

RESOLUTION NO. 2022- 206  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA, APPROVING A PLAT FOR  
BRIDGEWATER PHASE 1A SECOND REPLAT.

WHEREAS, D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, AND FORESTAR (USA) REAL ESTATE GROUP, INC., AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Bridgewater Phase 1A Second Replat.

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 for construction is not required.

**Section 3.** A Required Improvements Bond for maintenance is not required.

**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 mortgages identified in the title opinion or certificate of the title in Section 4.


**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

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

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 21 day of June, 2022.

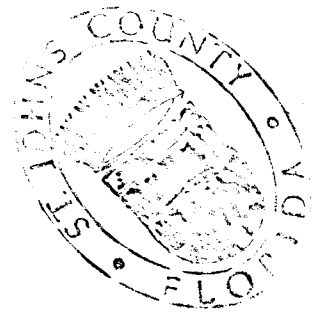
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By:   
Henry Dean, Chair

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

  
Deputy Clerk

**Rendition Date** 6/23/22



# BRIDGEWATER PHASE 1A SECOND REPLAT

MAP BOOK PAGE

BEING A REPLAT OF LOTS 25-32 AND A PORTION OF TRACT "P" AS DEPICTED ON BRIDGEWATER PHASE 1A, AS RECORDED IN MAP BOOK 111, PAGES 1 THROUGH 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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

## CAPTION

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

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 32, BRIDGEWATER PHASE 1A, AS RECORDED ON THE PLAT THEREOF IN MAP BOOK 111, PAGES 1-7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF PASADENA DRIVE (A 50-FOOT RIGHT-OF-WAY) AS RECORDED ON SAID PLAT OF BRIDGEWATER PHASE 1A, THENCE SOUTH 84°43'46" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 32 AND THE SOUTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 102.00 FEET; THENCE NORTH 31°16'14" WEST, A DISTANCE OF 201.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TAI TULA TRAIL (A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED ON SAID PLAT OF BRIDGEWATER PHASE 1A, THENCE NORTH 58°43'46" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 77.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE EASTERLY, ALONG LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°16'14" EAST AND A CHORD DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE, THENCE SOUTH 31°16'14" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 176.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.47 ACRES, MORE OR LESS.

## 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 \_\_\_\_\_, 2022. 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

## 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 \_\_\_\_\_, 2022.

GAIL OLIVER, P.S.M., COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
LICENSE NUMBER 4564

## 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 COMPLIES WITH ALL SURVEY 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 \_\_\_\_\_, 2022.

NATHAN P. PERRET, P.S.M.  
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 5057, PAGE 243, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREOF. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

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

## 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 \_\_\_\_\_, 2022.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

## 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 \_\_\_\_\_, 2022.

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

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

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR \_\_\_\_\_.

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

## NOTARY FOR D.R. HORTON, INC. - JACKSONVILLE

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_ AS \_\_\_\_\_ FOR \_\_\_\_\_.

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

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION ("OWNER"), ("D.R. HORTON"), AND FORESTAR (USA) REAL ESTATE GROUP, INC. ("FORESTAR"), ("D.R. HORTON") AND "FORESTAR" ARE SOMETIMES COLLECTIVELY REFERRED TO HEREIN AS "OWNER", EACH AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ARE COLLECTIVELY THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREOF WHICH SHALL HEREAFTER BE KNOWN AS BRIDGEWATER PHASE 1A SECOND REPLAT, 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 LANDS SHOWN HEREOF SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HEREINAFTER PROVIDED, NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HEREAFTER PROVIDED.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME TO CONVEY TO ANY RESPONSIBLE PROPERTY OWNER ASSOCIATION ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS TRACES OR EASEMENTS, INCLUDING ALL UNRESTRICTED EASEMENTS FOR DRAINAGE OR UTILITIES. THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PROVIDERS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF THE LAND DESCRIBED HEREIN OR THE OWNER(S) OF ADJACENT LANDS.

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.

THOSE EASEMENTS DESIGNATED AS "FIRE LANE EASEMENTS" ARE TO REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE HOMEOWNER'S ASSOCIATION AND THE MAINTENANCE OF THE EASEMENTS SHALL BE THE OBLIGATION TO THE HOMEOWNER'S ASSOCIATION.

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

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (28), FLORIDA STATUTES.

