

RESOLUTION NO. 2023- 85  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
ST. AUGUSTINE LAKES – PHASE 2B.

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 2B.

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 \$637,141.40 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$279,789.38 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.

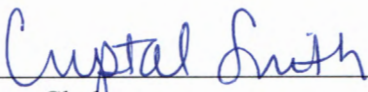
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 21<sup>st</sup> day of March, 2023.

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

BY:   
Christian Whitehurst, Chair

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

Rendition Date MAR 21 2023

  
Deputy Clerk



# Attachment 2

## Plat Map

# ST. AUGUSTINE LAKES - PHASE 2B

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

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

SHEET 1 OF 5  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

### CAPTION

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

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, THENCE NORTH 86° 30' 30" EAST ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1333.53 FEET TO THE SOUTHEAST CORNER OF ST. AUGUSTINE LAKES PHASE 1C, AS RECORDED IN MAP BOOK 117, PAGES 48 THROUGH 53 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 28° 11' 40" WEST, ALONG THE EASTERN BOUNDARY OF SAID ST. AUGUSTINE LAKES PHASE 1C, A DISTANCE OF 386.60 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING TRAVEL THENCE NORTH 24° 20' 18" WEST ALONG THE EAST LINE OF SAID AUGUSTINE LAKES PHASE 1C, A DISTANCE OF 1115.53 FEET TO THE SOUTHWEST CORNER OF ST. AUGUSTINE LAKES PHASE 1B, AS RECORDED IN MAP BOOK 118, PAGES 84 THROUGH 88 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 30° 30' 30" WEST ALONG THE EASTERN BOUNDARY OF SAID ST. AUGUSTINE LAKES PHASE 1B, A DISTANCE OF 507.00 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SAID AUGUSTINE LAKES PHASE 1A, AS RECORDED IN MAP BOOK 115, PAGES 83 THROUGH 85 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE THE FOLLOWING 11 COURSES AND DISTANCES ALONG SAID SOUTHERN BOUNDARY: COURSE NO. 1: NORTH 70° 00' 00" EAST A DISTANCE OF 148.38 FEET; TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 12° 46' 27" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84° 52' EAST, 84.83 FEET; THENCE COURSE NO. 2: NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 84.86 FEET; THENCE COURSE NO. 3: SOUTH 80° 34' 30" EAST A DISTANCE OF 15.01 FEET; TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300.00 FEET A CENTRAL ANGLE OF 04° 37' 18" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80° 58' 08" EAST, 34.45 FEET; COURSE NO. 4: THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.47 FEET TO A POINT OF TANGENCY; THENCE COURSE NO. 5: NORTH 50° 30' 30" EAST A DISTANCE OF 03.53 FEET; TO A POINT OF CURVATURE CONCAVE TO THE SOUTH HAVING A RADIUS OF 15.00 FEET A CENTRAL ANGLE OF 87° 22' 53" BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74° 30' 30" EAST, 25.53 FEET; THENCE COURSE NO. 6: EASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 25.54 FEET; COURSE NO. 7: NORTH 86° 10' 00" EAST A DISTANCE 70.00 FEET; TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET A CENTRAL ANGLE OF 86° 30' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20° 22' EAST, 23.75 FEET; THENCE COURSE NO. 8: NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 23.80 FEET; TO A POINT OF CURVATURE CONCAVE TO A CURVE HAVING A RADIUS OF 300.00 FEET A CENTRAL ANGLE OF 02° 50' 00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74° 07' 58" EAST, 17.82 FEET; THENCE COURSE NO. 9: NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.83 FEET; THENCE COURSE NO. 10: NORTH 70° 30' 30" EAST A DISTANCE OF 80.11 FEET; THENCE COURSE NO. 11: SOUTH 30° 30' 30" EAST A DISTANCE OF 25.53 FEET; TO A POINT OF CURVATURE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 47.00 FEET A CENTRAL ANGLE OF 86° 21' 40" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67° 33' 51" EAST, 11.14 FEET; THENCE COURSE NO. 12: EASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 10.89 FEET; THENCE BEARING SAID PLAT OF ST. AUGUSTINE LAKES PHASE 1A, SOUTH 18° 54' 18" EAST A DISTANCE OF 842.20 FEET; THENCE SOUTH 12° 40' 00" WEST, A DISTANCE OF 872.38 FEET; THENCE SOUTH 87° 10' WEST A DISTANCE OF 170.70 FEET; THENCE SOUTH 31° 54' 30" WEST A DISTANCE OF 143.81 FEET TO THE POINT OF BEGINNING.

