44°28'21"E	8.83'
C84	30.85'	148.00'	12°11'28"	S38°54'00"E	30.79'
C85	49.83'	148.00'	18°41'17"	S22°37'38"E	49.88'
C86	12.72'	148.00'	3°01'36"	S10°38'11"E	12.72'
C89	14.41'	38.00'	31°43'48"	S02°48'28"W	14.32'
C100	21.08'	38.00'	31°46'28"	N38°46'08"W	20.79'

LINE TABLE

LINE #	LENGTH	DIRECTION
L4	50.00'	N81°34'34"E
L5	95.79'	S08°08'22"E
L6	128.87'	N95°18'24"E
L7	224.74'	N82°27'35"E
L8	362.00'	N87°04'37"E
L31	8.88'	S82°27'35"W

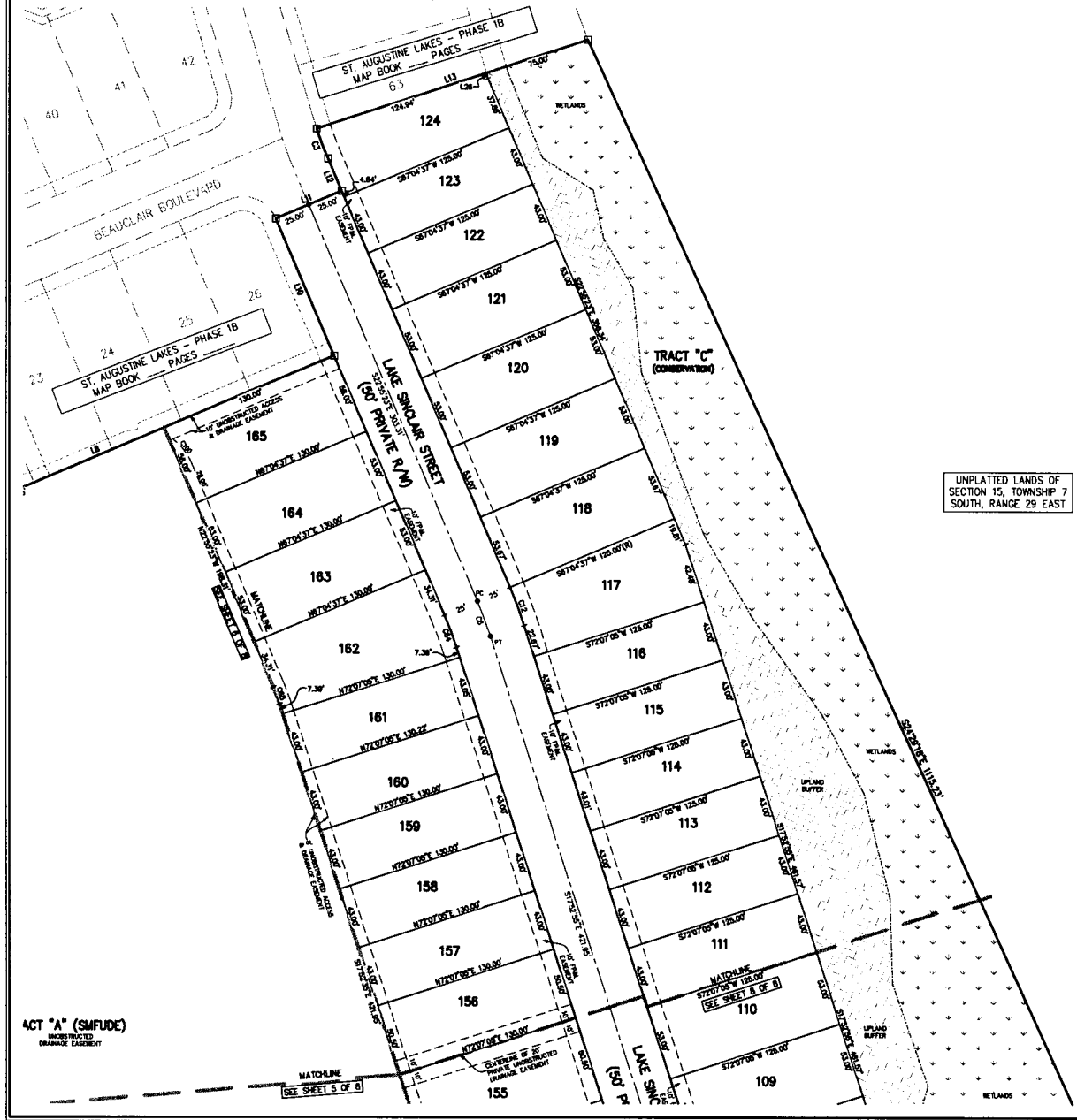
Prepared By:  

