

RESOLUTION NO. 2021- 151
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
MANOR AT RIVERTOWN (REPLAT).

WHEREAS, MATTAMY JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Manor at Rivertown (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 in the amount of \$2,347,434.81 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$375,066.99 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:

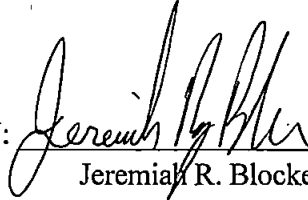
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

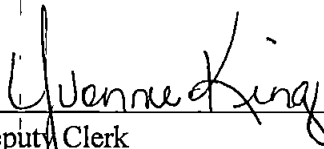
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

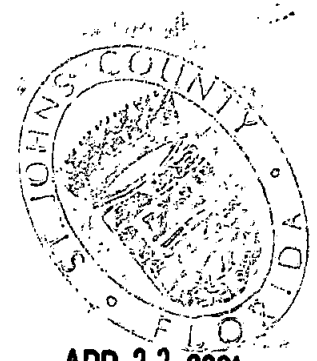
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20th day of April, 2021.

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

BY: 
Jeremiah R. Blocker, Chair

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


Deputy Clerk



RENDITION DATE APR 22 2021

MANOR at RIVERTOWN

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA,

CAPTION

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN"; SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF KEYSTONE CORNERS BOULEVARD; A 63 FOOT PUBLIC ROAD RIGHT-OF-WAY AT THIS POINT, AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN"; AS RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE AFORESAID NORTH-EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 486.50 FEET, THROUGH A CENTRAL ANGLE OF 32°41'30" TO THE LEFT, AN ARC DISTANCE OF 277.61 TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°57'11" WEST, 273.85 FEET;

COURSE No. 2: RUN THENCE, NORTH 87°10'40" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 221.46 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 3: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 333.80 FEET, THROUGH A CENTRAL ANGLE OF 54°28'25" TO THE RIGHT, AN ARC DISTANCE OF 333.43 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°05'28" WEST, 320.13 FEET;

COURSE No. 4: RUN THENCE, NORTH 30°52'15" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 311.03 FEET, TO A POINT, THENCE DEPARTING FROM AFORESAID NORTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 36°15'50" EAST, A DISTANCE OF 245.87 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 81°38'55" EAST, A DISTANCE OF 531.11 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 40°23'15" EAST, A DISTANCE OF 270.98 FEET, TO THE MOST WESTERLY CORNER OF TRACT "0-2" (OPEN SPACE), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN-PHASE ONE"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 103 PAGES 19 THROUGH 28 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 60°06'32" EAST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "0-2" (OPEN SPACE), A DISTANCE OF 278.57 FEET, TO THE COMMON CORNER BETWEEN SAID TRACT "0-2" (OPEN SPACE) AND TRACT "0-1" (CONSERVATION) OF THE AFORESAID PLAT "WATERSONG AT RIVERTOWN-PHASE ONE"; RUN THENCE, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "0-1" (CONSERVATION) OF THE AFORESAID PLAT "WATERSONG AT RIVERTOWN-PHASE ONE", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 81°21'42" EAST, A DISTANCE OF 181.04 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 32°52'11" EAST, A DISTANCE OF 836.12 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 45°59'20" EAST, A DISTANCE OF 288.09 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID "KEYSTONE CORNERS BOULEVARD"; A 63 FOOT PUBLIC ROAD RIGHT-OF-WAY AT THIS POINT, AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN"; AS RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF KEYSTONE CORNERS BOULEVARD; THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 24°39'10" WEST, A DISTANCE OF 350.83 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 383.50 FEET, THROUGH A CENTRAL ANGLE OF 14°20'57" TO THE RIGHT, AN ARC DISTANCE OF 91.00 FEET, TO A POINT, BEING THE MOST SOUTHEASTERLY CORNER OF SAID TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN"; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°49'38" WEST, 94.80 FEET; RUN THENCE, NORTH 39°17'43" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN"; A DISTANCE OF 43.41 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 10°41'33" TO THE RIGHT, AN ARC DISTANCE OF 113.02 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY, SAID ARC ALSO BEING THE NORTHERLY BOUNDARY OF AFORESAID TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°38'41" WEST, 113.22 FEET; RUN THENCE, ALONG THE NORTHERLY, AND THEN WESTERLY BOUNDARY OF SAID TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG 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 SOUTHEASTERLY, AND HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 80°07'00" TO THE LEFT, AN ARC DISTANCE OF 83.33 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°53'34" WEST, 80.19 FEET;

COURSE No. 2: CONTINUE THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 118.00 FEET, THROUGH A CENTRAL ANGLE OF 37°25'20" TO THE RIGHT, AN ARC DISTANCE OF 75.11 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°04'40" WEST, 73.78 FEET;

COURSE No. 3: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 230.38 FEET, THROUGH A CENTRAL ANGLE OF 37°24'15" TO THE RIGHT, AN ARC DISTANCE OF 156.40 FEET, TO A POINT ON A NON-TANGENT LINE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°30'33" WEST, 147.74 FEET;

COURSE No. 4: RUN THENCE, NORTH 43°10'30" WEST, A DISTANCE OF 76.26 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 11°32'50" WEST, A DISTANCE OF 68.59 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 6: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 86°06'37" TO THE LEFT, AN ARC DISTANCE OF 117.42 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°36'08" WEST, 104.13 FEET;

COURSE No. 7: RUN THENCE, SOUTH 89°20'33" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 89.40 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 8: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 65°11'20" TO THE LEFT, AN ARC DISTANCE OF 65.33 FEET, TO A POINT, LAST SAID POINT BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°44'33" WEST, 60.80 FEET;

COURSE No. 9: RUN THENCE, SOUTH 35°22'58" WEST, ALONG A NON-TANGENTIAL LINE, A DISTANCE OF 33.34 FEET, TO A POINT ON THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF KEYSTONE CORNERS BOULEVARD; A 63 FOOT PUBLIC ROAD RIGHT-OF-WAY AT THIS POINT, AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN"; AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,171,121 SQUARE FEET OR 26.83 ACRES, MORE OR LESS, IN AREA.

MAP BOOK _____ PAGE _____

SHEET ONE (1) of SEVEN (7) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

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 193, FLORIDA STATUTES, (OWNERS) ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HERINAFTER BE KNOWN AS "MANOR AT RIVERTOWN" 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.

THE ROAD RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "TERRA OAKS DRIVE", IS HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON.

TRACTS "TRACTS "0-1", "0-2", "0-3" and "0-4", (OPEN SPACE), TRACTS "0-1" and "0-2", (CONSERVATION TRACT) AND TRACT "SWMF-1", (STORMWATER MANAGEMENT FACILITIES/PONDS), AS SHOWN ON THIS PLAT, ARE 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 HERINAFTER PROVIDED. THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT 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 HERINAFTER PROVIDED.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNERS RETAIN THE OBLIGATION FOR MAINTENANCE OF 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.