LAND PLAT DESCRIBED CONTAINS 27.20 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT AC ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") IS THE LEGAL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ST. AUGUSTINE LAKES - PHASE 2B, HAVING CAUSED THE SAME TO BE SURVEYED AND BOUNDARIED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS.

ALL RIGHTS OF WAY DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ("COO"), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR MAINTENANCE OF THE RIGHTS OF WAY, ACCESS AND DRAINAGE, WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

ALL RIGHTS OF WAY DESIGNATED ON THE PLAT, THAT ARE IDENTIFIED AS "PRIVATE", ARE HEREBY DEDICATED TO THE ST. AUGUSTINE LAKES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ("COO"), 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 "A" & "B" (STORMWATER MANAGEMENT FACILITY & UNOBTAINED DRAINAGE EASEMENT) (SCHEDULED TRACTS "D" & "E" (OPEN SPACE), TRACT "F" (CONCRETE)) ARE HEREBY DEDICATED TO THE COO, WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS DESIGNATED TO THE COO FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING STORMWATER DRAINAGE FACILITIES, STORMWATER 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 COO, ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, UNPAID DOMESTIC HELP, DELIVERY AND PICK-UP SERVICES, FIRE PROTECTION AND RESCUE SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL, CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY SAID OWNERS TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENDS ON SUCH LANDS AND SUCH PERSONS AS OWNERS MAY, FROM TIME TO TIME, RESERVE THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID RIGHTS OF WAY, SUBJECT TO THE PRECEDING PROVISIONS AND REASONABLE NON-DISCRIMINATORY REGULATIONS IMPOSED BY THE COO, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE HEREBY DEDICATED TO THE COO, THE COO FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT SHALL USE WITH THE ASSOCIATION.

THE OWNER HEREBY HEREBY 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 HEREON FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF SAID UTILITIES, TOGETHER WITH THE RIGHT OF EGRESS, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "PRIVATE" ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONNECTION 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 177.061 (2)(b), 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 POLITICAL BODY HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

OWNER: AC ESSENTIAL HOUSING MULTI STATE 2, LLC  
(A DELAWARE LIMITED LIABILITY COMPANY)

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

WITNESS

PRINT NAME: STEVEN S. BENSON

WITNESS

PRINT NAME

AS IS: AUTHORIZED AGENT

PRINT NAME

STATE OF ARIZONA  
COUNTY OF \_\_\_\_\_

FOR - ADWP ASSET MANAGEMENT, LLC  
AN ARIZONA LIMITED LIABILITY COMPANY

THE FOREGOING \_\_\_\_\_ HAVE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY STEVEN S. BENSON, AS AUTHORIZED AGENT FOR AC ESSENTIAL HOUSING MULTI STATE 2, LLC, (A DELAWARE LIMITED LIABILITY COMPANY)

(PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA

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

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

MY COMMISSION NUMBER IS: \_\_\_\_\_

PERSONALLY KNOWN \_\_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_\_

TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

### 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 PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER HIS RESPONSIBLE SUPERVISION AND THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS SHALL BE SET AND THAT PERMANENT CONTROL POINTS SHALL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
THOMAS W. SCHWANK, SR.  
REGISTERED PROFESSIONAL SURVEYOR & MAPPER  
NO. 8333, STATE OF FLORIDA

RICHARD P. CLARSON AND ASSOCIATES, INC.  
PROFESSIONAL SURVEYORS AND MAPPERS (LR 1704)  
1643 WALDO AVENUE  
JACKSONVILLE, FLORIDA 32207  
PHONE: (904) 368-2833  
WEBSITE: clarson.com



