

RESOLUTION NO. 2022-227
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ST. AUGUSTINE LAKES – PHASE 1A.

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 1A.

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 \$2,753,828.65 has been filed with the Clerk’s office.

Section 3. A Required Improvements Bond in the amount of \$532,789.65 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 19 day of July, 2022.

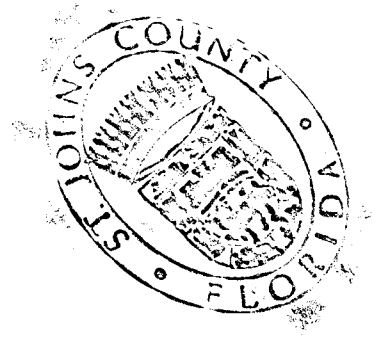
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Henry Dean, Chair

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


Deputy Clerk






Rendition Date 7/21/22

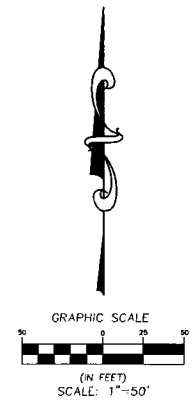
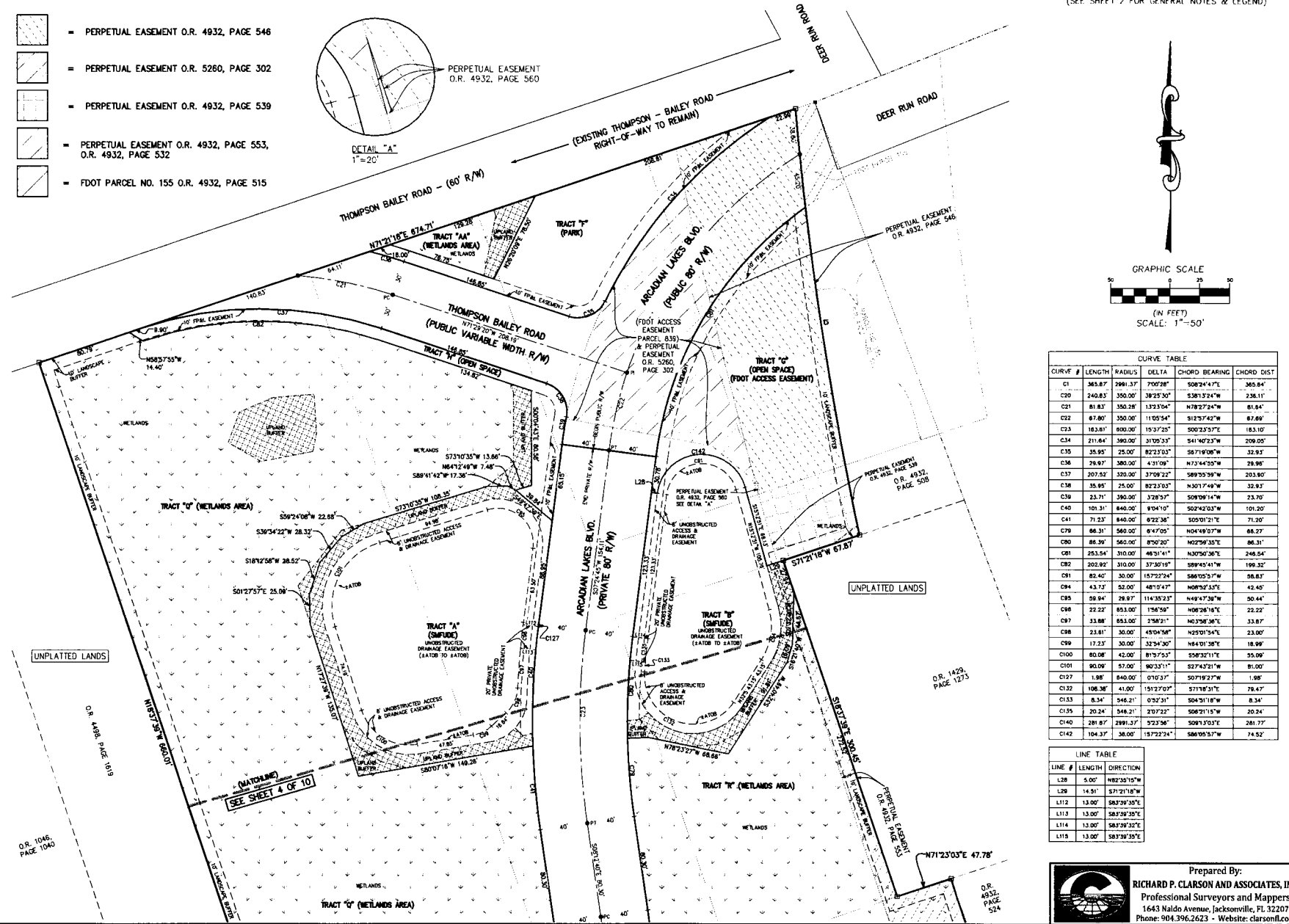
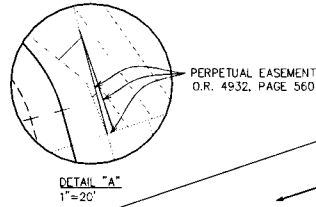


ST. AUGUSTINE LAKES - PHASE 1A

A PORTION OF THE FRANCIS P. SANCHEZ GRANT, SECTION 40, AND A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 3 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)


-  - PERPETUAL EASEMENT O.R. 4932, PAGE 546
-  - PERPETUAL EASEMENT O.R. 5260, PAGE 302
-  - PERPETUAL EASEMENT O.R. 4932, PAGE 539
-  - PERPETUAL EASEMENT O.R. 4932, PAGE 553, O.R. 4932, PAGE 532
-  - FDOT PARCEL NO. 155 O.R. 4932, PAGE 515



