

RESOLUTION NO. 2021- 337
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WATERSONG AT RIVERTOWN – PHASE TWO-B.

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 Watersong at Rivertown – Phase Two-B.

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 \$1,284,759.54 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$691,017.94 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:

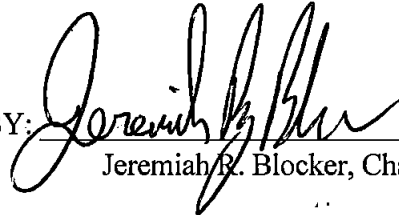
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

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

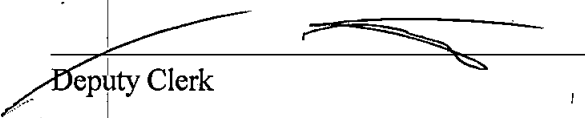
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of August, 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 8/17/21



Watersong at Rivertown - Phase Two-B

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.

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 SOUTHWEST CORNER OF LOT 125, "WATERSONG AT RIVERTOWN-PHASE TWO-A", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 106, PAGES 75 THROUGH 82 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE, AND THEN THE WESTERLY TERMINUS OF "PINELLAS WAY", A 60 FOOT PRIVATE ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 71°19'46" WEST, A DISTANCE OF 76.90 FEET, TO THE AFORESAID WESTERLY TERMINUS;
COURSE No. 2: RUN THENCE, SOUTH 18°40'14" WEST, A DISTANCE OF 60.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "PINELLAS WAY", RUN THENCE, NORTH 71°19'46" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.29 FEET, TO THE MOST NORTHEASTERLY CORNER OF TRACT "O-1" (OPEN SPACE), AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", SAID POINT ALSO BEING THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY BOUNDARY OF SAID TRACT "O-1" (OPEN SPACE), THE FOLLOWING THREE (3) 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 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°12'48" TO THE LEFT, AN ARC DISTANCE OF 40.24 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°33'50" WEST, 35.03 FEET;

COURSE No. 2: RUN THENCE, SOUTH 16°27'22" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 121.94 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, SOUTH 72°00'42" EAST, A DISTANCE OF 141.51 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF TRACT "SWMF-2" (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", AS SHOWN ON THE PLAT THEREOF; RUN THENCE, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "SWMF-2" (STORM WATER MANAGEMENT FACILITY), AND THEN ALONG THE WESTERLY BOUNDARY OF TRACT "C" (CONSERVATION), AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", THE FOLLOWING SIX (6) 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 71.64 FEET, THROUGH A CENTRAL ANGLE OF 48°02'32" TO THE LEFT, AN ARC DISTANCE OF 60.22 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°49'18" WEST, 58.46 FEET;

COURSE No. 2: RUN THENCE, SOUTH 11°03'45" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 239.68 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, SOUTH 20°43'21" WEST, A DISTANCE OF 06.55 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 17°08'22" WEST, A DISTANCE OF 30.49 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 268.22 FEET, THROUGH A CENTRAL ANGLE OF 08°53'48" TO THE RIGHT, AN ARC DISTANCE OF 41.63 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°22'12" WEST, 41.61 FEET;

COURSE No. 6: RUN THENCE, SOUTH 26°53'06" WEST, A DISTANCE OF 244.18 FEET, TO THE MOST SOUTHWESTERLY CORNER OF SAID TRACT "C" (CONSERVATION), AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A"; RUN THENCE, SOUTH 57°09'18" WEST, A DISTANCE OF 675.05 FEET, TO A POINT; RUN THENCE, NORTH 30°42'17" WEST, A DISTANCE OF 255.66 FEET, TO A POINT; RUN THENCE, NORTH 07°03'20" WEST, A DISTANCE OF 632.14 FEET, TO A POINT; RUN THENCE, NORTH 20°12'13" EAST, A DISTANCE OF 728.93 FEET, TO A POINT; RUN THENCE, NORTH 76°52'42" EAST, A DISTANCE OF 181.52 FEET, TO THE MOST SOUTHWESTERLY CORNER OF LOT 126, "WATERSONG AT RIVERTOWN", 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; RUN THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID "WATERSONG AT RIVERTOWN", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 660.00 FEET, THROUGH A CENTRAL ANGLE OF 122°15'27" TO THE LEFT, AN ARC DISTANCE OF 142.44 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 70°41'43" EAST, 142.17 FEET;

COURSE No. 2: RUN THENCE, NORTH 64°30'44" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 67.52 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 3: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 660.00 FEET, THROUGH A CENTRAL ANGLE OF 03°13'36" TO THE LEFT, AN ARC DISTANCE OF 40.63 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF TRACT "O-3" (OPEN SPACE), AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", LAST SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF NORTH 62°44'56" EAST, 40.62 FEET; RUN THENCE, ALONG THE WESTERLY, SOUTHERLY, AND THEN EASTERLY BOUNDARY OF SAID TRACT "O-3" (OPEN SPACE), AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", THE FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 15°26'59" WEST, A DISTANCE OF 169.81 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 31°08'12" WEST, A DISTANCE OF 13.33 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING EASTERLY;

COURSE No. 3: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 171°03'33" TO THE RIGHT, AN ARC DISTANCE OF 39.20 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°30'05" EAST, 39.05 FEET;

