

RESOLUTION NO. 2021- 153
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
HIGHPOINTE AT RIVERTOWN – PHASE TWO.**

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 HighPointe at RIVERTOWN – Phase Two.

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 \$2,380,816.43 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$359,458.91 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*
Jeremiah R. Blocker, Chair

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

Yvonne King
Deputy Clerk



RENDITION DATE APR 22 2021

HighPointe at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET ONE (1) of EIGHT (8) SHEETS

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

CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, 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 TRACT "C-4" (CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "HighPointe AT RIVERTOWN-PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 102, PAGES 19 THROUGH 26 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 23°29'16" WEST, ALONG A NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF SAID "HighPointe AT RIVERTOWN-PHASE ONE", A DISTANCE OF 520.51 FEET, TO A POINT; RUN THENCE, NORTH 03°25'16" EAST, A DISTANCE OF 386.69 FEET, TO A POINT; RUN THENCE, NORTH 45°50'50" EAST, A DISTANCE OF 969.48 FEET, TO A POINT; RUN THENCE, SOUTH 65°12'26" EAST, A DISTANCE OF 740.36 FEET, TO A POINT; RUN THENCE, SOUTH 27°47'06" EAST, A DISTANCE OF 851.82 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF AFORESAID "HighPointe AT RIVERTOWN-PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 102 PAGES 19 THROUGH 26 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID "HighPointe AT RIVERTOWN-PHASE ONE", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 74°03'07" WEST, A DISTANCE OF 522.51 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, SOUTH 41°24'32" WEST, A DISTANCE OF 160.11 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, NORTH 79°41'13" WEST, A DISTANCE OF 11.81 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, SOUTH 01°30'52" WEST, A DISTANCE OF 170.00 FEET, TO A POINT;
COURSE No. 5: RUN THENCE, NORTH 88°28'52" WEST, A DISTANCE OF 190.00 FEET, TO A POINT;
COURSE No. 6: RUN THENCE, SOUTH 01°30'52" WEST, A DISTANCE OF 57.72 FEET, TO A POINT;
COURSE No. 7: RUN THENCE, NORTH 89°17'13" WEST, A DISTANCE OF 764.60 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,830,132 SQUARE FEET, OR 42.01 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREINAFTER BE KNOWN AS "HighPointe at RIVERTOWN-PHASE TWO", 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 RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS "SHINNECOCK DRIVE", AND "SULLIVAN PLACE" (PUBLIC ROAD RIGHTS-OF-WAYS) ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON.

TRACTS "0-1" AND "0-2", (OPEN SPACE), TRACTS "SWMF-1", "SWMF-2", AND "SWMF-3" (STORM WATER MANAGEMENT FACILITIES) AND TRACTS "C-1", "C-4", "C-5", "AND "C-7" (CONSERVATION TRACT), AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE II CDD"), EXCEPT AS HEREAFTER PROVIDED.

TRACTS "0-3", (OPEN SPACE), AND TRACTS "C-2", "C-3", "C-6" AND "C-8", (CONSERVATION TRACT) AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD")

THE OWNER, ITS SUCCESSORS AND ASSIGNS, THE RIVERS EDGE CDD AND RIVERS EDGE II CDD, 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 OWNER, ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER RETAINS 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 ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10' FPL EASEMENTS" AND "10' x 20' FPL EQUIPMENT 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.

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 STORM WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND INTO THE STORM WATER MANAGEMENT FACILITIES SHOWN HEREON.

IN WITNESS WHEREOF, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS 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

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

WITNESS: _____
TYPE OR PRINT NAME

WITNESS: _____
TYPE OR PRINT NAME

NOTARY FOR MATTAMY JACKSONVILLE LLC
A FOREIGN 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

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 Luefla Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

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

HighPointe at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP
 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1990), FLORIDA EAST ZONE, (ZONE 80), U.S. FEET AS NOTED BELOW IN GENERAL NOTE #2, AND FOR THE NORTHERLY MENTIONED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT" AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTAMU RIVERTOWN, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3893, PAGE 1914 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY AS N 73°52'24" 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 (FPL&L) 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, FILLING, 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.

THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REVERTED 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 (1990), 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 NON INTENDED USE.

THE ST. JOHNS COUNTY GPS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
 a) CONTROL POINT "0113", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,066,837.270151, AND E(4): 455,788.627478
 b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,066,070.542891, AND E(4): 457,528.332428

THIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 14, 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, ON VARIOUS SHEETS.

b) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4670, PAGE 1426; FIRST AMENDMENT TO TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4897, PAGE 1223.

SURVEYOR'S COMMENT: THIS IS A "BLANKET EASEMENT" OVER CDD 2 NORTH PARCEL (PART ONE), WHICH THIS PLAT IS A PART OF, HOWEVER THE FIRST AMENDMENT CONTAINS AN AUTOMATICALLY TERMINATION CLAUSE UPON THE RECORDATION OF THE PLAT.

c) NON EXCLUSIVE GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4945, PAGE 568.

SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT, BUT IS NOT GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT BECAUSE IT HAS AN AUTOMATICALLY TERMINATION CLAUSE UPON THE RECORDATION OF THE PLAT.

ABBREVIATION USED IN THIS PLAT	DEFINITION
PERM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
L.B.	LICENSED BUSINESS
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M. &	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
P	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CB	CHORD BEARING
CH	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
LS	TABULATED LINE TABLE
R/W	RIGHT OF WAY
D.P.T.	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
M.D.	MAP BOOK
P.D.	PLAT BOOK
PE	PAGE
---	WATCH LINE
LEA-E	LEA ELECTRIC EASEMENT
LEA-EE	LEA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT EASEMENT
SURWMP	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

CERTIFICATE OF APPROVAL
GROWTH MANAGEMENT DEPARTMENT
 THIS IS TO CERTIFY THAT THIS PLAT OF "HighPointe at RIVERTOWN-PHASE TWO", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, 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 NUMBER 4504

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

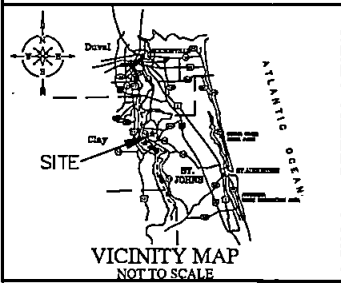
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

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 CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021.

BY: _____
 BRANDON 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 "HighPointe at RIVERTOWN-PHASE TWO", 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: _____
 CHAIR, BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.



