

RESOLUTION NO. 2023-390
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
ST. AUGUSTINE LAKES PHASE 3A.

WHEREAS, AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as St. Augustine Lakes Phase 3A.

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 \$1,695,306.84 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$221,126.98 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 17th day of October, 2023.

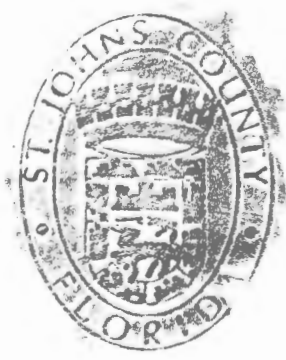
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date: OCT 17 2023

BY: *Christian Whitehurst*
Christian Whitehurst, Chair

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

 Crystal Smith
Deputy Clerk



Attachment 2

Plat Map

ST. AUGUSTINE LAKES PHASE 3A

A PORTION OF SECTION 15 AND SECTION 40, 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 AND SECTION 40, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF INTERSECTION CORNER AT THE SOUTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, THENCE WITH THE SOUTH LINE OF SAID SECTION AND THE SOUTH LINE OF ST. AUGUSTINE LAKES PHASE 3A AS RECORDED IN MAP BOOK 171, PAGES 88 THROUGH 90 AND THE NORTH LINE OF OFFICIAL RECORDS BOOK 308, PAGE 108A, OFFICIAL RECORDS BOOK 484, PAGE 188, OFFICIAL RECORDS BOOK 588A, PAGE 1102 AND OFFICIAL RECORDS BOOK 678, PAGE 1187 ALL OF THE PUBLIC RECORDS OF SAID COUNTY, NORTH 80° 30' 30" EAST, A DISTANCE OF 2,829.22 FEET TO A POINT LYING ON THE SOUTHWEST CORNER OF SAID ST. AUGUSTINE LAKES PHASE 3A THENCE WITH THE SOUTHWESTERNLY LINE OF SAID ST. AUGUSTINE LAKES PHASE 3A AS RECORDED IN MAP BOOK 171, PAGES 88 THROUGH 90 TO A POINT LYING ON THE SOUTHWESTERNLY CORNER OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, A DISTANCE OF 148.88 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, A DISTANCE OF 1,875.00 FEET THENCE SOUTH 89° 50' 00" EAST, A DISTANCE OF 379.11 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED CONTINUING WITH SAID SOUTHWESTERNLY AND EASTERLY LINES OF SAID TRACT "O" AND SAID ST. AUGUSTINE LAKES PHASE 3A FOR THE NEXT TWO (2) COURSES AND DISTANCES: THENCE COURSE NO. 1 NORTH 11° 40' 00" EAST, A DISTANCE OF 393.17 FEET; THENCE COURSE NO. 2 NORTH 19° 54' 00" WEST, A DISTANCE OF 394.20 FEET; TO A POINT LYING ON THE SOUTHWESTERNLY CORNER OF TRACT "Y" OF ST. AUGUSTINE LAKES PHASE 1A AS RECORDED IN MAP BOOK 171, PAGES 88 THROUGH 90 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WITH SAID SOUTHWESTERNLY CORNER OF TRACT "Y" OF SAID PHASE 1A AS RECORDED IN MAP BOOK 171, PAGES 88 THROUGH 90 OF THE PUBLIC RECORDS OF SAID COUNTY, NORTH 80° 30' 30" EAST, A DISTANCE OF 2,829.22 FEET TO A POINT LYING ON THE SOUTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, A DISTANCE OF 148.88 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, A DISTANCE OF 1,875.00 FEET THENCE SOUTH 89° 50' 00" EAST, A DISTANCE OF 379.11 FEET TO THE POINT OF BEGINNING.

LAND THIS DESCRIBED CONTAINS 40.22 ACRES MORE OR LESS.

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2013.

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF REVIEW OF ST. AUGUSTINE LAKES PHASE 3A - COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAN OF ST. AUGUSTINE LAKES PHASE 3A HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____ 2013.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THIS PLAN IS IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 171, CHAPTER 177, FLORIDA STATUTES, AND IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____ 2013.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAN 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 _____, PAGES _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ 2013.

BRANDON A. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN REVIEWED FOR CONFORMANCE WITH FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____ 2013.

ARNOLD A. SHIVERS, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER, FL. CERTIFICATE NO. 1883

ADDITION AND DEDICATION:

THIS IS TO CERTIFY THAT AG ESSENTIAL HOUSING MULTI STATE 2, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY AND LENNAR HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY (TOGETHER) ARE THE LANDLORD, OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ST. AUGUSTINE LAKES - PHASE 3A, 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 THESE LANDS.

ALL RIGHTS OF WAY DEDICATED ON THE PLAT, THAT ARE IDENTIFIED AS "PRIVATE", ARE IRREVOCABLY DEDICATED TO THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (LCPD), 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 "N", "J", "L", "M", "O", "P" (RESUBMITTER MANAGEMENT FACILITY & UNRESTRICTED DRAINAGE EASEMENT) (SMFLB), TRACTS "A", "I", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT" (CONDOMINIUMS), ARE HEREBY DEDICATED TO THE CDD, WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

TRACT "R" (PUMP STATION) AND INTERCONNECT EASEMENTS OVER ALL RIGHTS OF WAY ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE SAINT JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF THE WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEMS.

OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS DEDICATED TO THE CDD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING TRUCK, DRAGAGE FACILITIES, EROSION CONTROL 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 CDD, ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITED, DOMESTIC HELP, DELIVERY AND PICK-UP SERVICES, FIRE PROTECTION AND RESCUE SERVICES, POLICE AND OTHER AUTHORITIES OF THE UNITED STATES AND LAW ENFORCEMENT REPRESENTATIVES OF STATES AUTHORIZED BY SAID OWNERS TO SERVE THE LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENDS ON SUCH LANDS AND SUCH PERSONS AS OWNERS MAY, FROM TIME TO TIME, DEMAND THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACCESS SAID RIGHTS OF WAY, SUBJECT TO THE PRECEDING PROVISIONS AND REASONABLE NON-DISCRIMINATORY REGULATIONS IMPOSED BY THE CDD, ITS SUCCESSORS AND ASSIGNS.

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

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREIN, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF SAID UTILITIES, TOGETHER WITH THE RIGHT OF ACCESS, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREIN.

THE EASEMENTS DESIGNATED AS "PDM" 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 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 177.09(1)(G), 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 WHOM HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PERPETUALLY BY PL.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE _____ DAY OF _____ 2013.

OWNER: AG ESSENTIAL HOUSING MULTI STATE 2, L.L.C.
(A DELAWARE LIMITED LIABILITY COMPANY)

LENNAR HOMES, LLC
(A FLORIDA LIMITED LIABILITY COMPANY)

BY: _____ (SIGNATURE) WITNESS: _____ BY: _____ (SIGNATURE) WITNESS: _____

PRINT NAME: STEVEN S. BEARDON PRINT NAME: CHRISTINE BRAHIN PRINT NAME: _____ PRINT NAME: _____

AS ITS: AUTHORIZED AGENT WITNESS: _____ AS ITS: VICE PRESIDENT WITNESS: _____

FOR - ANMP ASSET MANAGEMENT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY PRINT NAME: _____

STATE OF ARIZONA, COUNTY OF MARICOPA:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2013, BY _____ S. L.L.C. (A DELAWARE LIMITED LIABILITY COMPANY), OR BEHALF OF SAID CORPORATION, OR BEHALF OF SAID CORPORATION, OR BEHALF OF SAID CORPORATION, AS IDENTIFICATION.

