

RESOLUTION NO. 2021- 9  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
ESTATES AT RIVERTOWN.

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 ESTATES AT RIVERTOWN.

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 \$788,060.09 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$213,903.10 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 19 day of January, 2021.

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

BY: Henry Dean

Henry Dean, Vice Chairman

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

**RENDITION DATE** 1/21/21

Larry Halterman  
Deputy Clerk



# ESTATES at RIVERTOWN

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

## CAPTION

ESTATES AT RIVERTOWN  
A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHERLY CORNER OF TRACT "C-1", (CONSERVATION AREA), AS SHOWN ON THE PLAN OF "RIVERTOWN-PARCEL 23-PHASE 2", AS RECORDED IN MAP BOOK 93, PAGES 7 THROUGH 14 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND ALSO BEING THE POINT OF THE SOUTHWESTERLY BOUNDARY OF TRACT "C-4", (CONSERVATION AREA), AS RECORDED IN MAP BOOK 101, PAGES 52 THROUGH 58 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 45°48'24" WEST, ALONG THE AFORESAID SOUTHWESTERLY BOUNDARY OF "ARBORS AT RIVERTOWN-PHASE ONE", A DISTANCE OF 663.68 FEET, TO A POINT; RUN THENCE, NORTH 17°02'45" EAST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT "C-6", AND THEN ALONG THE WESTERLY TERMINUS OF "RIVERTOWN MAIN STREET", AS SHOWN ON THE AFORESAID PLAN OF "ARBORS AT RIVERTOWN-PHASE ONE", A DISTANCE OF 80.00 FEET, TO A POINT; RUN THENCE, NORTH 72°33'33" WEST, A DISTANCE OF 167.00 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 490.00 FEET, THROUGH A CENTRAL ANGLE OF 54°13'19" FEET, TO THE LEFT, AN ARC DISTANCE OF 463.71 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°19'21" WEST, 463.80 FEET; RUN THENCE, SOUTH 57°12'48" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 663.62 FEET, TO A POINT; RUN THENCE, NORTH 32°44'14" WEST, DEPARTING FROM AFORESAID TANGENCY, A DISTANCE OF 621.71 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 53.00 FEET, THROUGH A CENTRAL ANGLE OF 55°55'43" TO THE LEFT, AN ARC DISTANCE OF 51.60 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING NORTHWESTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 50°48'05" WEST, 42.76 FEET; CONTINUE THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 163.74 FEET, THROUGH A CENTRAL ANGLE OF 10°10'51" TO THE RIGHT, AN ARC DISTANCE OF 34.10 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONTINUING NORTHWESTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 35°17'10" WEST, 203.74 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 15°13'51" TO THE LEFT, AN ARC DISTANCE OF 13.20 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 61°30'15" WEST, 56.64 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,237.79 FEET, THROUGH A CENTRAL ANGLE OF 0°43'54" TO THE RIGHT, AN ARC DISTANCE OF 178.50 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°00'00" WEST, 178.46 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,201.30 FEET, THROUGH A CENTRAL ANGLE OF 0°74'47" TO THE LEFT, AN ARC DISTANCE OF 174.35 FEET, TO A POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°20'42" WEST, 174.21 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 167.00 FEET, THROUGH A CENTRAL ANGLE OF 40°12'55" TO THE RIGHT, AN ARC DISTANCE OF 148.53 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°42'42" WEST, 148.42 FEET; RUN THENCE, SOUTH 58°12'44" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 116.00 FEET, TO A POINT; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 75°49'34" TO THE LEFT, AN ARC DISTANCE OF 111.46 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°44'57" WEST, 102.86 FEET; RUN THENCE, SOUTH 05°10'00" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 16.05 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 0°72'57" TO THE LEFT, AN ARC DISTANCE OF 69.32 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°32'56" EAST, 63.90 FEET; RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 4,825.45 FEET, THROUGH A CENTRAL ANGLE OF 01°44'53" TO THE LEFT, AN ARC DISTANCE OF 87.30 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°20'00" EAST, 87.30 FEET; RUN THENCE, SOUTHWESTERLY ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 13°59'54" TO THE LEFT, AN ARC DISTANCE OF 33.60 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°40'51" EAST, 30.51 FEET; CONTINUE THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 242.00 FEET, THROUGH A CENTRAL ANGLE OF 2°33'57" TO THE LEFT, AN ARC DISTANCE OF 69.63 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING EASTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°53'05" EAST, 69.63 FEET; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 3°17'18" TO THE LEFT, AN ARC DISTANCE OF 128.91 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING EASTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°44'00" EAST, 128.40 FEET; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 17°55'11" TO THE RIGHT, AN ARC DISTANCE OF 151.09 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHWESTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 00°23'05" EAST, 150.46 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 133.00 FEET, THROUGH A CENTRAL ANGLE OF 5°33'21" TO THE LEFT, AN ARC DISTANCE OF 124.51 FEET, TO A POINT; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 70°23'44" EAST, 120.01 FEET; RUN THENCE, SOUTH 10°52'45" EAST, A DISTANCE OF 102.11 FEET, TO A POINT ON THE ARC OF A CURVE LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 750.00 FEET, THROUGH A CENTRAL ANGLE OF 02°40'23" TO THE LEFT, AN ARC DISTANCE OF 35.76 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 69°47'14" EAST, 35.77 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 65°27'01" TO THE RIGHT, AN ARC DISTANCE OF 37.20 FEET, TO THE POINT OF TANGENCY OF LAST SAID ARC; SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°49'17" EAST, 33.92 FEET; RUN THENCE, SOUTH 26°05'45" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 187.18 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 950.00, THROUGH A CENTRAL ANGLE OF 19°45'45" TO THE RIGHT, AN ARC DISTANCE OF 331.41 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°12'23" EAST, 329.77 FEET; RUN THENCE, SOUTH 05°10'00" EAST, ALONG LAST SAID TANGENCY, (A PORTION OF WHICH IS THE WESTERLY RIGHT-OF-WAY LINE OF "KENDALL CROSSING DRIVE", AS PER THE PLAN OF "HAVEN AT RIVERTOWN-PHASE ONE", AS SHOWN ON THE PLAN THEREOF, RECORDED IN MAP BOOK 103, PAGES 80 THROUGH 89 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 351.16 FEET, TO THE POINT OF CURVATURE OF AFORESAID "KENDALL CROSSING DRIVE" AS SHOWN ON THE PLAN OF "HAVEN AT RIVERTOWN-PHASE ONE"; AS SHOWN ON THE PLAN THEREOF, RECORDED IN MAP BOOK 103, PAGES 80 THROUGH 89 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF "KENDALL CROSSING DRIVE", AS SHOWN ON THE AFORESAID PLAN OF "HAVEN AT RIVERTOWN-PHASE ONE", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 03°41'01" EAST, A DISTANCE OF "80.00 FEET", TO A POINT ON THE "ARC OF A CURVE", LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 21°00'45" TO THE LEFT, AN ARC DISTANCE OF 95.36 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°49'23" EAST, 94.82 FEET;

