

RESOLUTION NO. 2021- 198
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
HAVEN 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 Haven 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 \$1,275,974.92 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$217,883.42 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:

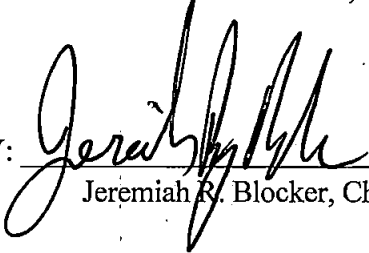
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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 18 day of May, 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 5/20/21



HAVEN at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGAN AT THE MOST NORTHEAST CORNER OF TRACT "0-7", (OPEN SPACE), "HAVEN AT RIVERTOWN-PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 103, PAGES 80 THROUGH 89 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID "HAVEN AT RIVERTOWN-PHASE ONE", RUN THEN FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 83°41'01" WEST, A DISTANCE OF 445.82 FEET, TO A POINT, SAID POINT BEING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY;

COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 58°40'04" TO THE LEFT, AN ARC DISTANCE OF 25.60 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 86°58'58" WEST, 24.49 FEET;

COURSE No. 3: RUN THENCE, SOUTH 83°41'01" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 81.22 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 653.59 FEET, THROUGH A CENTRAL ANGLE OF 14°41'40" TO THE LEFT, AN ARC DISTANCE OF 187.62 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°28'05" WEST, 167.16 FEET;

COURSE No. 5: RUN THENCE, SOUTH 87°07'18" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 140.13 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, NORTH 22°37'40" WEST, A DISTANCE OF 8.00 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, SOUTH 87°07'18" WEST, A DISTANCE OF 144.63 FEET, TO A 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 110.00 FEET, THROUGH A CENTRAL ANGLE OF 13°48'18" TO THE LEFT, AN ARC DISTANCE OF 26.44 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°74'09" WEST, 26.38 FEET;

COURSE No. 9: RUN THENCE, SOUTH 53°21'00" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 197.41 FEET, TO A POINT;

COURSE No. 10: RUN THENCE, SOUTH 36°39'00" EAST, A DISTANCE OF 8.00 FEET, TO A POINT;

COURSE No. 11: RUN THENCE, SOUTH 53°21'00" WEST, A DISTANCE OF 360.00 FEET, TO A POINT;

COURSE No. 12: RUN THENCE, NORTH 38°39'00" WEST, A DISTANCE OF 118.00 FEET, TO A POINT;

COURSE No. 13: RUN THENCE, SOUTH 53°21'00" WEST, A DISTANCE OF 88.24 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 14: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 79.00 FEET, THROUGH A CENTRAL ANGLE OF 80°19'59" TO THE LEFT, AN ARC DISTANCE OF 110.38 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHEASTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°11'01" WEST, 99.28 FEET;

COURSE No. 15: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,789.41 FEET, THROUGH A CENTRAL ANGLE OF 10°13'57" TO THE RIGHT, AN ARC DISTANCE OF 319.57 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°52'00" EAST, 318.15 FEET;

COURSE No. 16: RUN THENCE, SOUTH 05°22'43" WEST, DEPARTING FROM LAST SAID ARC, A DISTANCE OF 80.04 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY;

COURSE No. 17: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,729.41 FEET, THROUGH A CENTRAL ANGLE OF 00°51'18" TO THE RIGHT, AN ARC DISTANCE OF 25.80 FEET, TO A POINT, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°23'49" EAST, 25.80 FEET;

COURSE No. 18: RUN THENCE, SOUTH 84°01'50" WEST, DEPARTING FROM LAST SAID ARC, A DISTANCE OF 234.69 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 13 NORTH, AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT R/W MAP, PROJECT No. 795, SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, 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, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,491.25 FEET, THROUGH A CENTRAL ANGLE OF 20°36'55" TO THE LEFT, AN ARC DISTANCE OF 336.56 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 38°18'58" WEST, 333.87 FEET;

COURSE No. 2: RUN THENCE, NORTH 48°35'25" WEST, ALONG LAST SAID TANGENCY A DISTANCE OF 374.79 FEET, TO A POINT; RUN THENCE, NORTH 40°13'50" EAST, DEPARTING FROM AFORESAID RIGHT-OF-WAY LINE, A DISTANCE OF 910.61 FEET, TO A POINT; RUN THENCE, NORTH 80°37'62" EAST, A DISTANCE OF 569.94 FEET, TO A POINT; RUN THENCE, SOUTH 70°44'29" WEST, A DISTANCE OF 418.03 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING EASTERLY; RUN THENCE EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 790.00 FEET, THROUGH A CENTRAL ANGLE OF 38°06'08" TO THE RIGHT, AN ARC DISTANCE OF 625.36 FEET, TO THE MOST WESTERLY POINT OF TERMINUS OF "RIVERTOWN MAIN STREET", AN EIGHTY (80) FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "ESTATES AT RIVERTOWN", AS RECORDED IN MAP BOOK 103, PAGES 50 THROUGH 59 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°49'34" EAST, 515.73 FEET;

RUN THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "RIVERTOWN MAIN STREET", AND THEN ALONG THE WESTERLY RIGHT-OF-WAY LINE OF "RENDALL CROSSING DRIVE", A SIXTY (60) FOOT PUBLIC ROAD RIGHT-OF-WAY, BOTH SHOWN ON THE AFORESAID PLAT OF "ESTATES AT RIVERTOWN", AS RECORDED IN MAP BOOK 103, PAGES 50 THROUGH 59 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: CONTINUE THENCE EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 790.00 FEET, THROUGH A CENTRAL ANGLE OF 02°40'03" TO THE LEFT, AN ARC DISTANCE OF 36.78 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHEASTERLY, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 69°47'14" EAST, 36.77 FEET;

COURSE No. 2: RUN THENCE, SOUTHEASTERLY, 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°27'01" TO THE RIGHT, AN ARC DISTANCE OF 37.89 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°46'17" EAST, 33.89 FEET;

COURSE No. 3: RUN THENCE, SOUTH 28°05'48" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 197.18 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 4: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 360.00 FEET, THROUGH A CENTRAL ANGLE OF 19°48'46" TO THE RIGHT, AN ARC DISTANCE OF 331.41 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°12'23" EAST, 328.77 FEET;

COURSE No. 5: RUN THENCE, SOUTH 08°18'59" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 20.15 FEET, TO THE MOST NORTHEAST CORNER OF TRACT "0-7", (OPEN SPACE), "HAVEN AT RIVERTOWN-PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 103, PAGES 80 THROUGH 89 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 1,624,889 SQUARE FEET, OR 37.30 ACRES, MORE OR LESS, IN AREA.

