

RESOLUTION NO. 2024-127
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PLAT 2023-50 ST. AUGUSTINE LAKES PHASE 3B

WHEREAS, LENNAR HOMES, LLC, A FLORIDA 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 3B.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$2,009,889.43 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$288,785.43 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:

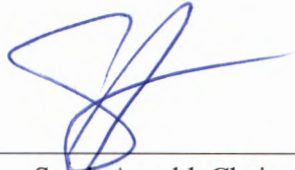
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 2nd day of April, 2024.

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



BY: _____
Sarah Arnold, Chair

Rendition Date: APR 03 2024

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

Crystal Smith
Deputy Clerk



ST. AUGUSTINE LAKES PHASE 3B

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

MAP BOOK _____ PAGE _____

SHEET 1 OF 7
(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 WITH THE SOUTH LINE OF SAID SECTION AND THE SOUTH LINE OF ST. AUGUSTINE LAKES PHASE 1C AS RECORDED IN MAP BOOK 117, PAGES 48 THROUGH 55 AND THE NORTH LINE OF OFFICIAL RECORDS BOOK 932, PAGE 1169, OFFICIAL RECORDS BOOK 406, PAGE 999, OFFICIAL RECORDS BOOK 5004, PAGE 1102 AND OFFICIAL RECORDS BOOK 678, PAGE 1187 ALL OF THE PUBLIC RECORDS OF SAID COUNTY, NORTH 89° 36' 38" EAST, A DISTANCE OF 2,034.53 FEET TO THE SOUTHEASTERLY CORNER OF SAID ST. AUGUSTINE LAKES PHASE 1C AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE WITH AN EASTERLY LINE OF SAID ST. AUGUSTINE LAKES PHASE 1C, NORTH 28° 11' 49" WEST, A DISTANCE OF 388.60 FEET TO THE SOUTHERLY CORNER OF TRACT "O" AS SHOWN ON THE PLAT OF ST. AUGUSTINE LAKES PHASE 2B AS RECORDED IN MAP BOOK 116, PAGES 80 THROUGH 84 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WITH AN SOUTHERLY AND EASTERLY LINES OF SAID ST. AUGUSTINE LAKES PHASE 2B, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE COURSE NO. 1: NORTH 31° 58' 30" EAST, A DISTANCE OF 143.61 FEET; THENCE COURSE NO. 2: NORTH 82° 17' 10" EAST, A DISTANCE OF 178.70 FEET; THENCE COURSE NO. 3: NORTH 12° 40' 01" EAST, A DISTANCE OF 578.11 FEET TO THE SOUTHWEST CORNER OF ST. AUGUSTINE LAKES PHASE 3A AS RECORDED IN MAP BOOK 122, PAGES 47 THROUGH 54 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPART EASTERLY LINE OF SAID ST. AUGUSTINE LAKES PHASE 2B AND WITH THE SOUTHERLY LINES OF TRACT "O", TRACT "S", THE SOUTHERLY TERMINUS OF WILLOW DRIVE, THE WESTERLY LINE OF LOT 288, THE SOUTHERLY LINES OF LOTS 286 THROUGH 291 AND THE WESTERLY AND SOUTHWESTERLY LINES OF TRACT "T" AS SHOWN ON THE PLAT OF SAID ST. AUGUSTINE LAKES PHASE 3A FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE COURSE NO. 1: NORTH 90° 00' 00" EAST, A DISTANCE OF 518.48 FEET; THENCE COURSE NO. 2: NORTH 91° 54' 44" EAST, A DISTANCE OF 222.86 FEET; THENCE COURSE NO. 3: NORTH 82° 00' 00" EAST, A DISTANCE OF 114.86 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 100.80 FEET, A CENTRAL ANGLE OF 21° 55' 08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10° 57' 34" EAST, 26.02 FEET; THENCE COURSE NO. 4: SOUTHERLY WITH THE ARC OF SAID CURVE AN ARC LENGTH OF 38.28 FEET; THENCE COURSE NO. 5: NORTH 90° 00' 00" EAST, A DISTANCE OF 280.77 FEET; THENCE COURSE NO. 6: SOUTH 09° 50' 02" EAST, A DISTANCE OF 383.28 FEET; THENCE COURSE NO. 7: SOUTH 82° 40' 34" EAST, A DISTANCE OF 518.70 FEET TO THE SOUTHEAST CORNER OF TRACT "T" OF SAID ST. AUGUSTINE LAKES PHASE 3A AND SAID POINT LYING ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4245, PAGE 1388, THENCE DEPART SOUTHERLY LINE OF SAID ST. AUGUSTINE LAKES PHASE 3A AND WITH WEST LINE OF SAID OFFICIAL RECORDS BOOK 4245, PAGE 1388, SOUTH 09° 07' 38" EAST, A DISTANCE OF 487.83 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT LYING ON THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 89° 36' 38" WEST ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1,579.31 FEET TO THE POINT OF BEGINNING.

LAND THUS DESCRIBED CONTAINS 30.35 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL – GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____, 2024.

DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF REVIEW OF ST. AUGUSTINE LAKES PHASE 3B – COUNTY ATTORNEY:

THIS IS TO CERTIFY THAT THIS PLAT ST. AUGUSTINE LAKES PHASE 3B HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2024.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

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

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS _____ DAY OF _____, 2024. THIS ACCEPTANCE OF DEDICATED AREAS, IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS PLAT 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 _____, 2024.

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

CERTIFICATE OF PLAT REVIEW:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2024.

DONALD A. BRADSHAW, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER, PL CERTIFICATE NO. 5513

ADOPTION AND DEDICATION:

THIS IS TO CERTIFY THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER") ARE THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ST. AUGUSTINE LAKES – PHASE 3B, 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 THOSE LANDS.

ALL RIGHTS OF WAY DESIGNATED 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 ("COD"), 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 "O", "K" & "E" (STORMWATER MANAGEMENT FACILITY & UNOBSTRUCTED DRAINAGE EASEMENT) (SHIFUO), TRACTS "A", "D", "H", "J" & "M", (OPEN SPACE), TRACTS "B", "T" & "L" (PARK) AND TRACTS "C" & "I" (CONSERVATION), ARE HEREBY DEDICATED TO THE COD, WHICH SHALL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF.

OWNER HEREBY RESERVES THE RIGHT OF INGRESS AND EGRESS OVER ALL PROPERTY AND EASEMENTS DEDICATED TO THE COD FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THEREON, 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 COD, ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR GUESTS, INVITEES, 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 LAND SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH PERSONS AS OWNERS MAY, FROM TIME TO TIME, DESIGNATE 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 COD, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE HEREBY DEDICATED TO THE COD. 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 SUCID UTILITIES, TOGETHER WITH THE RIGHT OF SUCID, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "TYPICAL" 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 177.091 (28), 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 THEN 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 _____, 2024.

OWNER: LENNAR HOMES, LLC
(A FLORIDA LIMITED LIABILITY COMPANY)

BY: _____
(SIGNATURE)

WITNESS

PRINT NAME: CHRISTINE BRAUN

WITNESS

PRINT NAME

AS ITS: VICE PRESIDENT

PRINT NAME

STATE OF FLORIDA, COUNTY OF ST. JOHNS:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY CHRISTINE BRAUN, AS VICE PRESIDENT FOR LENNAR HOMES, LLC, (A FLORIDA LIMITED LIABILITY COMPANY), ON BEHALF OF SAID CORPORATION. SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(SIGN) (PRINT NAME)

NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

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 DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS SHALL BE SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS _____ DAY OF _____, 2024.

RICHARD P. CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS AND MAPPERS (LB 1704)
1643 NALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 396-2623
WEBSITE: rclarsonfl.com

BY: _____
TIMOTHY W. SCHRAM, SR.
REGISTERED PROFESSIONAL SURVEYOR & MAPPER
NO. 6533, STATE OF FLORIDA



Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 • Website: rclarsonfl.com

ST. AUGUSTINE LAKES PHASE 3B

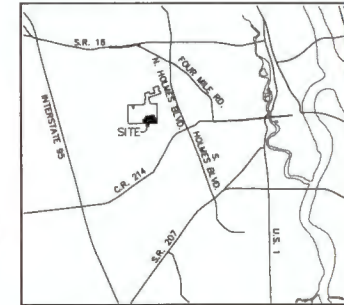
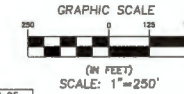
A PORTION OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

