

RESOLUTION NO. 2020- 440
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN LANDINGS – PHASE ONE-A.

WHEREAS, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as RIVERTOWN LANDINGS – PHASE ONE-A.

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 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 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 17th day of November, 2020.

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

BY: 
Jeb S. Smith, Chair

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


Deputy Clerk

RENDITION DATE 11/17/20 

RIVERTOWN LANDINGS - PHASE ONE-A

BEING A REPLAT OF TRACT SMF-2 AND SMF-3, (STORMWATER MANAGEMENT FACILITY) AND TRACT A-2, (FUTURE DEVELOPMENT), ALL AS SHOWN ON THE PLAT OF "RIVERTOWN LANDINGS", AS RECORDED IN MAP BOOK 69, PAGES 20 THROUGH 39 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET ONE (1) of THREE (3) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS AND
PLAT TITLE LETTER COMMENTS

CAPTION

A PARCEL OF LAND, BEING A REPLAT OF SMF-2 AND SMF-3, (STORMWATER MANAGEMENT FACILITY) AND TRACT "A", (FUTURE DEVELOPMENT), ALL AS SHOWN ON THE PLAT OF "RIVERTOWN LANDINGS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 69, PAGES 20 THROUGH 39 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF TRACT B-5, (LANDSCAPE BUFFER), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN LANDINGS", AS RECORDED IN MAP BOOK 69, PAGES 20 THROUGH 39 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 74°05'04" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT B-5, (LANDSCAPE BUFFER), AND THEN ALONG THE NORTHERLY LINE OF LOT 123, "RIVER TOWN LANDINGS", A DISTANCE OF 146.81 FEET, TO A POINT; RUN THENCE, SOUTH 82°51'50" WEST, CONTINUING ALONG THE AFORESAID NORTHERLY LINE OF LOT 123, A DISTANCE OF 81.78 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "PERIDO STREET", A 50 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN LANDINGS" AND LYING ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND ALSO BEING THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "PERIDO STREET", AND HAVING A RADIUS OF 56.00 FEET, THROUGH A CENTRAL ANGLE OF 50°11'11" TO THE LEFT, AN ARC DISTANCE OF 48.89 FEET, TO THE NORTHEASTERLY CORNER OF TRACT LS-1, (LANDSCAPE BUFFER), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN LANDINGS", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 79°13'10" WEST, 47.35 FEET; RUN THENCE, ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT LS-1, (LANDSCAPE BUFFER), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 74°48'09" WEST, A DISTANCE OF 57.83 FEET, TO THE MOST NORTHEAST CORNER OF SAID TRACT LS-1, (LANDSCAPE BUFFER);
COURSE No. 2: RUN THENCE, SOUTH 15°11'51" WEST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT LS-1, (LANDSCAPE BUFFER), A DISTANCE OF 61.40 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "CHIPOLA TRACE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY AS PER THE AFORESAID PLAT OF "RIVERTOWN LANDINGS", SAID NORTHERLY RIGHT-OF-WAY LINE ALSO BEING ON THE ARC OF A CURVE, LEADING WESTERLY; RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 425.00 FEET, THROUGH A CENTRAL ANGLE OF 19°49'06" TO THE LEFT, AN ARC DISTANCE OF 147.01 FEET, TO THE MOST SOUTHEASTERLY CORNER OF TRACT B-8, (SCENIC EDGE BUFFER), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN LANDINGS", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°41'33" W, A DISTANCE OF 146.27 FEET, TO A POINT; RUN THENCE, NORTH 08°40'25" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT B-8, (SCENIC EDGE BUFFER), A DISTANCE OF 112.89 FEET, TO THE MOST NORTHEASTERLY CORNER OF SAID TRACT B-8, (SCENIC EDGE BUFFER); RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF AFORESAID TRACT B-8, (SCENIC EDGE BUFFER), THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 63°04'02" WEST, A DISTANCE OF 140.01 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;
COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 328.00 FEET, THROUGH A CENTRAL ANGLE OF 30°17'40" TO THE RIGHT, AN ARC DISTANCE OF 173.43 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE, LEADING WESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°25'52" WEST, 171.41 FEET;

COURSE No. 3: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 428.00 FEET, THROUGH A CENTRAL ANGLE OF 12°36'50" TO THE RIGHT, AN ARC DISTANCE OF 94.48 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°42'18" WEST, 94.28 FEET;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 365.50 FEET, THROUGH A CENTRAL ANGLE OF 10°21'52" TO THE LEFT, AN ARC DISTANCE OF 69.92 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°48'21" WEST, 69.82 FEET;

