

**RESOLUTION NO. 2023-502**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**BRIDGEWATER PHASE 2B.**

**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 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 \$1,466,116.46 has been filed with the Clerk's Office.

**Section 3.** A Required Improvements Bond in the amount of \$284,760.41 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.

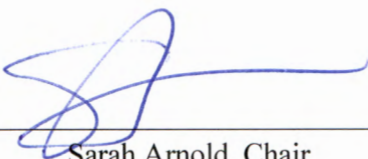
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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.

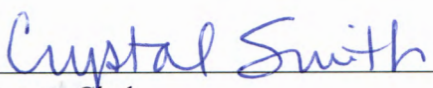
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 19th day of December, 2023.

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

Rendition Date: DEC 20 2023

BY:   
Sarah Arnold, Chair

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

  
Deputy Clerk



# BRIDGEWATER PHASE 2B

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

MAP BOOK

PAGE

SHEET 1 OF 8 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

## CAPTION

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT ON THE SOUTH LINE OF SAID SECTION 16 AND THE MOST SOUTH-EAST CORNER OF TRACT "OO", BRIDGEWATER PHASE 2A, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK XXX, PAGES XX-XX OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EASTERLY LINE OF SAID BRIDGEWATER PHASE 2A THE FOLLOWING NINETEEN (19) COURSES: COURSE ONE (1): NORTH 00°38'57" WEST, A DISTANCE OF 74.60 FEET; COURSE TWO (2): NORTH 73°48'19" EAST, A DISTANCE OF 7.27 FEET; COURSE THREE (3): NORTH 25°46'56" WEST, A DISTANCE OF 8.91 FEET; COURSE FOUR (4): NORTH 57°52'15" EAST, A DISTANCE OF 18.17 FEET; COURSE FIVE (5): SOUTH 57°24'28" EAST, A DISTANCE OF 7.58 FEET; COURSE SIX (6): NORTH 01°07'58" WEST, A DISTANCE OF 93.60 FEET; COURSE SEVEN (7): NORTH 01°53'48" EAST, A DISTANCE OF 59.19 FEET TO A POINT OF NON-TANGENCY OF A CURVE BEING CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE EIGHT (8): NORTHWESTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 39.49 FEET; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40°52'58" WEST AND A CHORD DISTANCE OF 55.51 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; COURSE NINE (9): NORTH 00°37'58" WEST, A DISTANCE OF 11.84 FEET; COURSE TEN (10): NORTH 89°22'02" EAST, A DISTANCE OF 53.06 FEET; COURSE ELEVEN (11): NORTH 00°37'58" WEST, A DISTANCE OF 18.00 FEET; COURSE TWELVE (12): SOUTH 89°48'52" EAST, A DISTANCE OF 19.91 FEET; COURSE THIRTEEN (13): NORTH 03°20'28" EAST, A DISTANCE OF 43.86 FEET; COURSE FOURTEEN (14): NORTH 90°00'00" EAST, A DISTANCE OF 7.88 FEET; COURSE FIFTEEN (15): NORTH 00°00'00" WEST, A DISTANCE OF 104.39 FEET; COURSE SIXTEEN (16): NORTH 09°31'22" WEST, A DISTANCE OF 50.70 FEET; COURSE SEVENTEEN (17): NORTH 90°00'00" WEST, A DISTANCE OF 53.45 FEET; COURSE EIGHTEEN (18): NORTH 02°24'41" EAST, A DISTANCE OF 103.12 FEET; COURSE NINETEEN (19): NORTH 04°00'00" WEST, A DISTANCE OF 54.11 FEET TO THE SOUTHWEST CORNER OF BRIDGEWATER PHASE 1B-1C. ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 112, PAGES 20-25 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE ALONG THE SOUTHERLY LINE OF SAID BRIDGEWATER PHASE 1B-1C THE FOLLOWING TWENTY-SIX (26) COURSES: COURSE ONE (1): SOUTH 84°40'21" EAST, A DISTANCE 75.32 FEET; COURSE TWO (2): SOUTH 67°53'47" EAST, A DISTANCE 120.81 FEET; COURSE THREE (3): SOUTH 87°34'12" EAST, A DISTANCE 125.46 FEET; COURSE FOUR (4): NORTH 77°22'17" EAST, A DISTANCE 37.16 FEET TO A POINT ON A CURVE BEING CONVEX SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE FIVE (5): SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 26.47 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°54'02" EAST, 25.25 FEET TO A POINT OF TANGENCY; COURSE SIX (6): SOUTH 78°49'44" EAST, A DISTANCE 53.76 FEET; COURSE SEVEN (7): SOUTH 84°46'51" EAST, A DISTANCE 53.77 FEET; COURSE EIGHT (8): NORTH 77°40'49" EAST, A DISTANCE 41.57 FEET; COURSE NINE (9): NORTH 88°19'22" EAST, A DISTANCE 16.50 FEET; COURSE TEN (10): NORTH 02°16'07" EAST, A DISTANCE 39.44 FEET; COURSE ELEVEN (11): NORTH 24°26'14" EAST, A DISTANCE 70.26 FEET; COURSE TWELVE (12): NORTH 39°01'19" WEST, A DISTANCE 62.84 FEET; COURSE THIRTEEN (13): NORTH 73°17'56" WEST, A DISTANCE 30.28 FEET; COURSE FOURTEEN (14): SOUTH 85°12'22" WEST, A DISTANCE 34.95 FEET; COURSE FIFTEEN (15): SOUTH 43°29'53" WEST, A DISTANCE OF 14.85 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONVEX NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; COURSE SIXTEEN (16): WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.83 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°41'10" WEST, 46.39 FEET TO A POINT OF TANGENCY; COURSE SEVENTEEN (17): NORTH 27°01'48" WEST, A DISTANCE OF 18.72 FEET; COURSE EIGHTEEN (18): NORTH 03°28'25" EAST, A DISTANCE OF 27.61 FEET; COURSE NINETEEN (19): NORTH 28°47'53" WEST, A DISTANCE OF 30.51 FEET; COURSE TWENTY (20): NORTH 39°29'52" EAST, A DISTANCE OF 48.86 FEET; COURSE TWENTY-ONE (21): NORTH 48°09'15" EAST, A DISTANCE OF 54.38 FEET; COURSE TWENTY-TWO (22): SOUTH 85°53'59" EAST, A DISTANCE OF 25.39 FEET; COURSE TWENTY-THREE (23): SOUTH 43°38'01" EAST, A DISTANCE OF 19.94 FEET; COURSE TWENTY-FOUR (24): NORTH 88°40'08" EAST, A DISTANCE OF 387.33 FEET; COURSE TWENTY-FIVE (25): NORTH 72°22'51" EAST, A DISTANCE OF 41.45 FEET; COURSE TWENTY-SIX (26): NORTH 88°49'11" EAST, A DISTANCE OF 82.24 FEET TO THE SOUTHEAST CORNER OF SAID BRIDGEWATER PHASE 1B-1C AND THE EAST LINE OF SAID SECTION 16, THENCE SOUTH 01°06'19" EAST, ALONG LAST SAID EAST LINE, A DISTANCE OF 1623.66 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16, THENCE SOUTH 89°21'03" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 1234.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 35.78 ACRES, MORE OR LESS.