STATE OF FLORIDA, COUNTY OF DUVAL:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2013, BY _____ S. L.L.C. (A DELAWARE LIMITED LIABILITY COMPANY), OR BEHALF OF SAID CORPORATION, OR BEHALF OF SAID CORPORATION, OR BEHALF OF SAID CORPORATION, AS IDENTIFICATION.

(DRW) HISTORY PUBLIC STATE OF FLORIDA COMMISSION NO. _____ (PRINT NAME) (DRW) HISTORY PUBLIC STATE OF FLORIDA COMMISSION NO. _____ (PRINT NAME)

MY COMMISSION EXPIRES: _____ BY COMMISSION EXPRESS: _____

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 PLAN 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 INTERFERE MONUMENTS SHALL BE SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS _____ DAY OF _____ 2013.

RICHARD P. CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS (LB 1704)
1412 BALGO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 266-2633
WEBSITE: clarson.com

BY: _____ (SIGNATURE)
HISTORY PUBLIC STATE OF FLORIDA COMMISSION NO. _____ REGISTERED PROFESSIONAL SURVEYOR & MAPPER NO. 6532, STATE OF FLORIDA

3 | \backslash\delaware\St. Johns County\St. Augustine Lakes\Phase 3A\12-189 Subdivided\PLAT 3A.dwg 2013/09/28

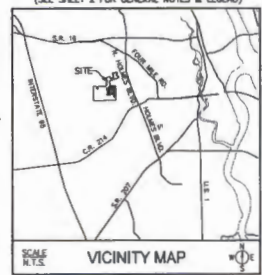
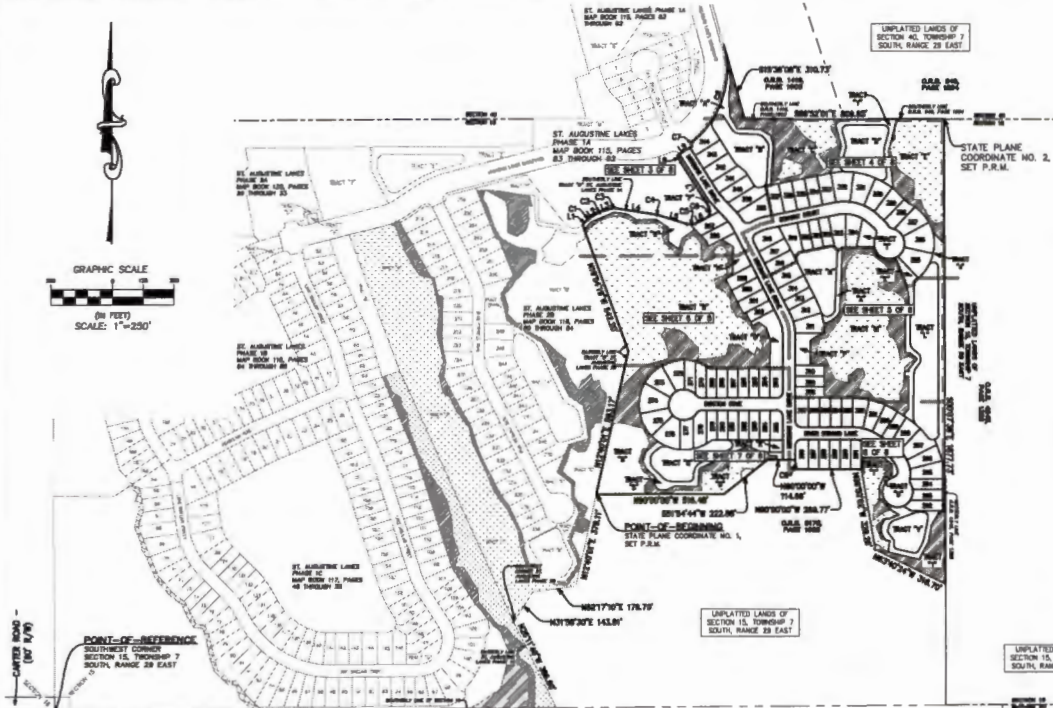
Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone 904.266.2633 - Website: clarson.com

ST. AUGUSTINE LAKES PHASE 3A

A PORTION OF SECTION 15 AND SECTION 40, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

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



1. BEARING AND COORDINATES SHOWN HEREIN REFER TO STATE PLANE COORDINATE NORTH AMERICAN DATUM 83 FOR THE STATE OF FLORIDA, EAST ZONE (LINES) AND ARE BASED ON THE NESS LINE OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST HAVING A BEARING OF N 0° 00' 00" W.
2. NOTED: THIS PLAN AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL RECORD OF THE SUBMITTED LANDS. BEHAVIOR HEREON AND ALL OTHER OBLIGATIONS AS IMPOSED BY ANY OTHER FORMS OF LAW, STATE, FEDERAL OR LOCAL, WHETHER GRAPHIC OR DIGITAL, SHALL BE DEEMED VOID UNLESS THEY COMPLY WITH THE REQUIREMENTS OF THIS PLAN WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
3. THESE EASEMENTS DESIGNATED AS "TYPICAL" ARE HEREBY UNREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
4. CURRENT LAW PROVIDES THAT AN INSTRUMENT, PLANNING RECORD, OR EASEMENT, ETC., SHALL BE VOID IF IT VIOLATES ANY APPLICABLE STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, OR REGULATION. THE APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION IS REQUIRED FOR ANY INSTRUMENT TO BE VALID. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE NECESSARY APPROVALS MAY BE SUPERSEDED AND RECORDED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
5. THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREIN INDICATES A GRAPHIC REPRESENTATION BASED ON THE EXISTING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
6. UNPLATED BUREAU BLANKETS TO NEIGHBORS ARE TO REMAIN NATURAL. WEEDING, AND MAINTENANCE SHALL BE AT THE DISCRETION OF THE NEIGHBOR AND SHALL WITHIN THE UNPLATED BUREAU BE PROVIDED.
7. TERMS OF THIS PLAN ARE SUBJECT TO ANY REVISIONS OR AMENDMENTS WHICH MAY BE MADE BY THE APPROPRIATE GOVERNMENT AGENCIES.
8. THERE IS A TOTAL OF 60 LOTS AND 60 TRACTS IN THIS PHASE.