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

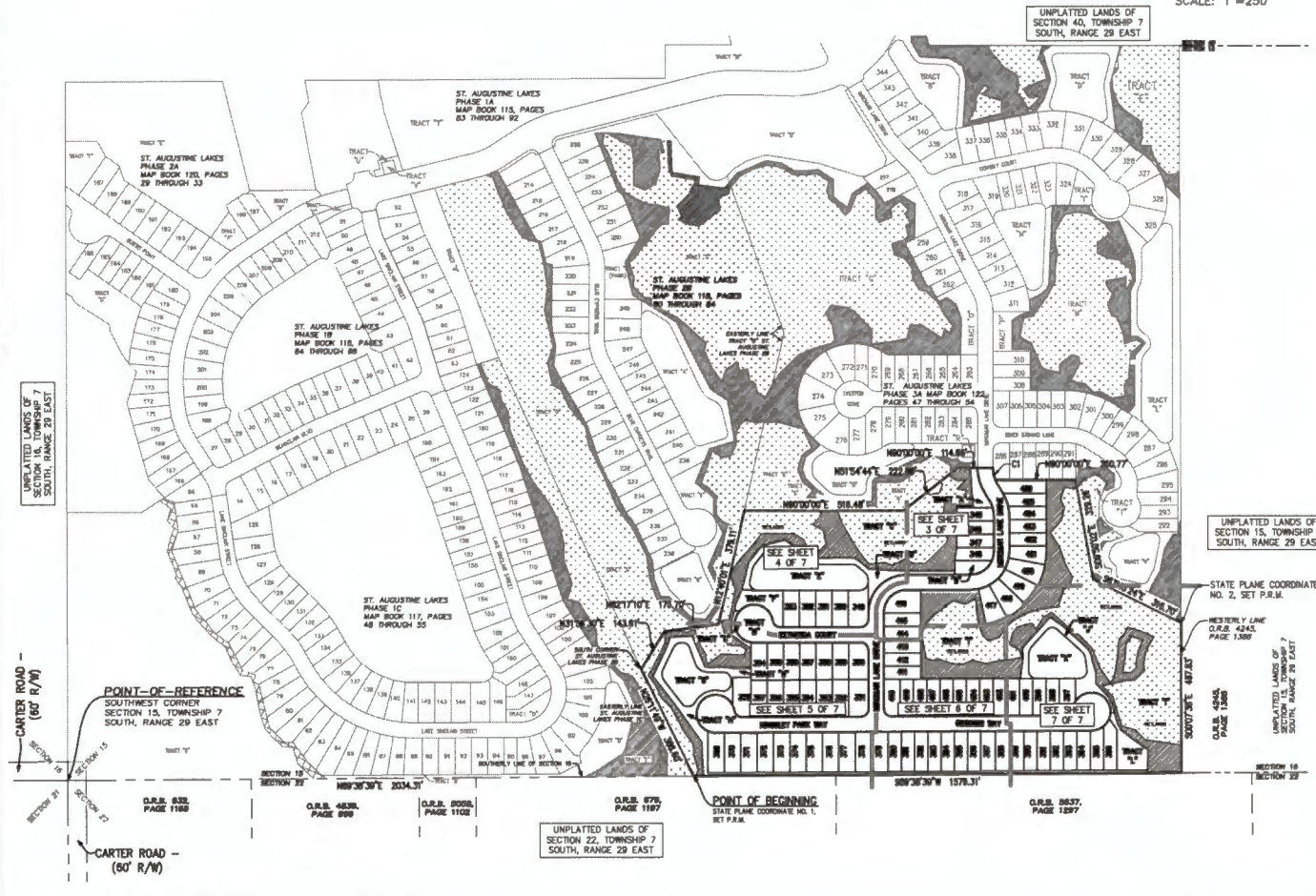
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	38.25'	100.00'	21°36'00"	81°07'34"E	38.02'

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2019741.0925	536632.4667	POINT OF BEGINNING
2	2020236.7317	540210.8542	NORTHEAST CORNER OF PLAT



SCALE
N.T.S.

VICINITY MAP



LEGEND	
PRM	PERMANENT REFERENCE MONUMENT
■	FOUND 4"x4" CONCRETE MONUMENT (LS 1704), PRM
□	SET 4"x6" CONCRETE MONUMENT (LS 1704), PRM
○	SET 1/2" BORN PIPE (LS 1704), PRM
○	FOUND 4"x4" CONCRETE MONUMENT (LS 1704), PRM
○	FOUND 1/2" BORN PIPE (LS 1704), PRM
●	SET MONUMENT CONTROL POINT (LS 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
(SMBURE)	STORMWATER MANAGEMENT FACILITY AND UNDISTURBED SWANEE EASEMENT
(D)	RADIAL BEARING
(DLX)	DISTANCE TO EASEMENT/SUPPORT
R/W	RIGHT OF WAY
O.R.S.	OFFICIAL RECORDS BOOK OR VOLUME
RP	RADIUS POINT
P	POINT OF INTERSECTION
SOLID	ST. JOHNS COUNTY UTILITY DEPARTMENT
D.R.	DEED BOOK
U.S.A.C.	UNDISTURBED SWANEE & ACCESS EASEMENT
U.S.E.	UNDISTURBED SWANEE EASEMENT
FPL	FLORIDA POWER & LIGHT ELECTRIC EASEMENT

- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON REFER TO STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83, FOR THE STATE OF FLORIDA, EAST ZONE (NAD83) AND ARE BASED ON THE SOUTH LINE OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 29 EAST HAVING A BEARING OF S 89° 30' 30"E.
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
 - THOSE EASEMENTS DESIGNATED AS "P.M." ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC SYSTEM.
 - CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED 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 ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDefined FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENT AGENCIES.
 - THE APPROXIMATE TOP OF BANK OF THE LAKE/RETENTION AREA SHOWN HEREON DEPICTS A GRAPHIC REPRESENTATION BASED ON THE ENGINEERING PLANS FOR THIS PLAT AND DO NOT REPRESENT ACTUAL, AS-BUILT CONDITIONS.
 - UNPLATTED BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED. REMOVAL OR ALTERATION OF NATIVE VEGETATION AND SOILS WITHIN THE UNPLATTED BUFFER IS PROHIBITED.
 - TERMS OF THIS PLAY ARE SUBJECT TO MASTER TELECOMMUNICATIONS EASEMENT IN OFFICIAL RECORDS BOOK 3708, PAGE 1486 EASEMENT IS BLANKET FOR ST. AUGUSTINE LAKES.
 - THERE IS A TOTAL OF 82 LOTS AND 13 TRACTS IN THIS PHASE.

