

RESOLUTION NO. 2021- 419
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WATERFORD LAKES PHASE 2.

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Waterford Lakes Phase 2.

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 \$842,204.18 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$191,085.42 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 5 day of October, 2021.

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

BY: Jeremiah R. Blocker
Jeremiah R. Blocker, Chair

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

Sam Koltzman
Deputy Clerk

RENDITION DATE 10/7/21

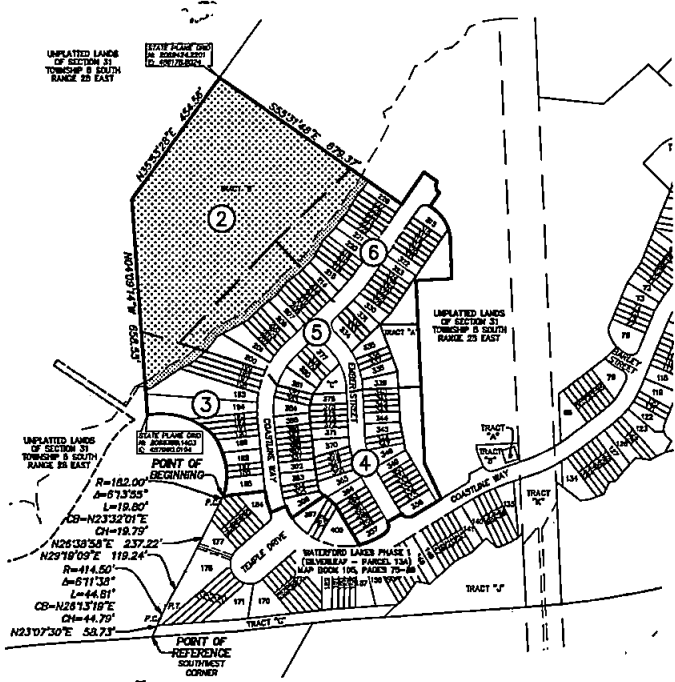
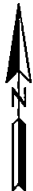


WATERFORD LAKES PHASE 2

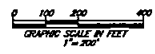
(SILVERLEAF - PARCEL 13)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

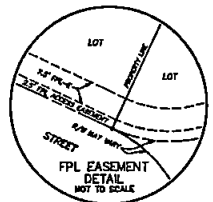
MAP BOOK PAGE
SHEET 2 OF 6 SHEETS



- LEGEND**
- DEVOTES SET P.W.M. 4"x4" C.M. STAMPED L.B.#3324 UNLESS OTHERWISE NOTED
 - DEVOTES FOUND P.W.M. 4"x4" C.M. STAMPED L.B.#3324 UNLESS OTHERWISE NOTED
 - DEVOTES P.C.P. STAMPED L.B.#3324 UNLESS OTHERWISE NOTED
 - PM PERMANENT REFERENCE MONUMENT
 - CM CONCRETE MONUMENT
 - P.C.M. PERMANENT CONTROL POINT
 - L.B. LICENSED BUSINESS
 - R. RANGES
 - ∠ CENTRAL ANGLE
 - CD CHORD BEARING
 - CH CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.C.C. POINT OF REVERSE CURVATURE
 - P.O.C. POINT ON CURVE
 - (N) NON-EQUAL
 - N/T NON-TANGENT
 - TABLED CURVE DATA
 - LI TABLED LINE DATA
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P.B. PLAT BOOK
 - PL PLAT
 - O.R.B. OFFICIAL RECORDS BOOK
 - S.C. ST. JOHNS COUNTY
 - UFDAE UNRESTRICTED FIRE DEPARTMENT ACCESS EASEMENT
 - UDC UNRESTRICTED DRAINAGE EASEMENT
 - EMF EASEMENT
 - FPL-E FLORIDA POWER & LIGHT EASEMENT
 - FPL-ULC FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
 - WATERLINE
 - SHEET REFERENCE NUMBER
 - DEVOTES VEGETATED/NATURAL UPLAND BUFFER
 - DEVOTES WETLANDS