POINT-OF-REFERENCE
SOUTHWEST CORNER
SECTION 15, TOWNSHIP 7
SOUTH, RANGE 29 EAST

LINE #	LENGTH	DIRECTION
L1	30.00'	N84°00'00"W
L2	48.00'	N89°00'00"W
L3	48.00'	N73°00'00"W
L4	18.00'	S89°00'00"W
L5	102.00'	S73°00'00"W
L6	48.00'	N89°00'00"W
L7	37.00'	N89°00'00"W
L8	38.00'	N89°00'00"W
L9	78.00'	N89°00'00"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	8.40'	25.00'	182°00'00"	N89°00'00"W	8.40'
C2	7.70'	22.00'	172°00'00"	N89°00'00"W	7.70'
C3	15.00'	30.00'	180°00'00"	N89°00'00"W	15.00'
C4	4.70'	35.00'	171°00'00"	S73°00'00"W	4.70'
C5	13.00'	42.00'	169°00'00"	N89°00'00"W	13.00'
C6	24.00'	50.00'	160°00'00"	N89°00'00"W	24.00'
C7	31.00'	60.00'	150°00'00"	N89°00'00"W	31.00'
C8	45.00'	75.00'	135°00'00"	N89°00'00"W	45.00'
C9	55.00'	90.00'	126°00'00"	N89°00'00"W	55.00'
C10	58.00'	100.00'	120°00'00"	N89°00'00"W	58.00'

UNPLATED LANDS OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 29 EAST

POINT	NORTHING	EASTING	DESCRIPTION
1	302000.432	630786.004	POINT OF BEGINNING
2	302010.483	640205.490	NORTHWEST CORNER OF PROPOSED PLAT

PH	PERMANENT EASEMENT
PHM	PERMANENT EASEMENT (MAY BE REVOKED)
CS	SET POINT CONCRETE MONUMENT (6" DIA.)
CS1	SET POINT CONCRETE MONUMENT (8" DIA.)
CS2	SET POINT CONCRETE MONUMENT (10" DIA.)
CS3	SET POINT CONCRETE MONUMENT (12" DIA.)
CS4	SET POINT CONCRETE MONUMENT (14" DIA.)
CS5	SET POINT CONCRETE MONUMENT (16" DIA.)
CS6	SET POINT CONCRETE MONUMENT (18" DIA.)
CS7	SET POINT CONCRETE MONUMENT (20" DIA.)
CS8	SET POINT CONCRETE MONUMENT (22" DIA.)
CS9	SET POINT CONCRETE MONUMENT (24" DIA.)
CS10	SET POINT CONCRETE MONUMENT (26" DIA.)
CS11	SET POINT CONCRETE MONUMENT (28" DIA.)
CS12	SET POINT CONCRETE MONUMENT (30" DIA.)
CS13	SET POINT CONCRETE MONUMENT (32" DIA.)
CS14	SET POINT CONCRETE MONUMENT (34" DIA.)
CS15	SET POINT CONCRETE MONUMENT (36" DIA.)
CS16	SET POINT CONCRETE MONUMENT (38" DIA.)
CS17	SET POINT CONCRETE MONUMENT (40" DIA.)
CS18	SET POINT CONCRETE MONUMENT (42" DIA.)
CS19	SET POINT CONCRETE MONUMENT (44" DIA.)
CS20	SET POINT CONCRETE MONUMENT (46" DIA.)
CS21	SET POINT CONCRETE MONUMENT (48" DIA.)
CS22	SET POINT CONCRETE MONUMENT (50" DIA.)
CS23	SET POINT CONCRETE MONUMENT (52" DIA.)
CS24	SET POINT CONCRETE MONUMENT (54" DIA.)
CS25	SET POINT CONCRETE MONUMENT (56" DIA.)
CS26	SET POINT CONCRETE MONUMENT (58" DIA.)
CS27	SET POINT CONCRETE MONUMENT (60" DIA.)
CS28	SET POINT CONCRETE MONUMENT (62" DIA.)
CS29	SET POINT CONCRETE MONUMENT (64" DIA.)
CS30	SET POINT CONCRETE MONUMENT (66" DIA.)
CS31	SET POINT CONCRETE MONUMENT (68" DIA.)
CS32	SET POINT CONCRETE MONUMENT (70" DIA.)
CS33	SET POINT CONCRETE MONUMENT (72" DIA.)
CS34	SET POINT CONCRETE MONUMENT (74" DIA.)
CS35	SET POINT CONCRETE MONUMENT (76" DIA.)
CS36	SET POINT CONCRETE MONUMENT (78" DIA.)
CS37	SET POINT CONCRETE MONUMENT (80" DIA.)
CS38	SET POINT CONCRETE MONUMENT (82" DIA.)
CS39	SET POINT CONCRETE MONUMENT (84" DIA.)
CS40	SET POINT CONCRETE MONUMENT (86" DIA.)
CS41	SET POINT CONCRETE MONUMENT (88" DIA.)
CS42	SET POINT CONCRETE MONUMENT (90" DIA.)
CS43	SET POINT CONCRETE MONUMENT (92" DIA.)
CS44	SET POINT CONCRETE MONUMENT (94" DIA.)
CS45	SET POINT CONCRETE MONUMENT (96" DIA.)
CS46	SET POINT CONCRETE MONUMENT (98" DIA.)
CS47	SET POINT CONCRETE MONUMENT (100" DIA.)
CS48	SET POINT CONCRETE MONUMENT (102" DIA.)
CS49	SET POINT CONCRETE MONUMENT (104" DIA.)
CS50	SET POINT CONCRETE MONUMENT (106" DIA.)
CS51	SET POINT CONCRETE MONUMENT (108" DIA.)
CS52	SET POINT CONCRETE MONUMENT (110" DIA.)
CS53	SET POINT CONCRETE MONUMENT (112" DIA.)
CS54	SET POINT CONCRETE MONUMENT (114" DIA.)
CS55	SET POINT CONCRETE MONUMENT (116" DIA.)
CS56	SET POINT CONCRETE MONUMENT (118" DIA.)
CS57	SET POINT CONCRETE MONUMENT (120" DIA.)
CS58	SET POINT CONCRETE MONUMENT (122" DIA.)
CS59	SET POINT CONCRETE MONUMENT (124" DIA.)
CS60	SET POINT CONCRETE MONUMENT (126" DIA.)
CS61	SET POINT CONCRETE MONUMENT (128" DIA.)
CS62	SET POINT CONCRETE MONUMENT (130" DIA.)
CS63	SET POINT CONCRETE MONUMENT (132" DIA.)
CS64	SET POINT CONCRETE MONUMENT (134" DIA.)
CS65	SET POINT CONCRETE MONUMENT (136" DIA.)
CS66	SET POINT CONCRETE MONUMENT (138" DIA.)
CS67	SET POINT CONCRETE MONUMENT (140" DIA.)
CS68	SET POINT CONCRETE MONUMENT (142" DIA.)
CS69	SET POINT CONCRETE MONUMENT (144" DIA.)
CS70	SET POINT CONCRETE MONUMENT (146" DIA.)
CS71	SET POINT CONCRETE MONUMENT (148" DIA.)
CS72	SET POINT CONCRETE MONUMENT (150" DIA.)
CS73	SET POINT CONCRETE MONUMENT (152" DIA.)
CS74	SET POINT CONCRETE MONUMENT (154" DIA.)
CS75	SET POINT CONCRETE MONUMENT (156" DIA.)
CS76	SET POINT CONCRETE MONUMENT (158" DIA.)
CS77	SET POINT CONCRETE MONUMENT (160" DIA.)
CS78	SET POINT CONCRETE MONUMENT (162" DIA.)
CS79	SET POINT CONCRETE MONUMENT (164" DIA.)
CS80	SET POINT CONCRETE MONUMENT (166" DIA.)
CS81	SET POINT CONCRETE MONUMENT (168" DIA.)
CS82	SET POINT CONCRETE MONUMENT (170" DIA.)
CS83	SET POINT CONCRETE MONUMENT (172" DIA.)
CS84	SET POINT CONCRETE MONUMENT (174" DIA.)
CS85	SET POINT CONCRETE MONUMENT (176" DIA.)
CS86	SET POINT CONCRETE MONUMENT (178" DIA.)
CS87	SET POINT CONCRETE MONUMENT (180" DIA.)
CS88	SET POINT CONCRETE MONUMENT (182" DIA.)
CS89	SET POINT CONCRETE MONUMENT (184" DIA.)
CS90	SET POINT CONCRETE MONUMENT (186" DIA.)
CS91	SET POINT CONCRETE MONUMENT (188" DIA.)
CS92	SET POINT CONCRETE MONUMENT (190" DIA.)
CS93	SET POINT CONCRETE MONUMENT (192" DIA.)
CS94	SET POINT CONCRETE MONUMENT (194" DIA.)
CS95	SET POINT CONCRETE MONUMENT (196" DIA.)
CS96	SET POINT CONCRETE MONUMENT (198" DIA.)
CS97	SET POINT CONCRETE MONUMENT (200" DIA.)
CS98	SET POINT CONCRETE MONUMENT (202" DIA.)
CS99	SET POINT CONCRETE MONUMENT (204" DIA.)
CS100	SET POINT CONCRETE MONUMENT (206" DIA.)