LEGEND	DEFINITION
◆	SET 4" x 4" CONCRETE MONUMENT WITH PER. STAMPED TYPAL, LD. MARK
●	ROAD 4" x 4" CONCRETE MONUMENT WITH PER. STAMPED TYPAL, LD. MARK
◆	SET P.C. M.L. & PER. STAMPED TYPAL, LD. MARK
HATCHING USED IN THIS PLAT	
[Dotted pattern]	INDICATES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS
[Cross-hatch pattern]	INDICATES PRESERVED WETLANDS

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 OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWAN
 STATE OF FLORIDA, REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 4600

FOR: A & J LAND SURVEYORS, INC.
 STATE OF FLORIDA, L.B. NO. 6661
 5847 LUELLA STREET
 JACKSONVILLE, FLORIDA 32207
 TELEPHONE (904) 348-1733
 FAX (904) 348-1738

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

HighPointe at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK ____ PAGE ____

SHEET THREE (3) OF EIGHT (8) SHEETS

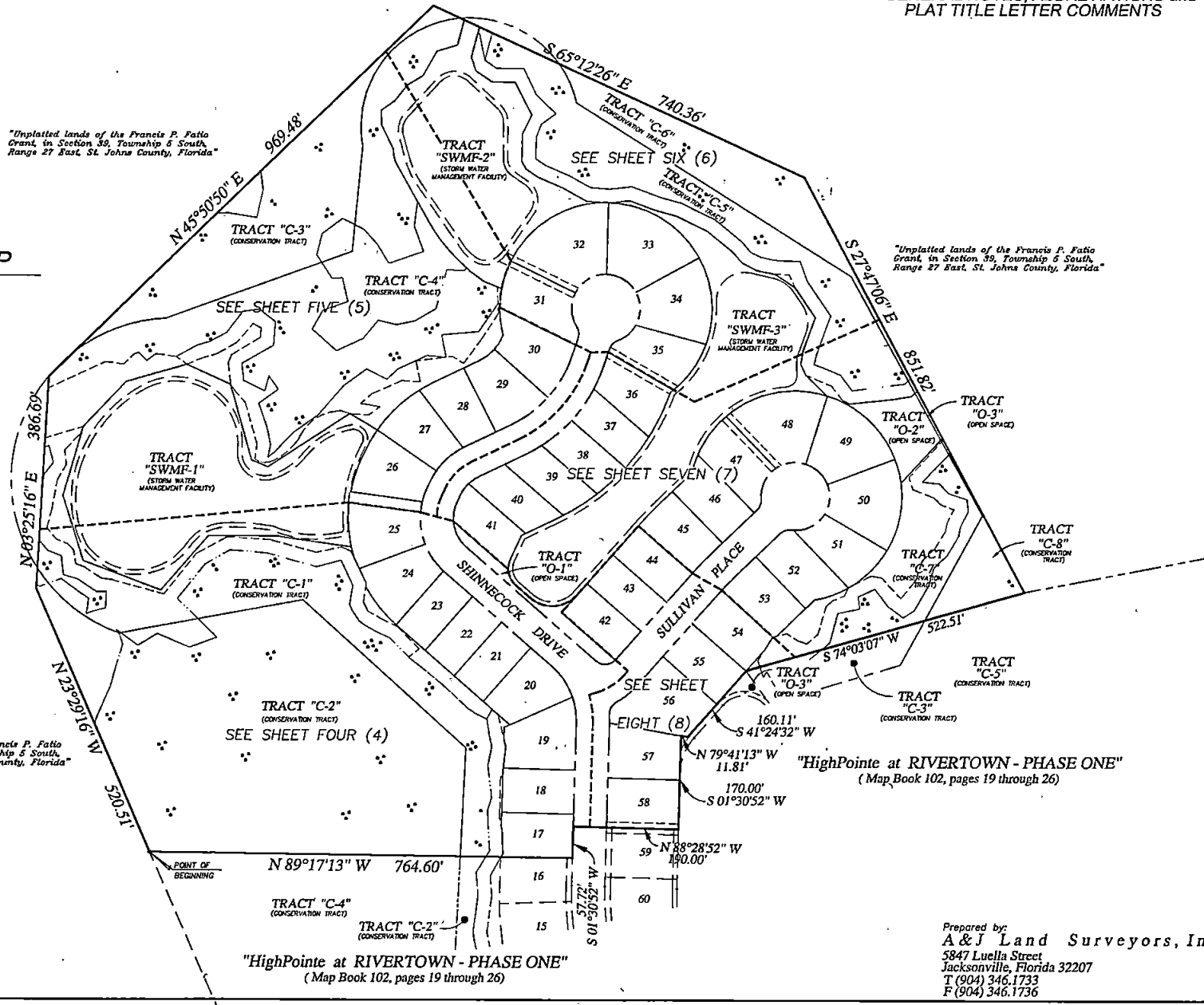
SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS



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

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

KEY MAP
(Not to Scale)



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

"HighPointe at RIVERTOWN - PHASE ONE"
(Map Book 102, pages 19 through 26)

"HighPointe at RIVERTOWN - PHASE ONE"
(Map Book 102, pages 19 through 26)

