

**RESOLUTION NO. 2022-416**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2.**

**WHEREAS, RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Arbors at Lightsey Crossing Phases 1 and 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, 6 and 7.

**Section 2.** A Required Improvements Bond in the amount of \$935,386.06 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$711,147.45 is required for maintenance.

**Section 4.** The approval and acceptance described in Section 1 shall not take effect until Road Vacation 2022-09 Arbors at Lightsey Crossing has been approved and accepted by the Board of County Commissioners.

**Section 5.** 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 6.** 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 7.** 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.

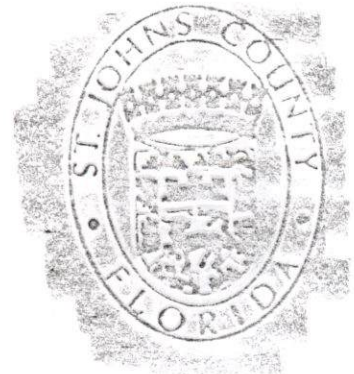
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: *Henry On*  
Chair

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

*Crystal Smith*  
Deputy Clerk

Rendition Date NOV 17 2022



# Attachment 2

## Plat Map

# ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2

A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 1 OF 11 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2, AND HAS 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 SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS LIGHTSEY CROSSING LANE, ARBOR ALCOVE LANE, GREEN ARBOR WAY, TRACT "A" (RIGHT-OF-WAY) AND TRACT "B" (RIGHT-OF-WAY) ARE IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR THE MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS, AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT "P" (LIFT STATION) AS DESIGNATED ON THIS PLAT IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED IN FEE SIMPLE TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF THE WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEMS.

TRACTS "C", "D" AND "G" (OPEN SPACE), TRACT "Q" (PERIMETER BUFFER), TRACTS "R", "S", "T", "U", "V", "W", "X" AND "Y" (CONSERVATION), TRACTS "P" (RECREATION), TRACTS "H" AND "M" (STORMWATER MANAGEMENT FACILITY), TRACT "I" (FUTURE DEVELOPMENT TRACT) AND TRACT "K" (LANDSCAPE) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATIONS DEDICATED TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UTILITIES.

THE DRAINAGE EASEMENTS AND THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT, SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED, INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND STORMWATER MANAGEMENT FACILITIES SHOWN HEREON, WHICH MAY BE DEDICATED TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT OR OTHER SUCH ENTITY WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. THE OWNERS RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES, PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD-PARTY THAT ASSUMES ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

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

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS SHOWN ON THE PLAT. 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 UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, 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 DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

IN WITNESS WHEREOF, MICHAEL CARLO, DIVISION PRESIDENT, OF RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, ON BEHALF OF THE COMPANY.

## RICHMOND AMERICAN HOMES OF FLORIDA, LP

A COLORADO LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
MICHAEL CARLO - ITS DIVISION PRESIDENT

WITNESS \_\_\_\_\_  
PRINT NAME

WITNESS \_\_\_\_\_  
PRINT NAME

## NOTARY FOR RICHMOND AMERICAN HOMES OF FLORIDA, LP

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY MICHAEL CARLO, ITS DIVISION PRESIDENT OF RICHMOND AMERICAN HOMES OF FLORIDA, LP, A COLORADO LIMITED PARTNERSHIP, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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

COMMISSION NO.: \_\_\_\_\_

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

## CAPTION

A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TIMBERWOOD LANDING, AS RECORDED IN MAP BOOK 61, PAGES 99-104 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°17'38" WEST, ALONG THE WEST LINE OF SAID TIMBERWOOD LANDING, A DISTANCE OF 2070.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LIGHTSEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), THENCE SOUTH 59°05'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 393.62 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LIGHTSEY ROAD AND THE EAST RIGHT-OF-WAY LINE OF LIGHTSEY ROAD EXTENSION (A 66-FOOT RIGHT-OF-WAY), AS DESCRIBED IN DEED BOOK 260, PAGE 99 OF SAID PUBLIC RECORDS; THENCE NORTH 00°04'28" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 476.19 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3968, PAGE 384 OF SAID PUBLIC RECORDS; THENCE NORTH 89°57'06" WEST, ALONG SAID EASTERLY PROLONGATION AND SAID NORTH LINE, A DISTANCE OF 465.76 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS AND A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4697, PAGE 1497 OF SAID PUBLIC RECORDS; THENCE NORTH 00°33'54" WEST, ALONG LAST SAID EAST LINE AND THE EAST LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 861, PAGE 857, OFFICIAL RECORDS BOOK 2987, PAGE 153, OFFICIAL RECORDS BOOK 1337, PAGE 1876, OFFICIAL RECORDS BOOK 492, PAGE 592, OFFICIAL RECORDS BOOK 1597, PAGE 663, OFFICIAL RECORDS BOOK 1431, PAGE 1085, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 1256.35 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4912, PAGE 1899; THENCE NORTH 89°41'29" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 415.67 FEET TO THE WEST LINE OF SAID LIGHTSEY ROAD EXTENSION; THENCE NORTH 00°04'28" EAST, ALONG LAST SAID WEST LINE, A DISTANCE OF 527.88 FEET TO AN ANGLE POINT IN LAST SAID WEST LINE; THENCE NORTH 10°06'08" WEST, CONTINUING ALONG LAST SAID WEST LINE, A DISTANCE OF 344 FEET; THENCE SOUTH 89°11'14" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4912, PAGE 1899, A DISTANCE OF 963.14 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4463, PAGE 1478; THENCE NORTH 00°32'59" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1310.20 FEET; THENCE NORTH 89°07'55" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2023.22 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3878, PAGE 1298 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°03'59" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 1321.96 FEET TO A POINT ON THE NORTH LINE OF SAID TIMBERWOOD LANDING; THENCE SOUTH 89°28'46" WEST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 636.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 92.43 ACRES, MORE OR LESS.

## CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

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

\_\_\_\_\_  
DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

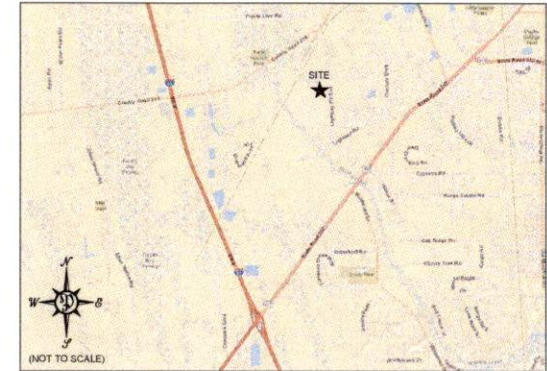
\_\_\_\_\_  
CHAIR, BOARD OF COUNTY COMMISSIONERS

## CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

## VICINITY MAP



## 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 I, 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 REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2 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

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

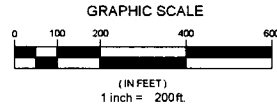
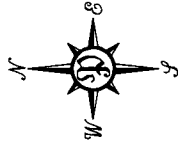
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
NATHAN P. PERRET, P.S.M.  
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6909  
PERRET AND ASSOCIATES, INC.

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 - L.B. NO. 6715

# ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2

A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA



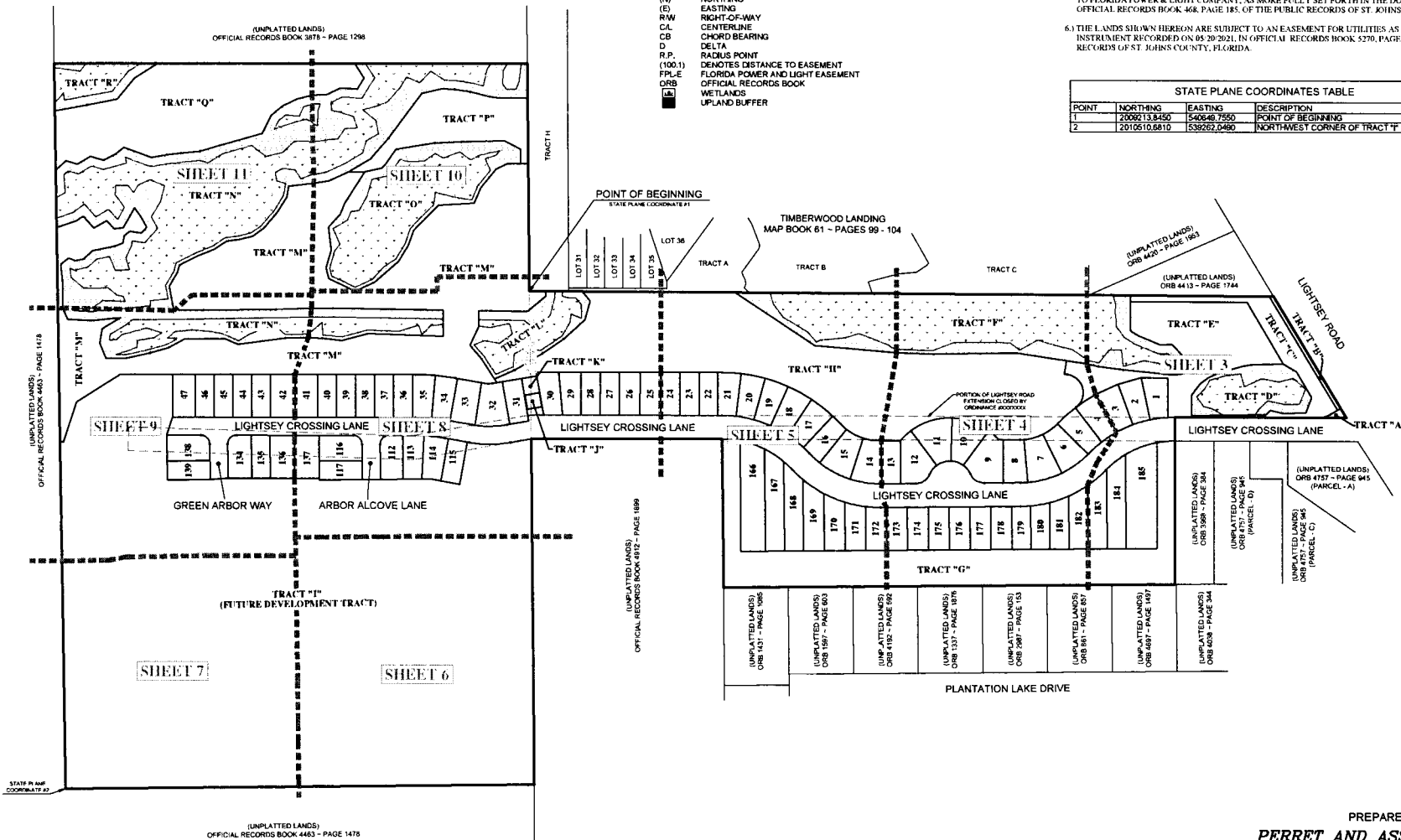
**LEGEND**

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT NO I.D.
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- R.P. RADIUS POINT
- (100:1) DENOTES DISTANCE TO EASEMENT
- FPL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- WETLANDS
- UPLAND BUFFER

**NOTES**

- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF LIGHTSEY ROAD AS S59°05'29" W.
- 2.) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NSRS 2011), FLORIDA EAST ZONE 0901.
- 3.) 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4.) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 5.) THE LANDS SHOWN HEREON ARE SUBJECT TO A RIGHT OF WAY EASEMENT AND AGREEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 468, PAGE 185, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 6.) THE LANDS SHOWN HEREON ARE SUBJECT TO AN EASEMENT FOR UTILITIES AS CONTAINED IN INSTRUMENT RECORDED ON 05/20/2021, IN OFFICIAL RECORDS BOOK 5270, PAGE 545, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2000213.8450	540648.7550	POINT OF BEGINNING
2	2010510.6810	538262.0480	NORTHWEST CORNER OF TRACT "I"