- NOTES**
- 1) Drawings based on the Northing line of Parcel No. 104, Part "A" as being South-Southwest.
 - 2) All bearings and distances are reflective of adjustment of deed to State Plane coordinates and are not transcribed verbatim from deeds of record.
 - 3) NOTICE: This plot, as recorded in its graphic form, is the official decision of the subdivision board described herein and will in no circumstances be interpreted in authority by any other parties or digital form of the plot. There may be additional restrictions that are not depicted on this plot that may be found in the Public Records of this county.
 - 4) Coordinates based on GPS observations of the following National Geodetic Survey Control Station "N02C" (Jacksonville 2) coordinates: N 2182348.373 E 433862.430
 - 5) Coordinate System: State Plane values reference Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
 - 6) Tracts "A" through "J" are subject to a conservation easement pursuant to Section 7704.02, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement area inconsistent with the purposes of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
 - (a) Construction or placing buildings, roads, signs, billboards or other advertising, signs or other structures on or above the ground.
 - (b) Dumping or placing soil or other materials or marking as landfill or dumping or piling of trees, rocks or weighty or otherwise materials.
 - (c) Planting, destroying or trimming trees, shrubs, or other vegetation.
 - (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other natural substances in such a manner as to affect the surface.
 - (e) Surface uses, except for purposes that permit the land and water area to remain substantially in its natural condition.
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, and conservation, or fish and wildlife habitat preservation.
 - (g) Acts or uses detrimental to the preservation of the structural integrity or physical appearance or view of properties of historical, architectural, archaeological or cultural significance.
 - 7) Upland buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 - 8) Section lines and quarter section lines depicted herein are graphic representations only and do not reflect field measure unless otherwise noted.
 - 9) Land depicted herein are subject to Description of Conveyance and Restrictions recorded in Official Records Book 4743, Page 105L, and as amended, of the Public Records of St. Johns County, Florida. (linked in nature)



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (804) 642-8530
CERTIFICATE OF AUTHORIZATION NO. L.S. 3824