TRACTS "0-1" and "0-2", (CONSERVATION TRACTS) MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND IF SO, 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 STREET 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' FPL EASEMENTS" AND "20' x 20' FPL 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.

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: _____

WITNESS: _____

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

TYPE OR PRINT NAME

TYPE OR PRINT NAME

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., 2021 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: _____
MY COMMISSION NUMBER IS _____

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____

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

MANOR at RIVERTOWN

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE "FRANCIS P. FATTO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA,

MAP BOOK _____ PAGE _____

SHEET TWO (2) of SEVEN (7) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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 801, U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 2, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE RIVERTOWN DEVELOPMENT AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO NATTANY RIVERTOWN LLC AS RECORDED IN OFFICIAL RECORDS BOOK 308, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°22'24" 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 (FPLA) FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBJUGED 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 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 EARTH, 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 ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

6) THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

7) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

8) 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 MAPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT, ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTIES UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

THE ST. JOHNS COUNTY GPS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:

- a) CONTROL POINT "G113", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,065,837.270151, AND E(4): 455,788,922.7478
- b) CONTROL POINT "G114", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,065,070.542891, AND E(4): 457,528,338.248

ABBREVIATIONS USED IN THIS PLAT

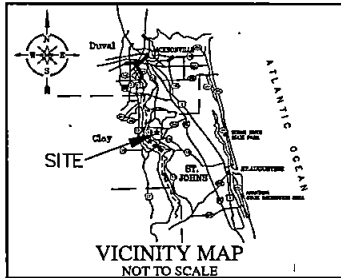
| ABBREVIATION | DEFINITION |
|--------------|---|
| P.M. | PERMANENT REFERENCE MONUMENT |
| P.C.P. | PERMANENT CONTROL POINT |
| C.M. | CONCRETE MONUMENT |
| L.B. | LICENSED BUSINESS |
| P.L.S. | PROFESSIONAL LAND SURVEYOR |
| P.S.M. & R | PROFESSIONAL SURVEYOR AND MAPPER AND |
| R | RADIUS |
| P | RELTA/CENTRAL ANGLE/ |
| L | ARC LENGTH |
| CD | CHORD BEARING |
| CD | CHORD DISTANCE |
| PI | POINT OF INTERSECTION |
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.O.C. | POINT ON CURVE |
| P.C.C. | POINT OF COMPOUND CURVATURE |
| P.R.C. | POINT OF REVERSE CURVATURE |
| R.P. | RADIUS POINT |
| TWP. | TOWNSHIP |
| RNG. | RANGE |
| E | EAST |
| W. | WEST |
| N | NORTH |
| S | SOUTH |
| CS | TABULATED CURVE TABLE |
| L23 | TABULATED LINE TABLE |
| R/W | RIGHT OF WAY |
| DOT. | DEPARTMENT OF TRANSPORTATION |
| C. | CENTERLINE |
| M.A. | MAP BOOK |
| P.B. | PLAT BOOK |
| P.B. | PAGE |
| — | MATCH LINE |
| JE-A | JEAN EASEMENT |
| JE-E | JEAN EQUIPMENT EASEMENT |
| FP & L | FLORIDA POWER & LIGHT |
| ESMT. | EASEMENT |
| SWMFD | ST. JOHNS RIVER WATER MANAGEMENT DISTRICT |

LEGENDS USED IN THIS PLAT

| LEGEND | DEFINITION |
|--------|--|
| ◇ | SET 4" x 4" CONCRETE MONUMENT WITH PERK STAMPED 1204, 13 604T |
| ◆ | TRAP 4" x 4" CONCRETE MONUMENT WITH PERK STAMPED 1204, 13 604T |
| ● | SET PERK WALL & PERK STAMPED TRCP, 13 604T |

MATCHINGS USED IN THIS PLAT

| MATCHING | DEFINITION |
|--------------------|---|
| [Pattern of dots] | DENOTES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS |
| [Pattern of stars] | DENOTES PRESERVED WETLANDS |



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 _____, 2021.

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

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

THIS IS TO CERTIFY THAT THIS PLAT OF "MANOR at RIVERTOWN" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, 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.

JOHANN B. BOWAN, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4690

CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "MANOR at RIVERTOWN", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2021.

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 _____, 2021.

GAIL OLIVER, P.L.S., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. 4554

CERTIFICATE OF REVIEW—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "MANOR at RIVERTOWN", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

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

WITNESS: _____ 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 190, FLORIDA STATUTES, BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3271, PAGE 1201 AND NOTICE OF MERGER RECORDED IN OFFICIAL RECORDS BOOK 3473, PAGE 1048, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2021 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: _____

SURVEYOR'S COMMENTS REGARDING THE EASEMENT(S) LISTED IN THE PLAT PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 16, 2020

- a) CONSERVATION EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3009, PAGE 1777 AMENDMENT TO CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4122, PAGE 1882.
- SURVEYOR'S COMMENT: THIS CONSERVATION EASEMENT IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT, SPECIFICALLY SHEETS 3, 5 AND 6.
- b) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3131, PAGE 493
- SURVEYOR'S COMMENT: THESE P.P. & L. EASEMENTS ARE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT, SPECIFICALLY SHEETS 3, 6 AND 7.
- c) TEMPORARY GRADING AND SLOPE EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4858, PAGE 405.
- SURVEYOR'S COMMENT: THIS EASEMENT AGREEMENT DOES NOT AFFECT THE SUBJECT PROPERTY AND WILL BE REMOVED FROM THE FINAL PLAT TITLE LETTER. THIS EASEMENT AFFECTS SOME RIGHT-OF-WAY IN FRONT OF PARCEL 11, ELEMENTARY SCHOOL SITE IN THE RIVERTOWN DEVELOPMENT.
- d) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4870, PAGE 1426; FIRST AMENDMENT TO TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 4897, PAGE 1223.

SURVEYOR'S COMMENTS: THIS IS A BLANKET EASEMENT OVER CDD 2 NORTH PARCEL (PART ONE); HOWEVER THE FIRST AMENDMENT HAS A TERMINATION CLAUSE IN PART 2 WHICH STATES: (1) RECREATION OF A PLAT IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THEN THIS AGREEMENT SHALL AUTOMATICALLY TERMINATE AND BE EXTINGUISHED AND ALL RIGHTS IN THE EASEMENT GRANTED BY THIS AGREEMENT SHALL IMMEDIATELY REVERT TO THE GRANTOR, ITS SUCCESSORS, TRANSFEREES AND ASSIGNS, WITHOUT FURTHER ACTION OF THE GRANTOR OR GRANTEE BEING REQUIRED WITH RESPECT TO SUCH EASEMENT AREA.