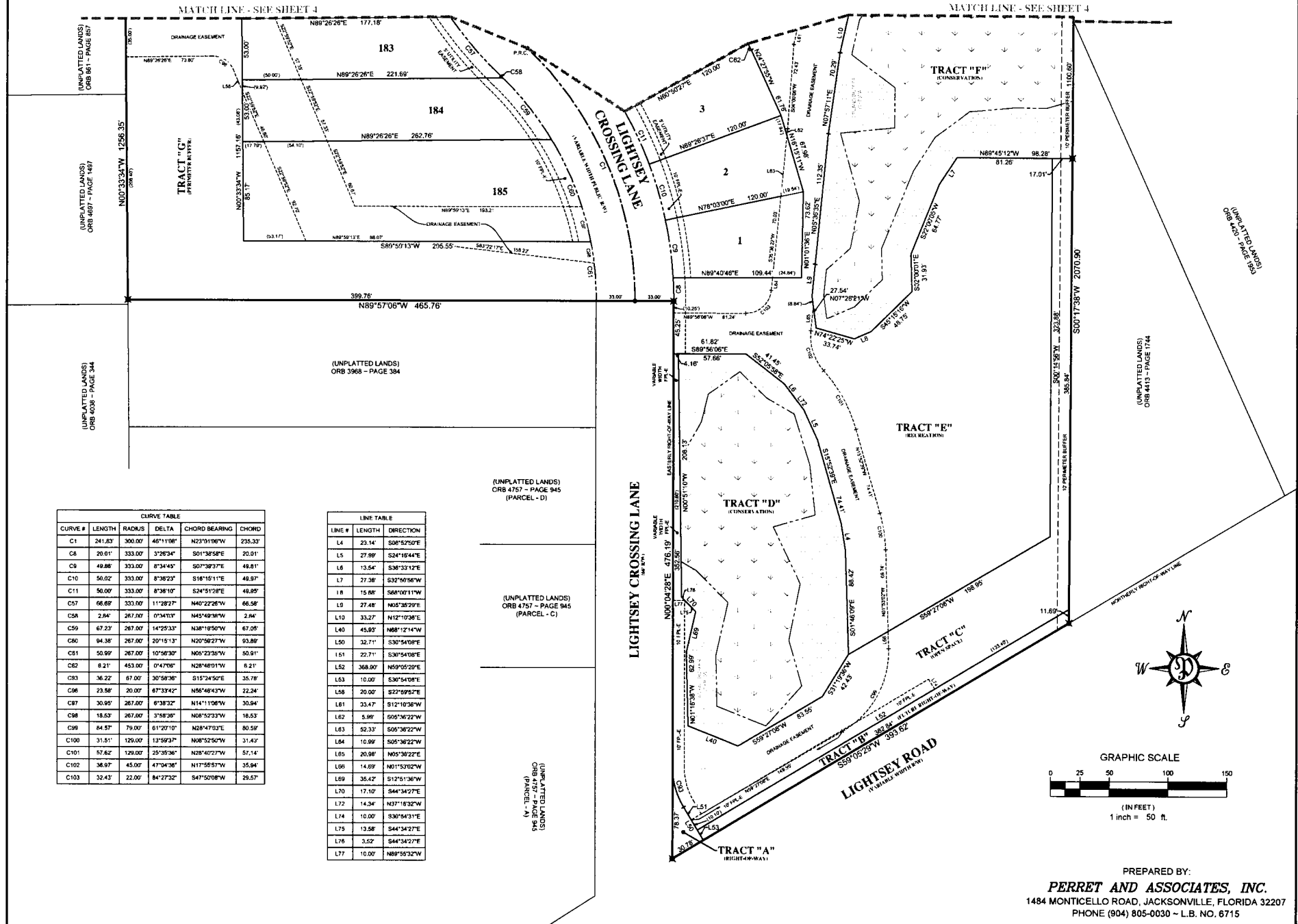


PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
 PHONE (904) 805-0030 ~ L.B. NO. 6715

# ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2

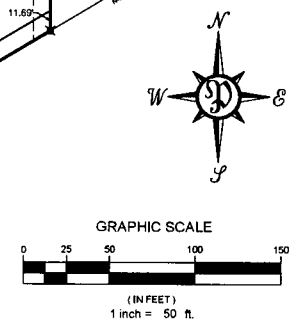
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SHEET 3 OF 11 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	241.83	300.00	46°11'06"	N23°01'18"W	235.33
C6	20.91	333.00	3°26'34"	S01°38'58"E	20.01
C9	49.88	333.00	8°34'45"	S07°39'37"E	48.81
C10	50.02	333.00	8°38'23"	S16°15'11"E	49.97
C11	50.00	333.00	8°38'10"	S24°51'28"E	49.89
C57	66.89	333.00	11°28'27"	N40°22'28"W	66.58
C58	2.84	267.00	0°34'03"	N45°49'38"W	2.84
C59	67.23	267.00	14°25'33"	N38°18'50"W	67.05
C60	94.38	267.00	20°15'13"	N20°58'27"W	93.88
C61	50.89	267.00	10°58'30"	N05°23'35"W	50.91
C62	8.21	453.00	0°47'08"	N28°48'01"W	8.21
C63	36.22	67.00	30°58'36"	S15°24'50"E	35.78
C66	23.58	20.00	67°33'42"	N56°48'43"W	22.24
C67	30.95	267.00	6°38'32"	N14°11'08"W	30.94
C68	18.53	267.00	3°58'36"	N08°52'33"W	18.53
C69	64.57	79.00	61°20'10"	N28°47'03"E	80.58
C100	31.51	129.00	13°59'37"	N08°52'50"W	31.42
C101	57.62	129.00	25°35'36"	N28°40'27"W	57.14
C102	36.97	45.00	47°04'36"	N17°55'57"W	35.94
C103	32.43	22.00	84°27'32"	S47°50'08"W	29.57

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	23.14	S08°52'50"E
L5	27.99	S24°18'44"E
L6	13.54	S36°33'12"E
L7	27.38	S32°50'56"W
L8	15.68	S68°00'11"W
L9	27.48	N05°35'29"E
L10	33.27	N12°10'38"E
L40	45.80	N68°12'14"W
L50	32.71	S30°54'08"E
L51	22.71	S30°54'08"E
L52	368.00	N59°05'29"E
L53	10.00	S30°54'08"E
L58	20.00	S22°59'52"E
L61	33.47	S12°10'38"W
L62	5.99	S05°30'22"W
L63	52.33	S05°38'22"W
L64	10.99	S05°38'22"W
L65	20.99	N05°38'22"E
L66	14.69	N01°53'02"W
L69	35.42	S12°51'36"W
L70	17.10	S44°34'27"E
L72	14.34	N27°18'32"W
L74	10.00	S30°54'31"E
L75	13.58	S44°34'27"E
L76	3.52	S44°34'27"E
L77	10.00	N89°50'32"W



PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
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# ARBORS AT LIGHTHOUSE CROSSING PHASES 1 AND 2

A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA

SHEET 4 OF 11 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

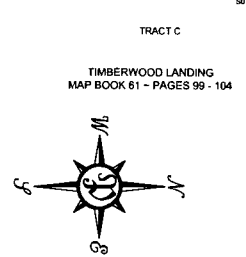
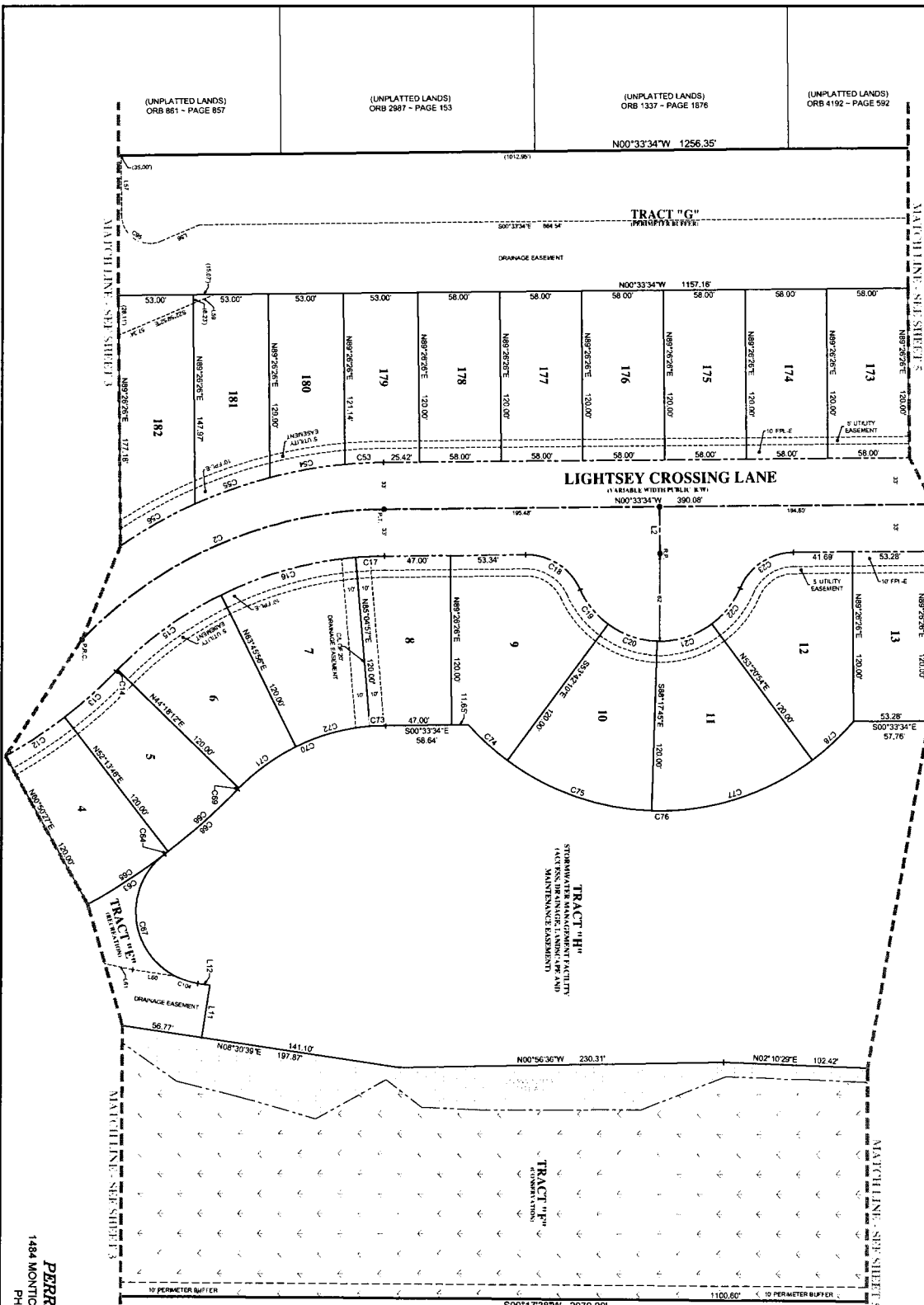
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	28.31	300.00	43.30°E	S27.20°E	20.28
C2	30.00	330.00	39.46°E	S37.74°E	20.00
C3	44.47	510.00	37.28°E	S41.96°E	44.47
C4	1.81	291.00	97.94°E	S85.91°E	1.81
C5	30.00	300.00	97.94°E	S85.91°E	30.00
C6	30.00	300.00	211.00°E	S15.94°E	30.00
C7	30.31	291.00	211.00°E	S15.94°E	30.31
C8	48.81	420.00	99.13°E	S27.32°W	48.81
C9	31.73	320.00	281.92°E	S85.91°W	31.73

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	31.41	42.00	34.35°E	S17.00°W	38.87
C11	41.90	42.00	30.71°E	S17.00°W	40.73
C12	32.06	42.00	30.00°E	S17.00°W	32.19
C13	48.51	42.00	69.10°E	S33.80°W	48.86
C14	27.42	333.00	44.93°E	N02.60°W	27.41
C15	53.76	333.00	81.51°E	N02.60°W	51.72
C16	56.08	333.00	81.51°E	N02.60°W	50.00
C17	46.00	333.00	105.52°E	N02.60°W	40.52
C18	64.92	333.00	87.23°E	N02.60°W	60.88

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C19	3.18	450.00	07.80°E	N17.34°W	3.18
C20	65.86	450.00	07.80°E	N17.34°W	64.02
C21	65.86	450.00	87.23°E	N17.34°W	64.02
C22	120.38	51.28	134.28°E	N17.34°W	94.57
C23	61.11	450.00	84.42°E	S41.44°E	60.04
C24	1.06	141.00	07.82°E	N45.94°W	1.06
C25	118.87	141.00	45.73°E	S27.00°E	118.87
C26	118.87	141.00	157.96°E	N27.00°W	118.87
C27	141.00	141.00	157.96°E	N27.00°W	141.00
C28	141.00	141.00	217.96°E	N15.94°W	141.00