COURSE No. 4: RUN THENCE, SOUTH 58°51'48" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 9.06 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 31°08'12" EAST, A DISTANCE OF 130.00 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT "SWMF-1" (STORM WATER MANAGEMENT FACILITY) AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A"; RUN THENCE, ALONG THE AFORESAID SOUTHERLY BOUNDARY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 58°51'48" EAST, A DISTANCE OF 302.05 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 60°50'18" EAST, A DISTANCE OF 59.30 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 71°19'46" EAST, A DISTANCE OF 82.24 FEET, TO A POINT, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF LOT 125, "WATERSONG AT RIVERTOWN-PHASE TWO-A", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 106, PAGES 75 THROUGH 82 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 18°40'14" WEST, ALONG THE WESTERLY LINE OF SAID LOT 125, A DISTANCE OF 130.00 FEET, TO THE MOST SOUTHWEST CORNER OF LOT 125, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 1,143,601 SQUARE FEET, OR 26.25 ACRES, MORE OR LESS, IN AREA.

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

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREINAFTER BE KNOWN AS "WATERSONG AT RIVERTOWN - PHASE TWO-B", 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 RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "PINELLAS WAY" (A PRIVATE ROAD RIGHT-OF-WAY), IS HEREBY IRREVOCABLY DEDICATED TO WATERSONG AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "O-1", "O-2", "O-3" AND "O-4", (OPEN SPACE) ARE HEREBY DEDICATED TO WATERSONG AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC. IN PERPETUITY FOR MAINTENANCE OF THE TRACTS, LANDSCAPING, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THOSE EASEMENTS DESIGNATED ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, AND RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND THEIR SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER AND/OR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT RETAINS THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER AND/OR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT 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 ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. ALL EASEMENTS NOT OTHERWISE ADDRESSED OR DEDICATED ARE TO REMAIN PRIVATELY OWNED.

TRACTS "C" (CONSERVATION TRACT) AND TRACTS "SWMF-1" AND "SWMF-2" (STORMWATER MANAGEMENT FACILITIES) 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, AND 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.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10" 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.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO THE JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHT-OF-WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AN OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "BELL SOUTH EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC D/B/A AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE AND USE OF COMMUNICATION EQUIPMENT AND/OR OTHER PUBLIC UTILITIES.

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: _____

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

TYPE OR PRINT NAME

WITNESS: _____

TYPE OR PRINT NAME

NOTARY FOR MATTAMY JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE 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 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

Watersong at Rivertown - Phase Two-B

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.

MAP BOOK _____ PAGE _____

SHEET TWO (2) 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

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 803), U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 7, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTHEW RIVERTOWN LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1014 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°32'24" 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 DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL BE 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 DEFINED 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 RESTRICTED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

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

7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1980), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

THE ST. JOHNS COUNTY GIS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
a) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(±) 2,068,837.270151, AND E(±) 453,788.927478
b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(±) 2,068,070.942891, AND E(±) 457,528.338248

THIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MAY 12, 2021, WHICH HAS SHOWN THE FOLLOWING:

9. CONSERVATION EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3008, PAGE 1777, AMENDMENT TO CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4122, PAGE 1892.

SURVEYOR'S COMMENT: A PORTION OF THE CONSERVATION EASEMENT RECORDED IN THIS INSTRUMENT AFFECTS THE PLATTED LANDS AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

10. CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4040, PAGE 1482.

SURVEYOR'S COMMENT: A PORTION OF THE CONSERVATION EASEMENT RECORDED IN THIS INSTRUMENT AFFECTS THE PLATTED LANDS AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

11. TEMPORARY GRADING AND SLOPE EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4654, PAGE 403.

SURVEYOR'S COMMENT: THIS INSTRUMENT DOES NOT AFFECT THE LANDS SHOWN ON THIS PLAT, AND WILL BE REMOVED BEFORE THE FINAL PLAT LETTER IS PREPARED.

12. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4870, PAGE 1426; FIRST AMENDMENT TO TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4897, PAGE 1223.

SURVEYOR'S COMMENT: THIS EASEMENT IS BLANKET IN NATURE, HOWEVER IT CONTAINS A SELF TERMINATION CLAUSE IN THE FIRST AMENDMENT TO TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4897, PAGE 1223, WHICH STATES: "ON RECORRATION 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, HIS SUCCESSORS AND ASSIGNS, WITHOUT FURTHER ACTION OF THE GRANTOR OR GRANTEE BEING REQUIRED WITH RESPECT TO SUCH EASEMENT AREA"

13. CONSERVATION EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4749, PAGE 109.

SURVEYOR'S COMMENT: A PORTION OF THE CONSERVATION EASEMENT RECORDED IN THIS INSTRUMENT AFFECTS THE PLATTED LANDS AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

14. CONSERVATION EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4772, PAGE 1821.

SURVEYOR'S COMMENT: THESE CONSERVATION EASEMENTS DO NOT AFFECT THE LANDS SHOWN ON THIS PLAT, AND WILL BE REMOVED BEFORE THE FINAL PLAT LETTER IS PREPARED.

