

RESOLUTION NO. 2023- 280  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
ARBORS AT LIGHTSEY CROSSING PHASE 3.

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 Phase 3.

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 \$285,089.23 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$242,647.37 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 15<sup>th</sup> day of August, 2023.

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

Rendition Date AUG 15 2023

BY: \_\_\_\_\_



Christian Whitehurst, Chair

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

Crystal Smith  
Deputy Clerk



# ARBORS AT LIGHTSEY CROSSING PHASE 3

BEING A REPLAT OF TRACT 'I', ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2, AS RECORDED IN MAP BOOK 117, PAGES 66-76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 1 OF 6 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT RICHMOND AMERICAN HOMES OF FLORIDA, L.P. A COLORADO LIMITED PARTNERSHIP, OWNER UNDER THE LAWS OF THE STATE OF FLORIDA OF THE LANDS DESCRIBED HEREIN IN THE CAPTION HEREON WHICH IS HEREBY REPLATED AS ARBORS AT LIGHTSEY CROSSING PHASE 3 AND HAVE CAUSED THE SAME TO BE SURVEYED AND RECORDED IN THIS PLAT BEING MADE IN ACCORDANCE WITH SAID REVISED CHAPTER 100 AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS LIGHTSEY CROSSING LANE, ARBOR ACTIVE LANE AND GREEN ARBORWAY ARE HEREBY DEDICATED TO THE COUNTY OF ST. JOHNS, A COUNTY OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS IN PERPETUITY FOR THE MAINTENANCE OF THE RIGHTS-OF-WAY ACCESS AND DRAINAGE IMPROVEMENTS NOW HEREIN SHOWN OR HEREAFTER CONSTRUCTED THEREON.

TRACTS PERMITTED BY PERMITS AND DRAINAGE TRACTS TO BE RECONNECTED TO TRACTS OF UTILITY TRACTS AND AUTOMATIC MANAGEMENT FACILITIES AND TRACTS OF UTILITY TRACTS SHALL REMAIN PRIVATELY OWNED AND THE TITLE AND ESCROW PROPERTY OF THE OWNER. THE DEDICATION AND ASSIGNMENT PROVIDED IN THIS PLAT SHALL NOT BE CONSIDERED AS A WAIVER OF THE RIGHTS-OF-WAY OR AN EASEMENT INCLUDING BUT NOT LIMITED TO A HOME OWNER ASSOCIATION, A HOMEOWNER SERVICES FUND, A COMMUNITY DEVELOPMENT DISTRICT, OR ANY OTHER ENTITY AS WELL AS ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THE ROAD EASEMENTS AND THE SERVICE AREA MAINTENANCE UTILITIES SHOWN ON THIS PLAT SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS TO DISCHARGE ALL STORM WATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED WITHIN A SERVICE AREA THROUGH EXISTING AND FUTURE OTHER MAINTENANCE FACILITIES SHOWN HEREON WHICH MAY BE DEDICATED TO A PROPERTY OWNER ASSOCIATION, A HOMEOWNER SERVICES FUND, A COMMUNITY DEVELOPMENT DISTRICT OR OTHER SUCH ENTITY WHICH SHALL ASSUME ALL OBLIGATIONS 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 TITLE AND ESCROW PROPERTY OF THE UNDERSIGNED OWNER. THE UNDERSIGNED OWNER SHALL RETAIN THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR CABLE TELEVISION SERVICE AS APPROVED IN WRITING BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS PROVIDED HOWEVER THAT SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY CABLE TELEVISION SERVICE AS APPROVED IN WRITING BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED HEREIN AS DEDICATED TO THE PUBLIC OR TO A COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS REGULAR AND USUAL TRADE SYSTEM.