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C29	111.18	141.00	47.19°E	N07.41°W	111.18
C30	31.72	182.00	11.53°E	N07.41°W	31.72
C31	109.80	182.00	34.35°E	N19.00°E	106.32
C32	208.71	182.00	97.94°E	S00.73°E	213.47
C33	121.84	182.00	30.71°E	N17.28°W	118.47
C34	40.21	182.00	157.96°E	N45.94°W	40.21
C35	30.32	200.00	112.96°E	N45.94°W	33.25
C36	171.13	51.28	158.20°E	N17.34°W	170.38

LINE #	BEARING	DIRECTION	LENGTH
L1	31.72°	S81.72°E	31.72
L2	8.52°	S80.90°W	106.32
L3	42.82°	S27.94°E	118.47
L4	18.51°	S27.00°E	118.87
L5	30.14°	S27.00°W	118.87
L6	33.47°	S27.00°W	141.00

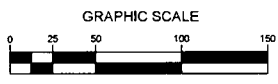
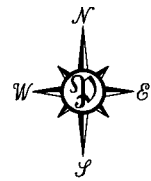


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# ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2

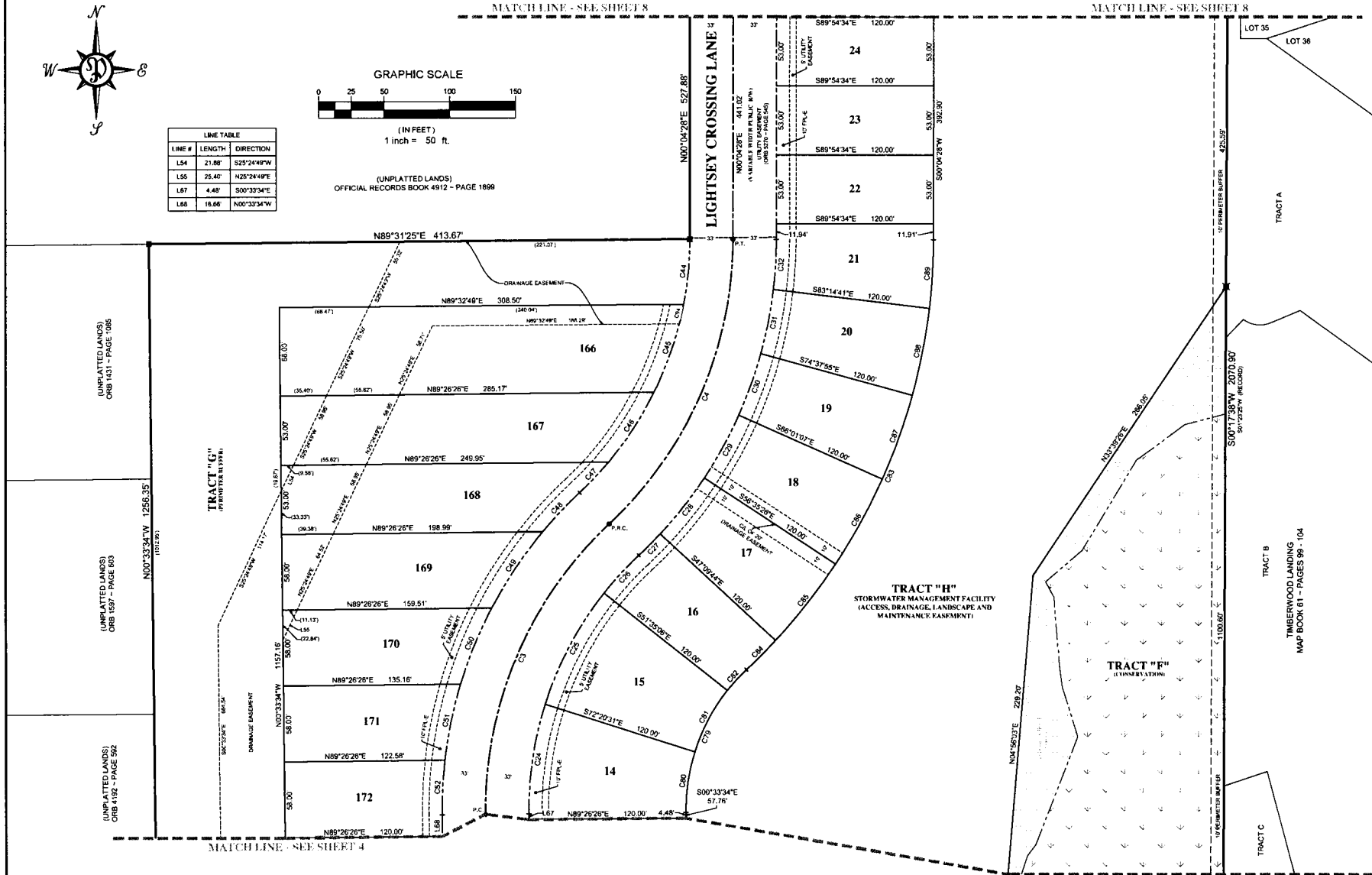
A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA

SHEET 5 OF 11 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L54	21.88	S25°24'49"W
L55	25.40	N25°24'49"E
L87	4.48	S00°33'34"E
L88	18.66	N00°33'34"W