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

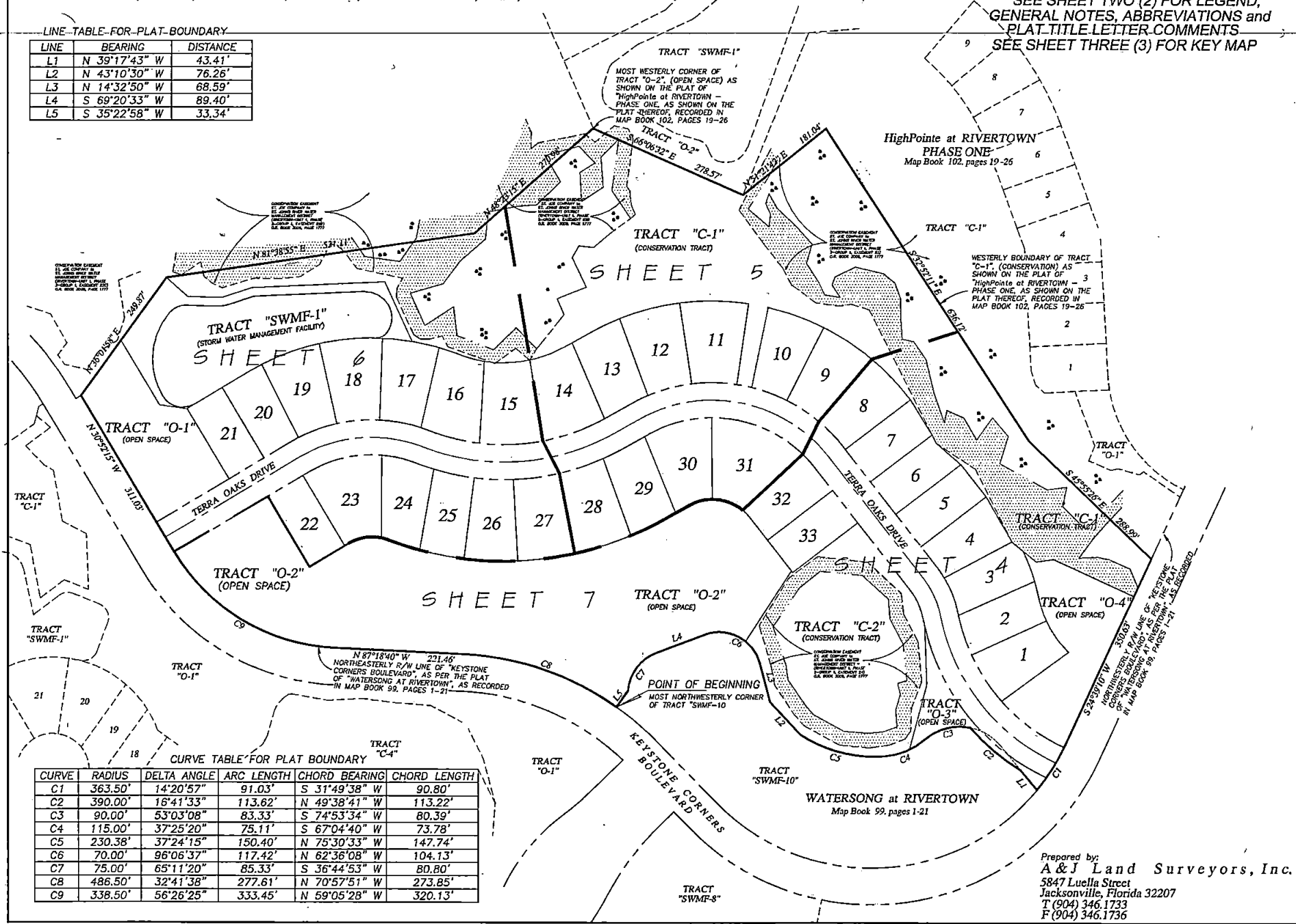
MANOR at RIVERTOWN

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

SEE SHEET TWO (2) FOR LEGEND,
 GENERAL NOTES, ABBREVIATIONS and
 PLAT TITLE LETTER COMMENTS
 SEE SHEET THREE (3) FOR KEY MAP

LINE TABLE FOR PLAT BOUNDARY

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 39°17'43" W | 43.41' |
| L2 | N 43°10'30" W | 76.26' |
| L3 | N 14°32'50" W | 68.59' |
| L4 | S 69°20'33" W | 89.40' |
| L5 | S 35°22'58" W | 33.34' |