COURSE No. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 86.50 FEET, THROUGH A CENTRAL ANGLE OF 29°43'19" TO THE LEFT, AN ARC DISTANCE OF 44.87 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°45'49" WEST, 44.37 FEET;

COURSE No. 6: RUN THENCE, SOUTH 48°51'33" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 6.81 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 13 NORTH (A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, PROJECT No. 785); RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 13 NORTH, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
COURSE No. 1: RUN THENCE, NORTH 15°34'27" EAST, A DISTANCE OF 457.25 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;
COURSE No. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,491.25 FEET, THROUGH A CENTRAL ANGLE OF 02°28'32" TO THE LEFT, AN ARC DISTANCE OF 64.43 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°31'26" EAST, 64.42 FEET; RUN THENCE, NORTH 83°03'16" EAST, A DISTANCE OF 819.21 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT "C-2", (CONSERVATION AREA), AS SHOWN ON THE PLAT OF "RETREAT AND WESTLAKE AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 89, PAGES 74 THROUGH 80 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE BOUNDARY OF THE PLAT OF "RETREAT AND WESTLAKE AT RIVERTOWN", THE FOLLOWING NINE (9) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGLE OF 40°01'10" TO THE RIGHT, AN ARC DISTANCE OF 167.63 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°40'18" EAST, 164.25 FEET;

COURSE No. 2: RUN THENCE, SOUTH 50°48'48" EAST, A DISTANCE OF 14.14 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, SOUTH 89°26'53" EAST, A DISTANCE OF 33.18 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, SOUTH 87°42'33" EAST, A DISTANCE OF 21.72 FEET, TO A POINT;
COURSE No. 5: RUN THENCE, SOUTH 82°57'49" EAST, A DISTANCE OF 28.02 FEET, TO A POINT;
COURSE No. 6: RUN THENCE, SOUTH 88°47'44" EAST, A DISTANCE OF 24.90 FEET, TO A POINT, ON THE ARC OF A CURVE LEADING EASTERLY;

COURSE No. 7: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 453.00 FEET, THROUGH A CENTRAL ANGLE OF 28°48'08" TO THE RIGHT, AN ARC DISTANCE OF 211.64 FEET; TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°39'21" EAST, 209.73 FEET;

COURSE No. 8: RUN THENCE, SOUTH 72°16'17" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 80.68 FEET, TO A POINT ON THE WESTERLY TERMINUS OF "KENDALL CROSSING DRIVE", A 60 FOOT ROAD RIGHT-OF-WAY, AS PER THE AFORESAID PLAT OF "RIVERTOWN LANDINGS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 69, PAGES 20 THROUGH 39 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID "KENDALL CROSSING DRIVE", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 89°51'24" WEST, A DISTANCE OF 345.12 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY;
COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 85°46'04" TO THE RIGHT, AN ARC DISTANCE OF 37.88 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°53'15" EAST, 34.34 FEET;

COURSE No. 3: RUN THENCE, SOUTHERLY, AND HAVING A RADIUS OF 915.00 FEET, THROUGH A CENTRAL ANGLE OF 02°36'44" TO THE RIGHT, AN ARC DISTANCE OF 41.71 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°11'26" WEST, 41.71 FEET;

COURSE No. 4: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 3,970.00 FEET, THROUGH A CENTRAL ANGLE OF 01°31'19" TO THE RIGHT, AN ARC DISTANCE OF 105.48 FEET, TO THE AFORESAID MOST NORTHEASTERLY CORNER OF TRACT B-5, (LANDSCAPE BUFFER), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN LANDINGS", AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°38'44" WEST, 105.48 FEET.

THE LANDS THUS DESCRIBED CONTAINS 351,806 SQUARE FEET OR 8.30 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, ESTABLISHED BY CHAPTER 190, FLORIDA STATUTES, ("OWNERS") ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "RIVERTOWN LANDINGS-PHASE ONE-A", AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

TRACT D-1", (SCENIC EDGE, BUFFER, AND OPEN SPACE), AND TRACTS "SMF-1" AND "SMF-2", (STORM WATER MANAGEMENT FACILITIES), AND TRACT "C" (CONSERVATION TRACT), AS SHOWN ON THIS PLAT, IS HEREBY DEDICATED TO THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES EXCEPT AS HEREAFTER PROVIDED. THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE COO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREAFTER PROVIDED.