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 "WATERSONG AT RIVERTOWN - PHASE TWO-B" 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 "WATERSONG AT RIVERTOWN - PHASE TWO-B", 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. 4564

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-B", 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

LEGENDS USED IN THIS PLAT

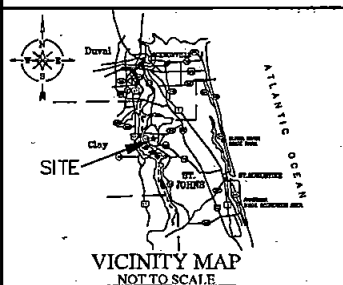
LEGEND	DEFINITION
◇	SET Pk. & DISK CONCRETE MONUMENT WITH DISK STAMPED "PKL LD MKT"
◆	ROUND Pk. & DISK CONCRETE MONUMENT WITH DISK STAMPED "PKL LD MKT"
●	SET PK. NAIL & DISK STAMPED "PKL LD MKT"

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LB	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM &	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CB	CURVED BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PCG	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
LS	TABULATED LINE TABLE
R/W	RIGHT OF WAY
D/T	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
MD	MAP BOOK
PB	PLAT BOOK
FE	PAGE
ML	MATCH LINE
EA-E	EA ELECTRIC EASEMENT
EA-FE	EA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
EMT	EASEMENT
SRVWD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT



Watersong at Rivertown - Phase Two-B

BEING A 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

WATERSONG AT RIVERTOWN
Map Book 99, pages 1-21

MAP BOOK ____ PAGE ____

SHEET THREE (3) 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

KEY MAP
(NOT TO SCALE)

SEE SHEET FIVE (5)

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

WATERSONG AT RIVERTOWN
PHASE TWO-A
Map Book 106, pages 75-82

SEE SHEET FOUR (4)

SEE SHEET SIX (6)

WATERSONG AT RIVERTOWN
PHASE TWO-A
Map Book 106, pages 75-82

SEE SHEET SEVEN (7)

SEE SHEET EIGHT (8)

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

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Watersong at Rivertown - Phase Two-B

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TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	82°12'48"	40.24'	S 62°33'50" W	36.03'
C2	71.64'	48°09'32"	60.22'	S 37°48'18" W	58.46'
C60	130.00'	17°16'33"	39.20'	S 67°30'05" E	39.05'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	295.56'	12°27'57"	64.31'	S 65°05'47" E	64.18'
C11	89.54'	14°40'45"	22.94'	S 23°47'49" W	22.88'

CURVE TABLE FOR RIGHT-OF-WAY DATA

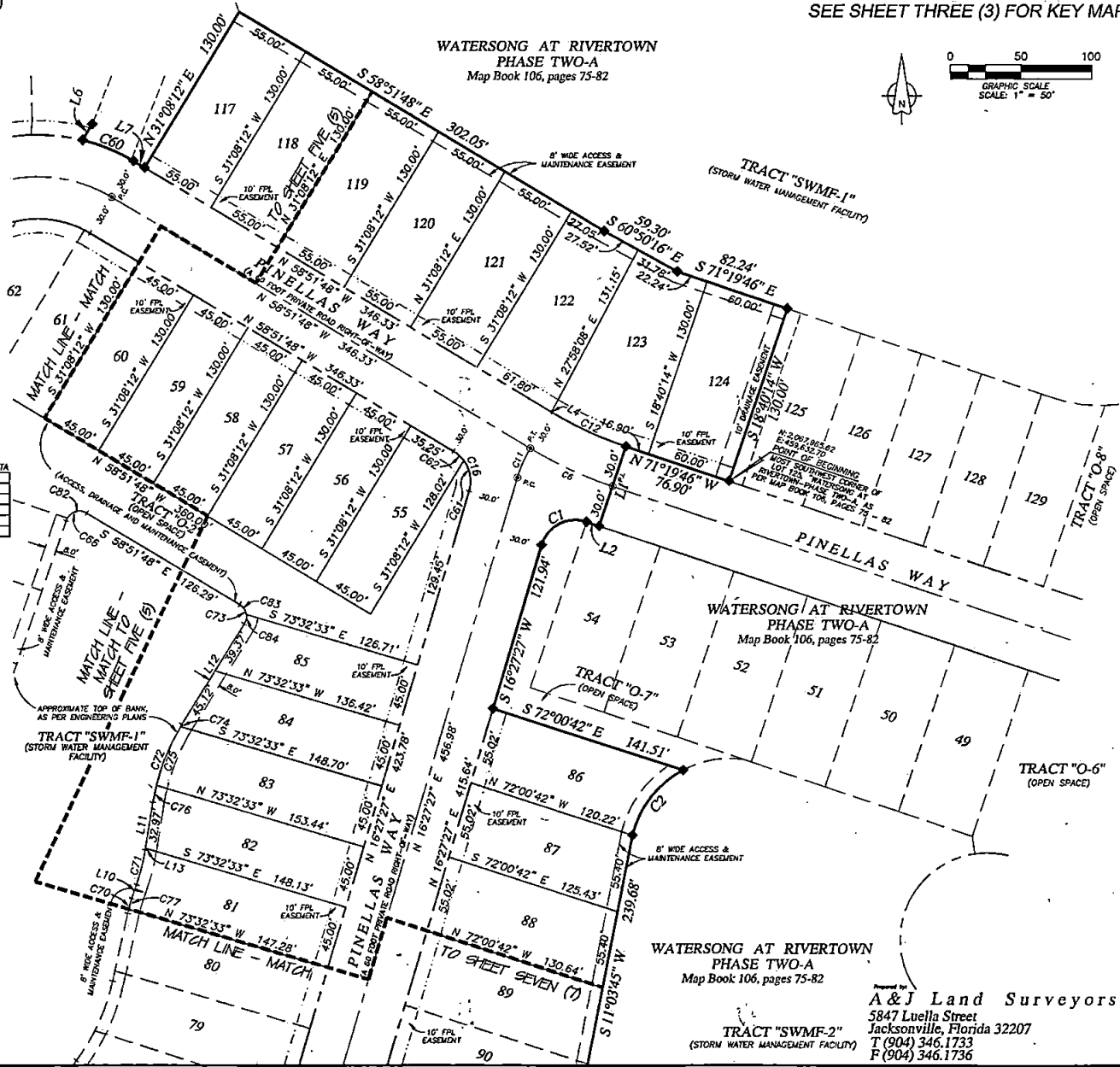
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	265.56'	12°27'57"	57.78'	S 65°05'47" E	57.68'
C16	25.00'	75°19'15"	32.86'	N 21°12'11" W	30.55'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C61	25.00'	57°21'49"	22.85'	N 09°43'28" W	22.05'
C62	25.00'	22°57'28"	10.02'	N 47°23'08" W	9.95'
C66	10.00'	102°05'01"	17.82'	S 70°05'41" W	15.55'
C70	100.00'	6°14'57"	10.91'	S 15°37'23" W	10.90'
C71	150.00'	9°39'59"	25.31'	N 13°54'52" E	25.28'
C72	150.00'	22°19'02"	59.30'	S 20°24'24" W	58.91'
C73	10.00'	90°35'43"	15.81'	N 13°33'57" W	14.22'
C74	150.00'	0°34'52"	1.52'	S 31°26'29" W	1.52'
C75	150.00'	17°21'01"	45.42'	S 22°28'33" W	45.25'
C76	150.00'	4°43'10"	12.36'	S 11°28'27" W	12.35'
C77	100.00'	4°31'45"	7.90'	S 16°28'58" W	7.90'
C82	10.00'	90°30'53"	15.80'	S 75°52'45" W	14.21'
C83	10.00'	49°16'51"	8.60'	N 34°13'23" E	8.34'
C84	10.00'	41°18'52"	7.21'	N 11°04'29" E	7.08'