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# ST. AUGUSTINE LAKES - PHASE 1C

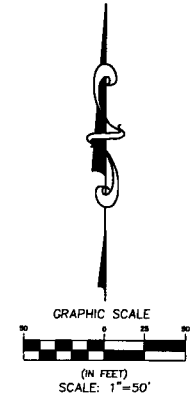
A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

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SHEET 7 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



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




CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C3	22.41'	275.00'	4°40'08"	N20°35'20"W	23.40'
C8	28.40'	300.00'	5°02'28"	N20°24'08"W	28.38'
C12	28.60'	325.00'	5°02'28"	N20°24'08"W	28.58'
C84	24.20'	275.00'	5°02'28"	N20°24'08"W	24.18'
C85	12.78'	145.00'	5°02'28"	N20°24'08"W	12.75'
C100	21.08'	38.00'	31°45'25"	N38°48'08"W	20.79'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	262.00'	N67°04'37"E
L10	105.00'	N22°38'23"W
L11	90.00'	N67°04'37"E
L12	24.83'	N22°38'23"W
L13	199.84'	N71°44'43"E
L28	3.94'	S18°35'35"E

ACT "A" (SMFUDE)  
UNRECORDED  
DRAINAGE EASEMENT

MATCHLINE  
SEE SHEET 5 OF 8

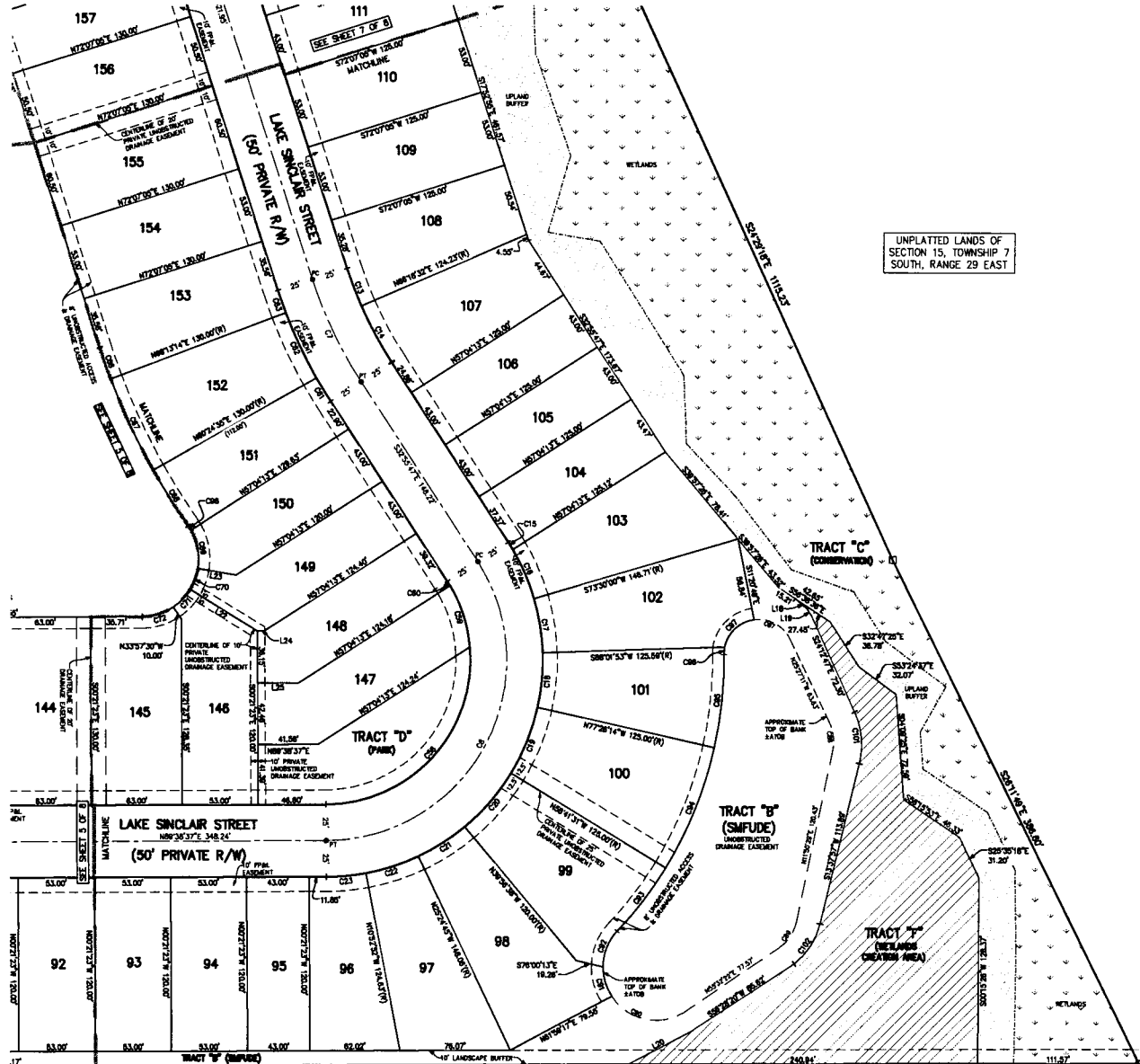
MATCHLINE  
SEE SHEET 6 OF 8

Prepared By:  

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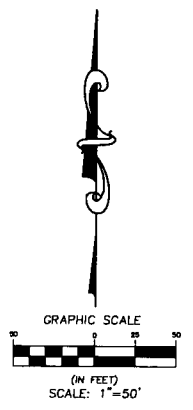
SHEET 8 OF 8  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



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

LINE TABLE

LINE #	LENGTH	DIRECTION
L18	8.47	S44°27'36"E
L19	8.29	S31°47'20"E
L20	46.82	S82°12'11"W
L22	54.91	N08°32'32"W
L23	27.07	N80°34'31"W
L24	4.87	N89°38'37"E
L25	28.15	N89°38'37"E



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C7	78.79	300.00	1752°29'	N28°24'21"W	78.58
C8	287.41	128.00	122°34'23"	N08°21'20"E	218.28
C13	27.88	278.00	8°48'33"	N80°47'17"W	27.87
C14	44.34	278.00	8°41'19"	N28°18'37"W	44.28
C15	8.11	190.00	219°58'	N31°48'49"W	8.11