COURSE No. 3: RUN THENCE, SOUTH 27°19'46" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 155.25 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 SOUTHWESTERLY, AND HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 19°33'14" TO THE RIGHT, AN ARC DISTANCE OF 180.88 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF "RETREAT AND WESTLAKE AT RIVERTOWN", AS SHOWN ON THE PLAN THEREOF, RECORDED IN MAP BOOK 93, PAGES 74 THROUGH 80 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; LAST SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°33'09" EAST, 180.00 FEET; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID "RETREAT AND WESTLAKE AT RIVERTOWN", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 67°57'31" EAST, ALONG THE NORTHERLY LINE OF TRACT "O-1", (OPEN SPACE) AND TRACT "C-1", (CONSERVATION AREA), ALL IN THE AFORESAID PLAN OF "RETREAT AND WESTLAKE AT RIVERTOWN", A DISTANCE OF 484.89 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 10°10'00" EAST, CONTINUING ALONG THE AFORESAID NORTHERLY BOUNDARY OF TRACT "C-1", (CONSERVATION AREA) OF SAID "RETREAT AND WESTLAKE AT RIVERTOWN", A DISTANCE OF 241.17 FEET, TO A POINT ON THE WESTERLY LINE OF TRACT "C-1", (CONSERVATION AREA), OF "RIVERTOWN-PARCEL 23-PHASE 2", AS SHOWN ON THE PLAN THEREOF, RECORDED IN MAP BOOK 93, PAGES 7 THROUGH 14 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY AND THEN NORTHWESTERLY BOUNDARY OF TRACT "C-1", (CONSERVATION AREA), OF "RIVERTOWN-LARCEL 23-PHASE 2", AS SHOWN ON THE PLAN THEREOF, RECORDED IN MAP BOOK 93, PAGES 7 THROUGH 14 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 12°40'48" WEST, A DISTANCE OF 330.30 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 10°10'00" EAST, A DISTANCE OF 593.61 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 65°45'55" EAST, A DISTANCE OF 637.34 FEET, TO THE AFORESAID MOST NORTHERLY CORNER OF SAID TRACT "C-1", (CONSERVATION AREA), AS SHOWN ON THE AFORESAID PLAN OF "RIVERTOWN-PARCEL 23-PHASE 2", AND ALSO BEING THE POINT OF BEGINNING.

THE LANDS TRUS DESCRIBED CONTAINS 2,115,635 SQUARE FEET OR 48.55 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 SAID HEREINAFTER BE KNOWN AS "ESTATES AT RIVERTOWN", 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 "RIVERTOWN MAIN STREET", "KENDALL CROSSING DRIVE" AND "HIGHLAWAY COURT" ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON.