MAP BOOK _____ PAGE _____

SHEET ONE (1) of NINE (9) 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 ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "HAVEN AT RIVERTOWN-PHASE TWO", AND THAT IT HAS 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 "MEADOW CREEK DRIVE" AND "SYDNEY COVE", ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHTS-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "0-1", "0-2", "0-3", "0-4", "0-5", AND "0-6" (OPEN SPACE), TRACTS "0-1" (CONSERVATION TRACT) AND TRACTS "SWF-1" AND "SWF-2" (STORMWATER MANAGEMENT FACILITIES/PONDS) AND TRACT "9-1" (BUFFER AND SCENIC EDGE), 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, EXCEPT AS HEREINAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE 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 HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNERS, THEIR 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 AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACTS "0-1" (CONSERVATION TRACT) MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.04, 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 WILL 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 OWNER 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

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 HAS PRODUCED IDENTIFICATION _____

TYPE OF IDENTIFICATION PRODUCED _____

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

HAVEN at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET TWO (2) of NINE (9) 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/RAD 1983 (NAD 83), FLORIDA EAST ZONE (ZONE 80), U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 2, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS CORRECTED AND RECORDED IN THAT INSTRUMENT DEED TO MATTHEW RIVERTOWN LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3663, PAGE 1014 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°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) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON 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 WITHIN 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 REDEFINED 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/RAD 1983 (NAD 83), 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 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 "011", WITH A PUBLISHED COORDINATE VALUE OF N(0): 2,008,837.27011, AND E(0): 433,788,827.478
- b) CONTROL POINT "014", WITH A PUBLISHED COORDINATE VALUE OF N(0): 2,008,070,542.891, AND E(0): 437,528,338.248



ABBREVIATIONS USED IN THIS PLAT

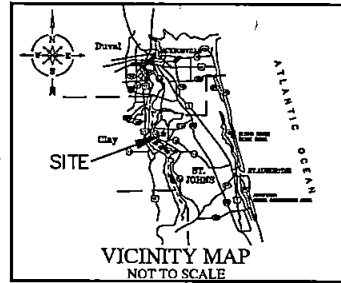
APPROXIMATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LA	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PLS&M	PROFESSIONAL LAND SURVEYOR AND MAPPER
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PC/C	POINT ON CURVE
PC/R	POINT OF COMPOUND CURVATURE
PR/C	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
L23	TABULATED LINE TABLE
RM	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
MD	MAP BOOK
FB	FLAT BOOK
PS	PAGE
	MATCH LINE
JE-E	JEAN ELECTRIC EASEMENT
JE-E/E	JEAN EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
SRW&M	EASEMENT ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET 4" x 4" CONCRETE MONUMENT WITH PINK STAMPED TYPICAL ID #444
◆	ROUND 4" x 4" CONCRETE MONUMENT WITH PINK STAMPED TYPICAL ID #444
●	SET PPK NAIL & PPK STAMPED TYPICAL ID #444

HATCHINGS USED IN THIS PLAT

HATCHING	DEFINITION
	DEFINES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS
	DEFINES PRESERVED WETLANDS



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

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 "HAVEN at RIVERTOWN - PHASE TWO" HAS BEEN EXAMINED 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.

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

CERTIFICATE OF APPROVAL--GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "HAVEN at RIVERTOWN - PHASE TWO", 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, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. 4584

CERTIFICATE OF REVIEW--COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "HAVEN 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

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

HAVEN at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET THREE (3) of NINE (9) SHEETS

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

SURVEYOR'S COMMENTS REGARDING THE PLAT PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 17, 2021.

a) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4371, PAGE 825 AND CORRECTIVE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4377, PAGE 719.

THIS EASEMENT IS GRAPHICALLY SHOWN AND DOES AFFECT THIS PLAT.

b) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4670, PAGE 1810.

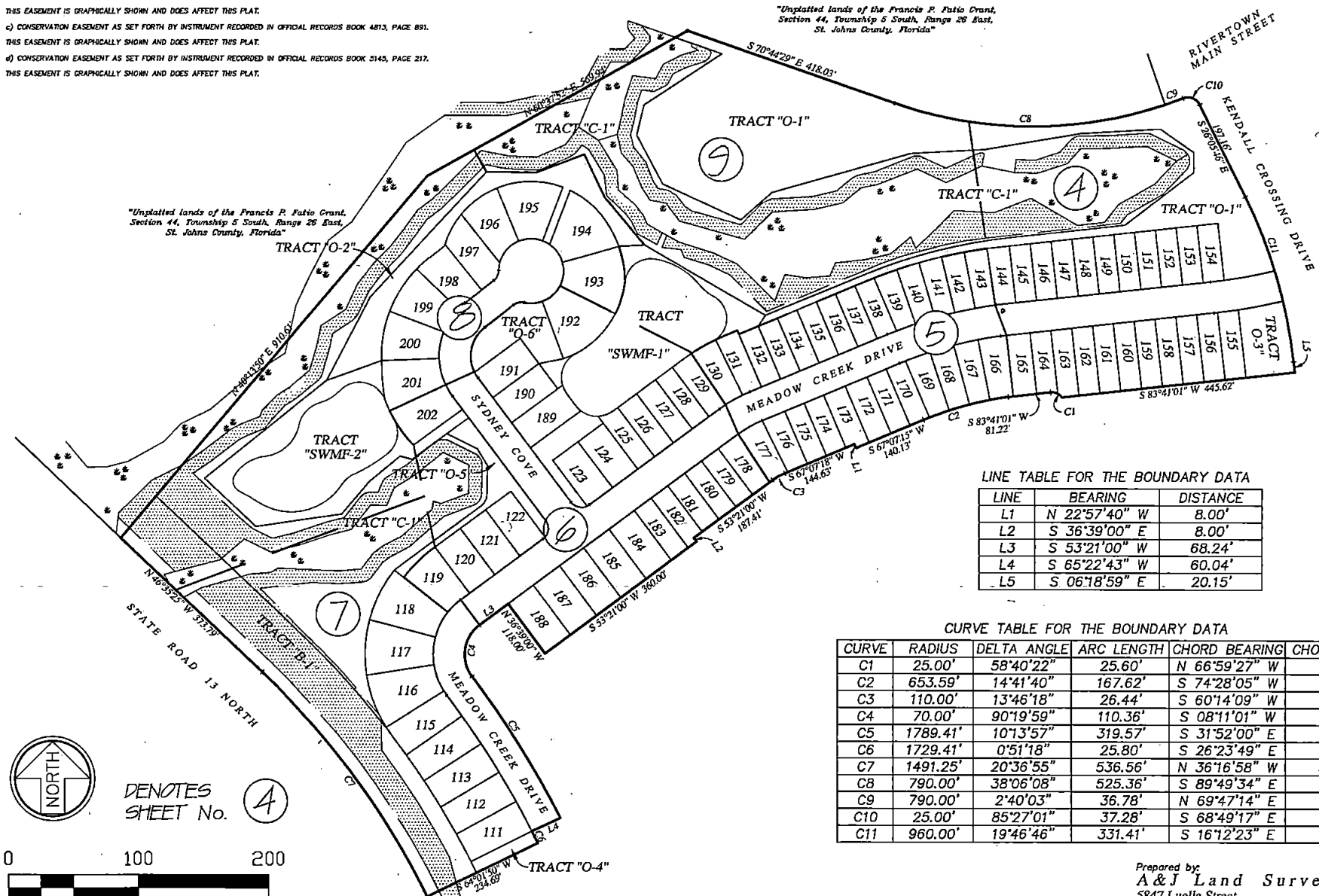
THIS EASEMENT IS GRAPHICALLY SHOWN AND DOES AFFECT THIS PLAT.

c) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4813, PAGE 891.