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 OWNERS. THEIR SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNERS RETAINS THE OBLIGATION TO MAINTAIN THESE PRIVATELY OWNED EASEMENTS. PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

A PORTION OF TRACT D-1", (SCENIC EDGE, BUFFER, AND OPEN SPACE), AS SHOWN ON THIS PLAT MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 70A-06, FLORIDA STATUTES, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND IF SAID ARE GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

THE MAINTENANCE, DRAINAGE AND ACCESS EASEMENTS AND THE STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THIS PLAT SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL TRACT RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND STORMWATER MANAGEMENT FACILITIES SHOWN HEREON, WHICH ARE DEDICATED TO THE PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WELL AS ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10' PPL EASEMENTS" ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

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

LANDS UNDERLYING EASEMENTS WHICH ARE NOT OTHERWISE DEDICATED TO THE EASEMENT GRANTEE SHALL REMAIN OWNED BY THE EASEMENT GRANTOR.

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

MATTAMY JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS _____

TYPE OR PRINT NAME

WITNESS _____

TYPE OR PRINT NAME

BY: _____
CLIFFORD L. NELSON
VICE PRESIDENT
MATTAMY JACKSONVILLE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

NOTARY FOR MATTAMY JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ A.D., 2020 BY CLIFFORD L. NELSON, VICE PRESIDENT OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OF PRINT NAME
MY COMMISSION EXPIRES: _____

Prepared by:
A&J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

RIVERTOWN LANDINGS - PHASE ONE-A

BEING A REPLAT OF TRACT SMF-2 AND SMF-3, (STORMWATER MANAGEMENT FACILITY) AND TRACT A-2, (FUTURE DEVELOPMENT), ALL AS SHOWN ON THE PLAT OF "RIVERTOWN LANDINGS", AS RECORDED IN MAP BOOK 69, PAGES 20 THROUGH 39 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
 SHEET TWO (2) of THREE (3) SHEETS
 SEE SHEET TWO (2) FOR LEGEND,
 GENERAL NOTES, ABBREVIATIONS and
 PLAT TITLE LETTER COMMENTS

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON, ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1980), FLORIDA EAST ZONE, (ZONE 207), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE NORTHERLY ADJACENT BOUNDARY LINE OF THE "FRANCIS P. FATIO GRANT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTAMY RIVERTOWN LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3083, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS IN 7935274' E.
- 2) 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4) NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILING, REMOVAL OF FORTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REVERSED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- 6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- 7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1980), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR OWN INTENDED USE.
 THE ST. JOHNS COUNTY GIS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
 a) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(0): 2,056,837.270151, AND E(0): 453,785.927479
 b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(0): 2,056,070.542591, AND E(0): 457,525.336248

ABBREVIATIONS USED IN THIS PLAT.

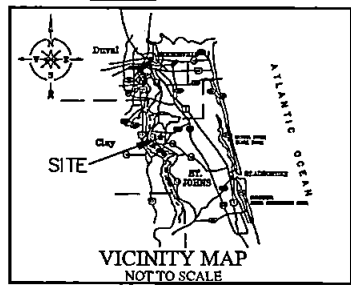
ABBREVIATION	DEFINITION
FORM	PERMANENT REFERENCE MONUMENT
FCR	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LD	LOGGED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PLSM	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
P	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CD	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT ON CURVE
PQA	POINT OF COMPASS CURVATURE
PQA	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RAN	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
LTS	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
S	SECTION
MD	MAP BOOK
PD	PLAT BOOK
PR	PAGE
LEA-E	LEA ELECTRIC EASEMENT
LEA-PL	LEA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT
SURMAD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◆	SET 4" x 4" CONCRETE MONUMENT WITH PER. STAMPED "FPLM LD M&M"
◇	ROUND 4" x 4" CONCRETE MONUMENT WITH PER. STAMPED "FPLM LD M&M"
●	SET FPL M&L & PER. STAMPED "F.P.L. LD M&M"

HATCHINGS USED IN THIS PLAT

HATCHING	DEFINITION
[Dotted pattern]	DENOTES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS
[Cross-hatch pattern]	DENOTES PRESERVED WETLANDS



SURVEYOR'S COMMENTS REGARDING THE EASEMENT(S) LISTED IN THE PLAT PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 4, 2020, WHICH FOUND THE FOLLOWING ITEMS:

- CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4046, PAGE 1482.
 - EASEMENT AS SET OUT AND RESERVED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4433, PAGE 1738.
 - RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF RIVERTOWN LANDINGS, RECORDED IN MAP BOOK 69, PAGE 29, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- SURVEYOR'S COMMENTS: THIS CONSERVATION EASEMENT DOES AFFECT A PORTION OF THE PROPERTY AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
- SURVEYOR'S COMMENTS: THIS IS A BLANKET EASEMENT OVER A PORTION OF THE PROPERTY SHOWN ON THIS PLAT, THE SPECIFIC LOCATIONS BEING OVER TRACTS SMF-1, SMF-2, AND TRACT A-2, OF THE PLAT OF RIVERTOWN LANDINGS.
- SURVEYOR'S COMMENTS: ALL EASEMENTS THAT ARE REQUIRED BY THE UTILITY COMPANIES AND SHOWN ON THE PLAT OF RIVERTOWN LANDINGS ARE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT. THE FPL&L EASEMENTS SHOWN OVER A PORTION OF TRACTS SMF-2 AND SMF-3 ARE NO LONGER REQUIRED, AS NO ELECTRICAL LINES WERE EVER PLACED IN THESE EASEMENTS, AS PER THE DEVELOPER AND FPL&L.

RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

BY: _____
 JACOB O'KEEFE
 CHAIRMAN
 THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, SUCCESSOR BY MERGER WITH THE MAIN STREET COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED BY CHAPTER 184, FLORIDA STATUTES, BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3271, PAGE 1301 AND NOTICE OF MERGER RECORDED IN OFFICIAL RECORDS BOOK 3473, PAGE 1649, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

WITNESS: _____
 TYPE OR PRINT NAME

WITNESS: _____
 TYPE OR PRINT NAME

NOTARY FOR RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

STATE OF FLORIDA
 COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2020 BY JACOB O'KEEFE, CHAIRMAN OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMMUNITY DEVELOPMENT DISTRICT.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OF PRINT NAME _____
 MY COMMISSION EXPIRES: _____

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 _____, 2020.

BY: _____
 CHARON L. PATTY
 CLERK OF THE CIRCUIT COURT & COMPTROLLER

**BOARD OF COUNTY COMMISSIONERS
 CERTIFICATE OF APPROVAL AND ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN LANDINGS - PHASE ONE-A" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2020. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BY: _____
 CHAIR
 BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWAN, STATE OF FLORIDA
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4800

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN LANDINGS - PHASE ONE-A", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2020.

BY: _____
 DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS 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 _____, 2020.

GAIL OLIVER, PLS, COUNTY SURVEYOR
 PROFESSIONAL LAND SURVEYOR AND MAPPER
 LICENSE No. 4564

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN LANDINGS - PHASE ONE-A", HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2020.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

Prepared by:
A & J Land Surveyors, Inc.
 5847 Luella Street
 Jacksonville, Florida 32207
 T (904) 346.1733
 F (904) 346.1736

RIVERTOWN LANDINGS - PHASE ONE-A

BEING A REPLAT OF TRACT SMF-2 AND SMF-3, (STORMWATER MANAGEMENT FACILITY) AND TRACT A-2, (FUTURE DEVELOPMENT), ALL AS SHOWN ON THE PLAT OF "RIVERTOWN LANDINGS", AS RECORDED IN MAP BOOK 69, PAGES 20 THROUGH 39 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.

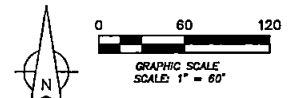
MAP BOOK PAGE
SHEET THREE (3) of THREE (3) SHEETS

SEE SHEET-TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS

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NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

"RETREAT and WESTLAKE at RIVERTOWN"
MAP BOOK 99, PAGES 74-80



LINE TABLE FOR THIS PLAT

LINE	BEARING	DISTANCE
L1	N 74°48'09" W	57.83'
L2	S 15°11'51" W	61.40'
L3	N 68°14'24" E	82.73'
L4	N 40°53'31" E	49.29'
L5	S 56°23'04" E	27.76'
L6	S 84°04'01" E	20.13'
L7	S 27°11'58" E	12.25'
L8	N 29°33'40" E	23.24'