Richard P. Larson & Associates, Inc. Professional Surveyors and Mappers 2643 Naldo Avenue, Jacksonville, FL 32207 Phone 904.796.2623 Website: clarrison.com

ST. AUGUSTINE LAKES PHASE 3A

A PORTION OF SECTION 15 AND SECTION 40, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

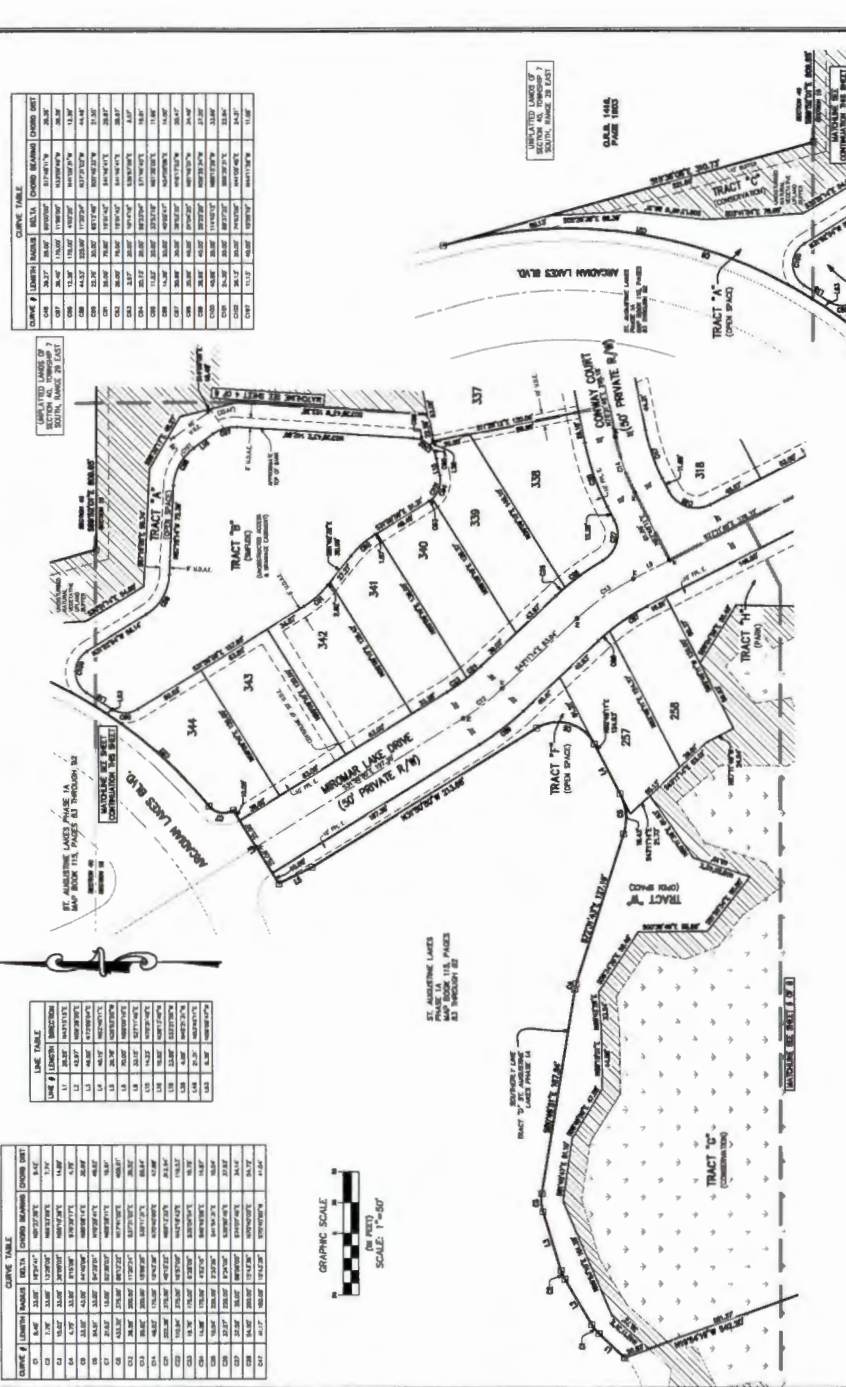
SHEET 3 OF 8
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C2	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C3	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C4	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C5	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C6	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C7	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C8	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C9	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C10	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C11	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C12	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C13	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C14	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C15	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C16	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C17	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C18	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C19	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C20	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C21	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C22	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C23	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C24	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C25	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C26	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C27	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C28	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C29	1.00'	15.00'	90°00'	S89°59'58"W	15.00'
C30	1.00'	15.00'	90°00'	S89°59'58"W	15.00'