THIS EASEMENT IS GRAPHICALLY SHOWN AND DOES AFFECT THIS PLAT.

d) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5145, PAGE 217.

THIS EASEMENT IS GRAPHICALLY SHOWN AND DOES AFFECT THIS PLAT.



LINE TABLE FOR THE BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	N 22°57'40" W	8.00'
L2	S 36°39'00" E	8.00'
L3	S 53°21'00" W	68.24'
L4	S 65°22'43" W	60.04'
L5	S 06°18'59" E	20.15'

CURVE TABLE FOR THE BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	58°40'22"	25.60'	N 66°59'27" W	24.50'
C2	653.59'	14°41'40"	167.62'	S 74°28'05" W	167.16'
C3	110.00'	13°46'18"	26.44'	S 60°14'09" W	26.38'
C4	70.00'	90°19'59"	110.36'	S 08°11'01" W	99.28'
C5	1789.41'	10°13'57"	319.57'	S 31°52'00" E	319.15'
C6	1729.41'	0°51'18"	25.80'	S 26°23'49" E	25.80'
C7	1491.25'	20°36'55"	536.56'	N 36°16'58" W	533.67'
C8	790.00'	38°06'08"	525.36'	S 89°49'34" E	515.73'
C9	790.00'	2°40'03"	36.78'	N 69°47'14" E	36.77'
C10	25.00'	85°27'01"	37.28'	S 68°49'17" E	33.92'
C11	960.00'	19°46'46"	331.41'	S 16°12'23" E	329.77'



DENOTES SHEET No. 4



GRAPHIC SCALE
SCALE: 1" = 100'

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HAVEN at RIVERTOWN - PHASE TWO

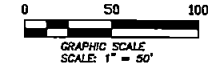
A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____

SHEET FOUR (4) of NINE (9) SHEETS

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



"ESTATES AT RIVERTOWN"
Map Book 105, pages 50-58

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	58.0104°	25.60'	N 68°38'58" W	24.49'
C2	653.69'	14.4140°	167.62'	S 74°28'05" W	167.16'
C8	790.00'	36.0608°	525.36'	S 89°49'34" E	515.73'
C9	790.00'	2.4003°	36.78'	N 69°47'14" E	36.77'
C10	25.00'	85.2701°	37.28'	S 66°49'17" E	33.92'
C11	960.00'	19.4848°	331.41'	S 16°12'23" E	329.77'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	1044.07'	9.0207°	170.71'	N 79°00'57" E	169.93'
C13	1044.07'	2.1143°	40.00'	N 75°26'45" E	40.00'
C14	1044.07'	7.0824°	130.77'	N 80°06'48" E	130.02'
C15	801.68'	14.9225°	208.11'	S 74°33'31" W	207.63'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	960.00'	1.4727°	30.00'	N 14°17'00" W	30.00'
C21	960.00'	1.4824°	30.27'	N 16°05'06" W	30.27'
C22	970.00'	7.1839°	124.05'	N 80°01'11" E	123.97'
C36	1074.07'	7.0650°	133.36'	N 80°04'38" E	133.27'

CURVE TABLE FOR LOTS AND TRACTS DATA

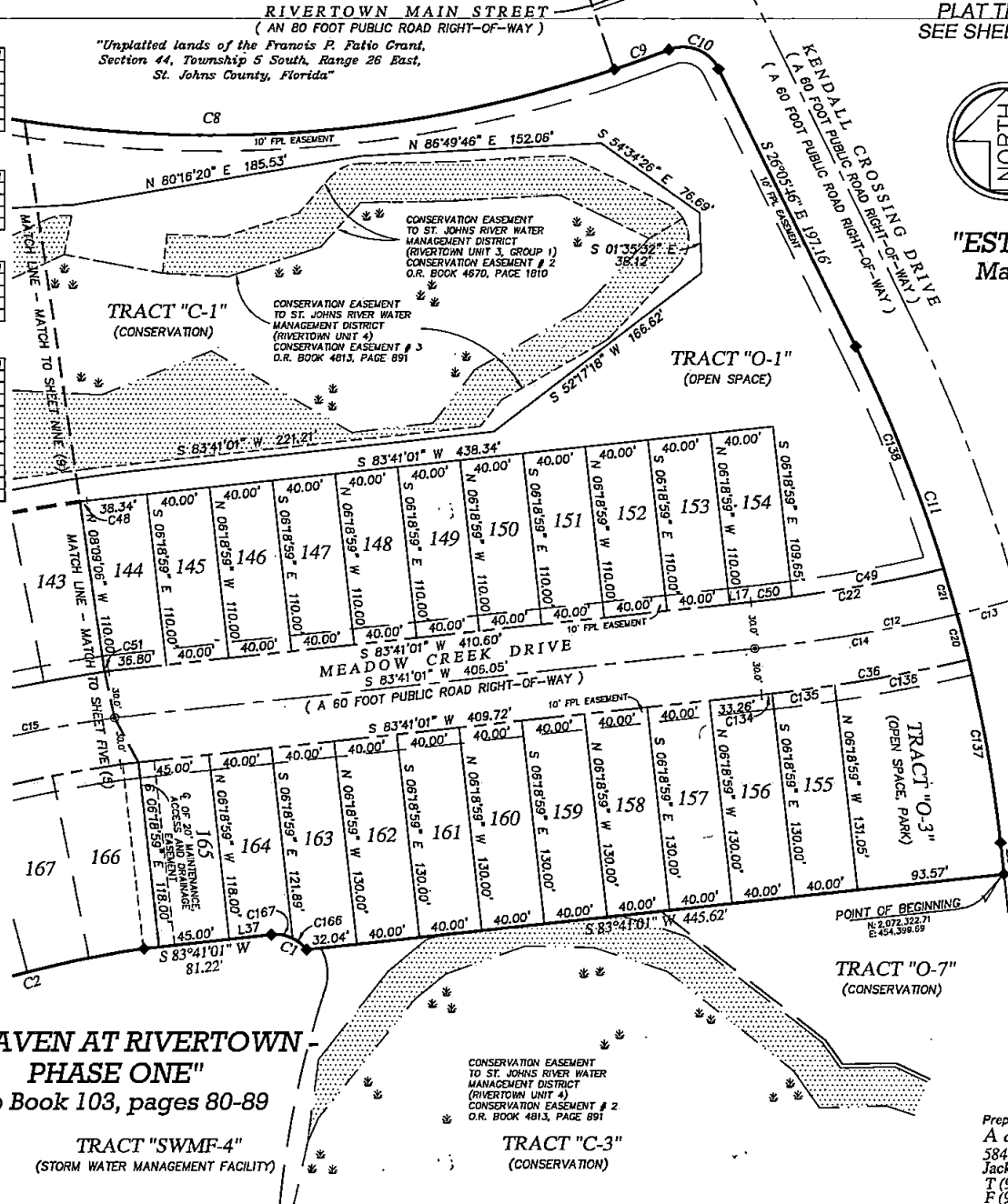
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C48	841.68'	0.1640°	4.57'	S 81°59'14" W	4.57'
C49	970.00'	5.4648°	97.85'	N 79°14'46" E	97.81'
C50	970.00'	1.3251°	28.20'	N 82°34'33" E	28.20'
C51	831.68'	0.7041°	2.58'	S 91°56'14" W	2.58'
C134	1074.07'	0.2135°	6.74'	N 83°27'18" E	6.74'
C135	1074.09'	2.0805°	40.02'	N 82°12'26" E	40.01'
C136	1074.07'	4.3711°	86.60'	N 78°49'48" E	86.58'
C137	960.00'	7.0427°	118.53'	N 09°51'13" W	118.46'
C138	960.00'	9.0828°	152.60'	N 21°32'52" W	152.44'
C66	25.00'	26.1602°	11.46'	N 50°47'02" W	11.36'
C67	25.00'	32.2420°	14.14'	N 80°07'13" W	13.95'

LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L5	S 06°18'59" E	20.12'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L17	S 83°41'01" W	13.81'
L37	S 83°41'01" W	26.60'



"HAVEN AT RIVERTOWN - PHASE ONE"
Map Book 103, pages 80-89

TRACT "SWMF-4"
(STORM WATER MANAGEMENT FACILITY)

TRACT "C-3"
(CONSERVATION)

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HAVEN at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK ____ PAGE

SHEET FIVE (5) of NINE (9) 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 DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	633.59'	14°41'40"	167.63'	S 74°28'03" W	167.18'
C3	110.00'	13°46'18"	26.44'	S 60°14'09" W	26.38'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	801.69'	14°32'25"	208.11'	S 74°33'31" W	207.53'
C18	250.00'	13°46'18"	60.09'	S 60°14'09" W	59.95'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	831.69'	14°54'16"	216.35'	S 74°34'26" W	215.74'
C24	280.00'	13°46'18"	67.30'	S 60°14'09" W	67.14'
C34	220.00'	13°46'18"	52.88'	S 60°14'09" W	52.75'
C35	771.69'	14°50'28"	189.89'	S 74°32'33" W	189.33'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C37	941.69'	15°00'15"	246.69'	S 74°37'26" W	245.90'
C38	410.17'	9°57'04"	71.24'	S 58°24'10" W	71.15'
C41	410.17'	7°04'35"	50.65'	S 59°50'24" W	50.63'
C42	941.69'	13°08'37"	18.80'	S 67°41'57" W	18.80'
C43	841.69'	2°48'04"	46.27'	S 89°40'22" W	46.26'
C44	941.69'	2°41'31"	44.24'	S 72°26'35" W	44.24'
C45	941.69'	2°41'31"	44.24'	S 75°07'06" W	44.24'
C46	841.69'	2°41'31"	44.24'	S 77°48'37" W	44.24'
C47	941.69'	2°41'31"	44.24'	S 80°30'08" W	44.24'
C52	831.69'	2°41'31"	39.08'	S 80°30'08" W	39.07'
C53	831.69'	2°41'31"	39.08'	S 77°48'37" W	39.07'
C54	831.69'	2°41'31"	39.08'	S 75°07'06" W	39.07'
C55	831.69'	2°41'31"	39.08'	S 72°26'35" W	39.07'
C56	831.69'	2°39'49"	38.66'	S 69°44'55" W	38.66'
C57	831.69'	1°17'42"	18.80'	S 67°46'10" W	18.80'
C58	280.00'	3°08'48"	15.38'	S 65°32'54" W	15.37'
C59	280.00'	7°39'44"	37.44'	S 60°08'38" W	37.42'
C127	1000.00'	18°12'04"	282.76'	S 75°34'59" W	281.82'
C129	771.77'	0°53'48"	12.06'	S 67°34'12" W	12.08'
C130	771.69'	3°40'22"	49.47'	S 69°51'17" W	49.46'
C131	771.69'	3°50'30"	43.25'	S 73°28'43" W	43.24'
C132	771.69'	3°50'30"	43.25'	S 76°57'13" W	43.24'
C133	771.69'	3°15'19"	43.64'	S 80°20'07" W	43.64'
C139	653.59'	1°03'32"	12.06'	S 67°39'01" W	12.08'
C140	653.59'	3°30'41"	40.05'	S 69°56'07" W	40.05'
C141	653.59'	3°30'41"	40.05'	S 73°26'43" W	40.02'
C142	653.59'	4°03'17"	40.03'	S 76°57'14" W	40.02'
C143	653.59'	3°06'25"	35.44'	S 80°15'42" W	35.44'
C151	390.00'	9°40'03"	65.81'	S 58°11'02" W	65.73'