CURVE TABLE FOR THIS PLAT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	328.00'	307°74'0"	173.43'	S 68°12'52" W	171.41'
C2	428.00'	12°38'50"	94.48'	S 89°42'18" W	94.28'
C3	365.50'	107°21'52"	69.92'	S 81°48'21" W	69.82'
C4	86.50'	29°43'19"	44.87'	S 61°45'48" W	44.37'
C5	1491.25'	2°28'32"	64.43'	N 143°12'8" E	64.42'
C6	240.00'	40°01'10"	167.83'	S 48°40'18" E	164.25'
C7	453.00'	26°48'08"	211.84'	S 85°39'21" E	209.73'
C8	23.00'	86°48'04"	37.69'	S 28°53'16" E	34.34'
C9	915.00'	2°35'44"	41.71'	S 131°12'6" W	41.71'
C10	3970.00'	1°31'19"	105.46'	S 12°38'44" W	105.46'
C11	56.00'	50°01'11"	48.89'	S 79°13'10" W	47.35'
C12	425.00'	18°49'06"	147.01'	N 86°41'33" W	146.27'
C13	243.00'	101°49'03"	435.38'	S 80°28'13" W	380.31'
C14	397.00'	54°39'42"	378.75'	S 80°53'53" W	384.55'
C15	453.00'	27°53'34"	220.53'	S 67°00'48" W	218.36'
C16	272.00'	30°17'33"	143.81'	N 68°12'48" E	142.14'
C17	372.00'	7°00'44"	45.53'	N 86°53'20" E	45.50'
C18	145.00'	41°53'08"	108.00'	N 59°31'27" E	103.65'
C19	75.00'	48°56'20"	61.44'	S 58°59'50" E	59.74'
C20	75.00'	22°43'42"	294.50'	S 33°28'58" E	138.59'
C21	75.00'	49°00'08"	84.14'	N 54°00'18" E	82.21'
C22	218.27'	96°00'09"	365.72'	S 77°30'19" W	324.41'
C23	27.00'	144°21'23"	68.03'	N 17°41'05" E	61.41'
C24	135.00'	81°16'51"	120.83'	S 64°13'20" W	108.84'
C25	435.00'	82°27'58"	64.28'	N 86°19'11" W	64.22'
C26	25.00'	29°23'53"	12.83'	S 75°47'13" E	12.69'
C27	64.73'	114°12'34"	129.03'	S 03°59'00" E	108.71'
C28	382.00'	28°41'26"	191.29'	S 66°45'57" W	189.25'
C29	160.00'	30°48'43"	80.67'	N 83°28'58" W	78.70'
C30	120.00'	25°48'25"	63.98'	S 80°57'50" E	63.83'
C31	75.00'	108°45'59"	143.68'	N 38°56'03" W	122.70'
C32	45.00'	80°00'00"	70.63'	N 60°54'56" E	63.64'
C33	301.00'	28°45'35"	151.09'	N 88°27'51" W	149.51'
C34	75.00'	23°04'25"	39.20'	N 88°41'34" E	30.00'
C35	35.00'	79°19'17"	48.43'	S 69°34'08" W	44.68'
C36	25.00'	77°04'18"	33.63'	N 59°26'39" E	31.15'
C37	425.00'	14°04'36"	104.42'	N 85°35'56" W	104.15'
C38	425.00'	33°29'1"	29.41'	S 85°22'50" W	29.40'