CURVE #	LENGTH	BEARING
L1	1.00'	S89°59'58"W
L2	1.00'	S89°59'58"W
L3	1.00'	S89°59'58"W
L4	1.00'	S89°59'58"W
L5	1.00'	S89°59'58"W
L6	1.00'	S89°59'58"W
L7	1.00'	S89°59'58"W
L8	1.00'	S89°59'58"W
L9	1.00'	S89°59'58"W
L10	1.00'	S89°59'58"W
L11	1.00'	S89°59'58"W
L12	1.00'	S89°59'58"W
L13	1.00'	S89°59'58"W
L14	1.00'	S89°59'58"W
L15	1.00'	S89°59'58"W
L16	1.00'	S89°59'58"W
L17	1.00'	S89°59'58"W
L18	1.00'	S89°59'58"W
L19	1.00'	S89°59'58"W
L20	1.00'	S89°59'58"W
L21	1.00'	S89°59'58"W
L22	1.00'	S89°59'58"W
L23	1.00'	S89°59'58"W
L24	1.00'	S89°59'58"W
L25	1.00'	S89°59'58"W
L26	1.00'	S89°59'58"W
L27	1.00'	S89°59'58"W
L28	1.00'	S89°59'58"W
L29	1.00'	S89°59'58"W
L30	1.00'	S89°59'58"W

UNPLATTED LOTS OF SECTION 15 AND SECTION 40

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C48	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C49	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C50	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C51	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C52	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C53	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C54	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C55	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C56	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C57	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C58	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C59	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C60	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C61	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C62	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C63	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C64	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C65	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C66	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C67	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C68	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C69	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C70	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C71	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C72	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C73	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C74	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C75	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C76	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C77	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C78	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C79	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C80	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C81	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C82	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C83	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C84	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C85	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C86	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C87	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C88	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C89	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C90	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C91	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C92	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C93	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C94	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C95	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C96	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C97	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C98	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C99	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'
C100	28.27'	30.00'	89°59'58"	S17°00'00"W	28.27'

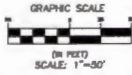


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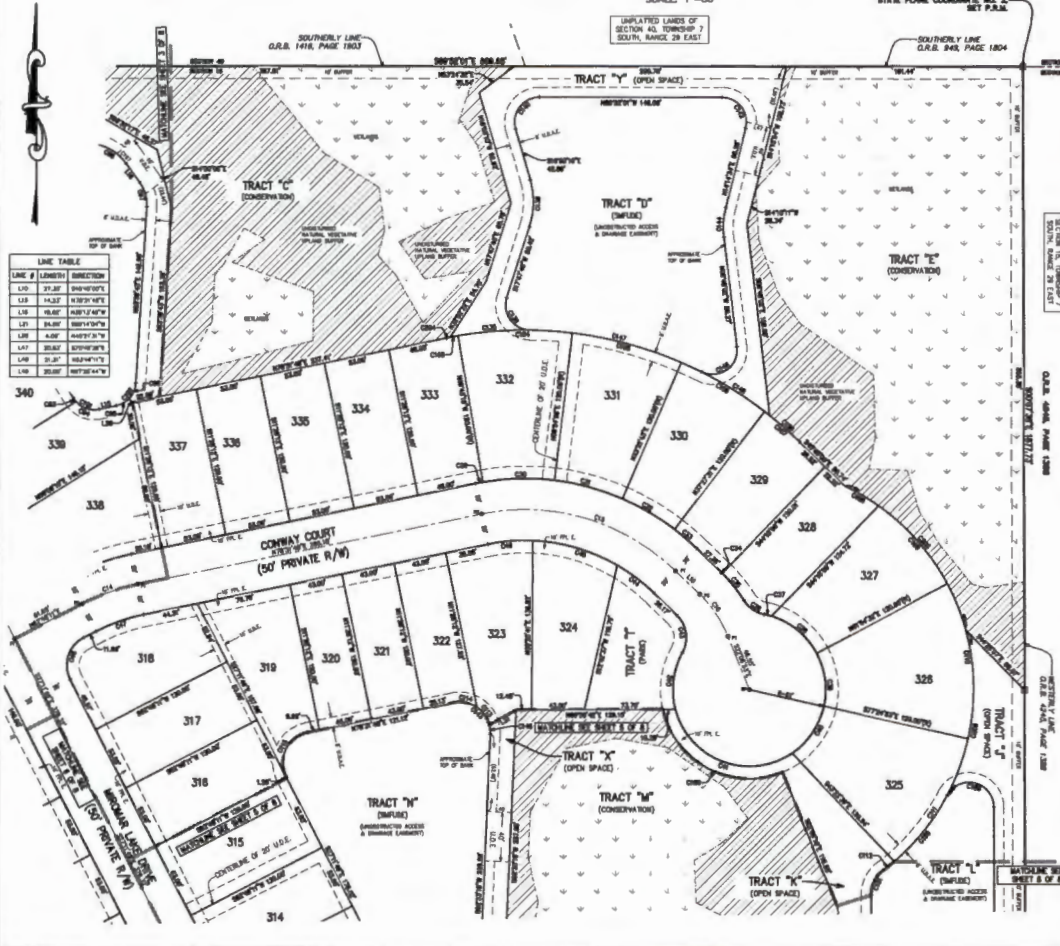
ST. AUGUSTINE LAKES PHASE 3A

A PORTION OF SECTION 15 AND SECTION 40, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



MAP BOOK PAGE

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



LINE TABLE

LINE #	LENGTH	DIRECTION
L10	14.22	S89°14'00\"/>
L11	10.82	N89°14'00\"/>
L12	10.82	N89°14'00\"/>
L13	10.82	N89°14'00\"/>
L14	10.82	N89°14'00\"/>
L15	10.82	N89°14'00\"/>
L16	10.82	N89°14'00\"/>
L17	10.82	N89°14'00\"/>
L18	10.82	N89°14'00\"/>
L19	10.82	N89°14'00\"/>

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	48.57	116.89	101°27'30\"/>		
C2	175.14	176.89	98°14'12\"/>		
C3	4.30	100.00	173°00'00\"/>		
C4	8.57	200.00	174°52'00\"/>		
C5	86.58	200.00	103°04'12\"/>		
C6	87.47	200.00	103°04'12\"/>		
C7	86.58	200.00	103°04'12\"/>		
C8	86.58	200.00	103°04'12\"/>		
C9	86.58	200.00	103°04'12\"/>		
C10	86.58	200.00	103°04'12\"/>		
C11	86.58	200.00	103°04'12\"/>		
C12	86.58	200.00	103°04'12\"/>		
C13	86.58	200.00	103°04'12\"/>		
C14	86.58	200.00	103°04'12\"/>		
C15	86.58	200.00	103°04'12\"/>		
C16	86.58	200.00	103°04'12\"/>		
C17	86.58	200.00	103°04'12\"/>		
C18	86.58	200.00	103°04'12\"/>		
C19	86.58	200.00	103°04'12\"/>		
C20	86.58	200.00	103°04'12\"/>		
C21	86.58	200.00	103°04'12\"/>		
C22	86.58	200.00	103°04'12\"/>		
C23	86.58	200.00	103°04'12\"/>		
C24	86.58	200.00	103°04'12\"/>		
C25	86.58	200.00	103°04'12\"/>		
C26	86.58	200.00	103°04'12\"/>		
C27	86.58	200.00	103°04'12\"/>		
C28	86.58	200.00	103°04'12\"/>		
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C30	86.58	200.00	103°04'12\"/>		
C31	86.58	200.00	103°04'12\"/>		
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C35	86.58	200.00	103°04'12\"/>		
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C39	86.58	200.00	103°04'12\"/>		
C40	86.58	200.00	103°04'12\"/>		
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C42	86.58	200.00	103°04'12\"/>		
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C55	86.58	200.00	103°04'12\"/>		
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C75	86.58	200.00	103°04'12\"/>		
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C78	86.58	200.00	103°04'12\"/>		
C79	86.58	200.00	103°04'12\"/>		
C80	86.58	200.00	103°04'12\"/>		
C81	86.58	200.00	103°04'12\"/>		
C82	86.58	200.00	103°04'12\"/>		
C83	86.58	200.00	103°04'12\"/>		
C84	86.58	200.00	103°04'12\"/>		
C85	86.58	200.00	103°04'12\"/>		
C86	86.58	200.00	103°04'12\"/>		
C87	86.58	200.00	103°04'12\"/>		
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C89	86.58	200.00	103°04'12\"/>		
C90	86.58	200.00	103°04'12\"/>		
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C92	86.58	200.00	103°04'12\"/>		
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C94	86.58	200.00	103°04'12\"/>		
C95	86.58	200.00	103°04'12\"/>		
C96	86.58	200.00	103°04'12\"/>		
C97	86.58	200.00	103°04'12\"/>		
C98	86.58	200.00	103°04'12\"/>		
C99	86.58	200.00	103°04'12\"/>		
C100	86.58	200.00	103°04'12\"/>		