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	345.87	2991.37	700.28°	S08°24'41"W	345.84'
C20	240.83	350.00'	39°25'30"	S30°13'24"W	236.11'
C21	81.83	350.24	13°33'04"	N78°27'24"W	81.84'
C22	67.80	350.00'	11°05'54"	S12°57'42"W	67.69'
C23	163.81	600.00'	15°37'25"	S00°23'57"E	163.10'
C34	211.64	390.00'	31°00'33"	S41°40'23"W	209.00'
C35	35.95	25.00'	82°23'03"	S81°40'08"W	32.93'
C36	26.97	380.00'	4°31'09"	N73°44'55"W	26.98'
C37	207.52	320.00'	37°09'22"	S89°55'59"W	203.80'
C38	35.95	25.00'	82°23'03"	N101°14'49"W	32.93'
C39	23.71	390.00'	3°28'57"	S09°09'14"W	23.70'
C40	101.31	640.00'	8°04'10"	S02°42'03"W	101.20'
C41	71.23	640.00'	6°22'38"	S05°01'21"E	71.20'
C79	66.31	560.00'	6°47'05"	N04°49'07"W	66.27'
C80	86.39	560.00'	8°50'20"	N02°58'35"E	86.31'
C81	253.54	310.00'	46°31'41"	N30°50'36"E	248.54'
C82	202.92	310.00'	37°30'18"	S89°45'41"W	199.32'
C91	82.40	30.00'	167°22'24"	S86°05'57"W	58.83'
C94	43.73	52.00'	46°19'47"	N08°52'53"E	42.46'
C95	56.94	29.87'	114°30'23"	N49°47'58"W	50.44'
C96	22.22	853.00'	1°58'58"	N06°26'14"E	22.22'
C97	33.98	853.00'	2°58'01"	N03°58'58"E	33.87'
C98	23.81	30.00'	4°04'58"	N07°01'54"E	23.60'
C99	17.23	30.00'	32°54'30"	N44°01'38"E	16.99'
C100	80.08	42.00'	81°57'53"	S08°32'11"E	35.98'
C101	90.09	57.00'	90°33'11"	S27°43'21"W	81.00'
C127	1.98	840.00'	0°10'37"	S07°18'27"W	1.98'
C132	106.38	41.00'	1°51'27"0"	S71°18'31"E	78.47'
C133	8.34	546.21'	0°52'31"	S04°31'18"W	8.34'
C135	20.24	546.21'	2°07'22"	S08°21'15"W	20.24'
C140	281.87	3991.37'	57°33'58"	S09°13'03"E	281.77'
C142	104.37	38.00'	157°22'24"	S86°05'57"W	74.52'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	5.00'	N82°35'10"W
L29	14.51'	S71°21'18"W
L112	13.00'	S83°38'30"E
L113	13.00'	S83°38'30"E
L114	13.00'	S83°38'30"E
L115	13.00'	S83°38'30"E

Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
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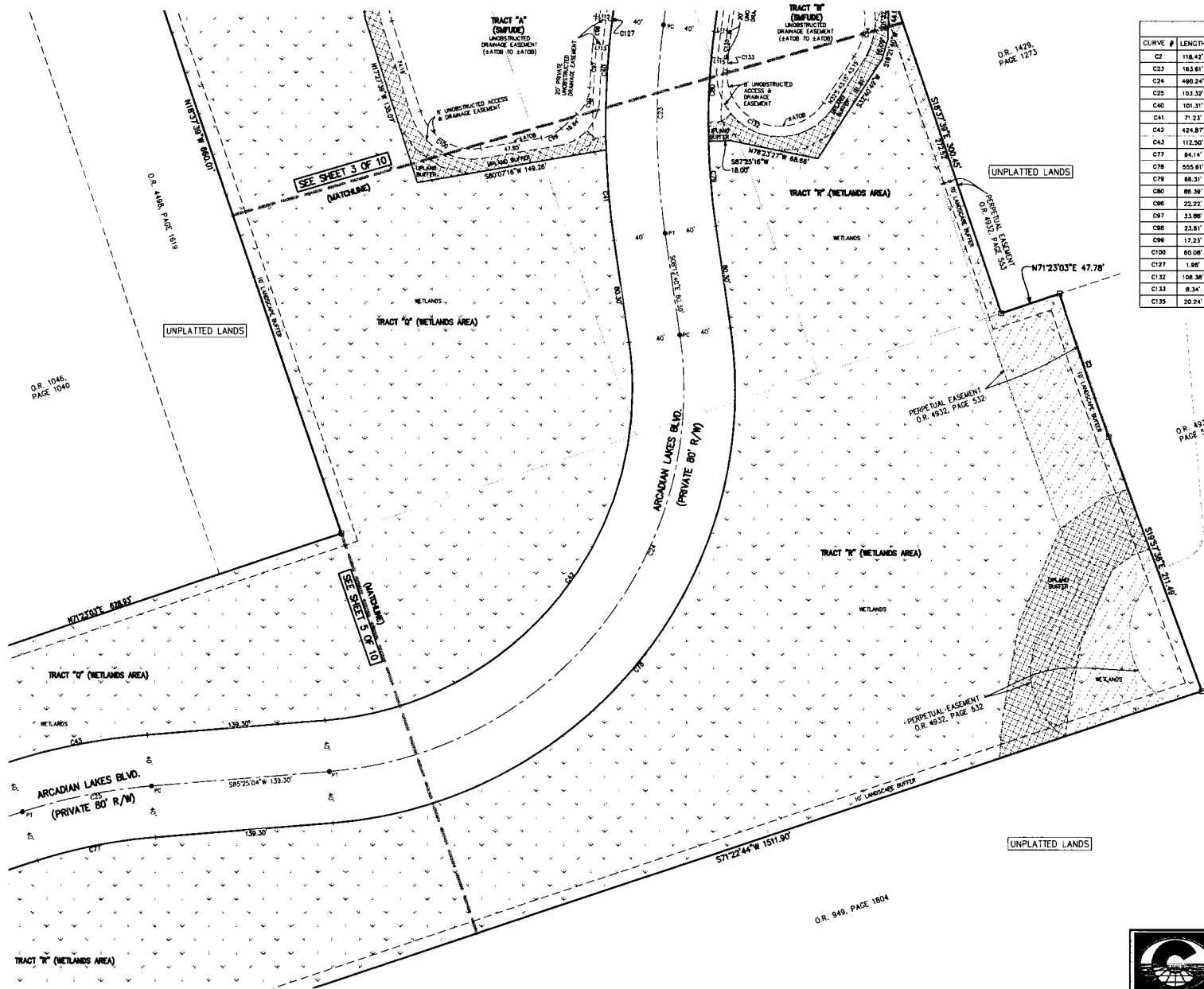
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ST. AUGUSTINE LAKES - PHASE 1A