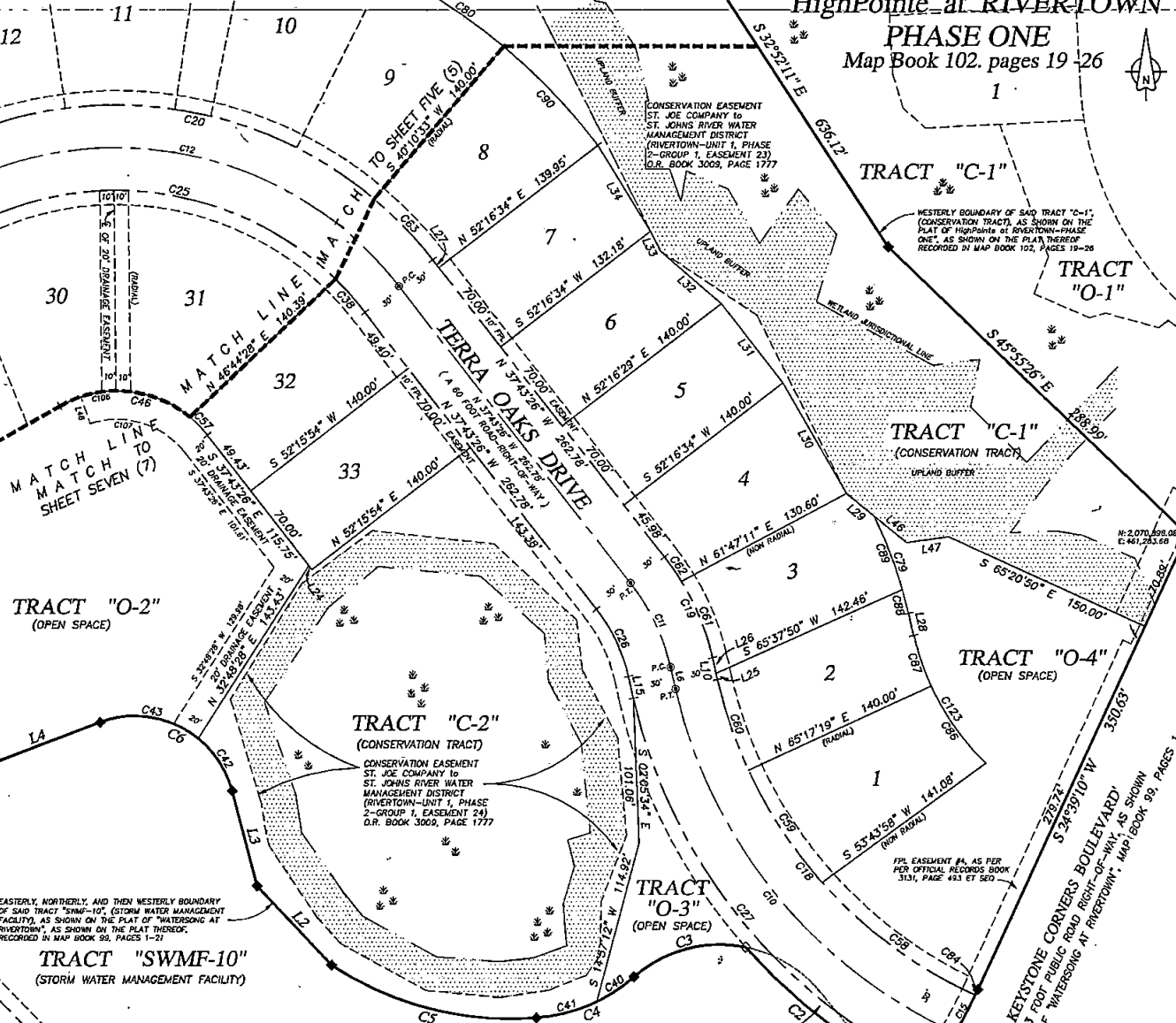
CURVE TABLE FOR PLAT BOUNDARY

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C1 | 363.50' | 14°20'57" | 91.03' | S 31°49'38" W | 90.80' |
| C2 | 390.00' | 16°41'33" | 113.62' | N 49°38'41" W | 113.22' |
| C3 | 90.00' | 53°03'08" | 83.33' | S 74°53'34" W | 80.39' |
| C4 | 115.00' | 37°25'20" | 75.11' | S 67°04'40" W | 73.78' |
| C5 | 230.38' | 37°24'15" | 150.40' | N 75°30'33" W | 147.74' |
| C6 | 70.00' | 96°06'37" | 117.42' | N 62°36'08" W | 104.13' |
| C7 | 75.00' | 65°11'20" | 85.33' | S 36°44'53" W | 80.80' |
| C8 | 486.50' | 32°41'38" | 277.61' | N 70°57'51" W | 273.85' |
| C9 | 338.50' | 56°26'25" | 333.45' | N 59°05'28" W | 320.13' |

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

MANOR at RIVERTOWN

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.



EASTERLY, NORTHERLY, AND THEN WESTERLY BOUNDARY OF SAID TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1-21

TRACT "SWMF-10"
(STORM WATER MANAGEMENT FACILITY)

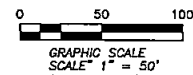
WATERSONG at RIVERTOWN
PHASE ONE
Map Book 99, pages 1-21

"THIS PORTION IS A REPLAT OF TRACT SWMF-10, (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", (M.B. 99, PAGES 1-21)

FPL EASEMENT PL. AS PER PER OFFICIAL RECORDS BOOK 313, PAGE 493 ET SEQ.

ON THE KEystone CORNERS BOULEVARD (A 65 FOOT PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1-21)

NORTHWESTERLY RIGHT-OF-WAY LINE OF KEystone CORNERS BOULEVARD, AS SHOWN ON THE ADJACENT PLAT OF "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1-21



HighPointe at RIVERTOWN PHASE ONE Map Book 102, pages 19-26

MAP BOOK PAGE

SHEET FOUR (4) of SEVEN (7) SHEETS

SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

CURVE TABLE FOR PLAT BOUNDARY

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C1 | 363.50 | 14°20'57" | 91.03' | S 31°49'38" W | 50.80' |
| C2 | 390.00 | 16°41'33" | 113.62' | N 49°38'41" W | 113.22' |
| C3 | 90.00 | 53°03'08" | 83.33' | S 74°33'54" W | 59.39' |
| C4 | 115.00 | 37°25'20" | 75.11' | S 67°04'40" W | 73.78' |
| C5 | 230.38 | 37°24'15" | 150.40' | N 75°30'33" W | 147.74' |
| C6 | 70.00 | 85°06'37" | 117.42' | N 62°36'08" W | 104.13' |

LINE TABLE FOR PLAT BOUNDARY

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 39°17'43" W | 43.41' |
| L2 | N 43°10'50" W | 76.26' |
| L3 | N 14°32'50" W | 55.59' |
| L4 | S 69°20'53" W | 85.40' |

LINE TABLE FOR CENTERLINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L6 | N 12°43'50" W | 15.74' |

LINE TABLE FOR RIGHT-OF-WAY DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L10 | N 12°43'50" W | 15.74' |
| L15 | N 12°43'50" W | 15.74' |

CURVE TABLE FOR CENTERLINE DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C10 | 390.00 | 52°25'05" | 320.20' | S 38°56'22" E | 309.15' |
| C11 | 150.00 | 24°50'37" | 65.43' | N 25°13'58" W | 64.92' |
| C12 | 290.00 | 81°58'35" | 357.69' | N 78°42'44" W | 327.93' |
| C15 | 363.50 | 44°44'11" | 30.03' | N 27°41'17" E | 30.04' |
| C16 | 363.50 | 44°46'07" | 30.25' | N 27°28'26" E | 30.24' |

CURVE TABLE FOR RIGHT-OF-WAY DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C18 | 320.00 | 52°47'04" | 294.24' | S 39°04'21" E | 283.99' |
| C19 | 150.00 | 24°50'37" | 70.52' | N 25°13'58" W | 72.80' |
| C20 | 280.00 | 81°58'35" | 400.61' | N 78°42'44" W | 357.31' |
| C25 | 220.00 | 81°58'35" | 314.77' | N 78°42'44" W | 289.60' |
| C26 | 120.00 | 24°50'37" | 52.35' | N 25°13'58" W | 51.93' |
| C27 | 390.00 | 51°46'57" | 343.65' | S 35°38'18" E | 332.05' |