## CERTIFICATE OF REVIEW – COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGEWATER PHASE 2B HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

## CERTIFICATE OF APPROVAL – GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMBLES WITH ALL APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NATHAN P. PERRET, P.S.A.  
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900  
PERRET AND ASSOCIATES, INC.

## CONSENT AND JOINDER OF MORTGAGEE D.R. HORTON, INC. – JACKSONVILLE

A DELAWARE CORPORATION

THE UNDERSIGNED HEREBY CERTIFIES THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 5937, PAGE 2432, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON; THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREON, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

WITNESS \_\_\_\_\_  
AUTHORIZED SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

## STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ BY \_\_\_\_\_ MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY \_\_\_\_\_ AS \_\_\_\_\_ OF D.R. HORTON, INC., JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

## NOTARY FOR FORESTAR (USA) REAL ESTATE GROUP INC.

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR FORESTAR (USA) REAL ESTATE GROUP INC.

NOTARY PUBLIC, STATE OF FLORIDA PERSONALLY KNOWN \_\_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_\_  
NAME: \_\_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

## CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DONALD A. BRADSHAW, COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 5513

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP INC. ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE lawful owner of the lands described in the caption hereon which shall hereafter be known as BRIDGEWATER PHASE 2B, AND HAVE 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 SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS SEAFORT BREEZE ROAD, SUBARBER MOON DRIVE, TIDAL BEACH AVENUE, PLAYA DE LUNA LANE, BLUE HAVEN ROAD, TRACT "1P", "2W" AND "1Y" (STORMWATER MANAGEMENT FACILITY), TRACT "3V", "2C" AND "2Z" (RECREATION) AND TRACT "AA" (CONSERVATION) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER. ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THE OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID RIGHTS-OF-WAY OR TRACTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

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

THOSE EASEMENTS DESIGNATED AS "REA UTILITY EASEMENT" AND "REA UTILITY & ACCESS EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO REA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER, SEWER, WASTE, SEWER, AND/OR OTHER PUBLIC UTILITIES.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, IF ANY OF SAID EASEMENTS, THE OWNERS RETAIN THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THOSE EASEMENTS DESIGNATED AS "PIER LAKE EASEMENTS" ARE TO REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE OF THE EASEMENTS SHALL BE THE OBLIGATION TO THE HOMEOWNERS ASSOCIATION.

FLORIDA POWER AND LIGHT COMPANY AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT AS SHOWN ON THIS PLAT FOR ITS USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

THOSE EASEMENTS DESIGNATED F.P.L. ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS SHOWN ON THE PLAT. 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 (3), FLORIDA STATUTES.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, 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 DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS:

## FORESTAR (USA) REAL ESTATE GROUP INC.

BY: \_\_\_\_\_  
SARAH WICKER - ITS VICE PRESIDENT

WITNESS \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

WITNESS \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

## CERTIFICATE OF CLERK

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 \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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