TRACTS "O-1", "O-2", "O-3", AND "O-4", (OPEN SPACE, LANDSCAPING), TRACT "C-1", (CONSERVATION AREA), TRACTS "P-1" AND "P-2" (PARKS) AND TRACTS "SWM-1", "SWM-2", AND "SWM-3", (STORMWATER MANAGEMENT FACILITIES) AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 160, FLORIDA STATUTES ("RIVERS EDGE CDD"), EXCEPT AS HEREAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE CDD SHALL HAVE THE RIGHT OF ACCESS 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 TO ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACTS "C-1", (CONSERVATION AREA) 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 SAID ARC GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

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

MATTAMY JACKSONVILLE LLC, THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE AND INDEMNIFY JEA AND SAVE IT HARMLESS FROM ITS SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONJUNCTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER EASEMENT, OR ANY OTHER PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE LIFT STATION TRACT "L" OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER TRACT. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE OBLIGATIONS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER EASEMENT WITH LIKE-KIND MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFOR.

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

THOSE EASEMENTS DESIGNATED AS "AT&T/BELL SOUTH EASEMENT" AND THAT 10' WIDE AT&T/BELL SOUTH ACCESS EASEMENT ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC D/B/A/ A.T. & 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.

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

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 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: \_\_\_\_\_

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

# ESTATES at RIVERTOWN

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND A PORTION OF THE "FRANCIS P. FATIO" GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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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 901), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE NORTHERLY ADJACENT 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 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS IN PEGS 204" 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 OBTAINED 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 CONNECTION 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 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/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 PURPOSES.
- THE ST. JOHNS COUNTY GIS CONTROL POINTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
- a) CONTROL POINT "G113", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,086,837.270181, AND E(4): 433,788.927478
  - b) CONTROL POINT "T014", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,086,070.542891, AND E(4): 437,528.338248

**ABBREVIATIONS USED IN THIS PLAT**

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CD	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
POC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	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
DOT	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
MB	MAP BOOK
PB	PLAT BOOK
PL	PAGE
ML	MATCH LINE
EA-E	EJA ELECTRIC EASEMENT
EA-EE	EJA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT
SRWAD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

**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, PART 1, PLATING, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
BY: BRANDON J. PATTY  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

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

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

BY: \_\_\_\_\_  
CHAIR - 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, PLATING, OF THE FLORIDA STATUTES.

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

**CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT**

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

BY: \_\_\_\_\_  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

**CERTIFICATE OF PLAT REVIEW**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATING, 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 "ESTATES at RIVERTOWN", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

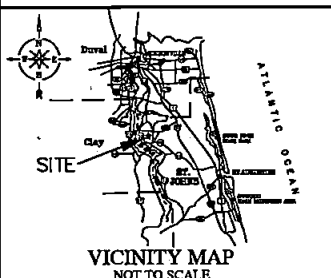
Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

**LEGENDS USED IN THIS PLAT**

LEGEND	DEFINITION
◇	SET 6" x 6" CONCRETE MONUMENT WITH POK, STAMPED "PRM, LD AND
◆	FOUND 6" x 4" CONCRETE MONUMENT WITH POK, STAMPED "PRM, LD AND
●	SET 6" x 4" x 4" POK, STAMPED "PCP, LD AND

**HATCHINGS USED IN THIS PLAT**

HATCHING	DEFINITION
[Hatched Box]	DEFINES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS
[Hatched Box]	DEFINES PRESERVED WETLANDS