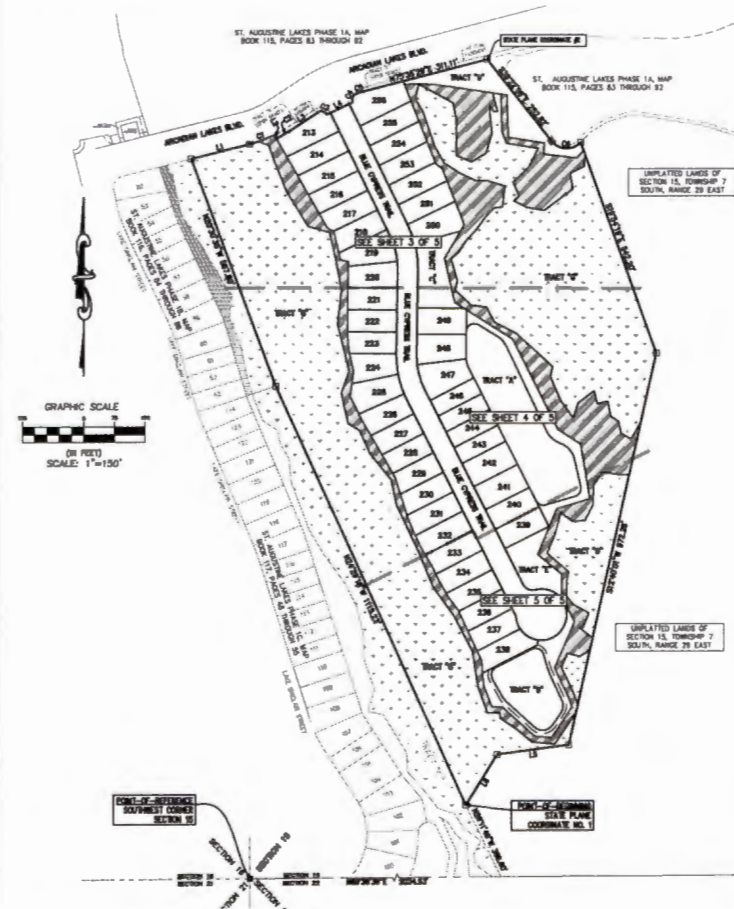
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1643 Waldo Avenue Jacksonville, FL 32207  
Phone: 904.368.2833 - Website: clarson.com

# ST. AUGUSTINE LAKES - PHASE 2B

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

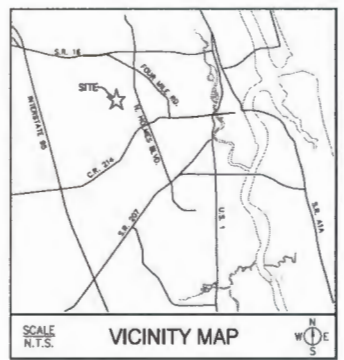
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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



LINE #	LENGTH	DIRECTION
L1	148.87'	S78°02'00"W
L2	15.37'	S87°34'00"W
L3	83.67'	N07°30'00"E
L4	26.61'	S89°30'00"W
L5	176.76'	S82°17'00"W
L6	143.87'	S78°02'00"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	84.66'	280.00'	12°02'00"	N07°30'00"E	84.66'
C2	26.61'	280.00'	87°17'00"	N07°30'00"E	26.61'
C3	26.61'	16.67'	87°17'00"	S07°30'00"W	26.61'
C4	26.61'	16.67'	87°17'00"	S07°30'00"W	26.61'
C5	17.82'	280.00'	2°02'00"	N07°30'00"E	17.82'
C6	84.66'	47.00'	87°17'00"	S07°30'00"W	71.14'



SCALE N.T.S. VICINITY MAP

- NOTES**
1. BEARINGS AND STATE PLANE COORDINATES SHOWN WITH VALUES IN FEET AND DECIMALS THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE.
  2. NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. THOSE EASEMENTS DESIGNATED AS "PPL" ARE HEREBY IRREVOCABLY 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 NO CONSTRUCTION, FILLING, REMOVAL OF GRASS, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN THE WETLANDS OR NEARBY WETLANDS AS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE CITY PERFORMING ANY ACTIVITY WITHIN THE WETLANDS AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THE WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDIFIED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
  5. THE APPROXIMATE TOP OF THE BANK OF THE ESTUARINE MANAGEMENT FACILITIES SHOWN HEREIN REPRESENT A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL "AS-BUILT" CONDITIONS.
  6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE AVERAGED WIDTH OF 25 FEET, 10 FOOT MINIMUM, AND ARE TO REMAIN NATURAL, VEGETATIVE AND UNDEVELOPED.
  7. THERE ARE 44 LOTS AND 6 TRACTS IN THIS PHASE.