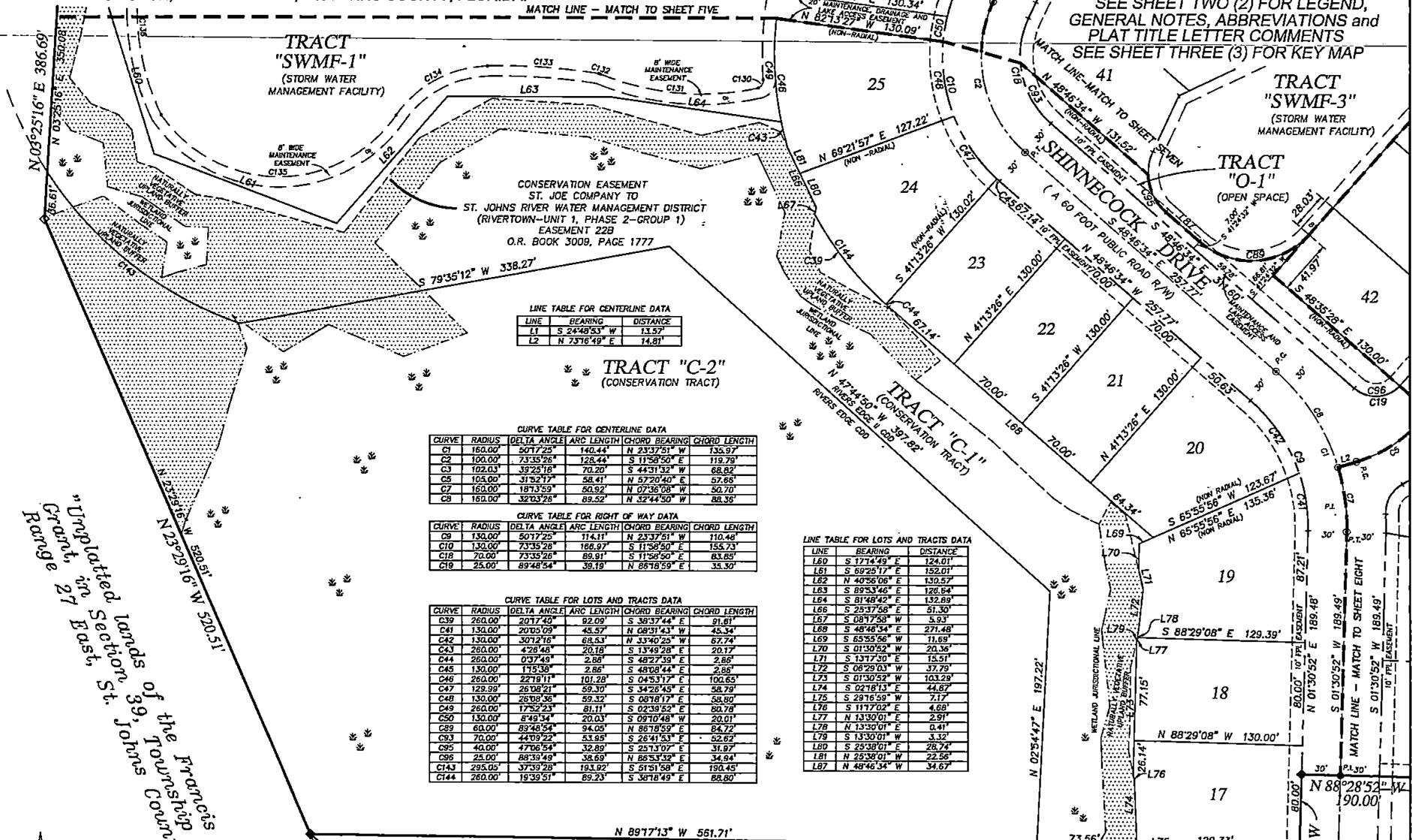
Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

HighPointe at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____
SHEET FOUR (4) of EIGHT (8) 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 CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 24°48'53" W	14.81'
L2	N 73°18'49" E	14.81'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	160.00'	50°17'25"	140.44'	N 23°17'51" W	135.97'
C2	100.00'	73°35'26"	128.44'	S 11°58'50" E	118.79'
C3	102.03'	39°25'16"	70.20'	S 44°31'32" W	68.82'
C5	105.00'	31°52'17"	58.41'	N 57°20'40" E	57.68'
C7	160.00'	18°13'59"	50.92'	N 07°36'08" W	50.70'
C8	160.00'	32°03'26"	89.32'	N 32°44'50" W	88.39'

CURVE TABLE FOR RIGHT OF WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	130.00'	50°17'25"	114.11'	N 23°37'51" E	110.48'
C10	130.00'	73°35'26"	106.07'	N 11°58'50" E	105.73'
C18	70.00'	73°35'26"	89.91'	S 11°58'50" E	83.65'
C19	25.00'	89°48'54"	39.19'	N 88°18'59" E	35.30'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C39	260.00'	20°17'49"	92.09'	S 38°37'44" E	91.61'
C41	130.00'	20°03'09"	45.57'	N 08°31'43" W	45.34'
C42	130.00'	30°12'16"	68.53'	N 13°40'25" W	67.74'
C43	260.00'	4°28'48"	20.18'	S 13°49'28" E	20.17'
C44	260.00'	0°37'49"	2.66'	S 48°27'39" E	2.86'
C45	130.00'	1°15'38"	2.86'	S 48°08'44" E	2.86'
C46	260.00'	22°18'11"	101.28'	S 04°53'17" E	100.63'
C47	129.99'	20°00'21"	59.10'	S 34°28'49" E	58.79'
C48	130.00'	28°00'36"	59.32'	S 08°18'17" E	58.80'
C49	260.00'	17°52'23"	81.11'	S 02°33'52" E	80.78'
C50	130.00'	8°49'34"	20.03'	S 09°10'48" W	20.01'
C89	60.00'	89°48'54"	94.05'	N 88°18'59" E	84.72'
C93	70.00'	44°03'22"	53.89'	S 24°15'13" E	52.62'
C95	40.00'	17°06'54"	32.80'	S 25°13'07" E	31.87'
C96	25.00'	88°39'49"	38.69'	N 88°33'32" E	34.64'
C143	295.05'	37°39'28"	193.92'	S 61°51'58" E	190.45'
C144	260.00'	19°39'51"	89.23'	S 38°18'49" E	88.80'

LINE TABLE FOR LOTS AND TRACTS DATA

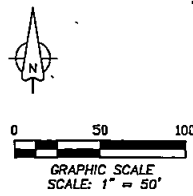
LINE	BEARING	DISTANCE
L60	S 17°14'49" E	124.01'
L61	S 69°25'17" E	150.01'
L62	N 40°56'06" E	130.57'
L63	S 89°53'46" E	126.64'
L64	S 81°48'42" E	132.89'
L66	S 25°37'58" E	51.30'
L67	S 08°17'58" W	5.93'
L68	S 48°48'54" E	271.48'
L69	S 65°35'56" W	11.89'
L70	S 01°30'52" W	20.36'
L71	S 13°17'30" E	15.51'
L72	S 08°29'03" W	37.79'
L73	S 01°30'52" W	103.29'
L74	S 02°18'13" E	44.67'
L75	S 29°16'59" W	7.17'
L76	S 11°17'02" E	4.68'
L77	N 13°30'01" E	2.91'
L78	N 13°30'01" E	0.41'
L79	S 13°30'01" W	3.32'
L80	S 25°38'01" E	28.74'
L81	N 25°38'01" W	22.56'
L87	N 48°46'34" W	34.67'