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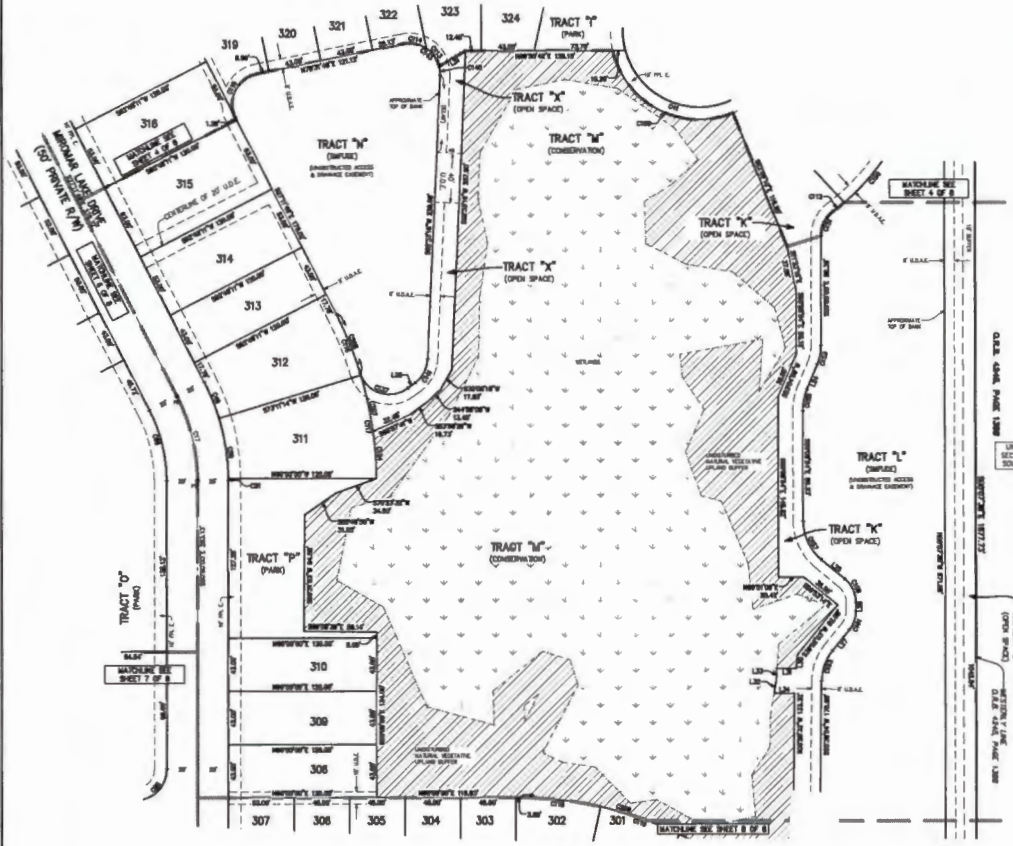
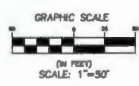
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ST. AUGUSTINE LAKES PHASE 3A

A PORTION OF SECTION 15 AND SECTION 40, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

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



LINE TABLE

LINE #	LENGTH	DIRECTION
L01	25.87	S89°23'47"W
L02	24.87	S89°23'47"W
L03	8.26	S89°23'47"W
L04	21.46	S89°23'47"W
L05	2.67	S89°23'47"W
L06	16.34	S89°23'47"W
L07	16.37	S89°23'47"W
L08	9.27	S89°23'47"W
L09	16.34	S89°23'47"W
L10	25.88	S89°23'47"W

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

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C07	14.37	186.07	37°11'48"	S23°29'24"E	26.62
C08	14.37	186.07	37°11'48"	S67°30'36"W	26.62
C09	21.37	119.26	102°29'27"	S89°23'47"W	24.87
C10	49.00	119.26	184°37'21"	S89°23'47"W	48.42
C11	1.17	119.26	63°28'30"	S89°23'47"W	1.79
C12	29.27	29.27	89°23'47"	S89°23'47"W	26.37
C13	16.37	16.37	271°14'37"	N12°30'13"W	26.74
C14	17.47	163.07	7°28'58"	N89°23'47"E	14.42
C15	18.47	29.27	41°11'11"	N89°23'47"E	17.89
C16	18.47	29.27	48°28'57"	N89°23'47"E	18.27
C17	16.37	29.27	108°23'38"	N89°23'47"E	26.89
C18	16.37	29.27	152°23'38"	N89°23'47"E	26.89
C19	16.37	29.27	196°23'38"	N89°23'47"E	26.89
C20	16.37	29.27	240°23'38"	N89°23'47"E	26.89
C21	16.37	29.27	284°23'38"	N89°23'47"E	26.89
C22	16.37	29.27	328°23'38"	N89°23'47"E	26.89
C23	16.37	29.27	372°23'38"	N89°23'47"E	26.89
C24	22.07	29.27	108°23'38"	S27°46'58"W	21.37
C25	24.28	29.27	164°23'38"	S89°23'47"W	28.47
C26	1.47	29.27	174°23'38"	N89°23'47"W	7.87
C27	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C28	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C29	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C30	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C31	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C32	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C33	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C34	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C35	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C36	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C37	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C38	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C39	16.37	29.27	328°23'38"	S89°23'47"W	26.89
C40	16.37	29.27	328°23'38"	S89°23'47"W	26.89