WATERFORD LAKES PHASE 2

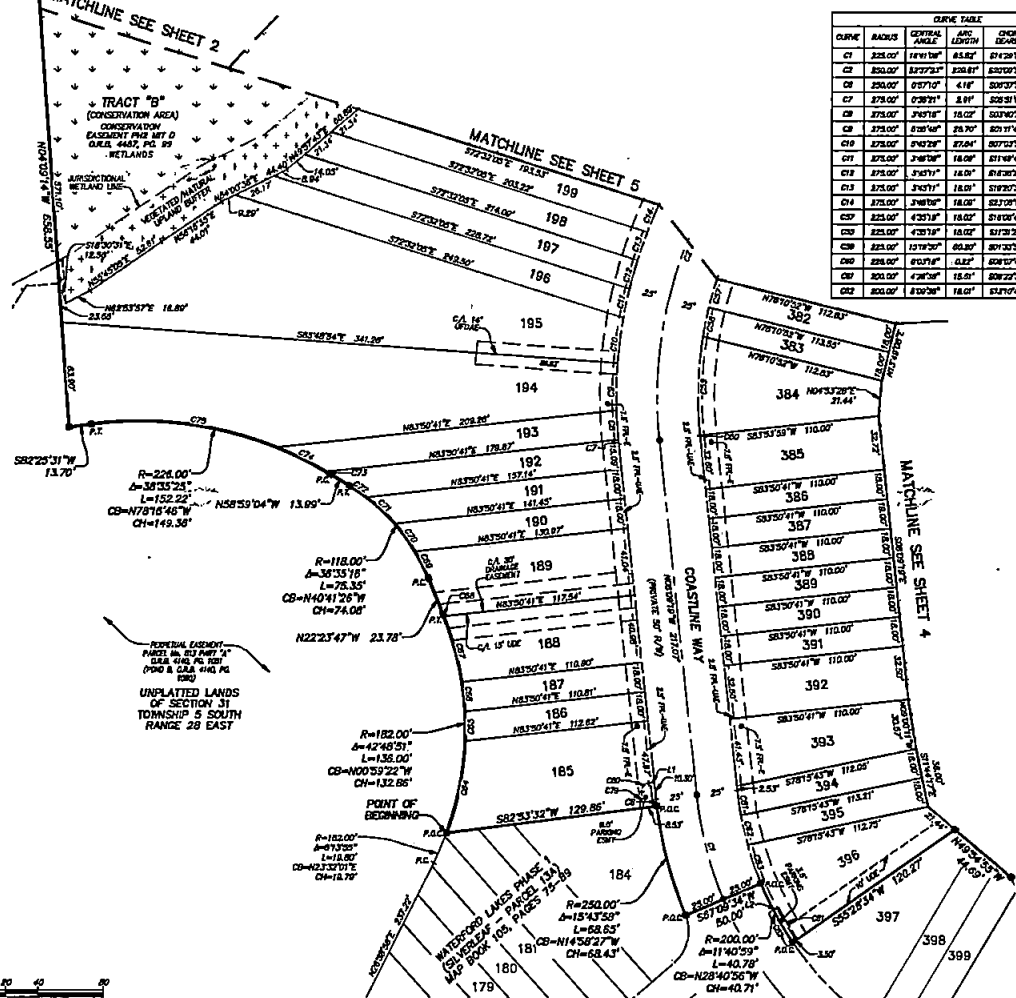
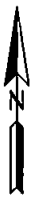
(SILVERLEAF - PARCEL 13)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 3 OF 6 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE				CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE	RADIUS	CENTRAL ANGLE
C1	228.00'	159°10'	S21°28'30"W	423.27'	C63	200.00'	174°55'
C2	250.00'	127°23'	S20°20'30"W	324.82'	C64	182.00'	160°20'
C3	250.00'	127°23'	S20°20'30"W	324.82'	C65	182.00'	160°20'
C4	278.00'	129°21'	S20°20'30"W	381.17'	C66	182.00'	160°20'
C5	278.00'	129°21'	S20°20'30"W	381.17'	C67	182.00'	160°20'
C6	278.00'	129°21'	S20°20'30"W	381.17'	C68	182.00'	160°20'
C7	278.00'	129°21'	S20°20'30"W	381.17'	C69	182.00'	160°20'
C8	278.00'	129°21'	S20°20'30"W	381.17'	C70	182.00'	160°20'
C9	278.00'	129°21'	S20°20'30"W	381.17'	C71	182.00'	160°20'
C10	278.00'	129°21'	S20°20'30"W	381.17'	C72	182.00'	160°20'
C11	278.00'	129°21'	S20°20'30"W	381.17'	C73	182.00'	160°20'
C12	278.00'	129°21'	S20°20'30"W	381.17'	C74	182.00'	160°20'
C13	278.00'	129°21'	S20°20'30"W	381.17'	C75	182.00'	160°20'
C14	278.00'	129°21'	S20°20'30"W	381.17'	C76	182.00'	160°20'
C15	278.00'	129°21'	S20°20'30"W	381.17'	C77	182.00'	160°20'
C16	278.00'	129°21'	S20°20'30"W	381.17'	C78	182.00'	160°20'
C17	278.00'	129°21'	S20°20'30"W	381.17'	C79	182.00'	160°20'
C18	278.00'	129°21'	S20°20'30"W	381.17'	C80	182.00'	160°20'
C19	278.00'	129°21'	S20°20'30"W	381.17'	C81	182.00'	160°20'
C20	278.00'	129°21'	S20°20'30"W	381.17'	C82	182.00'	160°20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°30'47"W	4.22'
L2	N87°48'28"E	4.49'

- LEGEND**
- DENOTES SET P.U.M. 4"x4" C.M. STAMPED L.B. AREA, UNLESS OTHERWISE NOTED
 - DENOTES FOUND P.U.M. 4"x4" C.M. STAMPED L.B. AREA, UNLESS OTHERWISE NOTED
 - DENOTES P.C.P., STAMPED L.B. AREA, UNLESS OTHERWISE NOTED
 - PM PERMANENT MONUMENT
 - CM CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.D. LODEDGED BURNINGS
 - R RADIUS
 - ∠ CENTRAL ANGLE
 - L CHORD BEARING
 - CHORD DISTANCE
 - POI POINT OF CURVATURE
 - POI POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.O.C. POINT ON CURVE
 - NON-TANGENT
 - N/T NON-TANGENT
 - CI TABULATED CURVE DATA
 - TABULATED CURVE DATA
 - R/W RIGHT OF WAY
 - CE CENTERLINE
 - CA FLAT BOOK
 - PS PAGE
 - O.R.A. OFFICIAL RECORDS BOOK
 - S.C. ST. JOHNS COUNTY
 - U.D.A. UNRESTRICTED FIRE DEPARTMENT ACCESS EASEMENT
 - U.D.E. UNRESTRICTED DRAINAGE EASEMENT
 - E.E. EASEMENT
 - FL-E FLORIDA POWER & LIGHT EASEMENT
 - FL-U.E. FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
 - MATCHLINE SHEET REFERENCE NUMBER
 - DENOTES VEGETATED/NATURAL UPLAND BUFFER
 - DENOTES WETLANDS