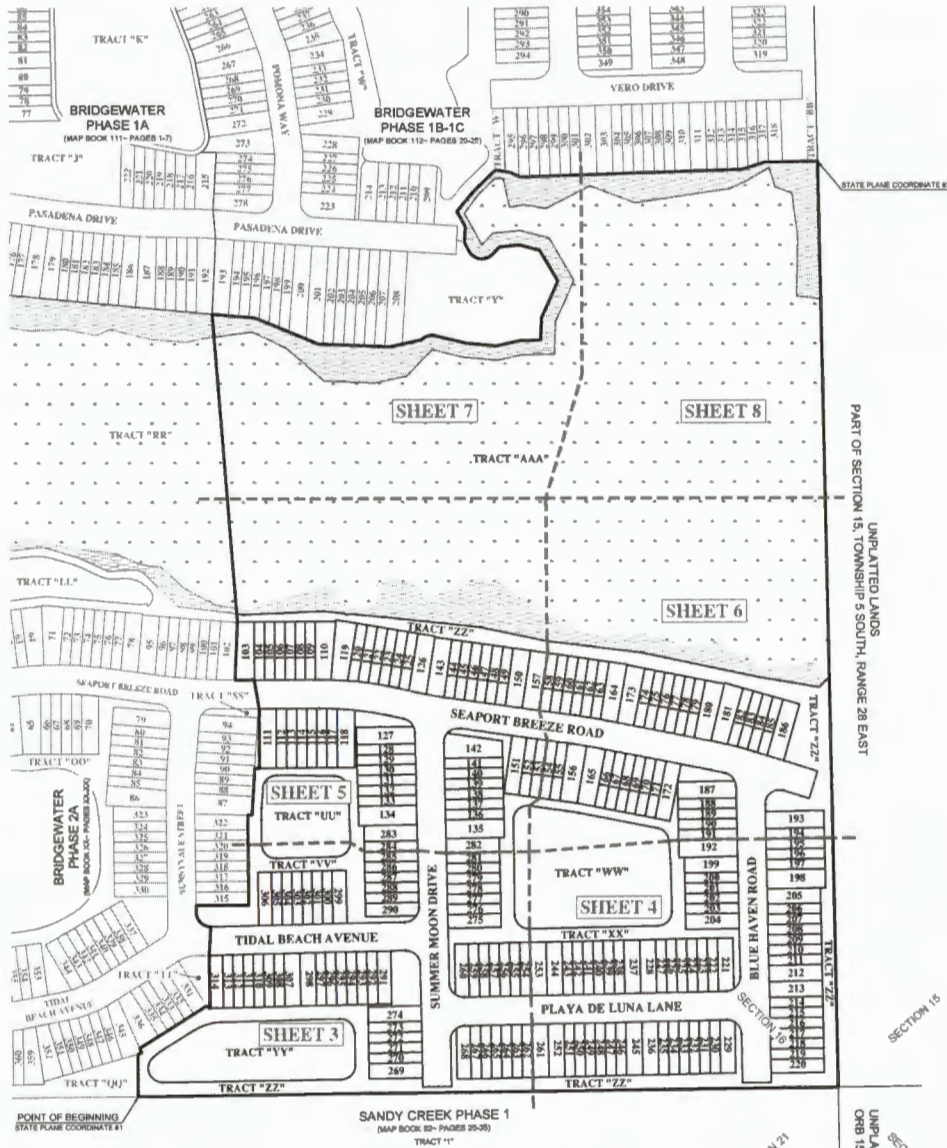
# BRIDGEWATER PHASE 2B

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

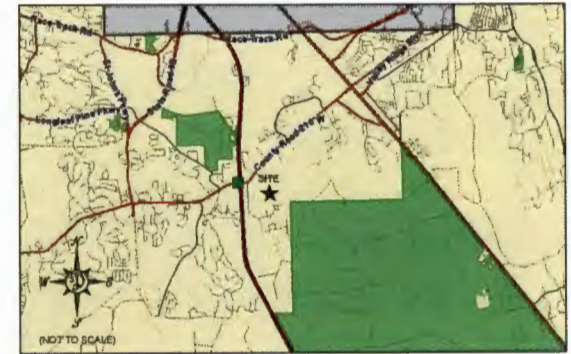
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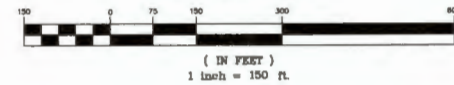
SHEET 2 OF 8 SHEETS



VICINITY MAP



GRAPHIC SCALE



STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2882168.8588	862075.0833	POINT OF BEGINNING
2	2883041.0000	861268.4634	NORTHEAST CORNER OF TRACT "AAA"

**LEGEND**

- DENOTES SET #8 REBAR STAMPED PRM L.B. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES FOUND #8 REBAR STAMPED PRM L.B. 6715
- DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- DELTA
- R RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FPL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- LOAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- UPL UNPLATTED LANDS
- DE DRAINAGE EASEMENT
- MAE MAINTENANCE AND ACCESS EASEMENT
- WETLANDS
- UPL BUFFER

**NOTES:**

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT "ZZ" AS SHOWN ON THIS PLAN.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE 0801.
- 3) NOTICE: THIS PLAN, 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 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 7' JEA 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 2B

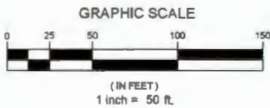
A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

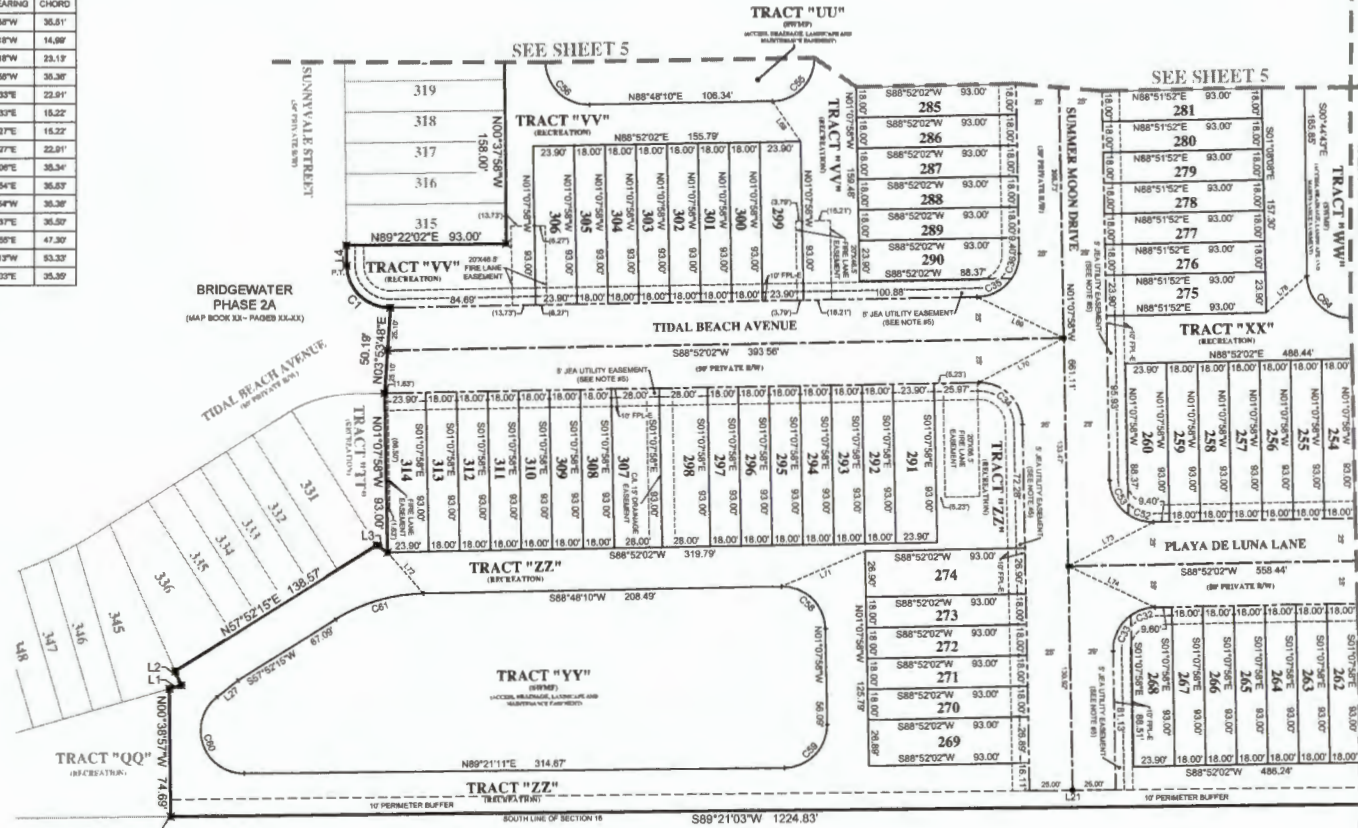
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SHEET 3 OF 8 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.49	25.00	90°29'59"	N45°52'38"W	36.51
C32	15.22	25.00	34°52'59"	S71°28'18"W	14.86
C33	24.00	25.00	53°08'11"	S28°25'18"W	22.12
C34	36.27	25.00	82°00'00"	N48°07'59"W	35.38
C36	23.80	25.00	54°32'58"	N81°36'33"E	22.81
C38	15.47	25.00	35°27'02"	N18°36'33"E	15.22
C52	15.47	25.00	35°27'02"	S77°34'23"E	15.22
C63	23.80	25.00	54°32'58"	S28°24'27"E	22.81
C65	36.24	25.00	88°58'07"	N43°50'06"E	35.34
C66	39.67	25.00	90°33'52"	S49°54'54"E	36.53
C68	36.30	25.00	90°07'53"	N48°08'54"W	35.39
C69	38.48	25.00	90°28'09"	N44°08'37"E	36.50
C80	62.03	25.00	142°08'48"	S19°33'58"E	47.30
C81	53.90	100.00	30°55'54"	S77°20'13"W	63.33
C84	36.34	24.83	90°48'39"	S48°08'03"E	35.39