A PORTION OF THE FRANCIS P. SANCHEZ GRANT, SECTION 40, AND A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

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SHEET 4 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

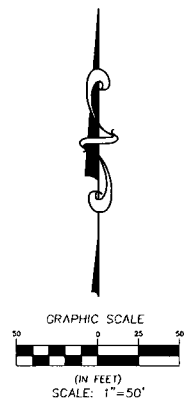



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C2	118.42'	2990.00'	218.10'	S18°49'31"E	118.42'
C23	163.61'	600.00'	1037.25'	S60°23'57"E	163.10'
C24	490.24'	300.00'	8337.44'	S38°36'12"W	437.48'
C25	103.32'	450.00'	1309.81'	S78°50'25"W	103.09'
C40	101.31'	640.00'	874.91'	S02°42'03"W	101.20'
C41	71.23'	640.00'	822.38'	S05°01'21"E	71.20'
C42	424.87'	280.00'	8337.44'	N38°36'12"E	378.15'
C43	112.20'	480.00'	1309.81'	S78°50'25"W	112.28'
C77	84.14'	410.00'	1309.81'	N78°50'25"E	83.93'
C78	555.81'	340.00'	8337.44'	N38°36'12"E	495.82'
C79	88.31'	580.00'	647.05'	N04°48'07"W	88.27'
C80	88.30'	580.00'	650.20'	N02°59'35"E	88.31'
C86	22.22'	653.00'	156.59'	N06°28'18"E	22.22'
C97	33.88'	653.00'	258.21'	N03°58'36"E	33.87'
C98	23.81'	30.00'	4504.56'	N25°01'54"E	23.00'
C99	17.23'	30.00'	3254.30'	N84°01'38"E	18.99'
C100	60.06'	42.00'	8137.53'	S58°22'11"E	55.09'
C127	1.88'	640.00'	0103.37'	S07°18'27"W	1.88'
C132	108.36'	41.00'	1512.703'	S71°8'31"E	79.47'
C133	8.34'	548.21'	052.31'	S04°51'18"W	8.34'
C135	20.24'	548.21'	207.22'	S08°21'15"W	20.24'

LINE TABLE

LINE #	LENGTH	DIRECTION
L112	13.00'	S83°38'35"E
L113	13.00'	S83°38'35"E



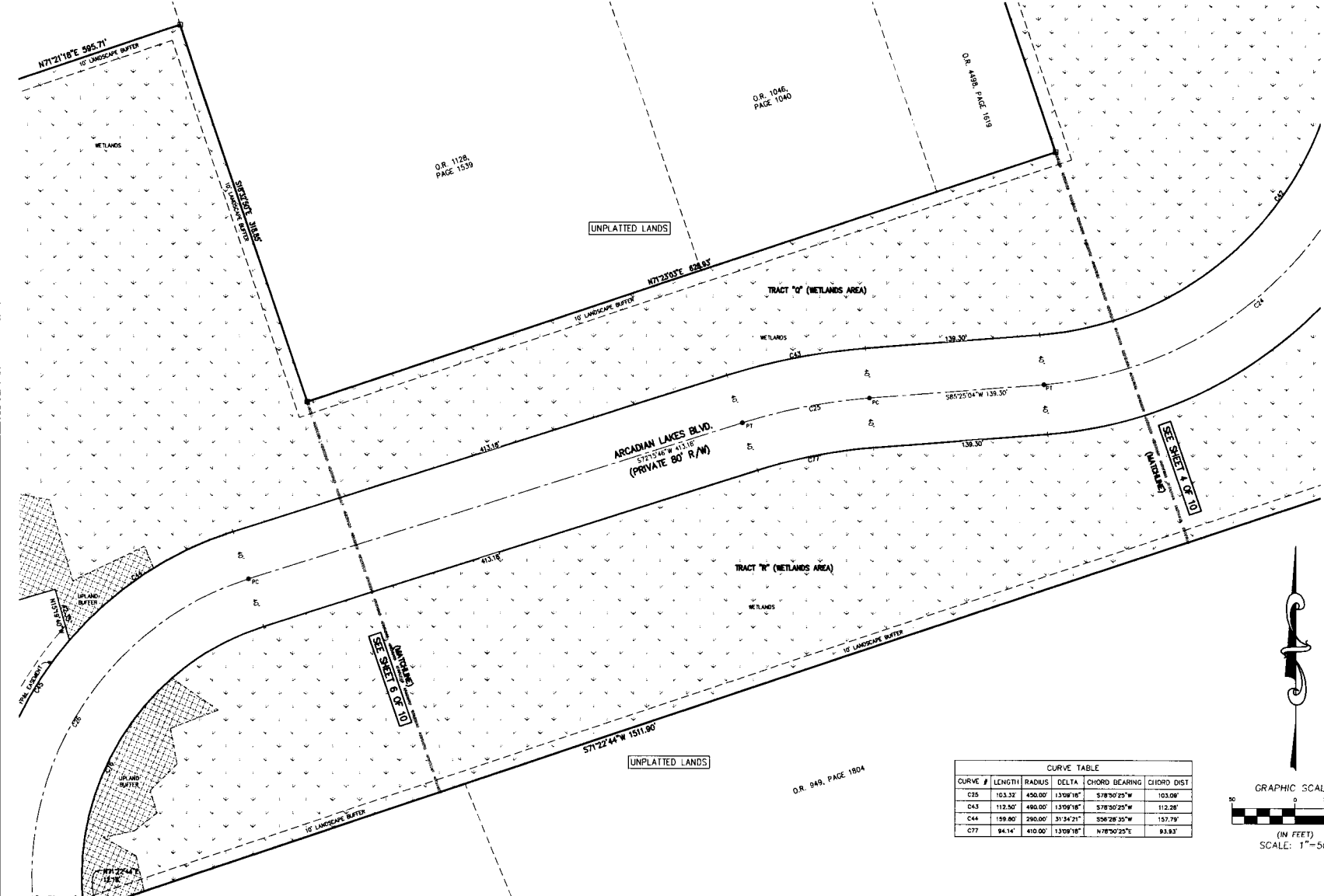
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ST. AUGUSTINE LAKES - PHASE 1A