CURVE TABLE FOR LOTS AND TRACTS DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C38 | 220.00 | 80°46' | 31.15' | N 41°46'49" W | 31.12' |
| C39 | 363.50 | 41°30'38" | 26.50' | N 36°54'48" E | 26.50' |
| C40 | 115.00 | 15°35'43" | 31.40' | N 58°11'23" E | 31.31' |
| C41 | 115.00 | 21°46'53" | 43.71' | N 74°54'03" E | 43.44' |
| C42 | 70.00 | 36°24'15" | 44.48' | N 32°44'57" W | 43.73' |
| C43 | 70.00 | 59°42'23" | 72.95' | N 60°48'15" W | 69.69' |
| C46 | 80.00 | 87°05'30" | 114.67' | N 78°46'11" W | 105.07' |
| C57 | 80.00 | 12°38'25" | 12.65' | N 44°02'58" W | 12.61' |
| C58 | 320.00 | 23°49'51" | 133.10' | S 53°29'58" E | 132.14' |
| C59 | 320.00 | 16°52'22" | 94.24' | S 33°08'52" E | 93.90' |
| C60 | 320.00 | 17°58'51" | 65.91' | S 18°43'15" E | 66.79' |
| C61 | 180.00 | 18°22'09" | 57.71' | N 57°54'54" W | 57.46' |
| C62 | 180.00 | 63°7'28" | 20.81' | N 34°24'42" W | 20.80' |
| C63 | 280.00 | 12°06'01" | 59.13' | N 43°46'27" W | 59.02' |
| C79 | 320.00 | 12°57'08" | 72.34' | N 19°12'24" W | 72.19' |
| C80 | 420.00 | 40°13'17" | 324.84' | N 55°34'27" W | 288.82' |
| C84 | 363.50 | 0°40'01" | 4.23' | N 24°59'11" E | 4.23' |
| C86 | 180.00 | 21°02'16" | 66.09' | S 35°13'49" E | 65.72' |
| C87 | 180.00 | 11°58'51" | 37.64' | S 18°43'15" E | 37.57' |
| C88 | 320.00 | 3°07'01" | 12.41' | N 41°17'20" W | 12.41' |
| C89 | 320.00 | 3°50'08" | 54.83' | N 20°45'54" W | 54.86' |
| C90 | 420.00 | 13°01'38" | 95.49' | N 43°18'58" W | 95.29' |
| C123 | 180.00 | 33°01'07" | 103.73' | S 29°14'23" E | 102.30' |

CURVE TABLE FOR EASEMENTS

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C106 | 80.00 | 17°47'56" | 24.85' | S 80°35'25" W | 24.75' |
| C107 | 60.00 | 70°20'53" | 73.92' | N 72°39'32" W | 63.35' |

LINE TABLE FOR LOTS AND TRACTS DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L24 | S 57°43'26" E | 3.61' |
| L25 | S 12°43'50" E | 4.40' |
| L26 | N 12°43'50" W | 11.34' |
| L27 | S 37°43'28" E | 8.80' |
| L28 | N 12°43'50" W | 15.74' |
| L29 | N 50°08'17" W | 25.00' |
| L30 | N 29°43'58" W | 89.19' |
| L31 | N 37°43'28" W | 70.01' |
| L32 | N 48°37'51" W | 55.75' |
| L33 | N 26°27'50" W | 15.61' |
| L34 | S 31°23'41" E | 70.43' |
| L46 | S 60°50'53" E | 29.23' |
| L47 | N 81°40'33" E | 29.44' |

LINE TABLE FOR EASEMENTS

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L48 | S 18°16'53" E | 19.96' |

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

Prepared by:
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5847 Luella Street
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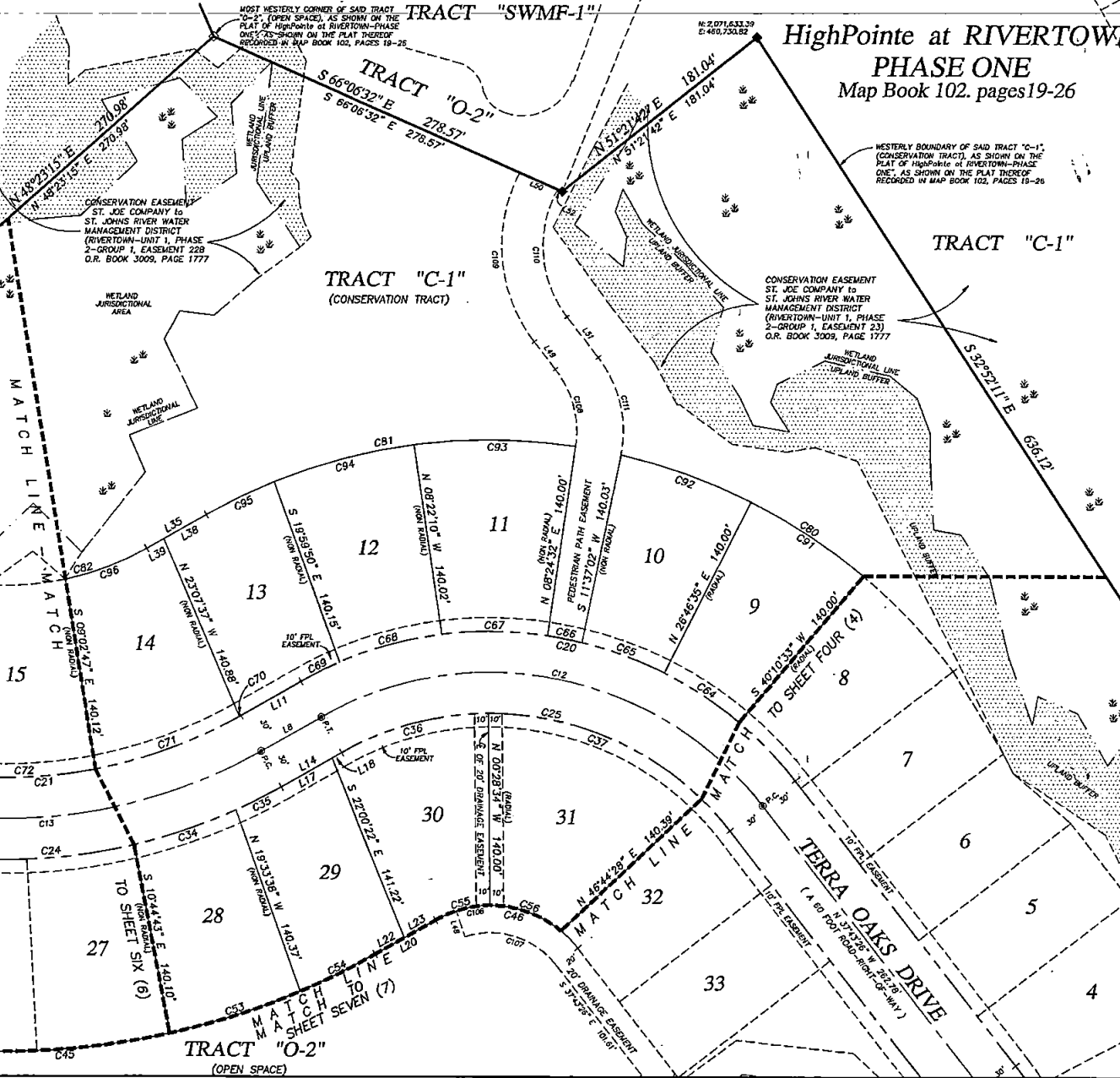
MANOR at RIVERTOWN

A PARCEL OF LAND, BEING A REPLAY OF A PORTION OF TRACT "SWMF-10" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIG" GRANT, SECTION 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA,