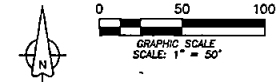
LINE	BEARING	DISTANCE
L1	S 18°40'14" W	60.00'
L2	N 71°19'45" W	9.29'
L6	S 31°08'12" W	13.33'
L7	S 58°51'48" E	9.08'

LINE	BEARING	DISTANCE
L4	N 58°51'48" W	0.47'
L10	S 18°44'51" W	10.64'
L11	N 09°04'53" E	34.19'
L12	S 31°43'53" W	84.49'
L13	S 09°04'53" W	1.22'



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



WATERSONG AT RIVERTOWN
PHASE TWO-A
Map Book 106, pages 75-82

Prepared by
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Watersong at Rivertown - Phase Two-B

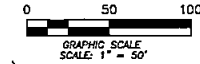
BEING A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____

SHEET 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 PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	660.00'	122°15'7"	142.44'	N 70°41'43" E	142.17'
C5	660.00'	3°31'36"	40.63'	N 62°44'56" E	40.62'
C60	130.00'	17°16'33"	39.20'	S 67°30'05" E	39.05'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	100.00'	102°27'42"	178.63'	S 69°54'21" W	156.93'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	130.00'	102°27'42"	232.49'	S 69°54'21" W	202.72'
C17	70.00'	102°27'42"	125.18'	S 69°54'21" W	109.15'