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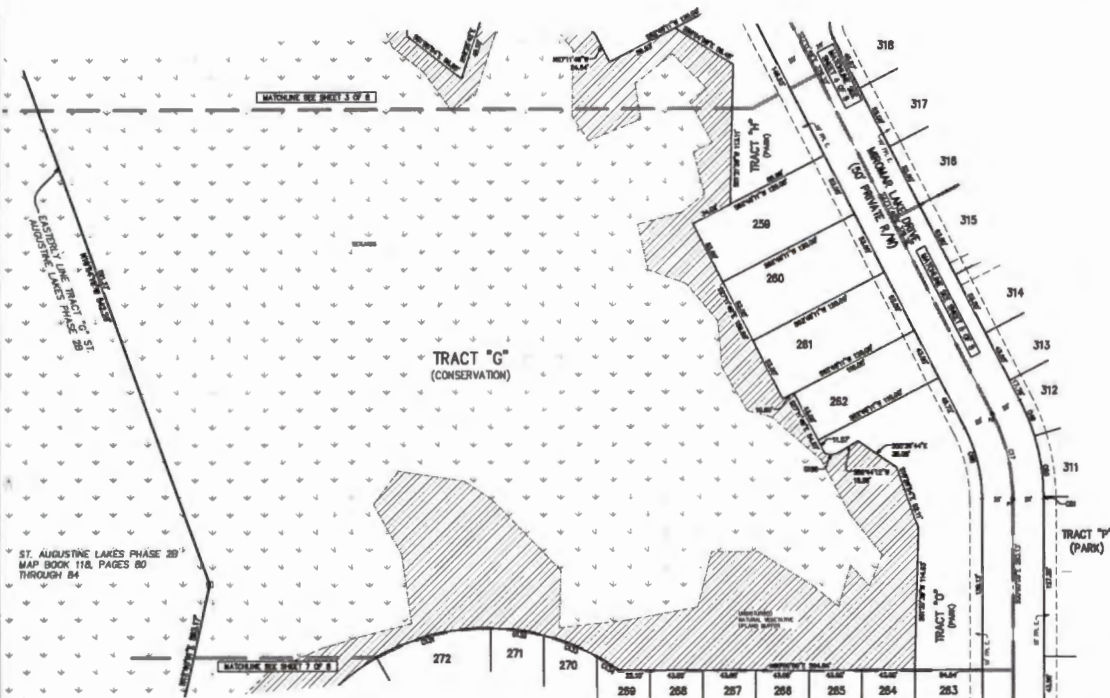
St. Johns County, FL, August 15, 2023. Submittal/Plan/1:1.11 3A Aug 2023/09/23

ST. AUGUSTINE LAKES PHASE 3A


A PORTION OF SECTION 15 AND SECTION 40, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	BELTA	CHORD BEARING	CHORD DIST
C07	71.28	181.88	271°14'47"	S173°28'31"W	168.87
C08	21.72	174.88	163°28'27"	S22°01'17"E	21.87
C09	48.48	174.88	163°28'27"	S22°01'17"E	48.47
C01	1.75	174.88	073°28'27"	S00°17'31"E	1.72
C02	88.33	181.88	271°14'47"	N173°28'31"W	88.78
C10	88.78	181.88	282°28'47"	S78°42'38"W	88.87
C11	41.82	181.88	129°44'47"	N89°12'17"W	41.87
C12	46.48	181.88	142°27'47"	N68°54'42"W	46.58
C13	21.28	181.88	84°11'21"	N73°47'08"W	21.38
C04	11.82	181.88	48°28'27"	S87°28'27"W	11.87

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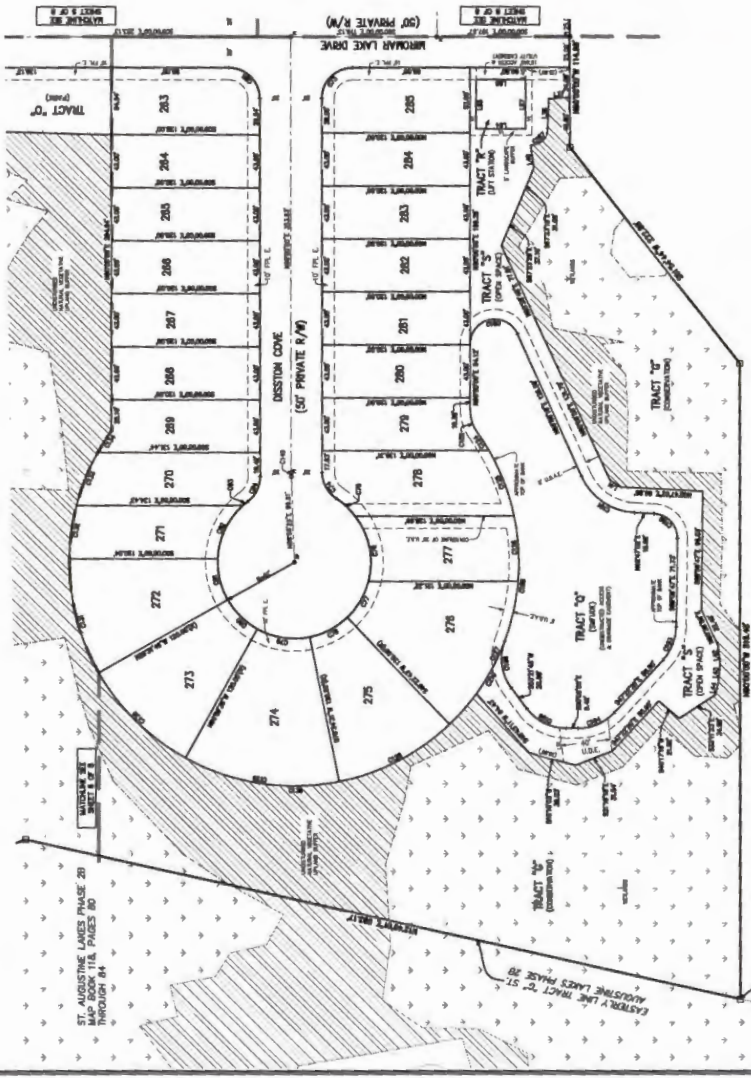
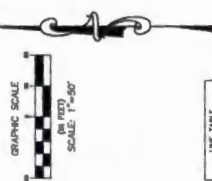
ST. AUGUSTINE LAKES PHASE 3A

A PORTION OF SECTION 15 AND SECTION 40, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 8

(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



DATE TABLE

LOT #	DATE	CONTRACT
263	11/22/22	2022021028
264	11/22/22	2022021028
265	11/22/22	2022021028
266	11/22/22	2022021028
267	11/22/22	2022021028
268	11/22/22	2022021028
269	11/22/22	2022021028
270	11/22/22	2022021028
271	11/22/22	2022021028
272	11/22/22	2022021028
273	11/22/22	2022021028
274	11/22/22	2022021028
275	11/22/22	2022021028
276	11/22/22	2022021028
277	11/22/22	2022021028
278	11/22/22	2022021028
279	11/22/22	2022021028
280	11/22/22	2022021028
281	11/22/22	2022021028
282	11/22/22	2022021028
283	11/22/22	2022021028
284	11/22/22	2022021028
285	11/22/22	2022021028