CURVE TABLE FOR EASEMENTS

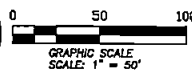
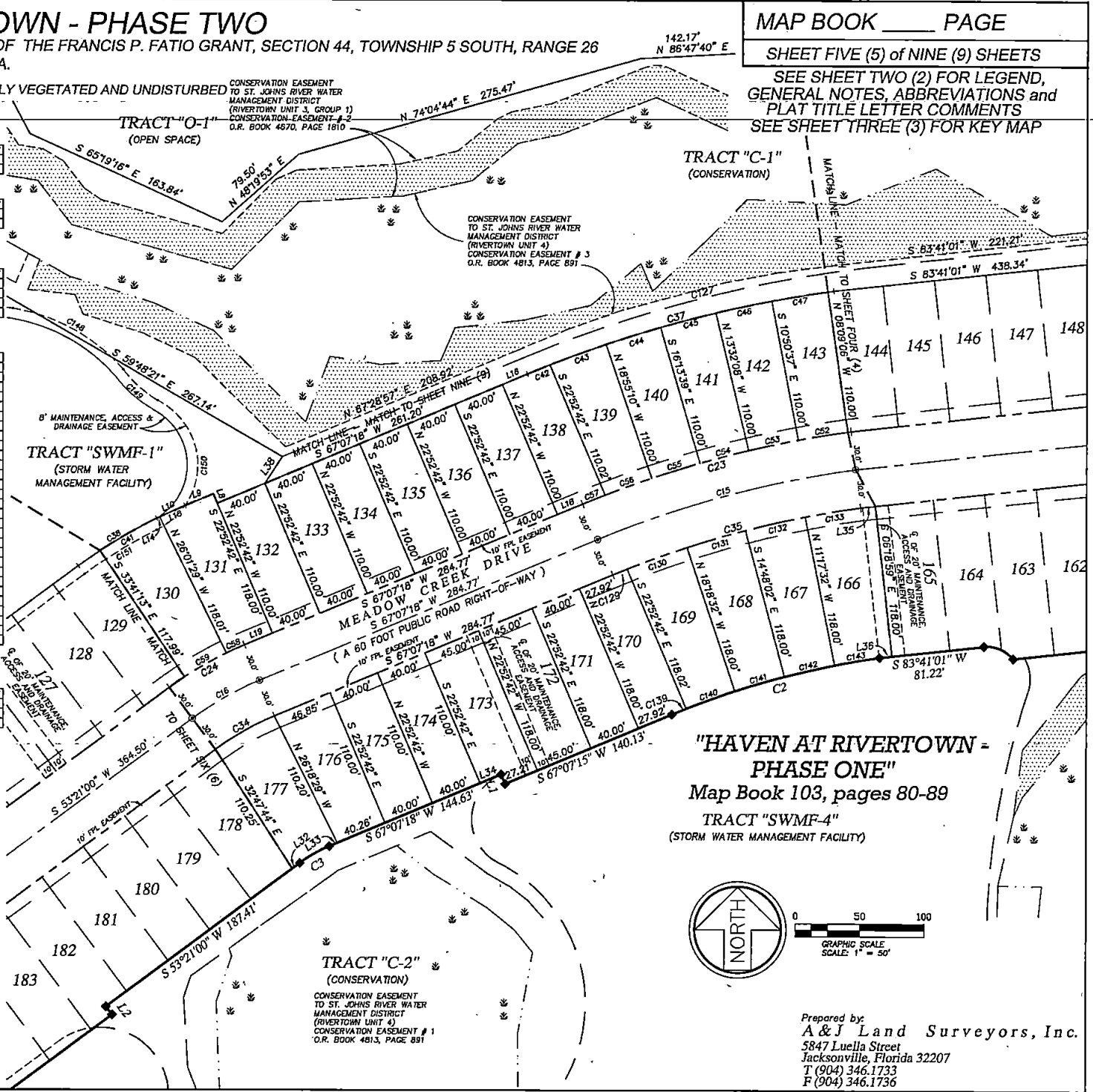
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C148	145.73'	3°06'47"	99.58'	N 81°02'34" W	97.65'
C149	89.93'	2°32'50"	36.35'	S 45°28'50" E	36.10'
C150	56.39'	12°31'59"	125.53'	N 00°28'40" E	101.17'

LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	N 2°57'41" W	8.00'
L2	S 36°59'00" E	8.00'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L8	N 22°52'42" W	8.00'
L9	S 67°07'18" W	23.64'
L10	S 65°34'42" W	24.38'
L14	N 65°34'42" E	2.57'
L16	N 65°34'42" E	21.75'
L16	S 67°07'18" W	21.20'
L18	S 67°07'18" W	21.20'
L19	N 67°07'18" E	23.57'
L32	S 53°21'00" W	7.41'
L33	N 67°07'18" E	6.59'
L34	N 67°07'18" E	12.78'
L35	N 83°41'01" E	11.46'
L36	N 83°41'01" E	9.61'
L38	S 32°44'24" W	24.97'



"HAVEN AT RIVERTOWN -
PHASE ONE"
Map Book 103, pages 80-89
TRACT "SWMF-4"
(STORM WATER MANAGEMENT FACILITY)

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CONSERVATION EASEMENT
TO ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT
(RIVERTOWN UNIT 4)
CONSERVATION EASEMENT # 1
O.R. BOOK 4813, PAGE 891

CONSERVATION EASEMENT
TO ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT
(RIVERTOWN UNIT 4)
CONSERVATION EASEMENT # 3
O.R. BOOK 4813, PAGE 891

6' MAINTENANCE ACCESS &
DRAINAGE EASEMENT

(A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY)
10' FPL EASEMENT
S 67°07'18" W 284.77'
S 67°07'18" W 284.77'

6' OR 20' MAINTENANCE
ACCESS EASEMENT
S 05°18'59" E 118.00'

HAVEN at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET SIX (6) of NINE (9) 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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	110.00'	13°46'18"	26.44'	S 60°14'09" W	26.38'
C4	70.00'	90°19'59"	110.36'	S 08°11'01" W	99.28'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	250.00'	13°46'18"	60.09'	S 60°14'09" W	59.95'
C17	100.00'	90°19'59"	157.66'	S 08°11'01" W	141.63'
C18	100.00'	89°14'01"	154.00'	S 07°28'01" W	139.22'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	280.00'	13°46'18"	67.30'	S 60°14'09" W	67.14'
C25	25.00'	90°00'00"	39.27'	S 81°39'00" E	35.36'
C26	70.00'	89°14'01"	107.80'	S 07°28'01" W	97.46'
C27	25.00'	90°33'59"	22.14'	S 76°58'35" W	21.42'
C31	25.00'	90°19'00"	39.27'	N 08°21'00" E	35.36'
C32	130.00'	90°19'59"	204.96'	S 08°11'01" W	184.36'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C35	410.17'	9°57'04"	71.24'	S 88°24'10" W	71.15'
C36	50.00'	34°15'00"	28.92'	N 70°22'41" E	29.28'
C40	410.17'	2°52'30"	20.58'	S 54°51'52" W	20.58'
C60	280.00'	2°57'48"	14.48'	S 54°49'53" W	14.48'
C61	25.00'	11°32'13"	5.03'	N 59°07'07" E	5.03'
C62	25.00'	78°07'27"	34.24'	S 75°32'53" E	31.62'
C63	50.00'	136°43'03"	13.15'	S 44°11'01" E	13.11'
C64	52.00'	20°15'07"	18.38'	S 26°31'26" E	18.28'
C65	70.00'	10°26'29"	12.76'	S 31°25'45" E	12.74'
C66	70.00'	77°47'32"	85.04'	S 12°41'18" W	87.91'
C67	102.41'	13°31'46"	25.50'	N 67°13'43" E	25.54'
C68	180.00'	55°18'21"	173.54'	N 34°08'36" E	168.99'
C74	248.00'	23°46'40"	102.92'	S 31°53'47" E	102.18'
C75	180.00'	34°46'13"	109.23'	N 44°23'40" E	107.57'
C88	248.00'	18°35'59"	80.50'	S 34°29'10" E	80.15'
C89	82.00'	32°42'28"	35.07'	S 88°08'25" E	34.80'
C90	62.00'	42°55'15"	36.44'	N 48°28'33" E	45.37'
C101	130.00'	11°27'46"	28.01'	S 30°55'07" E	25.96'
C102	277.93'	12°53'54"	62.57'	S 43°41'05" W	62.43'
C115	25.00'	78°07'27"	34.24'	N 02°54'54" E	31.89'
C116	25.00'	11°32'13"	5.03'	N 47°34'54" E	5.03'
C117	130.00'	15°00'41"	34.06'	S 45°50'40" W	33.96'
C128	25.00'	52°01'10"	22.70'	N 27°20'25" E	21.93'