TRACT "C-4" (CONSERVATION TRACT) HighPointe AT RIVERTOWN-PHASE ONE
Map Book 102, pages 19-26

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C123	286.49'	32°46'54"	183.84'	S 12°25'50" W	161.61'
C130	6.21'	75°58'56"	6.31'	N 29°48'57" E	7.64'
C131	204.06'	35°04'15"	124.80'	S 89°02'12" E	122.96'
C132	5.00'	13°11'05"	1.16'	N 74°05'37" W	1.15'
C133	441.01'	11°13'55"	86.45'	N 88°18'07" W	86.32'
C134	668.97'	55°31'45"	85.12'	S 61°16'03" W	80.13'
C135	110.89'	104°18'16"	214.41'	N 82°53'17" E	182.53'
C136	192.36'	42°19'16"	142.09'	S 04°25'44" E	138.68'

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



NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

HighPointe at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

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

MAP BOOK _____ PAGE _____
SHEET FIVE (5) of EIGHT (8) 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 CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	100.00	73.1572°	128.44	S 11.58.50" E	114.74
C3	102.03	39.2516°	70.50	S 44.31.52" W	68.02
C4	245.00	45.25.45°	194.28	N 41.31.18" E	189.21

CURVE TABLE FOR RIGHT OF WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	130.00	73.35.28°	188.97	S 11.39.50" E	155.73
C11	132.03	39.25.16°	80.54	S 44.31.52" W	79.05
C12	215.00	45.25.45°	170.47	N 41.31.18" E	168.04

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34	57.00	30.9437°	30.57	S 13.57.19" E	30.20
C35	281.00	1.71104°	85.02	S 37.44.53" E	85.39
C36	192.00	25.22.22°	85.03	S 02.02.48" E	84.33
C37	85.00	43.51.58°	58.07	N 42.18.23" E	63.49
C38	262.03	29.22.57°	134.37	S 49.32.42" W	132.91
C40	192.00	79.01.53°	284.83	S 50.09.19" W	244.33
C49	260.00	17.52.23°	81.11	S 02.35.53" E	80.78
C50	130.00	6.94.34°	20.03	S 09.10.48" W	20.01
C51	130.00	11.13.17°	26.48	S 19.12.14" W	25.42
C52	132.03	10.02.21°	23.13	S 29.50.03" W	23.10
C53	282.03	10.02.21°	45.91	S 29.50.03" W	45.85
C54	280.00	14.08.02°	84.14	S 17.44.52" W	83.98
C55	132.03	29.11.45°	64.59	S 49.32.06" W	63.95
C56	282.03	23.09.28°	105.60	S 45.23.58" W	104.89
C57	132.03	12.11.12°	3.12	S 63.33.34" W	3.12
C58	282.03	6.17.31°	28.77	S 61.05.25" W	28.76
C59	215.00	22.41.25°	86.14	N 52.53.28" E	84.59
C60	85.00	23.21.50°	34.65	N 53.33.16" E	34.43
C61	215.00	22.44.20°	85.31	N 30.17.15" E	84.77
C62	85.00	20.29.45°	30.41	N 30.37.28" E	30.24
C63	192.00	15.01.50°	50.35	S 07.13.15" E	50.20
C143	295.05	34.53.30°	178.68	S 69.58.57" W	176.91
C144	197.27	17.898.21°	613.22	S 78.15.45" W	394.49

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED



GRAPHIC SCALE
SCALE: 1" = 50'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L95	S 34.34.29" W	89.28
L96	N 34.26.54" W	138.57
L97	N 14.58.40" W	42.66
L98	N 42.38.33" E	86.72
L100	S 00.01.20" W	67.66
L101	S 55.04.49" E	30.10
L102	S 45.23.08" E	22.43

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 24.48.53" W	13.57

LINE TABLE FOR RIGHT OF WAY DATA

LINE	BEARING	DISTANCE
L3	N 24.48.53" E	13.57
L4	N 18.48.25" E	38.35

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L28	N 60.54.18" W	49.55
L29	N 65.48.09" W	47.50
L30	N 55.58.47" W	27.94
L31	N 28.22.07" W	15.48
L32	N 01.20.41" E	50.27
L43	S 37.30.58" W	34.62
L44	S 54.57.27" W	30.72
L45	S 01.42.34" E	26.64
L46	S 25.37.07" E	47.87
L47	S 29.59.04" E	118.56
L48	S 46.19.03" E	31.26
L49	S 53.35.21" E	30.26
L50	S 87.50.23" E	34.89
L51	S 64.74.10" W	92.67
L52	N 88.26.54" W	97.50
L53	S 56.37.48" W	177.29
L54	N 67.33.47" W	32.31
L55	N 15.23.58" W	142.77
L56	N 65.14.21" W	86.57
L57	S 74.03.06" W	115.89
L58	S 43.25.58" W	113.12
L59	S 16.32.38" W	130.97
L60	S 17.74.49" E	124.01
L63	S 89.53.48" E	126.64
L64	S 81.48.42" E	132.89
L82	N 24.48.53" E	13.57
L83	N 18.48.25" E	23.38

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C120	35.00	90.00.00°	54.98	N 79.34.25" E	49.50
C121	75.00	20.58.41°	27.45	S 44.56.15" E	27.31
C122	180.00	19.28.14°	50.97	S 24.42.47" E	50.73
C123	35.00	57.35.13°	35.16	S 13.48.58" W	33.72
C124	35.00	55.06.09°	33.68	S 27.31.45" E	32.38
C127	35.00	89.39.14°	54.77	N 10.15.12" W	49.35
C128	17.44	115.35.59°	35.19	N 37.28.53" W	29.52
C129	286.49	32.45.55°	163.84	S 12.23.50" W	161.61
C130	6.21	75.58.36°	8.23	N 28.48.57" E	7.64
C131	204.06	35.04.15°	124.90	S 85.02.12" E	122.95
C132	5.00	1.371.05°	1.15	N 74.05.37" W	1.15
C133	441.01	11.13.55°	88.45	N 86.19.07" W	88.32
C134	86.97	53.31.45°	83.12	S 61.19.03" W	80.13
C136	192.35	42.19.16°	142.09	S 04.25.44" E	138.84
C137	240.87	46.59.43°	197.57	S 40.13.45" W	192.08
C138	112.52	121.44.14°	239.06	N 55.32.07" W	198.57
C139	61.58	35.42.30°	32.15	S 10.33.02" E	31.63
C140	51.08	82.08.90°	73.21	S 70.14.45" E	67.10
C141	132.13	30.07.02°	89.48	N 63.37.19" E	88.66
C142	135.98	41.46.21°	99.14	S 59.32.52" W	96.96

