

**RESOLUTION NO. 2023-138**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
BRIDGEWATER PHASE 2A.**

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

**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 \$2,049,419.44 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$568,242.15 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:

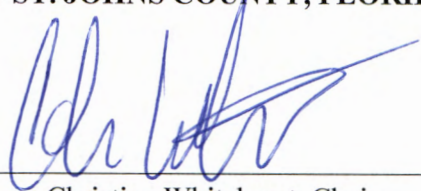
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

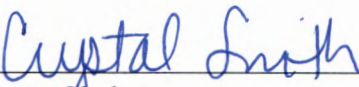
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 2nd day of May, 2023.

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

BY:   
Christian Whitehurst, Chair

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

  
Deputy Clerk

Rendition Date MAY 02 2023



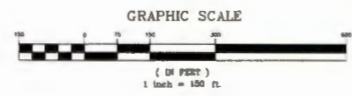
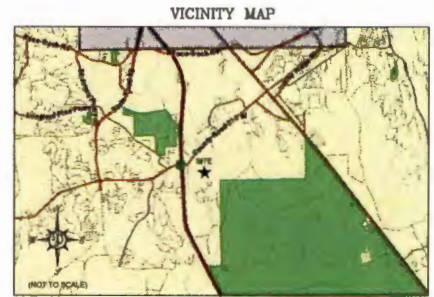
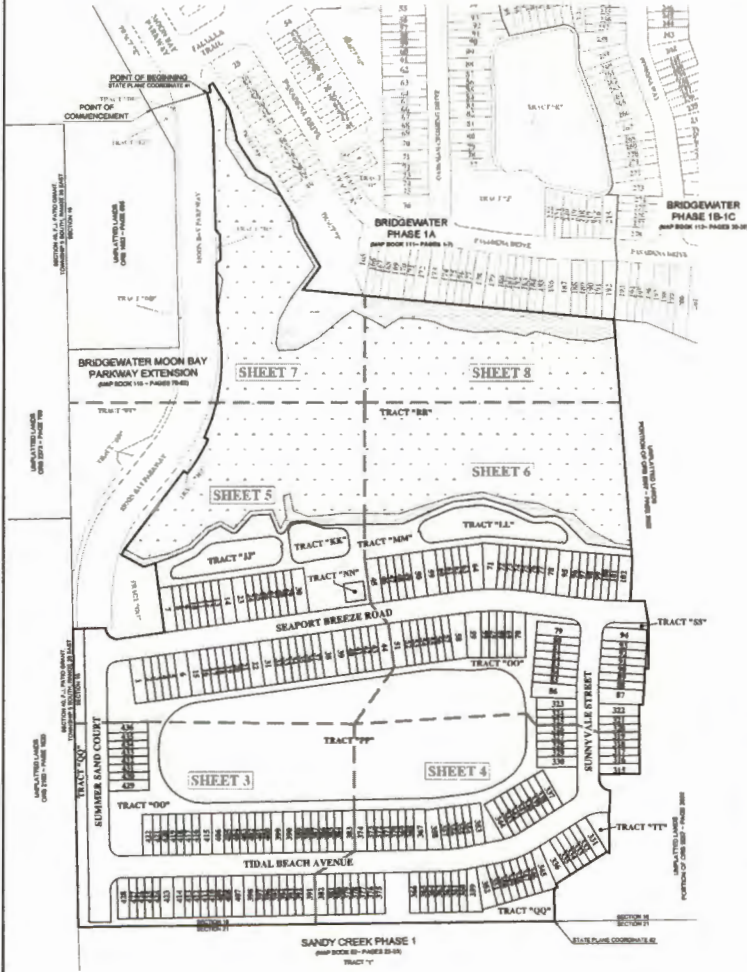


# BRIDGEWATER PHASE 2A

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 8 SHEETS



POINT	NORTHING	EASTING	DESCRIPTION
1	208454.7688	52774.7224	POINT OF BEGINNING
2	208176.8889	52873.6933	SOUTH-EAST CORNER OF TRACT '00'