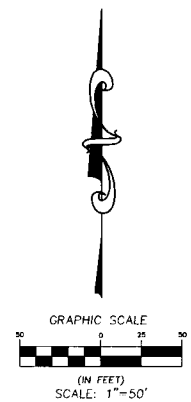
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SHEET 5 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C25	103.32	450.00'	13°09'18"	S 78°50'25" W	103.08'
C43	112.50'	490.00'	13°09'18"	S 78°50'25" W	112.28'
C44	159.60'	290.00'	31°34'21"	S 58°28'35" W	157.79'
C77	94.14'	410.00'	13°09'18"	N 78°50'25" E	93.83'



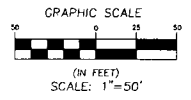
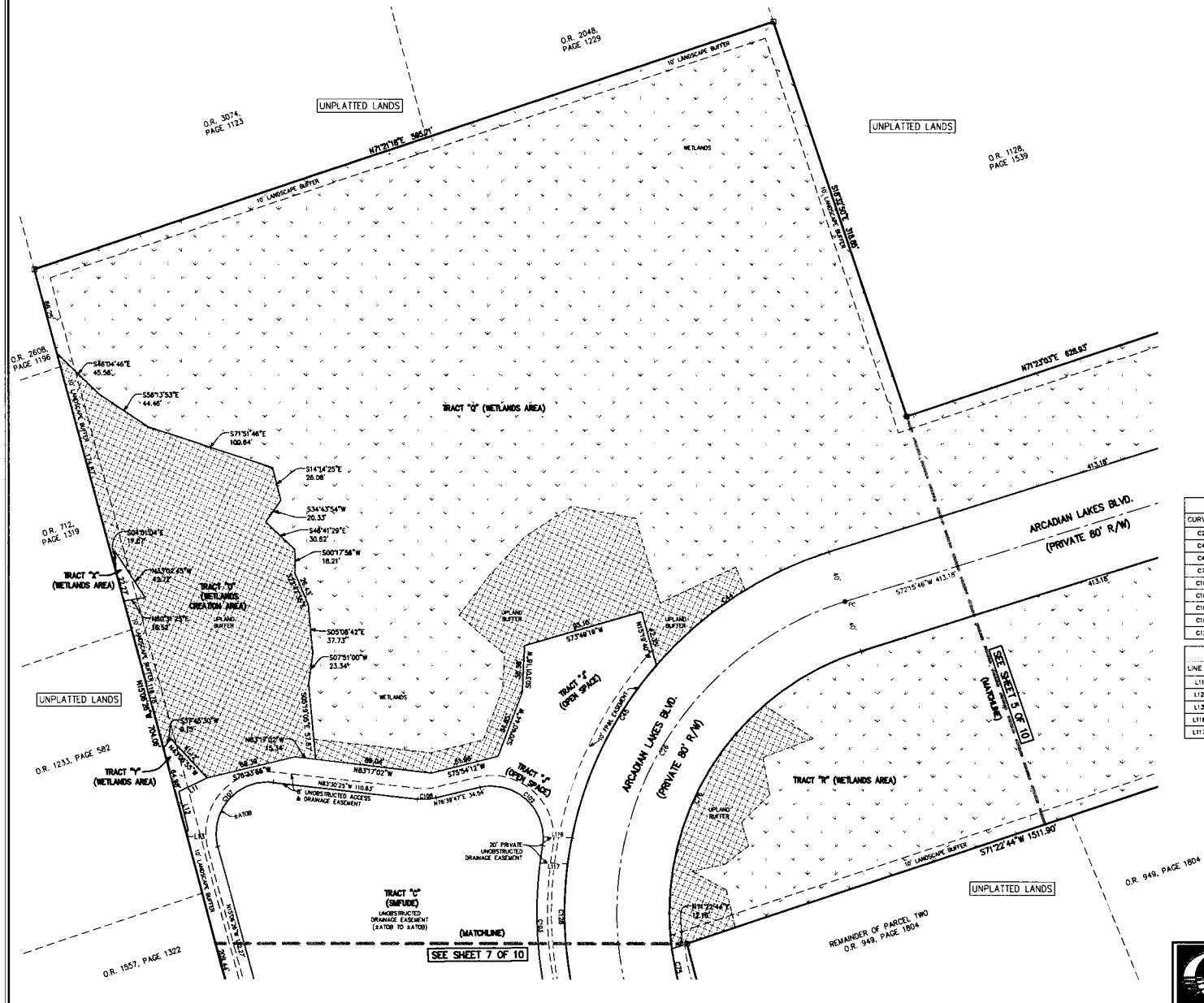
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SEE SHEET 7 OF 10
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O.R. 949, PAGE 1804

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SHEET 6 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C26	383.36'	250.00'	87°51'57"	S28°18'48"W	348.81'
C44	159.80'	280.00'	31°34'21"	S58°28'35"W	157.79'
C45	148.67'	280.00'	29°21'48"	S28°00'32"W	147.00'
C78	292.88'	210.00'	79°54'39"	N32°18'29"E	289.72'
C102	76.77'	38.00'	132°47'09"	N48°58'39"W	64.96'
C103	138.96'	311.00'	25°33'08"	N83°04'58"W	138.90'
C107	75.96'	38.00'	111°30'01"	S40°41'29"W	64.51'
C108	14.19'	41.00'	18°48'48"	S88°34'41"W	14.12'
C128	136.31'	290.00'	28°55'50"	S02°08'16"E	135.08'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	24.32'	S64°19'59"W
L12	30.64'	S13°44'37"E
L13	2.18'	N80°58'03"W
L116	21.81'	S88°24'32"E
L117	21.10'	S88°24'32"E