MAP BOOK _____ PAGE _____

SHEET FIVE (5) of SEVEN (7) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS SEE SHEET THREE (3) FOR KEY MAP



| LINE TABLE FOR RIGHT-OF-WAY DATA | | | LINE TABLE FOR CENTERLINE DATA | | |
|----------------------------------|---------------|----------|--------------------------------|---------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| C11 | S 60°27'00" W | 50.61' | L1 | S 60°27'00" W | 50.61' |
| L14 | S 60°27'00" W | 50.61' | | | |

| CURVE TABLE FOR CENTERLINE DATA | | | | | |
|---------------------------------|---------|-------------|------------|---------------|--------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C12 | 250.00' | 81°58'35" | 357.69' | N 78°42'44" E | 327.95' |
| C13 | 380.00' | 50°04'18" | 332.09' | N 85°29'09" E | 321.62' |

| CURVE TABLE FOR RIGHT-OF-WAY DATA | | | | | |
|-----------------------------------|---------|-------------|------------|---------------|--------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C20 | 280.00' | 81°58'35" | 400.81' | N 78°42'44" W | 367.31' |
| C21 | 350.00' | 50°04'18" | 305.87' | N 85°29'09" E | 296.23' |
| C24 | 410.00' | 50°04'18" | 358.31' | N 85°29'09" E | 347.01' |
| C25 | 220.00' | 81°58'35" | 314.77' | N 78°42'44" W | 288.60' |

| CURVE TABLE FOR LOTS AND TRACTS DATA | | | | | |
|--------------------------------------|---------|-------------|------------|---------------|--------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C34 | 410.00' | 11°02'53" | 79.06' | N 71°10'13" E | 78.94' |
| C35 | 410.00' | 5°11'47" | 37.18' | N 63°02'54" E | 37.17' |
| C36 | 220.00' | 29°12'42" | 112.18' | S 74°54'20" W | 110.95' |
| C37 | 220.00' | 44°39'06" | 171.45' | N 68°03'48" W | 167.14' |
| C45 | 550.00' | 50°04'18" | 480.63' | N 85°29'09" E | 465.50' |
| C46 | 80.00' | 82°05'10" | 114.63' | N 78°45'11" W | 105.07' |
| C53 | 550.00' | 10°29'41" | 100.58' | N 72°08'26" E | 100.44' |
| C54 | 550.00' | 6°25'06" | 61.61' | N 63°33'33" E | 61.58' |
| C55 | 80.00' | 29°18'19" | 40.92' | S 74°50'13" W | 40.47' |
| C56 | 80.00' | 40°08'46" | 56.05' | N 70°20'14" W | 54.91' |
| C64 | 280.00' | 15°23'58" | 65.48' | N 55°31'26" W | 65.33' |
| C65 | 280.00' | 13°06'45" | 64.08' | N 69°45'48" W | 63.94' |
| C66 | 280.00' | 8°15'01" | 25.56' | N 78°57'40" W | 25.65' |
| C67 | 280.00' | 15°44'50" | 76.96' | N 69°27'36" W | 76.71' |
| C68 | 280.00' | 15°54'57" | 77.70' | S 74°43'31" W | 77.53' |
| C69 | 280.00' | 6°27'03" | 31.52' | S 63°51'51" W | 31.51' |
| C70 | 350.00' | 0°13'51" | 1.41' | N 60°33'56" E | 1.41' |
| C71 | 350.00' | 18°28'23" | 112.84' | N 69°54'02" E | 112.18' |
| C72 | 350.00' | 17°44'53" | 108.42' | N 69°50'40" E | 107.94' |
| C80 | 420.00' | 40°13'17" | 284.84' | N 55°54'27" W | 288.62' |
| C81 | 420.00' | 38°06'44" | 278.36' | S 75°21'21" W | 274.26' |
| C82 | 210.00' | 33°17'11" | 122.00' | N 77°05'36" E | 120.29' |
| C91 | 420.00' | 13°23'58" | 98.22' | N 56°31'28" W | 98.00' |
| C92 | 420.00' | 13°47'41" | 101.12' | N 70°07'16" W | 100.85' |
| C93 | 420.00' | 16°05'27" | 112.85' | N 69°38'00" W | 112.57' |
| C94 | 420.00' | 14°29'09" | 106.19' | S 75°04'42" W | 105.90' |
| C95 | 420.00' | 7°32'08" | 35.24' | S 64°04'03" W | 35.20' |
| C96 | 210.00' | 17°26'51" | 63.92' | N 69°10'26" E | 63.70' |

| CURVE TABLE FOR EASEMENTS | | | | | |
|---------------------------|---------|-------------|------------|---------------|--------------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C108 | 80.00' | 17°47'56" | 24.85' | S 60°35'25" W | 24.75' |
| C107 | 60.00' | 70°28'53" | 73.92' | N 72°59'32" W | 69.35' |
| C108 | 76.13' | 45°51'03" | 60.12' | N 14°31'00" W | 58.53' |
| C109 | 115.00' | 65°08'03" | 130.73' | S 04°52'23" E | 123.81' |
| C110 | 85.00' | 66°28'44" | 98.62' | S 04°12'02" E | 93.18' |
| C111 | 88.34' | 49°03'54" | 76.64' | N 12°54'44" W | 73.35' |

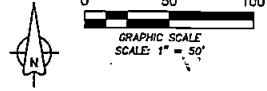
| LINE TABLE FOR LOTS AND TRACTS DATA | | | LINE TABLE FOR EASEMENTS | | |
|-------------------------------------|---------------|----------|--------------------------|---------------|----------|
| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
| L17 | S 60°27'00" W | 42.81' | L47 | S 18°18'18" E | 19.90' |
| L18 | S 60°28'58" W | 7.88' | L49 | N 37°26'31" W | 25.34' |
| L20 | S 60°27'00" W | 50.00' | L50 | S 88°08'32" E | 30.06' |
| L22 | N 60°27'00" E | 24.27' | L51 | N 37°26'31" W | 37.46' |
| L23 | N 60°27'00" E | 26.63' | L52 | S 60°06'32" E | 3.66' |
| L35 | S 60°27'00" W | 50.61' | | | |
| L38 | S 60°27'04" W | 35.82' | | | |
| L19 | S 60°27'00" W | 14.35' | | | |

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

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MAP BOOK PAGE

SHEET SIX (6) of SEVEN (7) SHEETS

SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

CURVE TABLE FOR EASEMENTS

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C112 | 410.00' | 5°48'09" | 41.28' | N 83°17'32" W | 41.27' |
| C113 | 30.00' | 41°27'47" | 21.71' | N 70°18'53" E | 21.24' |
| C114 | 30.00' | 14°43'00" | 7.71' | N 42°13'30" E | 7.69' |
| C115 | 52.85' | 130°02'50" | 119.51' | N 30°09'25" W | 95.46' |
| C116 | 54.00' | 18°34'50" | 17.51' | S 81°01'14" W | 17.44' |
| C117 | 46.00' | 20°29'20" | 16.45' | N 81°58'28" E | 16.36' |
| C118 | 46.00' | 51°45'23" | 41.55' | S 65°03'15" W | 40.15' |
| C119 | 130.98' | 70°50'03" | 161.83' | S 04°45'32" W | 161.81' |
| C120 | 48.00' | 90°12'45" | 75.58' | S 75°45'53" E | 68.01' |
| C121 | 48.00' | 5°45'41" | 4.03' | N 80°24'36" E | 4.82' |
| C122 | 48.00' | 24°43'24" | 20.71' | S 84°20'51" E | 20.55' |