- LEGEND**
- DENOTES SET 95 REBAR STAMPED PRIM L.B. 6715
  - DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
  - DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
  - ◆ DENOTES FOUND 95 REBAR STAMPED PRIM L.B. 6715
  - ◇ DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
  - M DENOTES FOUND PERMANENT CONTROL POINT STAMPED L.B. 6715
  - CL DENOTES TABULATED CURVE DATA
  - L1 DENOTES POINT OF CURVATURE
  - P.T. DENOTES POINT OF TANGENCY
  - P.A.C. DENOTES POINT OF REVERSE CURVE
  - P.C.C. DENOTES POINT OF COMPOUND CURVE
  - (R) DENOTES RADIAL LINE
  - (N) NORTHING
  - (E) EASTING
  - (M) FRONT-OF-WAY
  - CA. CENTERLINE
  - CR. CHORD BEARING
  - CB DELTA
  - R.P. RADIUS POINT
  - (E) DENOTES DISTANCE TO EASEMENT
  - (F) FLORIDA POWER AND LIGHT EASEMENT
  - OR. OFFICIAL RECORDS BOOK
  - OR. UNRESTRICTED DRAINAGE AND ACCESS EASEMENT
  - UL. UNPLATTED LANDS
  - DE. DRAINAGE EASEMENT
  - MA. MAINTENANCE AND ACCESS EASEMENT
  - W. WETLANDS
  - UB. UPLAND BUFFER

- NOTES**
- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT '02' AS SHOWN HEREON.
  - 2) THE INTENDED USE OF THESE COORDINATES IS FOR ORS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 6801.
  - 3) NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBSCRIBED LAND OR DESCRIBED HEREIN AND ALL IN ALL CIRCUMSTANCES BE SUPPLIED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
  - 4) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
  - 5) THERE IS A P.E.A. UTILITY EASEMENT PARALLEL TO ALL RIGHTS OF WAY AT THE FRONT OF ALL LOTS.
  - 6) ALL UPLAND BUFFER AREAS ARE TO REMAIN NATURAL AND UNDISTURBED.

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

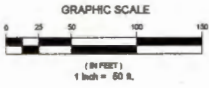
# BRIDGEWATER PHASE 2A

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

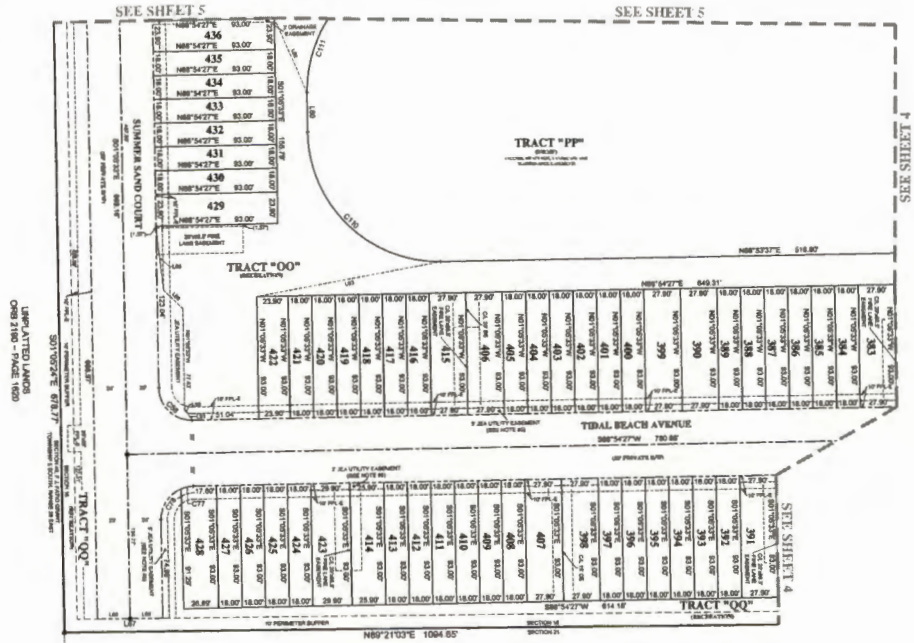
PAGE

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



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C06	18.00	51.00	90°00'00"	S89°59'57"E	51.00
C07	6.32	35.00	27°19'20"	S71°44'17"W	6.32
C08	39.60	35.00	98°49'40"	S57°14'07"W	39.60
C09	102.40	100.00	90°00'00"	S00°00'00"E	102.40
C10	140.50	100.00	97°14'32"	S02°12'59"E	140.50