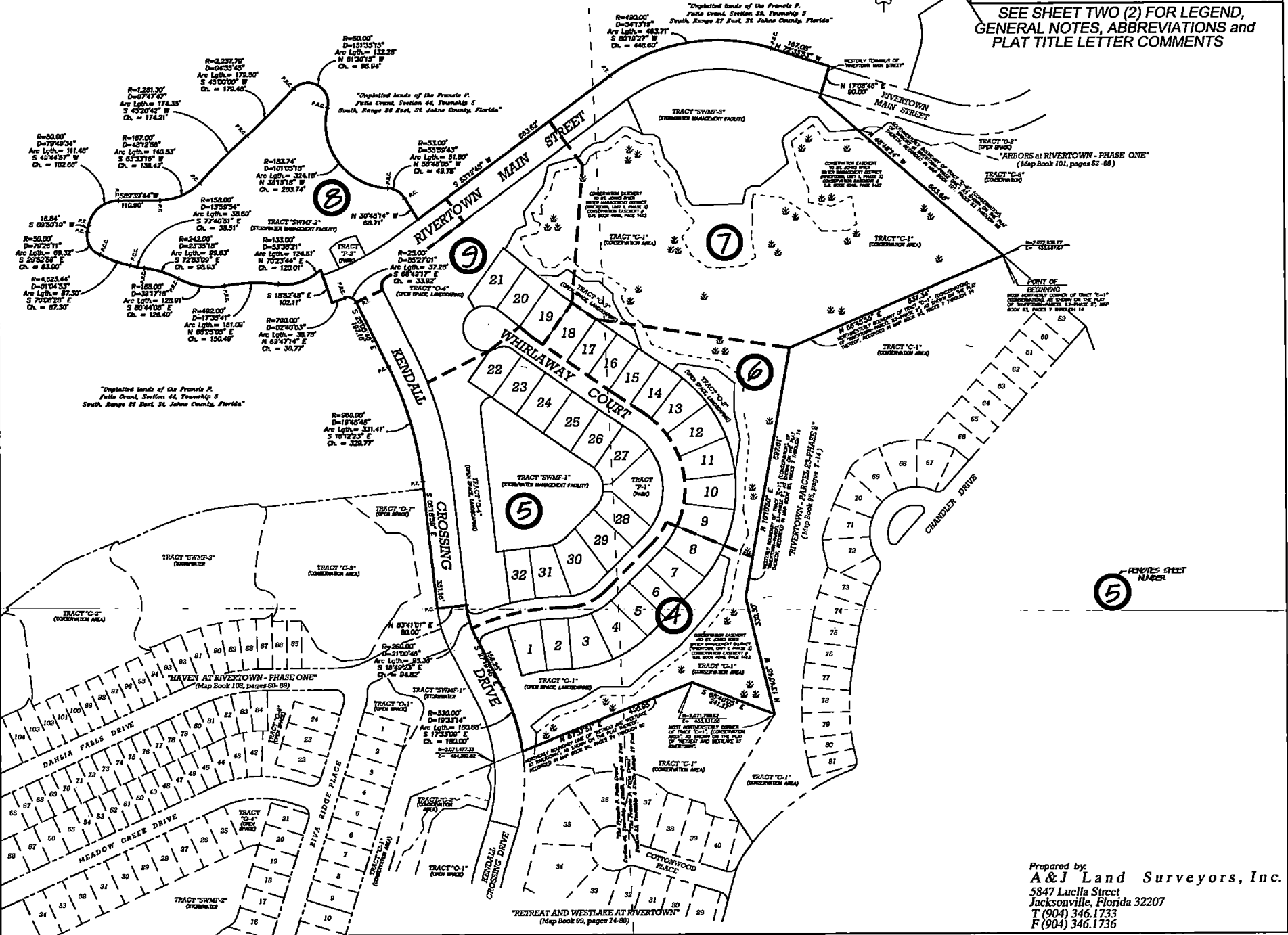
# ESTATES at RIVERTOWN

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND A PORTION OF THE "FRANCIS P. FATIO" GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 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



Prepared by:  
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# ESTATES at RIVERTOWN

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND A PORTION OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 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

0 50 100  
GRAPHIC SCALE  
SCALE: 1" = 50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C55	570.00'	18°33'14"	180.88'	S 17°33'09" E	182.00'
C218	250.00'	21°00'46"	93.35'	S 18°49'23" E	94.82'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	300.00'	21°39'48"	110.02'	S 15°48'23" E	105.41'
C28	500.00'	20°12'35"	211.65'	S 78°07'46" W	210.55'
C29	150.00'	43°48'16"	114.68'	N 65°19'57" E	111.91'
C30	220.00'	100°31'29"	305.99'	N 05°48'56" W	330.35'
C33	300.00'	23°33'55"	94.38'	S 24°02'48" E	94.35'
C34	300.00'	14°25'51"	75.65'	S 13°32'25" E	75.45'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C39	25.00'	94°57'35"	41.43'	S 20°09'02" W	36.85'
C40	570.00'	20°38'16"	284.68'	S 77°55'37" W	283.88'
C41	180.00'	43°48'16"	137.62'	N 55°19'57" E	134.29'
C42	250.00'	100°31'29"	438.62'	N 05°48'56" W	304.49'
C217	250.00'	6°45'05"	30.64'	S 23°57'13" E	30.82'
C219	250.00'	13°47'01"	62.55'	S 13°41'09" E	62.40'

LINE	BEARING	DISTANCE
L12	S 68°01'26" W	72.21'
L13	S 83°14'05" W	26.80'

