

**RESOLUTION NO. 2023-151**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**ST. AUGUSTINE LAKES – PHASE 2A.**

**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 2A.

**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 \$1,988,744.68 has been filed with the Clerk’s office.

**Section 3.** A Required Improvements Bond in the amount of \$259,401.48 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.

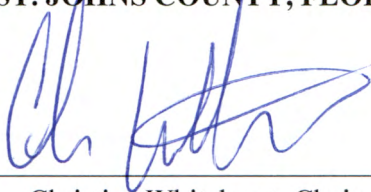
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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.

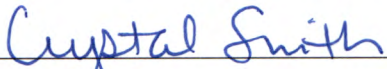
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 16<sup>th</sup> day of May, 2023.

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

Rendition Date MAY 16 2023

BY:   
Christian Whitehurst, Chair

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

  
Deputy Clerk



# Attachment 2

## Plat Map

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

# ST. AUGUSTINE LAKES - PHASE 2A

SECTION

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

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

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

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

## ADoption AND REcADPTION

This is to certify that the following is a true and correct copy of the original instrument as recorded in the public records of the State of Florida, in accordance with the provisions of the Florida Statutes.

The instrument was recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, in the County of St. Johns, Florida, and the instrument is as follows:

(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

MAP BOOK PAGE

**OFFICIAL OF THE ST. JOHNS COUNTY DEPARTMENT:** \_\_\_\_\_  
**OFFICE OF APPROVAL - COUNTY ATTORNEY:** \_\_\_\_\_  
**OFFICE OF REVIEW - COUNTY ATTORNEY:** \_\_\_\_\_  
**DIRECTOR, GROWTH MANAGEMENT DEPARTMENT:** \_\_\_\_\_  
**CERTIFICATE OF REVIEW - GROWTH MANAGEMENT DEPARTMENT:** \_\_\_\_\_  
**CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS:** \_\_\_\_\_  
**COUNTY BOARD OF COUNTY COMMISSIONERS:** \_\_\_\_\_  
**CLERK'S CERTIFICATE:** \_\_\_\_\_  
**PERSONAL KNOW OR PROCEED DEVELOPER:** \_\_\_\_\_  
**STATE OF FLORIDA:** \_\_\_\_\_  
**COUNTY OF ST. JOHNS:** \_\_\_\_\_  
**OWNER: AG ESSENTIAL HOUSING MULTIFAMILY STATE 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT**  
**AGHP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT**  
**AGHP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT**

**CLERK'S CERTIFICATE:** \_\_\_\_\_  
**PERSONAL KNOW OR PROCEED DEVELOPER:** \_\_\_\_\_  
**STATE OF FLORIDA:** \_\_\_\_\_  
**COUNTY OF ST. JOHNS:** \_\_\_\_\_  
**OWNER: AG ESSENTIAL HOUSING MULTIFAMILY STATE 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT**  
**AGHP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT**  
**AGHP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT**



**Richard P. Classon and Associates, Inc.**  
1945 WINDY HILL DRIVE  
GAINESVILLE, FLORIDA 32608  
PHONE (352) 398-2833  
FACSIMILE (352) 398-2833  
Richard P. Classon is a Licensed Professional Surveyor in the State of Florida, License No. 50311.  
Professional Surveyors and Mapmakers  
1945 Windy Hill Drive, Gainesville, Florida 32608  
Phone 352-398-2833  
Fax 352-398-2833

PROFESSIONAL SURVEYORS AND MAPMAKERS (SINCE 1970)