"Unplatted lands of the Francis P. Fatio" Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida"

CURVE TABLE FOR CENTERLINE DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C13 | 380.00' | 50°04'18" | 332.09' | N 85°29'09" E | 321.62' |
| C14 | 240.00' | 51°23'33" | 215.27' | S 84°49'32" W | 208.13' |

CURVE TABLE FOR RIGHT-OF-WAY DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C17 | 338.50' | 0°12'13" | 1.20' | S 30°58'22" E | 1.20' |
| C21 | 330.00' | 50°04'18" | 305.87' | N 85°29'09" E | 296.23' |
| C22 | 270.00' | 51°23'33" | 242.18' | S 84°49'32" W | 234.14' |
| C23 | 210.00' | 51°23'33" | 188.36' | S 84°49'32" W | 182.11' |
| C24 | 410.00' | 50°04'18" | 358.31' | N 85°29'09" E | 342.01' |

CURVE TABLE FOR LOTS AND TRACTS DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C29 | 210.00' | 15°52'49" | 58.20' | N 77°25'06" W | 58.02' |
| C30 | 410.00' | 33°33'43" | 25.49' | S 71°15'34" E | 25.49' |
| C31 | 410.00' | 9°47'54" | 70.11' | S 77°56'22" E | 70.03' |
| C32 | 409.98' | 9°22'28" | 67.08' | S 87°31'33" E | 67.01' |
| C33 | 410.00' | 17°03'35" | 79.37' | N 82°14'26" E | 79.25' |
| C34 | 80.00' | 51°23'33" | 71.76' | S 84°49'32" W | 68.38' |
| C35 | 550.00' | 50°04'18" | 480.85' | N 85°29'09" E | 465.50' |
| C37 | 80.00' | 41°50'57" | 58.43' | S 80°03'13" W | 57.14' |
| C38 | 80.00' | 9°32'36" | 15.33' | N 74°15'00" W | 15.31' |
| C39 | 550.00' | 50°04'18" | 480.85' | S 85°00'12" E | 465.50' |
| C40 | 550.00' | 8°00'25" | 76.86' | S 78°51'55" E | 76.80' |
| C41 | 550.00' | 9°32'35" | 91.61' | S 87°38'26" E | 91.50' |
| C42 | 550.00' | 10°14'30" | 98.31' | N 82°28'02" E | 98.18' |
| C43 | 350.00' | 17°44'53" | 108.42' | N 87°59'40" E | 107.98' |
| C44 | 350.00' | 13°39'12" | 83.40' | S 76°18'16" E | 83.21' |
| C45 | 270.00' | 2°35'35" | 12.22' | N 70°46'29" W | 12.22' |
| C46 | 270.00' | 19°07'45" | 71.29' | N 78°36'09" W | 71.09' |
| C47 | 270.00' | 15°31'37" | 73.17' | S 85°02'10" W | 72.95' |
| C48 | 270.00' | 14°53'38" | 70.19' | S 89°49'33" W | 69.99' |
| C49 | 270.00' | 31°45'57" | 15.31' | S 80°45'14" W | 15.31' |
| C50 | 210.00' | 33°17'11" | 122.00' | N 77°05'36" E | 120.29' |
| C51 | 410.00' | 51°23'33" | 367.76' | S 84°49'32" W | 355.55' |
| C52 | 210.00' | 15°50'20" | 58.05' | N 85°49'01" E | 57.87' |
| C53 | 210.00' | 14°58'08" | 54.74' | S 76°56'45" E | 54.59' |
| C54 | 210.00' | 31°45'57" | 13.40' | S 82°35'05" E | 13.40' |
| C55 | 210.00' | 11°18'41" | 41.34' | S 75°07'02" E | 41.27' |
| C56 | 410.00' | 4°21'59" | 31.21' | N 71°39'31" W | 31.20' |
| C57 | 410.00' | 13°39'19" | 97.71' | N 80°40'00" W | 97.48' |
| C58 | 410.00' | 15°07'53" | 108.28' | S 84°56'24" W | 107.96' |
| C59 | 410.00' | 14°40'18" | 104.89' | S 70°02'19" W | 104.70' |
| C60 | 410.00' | 3°34'25" | 25.57' | S 60°54'57" W | 25.57' |
| C61 | 410.00' | 10°58'45" | 78.21' | N 74°56'34" W | 78.09' |

LINE TABLE FOR CENTERLINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L9 | S 69°28'42" E | 7.92' |

LINE TABLE FOR RIGHT-OF-WAY DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L12 | S 69°28'42" E | 7.92' |
| L13 | S 69°28'42" E | 7.92' |

LINE TABLE FOR LOTS AND TRACTS DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L18 | N 59°07'45" E | 11.12' |
| L19 | N 69°28'42" W | 31.11' |
| L21 | S 59°07'45" W | 7.46' |
| L36 | N 54°01'39" E | 2.08' |
| L37 | S 70°40'17" E | 5.37' |
| L40 | S 89°28'42" E | 7.92' |
| L41 | N 80°06'55" W | 47.82' |
| L42 | S 48°06'07" E | 47.78' |
| L43 | N 88°04'04" W | 59.34' |
| L44 | S 21°43'49" W | 54.70' |
| L45 | S 24°23'33" E | 111.69' |

LINE TABLE FOR EASEMENTS

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L53 | S 87°29'03" W | 178.08' |
| L54 | S 71°43'49" W | 35.05' |
| L55 | N 88°04'04" W | 52.12' |
| L56 | S 18°57'36" W | 20.77' |
| L57 | S 30°52'15" E | 135.04' |
| L58 | N 30°52'15" W | 128.73' |
| L59 | N 18°57'36" E | 16.21' |

CONSERVATION EASEMENT ST. JOE COMPANY to ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (RIVERTOWN-UNIT 1, PHASE 2-GROUP 1, EASEMENT 22C) O.R. BOOK 3009, PAGE 1777

CONSERVATION EASEMENT ST. JOE COMPANY to ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (RIVERTOWN-UNIT 1, PHASE 2-GROUP 1, EASEMENT 22B) O.R. BOOK 3009, PAGE 1777