LINE	BEARING	DISTANCE
L15	S 88°14'05" W	26.80'
L140	S 27°20'55" E	28.85'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C107	390.00'	16°40'54"	113.35'	N 36°05'22" E	113.15'
C108	350.00'	34°04'43"	231.96'	N 10°42'54" W	230.58'
C123	430.00'	14°12'03"	105.58'	S 81°09'04" W	105.30'
C174	570.00'	6°24'13"	63.71'	S 78°45'55" W	63.62'
C175	570.00'	9°10'29"	91.22'	S 78°37'17" W	91.18'
C176	570.00'	5°11'54"	50.00'	S 85°43'10" W	48.99'
C177	180.00'	20°19'52"	63.00'	N 78°04'24" E	63.41'
C178	180.00'	20°30'31"	64.43'	N 57°59'28" E	64.09'
C179	180.00'	2°58'24"	6.34'	N 45°56'00" E	9.34'
C180	250.00'	4°19'16"	20.31'	N 42°05'11" E	20.30'
C181	250.00'	15°01'34"	55.55'	N 37°25'43" E	55.38'
C182	430.00'	9°22'17"	70.33'	S 78°43'11" W	70.25'
C183	430.00'	4°49'45"	36.24'	S 85°49'12" W	35.23'
C192	320.00'	11°34'45"	6.87'	N 87°37'12" E	6.87'
C193	320.00'	20°29'14"	114.42'	N 76°45'42" E	113.87'
C194	320.00'	20°24'50"	114.02'	N 56°18'30" E	113.42'
C165	320.00'	1°40'18"	9.34'	N 45°19'58" E	9.34'
C195	390.00'	5°28'39"	37.28'	N 41°41'25" E	37.27'
C197	390.00'	15°01'34"	102.28'	N 31°26'23" E	101.89'

LINE	BEARING	DISTANCE
L141	N 03°41'01" E	80.00'

TRACT "O-7"  
(OPEN SPACE)

TRACT "O-7"  
(OPEN SPACE)

TRACT "SWMF-1"  
(STORMWATER MANAGEMENT FACILITY)

LINE	BEARING	DISTANCE
L24	S 88°14'05" W	26.80'
L30	S 82°15'05" E	28.47'
L31	N 14°05'28" E	38.02'
L32	N 10°54'44" E	65.01'
L33	N 38°48'02" E	82.23'
L34	N 41°14'10" E	88.48'
L35	N 52°50'13" E	114.59'
L36	N 46°45'09" E	92.07'
L37	S 83°48'42" E	79.81'
L38	N 57°52'50" E	62.59'
L39	N 70°31'52" E	64.55'
L40	N 51°41'24" E	73.24'
L41	N 39°19'57" W	24.99'
L42	N 05°19'06" E	28.88'
L43	N 07°50'27" E	7.17'
L44	S 87°57'51" W	35.87'

TRACT "P-1"  
(PARK)

TRACT "P-1"  
(PARK)

TRACT "O-1"  
(OPEN SPACE, LANDSCAPING)

TRACT "O-1"  
(OPEN SPACE, LANDSCAPING)

TRACT "O-1"  
(OPEN SPACE, LANDSCAPING)

TRACT "C-1"  
(CONSERVATION AREA)

TRACT "C-1"  
(CONSERVATION AREA)

TRACT "C-1"  
(CONSERVATION AREA)

TRACT "C-1"  
(CONSERVATION AREA)

TRACT "C-1"  
(CONSERVATION AREA)

TRACT "C-1"  
(CONSERVATION AREA)

TRACT "C-1"  
(CONSERVATION AREA)

**"RETREAT AND WESTLAKE AT RIVERTOWN"**  
(Map Book 99, pages 74-80)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C144	200.00'	83°26"	31.03'	N 07°11'20" W	31.00'

LINE	BEARING	DISTANCE
L105	S 02°44'33" E	53.71'
L107	S 11°38'03" E	31.02'

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"RIVERTOWN - PARCEL 23-PHASE 2"  
(Map Book 95, pages 7-14)

Francis P. Fatio Grant  
Section 44, Township 5 South, Range 26 East  
Francis P. Fatio Grant  
Section 39, Township 5 South, Range 27 East

# ESTATES at RIVERTOWN

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND A PORTION OF THE "FRANCIS P. FATIO" GRANT IN SECTION 39, TOWNSHIP 5 SOUTH RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

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

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

**CURVE TABLE FOR PLAT BOUNDARY**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	560.00'	19°46'48"	331.41'	S 16°22'31" E	326.77'
C21B	260.00'	2°10'46"	85.36'	S 16°49'23" E	84.82'

**CURVE TABLE FOR CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	300.00'	2°10'46"	110.82'	S 16°49'23" E	109.41'
C25	1000.00'	19°46'48"	345.22'	N 16°12'23" W	343.51'
C26	600.00'	2°12'39"	211.65'	S 78°07'46" W	210.55'
C29	150.00'	43°48'18"	114.68'	N 66°19'57" E	111.91'
C30	220.00'	100°31'29"	385.89'	N 65°49'56" W	336.35'
C31	230.00'	4°23'57"	17.64'	S 62°43'40" E	17.63'
C32	73.89'	22°07'39"	28.57'	N 61°17'43" W	28.40'
C34	300.00'	14°28'51"	75.65'	S 13°32'26" E	75.45'