THE UNDERSIGNED OWNER IS HEREBY RESERVING TO ITSELF ITS RIGHTS AND ASSIGNS AN EASEMENT OF EGRESS AND BORROW OVER ANY OTHER EASEMENTS SHOWN ON THIS PLAT. ALL PLATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR TELEVISION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE AS APPROVED IN WRITING BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS PROVIDED HOWEVER THAT SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ANY CABLE TELEVISION SERVICE AS APPROVED IN WRITING BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

THE UNDERSIGNED OWNER IS HEREBY RESERVING TO ITSELF ITS RIGHTS AND ASSIGNS AND SHALL HAVE THE SAME AND ABSOLUTE RIGHT AT ANY TIME WITH THE CONSENT OF THE GOVERNING BODY OR OTHER GOVERNMENT BODY PUBLICLY EXERCISING 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 UNDERSIGNED HAS CAUSED THIS PLAT AND DEDICATION TO BE SIGNED AND SEALED BY ITS AUTHORIZED OFFICERS ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

IN WITNESS WHEREOF, MICHAEL CARLO DIVINO, PRESIDENT OF RICHMOND AMERICAN HOMES OF FLORIDA, L.P. A COLORADO LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, IN BEHALF OF THE COMPANY.

## RICHMOND AMERICAN HOMES OF FLORIDA, L.P.

A COLORADO LIMITED PARTNERSHIP

BY: RASHOFLORIDA, INC. A COLORADO CORPORATION  
ITS GENERAL PARTNER

BY: \_\_\_\_\_

NAME

TITLE

WITNESS

PRINT NAME

WITNESS

PRINT NAME

## NOTARY FOR RICHMOND AMERICAN HOMES OF FLORIDA, L.P.

STATE OF FLORIDA, COUNTY OF DEVAL

THE FOREGOING INSTRUMENT WAS VOLUNTARILY EXECUTED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_, 2023, BY MICHAEL CARLO DIVINO, PRESIDENT OF RICHMOND AMERICAN HOMES OF FLORIDA, L.P. A COLORADO LIMITED PARTNERSHIP, IN BEHALF OF THE COMPANY AND I PERSONALLY KNOW TO ME OR HAVE PROBABLY KNOWN AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

PRINT NAME

COMMISSION NO.

MY COMMISSION EXPIRES

## CAPTION

ALL OF TRACT 'I', ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2, AS RECORDED IN MAP BOOK 117, PAGES 66-76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING ABOVE PARTLY LAYED OUT SHOWN AS FOLLOWS:

BEING AT THE N. 81° 15' 00" E. CORNER OF SAID PLAT 'I', A SAID POINT ALSO LYING ON THE WESTERLY BOUNDARY OF SAID LOTS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

## 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 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
DIRECTOR OF THE COUNTY 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 \_\_\_\_\_, 2023.

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

## CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTE CHAPTER 177, PLACING BY THE OFFICE OF THE COUNTY SURVEYOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
DONALD A. BRADSHAW, COUNTY SURVEYOR  
96-9626-0001, 1000 PINEVIEW AND MAPPER 800  
11 EASE NUMBER 0343

## 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 \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
BRANDY J. PATTY, CLERK  
CLERK OF THE ST. JOHNS COUNTY ENGINEER

## CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF ARBORS AT LIGHTSEY CROSSING PHASE 3 HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
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 DIRECT SUPERVISION AND THAT THIS PLAT COMPLES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
PATRICK PERRET, P.E.  
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6600  
PERRET AND ASSOCIATES, INC.

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 - L.B. NO. 6716

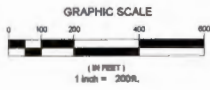
# ARBORS AT LIGHTSEY CROSSING PHASE 3

BEING A REPLAT OF TRACT 'T', ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2, AS RECORDED IN MAP BOOK 117, PAGES 68-78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 2 OF 6 SHEETS