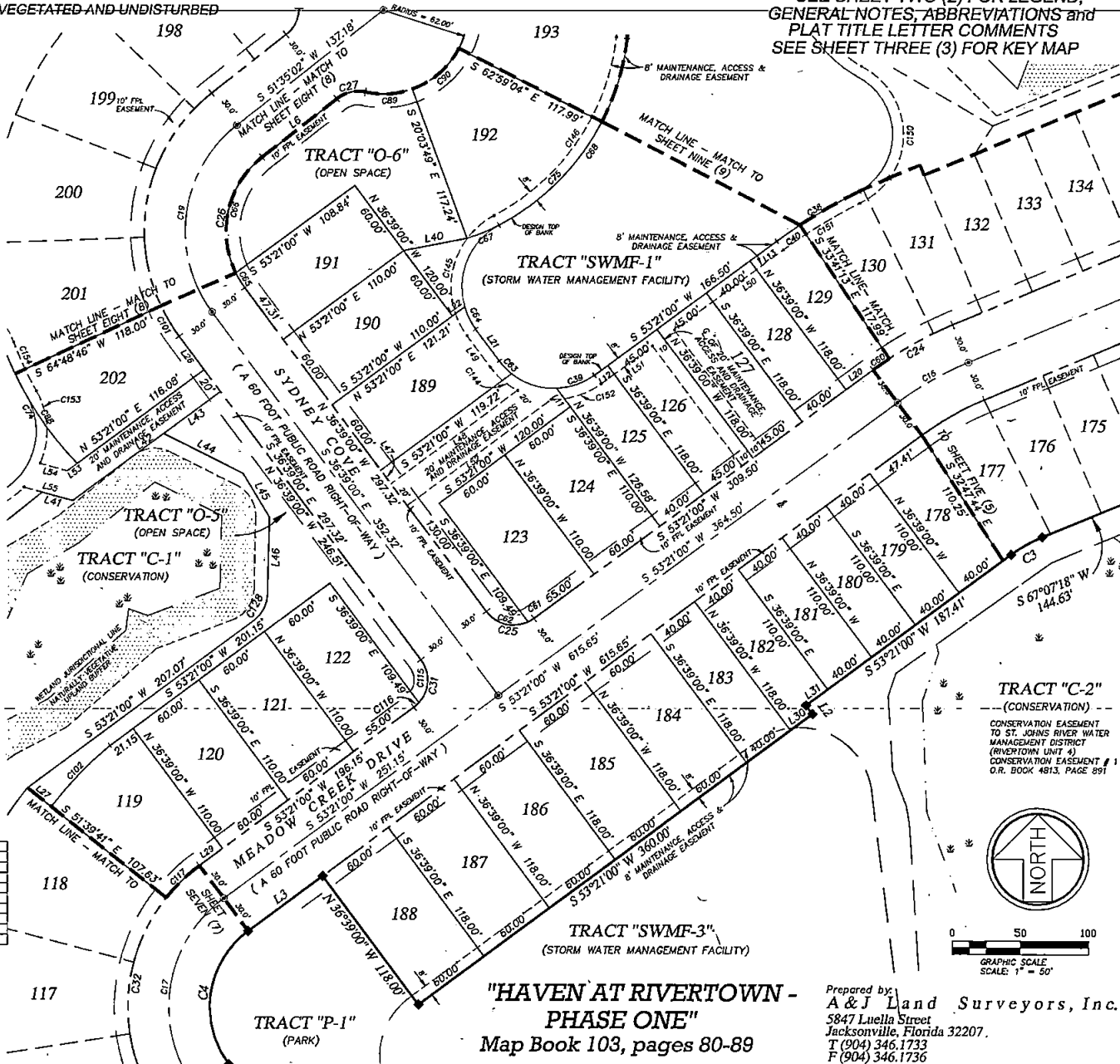
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C144	58.00'	26°04'50"	26.40'	S 49°41'25" E	26.17'
C145	60.00'	99°25'46"	103.00'	S 12°33'53" W	90.86'
C146	172.00'	6°16'21"	16.93'	N 34°08'36" E	159.57'
C150	56.39'	127°31'59"	125.53'	N 00°28'40" E	101.17'
C151	390.00'	9°40'03"	65.81'	S 58°11'02" W	65.73'
C153	60.00'	53°02'59"	35.55'	N 02°56'17" W	53.59'
C154	240.00'	8°27'20"	39.51'	S 24°44'07" E	36.56'
C152	58.00'	38°19'44"	38.80'	N 72°10'59" E	38.09'

LINE	BEARING	DISTANCE
L2	S 36°39'00" E	8.00'
L3	S 53°21'00" W	68.24'

LINE	BEARING	DISTANCE
L6	N 51°36'40" E	69.81'

LINE	BEARING	DISTANCE
L11	N 36°39'00" W	16.58'
L12	S 53°21'00" W	20.00'
L13	N 53°21'00" E	24.50'
L20	S 53°21'00" W	24.50'
L21	S 36°39'00" E	29.00'
L22	S 53°21'00" W	11.21'
L26	S 36°39'00" E	30.80'
L27	N 51°39'41" W	22.37'
L29	S 53°21'00" W	21.15'
L30	N 53°21'00" E	20.00'
L31	S 53°21'00" W	20.00'
L40	N 78°40'55" E	47.42'
L41	N 74°53'35" W	23.45'
L42	S 53°21'00" W	134.75'
L43	N 53°21'00" E	51.89'
L44	S 63°20'10" E	65.13'
L45	S 31°00'09" E	37.44'
L46	N 01°19'51" E	57.49'

LINE	BEARING	DISTANCE
L47	N 36°39'00" W	12.50'
L48	S 53°21'00" W	115.91'
L49	S 36°39'00" E	29.00'
L50	N 53°21'00" E	98.50'
L51	N 53°21'00" E	47.00'
L52	S 53°21'00" W	132.03'
L53	N 53°21'00" E	8.96'
L54	S 74°53'35" E	20.89'
L55	S 74°53'35" E	32.13'



"HAVEN AT RIVERTOWN -
PHASE ONE"
Map Book 103, pages 80-89

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HAVEN at RIVERTOWN - PHASE TWO