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.27	N73°48'19"E
L2	8.31	N22°46'55"W
L3	7.68	S57°24'28"E
L4	11.84	N00°37'58"W
L21	50.00	S88°21'02"W
L27	18.83	S51°30'59"W
L68	28.74	N35°10'53"W
L69	55.80	N68°51'02"W
L70	88.80	S62°18'08"W
L71	52.92	S88°48'45"W
L72	31.73	S40°47'35"E
L73	56.80	N82°19'08"E
L74	56.80	S64°34'03"E
L78	31.93	N47°30'56"E



SANDY CREEK PHASE 1  
(MAP BOOK 62 - PAGES 25-35)

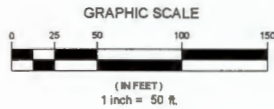
PREPARED BY:  
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PHONE (904) 805-0030 - L.B. NO. 8715

# BRIDGEWATER PHASE 2B

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

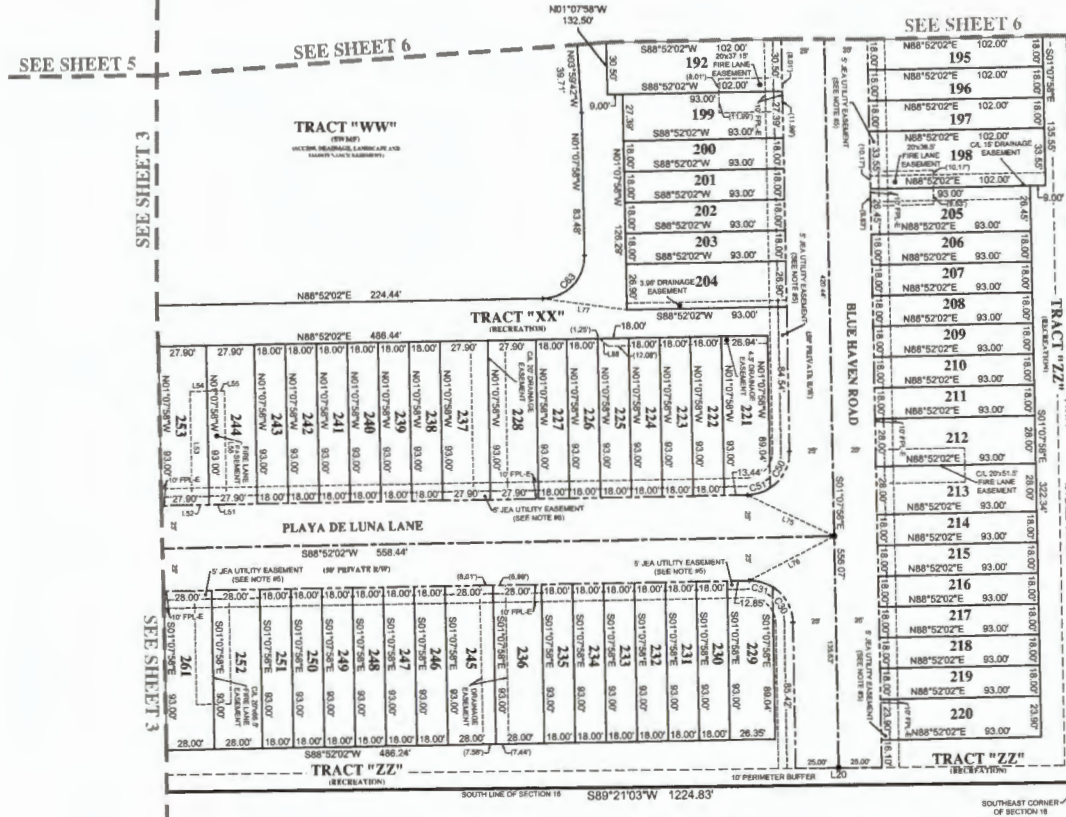
MAP BOOK PAGE

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C30	25.01'	25.00'	57°18'59"	N29°47'27"W	23.88'
C31	14.28'	25.00'	32°41'01"	N74°47'27"W	14.07'
C32	25.01'	25.00'	57°19'04"	N27°31'35"E	23.88'
C31	14.28'	25.00'	32°40'58"	N72°31'35"E	14.07'
C33	39.27'	25.00'	90°00'00"	N43°52'02"E	36.38'

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L20	50.00'	S88°21'03"W	
L21	5.86'	N88°52'02"E	
L32	10.04'	N88°52'02"E	
L33	55.81'	S01°10'22"W	
L34	10.00'	N88°54'27"E	
L55	10.00'	S88°54'27"W	
L56	66.50'	N01°05'27"W	
L75	55.80'	N84°54'03"W	
L76	55.92'	S82°19'08"W	
L77	48.57'	N82°28'17"W	
L88	6.48'	N47°11'29"W	



SANDY CREEK PHASE 1  
(MAP BOOK 62- PAGES 25-35)