LINE #	LENGTH	DIRECTION
L01	38.00	S89°59'57"E
L02	61.32	S27°19'20"E
L03	142.80	S71°44'17"W
L04	39.60	S57°14'07"E
L05	35.00	S00°00'00"E
L06	51.00	N89°59'57"E
L07	48.00	N71°44'17"E
L08	35.72	N57°14'07"E
L09	3.92	N00°00'00"E
L10	6.32	N27°19'20"E



SANDY CREEK PHASE 1  
(MAP BOOK 62 - PAGES 29-33)  
TRACT "T"

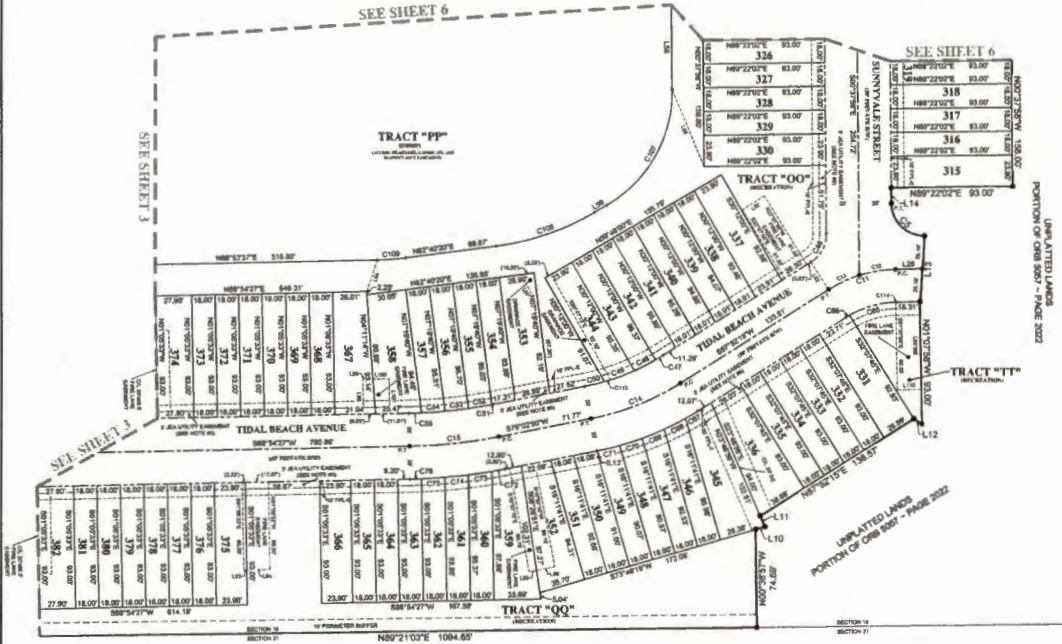
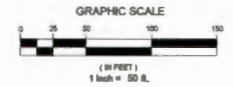
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# BRIDGEWATER PHASE 2A

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

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



**SANDY CREEK PHASE 1**  
(MAP BOOK 62 - PAGES 25-30)  
TRACT "11"

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	36.84	23.00	80°29'29"	N04°29'29"W	28.17
C11	34.10	22.00	87°22'00"	S72°22'00"W	23.47
C12	26.12	16.00	118°50'00"	S08°50'00"W	20.47
C13	23.87	16.00	147°32'30"	S08°42'30"W	23.89
C14	73.82	300.00	21°10'54"	N08°27'32"W	73.82
C15	68.84	460.00	8°51'37"	N07°52'28"W	68.79
C16	23.37	23.00	90°30'14"	N08°30'14"E	24.42
C17	6.72	175.00	7°10'00"	N08°10'00"E	6.72
C18	18.07	175.00	7°10'00"	N08°10'00"E	18.07
C19	34.30	175.00	7°10'00"	N08°10'00"E	34.30
C20	18.82	175.00	7°10'00"	N08°10'00"E	18.82

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	8.77	375.00	4°10'11"	N08°10'11"E	8.77
C22	18.07	375.00	4°10'11"	N08°10'11"E	18.07
C23	18.08	375.00	4°10'11"	N08°10'11"E	18.08
C24	18.08	375.00	4°10'11"	N08°10'11"E	18.08
C25	8.77	375.00	4°10'11"	N08°10'11"E	8.77
C26	37.38	75.00	30°32'42"	S74°32'42"W	37.00
C27	5.19	75.00	7°28'54"	S08°28'54"W	5.19
C28	18.81	350.00	4°48'50"	S08°48'50"W	18.81
C29	18.81	350.00	4°48'50"	S08°48'50"W	18.81
C30	18.11	350.00	4°28'42"	S07°28'42"W	18.11
C31	18.81	350.00	4°28'42"	S07°28'42"W	18.81