CURVE TABLE FOR LOTS AND TRACTS

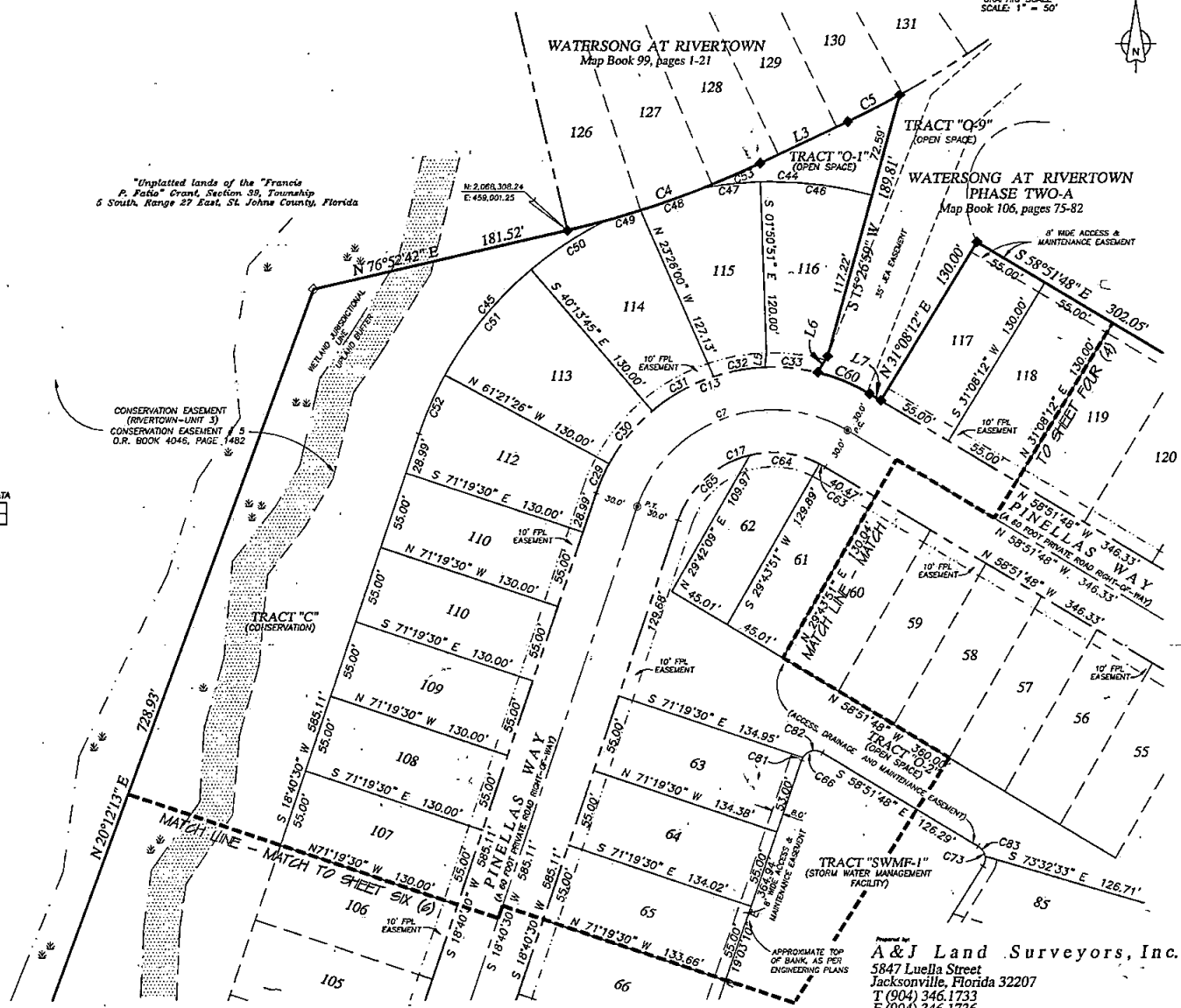
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C29	130.00'	9°58'04"	22.62'	S 23°39'50" W	22.59'
C30	130.00'	21°07'41"	47.94'	S 39°12'24" W	47.67'
C31	130.00'	21°47'46"	49.45'	S 60°40'08" W	49.16'
C32	130.00'	15°55'04"	36.12'	S 79°31'32" W	36.00'
C33	130.00'	16°22'35"	37.16'	N 84°19'39" W	37.03'
C44	260.00'	26°11'57"	118.89'	N 67°32'59" W	117.85'
C45	260.00'	44°51'34"	203.57'	S 41°05'17" W	198.41'
C46	260.00'	17°17'50"	78.49'	N 83°11'56" W	78.19'
C47	260.00'	6°54'07"	40.40'	S 83°42'06" W	40.36'
C48	680.00'	3°58'54"	46.86'	N 70°17'45" E	45.86'
C49	650.00'	7°11'55"	75.26'	N 73°23'00" E	73.26'
C50	260.00'	13°45'49"	62.45'	S 56°39'09" W	62.31'
C51	260.00'	21°07'41"	95.68'	S 39°12'24" W	95.33'
C52	260.00'	9°58'04"	46.23'	S 23°39'52" W	45.18'
C53	650.00'	3°47'34"	43.69'	N 66°24'51" E	43.68'
C63	70.00'	3°42'41"	4.53'	N 60°43'08" W	4.53'
C64	70.00'	40°46'42"	49.82'	N 82°57'53" W	49.78'
C65	70.00'	57°58'14"	70.82'	S 47°39'37" W	67.84'
C66	16.00'	102°05'01"	17.82'	S 70°05'41" W	15.55'
C73	10.00'	90°55'43"	16.81'	N 13°33'57" W	14.22'
C81	10.00'	11°34'08"	2.02'	S 24°50'14" W	2.02'
C82	10.00'	90°30'53"	15.80'	S 75°52'45" W	14.21'
C83	10.00'	49°18'51"	8.60'	N 34°13'23" W	8.24'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L3	N 64°30'44" E	67.52'
L6	S 31°08'12" W	13.33'
L7	S 58°51'48" E	9.08'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L5	N 05°45'54" E	10.12'



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Watersong at Rivertown - Phase Two-B

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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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	102.00'	90°24'16"	157.79'	S 26°31'38" E	141.92'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C14	130.00'	90°24'16"	205.12'	S 26°31'38" E	184.50'
C16	70.00'	90°24'16"	110.45'	S 26°31'38" E	99.54'