UNPLATTED LANDS  
PART OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST

UNPLATTED LANDS  
BRB PAGE 482

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# BRIDGEWATER PHASE 2B

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

MAP BOOK

PAGE

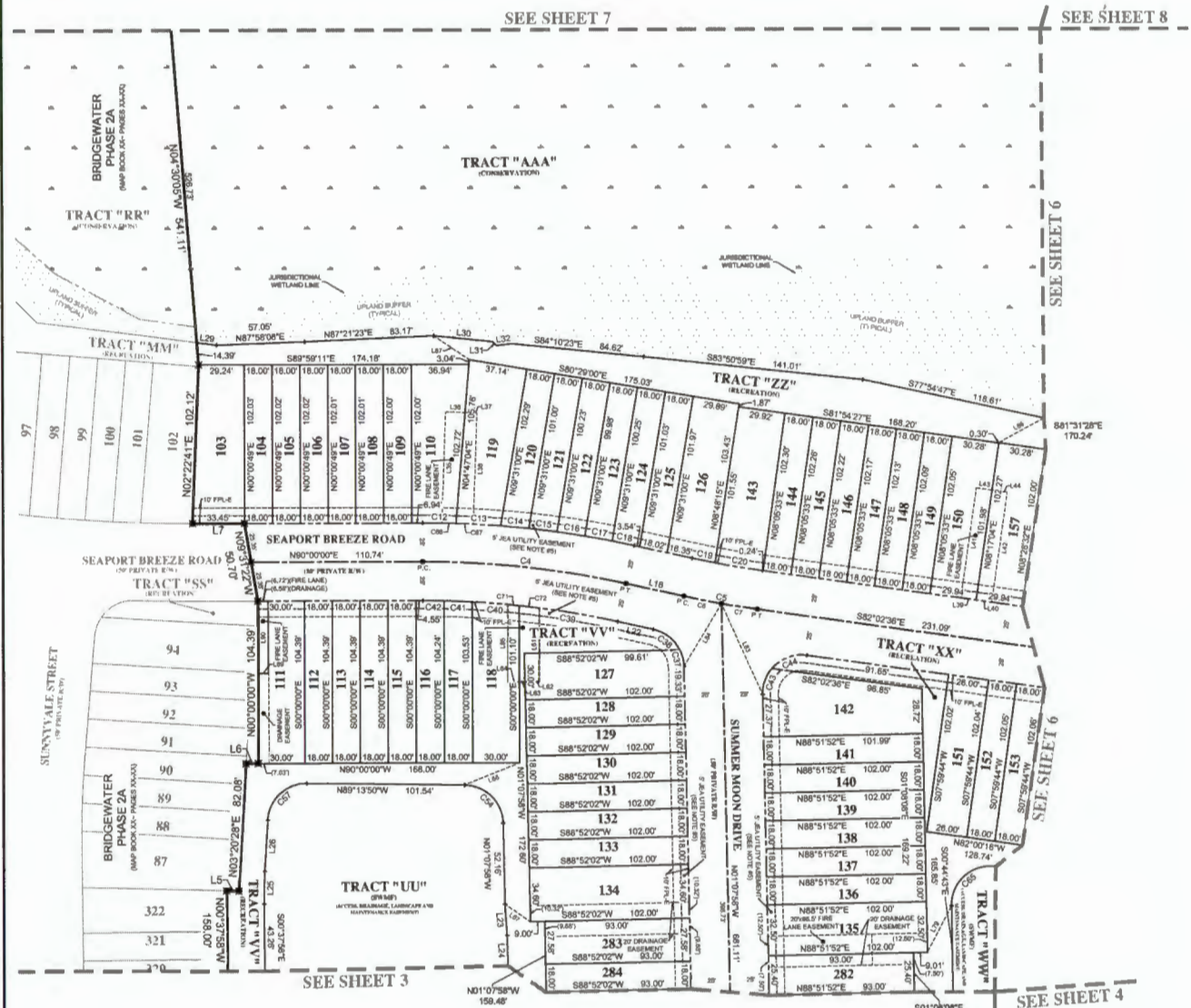
SHEET 5 OF 8 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



GRAPHIC SCALE



(IN FEET)  
1 inch = 50 ft.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	131.13	800.00	12°31'20"	S83°44'20"E	130.87
C5	47.81	800.00	4°23'00"	S78°45'20"E	47.80
C6	24.57	800.00	2°20'40"	S78°30'00"E	24.57
C7	23.24	800.00	2°13'10"	S80°50'01"E	23.24
C12	21.47	826.00	1°58'08"	S80°00'07"E	21.47
C13	26.59	826.00	2°37'14"	S88°43'17"E	26.59
C14	18.00	826.00	1°38'16"	S84°38'00"E	18.00
C15	16.02	826.00	1°30'00"	S82°59'52"E	16.02
C16	18.00	826.00	1°39'01"	S81°16'48"E	18.00
C17	18.00	826.00	1°38'01"	S79°37'47"E	18.00
C18	14.47	826.00	1°19'28"	S78°08'28"E	14.47
C19	14.87	876.00	1°28'53"	S78°13'08"E	14.87
C20	30.95	876.00	3°05'03"	S80°30'04"E	30.95
C37	11.02	25.00	28°15'23"	N13°49'41"W	10.93
C38	22.29	25.00	51°05'18"	N51°58'02"W	21.58
C39	84.10	876.00	9°23'14"	N82°40'17"W	84.20
C40	30.10	876.00	3°39'58"	N88°21'33"W	30.10
C41	18.01	876.00	1°47'42"	N87°48'43"W	18.01
C42	13.45	876.00	1°10'28"	N89°19'47"W	13.45
C43	16.22	25.00	41°48'23"	S19°40'14"W	17.83
C44	25.01	25.00	57°18'59"	S68°17'36"W	23.89
C54	36.44	25.00	88°08'32"	N48°10'54"W	34.78
C57	26.19	25.00	87°29'42"	S47°03'19"W	24.52
C58	43.14	24.80	99°16'20"	S48°37'20"W	37.80
C66	9.08	826.00	0°49'58"	N89°26'33"W	9.08
C87	10.82	826.00	1°00'03"	S87°31'53"E	10.82
C71	7.28	876.00	0°43'21"	N84°13'34"W	7.28
C72	12.87	876.00	1°19'57"	N83°13'25"W	12.87

LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	7.81	S88°38'32"E
L8	7.88	N80°00'00"E
L7	33.45	N80°00'00"W
L18	37.82	S77°28'40"E
L22	23.29	N77°28'40"W
L23	20.02	N83°58'42"W
L24	18.81	N81°07'36"W
L25	21.12	S81°32'37"W
L28	32.84	S83°27'28"W
L29	12.79	S82°22'48"E
L30	37.97	S83°57'19"E
L31	3.28	S40°50'17"E
L32	10.32	N83°25'18"E
L35	71.28	S82°03'08"W
L36	12.80	S87°28'53"E
L37	7.50	N87°06'27"W
L35	71.28	N82°03'08"E
L39	9.94	S82°02'44"E
L40	10.08	S82°02'38"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	71.80	S80°05'33"W
L42	71.45	N86°00'33"E
L43	10.18	N81°54'27"W
L44	8.82	N81°54'27"W
L61	47.51	N80°00'07"E
L82	9.01	S88°54'32"E
L83	3.70	S88°54'32"E
L84	7.29	S89°54'32"E
L85	48.72	S80°05'33"W
L86	37.91	S88°02'42"W
L87	18.79	N85°04'20"W
L79	33.71	N87°28'04"E
L83	84.18	S84°00'33"E
L84	47.02	S80°59'08"W
L86	32.80	N81°09'19"E
L87	27.88	N88°54'36"W
L88	8.84	S88°54'32"E
L90	48.48	N80°00'46"E