C16	36.81	190.00	149°03'1"	N23°32'55"W	36.81
C17	38.04	190.00	143°1'53"	N09°14'03"W	37.84
C18	38.04	190.00	143°1'53"	N09°17'07"E	37.84
C19	48.07	190.00	18°44'43"	N21°58'07"E	48.88
C20	48.08	190.00	18°44'43"	N40°40'55"E	48.88
C21	38.04	190.00	143°1'53"	N57°18'19"E	37.84
C22	38.04	190.00	143°1'53"	N71°19'12"E	37.84
C23	27.58	190.00	103°1'28"	N84°22'32"E	27.51
C28	153.37	100.00	8°44'50"	N42°14'12"E	147.18
C29	44.88	100.00	28°43'04"	N17°37'48"W	44.91
C30	3.88	190.00	208°28'	N31°52'32"W	3.88
C31	18.84	325.00	320°22'	N31°18'38"W	18.84
C32	48.98	325.00	8°48'38"	N25°11'08"W	48.83
C33	16.44	325.00	253°52'	N18°18'31"W	16.43
C36	23.01	488.00	253°52'	N18°18'31"W	23.01
C37	86.87	488.00	8°48'38"	N25°11'08"W	86.80
C38	48.57	488.00	8°48'38"	N32°27'33"W	48.58
C39	27.36	40.00	301°28'	N01°10'47"E	28.83
C70	18.37	40.00	280°54"	N43°24'17"E	18.27
C71	17.18	40.00	243°07"	N43°24'17"E	17.08
C72	23.08	40.00	339°23"	N72°23'32"W	22.78
C73	30.34	24.00	72°02'31"	N81°38'07"W	28.38
C74	18.53	30.00	371°42"	N08°48'21"W	18.18
C75	22.88	30.00	434°53"	N33°41'26"E	22.33
C80	57.88	38.50	805°20"	S78°03'28"E	52.01
C91	21.40	38.50	353°38"	S18°47'48"E	21.10
C92	27.27	38.50	42°40'14"	S21°24'07"W	28.84
C93	58.18	275.00	1128°48'	S37°02'21"W	55.08
C94	88.87	275.00	18°44'43"	S21°58'07"W	88.57
C95	84.88	275.00	1728°37"	S08°48'28"W	84.54
C96	5.11	24.00	121°20"	S00°11'11"W	5.10
C97	28.87	24.00	70°50'06"	S48°42'13"W	27.82
C98	3.85	40.00	828°08"	N32°33'38"W	3.83
C101	38.37	85.00	373°33"	S00°18'50"E	38.71
C102	33.98	80.00	3827°17"	S32°51'38"W	33.83

JEFF W. TAYLOR  
085823 0248

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

OWNER: LAKEVIEW ESTATES, INC.  
PIN: 095828 0000

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