**CURVE TABLE FOR RIGHT-OF-WAY DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C45	42.00'	67°39'11"	48.59'	N 84°22'00" W	46.76'
C46	260.00'	4°23'37"	19.94'	S 52°43'40" E	19.93'
C47	190.00'	100°31'29"	333.35'	N 65°49'56" W	292.21'
C48	120.00'	43°48'18"	91.74'	N 66°19'57" E	89.53'
C49	630.00'	2°02'07"	221.40'	S 78°10'01" W	220.26'
C50	25.00'	105°35'03"	46.07'	S 89°26'31" E	39.82'
C51	1040.00'	19°46'48"	359.03'	N 16°12'23" E	357.25'
C219	280.00'	13°47'01"	62.55'	S 13°41'09" E	62.40'

**CURVE TABLE FOR LOT AND TRACT DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C72	62.00'	18°11'37"	19.69'	N 70°54'13" E	19.60'
C73	260.00'	4°11'56"	18.05'	S 52°37'48" E	18.05'
C74	260.00'	0°11'51"	0.86'	S 54°40'30" E	0.86'
C83	75.00'	100°29'26"	131.53'	N 05°48'49" W	115.31'
C86	75.00'	39°43'24"	50.69'	N 63°47'31" E	49.73'
C87	33.00'	90°38'33"	52.21'	S 39°00'18" W	46.93'
C89	75.00'	9°24'20"	12.31'	N 51°20'58" W	12.30'
C204	190.00'	20°17'44"	67.30'	N 45°56'49" W	66.90'
C205	190.00'	69°42'39"	231.17'	N 00°56'38" W	217.17'
C206	190.00'	10°31'06"	34.88'	N 39°10'15" E	34.83'
C207	120.00'	38°32'06"	80.71'	N 63°41'52" E	78.20'
C208	120.00'	5°16'10"	11.04'	N 85°36'00" E	11.03'
C209	630.00'	5°01'13"	60.70'	S 85°28'28" W	60.66'
C210	630.00'	13°23'51"	70.11'	S 62°24'45" W	70.11'
C211	630.00'	8°14'08"	69.56'	S 72°13'02" W	69.46'
C212	75.00'	7°29'50"	8.81'	N 79°24'16" E	8.81'
C213	75.00'	31°13'33"	40.67'	N 60°02'35" E	40.37'
C214	75.00'	35°56'37"	47.05'	N 26°27'30" E	46.28'
C215	75.00'	15°20'25"	20.08'	N 00°48'59" E	20.02'
C216	75.00'	59°47'34"	52.09'	N 26°45'01" W	51.05'

**CURVE TABLE FOR EASEMENT(S) DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C122	25.00'	13°23'51"	5.83'	S 59°22'40" W	45.57'
C126	25.00'	90°31'48"	39.50'	S 91°34'53" E	35.52'
C144	200.00'	8°53'26"	31.03'	N 07°11'20" W	31.00'
C145	200.00'	15°39'16"	54.64'	N 06°53'00" W	54.47'
C157	1040.00'	3°51'51"	70.14'	N 24°09'51" W	70.13'

## "HAVEN at RIVERTOWN-PHASE ONE"

(Map Book 103, pages 80-89)

**LINE TABLE FOR PLAT BOUNDARY**

LINE	BEARING	DISTANCE
L141	N 75°09'10" W	80.00'

**LINE TABLE FOR RIGHT-OF-WAY DATA**

LINE	BEARING	DISTANCE
L16	N 52°32'24" W	8.60'
L17	N 88°14'05" E	28.80'

**LINE TABLE FOR CENTERLINE DATA**

LINE	BEARING	DISTANCE
L12	S 68°01'26" W	72.21'
L13	S 88°14'05" W	26.60'
L14	N 50°32'24" W	9.25'

**LINE TABLE FOR LOT AND TRACT DATA**

LINE	BEARING	DISTANCE
L23	N 54°55'28" W	3.89'
L37	N 82°30'57" E	9.76'
L139	N 87°28'41" E	13.75'
L139	S 85°56'58" W	23.05'