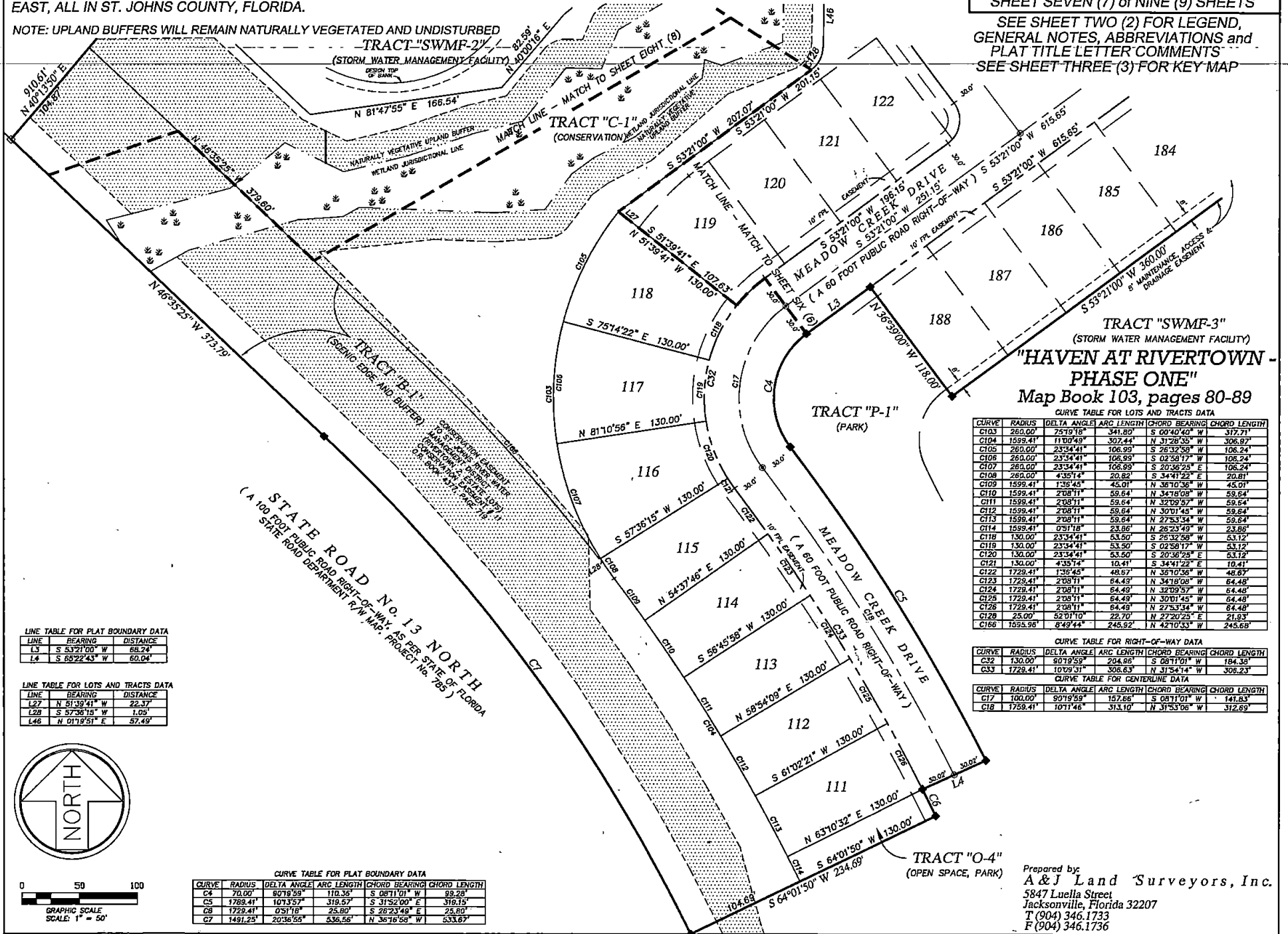
A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____

SHEET SEVEN (7) of NINE (9) SHEETS

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

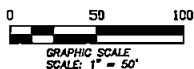
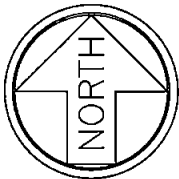


LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L3	S 53°21'00" W	63.24'
L4	S 65°22'43" W	60.04'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L27	N 81°39'41" W	22.37'
L28	S 87°36'16" W	1.05'
L46	N 01°19'51" E	57.49'



CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	70.00'	80°10'59"	110.36'	S 08°11'01" W	39.28'
C5	1788.41'	10°13'57"	318.57'	S 31°52'00" E	318.15'
C8	1728.41'	0°51'18"	25.80'	S 26°23'49" E	25.80'
C7	1481.25'	20°36'55"	536.56'	N 36°16'58" W	533.67'

TRACT "SWMF-3" (STORM WATER MANAGEMENT FACILITY) "HAVEN AT RIVERTOWN - PHASE ONE" Map Book 103, pages 80-89

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C103	260.00'	7°51'18"	341.80'	S 00°40'40" W	317.71'
C104	1999.41'	11°00'49"	307.44'	N 31°28'35" W	306.97'
C105	260.00'	2°33'41"	106.99'	S 26°32'59" W	106.24'
C106	260.00'	2°33'41"	106.99'	S 02°59'17" W	106.24'
C107	260.00'	2°33'41"	106.99'	S 20°36'28" E	106.24'
C108	260.00'	4°35'14"	20.82'	S 34°41'22" E	20.81'
C109	1599.41'	1°38'45"	45.01'	N 36°10'36" W	45.01'
C110	1599.41'	2°08'11"	59.64'	N 34°18'09" W	59.64'
C111	1598.41'	2°08'11"	59.64'	N 32°09'57" W	59.64'
C112	1599.41'	2°08'11"	59.64'	N 30°01'45" W	59.64'
C113	1599.41'	2°08'11"	59.64'	N 27°53'34" W	59.64'
C114	1999.41'	0°51'18"	23.86'	N 26°23'49" W	23.86'
C118	130.00'	2°33'41"	53.50'	S 26°32'59" W	53.12'
C119	130.00'	2°33'41"	53.50'	S 02°58'17" W	53.12'
C120	130.00'	2°33'41"	53.50'	S 20°36'28" E	53.12'
C121	130.00'	4°35'14"	10.41'	S 34°41'22" E	10.41'
C122	1728.41'	1°36'45"	48.67'	N 36°10'36" W	48.67'
C123	1728.41'	2°08'11"	64.49'	N 34°18'09" W	64.48'
C124	1728.41'	2°08'11"	64.49'	N 32°09'57" W	64.48'
C125	1728.41'	2°08'11"	64.49'	N 30°01'45" W	64.48'
C126	1728.41'	2°08'11"	64.49'	N 27°53'34" W	64.48'
C128	25.00'	52°01'10"	22.70'	N 27°20'25" E	21.93'
C166	1593.96'	8°49'44"	245.92'	N 42°10'53" W	245.66'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C32	130.00'	80°10'59"	204.86'	S 08°11'01" W	184.38'
C33	1728.41'	10°13'57"	318.57'	N 31°54'14" W	306.23'

CURVE TABLE FOR CENTERLINE DATA

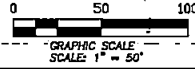
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	100.00'	89°19'59"	157.66'	S 08°11'01" W	141.83'
C18	1769.41'	10°11'46"	313.10'	N 31°53'06" W	312.69'

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HAVEN at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED



MAP BOOK _____ PAGE _____

SHEET EIGHT (8) of NINE (9) 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
C19	100.00	88°14'01"	154.00	S 07°28'01" W	139.22

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C26	70.00	88°14'01"	107.80	S 07°28'01" W	97.48
C27	25.00	50°43'59"	22.14	S 76°58'39" W	21.42
C28	62.00	281°31'14"	304.63	N 38°24'58" W	28.44
C29	25.00	50°43'58"	22.14	N 26°11'24" E	21.42
C30	130.00	88°14'01"	204.20	S 07°28'01" W	180.99