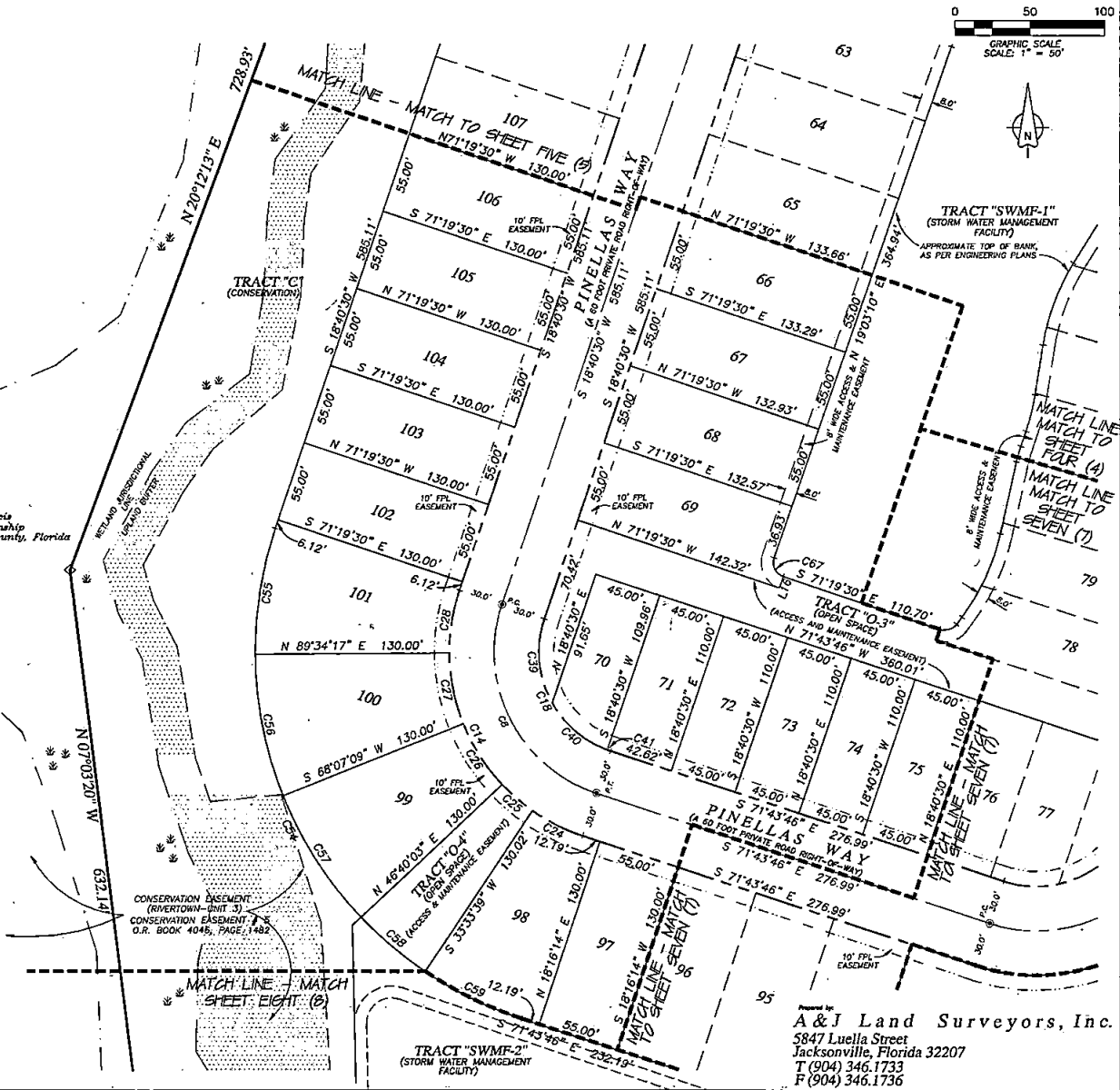
CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	130.00'	16°36'54"	37.70'	S 63°25'18" E	37.57'
C25	130.00'	11°46'55"	26.73'	S 49°13'24" E	26.69'
C26	130.00'	21°27'08"	48.67'	S 32°36'22" E	48.39'
C27	130.00'	21°27'05"	48.67'	S 11°09'16" E	48.39'
C28	130.00'	15°06'13"	43.34'	S 09°07'23" W	43.14'
C39	70.00'	47°57'05"	58.58'	S 05°18'04" E	56.89'
C40	70.00'	40°30'24"	49.49'	S 49°31'50" E	48.46'
C41	70.00'	1°58'43"	2.38'	S 70°45'24" E	2.38'
C54	260.00'	90°24'16"	410.24'	S 26°31'38" E	389.99'
C55	260.00'	19°08'13"	86.69'	S 09°07'23" W	86.29'
C56	260.00'	21°27'07"	97.35'	S 11°09'17" E	96.78'
C57	260.00'	21°27'06"	97.35'	S 32°36'23" E	96.78'
C58	260.00'	12°26'40"	56.42'	S 49°33'16" E	56.36'
C59	260.00'	15°57'09"	72.39'	S 63°43'11" E	72.16'
C67	10.00'	90°22'40"	15.77'	S 26°08'10" E	14.19'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L16	S 18°40'56" W	8.00'