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 \_\_\_\_\_

## D.R. HORTON, INC. - JACKSONVILLE

A DELAWARE CORPORATION

BY: \_\_\_\_\_  
PHILIP A. FREMENTO - ITS VICE PRESIDENT

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

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

## CERTIFICATE OF REVIEW - COUNTY ATTORNEY

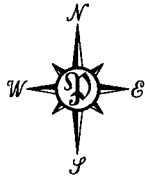
THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGEWATER PHASE 1A SECOND REPLAT HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

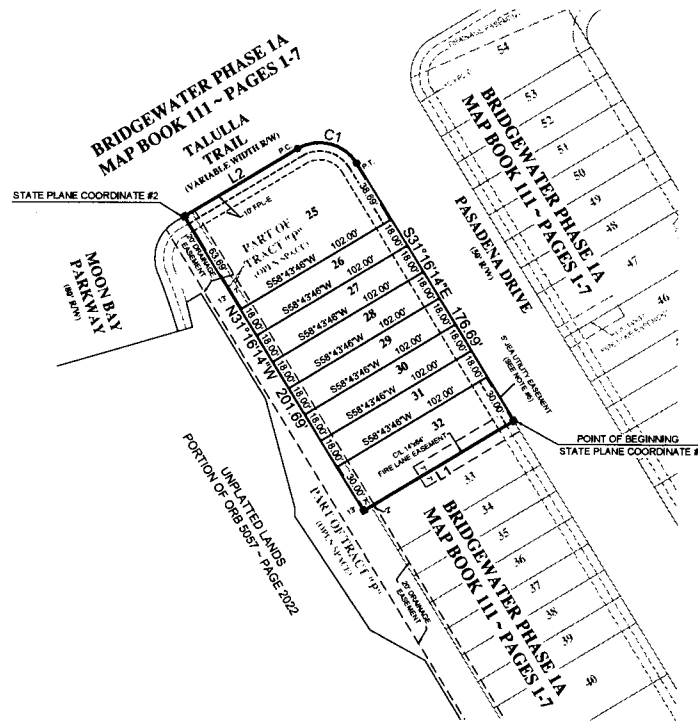
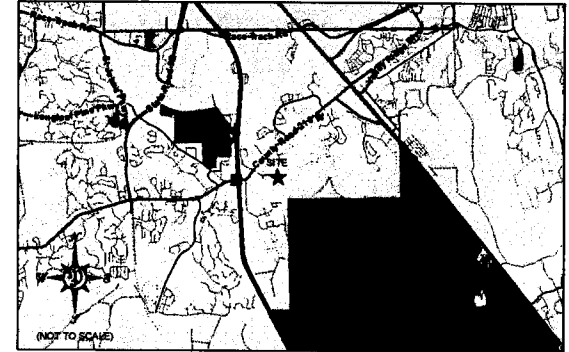
PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 6715

# BRIDGEWATER PHASE 1A SECOND REPLAT

BEING A REPLAT OF LOTS 25-32 AND A PORTION OF TRACT "P" AS DEPICTED ON BRIDGEWATER PHASE 1A, AS RECORDED IN MAP BOOK 111, PAGES 1 THROUGH 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



VICINITY MAP



**LEGEND**

- DENOTES SET #5 REBAR STAMPED PRM L.B. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET 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
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100.1) DENOTES DISTANCE TO EASEMENT
- FPL-E FLORIDA POWER AND LIGHT EASEMENT
- ORB OFFICIAL RECORDS BOOK
- LOAE UNRESTRICTED DRAINAGE AND ACCESS EASEMENT
- UPL UNPLATTED LANDS
- DE DRAINAGE EASEMENT
- MAE MAINTENANCE AND ACCESS EASEMENT

**NOTES**

- 1.) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF PASADENA DRIVE AS 531°16'14"E.
- 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 2011), FLORIDA EAST ZONE 9901
- 3.) 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 GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT 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 5' JEA UTILITY EASEMENT PARALLEL TO ALL RIGHTS OF WAY AT THE FRONT OF ALL LOTS.

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	102.00'	S58°43'46"W
L2	77.00'	N58°43'46"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	38.27'	25.00'	90°00'00"	S76°16'14"E	35.36'

STATE PLANE COORDINATES TABLE			
POINT	NORTHING	EASTING	DESCRIPTION
1	2084002.7913	501466.2229	POINT OF BEGINNING
2	2084122.2312	501277.3466	MOST WESTERLY CORNER OF LOT 25

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