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

N 03°25'16" E 386.69'

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

HighPointe at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

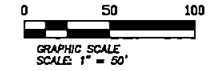
MAP BOOK _____ PAGE _____

SHEET SIX (6) OF EIGHT (8) 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	BEARING	DISTANCE
L4	N 18°42'23" E	38.33'
L5	S 18°48'25" W	36.35'



N:2,073,880.76
E:460,537.87

CURVE TABLE FOR EASEMENTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C113	200.00'	54°57'54"	191.86'	N 2411°56' E	184.59'
C114	52.00'	108°04'18"	98.27'	S 49°45'08" W	83.10'
C115	58.00'	43°06'34"	43.64'	N 55°39'26" W	42.62'
C116	58.00'	54°05'33"	54.78'	N 07°03'32" W	52.75'
C117	42.00'	22°50'38"	16.75'	S 08°34'05" W	16.63'
C118	20.42'	86°05'26"	30.68'	N 42°23'56" E	27.88'
C120	35.00'	90°00'00"	54.98'	N 79°34'25" E	49.50'
C121	75.00'	20°58'41"	27.48'	S 44°56'15" E	27.31'
C122	150.00'	19°28'14"	50.97'	S 24°42'47" E	50.73'
C123	35.00'	57°55'13"	35.18'	S 13°40'06" W	33.72'
C124	35.00'	90°00'00"	54.98'	S 87°36'33" W	49.50'
C125	35.00'	47°24'47"	28.96'	N 23°41'04" W	28.14'
C126	35.00'	55°06'09"	33.66'	S 27°31'45" E	32.38'
C127	35.00'	89°39'14"	54.77'	N 10°19'12" W	49.35'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	245.00'	45°25'45"	184.26'	N 41°31'18" E	189.21'

CURVE TABLE FOR RIGHT OF WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	215.00'	45°25'45"	170.47'	N 41°31'18" E	168.04'
C13	25.00'	50°47'19"	22.16'	N 06°35'15" W	21.44'
C14	62.00'	281°34'38"	304.70'	N 71°11'33" W	78.39'
C15	25.00'	50°47'19"	22.16'	S 44°12'04" W	21.44'
C16	275.00'	45°25'45"	216.04'	N 41°31'18" E	212.38'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C32	192.00'	476°57'	14.35'	N 88°3'50" W	14.35'
C34	57.00'	30°43'31"	30.57'	S 13°37'19" E	30.20'
C35	281.00'	17°31'08"	85.92'	S 37°44'39" E	85.59'
C36	192.00'	23°22'22"	65.91'	S 02°03'48" E	64.53'
C40	192.00'	78°01'53"	284.83'	S 50°09'19" W	244.33'
C64	192.00'	261°3'36"	87.89'	S 13°24'20" W	87.12'
C65	62.00'	59°25'11"	64.30'	S 02°16'18" E	61.46'
C72	192.00'	30°44'33"	103.02'	N 34°55'45" E	101.79'
C73	62.00'	40°47'12"	44.14'	N 45°17'08" E	43.21'
C75	192.00'	138°24'51"	463.83'	N 18°20'21" W	358.98'
C143	62.00'	59°14'56"	64.11'	S 57°03'45" W	61.29'
C144	62.00'	60°00'00"	64.93'	N 63°18'47" W	62.00'
C145	62.00'	62°07'18"	67.22'	N 02°15'05" W	59.64'
C146	192.00'	63°18'04"	212.12'	S 58°10'11" W	201.50'
C147	192.00'	61°00'00"	201.08'	N 58°01'11" W	201.50'
C148	192.00'	49°44'16"	166.67'	N 05°18'59" W	161.49'
C149	192.00'	95°29'15"	308.77'	S 36°57'13" W	292.02'
C150	192.00'	22°25'59"	77.22'	N 23°53'53" W	78.73'

LINE TABLE FOR EASEMENT

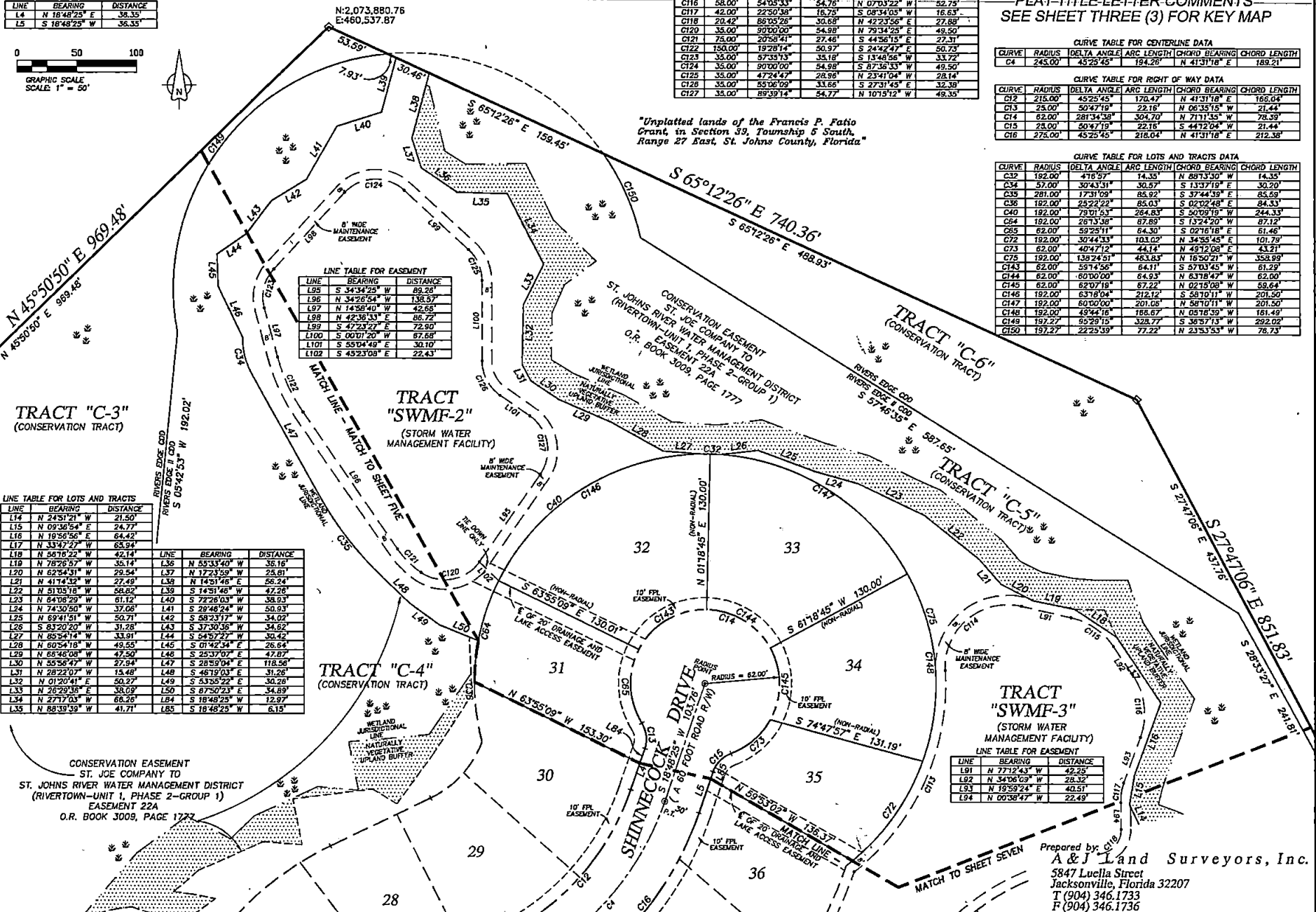
LINE	BEARING	DISTANCE
L95	S 34°34'25" W	89.28'
L96	N 34°26'54" W	138.57'
L97	N 14°58'40" W	42.65'
L98	N 42°36'33" E	86.72'
L99	S 47°23'27" E	72.50'
L100	S 00°01'20" W	67.68'
L101	S 59°04'49" E	30.10'
L102	S 45°23'09" E	22.43'