LEGEND	
■	PROPOSED EASEMENT BOUNDARY
■	FORM 4707 CONCRETE MONUMENT (EA 1000, PPL)
□	807 4707 CONCRETE MONUMENT (EA 1000, PPL)
○	817 100' HIGH PILE (EA 1000, PPL)
○	FORM 4707 CONCRETE MONUMENT (EA 1000, PPL)
○	FORM 100' HIGH PILE (EA 1000, PPL)
●	817 PERMANENT CONTROL MARK (EA 1000)
○	CHORD CENTERLINE
○	8' RADIUS
○	10' RADIUS
○	15' RADIUS
○	20' RADIUS
○	POINT OF BEGINNING
○	POINT OF TERMINATION
○	WETLANDS JURISDICTIONAL BOUNDARY AND UNDERLINED BOUNDARY
○	WETLAND BUFFER
○	BOUNDARY TO CONSERVATION
○	TOP OF BANK
○	OFFICE RECORDS SHOWN ON RECORD
○	APPROXIMATE TOP OF BANK
○	8' RADIUS POINT

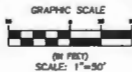
STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2025083.9623	538481.7984	POINT-OF-BEGINNING, SET FROM
2	2021884.1729	538883.2992	NORTHEAST CORNER SUBJECT PROPERTY SET FROM

Prepared By:  
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5:\Subdivisions\St. Johns County\St. Augustine Lakes\Phase 2B\15-000 Subdivision\July\PLAT 2B.dwg 2013/06/20