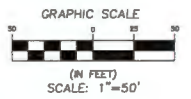
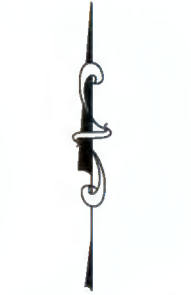
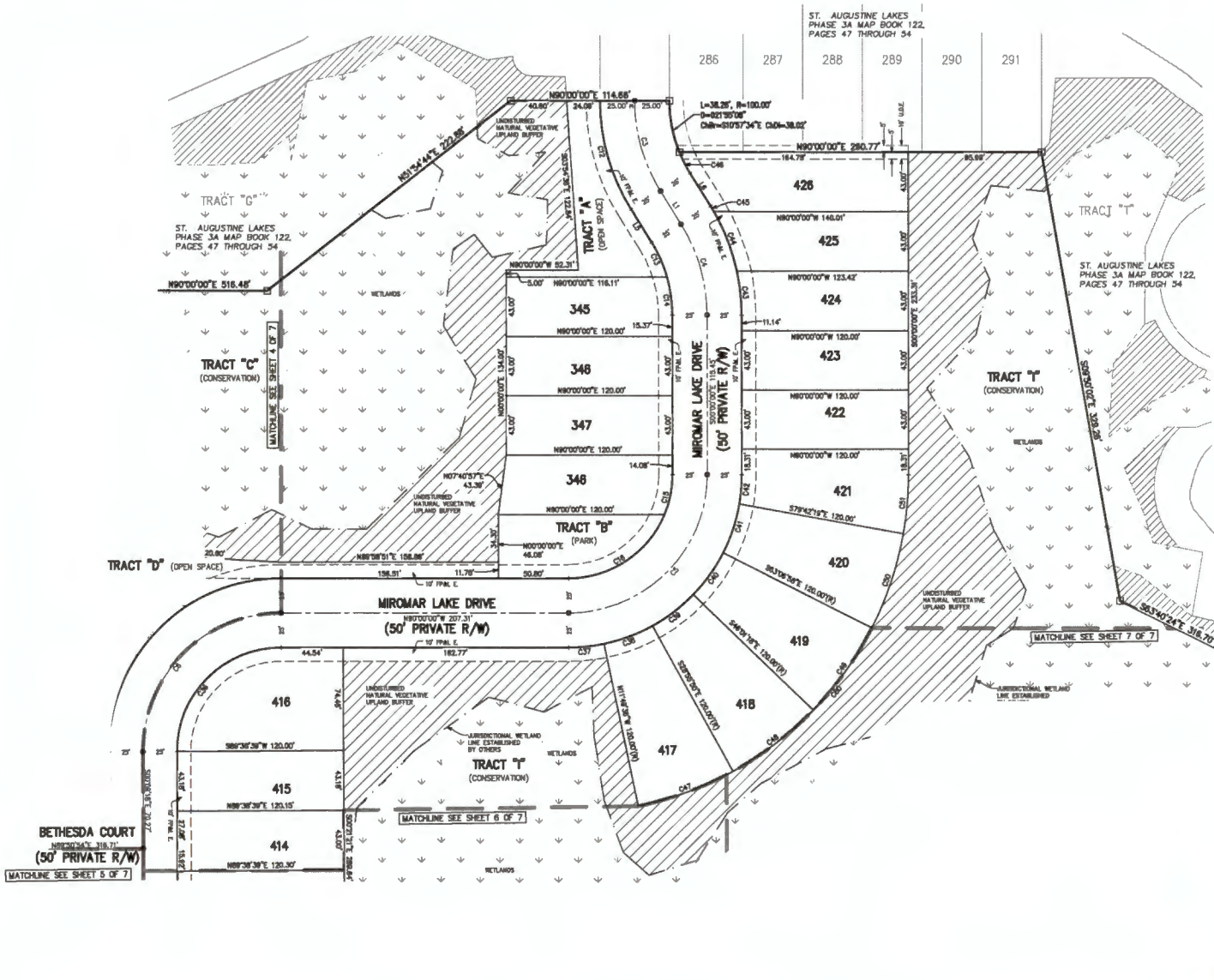


Prepared By:
RICHARD P. CARLSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 • Website: carlsonrf.com

ST. AUGUSTINE LAKES PHASE 3B


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

SHEET 3 OF 7
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
LI	27.89	S31°42'08\"/>
LB	27.89	N31°42'08\"/>
LB	27.89	S31°42'08\"/>

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C3	69.16	128.00	31°42'08\"/>		
C4	69.16	128.00	31°42'08\"/>		
C5	157.08	100.00	90°00'00\"/>		
C6	107.30	100.00	90°08'18\"/>		
C12	83.00	150.00	31°42'08\"/>		
C13	27.34	100.00	19°38'47\"/>		
C14	27.89	100.00	18°02'18\"/>		
C15	28.89	75.00	22°40'55\"/>		
C16	66.12	75.00	8°19'05\"/>		
C36	118.01	75.00	90°08'18\"/>		
C37	25.80	125.00	11°48'28\"/>		
C38	37.32	125.00	17°08'15\"/>		
C38	37.32	125.00	17°09'27\"/>		
C40	37.32	125.00	17°05'41\"/>		
C41	37.43	125.00	17°09'28\"/>		
C42	21.22	125.00	18°42'55\"/>		
C43	32.10	150.00	12°15'40\"/>		
C44	48.27	150.00	17°40'31\"/>		
C45	4.82	150.00	1°48'31\"/>		
C46	17.07	100.00	8°48'38\"/>		
C47	73.14	248.00	17°08'15\"/>		
C48	73.08	248.00	17°08'27\"/>		
C48	73.10	248.00	17°08'41\"/>		
C50	72.18	248.00	16°52'48\"/>		
C51	42.78	248.00	10°02'18\"/>		
C52	334.27	248.00	78°07'54\"/>		