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C32	11.00	225.00	4°28'42"	S07°28'42"W	11.00
C33	11.11	225.00	4°28'42"	S07°28'42"W	11.11
C34	18.10	425.00	2°28'24"	S07°28'24"W	18.10
C35	18.07	425.00	2°28'24"	S07°28'24"W	18.07
C36	6.89	425.00	1°11'00"	S08°11'00"W	6.89
C37	108.48	108.00	90°30'00"	N08°30'00"E	108.00
C38	78.87	388.00	27°32'24"	N07°32'24"E	78.87
C39	27.77	388.00	8°10'00"	N08°10'00"E	27.77
C40	4.00	175.00	17°10'00"	S07°10'00"W	4.00
C41	6.00	75.00	28°30'00"	S08°30'00"W	6.00

LINE #	LENGTH	DIRECTION
L10	7.27	N07°48'12"E
L11	8.87	N02°48'30"W
L12	7.88	N07°48'30"W
L13	25.19	N07°52'48"E
L14	11.87	N08°27'30"W
L15	28.37	N08°27'30"W
L16	84.57	N08°27'30"W
L17	18.87	N08°48'00"E
L18	35.42	S11°10'00"W
L19	28.87	N07°52'30"W
L20	28.87	N07°52'30"W
L21	28.87	S11°10'00"W
L22	3.22	N08°54'27"E
L23	17.87	N08°54'27"E
L24	8.77	N07°52'30"E
L25	14.27	N07°52'30"E
L26	28.87	S07°47'12"E
L27	28.87	S07°47'12"E
L28	7.27	N08°27'30"E
L29	23.88	N08°48'00"E
L30	28.37	N07°52'30"W
L31	18.37	N07°52'30"W

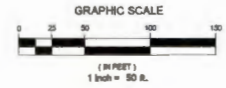
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 605-0030 - L.B. NO. 6715