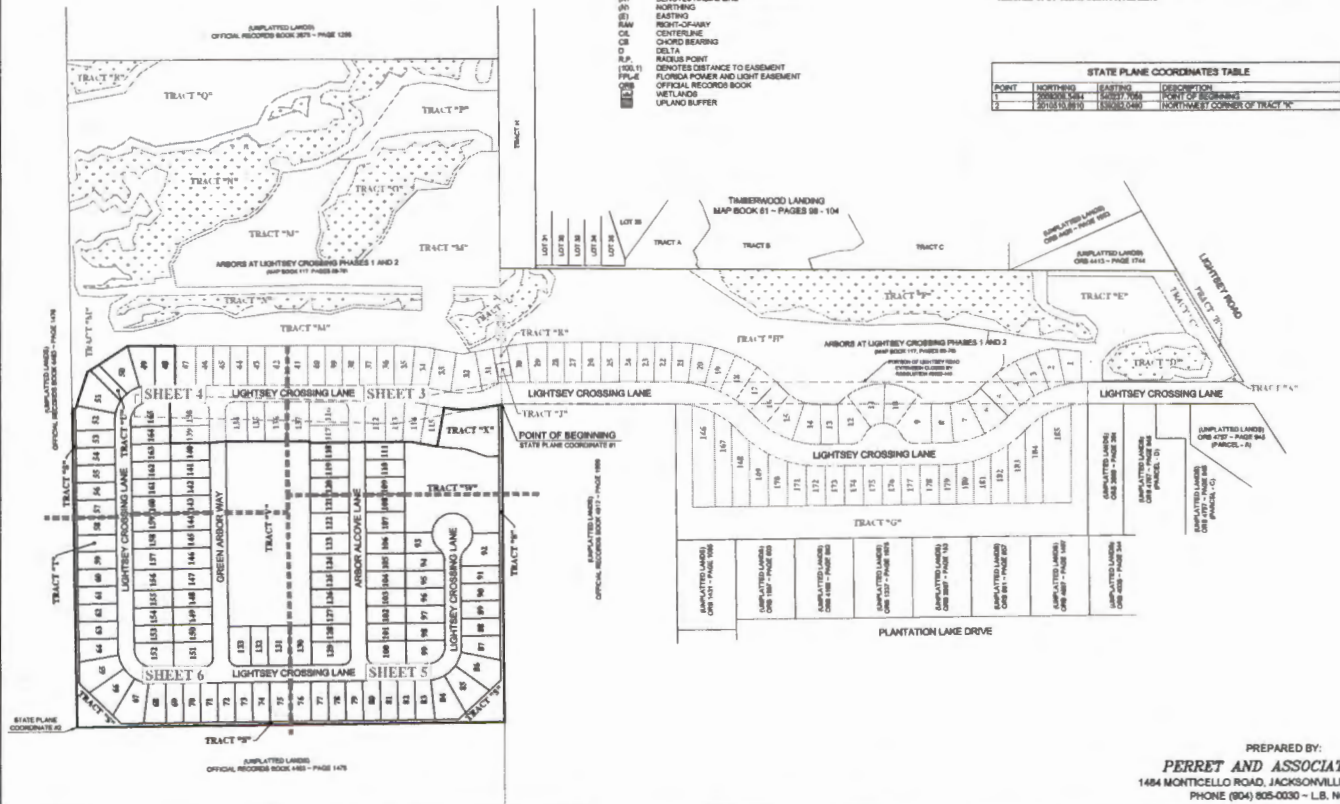
### LEGEND

- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6718
- DENOTES FOUND PERMANENT REFERENCE MONUMENT NO I.D.
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- 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
- (NORTH-CASUALTY) NORTH-CASUALTY
- CL CENTERLINE
- CHD CHORD BEARING
- Δ DELTA
- RADIUS POINT RADIUS POINT
- FLORIDA POWER AND LIGHT EASEMENT FLORIDA POWER AND LIGHT EASEMENT
- OFFICIAL RECORDS BOOK OFFICIAL RECORDS BOOK
- WETLANDS WETLANDS
- ULP LUPKID BUFFER

### NOTES

- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WESTERLY LINE OF TRACT 'E' AS R0972317M
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASED MAPPING PURPOSES. STATE PLANE COORDINATES 2011M HEBBORN AREA BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 9911
- 3) NOTICE THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL DISPOSITION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE REPLICATED OR AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS 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 AN EASEMENT FOR UTILITIES AS CONTAINED BY INSTRUMENT RECORDED OR REFERRED TO IN OFFICIAL RECORDS BOOK 117, PAGE 541 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