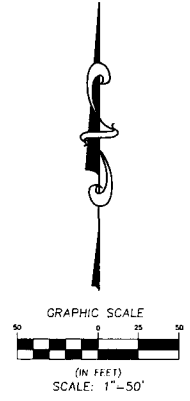
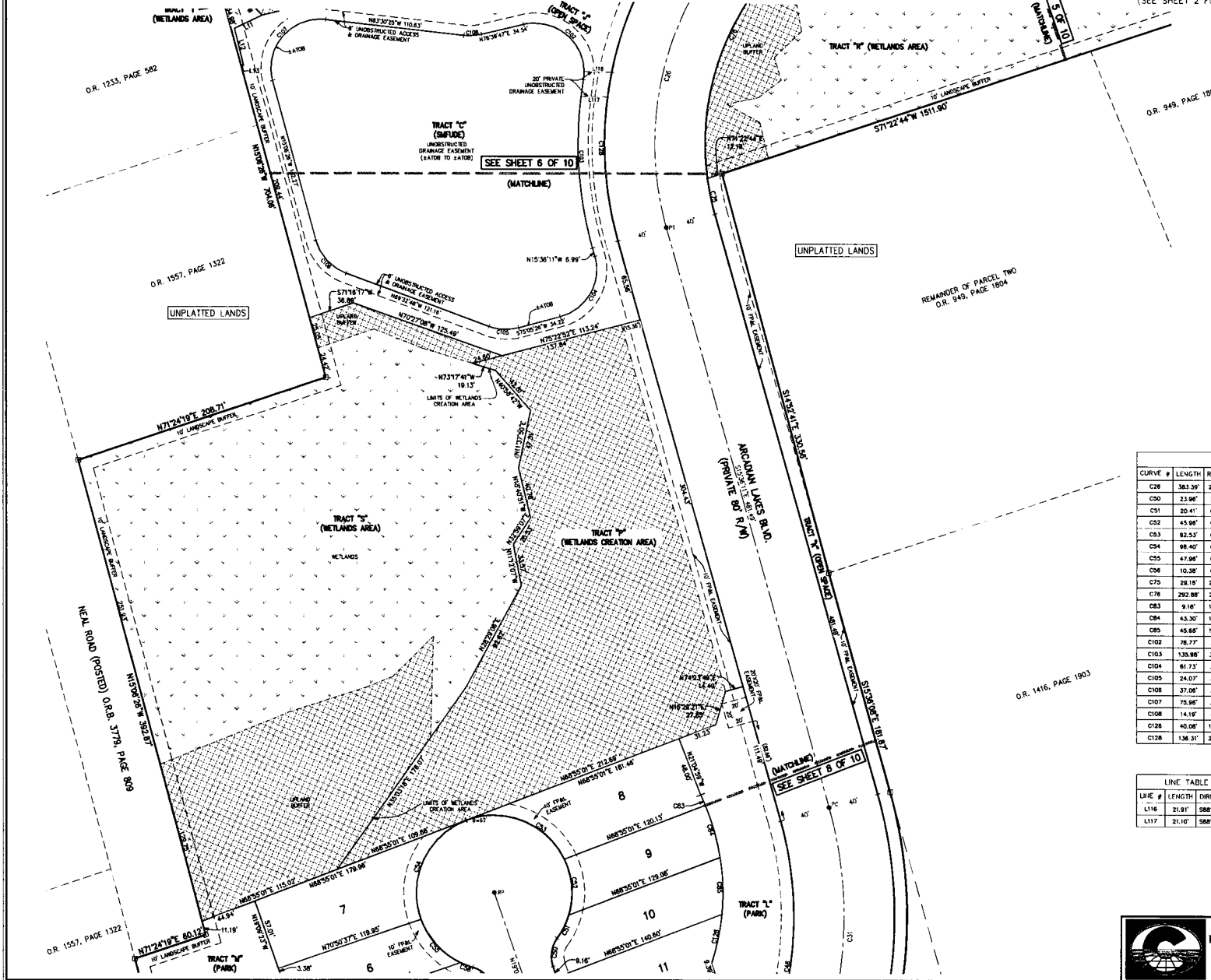
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SHEET 7 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C28	363.36'	290.00'	87°51'57"	S28°19'46"W	348.81'
C50	23.96'	25.00'	54°55'14"	N08°18'14"E	23.06'
C51	20.41'	62.00'	18°51'57"	N26°19'32"E	20.32'
C52	45.96'	62.00'	42°28'29"	N04°20'21"W	44.62'
C53	82.53'	62.00'	85°30'23"	N68°18'48"W	84.16'
C54	86.40'	62.00'	88°50'01"	S24°23'50"W	86.98'
C55	43.96'	62.00'	44°16'15"	S49°19'58"E	46.57'
C56	10.38'	62.00'	9°32'32"	S68°16'58"E	10.34'
C75	28.18'	210.00'	7°57'17"	N11°37'32"W	28.13'
C76	282.86'	210.00'	79°54'33"	N32°18'26"E	269.72'
C83	9.16'	182.00'	2°32'56"	N24°02'33"W	9.15'
C84	43.30'	182.00'	13°37'52"	N15°47'08"W	43.20'
C85	45.86'	182.00'	14°22'52"	N01°46'47"W	45.24'
C102	76.77'	36.00'	112°47'09"	N48°56'36"W	84.96'
C103	133.86'	31.00'	250°03'06"	N03°04'36"W	134.60'
C104	61.73'	36.00'	80°41'37"	N29°44'38"E	59.49'
C105	24.07'	36.00'	35°21'48"	S87°15'41"E	23.69'
C108	37.06'	36.00'	54°28'22"	S42°19'37"E	35.68'
C107	75.96'	36.00'	111°36'01"	S40°41'30"W	84.51'
C108	14.18'	41.00'	18°48'48"	S86°34'41"W	14.12'
C126	40.06'	182.00'	12°36'59"	N11°43'08"E	39.89'
C128	136.31'	290.00'	26°55'50"	S02°08'18"E	135.06'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L116	21.81'	S88°24'32"E
L117	21.16'	S88°24'32"E