# BRIDGEWATER PHASE 2A

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

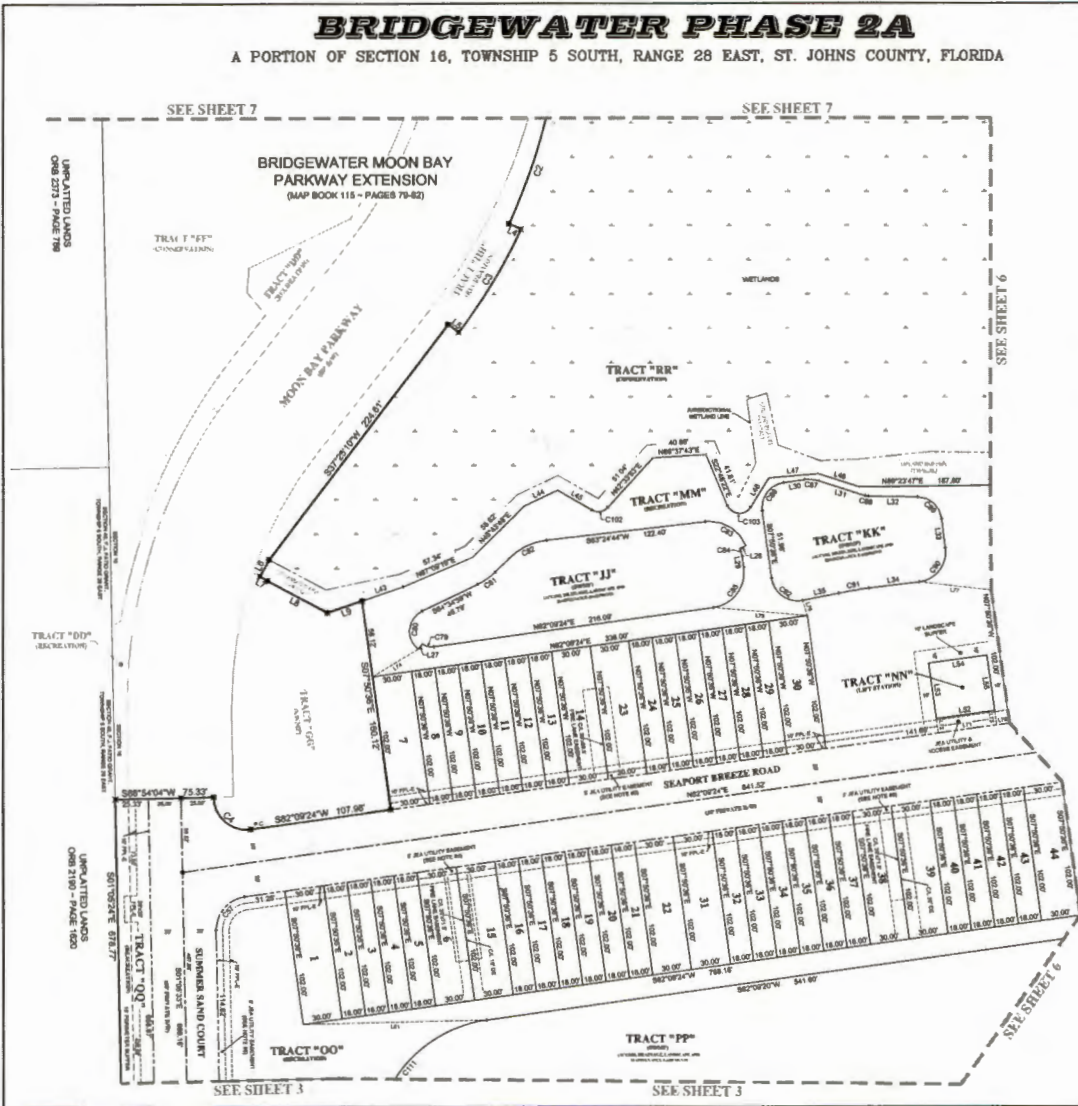
SHEET 5 OF 8 SHEETS  
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	37.07	458.87	37°03'58"	S89°28'17"W	367.54
C3	14.88	430.16	12°02'58"	S87°18'05"W	14.88
C4	42.47	23.00	87°19'58"	S48°10'58"W	37.67
C5	36.32	23.00	87°14'58"	S47°13'58"W	33.21
C6	8.49	13.00	48°58'58"	S77°17'58"E	8.50
C8	34.87	17.00	117°38'58"	S88°38'58"W	35.84
C9	16.34	30.00	18°38'58"	S88°38'58"W	16.47
C10	33.88	30.00	37°47'58"	S87°18'58"W	32.38
C11	36.87	30.00	24°38'58"	S87°17'58"W	36.18
C12	8.32	23.00	14°38'58"	S18°18'58"W	8.37
C13	42.47	23.00	87°20'58"	S47°13'58"E	36.18
C14	28.87	18.00	87°20'58"	S27°58'58"W	28.87
C15	16.49	34.00	24°38'58"	N87°18'58"W	16.38
C16	2.87	16.00	18°38'58"	N87°18'58"W	2.87
C17	27.24	18.00	82°38'58"	N47°18'58"W	23.87
C18	35.12	33.00	90°38'58"	N37°18'58"E	32.87
C19	33.32	33.00	4°38'58"	N87°18'58"E	33.34
C20	32.84	33.00	87°38'58"	S87°18'58"E	33.14
C21	21.87	18.00	107°58'58"	S87°18'58"E	17.37
C22	14.82	100.00	87°58'58"	S47°18'58"W	13.87

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L4	16.12	S86°41'17"W	L5	20.17	S88°38'58"W
L6	16.17	N87°11'58"W	L6	20.17	S88°38'58"W
L7	14.87	S88°38'58"W	L7	22.12	N87°18'58"E
L8	8.72	N87°23'58"E	L8	20.17	S77°18'58"W
L9	21.78	S88°38'58"W	L9	42.00	N87°18'58"E
L10	30.00	S77°18'58"E	L10	42.00	S87°18'58"W
L11	8.00	N87°23'58"E	L11	42.00	S87°18'58"W
L12	8.00	N87°23'58"E	L12	42.00	S87°18'58"W
L13	14.87	N87°11'58"W	L13	14.87	S88°38'58"W
L14	37.12	S88°38'58"W	L14	8.00	N87°18'58"E
L15	37.12	S88°38'58"W	L15	11.00	S87°18'58"W
L16	28.17	S88°38'58"W	L16	79.22	N87°18'58"E
L17	32.87	S87°11'58"E	L17	12.17	S47°18'58"W
L18	18.17	N86°41'17"W	L18	20.17	N87°18'58"E