POINT	NORTHING	EASTING	DESCRIPTION
1	20828.124	18427.768	POINT OF BEGINNING
2	20710.8919	18383.049	NORTHEAST CORNER OF TRACT 'K'



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

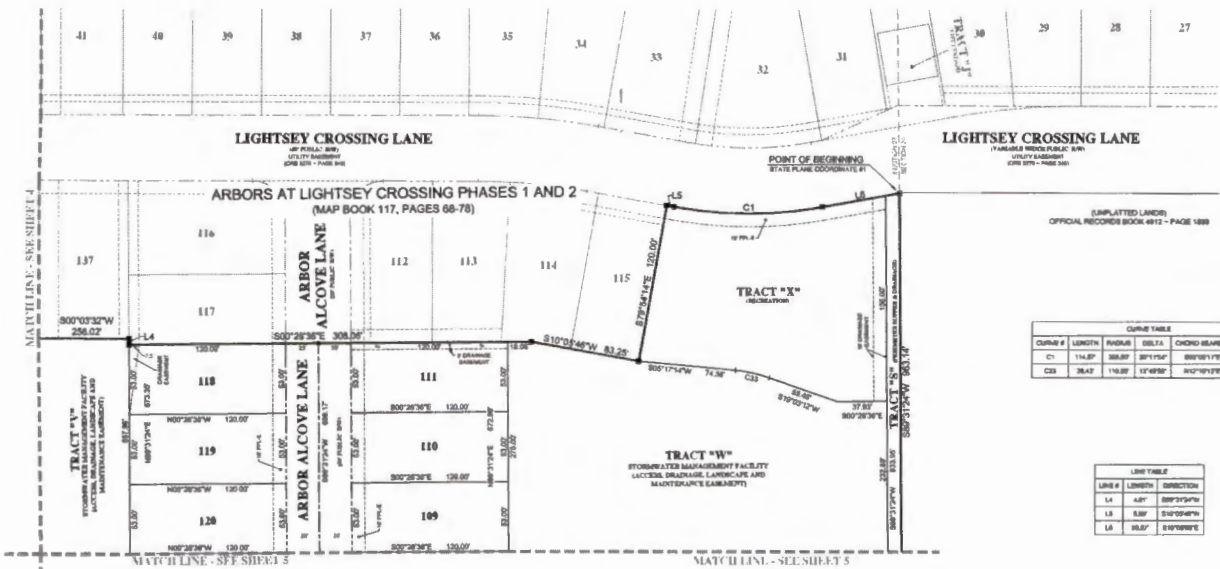
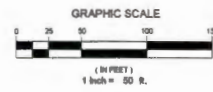
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MAP BOOK

PAGE

SHEET 3 OF 6 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CHORD TABLE					
CHORD #	LENGTH	PERIMETER	DELTA	CHORD BEARING	CHORD
C1	114.87	368.87	28°17'52"	88°50'17"E	118.88
C2	26.42	118.87	12°48'52"	142°10'27"E	26.37

LINE TABLE		
LINE #	LENGTH	BEARING
L4	130.00	89°37'34"E
L5	120.00	82°25'46"W
L6	130.00	12°48'52"E
L7	130.00	12°48'52"E
L8	130.00	12°48'52"E
L9	130.00	12°48'52"E
L10	130.00	12°48'52"E
L11	130.00	12°48'52"E
L12	130.00	12°48'52"E
L13	130.00	12°48'52"E
L14	130.00	12°48'52"E
L15	130.00	12°48'52"E

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 - LB. NO. 8715

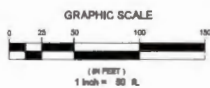
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MAP BOOK