LINE TABLE FOR LOTS AND TRACTS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L14	N 24°51'21" W	21.50'	L36	N 55°33'40" W	36.16'
L15	N 09°36'54" E	24.77'	L37	N 17°23'58" W	25.81'
L16	N 19°56'56" E	64.42'	L38	N 14°51'46" E	56.24'
L17	N 33°47'27" W	65.94'	L39	S 14°51'46" W	47.26'
L18	N 58°18'22" W	42.14'	L40	S 72°28'03" W	38.03'
L19	N 78°26'57" W	35.14'	L41	S 28°48'24" W	50.93'
L20	N 62°54'51" W	29.54'	L42	S 58°33'17" W	34.09'
L21	N 41°14'32" W	27.49'	L43	S 37°30'56" W	34.62'
L22	N 51°05'18" W	58.82'	L44	S 54°57'27" W	50.42'
L23	N 64°08'29" W	61.12'	L45	S 01°42'34" E	26.64'
L24	N 74°30'50" W	37.08'	L46	S 25°37'07" E	47.87'
L25	N 89°41'51" W	50.71'	L47	S 28°59'04" E	118.56'
L26	S 83°20'20" W	31.28'	L48	S 48°19'03" E	31.26'
L27	S 85°24'14" W	33.91'	L49	S 53°55'22" E	30.28'
L28	N 60°54'18" W	49.55'	L50	S 87°50'23" E	34.89'
L29	N 68°48'09" W	47.50'	L51	S 18°48'25" W	12.97'
L30	N 55°36'47" W	27.94'	L52	S 18°48'25" W	6.15'
L31	N 28°22'07" W	15.48'			
L32	N 01°20'41" E	50.27'			
L33	N 26°29'38" E	38.09'			
L34	N 27°17'03" W	68.26'			
L35	N 88°39'59" W	41.71'			

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

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



LINE TABLE FOR EASEMENT

LINE	BEARING	DISTANCE
L91	N 77°12'43" W	42.25'
L92	N 34°06'09" W	28.32'
L93	N 19°59'24" E	40.51'
L94	N 00°38'47" W	22.49'

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

HighPointe at RIVERTOWN - PHASE TWO

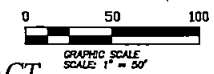
A PARCEL OF LAND, BEING PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET SEVEN (7) of EIGHT (8) 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



LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 24°48'53" W	13.57

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	102.00'	39°25'18"	70.20'	S 44°31'52" W	68.82'
C4	245.00'	45°25'43"	184.38'	N 07°17'18" E	185.21'
C6	350.00'	44°22'28"	46.89'	S 43°45'46" W	46.97'