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



# BRIDGEWATER 2A

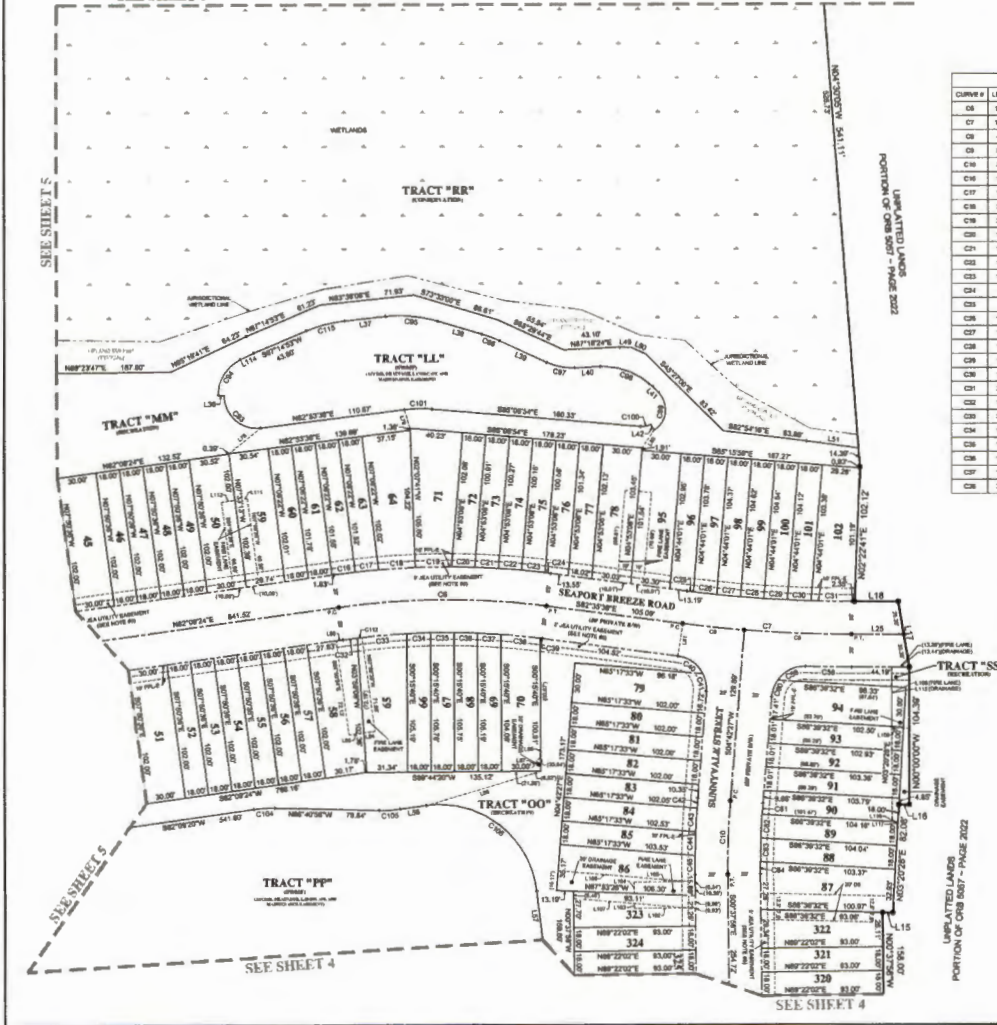
A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

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

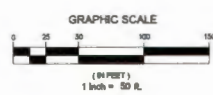
SEE SHEET 8

SEE SHEET 8



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C8	18.89	805.00	171.47
C7	138.28	1000.00	174.74
C6	47.72	1000.00	244.74
C5	86.38	1000.00	47.47
C4	28.82	805.00	270.27
C3	16.17	805.00	170.97
C2	16.07	805.00	170.97
C1	16.07	805.00	170.97
C10	27.49	805.00	271.78
C9	16.04	805.00	170.97
C8	16.07	805.00	170.97
C7	16.07	805.00	170.97
C6	16.07	805.00	170.97
C5	16.07	805.00	170.97
C4	16.07	805.00	170.97
C3	16.07	805.00	170.97
C2	16.07	805.00	170.97
C1	16.07	805.00	170.97
C10	27.49	805.00	271.78
C9	16.04	805.00	170.97
C8	16.07	805.00	170.97
C7	16.07	805.00	170.97
C6	16.07	805.00	170.97
C5	16.07	805.00	170.97
C4	16.07	805.00	170.97
C3	16.07	805.00	170.97
C2	16.07	805.00	170.97
C1	16.07	805.00	170.97