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C68	180.00	25°16'21"	173.64	N 34°08'36" E	166.89
C69	202.89	31°18'33"	110.87	N 15°32'32" W	109.49
C70	172.00	34°44'01"	194.27	N 47°00'48" W	102.88
C71	172.00	34°32'22"	283.60	S 61°20'52" W	252.69
C72	239.97	56°47'12"	233.65	S 23°41'04" W	224.53
C73	343.27	111°7'29"	67.85	S 05°22'41" E	67.54
C76	180.00	20°30'08"	64.41	N 16°45'30" E	64.07
C77	202.89	19°35'59"	59.40	N 08°41'74" W	69.07
C78	62.00	114°23'55"	41.46	N 35°20'31" W	41.39
C79	172.00	42°55'24"	128.85	S 89°09'21" W	128.85
C80	172.00	28°32'50"	85.70	S 61°29'14" W	84.61
C81	172.00	21°54'18"	65.76	S 28°11'40" W	65.36
C82	172.00	109°50'00"	3.49	S 16°39'38" W	3.49
C83	239.97	73°44'39"	31.74	S 47°42'20" W	31.71
C84	239.97	23°03'33"	96.58	S 32°28'14" W	95.93
C85	239.97	23°04'00"	98.61	S 09°24'27" W	95.96
C86	239.97	2°03'00"	8.73	S 03°10'03" E	8.73
C87	248.00	51°04'27"	22.42	S 22°35'50" E	22.41
C91	62.00	42°55'41"	48.45	N 05°33'05" E	45.37
C92	62.00	39°28'33"	42.72	N 35°39'02" W	41.88
C93	62.00	14°00'02"	15.15	N 62°33'00" W	15.11
C94	62.00	42°55'44"	46.45	S 89°08'47" W	45.37
C95	62.00	52°43'17"	57.05	S 41°19'18" W	55.06
C96	62.00	14°08'13"	15.30	S 07°53'31" W	15.26
C97	130.00	73°52'21"	17.22	S 47°42'21" W	17.21
C98	130.00	23°03'21"	52.31	S 32°28'00" W	51.96
C99	130.00	23°03'47"	52.33	S 09°24'28" W	51.98
C100	130.00	23°03'47"	52.33	S 13°39'20" E	51.98
C128	25.00	52°01'10"	22.70	N 27°20'25" E	21.93

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L6	N 91°36'40" E	69.81
L7	S 91°33'23" W	69.81

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L23	S 51°33'23" W	37.34
L24	S 51°33'23" W	29.61
L25	S 51°33'23" W	40.20
L39	N 88°44'10" E	48.83
L41	N 74°53'35" W	23.45
L42	S 53°21'00" W	134.75
L43	N 53°21'00" E	51.90
L44	S 63°20'10" E	65.13
L45	S 31°00'09" E	37.44
L46	N 01°19'51" E	57.49

LINE TABLE FOR EASEMENTS DATA

LINE	BEARING	DISTANCE
L55	N 53°21'00" E	6.96
L54	S 74°53'35" E	20.69
L56	S 74°53'35" E	37.13

CURVE TABLE FOR EASEMENTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C146	172.00	55°16'21"	166.93	N 34°08'36" E	159.57
C154	240.00	9°27'50"	39.61	N 34°44'01" E	39.58
C155	60.00	116°46'07"	122.28	N 78°23'30" W	102.19
C156	74.00	30°47'04"	39.78	N 58°36'58" E	39.28
C157	66.05	63°13'52"	72.89	S 42°23'34" W	69.25
C158	68.14	68°17'08"	82.40	S 47°53'03" W	77.47
C159	89.83	49°15'30"	77.23	S 59°03'42" W	74.87
C160	30.74	15°09'43"	28.34	S 17°54'20" E	48.16
C161	182.75	111°3'58"	35.83	S 58°32'16" E	35.77
C162	123.85	90°27'00"	198.87	N 78°22'31" E	178.98
C163	55.41	28°06'55"	28.15	N 49°40'16" E	27.85
C164	289.49	14°34'43"	78.20	N 58°24'55" E	76.00
C165	60.00	7°16'53"	7.63	N 47°29'08" E	7.62

"Unplatted lands of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida"

TRACT "O-2" (OPEN SPACE)

TRACT "C-1" (CONSERVATION)

TRACT "O-6" (OPEN SPACE)

TRACT "SWMF-1" (STORM WATER MANAGEMENT FACILITY)

TRACT "SWMF-2" (STORM WATER MANAGEMENT FACILITY)

TRACT "O-5" (OPEN SPACE)

CONSERVATION EASEMENT TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (RIVERTOWN UNIT 2)
CONSERVATION EASEMENT # 11
P.L. BOOK 4377, PAGE 719

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HAVEN at RIVERTOWN - PHASE TWO

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

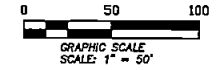
NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

"Unplatted lands of the Francis P. Fatio Grant,
Section 44, Township 5 South, Range 26 East,
St. Johns County, Florida"



MAP BOOK _____ PAGE _____

SHEET NINE (9) of NINE (9) 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 LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C37	941.68'	16°00'15"	248.60'	S 74°17'26" W	245.00'
C69	202.69'	31°18'33"	110.67'	N 15°32'52" W	108.49'
C127	1000.00'	16°12'04"	282.76'	S 75°34'59" W	281.82'

"Unplatted lands of the Francis P. Fatio Grant,
Section 44, Township 5 South, Range 26 East,
St. Johns County, Florida"

CONSERVATION EASEMENT
TO ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT
(RIVERTOWN UNIT 5)
CONSERVATION EASEMENT # 5
O.R. BOOK _____ PAGE _____

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C147	58.00'	92°52'58"	94.02'	S 52°56'44" W	84.06'
C148	145.75'	33°03'47"	89.58'	N 61°02'34" W	97.65'
C149	89.63'	23°09'30"	36.35'	S 48°18'50" E	36.10'
C150	56.39'	127°31'59"	125.53'	N 02°28'40" E	101.17'

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	790.00'	35°00'08"	625.36'	S 89°49'54" E	515.73'

LINE TABLE FOR LOTS & TRACTS DATA

LINE	BEARING	DISTANCE
L1	N 22°52'42" W	6.00'
L2	S 6°10'18" W	23.64'
L3	S 32°44'24" W	24.97'
L39	N 69°44'10" E	48.83'
L68	S 60°37'52" W	26.65'
L57	S 70°44'28" E	93.98'

TRACT "O-1"
(OPEN SPACE)

CONSERVATION EASEMENT
TO ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT
(RIVERTOWN UNIT 3, GROUP 1)
CONSERVATION EASEMENT # 2
O.R. BOOK 4570, PAGE 1810

CONSERVATION EASEMENT
TO ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT
(RIVERTOWN UNIT 4)
CONSERVATION EASEMENT # 3
O.R. BOOK 4813, PAGE 891

8' MAINTENANCE, ACCESS &
DRAINAGE EASEMENT

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