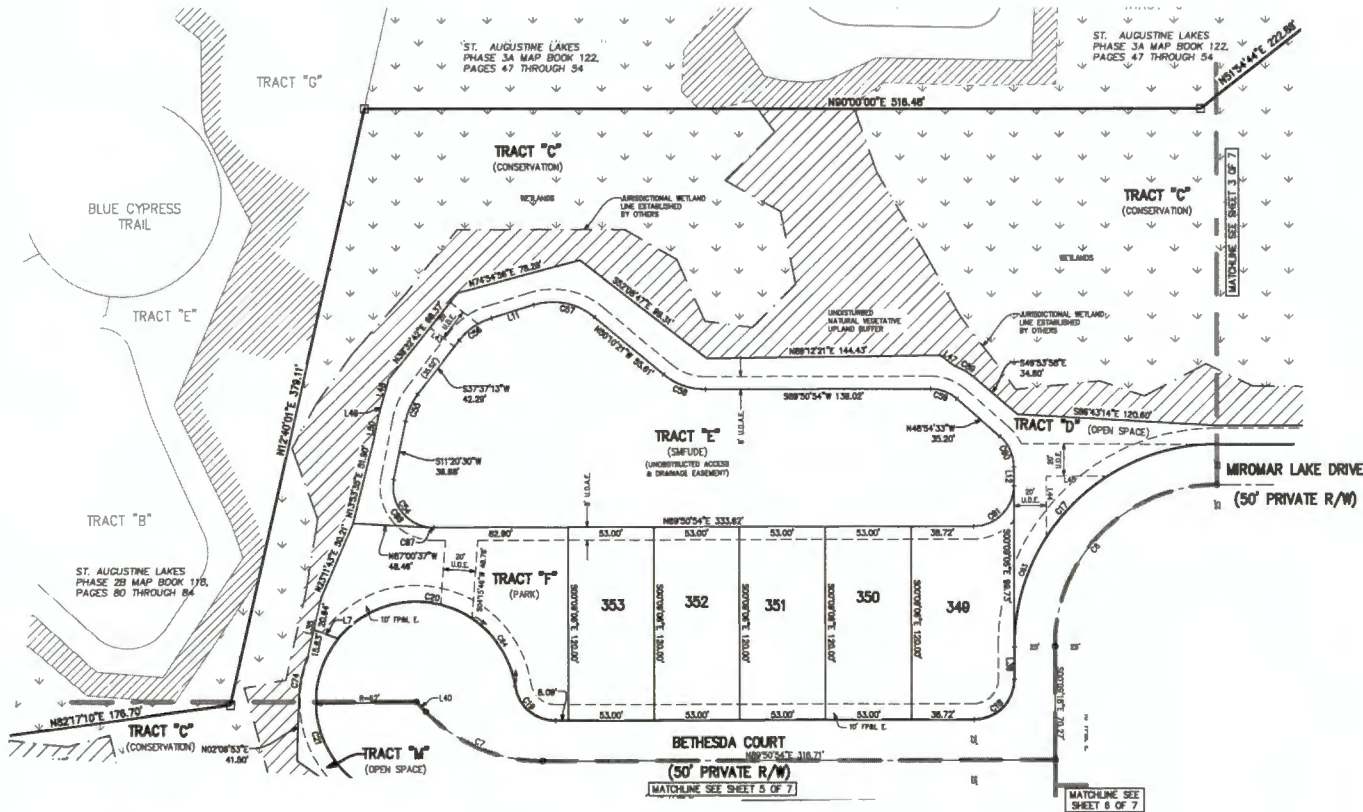
Prepared By:

RICHARD P. CLARSON AND ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Naldo Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 - Website: clarsonfi.com

ST. AUGUSTINE LAKES PHASE 3B

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

MAP BOOK _____ PAGE _____

SHEET 4 OF 7
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)