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C8	1.89	875.00	171.47
C7	13.83	1000.00	174.74
C6	4.77	1000.00	244.74
C5	8.64	1000.00	47.47
C4	2.88	805.00	270.27
C3	1.62	805.00	170.97
C2	1.61	805.00	170.97
C1	1.61	805.00	170.97
C10	2.75	805.00	271.78
C9	1.60	805.00	170.97
C8	1.61	805.00	170.97
C7	1.61	805.00	170.97
C6	1.61	805.00	170.97
C5	1.61	805.00	170.97
C4	1.61	805.00	170.97
C3	1.61	805.00	170.97
C2	1.61	805.00	170.97
C1	1.61	805.00	170.97
C10	2.75	805.00	271.78
C9	1.60	805.00	170.97
C8	1.61	805.00	170.97
C7	1.61	805.00	170.97
C6	1.61	805.00	170.97
C5	1.61	805.00	170.97
C4	1.61	805.00	170.97
C3	1.61	805.00	170.97
C2	1.61	805.00	170.97
C1	1.61	805.00	170.97



LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	7.97	N89°32'42"E
L10	7.89	N89°30'00"E
L9	20.39	N89°32'42"E
L8	38.89	N89°30'00"E
L7	32.89	N89°32'42"E
L6	8.09	N89°30'00"E
L5	21.49	N89°30'00"E
L4	88.12	N77°39'00"W
L3	38.12	N89°30'00"E
L2	16.54	N89°32'42"E
L1	48.12	N89°32'42"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	11.28	N89°32'42"E
L9	6.77	N89°32'42"E
L8	38.89	N89°32'42"E
L7	18.89	N89°30'00"E
L6	48.47	N89°32'42"E
L5	13.89	N89°30'00"E
L4	8.89	N89°32'42"E
L3	11.89	N89°32'42"E
L2	11.89	N89°32'42"E
L1	11.89	N89°32'42"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	11.28	N89°32'42"E
L9	6.77	N89°32'42"E
L8	38.89	N89°32'42"E
L7	18.89	N89°30'00"E
L6	48.47	N89°32'42"E
L5	13.89	N89°30'00"E
L4	8.89	N89°32'42"E
L3	11.89	N89°32'42"E
L2	11.89	N89°32'42"E
L1	11.89	N89°32'42"E

PREPARED BY:  
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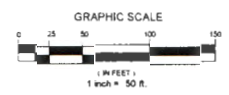
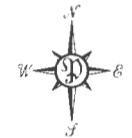
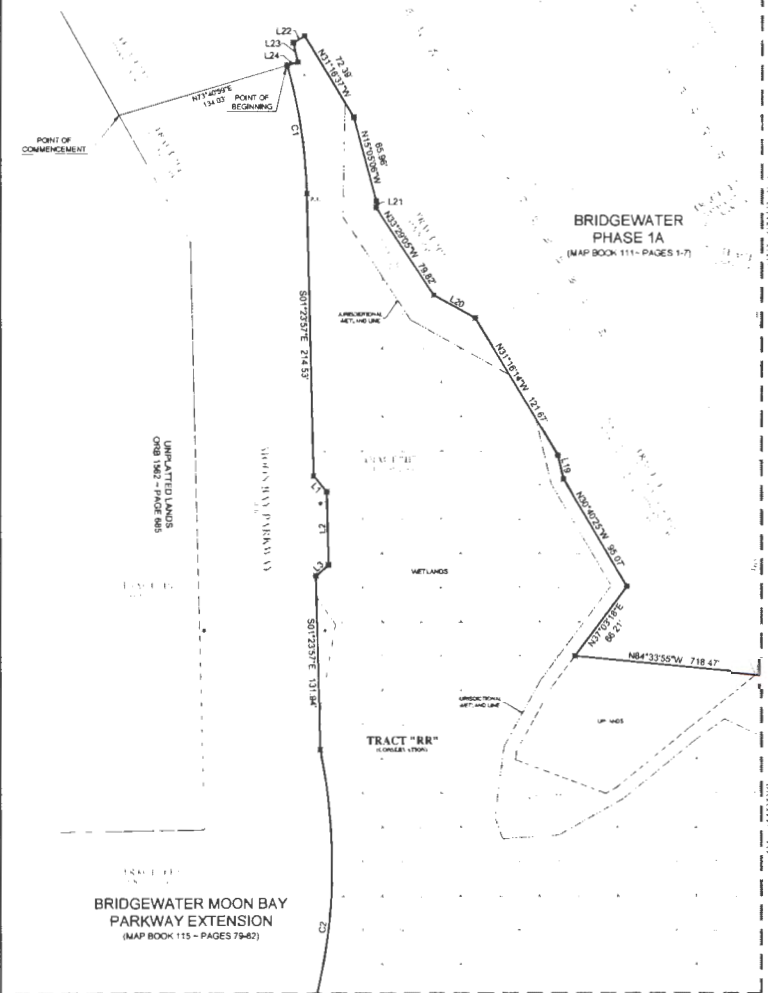