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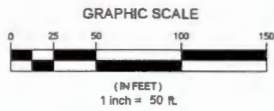
# BRIDGEWATER PHASE 2B

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

MAP BOOK

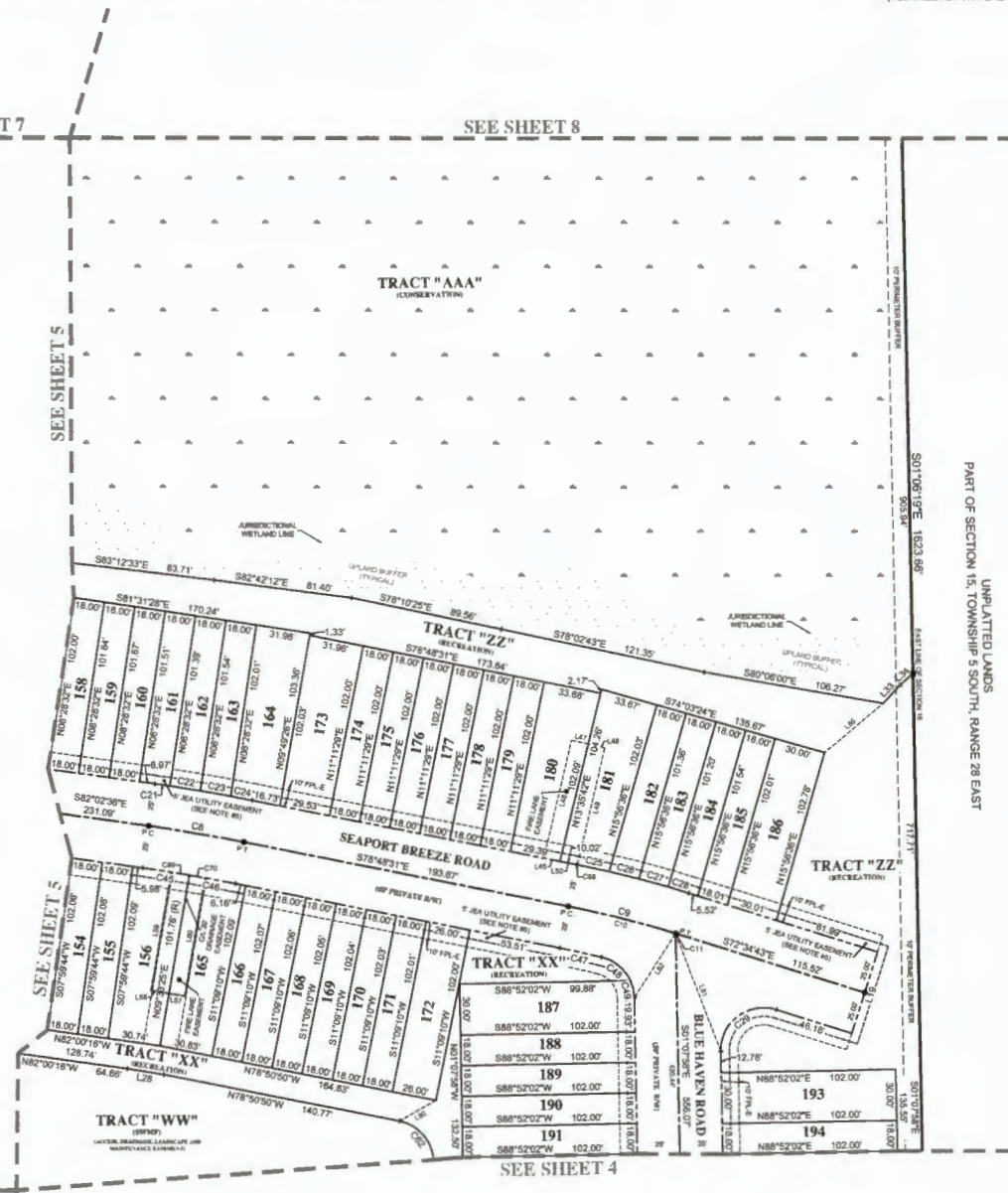
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SHEET 6 OF 8 SHEETS  
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	56.49	1000.00	3°14'34"	S80°23'30"E	88.40
C9	85.24	800.00	6°13'48"	S79°41'37"E	85.21
C10	86.08	800.00	6°12'33"	N78°42'08"W	86.09
C11	0.16	600.00	0°00'33"	S72°30'11"E	0.16
C21	9.02	1025.00	0°30'17"	S81°42'27"E	9.03
C22	18.00	1025.00	1°00'22"	S81°00'08"E	18.00
C23	18.01	1025.00	1°00'22"	S80°01'48"E	18.01
C24	12.67	1025.00	0°43'02"	S79°10'02"E	12.67
C25	18.46	825.00	1°47'01"	S77°58'01"E	18.46
C26	18.01	825.00	1°30'05"	S78°11'54"E	18.01
C27	18.00	825.00	1°38'01"	S74°32'58"E	18.00
C28	12.49	825.00	1°08'41"	S73°09'04"E	12.49
C29	47.37	25.00	108°33'14"	N33°58'40"E	40.86
C46	27.54	975.00	1°37'08"	N81°14'03"W	27.54
C46	27.50	975.00	1°36'38"	N79°37'01"W	27.50
C47	28.14	875.00	2°30'18"	N77°32'27"W	28.14
C48	22.44	25.00	51°25'18"	S60°38'38"W	21.86
C49	10.38	25.00	23°44'58"	N13°00'27"W	10.29
C62	32.66	25.00	74°51'08"	N41°28'18"W	30.36
C68	0.49	625.00	0°02'43"	N78°47'18"W	0.49
C69	10.82	875.00	0°37'27"	N80°44'13"W	10.82
C70	9.38	975.00	0°33'04"	N80°08'58"W	9.38