LINE TABLE

LINE #	LENGTH	DIRECTION
L7	18.01'	N77°10'33"W
L11	27.41'	S72°48'35"W
L12	11.80'	N00°00'00"W
L38	38.27'	N12°54'30"E
L38	20.27'	N00°00'18"W
L40	8.58'	S43°03'21"E
L43	18.18'	S32°22'47"E
L44	37.92'	S00°00'18"E
L45	37.82'	N89°38'43"W
L47	10.91'	S02°36'44"E
L48	14.78'	N18°40'00"E
L48	8.67'	N15°42'08"E
L50	18.80'	N17°02'30"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C8	197.35'	100.00'	90°00'00"	S44°50'21"W	141.81'
C7	80.68'	100.00'	48°13'45"	S87°02'13"E	78.51'
C17	188.68'	125.00'	90°00'18"	N44°30'21"E	177.02'
C18	38.27'	25.00'	90°00'13"	N44°30'48"E	35.28'
C19	38.27'	25.00'	81°24'23"	S49°29'34"E	32.81'
C20	143.83'	82.00'	132°00'00"	N14°47'17"W	113.32'
C21	128.88'	82.00'	118°00'18"	S07°22'38"E	106.80'
C24	44.25'	25.00'	101°29'25"	S39°24'16"E	38.72'
C26	18.25'	40.00'	28°14'43"	S24°28'31"W	18.19'
C28	24.28'	40.00'	30°09'43"	S05°12'04"W	24.15'
C27	38.83'	40.00'	57°02'43"	N78°41'43"W	35.20'
C28	27.81'	40.00'	38°35'44"	N70°08'43"W	27.30'
C29	18.00'	25.00'	41°14'53"	N88°31'46"W	17.81'
C30	21.27'	25.00'	48°48'27"	N24°31'46"W	20.84'
C31	38.27'	25.00'	80°00'00"	N44°30'34"E	35.36'
C74	24.78'	81.13'	17°30'14"	N12°54'30"E	24.89'
C83	71.69'	125.00'	32°51'38"	S18°16'28"W	70.71'
C84	81.32'	82.00'	47°20'42"	N32°25'04"W	69.79'
C87	1.37'	25.00'	37°08'28"	S88°34'51"E	1.37'
C88	48.91'	25.00'	88°21'08"	S37°30'03"E	37.84'
C89	14.78'	42.00'	33°10'08"	S89°00'02"E	14.72'

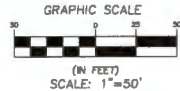
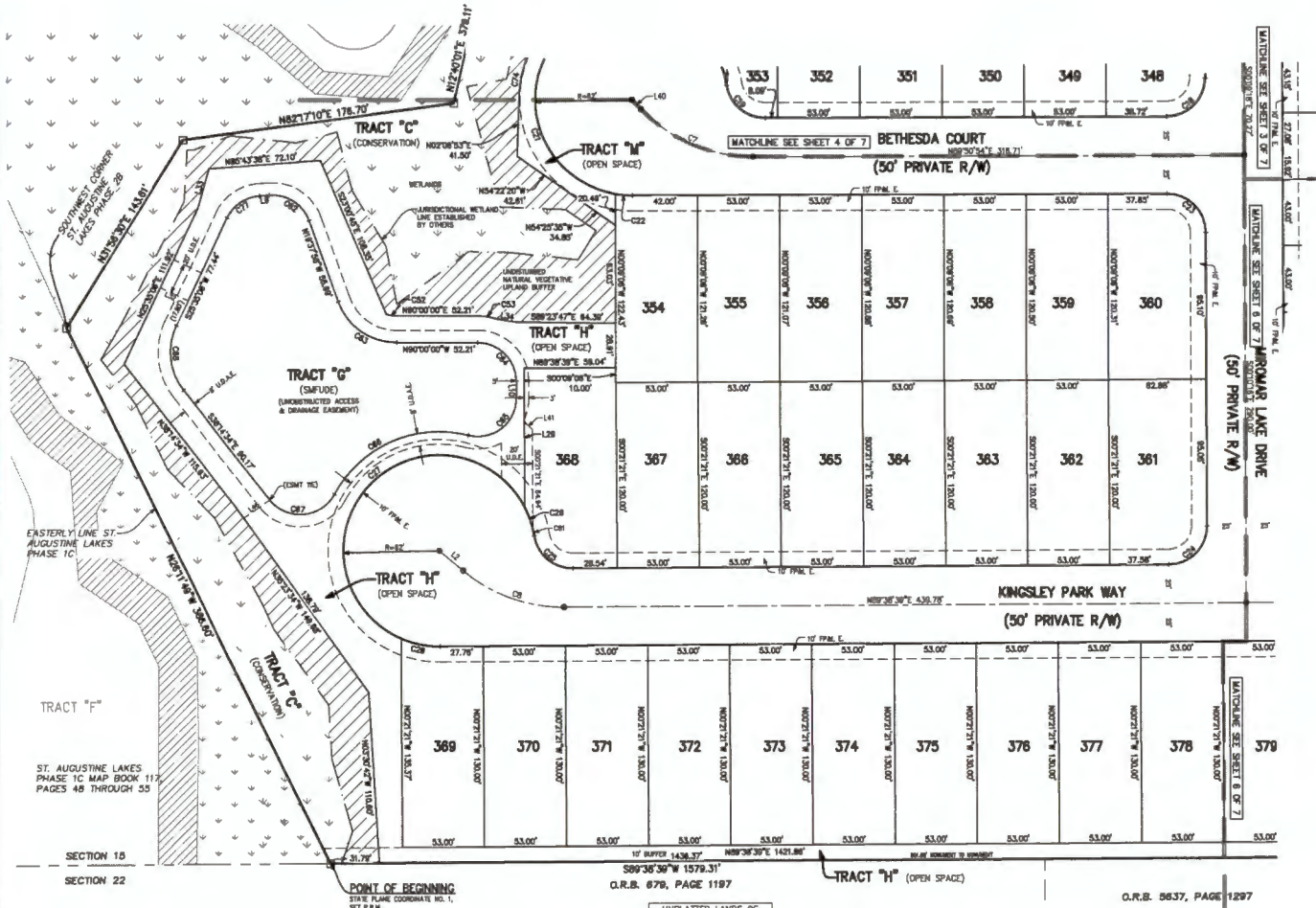
Prepared By:

RICHARD P. CLARSON AND ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Naldo Avenue Jacksonville, FL 32207
 Phone: 904.396.2623 - Website: clarsonfl.com

ST. AUGUSTINE LAKES PHASE 3B

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

MAP BOOK _____ PAGE _____

SHEET 5 OF 7
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	20.00'	S48°48'31"E
L8	8.91'	S80°43'38"W
L10	11.08'	S00°21'21"W
L29	90.48'	S00°21'21"E
L32	20.00'	N64°24'54"W
L33	28.72'	N15°48'28"E
L34	11.33'	S80°48'21"E
L40	8.88'	S43°50'21"E
L41	7.02'	S44°43'54"E
L48	20.57'	S04°36'28"W


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C7	86.86'	100.00'	48°13'46"	S87°02'13"E	78.51'
C8	70.75'	100.00'	48°13'46"	S70°05'38"E	68.26'
C18	38.27'	25.00'	80°00'13"	N44°35'48"E	35.36'
C19	35.52'	25.00'	81°24'33"	S49°28'54"E	32.81'
C21	128.86'	82.00'	119°07'16"	S30°22'58"E	106.80'
C22	11.08'	82.00'	18°13'58"	S89°02'34"E	11.04'
C23	38.28'	25.00'	88°38'30"	S48°03'41"E	35.36'
C24	38.18'	25.00'	88°48'58"	S44°04'12"W	35.30'
C25	35.52'	25.00'	81°24'33"	N49°28'08"W	32.81'
C28	18.21'	82.00'	17°45'08"	N17°49'32"W	18.13'
C27	237.87'	82.00'	218°38'04"	S43°28'58"W	118.66'
C28	25.89'	82.00'	24°01'11"	S78°25'40"E	25.80'
CA2	8.82'	23.00'	17°12'40"	S81°23'38"E	8.79'
CS3	13.98'	48.30'	18°53'17"	S80°48'21"E	13.52'
CB2	35.57'	25.00'	74°38'24"	N88°05'10"W	30.31'
CB3	48.13'	40.00'	79°22'02"	N54°48'58"W	48.10'
CB4	38.11'	25.00'	88°38'38"	N48°10'40"W	35.28'
CB5	45.80'	25.00'	104°30'49"	N51°54'02"E	38.54'
CB6	101.87'	77.00'	79°30'09"	N88°18'53"E	84.44'
CB7	48.42'	25.00'	113°19'08"	N88°07'03"E	41.75'
CB8	44.96'	40.00'	83°48'41"	S08°19'44"E	42.28'
C74	24.78'	81.13'	17°30'14"	N12°54'30"E	24.89'
C77	28.24'	25.00'	80°08'32"	S50°36'22"W	25.03'
CB1	4.09'	82.00'	3°48'38"	N10°50'51"W	4.09'

POINT OF BEGINNING
STATE PLANE COORDINATE NO. 1,
SET P.A.K.

S89°38'36"W 1579.31'
C.R.B. 678, PAGE 1197

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

C.R.B. 5637, PAGE 1297

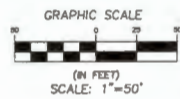
Prepared By:

RICHARD P. CLARSON AND ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Naldo Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 - Website: clarsonfl.com

ST. AUGUSTINE LAKES PHASE 3B

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

MAP BOOK _____ PAGE _____

SHEET 6 OF 7
(SEE SHEET 2 FOR GENERAL NOTES & LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C35	39.35'	25.00'	80°11'20"	N45°15'48"W	35.41'
C47	73.14'	245.00'	17°08'15"	S89°37'17"W	72.87'
C48	73.08'	245.00'	17°08'27"	S89°37'28"W	72.81'
C49	73.10'	245.00'	17°08'41"	S89°37'39"W	72.83'
C50	334.37'	245.00'	78°10'34"	N30°08'12"E	308.94'

