

RESOLUTION NO. 2022- 27
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BRIDGEWATER PHASE 1A REPLAT

WHEREAS, D.R. HORTON, INC. - JACKSONVILLE, A DELEWARE 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 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 is not required.

Section 3. A Required Improvements Bond is not 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.

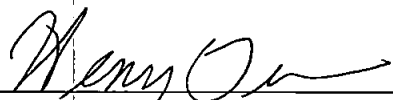
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

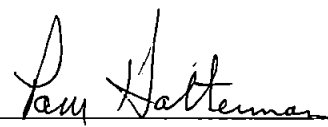
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 1st day of February, 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 2/3/22



BRIDGEWATER PHASE 1A REPLAT

BEING A REPLAT OF LOTS 41-46 AND LOTS 215-222 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

MAP BOOK

PAGE

SHEET 1 OF 3 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CAPTION

PARCEL "A"

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 222, 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 NORTH RIGHT-OF-WAY LINE OF PALMDENA DRIVE (A 36-FOOT RIGHT-OF-WAY) AS RECORDED ON SAID PLAT OF BRIDGEWATER PHASE 1A; THENCE NORTH 01°13'4" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 222, A DISTANCE OF 112.19 FEET TO A POINT ON THE SOUTH LINE OF TRACT "A" OF SAID PLAT OF BRIDGEWATER PHASE 1A; THENCE SOUTH 79°03'13" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 117.04 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 23.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 26.67 FEET; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°49'23" EAST AND A CHORD DISTANCE OF 25.95 FEET TO A POINT ON LAST SAID CURVE, SAID POINT ALSO LYING ON THE NORTH LINE OF LOT 215 OF SAID PLAT OF BRIDGEWATER PHASE 1A; THENCE SOUTH 88°02'24" EAST, DEPARTING LAST SAID CURVE AND ALONG LAST SAID NORTH LINE, A DISTANCE OF 26.58 FEET; THENCE SOUTH 03°54'4" WEST, ALONG THE EAST LINE OF SAID LOT 215, A DISTANCE OF 100.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 215 AND A POINT ON SAID NORTH RIGHT-OF-WAY LINE, SAID POINT ALSO LYING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 525.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 29.68 FEET; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 77°37'12" WEST AND A CHORD DISTANCE OF 20.68 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 88°49'56" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 94.77 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE WESTERLY, ALONG LAST SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 34.78 FEET; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 86°41'05" WEST AND A CHORD DISTANCE OF 34.77 FEET TO A POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 84°33'14" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 13.10 FEET TO THE POINT OF BEGINNING. SAID PARCEL "A" CONTAINING 0.39 ACRES, MORE OR LESS.

PARCEL "B"

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 WESTERLY CORNER OF LOT 46, 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 NORTHEASTERLY RIGHT-OF-WAY LINE OF PALMDENA DRIVE (A 36-FOOT RIGHT-OF-WAY) AS RECORDED ON SAID PLAT OF BRIDGEWATER PHASE 1A; THENCE NORTH 38°43'46" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 46, A DISTANCE OF 102.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 46 AND A POINT ON THE SOUTHWESTERLY LINE OF TRACT "B" OF SAID PLAT OF BRIDGEWATER PHASE 1A; THENCE SOUTH 31°16'14" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 127.00 FEET TO THE MOST EASTERLY CORNER OF LOT 41 OF SAID PLAT OF BRIDGEWATER PHASE 1A; THENCE SOUTH 58°43'46" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 41, A DISTANCE OF 102.00 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 31°16'14" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL "B" CONTAINING 0.39 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 3037, PAGE 243, 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 HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

WITNESS: _____

AUTHORIZED SIGNATURE

PRINT NAME: _____

PRINT NAME: _____

WITNESS: _____

TITLE: _____

PRINT NAME: _____

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 I, 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 HEREON WHICH SHALL HEREAFTER BE KNOWN AS BRIDGEWATER PHASE 1A 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 HEREON 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 HEREINAFTER 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 TRACTS OR EASEMENTS, INCLUDING ALL UNDISTRICTED 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 POLITIC 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 "THE LAND 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 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 (2B), 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 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 REPLAT

BEING A REPLAT OF LOTS 41-46 AND LOTS 215-222 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