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 1824

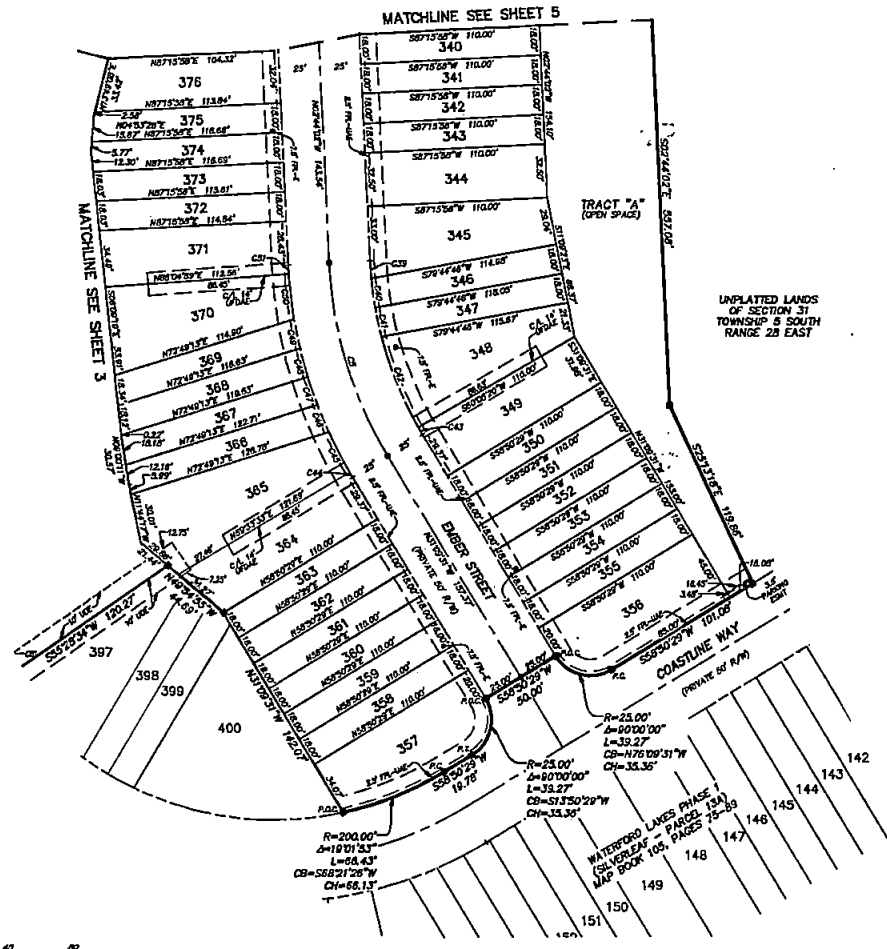
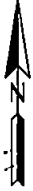
WATERFORD LAKES PHASE 2 (SILVERLEAF - PARCEL 13)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 4 OF 6 SHEETS

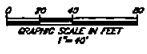
SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	ARC	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C3D	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C4	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C4D	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C5	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C5D	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C6	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C6D	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C7	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C7D	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C8	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C8D	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C9	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'
C9D	250.00'	89°22'30"	146.87'	S89°22'30"E	122.70'

LEGEND

- DENOTES SET P.W.M. 4"x4" C.M.
- STAMPED L.S. SIGNATURE
- UNLESS OTHERWISE NOTED DENOTES FOUND P.W.M. 4"x4" C.M.
- STAMPED L.S. SIGNATURE
- UNLESS OTHERWISE NOTED DENOTES P.L.P., STAMPED L.S. SIGNATURE
- PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- R.C.P. PERMANENT CONTROL POINT
- L.B. LOCATED BUSINESS
- R. RAILS
- A. CENTRAL ANGLE
- L. ARC LENGTH
- CR. CHORD BEARING
- CD. CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.O.C. POINT ON CURVE
- NON-TANGENT
- N/T NON-TANGENT
- CI TABULATED CURVE DATA
- U TABULATED LINE DATA
- R/W RIGHT OF WAY
- CE. CENTERLINE
- F.D. FLAT DOCK
- P.C. PAGE
- O.R.A. OFFICIAL RECORDS BOOK
- S.C. ST. JOHNS COUNTY
- U.D.E. UNRESTRICTED FIRE DEPARTMENT ACCESS EASEMENT
- U.D.E. UNRESTRICTED DRAINAGE EASEMENT
- E.E. EASEMENT
- F.P.L.-E. FLORIDA POWER & LIGHT EASEMENT
- F.P.L.-U.E. FLORIDA POWER & LIGHT UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- MATCHLINE
- SHEET REFERENCE NUMBER
- DENOTES VEGETATED/NATURAL UPLAND BUFFER
- DENOTES WETLANDS