# ST. AUGUSTINE LAKES - PHASE 2B

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

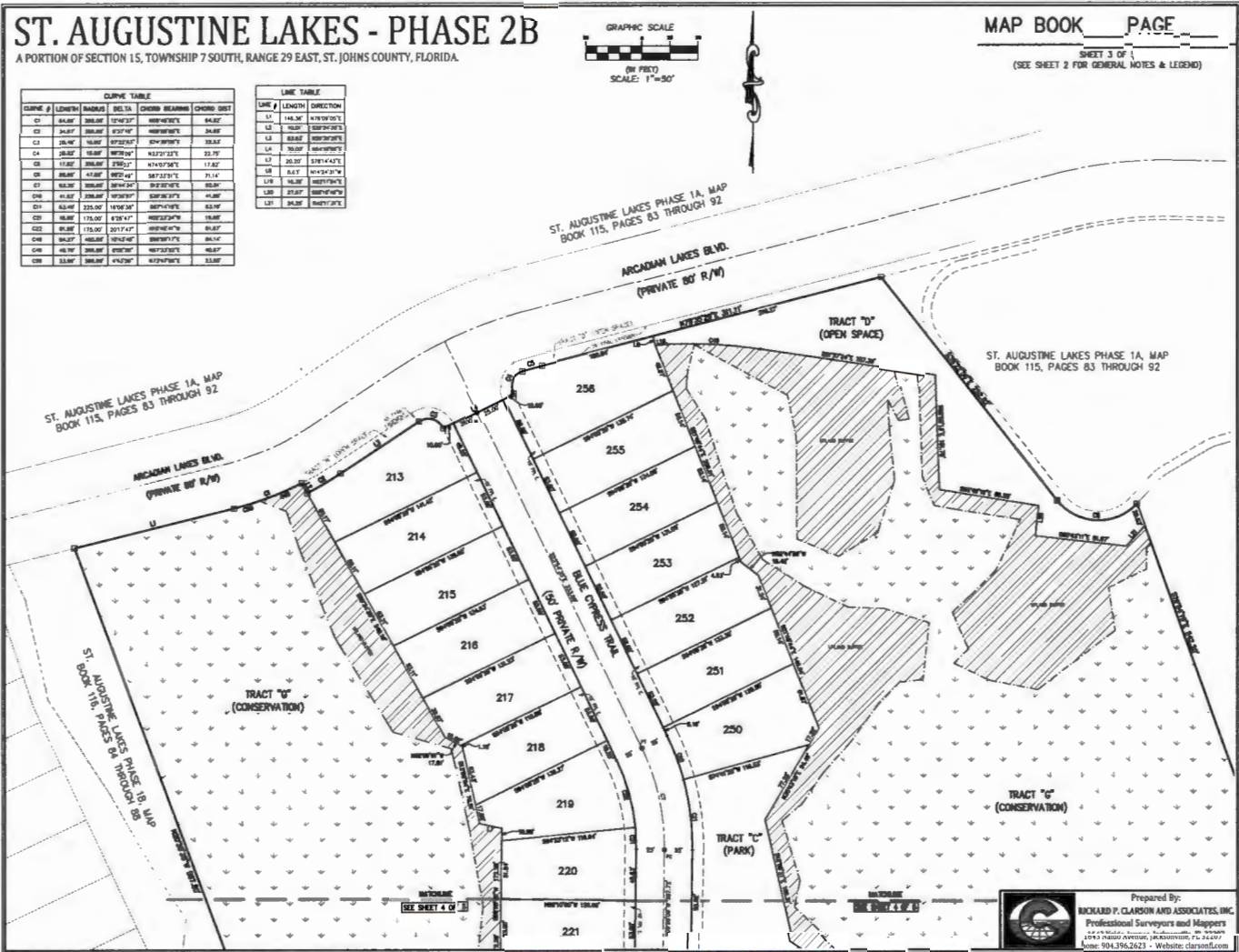


MAP BOOK PAGE

SHEET 3 OF 4  
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	388.04'	12467.37'	88.46787°E	84.62'	
C2	348.87'	8737.47'	88.58787°E	34.88'	
C3	24.96'	8738.27'	89.48787°E	3.88'	
C4	288.87'	9278.47'	83.77327°E	33.78'	
C5	178.87'	5787.47'	81.47387°E	17.87'	
C6	87.87'	887.47'	87.7737°E	7.14'	
C7	88.87'	887.47'	87.7737°E	8.87'	
C8	87.87'	887.47'	87.7737°E	8.87'	
C9	87.87'	887.47'	87.7737°E	8.87'	
C10	87.87'	887.47'	87.7737°E	8.87'	
C11	87.87'	887.47'	87.7737°E	8.87'	
C12	87.87'	887.47'	87.7737°E	8.87'	
C13	87.87'	887.47'	87.7737°E	8.87'	
C14	87.87'	887.47'	87.7737°E	8.87'	
C15	87.87'	887.47'	87.7737°E	8.87'	
C16	87.87'	887.47'	87.7737°E	8.87'	
C17	87.87'	887.47'	87.7737°E	8.87'	
C18	87.87'	887.47'	87.7737°E	8.87'	
C19	87.87'	887.47'	87.7737°E	8.87'	
C20	87.87'	887.47'	87.7737°E	8.87'	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	148.36'	N19°59'00"E
L2	76.00'	S89°59'00"E
L3	88.82'	S89°59'00"E
L4	76.00'	S89°59'00"E
L5	20.20'	S87°44'21"E
L6	8.87'	N89°59'00"E
L7	76.00'	N89°59'00"E
L8	27.87'	S89°59'00"E
L9	88.87'	S89°59'00"E