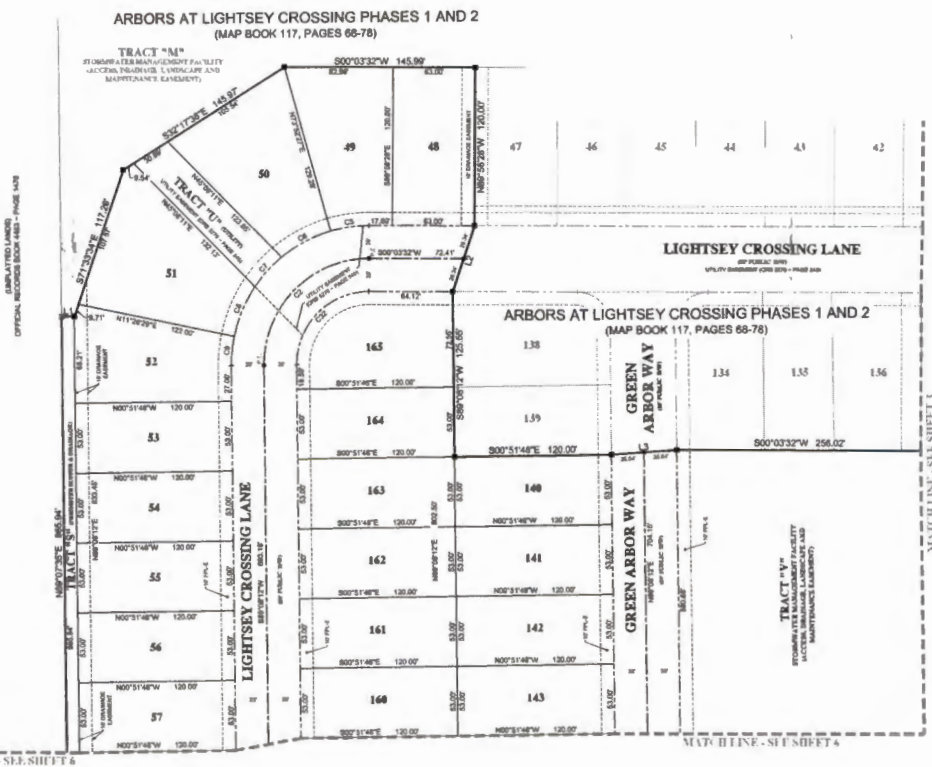
PAGE

SHEET 4 OF 6 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	84.00	S89°02'30"E
L2	85.00	S71°12'30"E
L3	85.00	S89°02'30"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	108.00	85.00	89°02'30"	N89°02'30"W	144.00
C2	26.80	108.00	14°11'00"	S89°02'30"E	26.20
C3	42.80	108.00	22°02'00"	S71°12'30"E	42.00
C4	26.20	108.00	14°11'00"	S44°49'30"E	26.10
C5	41.10	108.00	22°02'00"	S89°02'30"E	40.50
C6	26.20	108.00	14°11'00"	S89°02'30"E	26.10
C7	87.20	85.00	89°02'30"	N89°02'30"W	124.17