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



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MAP BOOK _____ PAGE _____

SHEET SEVEN (7) OF EIGHT (8) SHEETS

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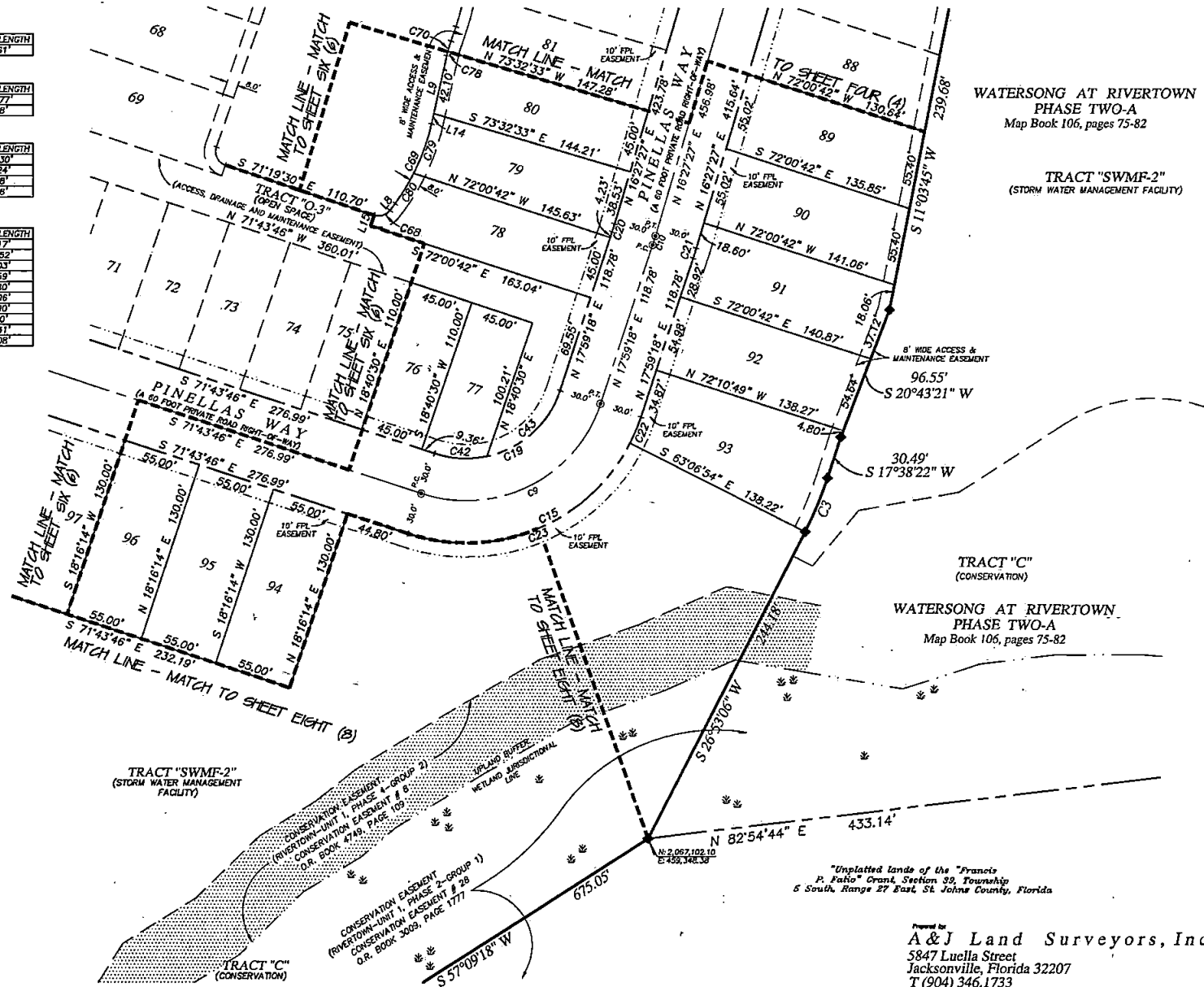
CURVE TABLE FOR PLAT BOUNDARY					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CJ	268.22'	8°53'48"	41.65'	S 22°26'12" W	41.61'

CURVE TABLE FOR CENTERLINE DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	100.00'	90°16'56"	157.57'	N 63°07'48" E	141.77'
C10	250.00'	1°31'52"	6.68'	N 17°13'22" E	6.68'

CURVE TABLE FOR RIGHT-OF-WAY DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	130.00'	90°18'56"	204.84'	N 63°07'48" E	184.30'
C19	70.00'	90°18'56"	110.30'	N 63°07'48" E	99.24'
C20	220.00'	1°31'52"	5.88'	N 17°13'22" E	5.88'
C21	280.00'	1°31'52"	7.48'	N 17°13'22" E	7.48'

CURVE TABLE FOR LOTS AND TRACTS DATA					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	130.00'	8°53'48"	20.19'	N 22°26'12" E	20.17'
C23	130.00'	81°23'08"	184.66'	N 67°34'40" E	169.92'
C42	70.00'	30°40'15"	37.47'	S 87°03'53" E	37.03'
C43	70.00'	59°36'41"	72.83'	N 47°47'59" E	89.59'
C68	10.00'	72°17'52"	12.62'	N 72°51'54" E	11.80'
C69	150.00'	2°52'44"	62.51'	N 24°26'16" E	62.06'
C70	100.00'	6°14'57"	10.91'	S 15°37'23" W	10.90'
C78	100.00'	1°43'12"	3.00'	S 13°21'50" W	3.00'
C79	150.00'	14°17'23"	37.41'	N 19°38'36" E	37.31'
C80	150.00'	9°35'21"	25.10'	N 31°34'58" E	25.08'

LINE TABLE FOR LOTS AND TRACTS DATA		
LINE	BEARING	DISTANCE
LB	N 36°22'38" E	6.05'
L9	S 12°29'54" W	49.61'
L14	S 12°29'54" W	7.51'
L15	S 17°59'18" W	8.04'