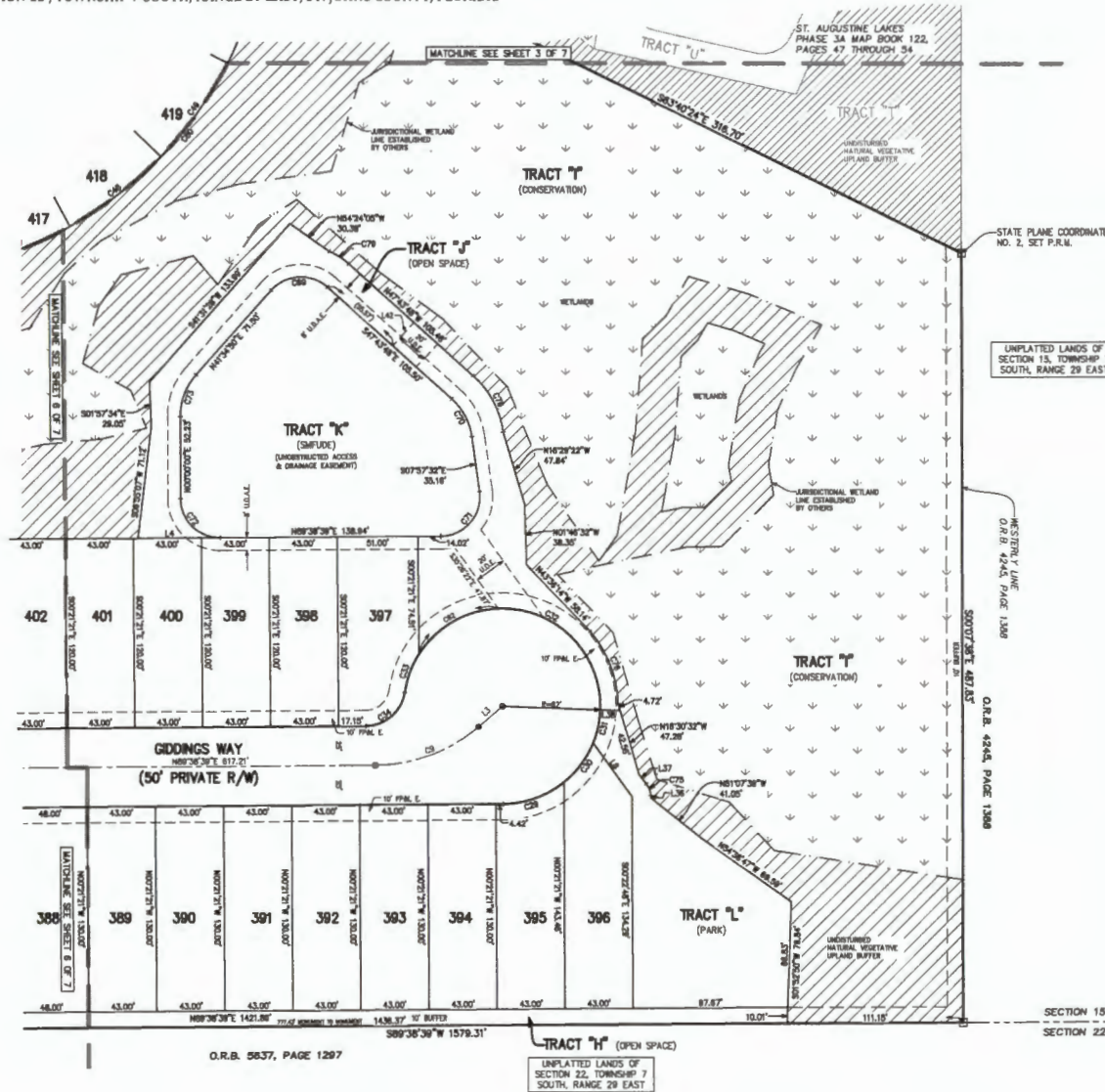
Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 - Website: clarsonil.com

ST. AUGUSTINE LAKES PHASE 3B

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


MAP BOOK _____ PAGE _____

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



LINE #	LENGTH	DIRECTION
L3	20.03'	N48°07'07"E
L4	52.06'	N69°30'30"E
L8	41.77'	S33°47'52"E
L38	1.91'	N30°58'08"W
L37	7.30'	N30°00'07"W
L36	12.48'	N87°48'19"E
L42	30.00'	S45°18'12"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C8	75.73'	100.00'	40°31'26"	N49°22'34"E	95.25'
C29	41.84'	92.00'	28°28'28"	N72°42'20"E	40.88'
C30	31.40'	92.00'	29°23'33"	N57°38'00"E	31.11'
C31	21.94'	92.00'	18°54'24"	N1°08'06"E	21.43'
C32	182.18'	92.00'	149°51'18"	N72°43'36"W	119.73'
C33	26.00'	92.00'	84°50'58"	S80°17'23"E	25.89'
C34	35.92'	25.00'	81°24'23"	S48°58'28"W	35.91'
C89	38.57'	25.00'	80°41'22"	N88°50'31"E	35.57'
C70	27.77'	40.00'	38°48'16"	S27°50'40"E	27.21'
C71	43.88'	25.00'	87°30'11"	S40°50'34"W	37.62'
C72	38.43'	25.00'	80°21'20"	N45°10'40"W	35.46'
C73	28.03'	40.00'	41°34'30"	N20°47'25"E	28.40'
C75	7.82'	12.11'	38°58'13"	N21°24'31"W	7.86'
C76	48.88'	73.10'	38°10'31"	N20°54'20"W	48.02'
C78	41.70'	58.73'	40°00'17"	N27°50'28"W	40.88'
C79	14.72'	48.00'	18°49'28"	N37°00'37"W	14.87'
C80	334.27'	245.00'	18°10'24"	N39°50'12"E	308.84'
C82	58.87'	92.00'	58°23'00"	S80°52'32"W	57.86'

Prepared By:

RICHARD P. CLARKSON AND ASSOCIATES, INC.
 Professional Surveyors and Mappers
 1643 Naldo Avenue, Jacksonville, FL 32207
 Phone: 904.396.2623 - Website: clarksonfl.com