LINE TABLE FOR LOT AND TRACT DATA

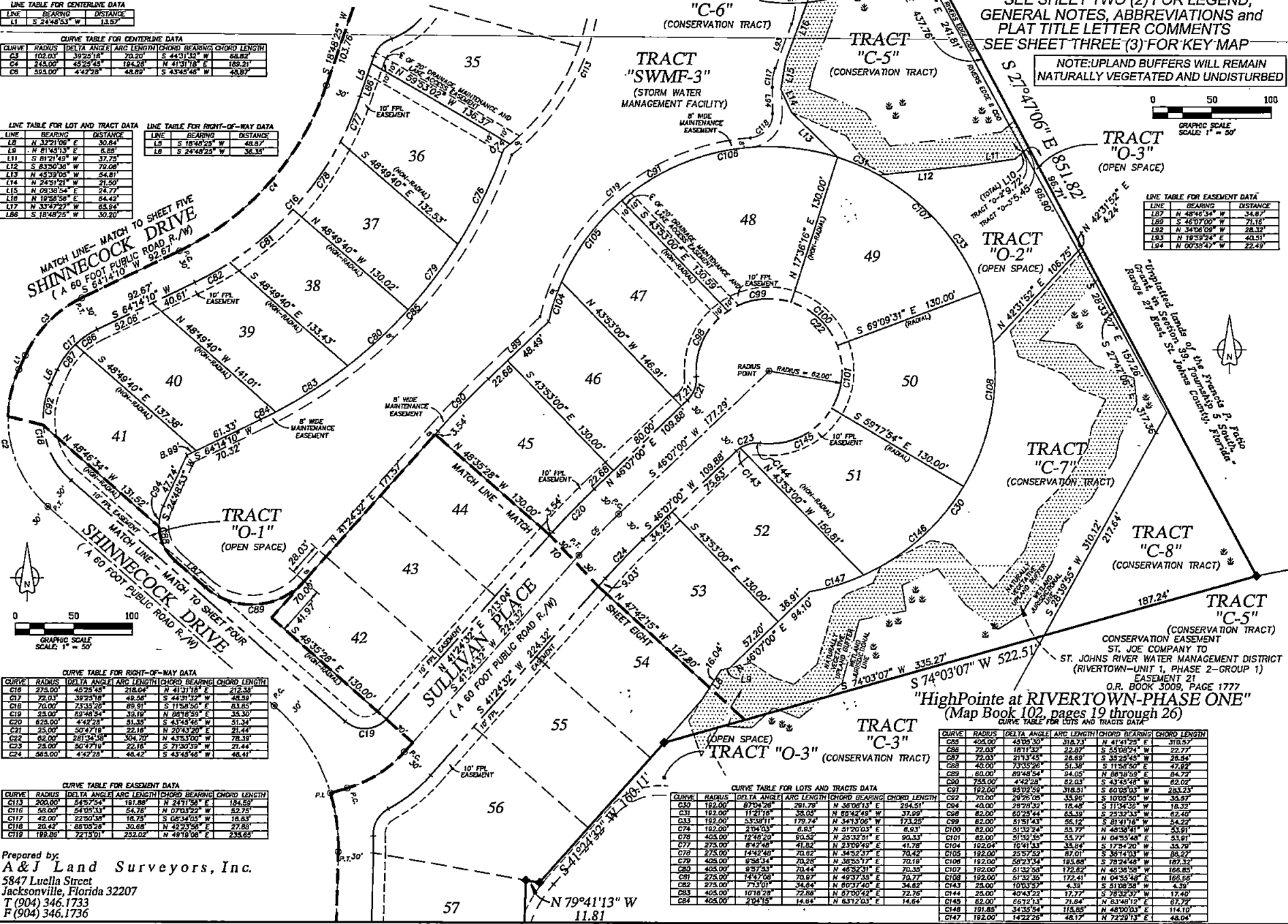
LINE	BEARING	DISTANCE
L8	N 32°21'06" E	30.84'
L9	N 81°40'11" W	6.58'
L11	S 81°21'49" W	37.47'
L12	S 83°50'30" W	70.08'
L13	N 45°39'05" W	54.81'
L14	N 24°50'71" W	21.50'
L15	N 09°38'54" E	24.77'
L16	N 10°38'50" E	64.42'
L17	N 33°47'27" W	65.94'
L86	S 18°48'25" W	30.20'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L5	S 18°48'25" W	48.67'
L6	S 24°48'25" W	36.35'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L89	N 48°40'54" W	34.87'
L92	S 46°07'00" W	71.18'
L92	N 34°08'09" W	28.32'
L93	N 18°59'24" E	49.51'
L94	N 02°35'47" W	22.49'



CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	276.00'	40°48'45"	218.04'	N 41°11'16" E	212.34'
C17	72.00'	39°25'18"	48.56'	S 44°31'52" W	48.59'
C18	70.00'	73°35'26"	89.91'	S 11°28'50" E	83.85'
C19	23.00'	69°40'54"	33.79'	N 28°10'50" E	35.30'
C20	625.00'	44°22'28"	51.35'	S 43°45'46" W	51.34'
C21	21.00'	50°47'19"	22.18'	N 20°43'20" E	21.44'
C22	62.00'	28°34'38"	304.79'	N 43°33'00" E	78.39'
C23	23.00'	69°40'54"	23.76'	N 28°10'50" E	25.14'
C24	565.00'	44°22'28"	46.42'	S 43°45'46" E	46.41'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C113	200.00'	54°57'54"	161.88'	N 24°11'56" E	184.53'
C116	65.00'	56°07'13"	24.76'	N 07°12'52" W	22.75'
C117	42.00'	22°50'58"	16.73'	S 68°34'03" W	16.83'
C118	20.42'	85°03'28"	30.68'	N 42°23'56" E	27.88'
C119	189.26'	72°15'01"	232.02'	N 49°19'08" E	235.65'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C30	182.00'	87°04'38"	281.79'	N 36°08'13" E	294.51'
C31	182.00'	11°21'16"	38.05'	N 89°42'48" W	37.99'
C33	182.00'	43°30'11"	178.74'	N 34°13'06" W	173.36'
C74	182.00'	2°04'03"	6.93'	N 51°20'03" E	6.93'
C78	405.00'	12°49'20"	90.50'	N 25°32'31" E	90.33'
C77	235.00'	8°42'48"	41.82'	N 23°09'48" E	41.78'
C105	182.00'	14°58'46"	70.82'	N 34°52'47" E	70.42'
C79	405.00'	0°58'14"	70.28'	N 38°55'17" E	70.18'
C80	405.00'	8°37'23"	70.44'	N 48°52'31" E	70.30'
C81	278.00'	14°37'08"	70.87'	N 49°37'53" E	70.77'
C82	278.00'	7°33'01"	34.84'	N 80°37'40" E	34.82'
C83	405.00'	10°18'29"	72.88'	N 87°00'42" E	72.76'
C84	405.00'	2°04'15"	14.84'	N 83°12'03" E	14.84'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C85	405.00'	49°03'30"	318.73'	N 41°41'29" E	310.57'
C86	72.00'	18°11'32"	22.87'	S 53°08'94" W	22.77'
C87	72.00'	21°13'43"	28.69'	S 32°24'45" W	28.54'
C88	40.00'	73°35'26"	61.35'	S 11°28'50" E	62.49'
C89	60.00'	69°40'54"	94.05'	N 68°18'59" E	84.72'
C90	755.00'	44°22'28"	82.03'	S 43°45'46" W	82.09'
C91	182.00'	83°02'56"	318.51'	S 60°25'03" W	283.23'
C92	70.00'	28°26'05"	35.95'	S 10°03'50" W	35.57'
C94	40.00'	28°28'32"	16.48'	S 11°34'35" W	16.32'
C98	82.00'	60°25'44"	63.39'	S 25°32'33" W	62.49'
C99	82.00'	51°13'43"	65.12'	S 11°58'50" E	64.22'
C100	82.00'	51°30'24"	63.77'	N 48°38'41" W	63.91'
C101	82.00'	51°30'24"	63.77'	N 04°59'48" E	63.91'
C104	182.00'	18°41'53"	33.84'	S 17°54'20" W	33.79'
C108	182.00'	25°52'25"	82.01'	S 38°14'03" W	88.27'
C109	182.00'	58°23'54"	183.68'	S 78°24'48" W	187.32'
C107	182.00'	61°33'58"	172.62'	N 46°30'58" W	186.85'
C108	182.00'	51°30'33"	122.41'	N 04°59'48" E	166.66'
C143	25.00'	10°03'25"	4.39'	S 81°28'28" W	4.39'
C144	25.00'	49°43'22"	17.77'	N 48°38'41" W	17.40'
C145	82.00'	66°12'13"	71.84'	N 63°48'12" E	87.72'
C146	181.85'	34°55'54"	114.10'	N 48°00'03" E	114.10'
C147	182.00'	14°22'28"	46.17'	N 72°29'13" E	48.04'