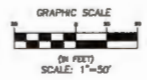
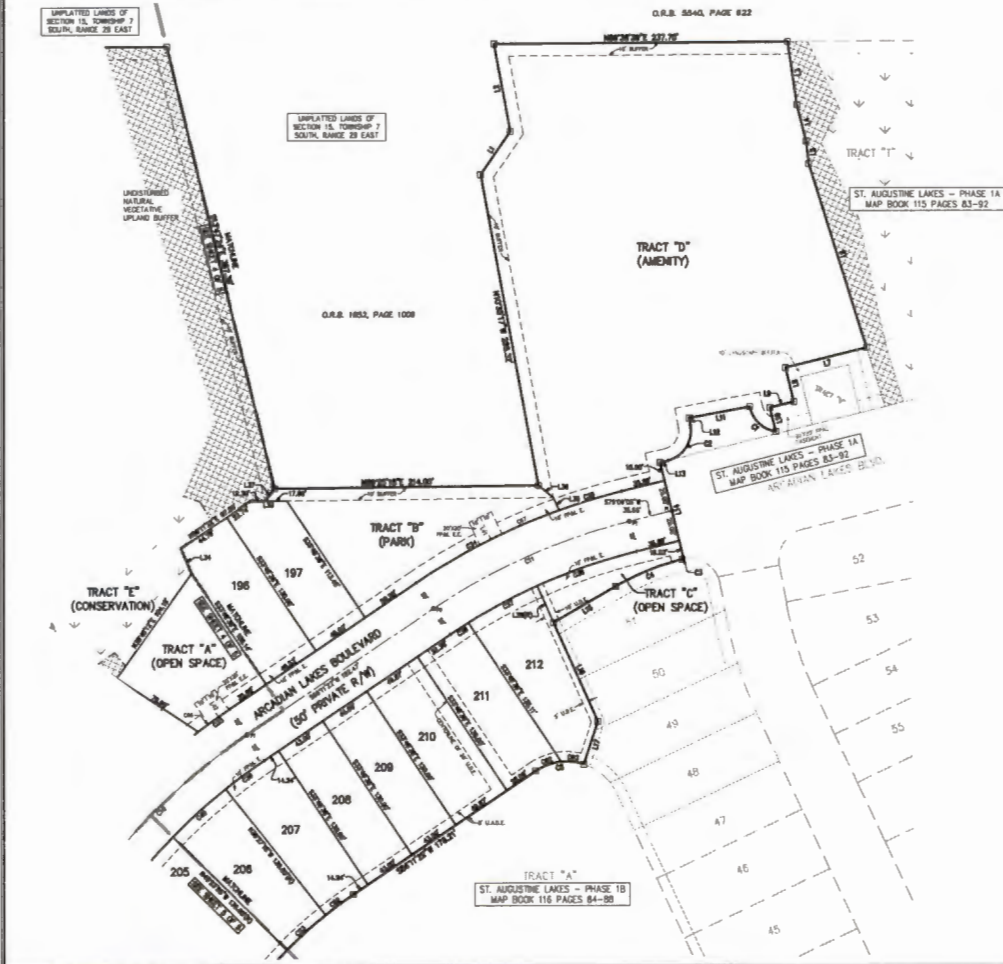


# ST. AUGUSTINE LAKES - PHASE 2A

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

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

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



**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	43.80'	S89°52'17"W
L2	71.80'	S89°52'17"W
L3	34.20'	S89°52'17"W
L4	38.80'	S71°52'17"W
L5	46.42'	S89°52'17"W
L6	188.80'	S79°52'17"W
L7	84.80'	S79°52'17"W
L8	188.17'	S79°52'17"W
L9	38.00'	S79°52'17"W
L10	38.00'	S79°52'17"W
L11	88.80'	S79°52'17"W
L12	8.80'	S79°52'17"W
L13	6.20'	S79°52'17"W
L14	88.80'	S79°52'17"W
L15	88.80'	S79°52'17"W
L16	13.80'	S89°52'17"W
L17	13.80'	S89°52'17"W
L18	28.80'	S89°52'17"W
L19	28.80'	S89°52'17"W
L20	11.20'	S89°52'17"W
L21	13.80'	S89°52'17"W
L22	28.80'	S89°52'17"W
L23	88.80'	S89°52'17"W
L24	88.80'	S89°52'17"W

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	21.87'	35.00'	71°12'30"	S89°52'17"W	38.11'
C2	37.80'	35.00'	89°42'30"	S79°52'17"W	36.24'
C3	1.00'	35.00'	89°52'17"	S71°52'17"W	1.00'
C4	88.80'	35.00'	102°42'17"	S79°52'17"W	88.80'
C5	48.80'	48.80'	89°52'17"	S89°52'17"W	38.48'
C6	188.80'	88.80'	89°52'17"	S89°52'17"W	188.14'
C7	178.80'	88.80'	89°52'17"	S89°52'17"W	178.28'
C8	28.80'	88.80'	72°52'17"	S89°52'17"W	38.48'
C9	138.24'	88.80'	147°42'17"	S89°52'17"W	138.81'
C10	88.80'	88.80'	89°52'17"	S79°52'17"W	88.80'
C11	88.80'	88.80'	89°52'17"	S79°52'17"W	118.28'
C12	88.80'	88.80'	72°52'17"	S89°52'17"W	88.12'
C13	11.16'	47.50'	104°52'17"	S89°52'17"W	11.16'
C14	38.80'	47.50'	42°52'17"	S89°52'17"W	38.48'
C15	88.80'	47.50'	89°52'17"	S89°52'17"W	88.12'
C16	23.80'	248.00'	43°52'17"	S89°52'17"W	23.80'
C17	41.80'	368.00'	89°52'17"	S89°52'17"W	41.80'
C18	33.80'	48.80'	89°52'17"	S79°52'17"W	33.80'
C19	88.80'	48.80'	102°42'17"	S89°52'17"W	88.14'
C20	88.14'	88.80'	89°52'17"	S89°52'17"W	88.14'