(UNPLATTED LANDS)  
OFFICIAL RECORDS BOOK 4912 - PAGE 1899



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	248.12	300.00	47°23'15"	N23°09'04"E	241.11'
C4	244.80	300.00	46°45'44"	N23°27'06"E	238.07'
C24	84.89	267.00	18°13'03"	S08°32'37"W	84.54'
C25	96.73	267.00	20°45'25"	S28°02'11"W	96.20'
C26	39.21'	267.00	6°24'48"	S42°37'18"W	38.17'
C27	23.19'	333.00	3°59'25"	S44°49'59"W	23.19'
C28	54.80'	333.00	9°25'42"	S38°07'25"W	54.74'
C29	54.80'	333.00	9°25'41"	S28°41'43"W	54.73'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C30	50.00'	333.00	8°38'48"	S19°40'29"W	50.01'
C31	50.00'	333.00	8°36'48"	S11°03'42"W	50.01'
C32	38.83'	333.00	6°40'51"	S03°24'53"W	38.81'
C44	50.20'	267.00	10°46'24"	N05°27'40"E	50.13'
C45	71.56'	267.00	15°21'25"	N18°31'34"E	71.36'
C46	63.79'	267.00	13°41'19"	N33°02'56"E	63.64'
C47	32.32'	267.00	6°56'06"	N43°21'38"E	32.30'
C48	41.25'	333.00	7°05'52"	N43°16'45"E	41.23'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C49	70.29'	333.00	12°05'40"	N33°40'59"E	70.16'
C50	63.00'	333.00	10°50'22"	N22°12'58"E	62.80'
C51	59.43'	333.00	10°13'31"	N11°41'02"E	59.35'
C52	41.44'	333.00	7°07'50"	N03°00'21"E	41.42'
C78	121.56'	147.00	47°23'15"	S23°08'04"W	118.14'
C80	46.74'	147.00	18°13'03"	N08°32'57"E	46.54'
C81	53.25'	147.00	20°45'25"	N28°02'11"E	52.88'
C82	21.59'	147.00	8°24'48"	N42°37'18"E	21.57'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C83	389.85'	453.00	48°45'14"	S23°27'55"W	359.48'
C84	31.55'	453.00	2°59'25"	N44°49'49"E	31.54'
C85	74.54'	453.00	9°25'42"	N38°07'29"E	74.48'
C86	74.54'	453.00	9°25'41"	N28°41'43"E	74.48'
C87	68.10'	453.00	8°36'48"	N19°40'29"E	68.04'
C88	68.10'	453.00	8°36'48"	N11°03'42"E	68.02'
C89	52.82'	453.00	6°40'51"	N03°24'53"E	52.79'
C94	15.40'	267.00	3°18'15"	N12°29'59"E	15.40'

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# ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2

A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34,  
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 6 OF 11 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 8

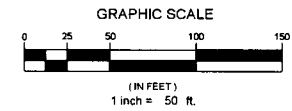
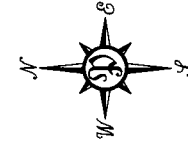
MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 7

TRACT "I"  
(FUTURE DEVELOPMENT TRACT)

S88°37'24"W 963.14'

(UNPLATTED LANDS)  
OFFICIAL RECORDS BOOK 4812 - PAGE 189



N00°32'55"W 1310.20'

(UNPLATTED LANDS)  
OFFICIAL RECORDS BOOK 4463 - PAGE 1478

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# ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2

MAP BOOK

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A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34,  
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA

SHEET 7 OF 11 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

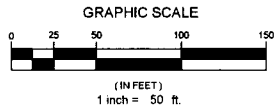
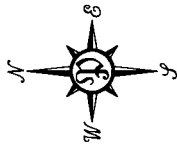
MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

TRACT "I"  
(FUTURE DEVELOPMENT TRACT)



(UNPLATTED LANDS)  
OFFICIAL RECORDS BOOK 4463 - PAGE 1478

N86°07'35"E - 2023.22'  
863.34'

STATE PLANE  
COORDINATE #2

N00°32'55"W 1310.20'

(UNPLATTED LANDS)  
OFFICIAL RECORDS BOOK 4463 - PAGE 1478

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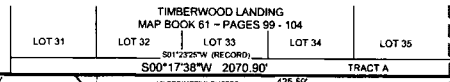
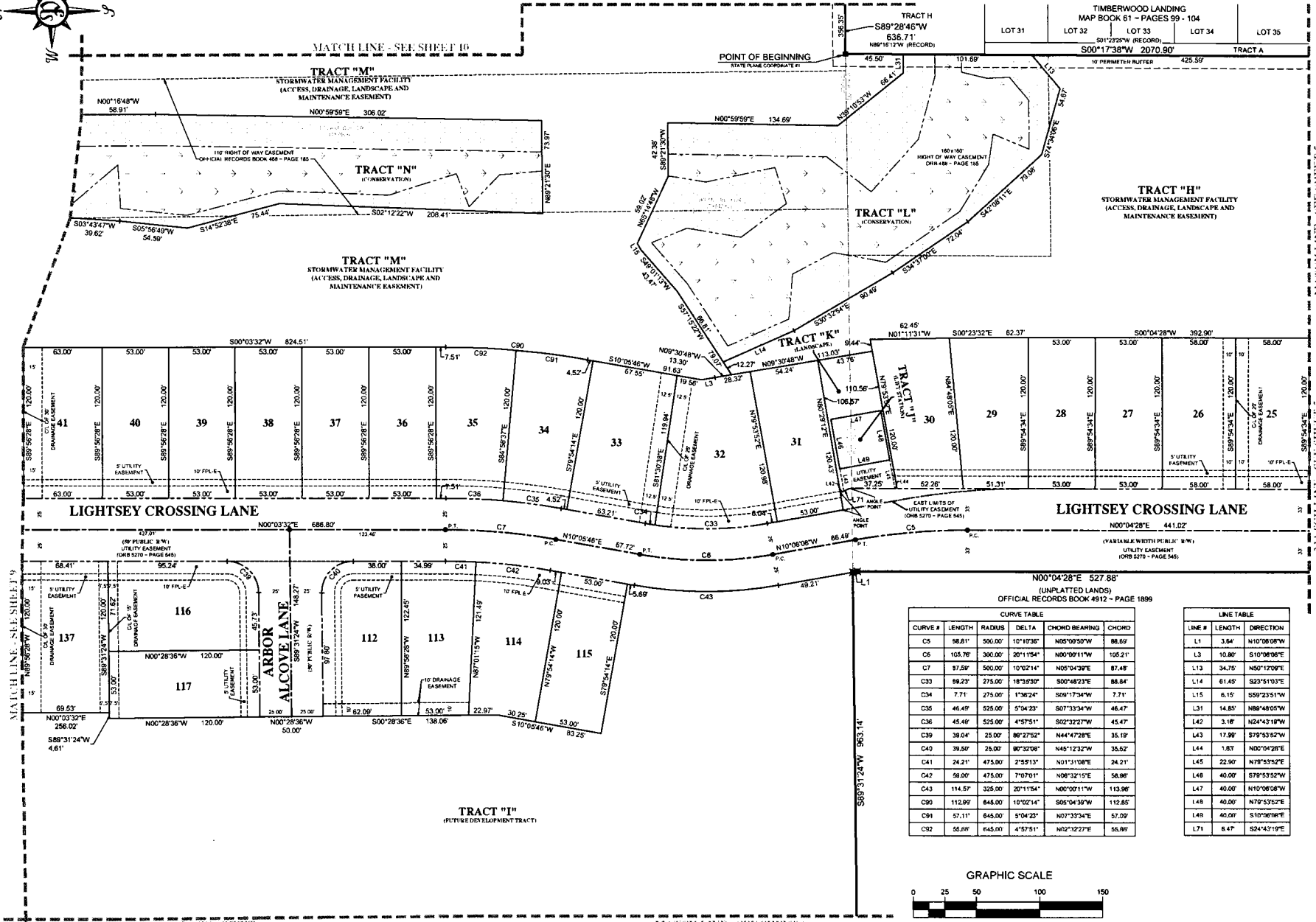
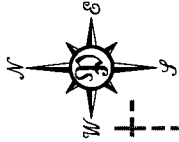
# ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2