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	50.00	S17°25'17"W
L28	21.87	N80°38'49"W
L33	14.91	N42°43'32"E
L34	9.78	N47°53'08"E
L45	8.30	N78°48'31"W
L46	71.38	S13°08'10"W
L47	10.08	N78°58'33"W
L48	9.84	N78°58'33"W
L49	70.71	N13°08'12"E
L50	10.02	N78°48'31"W
L57	8.41	S80°28'17"E
L58	10.88	S80°28'17"E
L59	70.80	S08°31'48"W
L80	70.42	N58°31'48"E
L80	26.81	S80°17'38"W
L81	73.88	S20°54'39"E
L82	44.81	S32°48'32"W
L85	45.01	N48°49'44"E
L84	102.00	S07°58'44"W
L85	102.00	S07°58'44"W
L86	102.00	S07°58'44"W
L87	102.00	S07°58'44"W
L88	102.00	S07°58'44"W
L89	102.00	S07°58'44"W
L90	102.00	S07°58'44"W
L91	102.00	S07°58'44"W
L92	102.00	S07°58'44"W
L93	102.00	S07°58'44"W
L94	102.00	S07°58'44"W
L95	102.00	S07°58'44"W
L96	102.00	S07°58'44"W
L97	102.00	S07°58'44"W
L98	102.00	S07°58'44"W
L99	102.00	S07°58'44"W
L100	102.00	S07°58'44"W
L101	102.00	S07°58'44"W
L102	102.00	S07°58'44"W
L103	102.00	S07°58'44"W
L104	102.00	S07°58'44"W
L105	102.00	S07°58'44"W
L106	102.00	S07°58'44"W
L107	102.00	S07°58'44"W
L108	102.00	S07°58'44"W
L109	102.00	S07°58'44"W
L110	102.00	S07°58'44"W
L111	102.00	S07°58'44"W
L112	102.00	S07°58'44"W
L113	102.00	S07°58'44"W
L114	102.00	S07°58'44"W
L115	102.00	S07°58'44"W
L116	102.00	S07°58'44"W
L117	102.00	S07°58'44"W
L118	102.00	S07°58'44"W
L119	102.00	S07°58'44"W
L120	102.00	S07°58'44"W
L121	102.00	S07°58'44"W
L122	102.00	S07°58'44"W
L123	102.00	S07°58'44"W
L124	102.00	S07°58'44"W
L125	102.00	S07°58'44"W
L126	102.00	S07°58'44"W
L127	102.00	S07°58'44"W
L128	102.00	S07°58'44"W
L129	102.00	S07°58'44"W
L130	102.00	S07°58'44"W
L131	102.00	S07°58'44"W
L132	102.00	S07°58'44"W
L133	102.00	S07°58'44"W
L134	102.00	S07°58'44"W
L135	102.00	S07°58'44"W
L136	102.00	S07°58'44"W
L137	102.00	S07°58'44"W
L138	102.00	S07°58'44"W
L139	102.00	S07°58'44"W
L140	102.00	S07°58'44"W
L141	102.00	S07°58'44"W
L142	102.00	S07°58'44"W
L143	102.00	S07°58'44"W
L144	102.00	S07°58'44"W
L145	102.00	S07°58'44"W
L146	102.00	S07°58'44"W
L147	102.00	S07°58'44"W
L148	102.00	S07°58'44"W
L149	102.00	S07°58'44"W
L150	102.00	S07°58'44"W
L151	102.00	S07°58'44"W
L152	102.00	S07°58'44"W
L153	102.00	S07°58'44"W
L154	102.00	S07°58'44"W
L155	102.00	S07°58'44"W
L156	102.00	S07°58'44"W
L157	102.00	S07°58'44"W
L158	102.00	S07°58'44"W
L159	102.00	S07°58'44"W
L160	102.00	S07°58'44"W
L161	102.00	S07°58'44"W
L162	102.00	S07°58'44"W
L163	102.00	S07°58'44"W
L164	102.00	S07°58'44"W
L165	102.00	S07°58'44"W
L166	102.00	S07°58'44"W
L167	102.00	S07°58'44"W
L168	102.00	S07°58'44"W
L169	102.00	S07°58'44"W
L170	102.00	S07°58'44"W
L171	102.00	S07°58'44"W
L172	102.00	S07°58'44"W
L173	102.00	S07°58'44"W
L174	102.00	S07°58'44"W
L175	102.00	S07°58'44"W
L176	102.00	S07°58'44"W
L177	102.00	S07°58'44"W
L178	102.00	S07°58'44"W
L179	102.00	S07°58'44"W
L180	102.00	S07°58'44"W
L181	102.00	S07°58'44"W
L182	102.00	S07°58'44"W
L183	102.00	S07°58'44"W
L184	102.00	S07°58'44"W
L185	102.00	S07°58'44"W
L186	102.00	S07°58'44"W
L187	102.00	S07°58'44"W
L188	102.00	S07°58'44"W
L189	102.00	S07°58'44"W
L190	102.00	S07°58'44"W
L191	102.00	S07°58'44"W
L192	102.00	S07°58'44"W
L193	102.00	S07°58'44"W
L194	102.00	S07°58'44"W
L195	102.00	S07°58'44"W
L196	102.00	S07°58'44"W
L197	102.00	S07°58'44"W
L198	102.00	S07°58'44"W
L199	102.00	S07°58'44"W
L200	102.00	S07°58'44"W



UNPLATTED LANDS  
PART OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST

SEE SHEET 3

SEE SHEET 4

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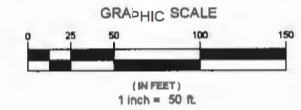
# BRIDGEWATER PHASE 2B