NORTHEASTERLY RIGHT-OF-WAY LINE OF "KEYSTONE CORNERS BOULEVARD" AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21

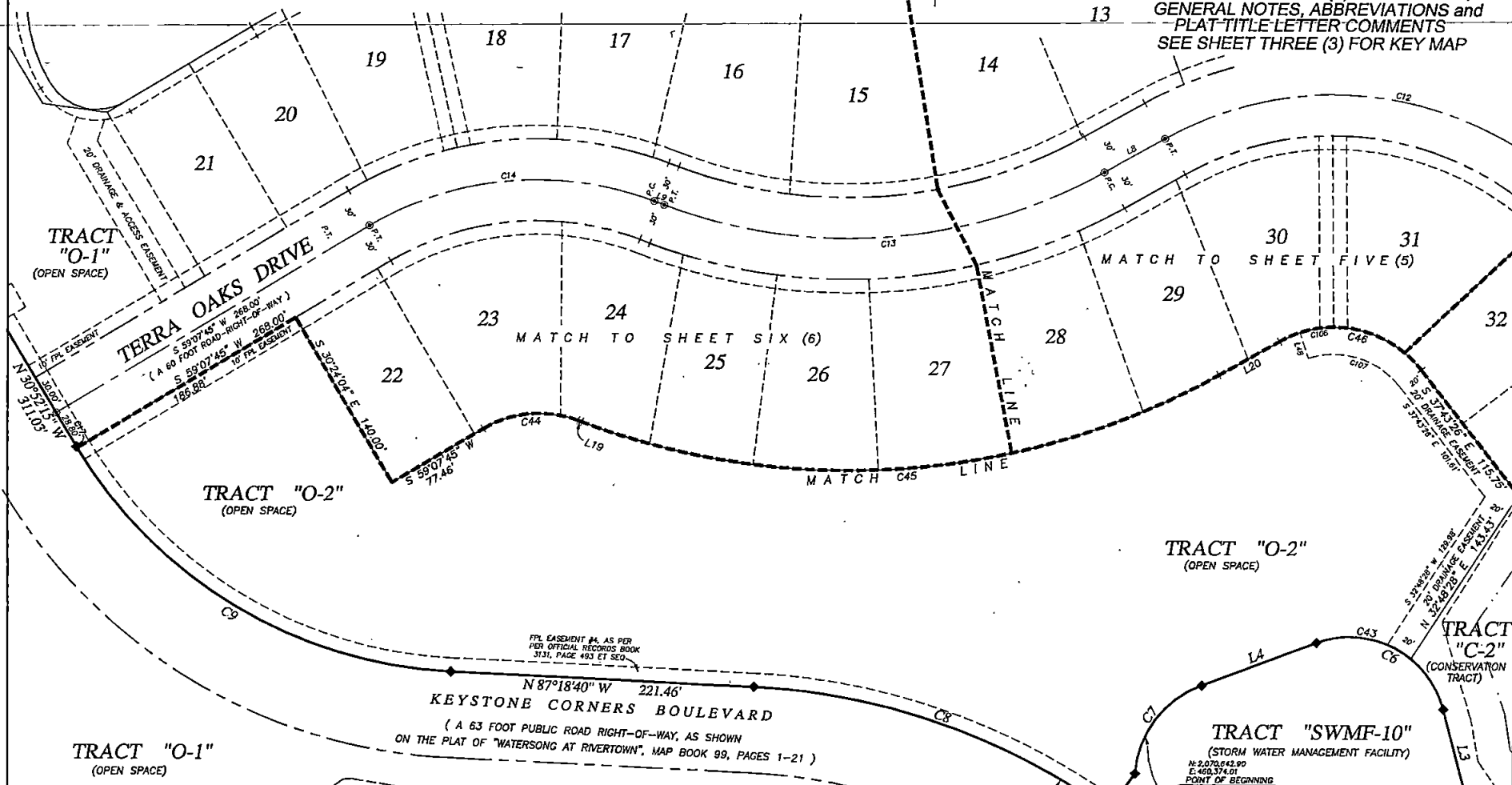
10' FPL EASEMENT AS PER PER OFFICIAL RECORDS BOOK 3131, PAGE 493 ET SEQ

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

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SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT-TITLE LETTER-COMMENTS
SEE SHEET THREE (3) FOR KEY MAP



LINE TABLE FOR PLAT BOUNDARY

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L2 | N 43°10'30" W | 76.25' |
| L3 | N 14°32'50" W | 88.59' |
| L4 | S 69°20'33" W | 69.40' |
| L5 | S 35°22'58" W | 33.34' |

LINE TABLE FOR CENTERLINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| LB | S 60°27'00" W | 50.61' |
| LB | S 69°28'42" E | 7.92' |

LINE TABLE FOR TRACT DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L19 | N 69°28'42" W | 3.11' |
| L20 | S 60°27'00" W | 50.90' |

LINE TABLE FOR EASEMENT DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L48 | S 18°18'33" E | 19.96' |

CURVE TABLE FOR PLAT BOUNDARY

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C6 | 70.00' | 96°06'37" | 117.42' | N 62°38'09" W | 104.13' |
| C7 | 75.00' | 65°11'20" | 85.33' | S 34°43'53" W | 60.80' |
| C8 | 485.50' | 32°41'58" | 277.61' | N 70°57'51" W | 273.85' |
| C9 | 338.50' | 85°26'25" | 333.45' | N 59°05'28" W | 320.13' |

CURVE TABLE FOR CENTERLINE DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C12 | 250.00' | 81°58'35" | 357.69' | N 78°42'44" W | 327.95' |
| C13 | 380.00' | 50°04'18" | 332.09' | N 85°29'09" E | 321.62' |
| C14 | 240.00' | 51°23'33" | 215.27' | S 64°49'32" W | 208.13' |
| C17 | 338.50' | 0°12'13" | 1.20' | S 30°38'22" E | 1.20' |

CURVE TABLE FOR TRACT DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|-------------|------------|---------------|--------------|
| C43 | 70.00' | 59°42'53" | 72.95' | N 80°40'15" W | 69.69' |
| C44 | 80.00' | 51°23'33" | 71.76' | S 64°49'32" W | 69.38' |
| C45 | 550.00' | 50°04'18" | 480.65' | N 85°29'09" E | 465.50' |
| C46 | 80.00' | 82°05'30" | 114.62' | N 78°48'11" W | 105.07' |

CURVE TABLE FOR EASEMENT DATA

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|-------------|------------|---------------|--------------|
| C106 | 80.00' | 17°47'56" | 24.85' | S 80°33'29" W | 24.75' |
| C107 | 60.00' | 70°28'53" | 73.92' | N 72°59'32" W | 69.35' |

WATERSONG at RIVERTOWN PHASE ONE
Map Book 99, pages 1-21

TRACT "C-4"
(CONSERVATION)

TRACT "O-1"
(OPEN SPACE)

WATERSONG at RIVERTOWN PHASE ONE
Map Book 99, pages 1-21

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