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Prepared By:  
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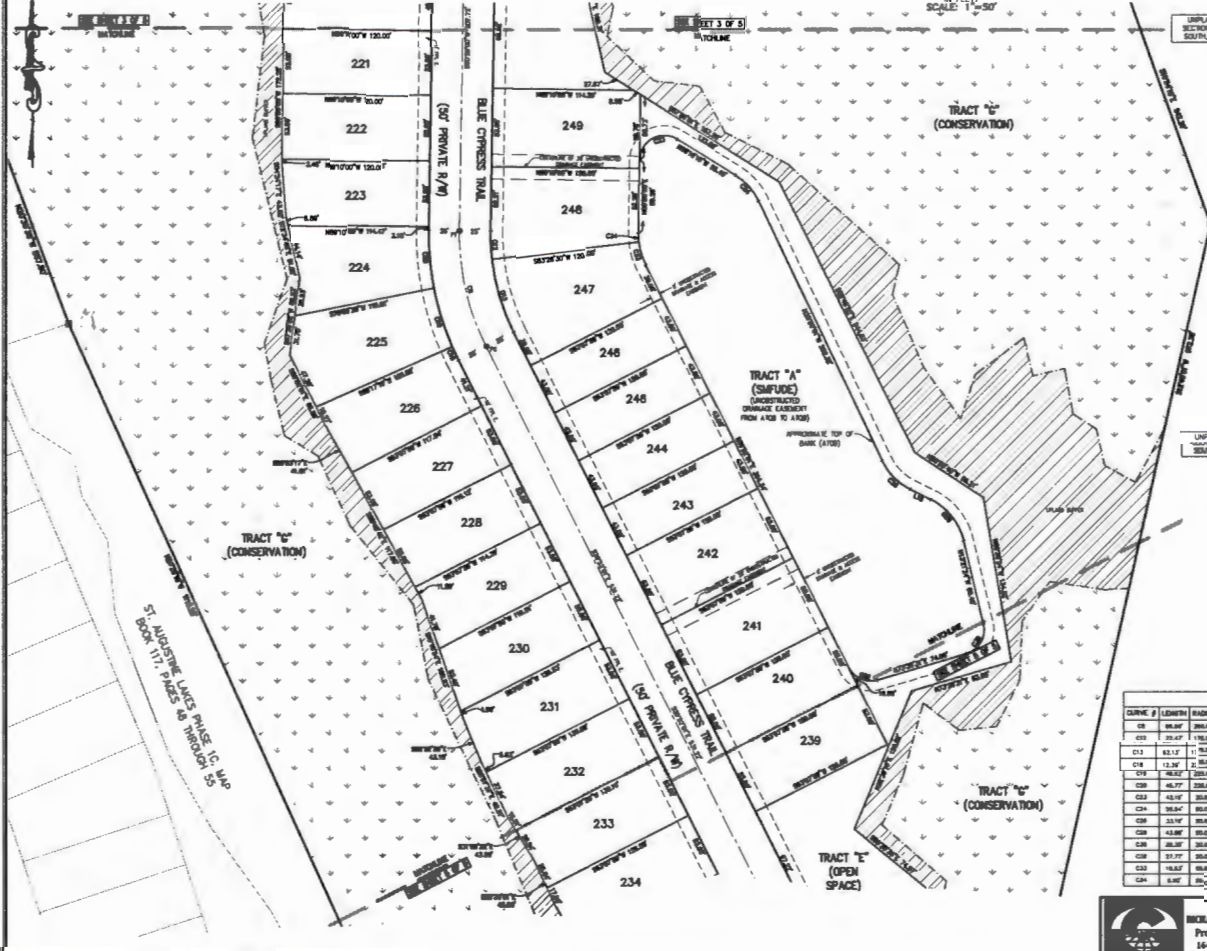
# ST. AUGUSTINE LAKES - PHASE 2B

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



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

SHEET 4 OF 5  
(SEE SHEET 3 FOR GENERAL NOTES & LEGEND)



UNPLATED LANDS OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST

UNPLATED LANDS OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST

LINE TABLE

LINE #	LENGTH	DIRECTION
118	148.0'	N45°21'17"E

CURVE TABLE

CURVE #	LENGTH	BEGINNING	DELTA	CHORD BEARING	CHORD DIST
C1	88.4'	S89°57'31"E	27°17'11"	S22°20'20"E	68.1'
C2	25.4'	N16°01'19"E	72°37'38"	N89°41'15"E	25.4'
C3	63.1'	N1°30'38"E	88°28'22"	S88°57'21"E	63.1'
C4	12.3'	S2°01'20"E	89°57'21"	S87°55'21"E	12.3'
C5	148.0'	S20°01'19"E	17°28'41"	S37°29'59"E	148.0'
C6	45.7'	S25°02'19"E	11°24'24"	S36°26'43"E	45.7'
C7	45.1'	S89°57'31"E	18°57'48"	S71°00'15"E	34.9'
C8	38.5'	S89°57'31"E	28°57'14"	S60°52'56"E	30.1'
C9	23.1'	S89°57'31"E	38°56'50"	S50°53'20"E	23.1'
C10	43.8'	S89°57'31"E	50°56'50"	S40°53'20"E	43.8'
C11	26.1'	S89°57'31"E	60°56'50"	S30°53'20"E	27.0'
C12	37.7'	S89°57'31"E	70°56'50"	S20°53'20"E	38.6'
C13	19.5'	S89°57'31"E	80°56'50"	S10°53'20"E	19.4'
C14	8.4'	S89°57'31"E	91°56'50"	S0°53'20"E	8.4'