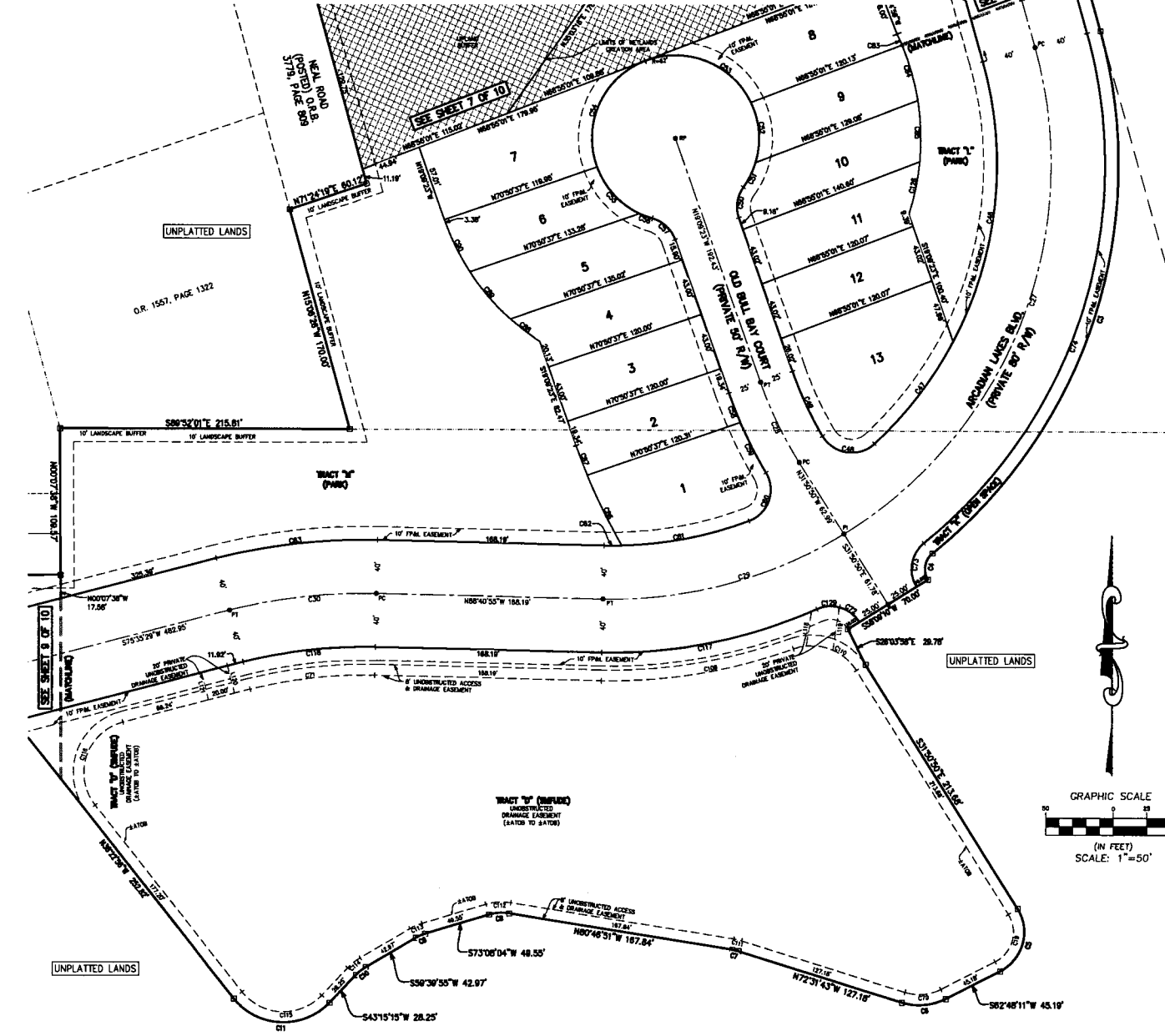
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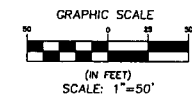
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SHEET 8 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C3	433.32	375.00	84°12'22"	S71°41'32"W	408.91
C4	21.83	15.00	82°38'03"	S08°29'11"W	19.81
C5	34.51	33.00	84°38'01"	S15°28'41"W	48.52
C6	33.52	43.00	44°40'08"	S88°08'14"W	32.88
C7	4.75	33.00	81°50'08"	N78°36'17"W	4.75
C8	15.02	33.00	28°05'05"	S88°10'38"W	14.88
C9	7.78	33.00	13°28'09"	S86°23'38"W	7.74
C10	9.45	33.00	18°24'41"	S81°27'35"W	9.42
C11	80.89	47.00	88°21'48"	N87°33'51"W	71.14
C19	41.30	25.00	84°38'01"	N15°28'41"E	36.78
C27	418.37	325.00	73°45'21"	S21°16'30"W	380.07
C28	68.45	305.00	12°41'27"	N25°30'07"W	68.31
C29	185.12	325.00	33°09'55"	N74°44'07"E	185.31
C30	109.79	400.00	15°43'38"	S83°27'17"W	109.45
C46	214.63	285.00	43°12'33"	N06°00'08"E	206.87
C47	96.99	285.00	18°28'18"	N37°19'31"E	96.22
C48	44.81	25.00	102°41'58"	S87°36'47"E	38.04
C49	53.34	25.00	110°41'50"	N24°42'48"W	53.28
C50	53.88	25.00	54°58'14"	N05°18'14"E	53.86
C51	80.41	82.00	18°01'37"	N05°18'14"E	80.32
C52	48.98	82.00	42°38'28"	N05°20'17"W	44.02
C53	82.53	82.00	80°30'23"	N68°19'48"W	84.18
C54	85.42	82.00	88°05'01"	S34°22'30"W	86.98
C55	47.88	82.00	44°18'15"	S42°16'38"E	46.77
C56	10.38	82.00	8°30'22"	S88°18'38"E	10.38
C57	23.88	25.00	54°55'14"	S48°37'00"E	23.88
C58	23.88	325.00	4°10'31"	S21°47'38"E	23.88
C59	41.84	325.00	7°23'40"	S27°01'44"E	41.81
C60	43.41	25.00	88°37'05"	S16°14'38"W	38.29
C61	96.42	285.00	18°25'28"	S78°56'15"W	96.18
C62	13.27	285.00	2°40'08"	S89°38'02"W	13.27
C63	120.77	440.00	12°43'38"	S80°27'17"W	120.38
C70	27.28	35.00	44°48'08"	S88°08'14"E	26.80
C71	93.05	338.00	15°43'38"	S83°27'17"W	82.78
C72	18.88	25.00	43°17'38"	N53°29'38"W	18.44
C73	28.08	25.00	82°38'03"	N08°28'11"E	33.01
C74	422.83	365.00	88°23'24"	N17°35'31"E	398.87
C83	9.16	182.00	2°52'58"	N24°02'33"W	9.15
C84	43.30	182.00	13°37'53"	N15°47'08"W	43.30
C85	45.88	182.00	14°22'52"	N01°48'47"W	45.38
C86	58.48	425.43	7°32'22"	N28°04'48"W	58.41
C87	33.87	425.43	3°11'7"	N20°32'58"W	33.87
C88	53.52	175.88	3°28'18"	N01°33'51"W	53.50
C89	46.31	175.88	18°08'14"	N40°32'30"W	46.18
C90	40.04	175.88	13°03'23"	N05°27'48"W	38.28
C109	145.71	388.00	21°37'42"	S28°20'14"W	144.88
C110	53.41	38.00	78°37'47"	N71°04'43"W	48.33
C111	5.81	41.00	8°15'08"	S78°36'17"E	5.80
C112	18.87	41.00	28°05'05"	N88°12'38"E	18.81
C113	9.84	41.00	13°28'08"	N88°23'58"E	9.82
C114	11.74	41.00	18°24'41"	N81°27'35"E	11.70
C115	88.80	38.00	88°21'48"	S87°33'51"E	58.03
C116	77.88	38.00	113°38'25"	S18°28'17"W	85.41
C117	184.30	365.00	23°47'38"	S78°25'08"W	182.87
C118	96.81	360.00	13°43'38"	S83°27'17"W	96.50
C126	40.08	182.00	12°38'38"	N11°43'08"E	38.98
C129	17.17	25.00	38°20'24"	S88°11'18"W	16.83



LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	28.11'	N08°17'43"E
L119	32.48'	N08°17'43"E
L120	21.00'	S14°24'31"E
L121	21.00'	S14°24'31"E

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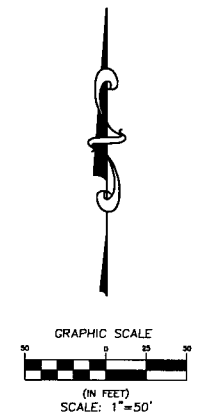
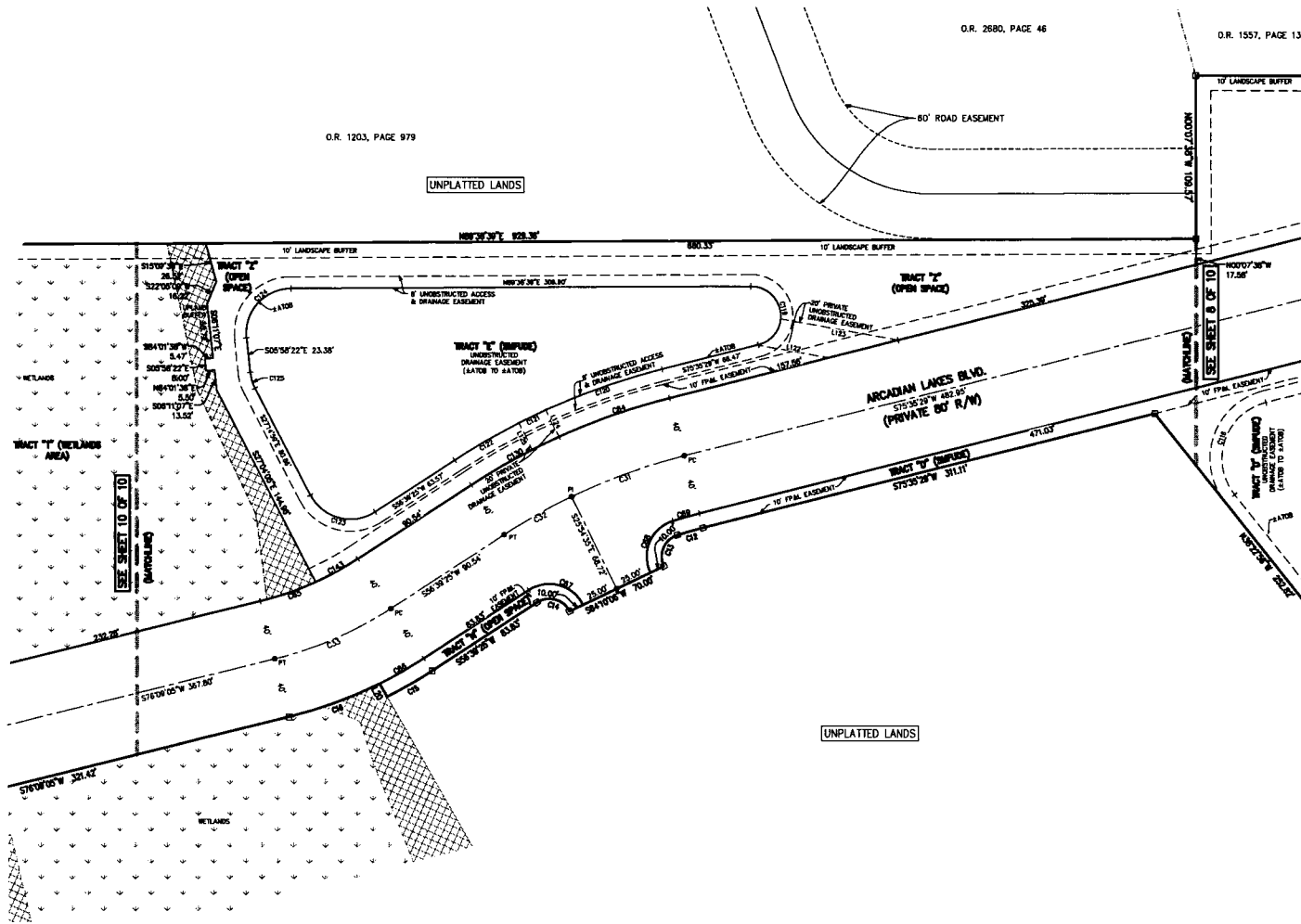
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ST. AUGUSTINE LAKES - PHASE 1A

A PORTION OF THE FRANCIS P. SANCHEZ GRANT, SECTION 40, AND A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.