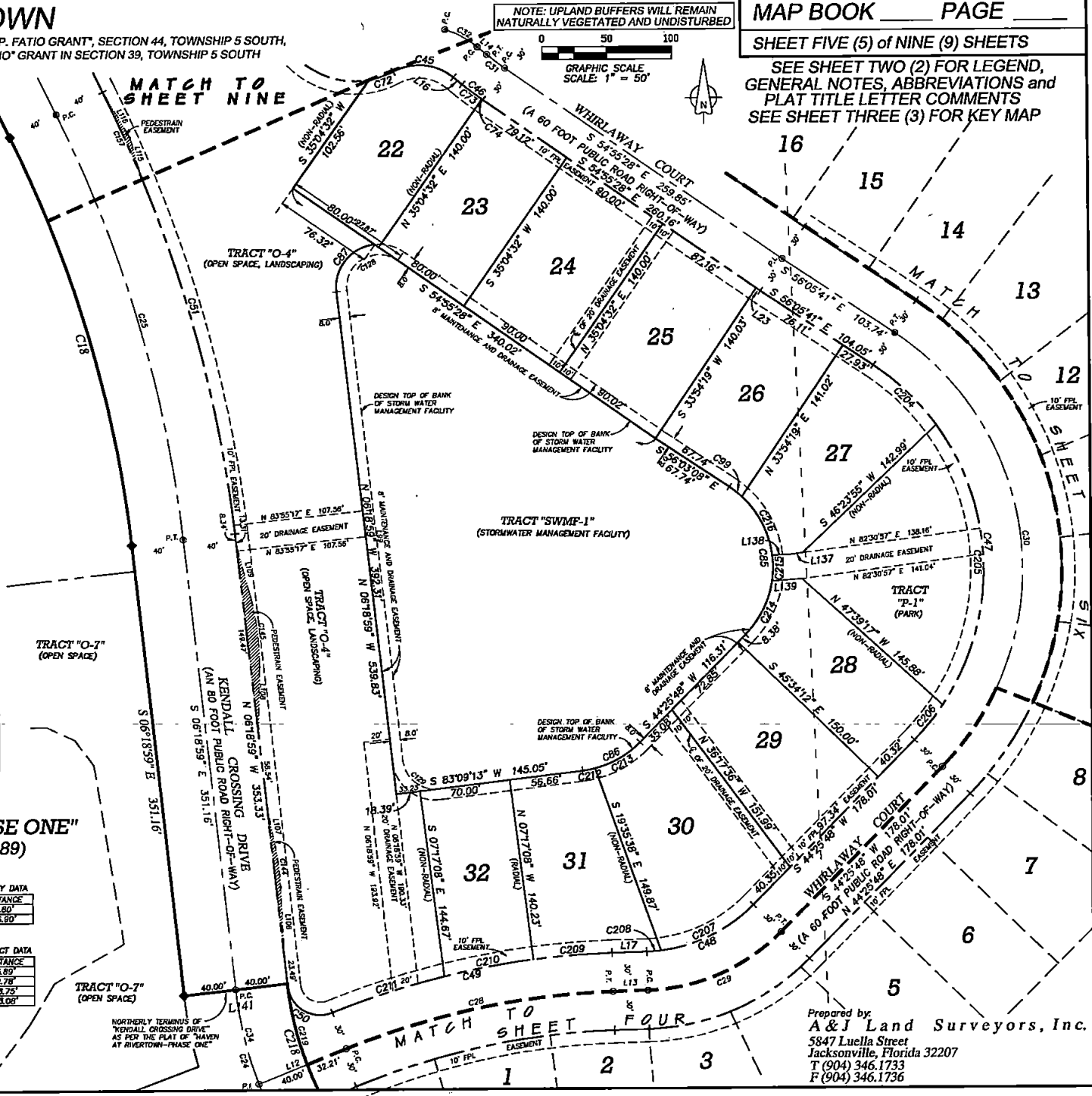
**LINE TABLE FOR EASEMENT(S) DATA**

LINE	BEARING	DISTANCE
L99	S 08°18'59" E	367.00'
L108	S 02°44'57" E	63.71'
L107	S 11°38'03" E	31.02'
L108	N 00°56'37" E	53.37'
L109	S 14°42'39" E	42.51'
L115	S 15°17'49" E	28.82'
L116	S 30°39'43" E	40.83'

**LINE TABLE FOR EASEMENT(S) DATA**

LINE	BEARING	DISTANCE
L119	S 08°18'59" E	351.16'

NORTHERLY TERMINUS OF "NODALLY CROSSING DRIVE" AS PER THE PLAT OF "HAVEN at RIVERTOWN-PHASE ONE"



Prepared by:  
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# ESTATES at RIVERTOWN

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND A PORTION OF THE "FRANCIS P. FATIO" GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