MAP BOOK

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A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34,  
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA

SHEET 8 OF 11 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

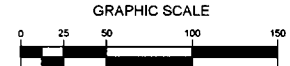
MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

OFFICIAL RECORDS BOOK 4912 - PAGE 1899  
(UNPLATTED LANDS)

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	88.81	590.00	10°10'38"	N89°50'57"W	88.59
C6	105.78	300.00	20°11'54"	N89°00'11"W	105.21
C7	97.59	500.00	10°02'14"	N09°04'30"E	97.48
C33	89.23	275.00	18°5'30"	S00°48'23"E	88.84
C34	7.71	275.00	1°36'24"	S09°17'34"W	7.71
C35	46.49	525.00	5°04'23"	S07°33'34"W	46.47
C36	45.49	525.00	4°57'51"	S02°32'27"W	45.47
C39	38.04	25.00	80°37'53"	N44°47'28"E	35.19
C40	38.50	25.00	80°32'06"	N45°12'32"W	35.62
C41	24.21	475.00	2°59'13"	N01°31'08"E	24.21
C42	58.00	475.00	7°07'01"	N08°32'15"E	58.98
C43	114.57	325.00	20°11'54"	N00°00'11"W	113.98
C90	112.89	845.00	10°02'14"	S09°04'39"W	112.85
C91	57.11	645.00	5°04'23"	N07°33'34"E	57.09
C92	55.08	645.00	4°57'51"	N02°32'27"E	55.89

LINE #	LENGTH	DIRECTION
L1	3.84	N10°08'08"W
L3	10.80	S10°08'08"E
L13	34.75	N50°12'00"E
L14	61.45	S23°51'03"E
L15	6.15	S59°23'51"W
L31	14.85	N88°48'05"W
L42	3.18	N24°43'18"W
L43	17.89	S79°53'52"W
L44	1.83	N00°04'28"E
L45	22.90	N78°53'52"E
L48	40.00	S79°53'52"W
L47	40.00	N10°08'08"W
L49	40.00	N79°53'52"E
L49	40.00	S10°08'08"E
L71	8.47	S24°43'19"E

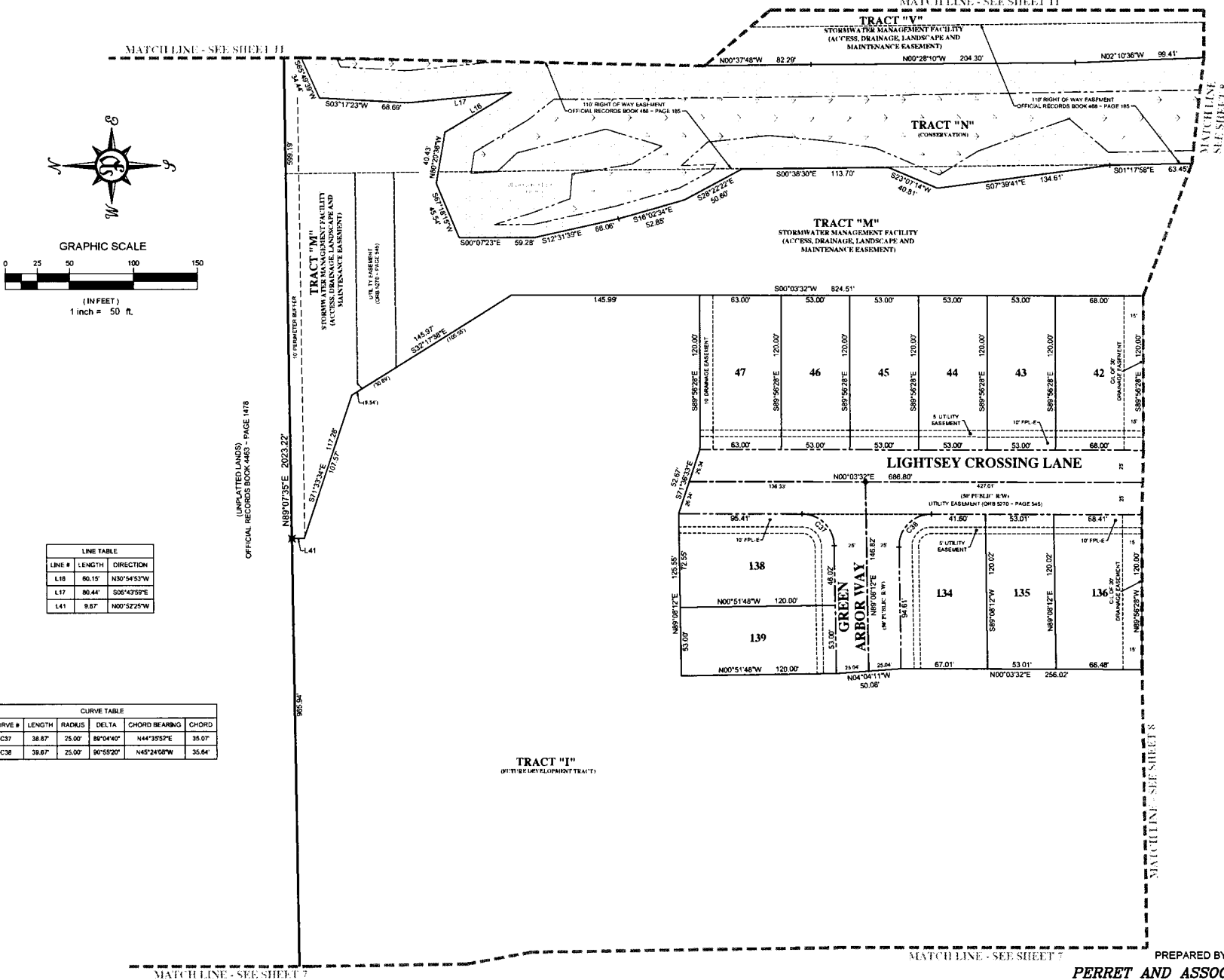


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# ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2