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. LB. 3824

WATERFORD LAKES PHASE 2
 (SILVERLEAF - PARCEL 13)
 A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

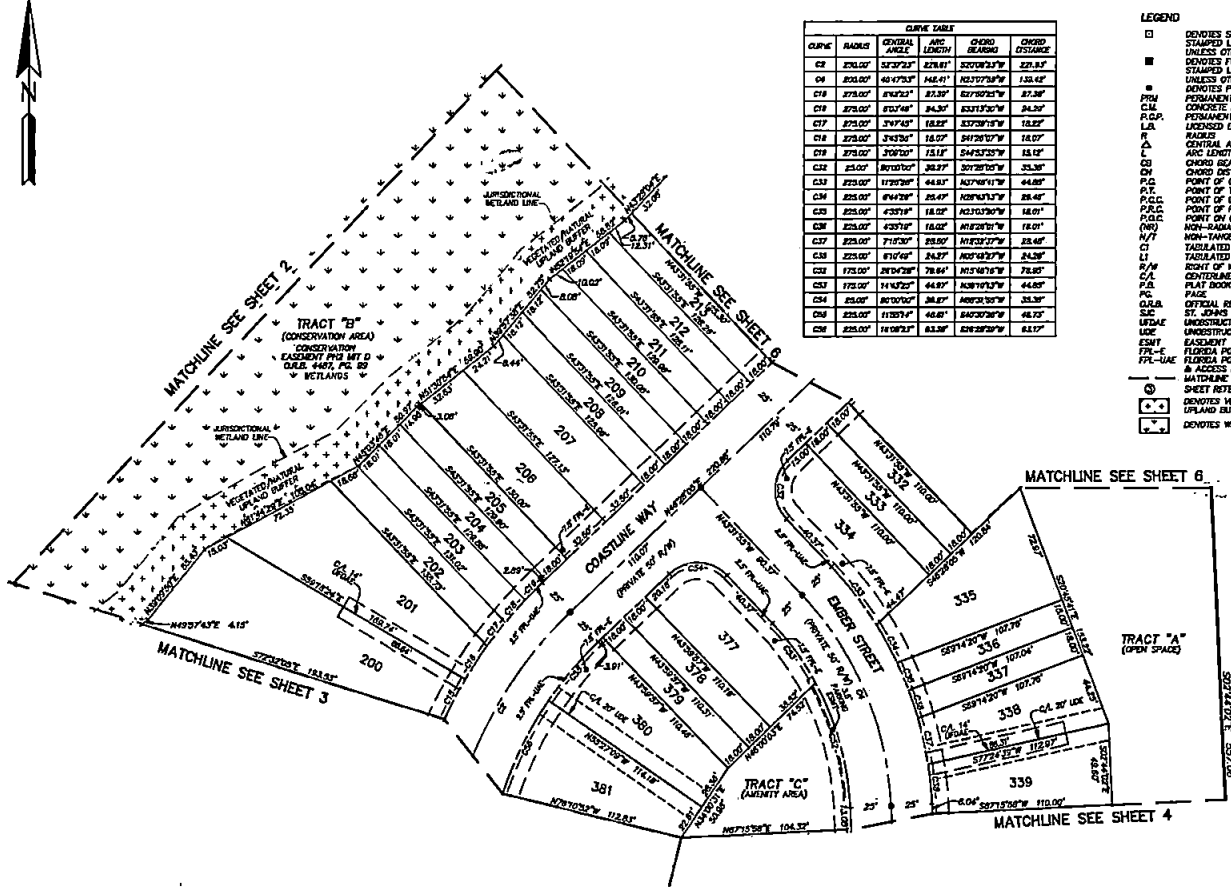
SHEET 5 OF 8 SHEETS

SEE SHEET 2 FOR NOTES

LEGEND

- DENOTES SET PAVL, 4"x4" C.M. STAMPED L.B. 8254
- UNLESS OTHERWISE NOTED DENOTES TYPED PAVL, 4"x4" C.M. STAMPED L.B. 8254
- UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.D. 8254
- PM PERMANENT REFERENCE MONUMENT
- CM CONCRETE MONUMENT
- PCP PERMANENT CONTROL POINT
- LBA UNDESIGNED BUSINESS RANGES
- R RANGES
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CD CHORD BEARING
- DN CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- PCY POINT ON CURVE
- NR NON-RADIAL
- NR-TANGENT NON-TANGENT
- CT TANGENTIAL CURVE DATA
- LI TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- FLAT BOOK
- PC PAGE
- OFFICIAL RECORDS BOOK
- ST. JOHNS COUNTY
- UNDESIGNED FIRE DEPARTMENT ACCESS EASEMENT
- UNDESIGNED DRAINAGE EASEMENT
- EASEMENT
- FLORIDA POWER & LIGHT EASEMENT
- FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
- MATCHLINE
- SHEET REFERENCE NUMBER
- DENOTES METATED/NATURAL UPLAND BATTER
- DENOTES WETLANDS

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C2	270.00'	46.753°	146.61'	102°57'58"W	135.82'
C3	270.00'	46.753°	146.61'	102°57'58"W	135.82'