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
1643 Naldo Avenue Jacksonville, FL 32207  
Phone: 904.242.2622 - Website: clarsont.com

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# ST. AUGUSTINE LAKES - PHASE 2A

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)



LINE TABLE

LINE #	LENGTH	DIRECTION
L15	14.32'	N48°57'37"W
L17	14.37'	N39°57'37"W
L18	35.00'	N00°00'00"W
L19	35.00'	N00°00'00"W
L20	35.16'	N00°00'00"W
L21	35.16'	N00°00'00"W

CURVE TABLE

CURVE #	LENGTH	ADIUS	DELTA	CHORD BEARING	CHORD DIST
C01	108.89'	500.00'	217.736°	S48°32'37"W	164.34'
C04	55.86'	500.00'	7.2976°	N02°30'37"E	55.86'
C05	25.00'	500.00'	84°47'02"	N02°30'37"E	25.00'
C06	15.87'	500.00'	18°29'32"	N02°30'37"E	8.87'
C07	35.00'	500.00'	90°00'00"	S75°31'14"W	35.00'
C08	46.14'	500.00'	42°37'56"	S00°17'00"W	42.87'
C09	57.736'	500.00'	113.736°	N02°30'37"E	100.00'
C10	25.00'	25.00'	87°32'32"	N41°27'06"W	25.00'
C11	25.00'	25.00'	84°47'02"	S02°30'37"E	25.00'
C12	115.84'	525.00'	12°35'52"	S48°28'12"W	115.84'
C13	21.41'	525.00'	32°51'41"	S48°28'12"W	21.41'
C14	25.00'	25.00'	7.2976°	N02°30'37"E	25.00'

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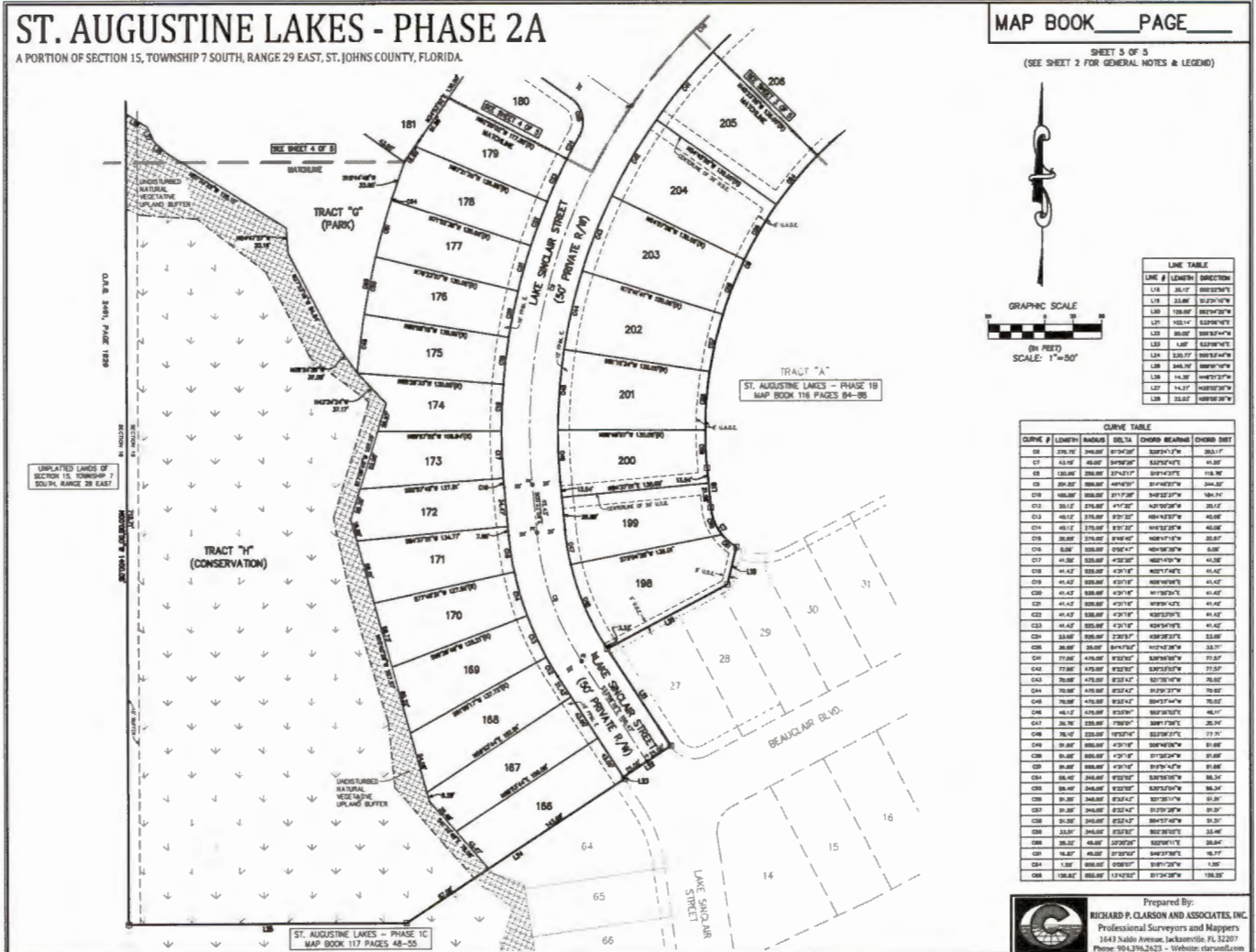
Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
16475 Middle Avenue, Jacksonville, FL 32219  
4775 CHERRY BLVD, JACKSONVILLE, FL 32210  
Phone: 904.316.2623 - Website: clarson.com