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

MAP BOOK

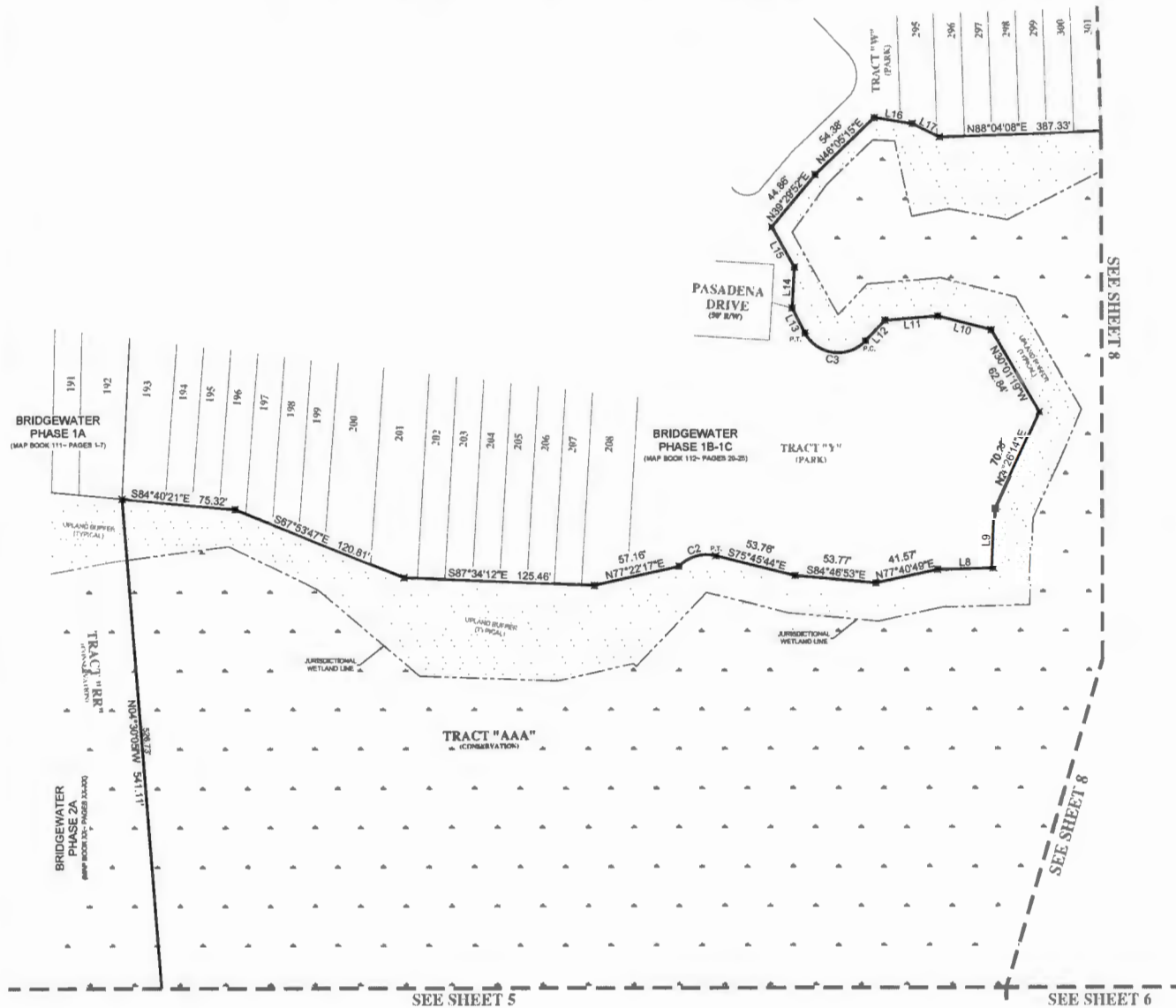
PAGE

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	28.47'	25.00'	80°40'22"	N73°54'02"E	25.25'
C3	47.03'	25.00'	107°48'34"	N82°41'10"W	40.30'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	38.80'	N88°39'22"E
L9	39.44'	N02°16'07"E
L10	36.28'	N75°17'36"W
L11	34.85'	S80°12'22"W
L12	16.65'	S43°29'33"W
L13	18.72'	N27°01'48"W
L14	27.01'	N03°28'23"E
L15	30.51'	N08°47'53"W
L16	25.39'	S80°50'50"E
L17	19.84'	S83°58'01"E



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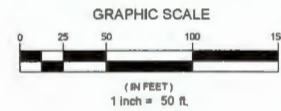
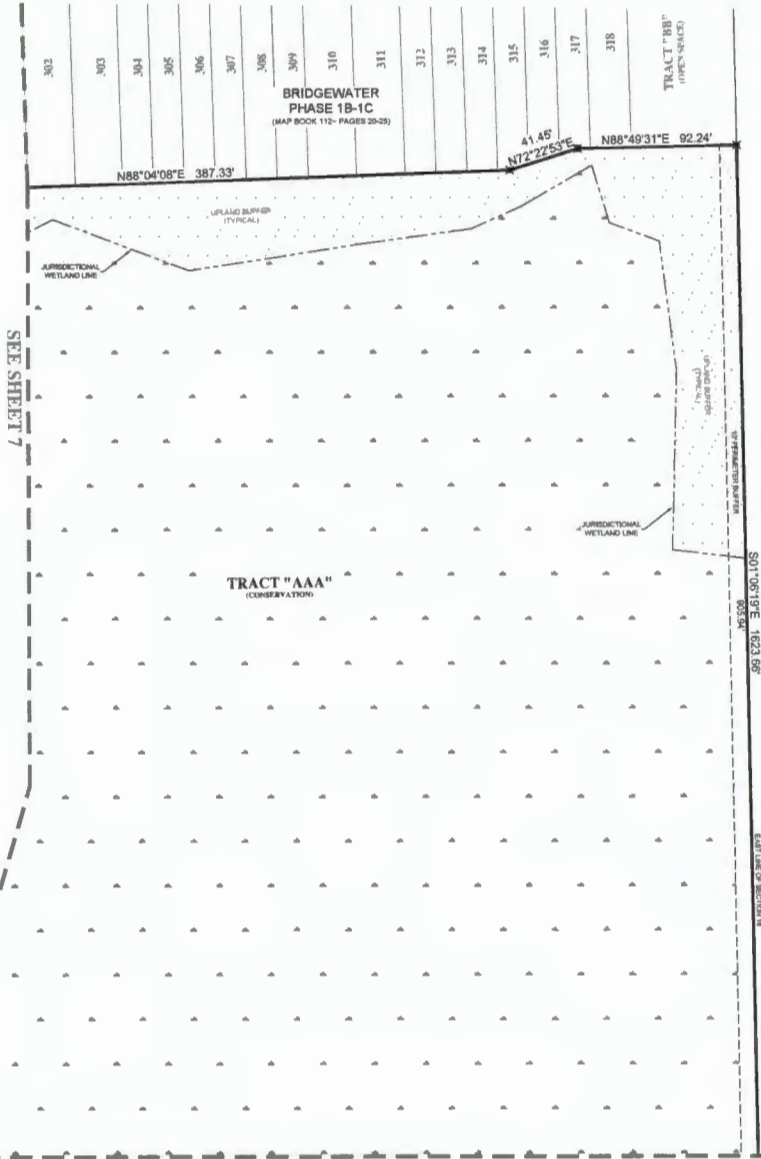
# BRIDGEWATER PHASE 2B

A PORTION OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

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



SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

SEE SHEET 7

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