CURVE TABLE

CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
S 65° 15' 00" W	223.50	S 25° 45' 00" W	34.47
S 25° 45' 00" W	239.41	S 65° 15' 00" W	34.47
S 65° 15' 00" W	223.50	S 25° 45' 00" W	34.47
S 25° 45' 00" W	239.41	S 65° 15' 00" W	34.47
S 65° 15' 00" W	223.50	S 25° 45' 00" W	34.47
S 25° 45' 00" W	239.41	S 65° 15' 00" W	34.47
S 65° 15' 00" W	223.50	S 25° 45' 00" W	34.47
S 25° 45' 00" W	239.41	S 65° 15' 00" W	34.47
S 65° 15' 00" W	223.50	S 25° 45' 00" W	34.47
S 25° 45' 00" W	239.41	S 65° 15' 00" W	34.47
S 65° 15' 00" W	223.50	S 25° 45' 00" W	34.47
S 25° 45' 00" W	239.41	S 65° 15' 00" W	34.47
S 65° 15' 00" W	223.50	S 25° 45' 00" W	34.47
S 25° 45' 00" W	239.41	S 65° 15' 00" W	34.47
S 65° 15' 00" W	223.50	S 25° 45' 00" W	34.47
S 25° 45' 00" W	239.41	S 65° 15' 00" W	34.47

DRAWN BY: G.M. PAGE 10/00

SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST

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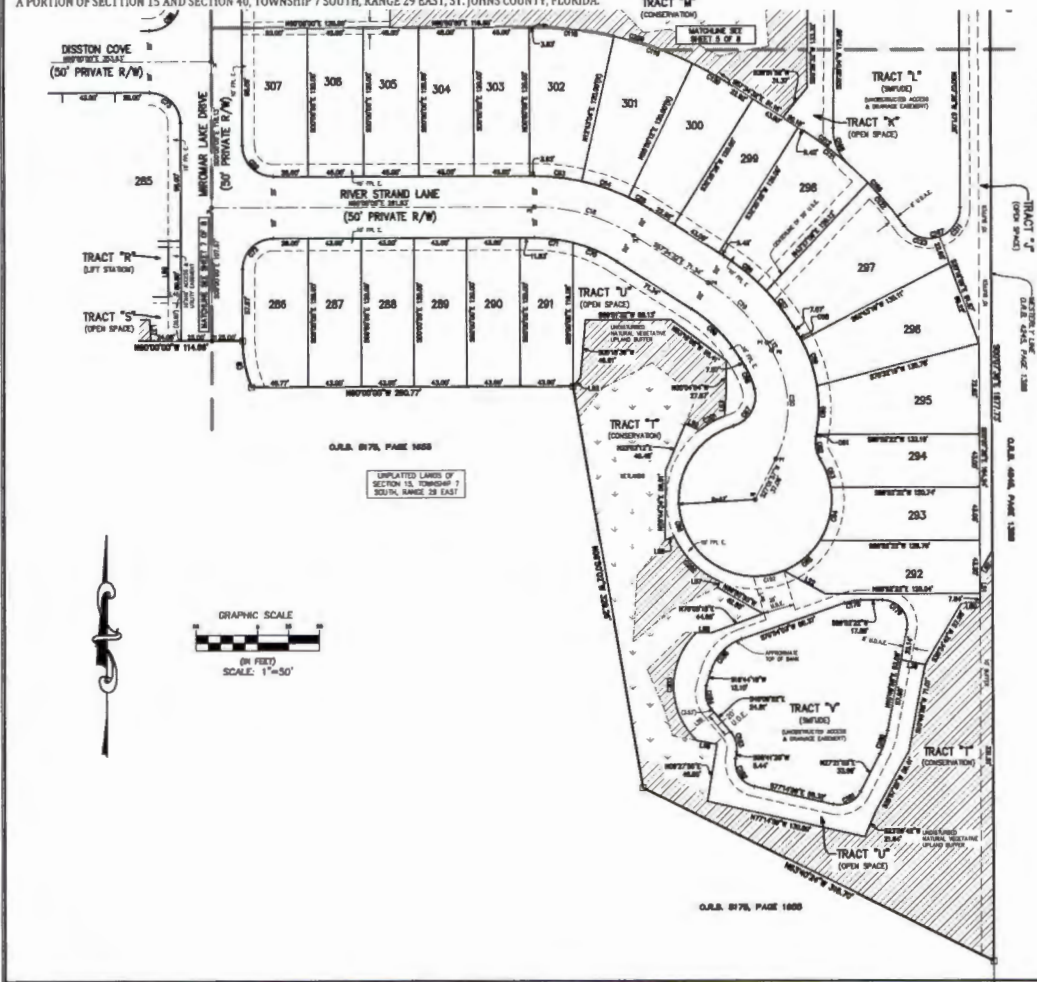
ST. AUGUSTINE LAKES PHASE 3A

A PORTION OF SECTION 15 AND SECTION 40, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET 8 OF 8

(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)




LINE TABLE

LINE #	LENGTH	DIRECTION
L1	7.21'	S29°23'21"W
L2	26.96'	S88°00'00"W
L3	13.23'	S25°24'21"W
L4	25.00'	S70°00'00"W
L5	26.24'	S23°24'21"W
L6	25.00'	S45°00'00"W
L7	5.16'	S42°00'00"W
L8	12.28'	S00°00'00"W
L9	12.22'	S25°00'00"W
L10	8.12'	S00°00'00"W
L11	5.12'	S25°00'00"W
L12	12.24'	S00°00'00"W
L13	25.00'	S75°00'00"W
L14	14.00'	N00°00'00"W
L15	25.00'	S00°00'00"W
L16	25.00'	S00°00'00"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	28.00'	150.00'	27.000°	N00°00'00"W	28.00'
C2	68.46'	150.00'	28.500°	S75°00'00"W	68.46'
C3	68.46'	150.00'	28.500°	S44°30'00"W	68.46'
C4	68.46'	150.00'	28.500°	S00°00'00"W	68.46'
C5	68.46'	150.00'	28.500°	S31°14'21"W	68.46'
C6	28.00'	150.00'	27.000°	N00°00'00"W	28.00'
C7	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C8	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C9	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C10	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C11	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C12	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C13	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C14	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C15	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C16	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C17	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C18	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C19	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C20	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C21	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C22	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C23	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C24	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C25	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C26	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C27	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C28	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C29	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C30	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C31	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C32	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C33	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C34	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C35	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C36	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C37	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C38	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C39	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C40	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C41	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C42	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C43	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C44	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C45	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C46	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C47	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C48	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C49	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C50	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C51	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C52	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C53	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C54	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C55	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C56	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C57	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C58	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C59	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C60	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C61	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C62	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C63	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C64	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C65	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C66	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C67	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C68	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C69	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C70	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C71	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C72	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C73	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C74	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C75	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C76	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C77	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C78	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C79	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C80	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C81	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C82	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C83	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C84	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C85	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C86	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C87	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C88	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C89	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C90	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C91	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C92	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C93	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C94	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C95	28.00'	150.00'	27.000°	S70°00'00"W	28.00'
C96	28.00'	150.00'	27.000°	S88°00'00"W	28.00'
C97	28.00'	150.00'	27.000°	S00°00'00"W	28.00'
C98	28.00'	150.00'	27.000°	S25°00'00"W	28.00'
C99	28.00'	150.00'	27.000°	S45°00'00"W	28.00'
C100	28.00'	150.00'	27.000°	S70°00'00"W	28.00'

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