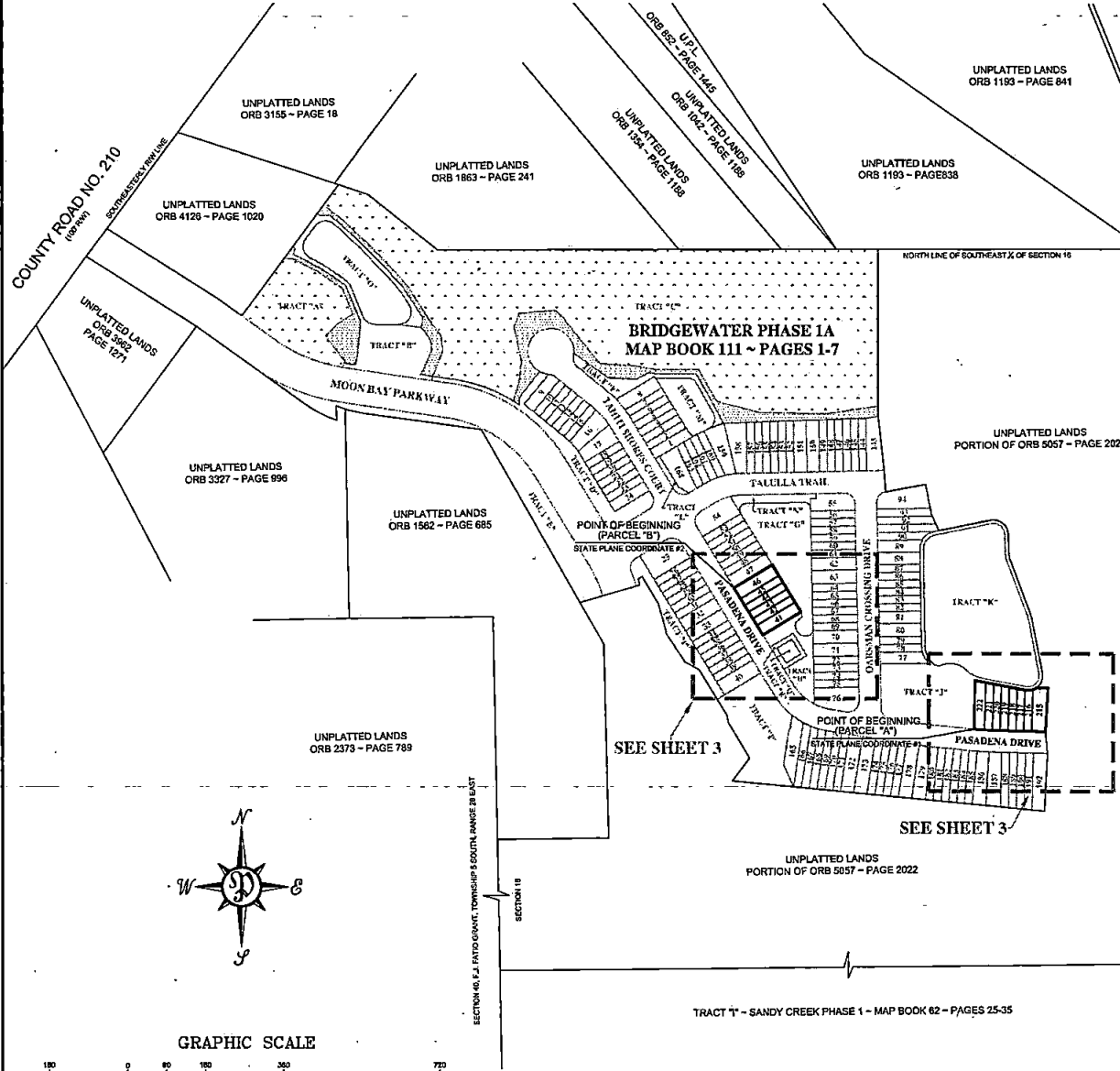
MAP BOOK

PAGE

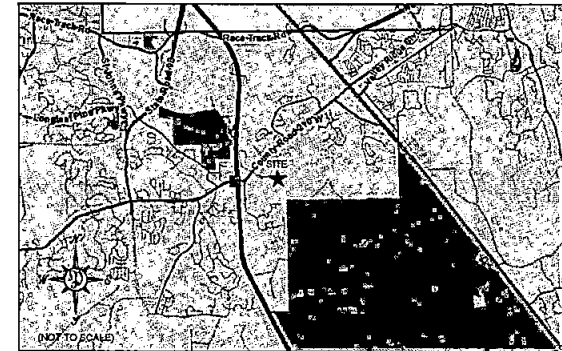
SHEET 2 OF 3 SHEETS

NOTES

- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF PASADENA DRIVE AS N31°16'14"W.
- 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 0901
- 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 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' SEA UTILITY EASEMENT PARALLEL TO ALL RIGHTS OF WAY AT THE FRONT OF ALL LOTS.
- 6) THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 5394, PAGE 401 OF THE PUBLICS RECORDS OF ST. JOHNS COUNTY, FLORIDA.