WATERSONG AT RIVERTOWN
PHASE TWO-A
Map Book 106, pages 75-82

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

TRACT "C"
(CONSERVATION)

WATERSONG AT RIVERTOWN
PHASE TWO-A
Map Book 106, pages 75-82

"Unplatted lands of the "Francis
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5 South, Range 27 East, St. Johns County, Florida

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MAP BOOK _____ PAGE _____

SHEET EIGHT (8) of EIGHT (8) SHEETS

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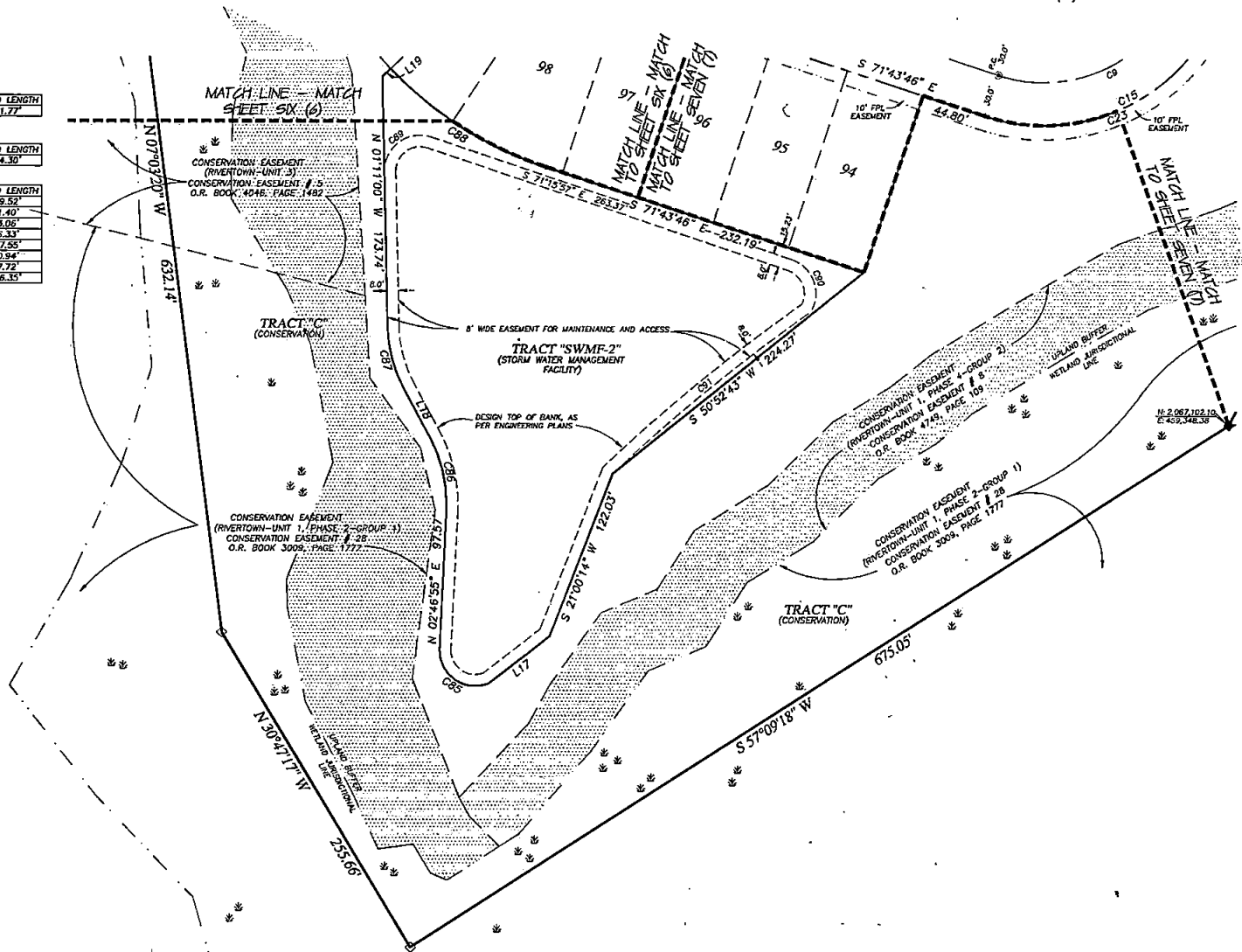


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	100.00'	90°16'55"	157.57'	N 63°07'46" E	141.77'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	130.00'	90°16'56"	204.84'	N 63°07'46" E	184.30'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	130.00'	81°23'08"	184.65'	N 67°34'40" E	169.52'
C85	25.00'	111°48'07"	48.78'	S 55°54'03" E	41.40'
C86	100.00'	30°46'18"	53.71'	N 12°35'11" W	53.06'
C87	100.00'	26°47'13"	46.76'	S 14°34'40" E	46.33'
C88	200.00'	26°23'43"	129.86'	S 57°31'51" E	121.55'
C89	25.00'	109°55'03"	47.95'	S 53°46'32" W	40.94'
C90	25.00'	97°57'12"	42.74'	N 22°17'21" W	37.72'
C91	1242.48'	8°08'21"	176.50'	S 59°18'58" W	176.35'

LINE	BEARING	DISTANCE
L17	S 52°03'45" W	53.53'
L18	N 27°58'20" W	37.51'
L19	S 46°40'03" W	7.59'



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

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