A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34,  
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA

SHEET 9 OF 11 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE

LINE #	LENGTH	DIRECTION
L18	60.15'	N30°54'53"W
L17	80.44'	S05°43'59"E
L41	9.87'	N00°52'25"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C37	38.87'	25.00'	89°04'40"	N44°35'52"E	35.07'
C38	38.87'	25.00'	90°55'20"	N45°24'58"W	35.64'

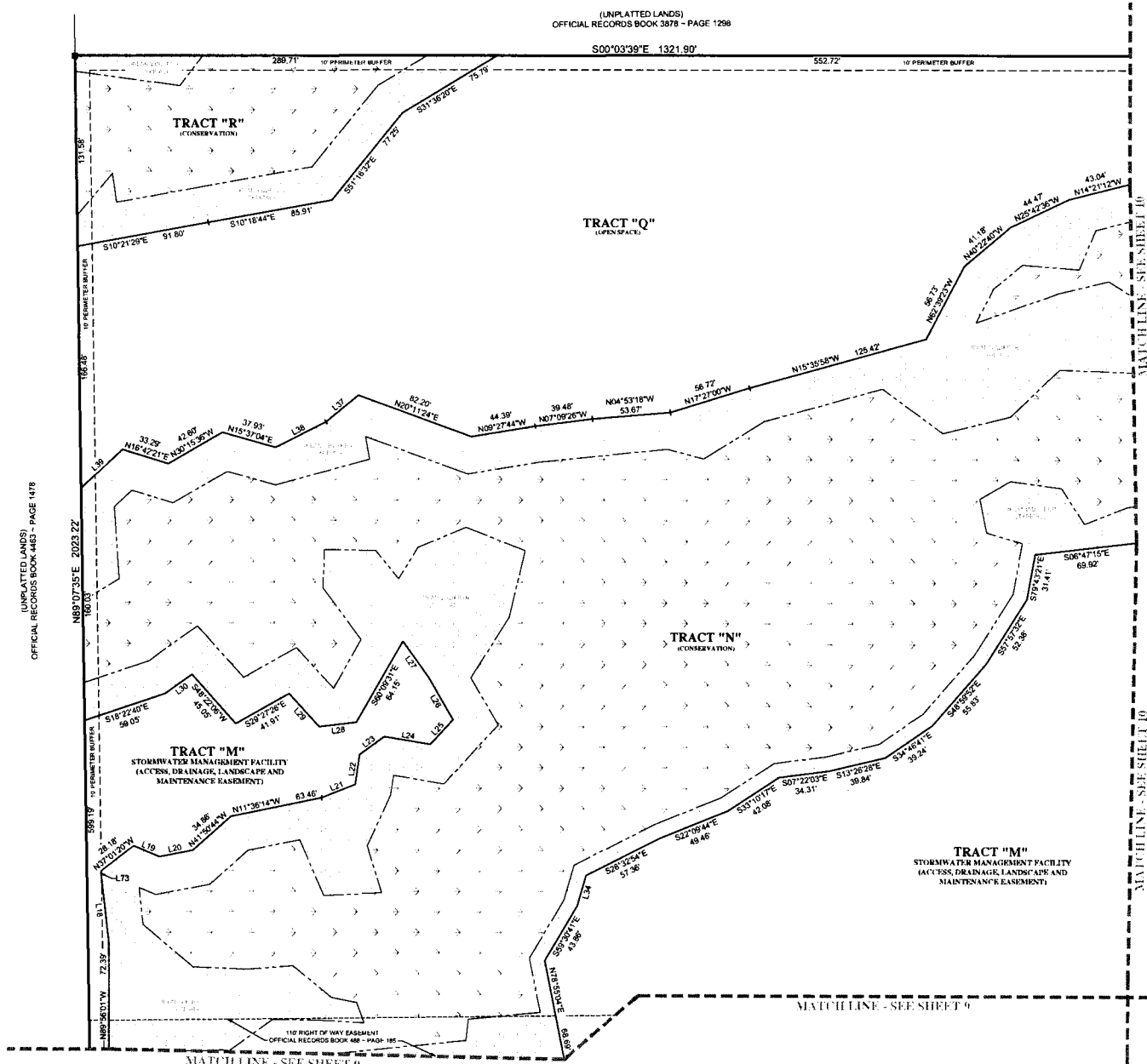
TRACT "I"  
(SITE DEVELOPMENT TRACT)

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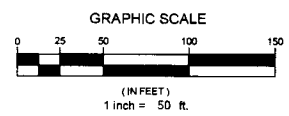
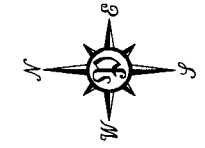


# ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2

A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND PART OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA



(UNPLATTED LANDS)  
OFFICIAL RECORDS BOOK 463 - PAGE 1478



LINE #	LENGTH	DIRECTION
L18	46.24'	S83°24'31"W
L19	19.39'	N22°32'59"E
L20	23.53'	N10°48'23"W
L21	24.83'	N21°54'27"W
L22	20.95'	N81°43'59"W
L23	21.04'	N38°05'08"W
L24	31.90'	N09°33'42"E
L25	23.05'	N47°28'21"W
L26	33.81'	S59°50'56"W
L27	30.90'	S54°37'06"W
L28	25.63'	S06°32'15"E
L29	30.66'	S47°44'17"W
L30	22.56'	S35°36'58"E
L34	21.84'	S73°56'32"E
L37	28.83'	N58°45'10"W
L38	38.72'	N28°44'32"W
L39	38.10'	N42°41'54"W
L73	3.79'	S89°09'22"W

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