C4	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C5	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C6	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C7	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C8	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C9	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C10	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C11	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C12	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C13	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C14	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C15	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C16	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C17	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C18	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C19	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C20	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C21	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C22	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C23	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C24	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C25	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C26	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C27	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C28	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C29	270.00'	57.292°	276.61'	220°02'11"W	27.82'
C30	270.00'	57.292°	276.61'	220°02'11"W	27.82'



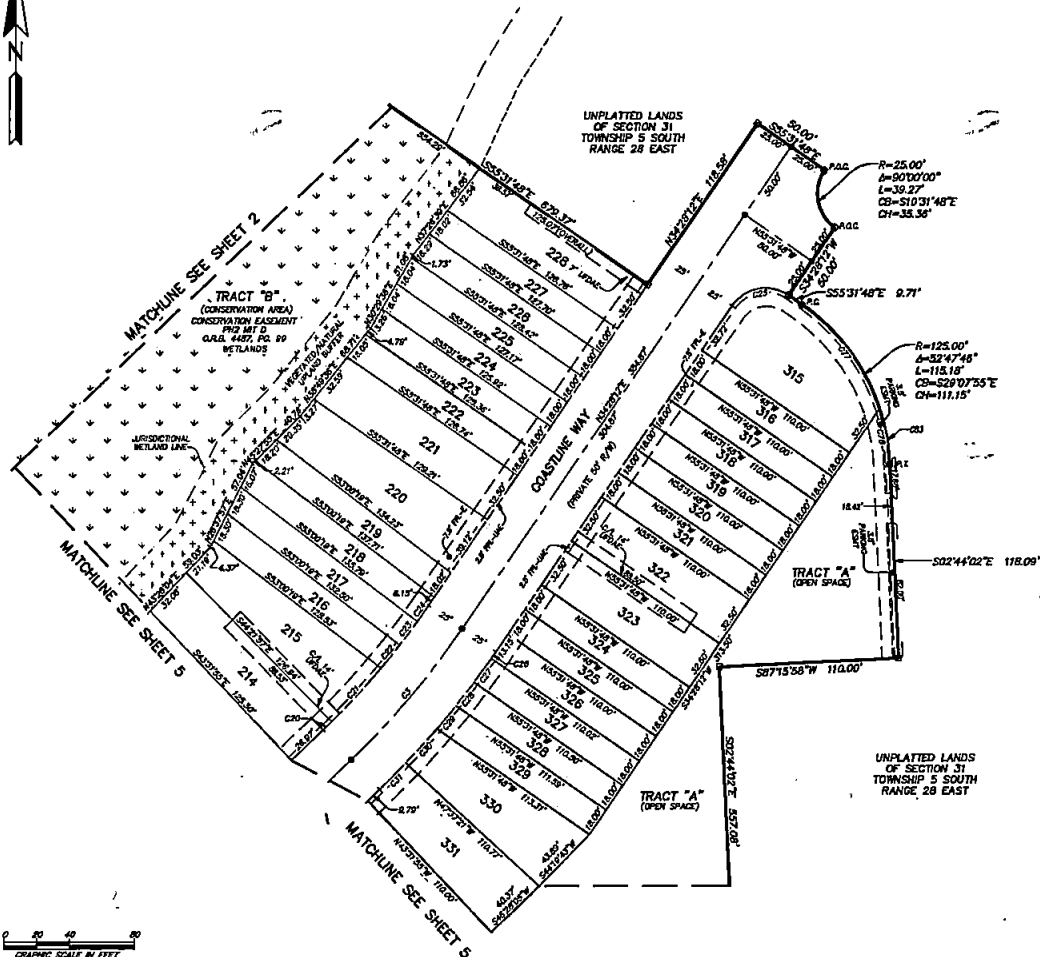
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WATERFORD LAKES PHASE 2 (SILVERLEAF - PARCEL 13)