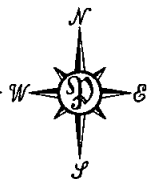


VICINITY MAP



LEGEND

- DENOTES SET #5 REDBAR STAMPED PRM LB. 8715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED LB. 8715
- 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) NORTHLINE
- (E) EASTING
- RW 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
- UEAE UNRESTRICTED DRAINAGE AND ACCESS EASEMENT
- UPL UNPLATTED LANDS
- DE DRAINAGE EASEMENT
- MAE MAINTENANCE AND ACCESS EASEMENT



GRAPHIC SCALE



(IN FEET)
1 inch = 180 ft.

STATE PLANE COORDINATES TABLE

POINT	NORTHING	EASTING	DESCRIPTION
1	2083728.7508	502048.2001	POINT OF BEGINNING (PARCEL "A")
2	2084051.5361	501486.1182	POINT OF BEGINNING (PARCEL "B")

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

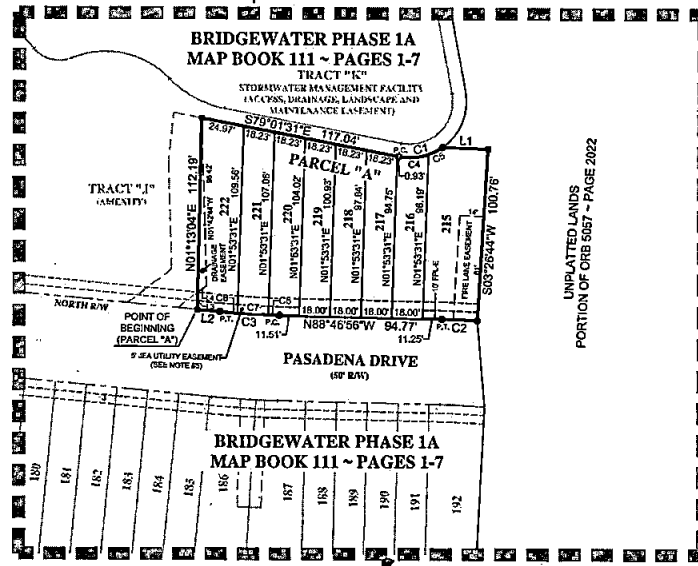
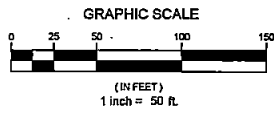
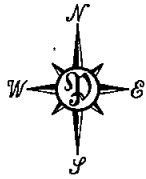
BRIDGEWATER PHASE 1A REPLAT

BEING A REPLAT OF LOTS 41-46 AND LOTS 215-222 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

MAP BOOK

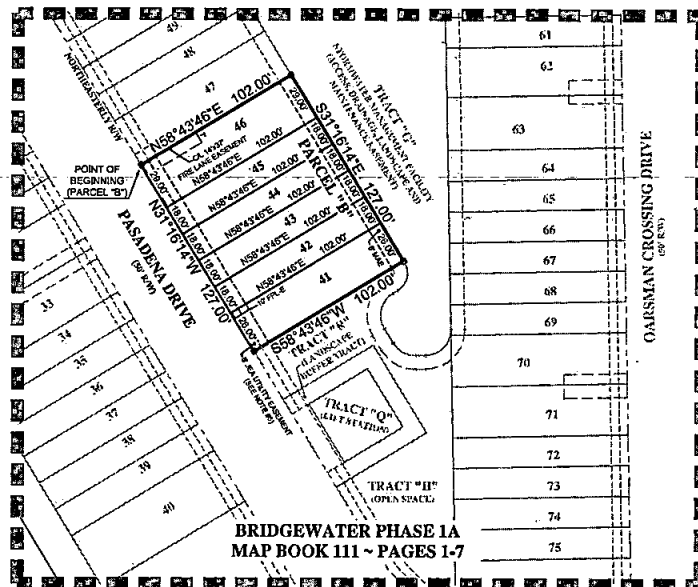
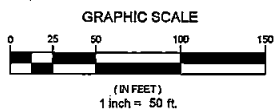
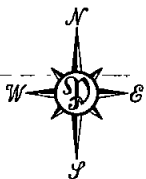
PAGE

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	28.87	33.00	48°18'12"	N77°49'23"E	28.99
C2	20.68	525.00	2°15'28"	N87°32'12"W	20.68
C3	34.78	475.00	4°14'41"	N88°41'03"W	34.77
C4	17.38	33.00	30°10'38"	N85°53'11"E	17.18
C5	8.29	33.00	16°07'38"	N82°44'05"E	8.28
C6	6.47	475.00	0°46'57"	N88°23'27"W	6.48
C7	18.00	475.00	2°10'18"	N88°54'40"W	18.00
C8	10.28	475.00	1°14'28"	N85°12'27"W	10.28

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.58	S88°05'24"E
L2	13.10	S58°25'14"W
L3	8.89	S01°13'04"W
L4	6.45	N52°42'17"E



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