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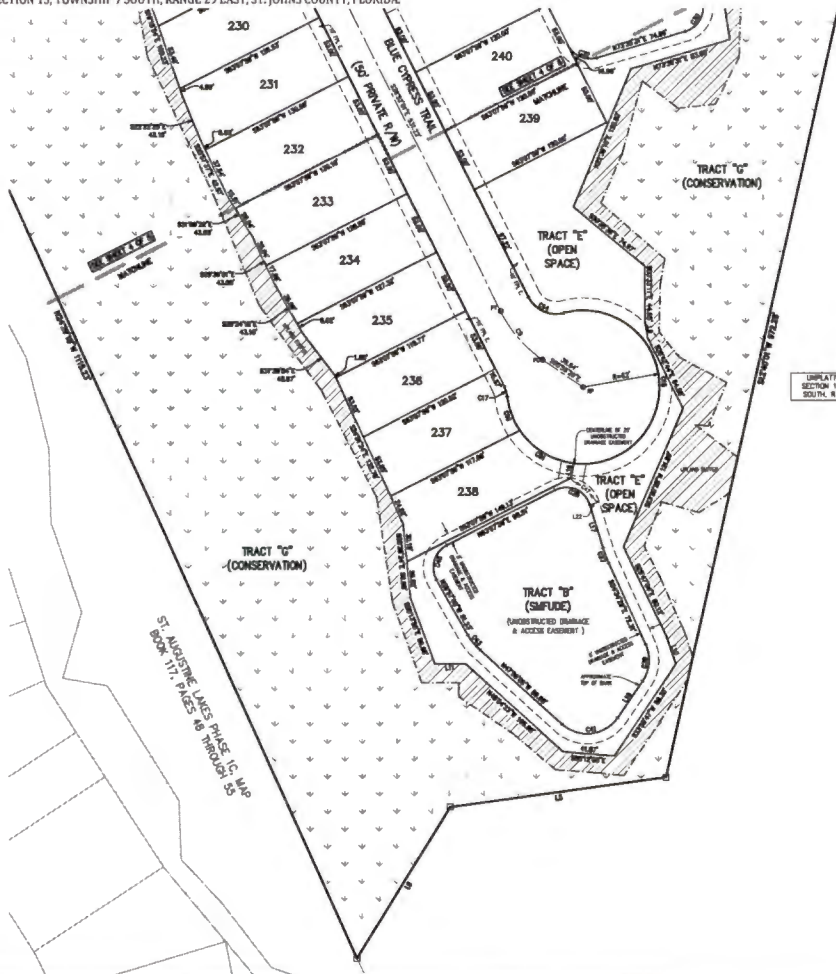
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# ST. AUGUSTINE LAKES - PHASE 2B

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	136.57'	S82°17'00\"
L2	144.83'	S27°28'30\"
L3	12.89'	S89°57'00\"
L4	45.87'	N10°57'00\"
L5	28.87'	N10°57'00\"
L6	12.89'	S10°57'00\"
L7	38.44'	S17°58'45\"
L8	38.44'	S17°58'45\"
L9	6.89'	N77°57'00\"

CURVE TABLE

CURVE #	LENGTH	ARC RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	82.87'	149.24'	32°57'00\"	S20°57'00\"	51.88'
C2	34.87'	35.87'	77°58'30\"	S88°58'30\"	31.45'
C3	235.12'	42.87'	20°38'45\"	N12°32'30\"	121.72'
C4	38.44'	42.87'	27°58'45\"	S27°58'45\"	38.12'
C5	8.89'	35.87'	17°58'00\"	N17°58'00\"	8.87'
C6	38.44'	35.87'	88°58'30\"	N10°57'00\"	31.82'
C7	31.77'	35.87'	78°23'30\"	S48°23'30\"	28.28'
C8	24.87'	35.87'	88°42'45\"	S8°42'45\"	24.88'
C9	12.89'	149.24'	72°58'45\"	S27°58'45\"	12.88'
C10	38.44'	35.87'	88°58'30\"	S10°57'00\"	33.88'
C11	31.77'	35.87'	87°23'30\"	S17°23'30\"	28.11'
C12	12.89'	35.87'	17°58'00\"	N17°58'00\"	12.87'
C13	38.44'	35.87'	87°58'45\"	N12°32'30\"	38.12'
C14	21.77'	35.87'	84°58'30\"	S48°23'30\"	28.88'
C15	82.87'	62.87'	48°57'00\"	S27°57'00\"	61.21'

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