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

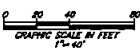
SHEET 6 OF 8 SHEETS
SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CURVE TABLE		
		GENERAL ANGLE	ARC BEARING	CHORD DISTANCE
C1	800.00'	118°00'	104.70'	N42°00'00"E 104.87'
C2	475.00'	50°00'	6.81'	N85°00'00"E 6.81'
C3	475.00'	20°00'	44.83'	N42°00'00"E 44.88'
C4	475.00'	10°00'	18.00'	N85°00'00"E 18.00'
C5	475.00'	5°00'	18.00'	N85°00'00"E 18.00'
C6	475.00'	12°00'	11.88'	N33°00'00"E 11.88'
C7	25.00'	29°00'	38.17'	S78°00'00"W 38.20'
C8	25.00'	27°00'	4.05'	N34°00'00"E 4.05'
C9	25.00'	10°00'	18.00'	N85°00'00"E 18.00'
C10	25.00'	10°00'	18.00'	N85°00'00"E 18.00'
C11	25.00'	10°00'	18.00'	N85°00'00"E 18.00'
C12	25.00'	10°00'	18.00'	N85°00'00"E 18.00'
C13	25.00'	10°00'	18.00'	N85°00'00"E 18.00'
C14	25.00'	10°00'	18.00'	N85°00'00"E 18.00'
C15	25.00'	10°00'	18.00'	N85°00'00"E 18.00'
C16	25.00'	10°00'	18.00'	N85°00'00"E 18.00'
C17	125.00'	32°00'	60.80'	N37°00'00"W 78.60'
C18	125.00'	15°00'	34.30'	N70°00'00"W 34.30'
C19	118.81'	13°00'	87.98'	N69°00'00"W 87.82'

LEGEND

- DENOTES SET P.F.M. 4"x4" C.M.
- STAMPED L.B.#3224
- UNLESS OTHERWISE NOTED DENOTES FOUND P.F.M. 4"x4" C.M.
- STAMPED L.B.#3224
- UNLESS OTHERWISE NOTED DENOTES P.C.P., STAMPED L.B.#3224
- PERMANENT REFERENCE MONUMENT
- CONCRETE MONUMENT
- PERMANENT CONTROL POINT
- UNDESIGNED BUSINESS
- RADIUS
- CENTRAL ANGLE
- ARC LENGTH
- CHORD BEARING
- CHORD DISTANCE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT OF COMPOUND CURVATURE
- POINT OF REVERSE CURVATURE
- POINT ON CURVE
- NON-TANGENT
- NON-TANGENT
- TABULATED CURVE DATA
- TABULATED LINE DATA
- RIGHT OF WAY
- C/A
- P/L
- PLAT BOOK
- PAGE
- OFFICIAL RECORDS BOOK
- ST. JOHNS COUNTY
- UNRESTRICTED FIRE DEPARTMENT ACCESS EASEMENT
- UNRESTRICTED DRAINAGE EASEMENT
- EASEMENT
- FLORIDA POWER & LIGHT EASEMENT
- FLORIDA POWER & LIGHT UTILITY & ACCESS EASEMENT
- MATCHLINE
- SHEET REFERENCE NUMBER
- DENOTES VEGETATED/NATURAL WETLANDS
- DENOTES WETLANDS



PREPARED BY:
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JACKSONVILLE, FL 32228 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624