MAP BOOK _____ PAGE _____

SHEET 9 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C12	17.82	300.00'	250.00'	S74°07'36"W	17.82'
C13	25.82	15.00'	86°36'08"	S23°01'22"W	23.71'
C14	25.48	15.00'	87°22'53"	N74°38'06"W	23.53'
C15	34.87	300.00'	87°37'18"	S08°58'03"W	34.85'
C16	84.88	280.00'	12°46'27"	S88°43'32"W	84.52'
C31	80.29	400.00'	11°30'04"	S88°50'23"W	80.19'
C32	51.88	400.00'	7°38'00"	S87°22'23"W	51.88'
C33	85.05	250.00'	18°29'40"	N88°24'15"E	84.63'
C54	78.32	440.00'	10°11'58"	S70°29'31"W	78.22'
C55	38.28	210.00'	10°43'13"	S70°47'28"W	38.24'
C56	34.01	280.00'	6°43'12"	S80°01'00"W	34.00'
C57	42.81	25.00'	87°28'00"	N74°37'35"W	37.57'
C58	43.02	25.00'	88°35'01"	S23°22'36"W	37.80'
C59	18.33	280.00'	2°58'03"	S74°07'36"W	18.33'
C116	77.56	38.00'	113°38'23"	S18°38'17"W	65.41'
C119	87.83	20.00'	185°36'30"	S07°22'38"E	38.70'
C120	82.34	480.00'	10°15'20"	S70°27'48"W	82.13'
C121	20.01	480.00'	2°29'31"	S64°00'24"W	20.00'
C122	48.88	480.00'	8°11'18"	S08°40'03"W	48.65'
C123	30.31	30.00'	88°03'30"	N79°17'47"W	44.62'
C124	30.08	30.00'	89°37'02"	N41°50'08"E	44.45'
C125	11.14	30.00'	27°18'37"	N18°28'44"W	11.08'
C130	87.29	440.00'	8°44'08"	S61°01'30"W	87.02'
C143	32.18	210.00'	6°48'29"	S81°02'36"W	32.13'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L30	10.01'	N29°24'30"W
L122	47.88'	S78°46'38"E
L123	78.54'	S78°46'38"E
L124	20.00'	S29°54'38"E
L125	20.00'	S29°54'38"E

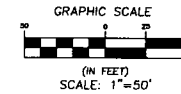
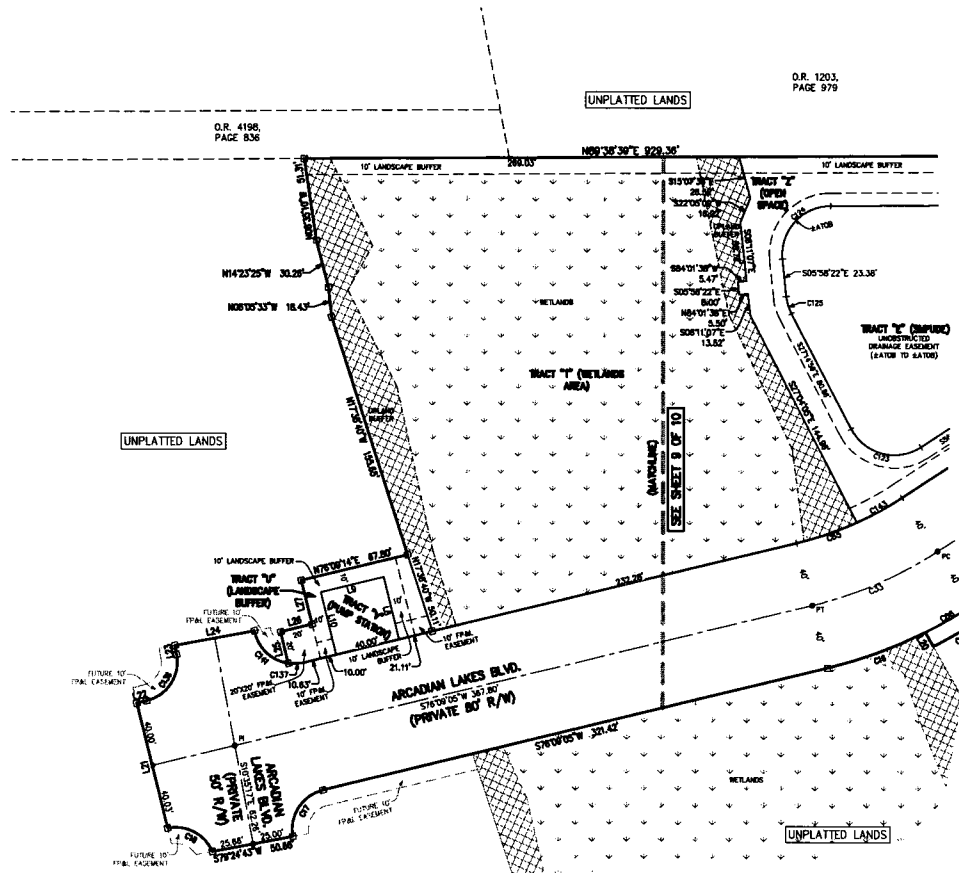
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ST. AUGUSTINE LAKES - PHASE 1A

A PORTION OF THE FRANCIS P. SANCHEZ GRANT, SECTION 40, AND A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET 10 OF 10
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C15	34.87	300.00	8°37'17"	S59°26'08"W	34.85
C16	84.86	390.00	12°48'27"	S69°46'25"W	84.50
C17	37.85	25.00	88°44'22"	S32°46'24"W	34.34
C18	33.78	25.00	77°28'17"	N62°26'51"W	31.27
C19	88.06	250.00	19°26'40"	N68°24'51"E	84.82
C20	38.28	210.00	10°43'51"	S70°47'28"W	38.24
C21	58.31	30.00	38°08'38"	N75°17'47"W	44.82
C22	90.00	30.00	85°37'02"	N41°30'08"E	44.42
C23	11.14	30.00	21°18'31"	N18°38'41"W	11.06
C18	37.85	25.00	88°44'22"	N32°46'24"E	34.34
C17	8.81	24.83	22°04'28"	N87°11'16"E	9.58
C14	31.07	25.00	71°12'59"	S48°11'46"E	29.11
C13	32.18	210.00	8°48'23"	S81°02'38"W	32.13

LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	40.00'	S13°26'50"E
L9	40.00'	N78°06'14"E
L10	40.00'	N13°30'35"W
L20	10.00'	N28°34'30"W
L21	80.03'	N13°30'35"W
L22	8.25'	N78°06'00"E
L23	5.70'	N10°38'17"W
L24	50.00'	N78°24'43"E
L25	20.00'	N13°30'35"W
L26	20.00'	N78°06'00"E
L27	28.17'	N13°30'35"W



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