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

CONSERVATION EASEMENT
ST. JOE COMPANY TO
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
(RIVERTOWN—UNIT 1, PHASE 2—GROUP 1)
EASEMENT 21
O.R. BOOK 3009, PAGE 1777
"HighPointe at RIVERTOWN—PHASE ONE"
(Map Book 102, pages 19 through 26)

HighPointe at RIVERTOWN - PHASE TWO

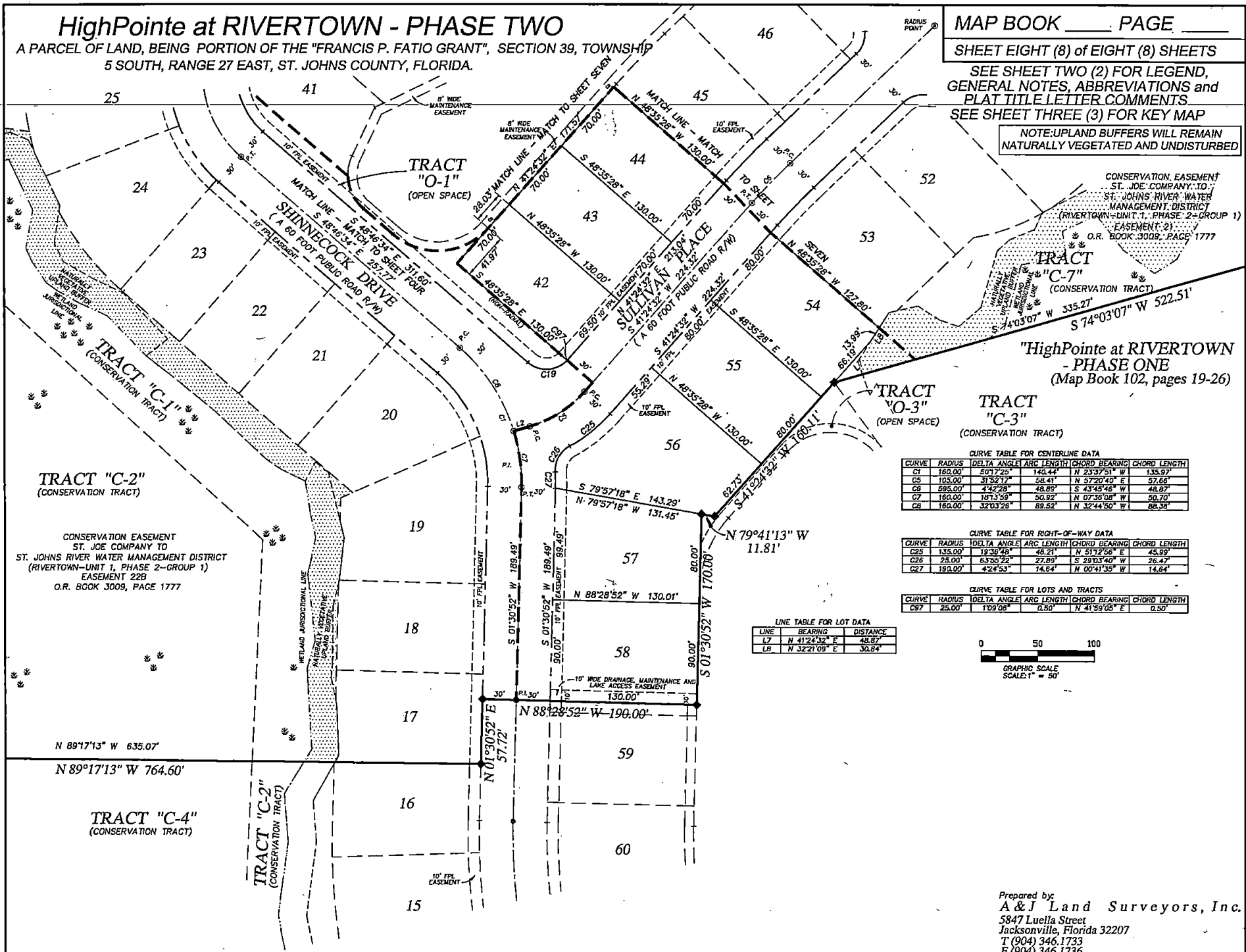
A PARCEL OF LAND, BEING PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP
5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET EIGHT (8) of EIGHT (8) 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



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

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

TRACT "C-2"
(CONSERVATION TRACT)

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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	160.00'	50°17'25"	143.44'	N 23°37'51" W	133.97'
C5	105.00'	31°53'17"	58.41'	W 57°20'40" E	57.66'
C6	595.00'	4°42'28"	48.89'	S 43°45'46" W	48.87'
C7	160.00'	18°13'59"	50.92'	N 07°36'08" W	50.70'
C8	160.00'	32°03'26"	89.52'	N 32°44'50" W	88.36'

CURVE TABLE FOR RIGHT-OF-WAY DATA

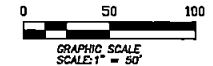
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	135.00'	19°30'48"	48.21'	N 51°12'56" E	45.99'
C26	25.00'	63°05'22"	27.89'	S 29°03'40" W	26.47'
C27	190.00'	4°24'53"	14.64'	N 00°41'35" W	14.64'

CURVE TABLE FOR LOTS AND TRACTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C97	25.00'	1°09'08"	0.50'	N 41°59'03" E	0.50'

LINE TABLE FOR LOT DATA

LINE	BEARING	DISTANCE
L7	N 41°24'32" E	48.87'
L8	N 32°21'09" E	30.64'



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