PREPARED BY:  
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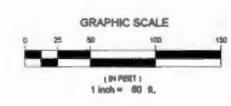
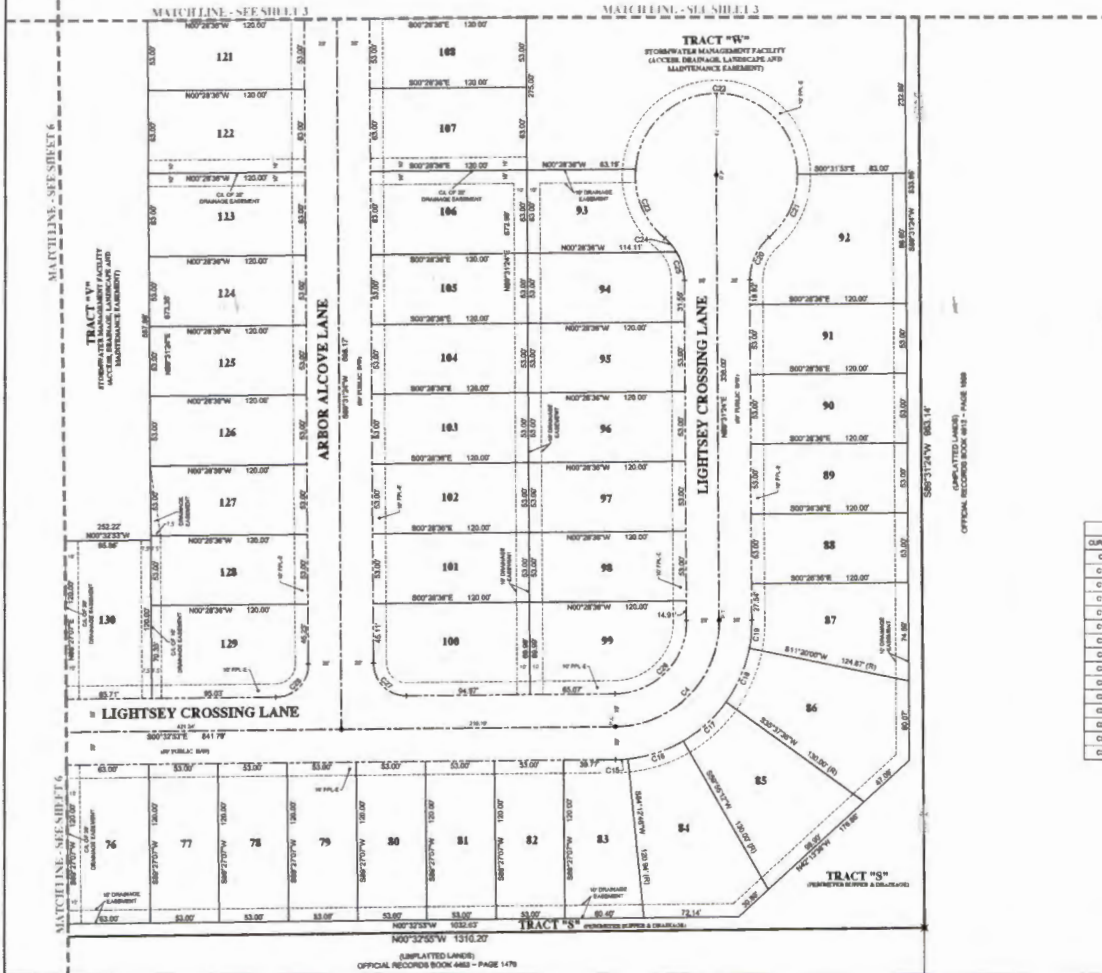
# ARBORS AT LIGHTSEY CROSSING PHASE 3

BEING A REPLAT OF TRACT 'T', ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2, AS RECORDED IN MAP BOOK 117, PAGES 68-76 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 5 OF 6 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD
C1	120.00	60.00	90°00'00"	S45°00'00"E	113.14
C18	5.20	100.00	2°00'00"	S89°59'58"E	5.20
C19	44.82	100.00	24°17'30"	S11°32'30"W	44.18
C17	44.82	100.00	24°17'30"	N41°22'30"W	44.18
C18	44.82	100.00	24°17'30"	N89°59'58"E	44.18
C19	21.41	100.00	12°08'45"	N64°31'15"W	21.09
C20	36.37	42.00	49°33'31"	N87°19'30"W	35.42
C21	64.02	60.00	90°00'00"	N89°59'58"E	53.30
C22	194.11	62.00	179°51'28"	S81°45'24"W	193.00
C23	36.37	42.00	49°33'31"	N87°19'30"W	35.42
C24	14.08	42.00	19°11'09"	N89°12'25"E	14.08
C25	22.81	42.00	28°02'31"	N74°08'04"E	22.24
C26	68.32	60.00	90°00'00"	S45°00'00"E	77.77
C27	36.37	42.00	49°33'31"	S44°39'15"W	35.38
C28	36.37	42.00	49°33'31"	S45°00'00"E	35.32

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# ARBORS AT LIGHTSEY CROSSING PHASE 3