LINE TABLE FOR THIS SWMF

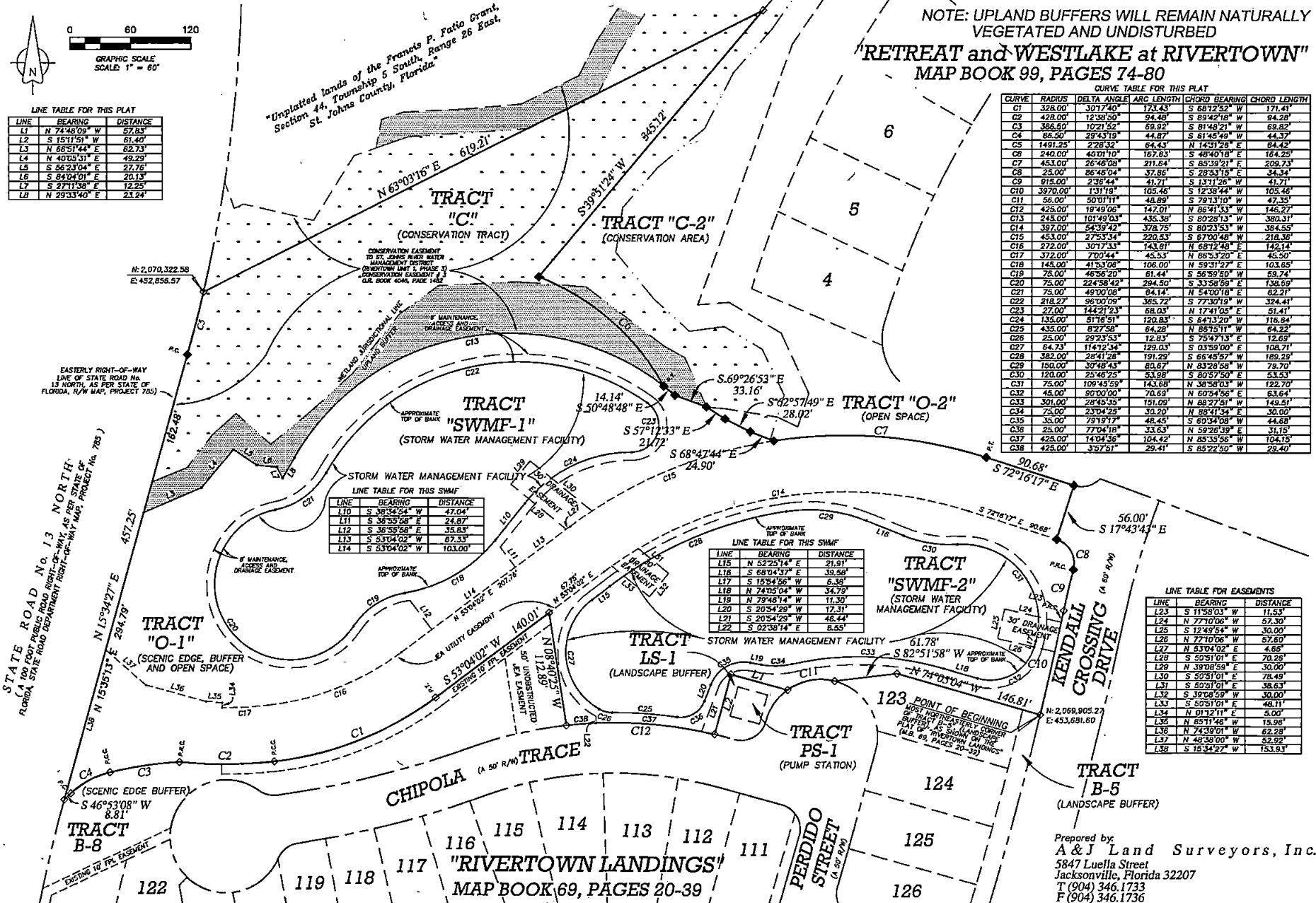
LINE	BEARING	DISTANCE
L10	S 38°34'54" W	47.04'
L11	S 38°53'58" E	24.87'
L12	S 36°50'58" E	38.85'
L13	S 53°04'02" W	87.33'
L14	S 53°04'02" W	103.00'

LINE TABLE FOR THIS SWMF

LINE	BEARING	DISTANCE
L15	N 52°25'14" E	21.91'
L16	S 68°04'37" E	39.56'
L17	S 15°54'56" W	6.38'
L18	N 74°05'04" W	34.79'
L19	N 79°48'14" W	11.30'
L20	S 20°54'29" W	17.31'
L21	S 20°54'29" W	48.44'
L22	S 02°38'14" E	6.50'

LINE TABLE FOR EASEMENTS

LINE	BEARING	DISTANCE
L23	S 11°50'13" W	11.53'
L24	N 77°10'06" W	67.90'
L25	S 12°48'54" W	30.00'
L26	N 77°10'06" W	57.60'
L27	N 83°04'02" E	4.66'
L28	S 50°51'01" E	70.28'
L29	S 39°18'59" E	30.00'
L30	S 50°51'01" E	78.49'
L31	S 80°51'01" E	38.63'
L32	S 39°08'59" W	30.00'
L33	S 50°51'01" E	48.11'
L34	N 01°21'11" E	5.00'
L35	N 65°11'46" W	15.96'
L36	N 74°39'01" W	62.28'
L37	N 48°38'00" W	52.92'
L38	S 18°34'27" W	153.93'



STATE ROAD No. 13 NORTH
(A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, PROJECT No. 785)

EXISTING 10' PPL EASEMENT

"RIVERTOWN LANDINGS"
MAP BOOK 69, PAGES 20-39

Prepared by:
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