# ST. AUGUSTINE LAKES - PHASE 2A

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

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

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



LINE TABLE

LINE #	LENGTH	DIRECTION
L16	20.17'	S89°52'00"W
L17	21.86'	S22°00'00"W
L18	108.00'	S89°52'00"W
L19	102.14'	S89°52'00"W
L20	80.00'	S89°52'00"W
L21	14.27'	S89°52'00"W
L22	34.70'	S89°52'00"W
L23	14.28'	S89°52'00"W
L24	20.17'	S89°52'00"W
L25	14.28'	S89°52'00"W
L26	14.27'	S89°52'00"W
L27	14.27'	S89°52'00"W
L28	20.17'	S89°52'00"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	270.76'	200.00'	81°30'00"	S89°52'00"W	200.00'
C2	11.96'	400.00'	54°00'00"	S22°00'00"W	11.96'
C3	108.00'	200.00'	27°00'00"	S89°52'00"W	108.00'
C4	102.14'	200.00'	27°00'00"	S89°52'00"W	102.14'
C5	80.00'	200.00'	27°00'00"	S89°52'00"W	80.00'
C6	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C7	34.70'	200.00'	27°00'00"	S89°52'00"W	34.70'
C8	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C9	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C10	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C11	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C12	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C13	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C14	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C15	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C16	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C17	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C18	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C19	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C20	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C21	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C22	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C23	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C24	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C25	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C26	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C27	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C28	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C29	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C30	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C31	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C32	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C33	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C34	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C35	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C36	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C37	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C38	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C39	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C40	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C41	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C42	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C43	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C44	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C45	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C46	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C47	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C48	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C49	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C50	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C51	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C52	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C53	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C54	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C55	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C56	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C57	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C58	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C59	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C60	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C61	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C62	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C63	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C64	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C65	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C66	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C67	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C68	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C69	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C70	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C71	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C72	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C73	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C74	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C75	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C76	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C77	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'
C78	20.17'	200.00'	27°00'00"	S89°52'00"W	20.17'
C79	14.28'	200.00'	27°00'00"	S89°52'00"W	14.28'
C80	14.27'	200.00'	27°00'00"	S89°52'00"W	14.27'

Prepared By:  
**RICHARD P. CLARSON AND ASSOCIATES, INC.**  
Professional Surveyors and Mappers  
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Phone: 904.376.2523 • Website: rclarson.com

3:\sdd\shdw\JK John Clarson\JK Augustin Lakes\Phase 2A\12-079 Subdivision\Map\PLAT 21.dwg 2023/04/18