# BRIDGEWATER PHASE 2A

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 7 OF 8 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L1	11.88	S41°34'20\"/>

CURVE #	LENGTH	PIANUS	DELTA	CHORD BEARING	CHORD
C1	86.54	360.00	14.5564	S89°5'00\"/>	
C2	214.87	420.00	3.0983	S89°45'1\"/>	

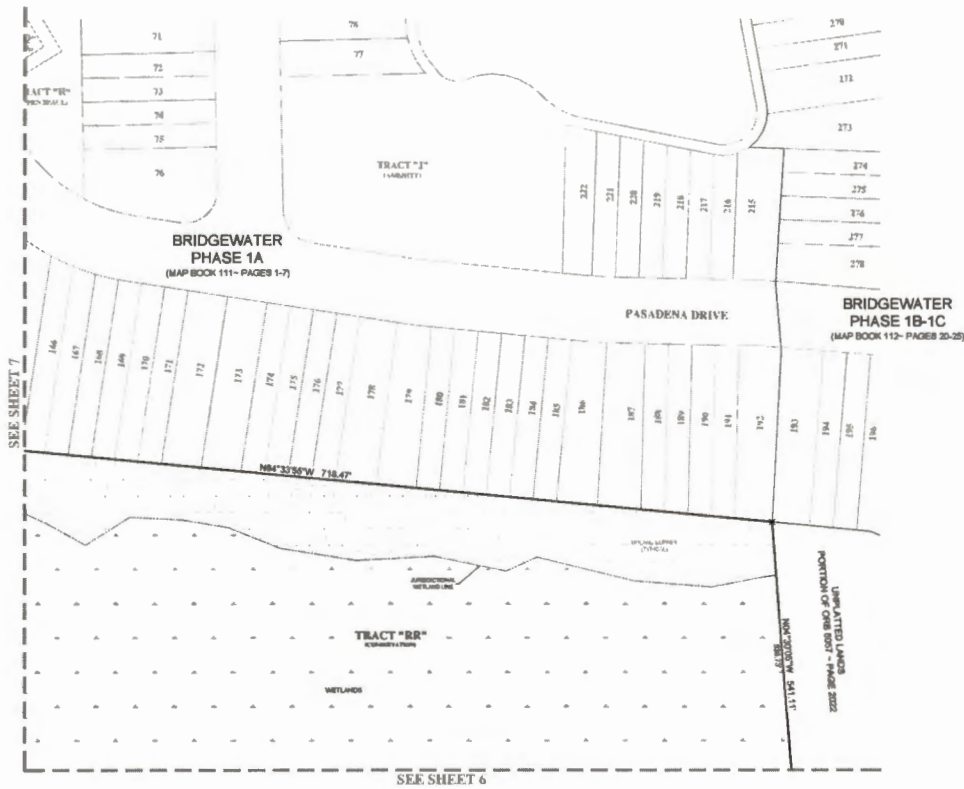
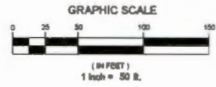
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 885-0300 - J.B. NO. 6715

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A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 8 OF 8 SHEETS  
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SEE SHEET 7

SEE SHEET 6

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