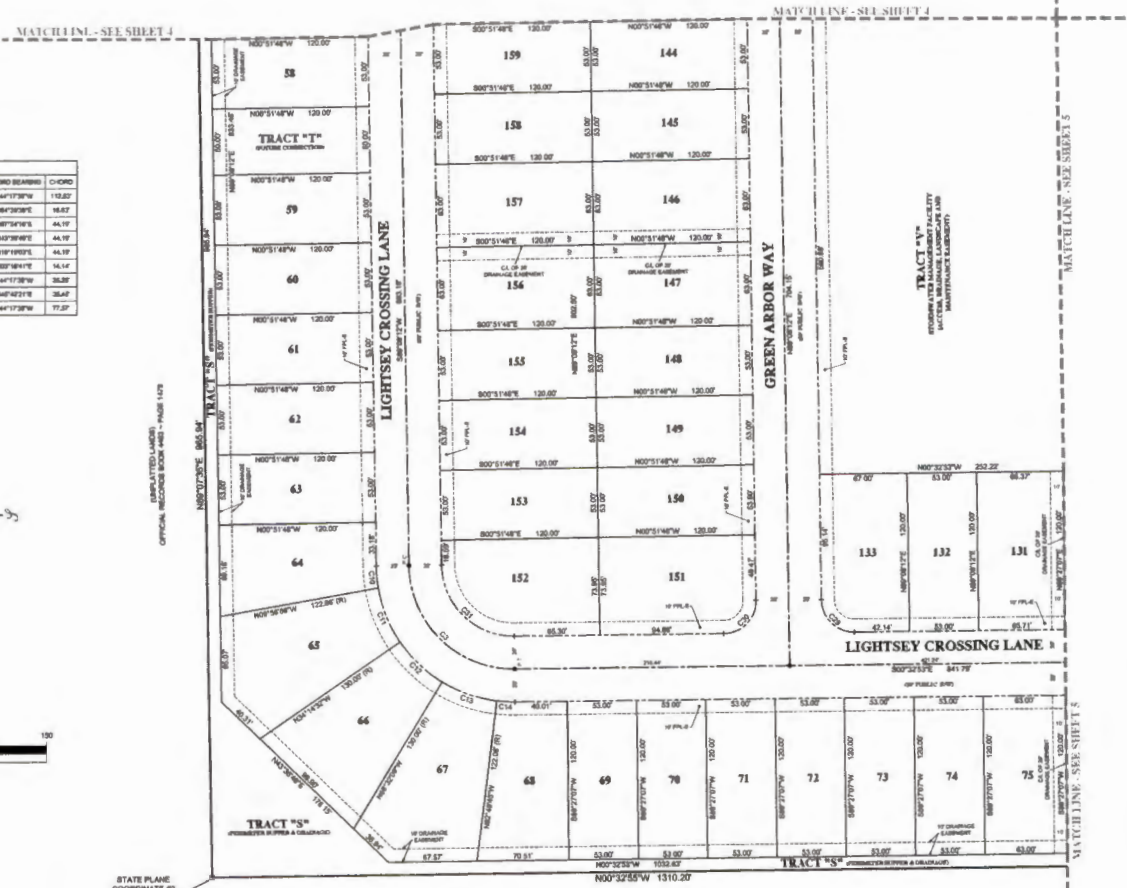
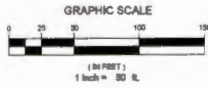
BEING A REPLAT OF TRACT T, ARBORS AT LIGHTSEY CROSSING PHASES 1 AND 2, AS RECORDED IN MAP BOOK 117, PAGES 68-78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

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

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	123.27	65.87	89°41'00"	S44°17'30"W	113.82
C18	16.89	16.89	9°00'00"	N84°29'30"E	16.82
C11	44.32	105.88	24°17'30"	N87°54'30"E	44.19
C12	44.32	105.88	24°17'30"	N87°54'30"E	44.19
C13	44.32	105.88	24°17'30"	N87°54'30"E	44.19
C14	14.12	16.89	7°20'00"	N82°58'42"E	14.14
C28	38.12	38.12	89°41'00"	S44°17'30"W	38.08
C29	38.12	38.12	89°41'00"	S44°17'30"W	38.08
C31	46.89	65.87	89°41'00"	S44°17'30"W	47.37



STATE PLANE COORDINATE #1

(UNPLATTED LAND)  
OFFICIAL RECORDS BOOK 443 - PAGE 1478

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