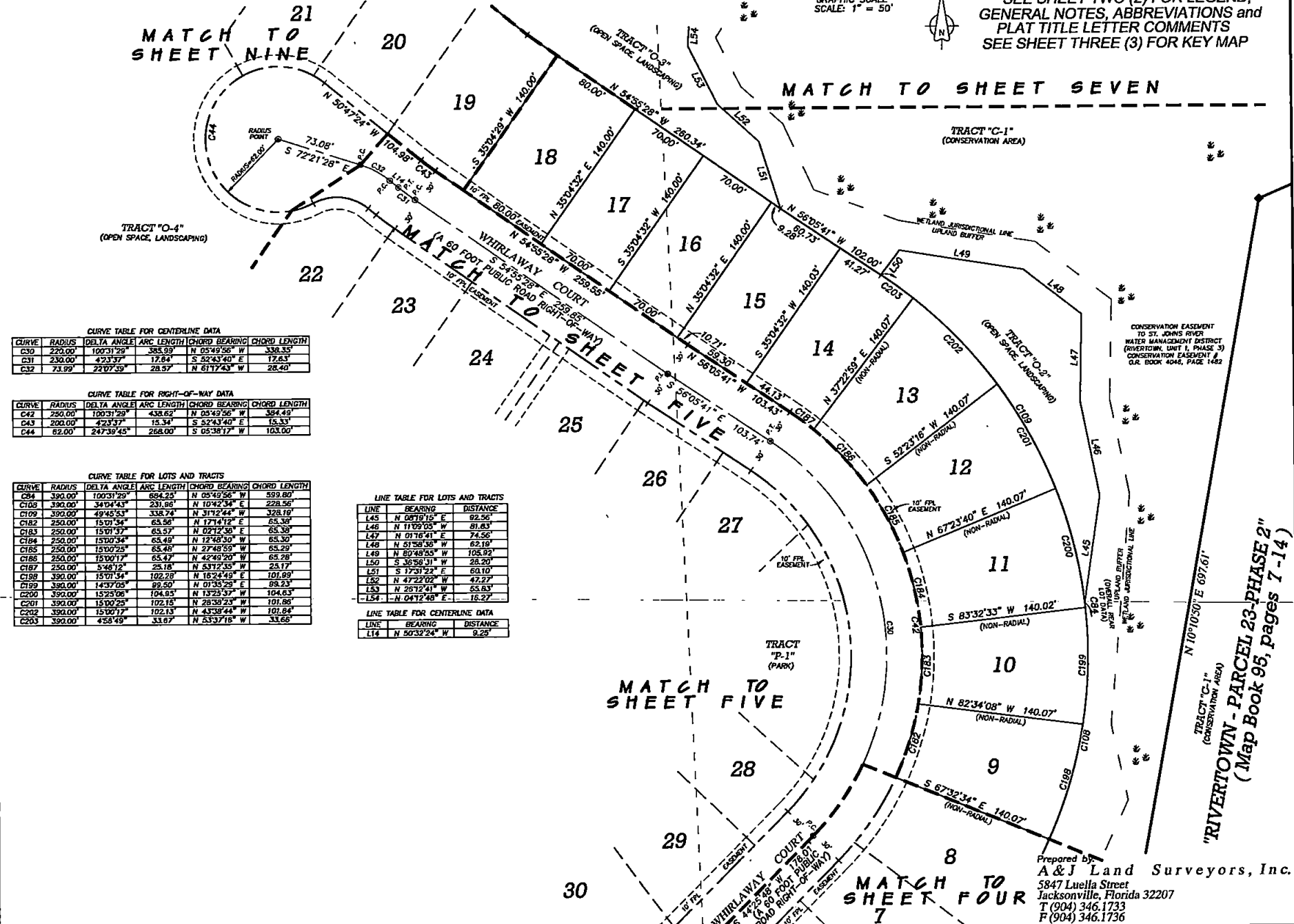
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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

0 50 100

GRAPHIC SCALE  
SCALE: 1" = 50'



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C30	270.00'	100°31'29"	388.99'	N 05°49'56" W	338.35'
C31	230.00'	42°33'57"	17.84'	S 52°43'40" E	17.63'
C32	73.99'	22°07'39"	28.57'	N 61°17'43" W	28.40'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C42	280.00'	100°31'29"	438.62'	N 05°49'56" W	384.49'
C43	200.00'	42°33'57"	15.34'	S 52°43'40" E	15.33'
C44	82.00'	247°39'45"	268.00'	S 05°38'17" W	103.00'

CURVE TABLE FOR LOTS AND TRACTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C04	390.00'	100°31'29"	684.25'	N 05°49'56" W	599.80'
C108	390.00'	34°04'43"	231.86'	N 10°42'34" E	228.56'
C109	390.00'	49°45'53"	338.74'	N 31°12'44" W	328.19'
C182	250.00'	15°01'34"	65.56'	N 17°14'12" E	65.38'
C183	250.00'	15°01'37"	65.57'	N 02°12'58" E	65.38'
C184	250.00'	15°00'54"	65.48'	N 12°48'50" W	65.30'
C185	250.00'	15°00'25"	65.48'	N 27°48'59" W	65.29'
C186	250.00'	15°00'17"	65.47'	N 42°48'20" W	65.28'
C187	250.00'	5°48'12"	25.18'	N 53°12'35" W	25.17'
C188	390.00'	15°01'34"	102.29'	N 16°24'48" E	101.89'
C189	390.00'	14°37'05"	99.50'	N 01°35'29" E	83.23'
C200	390.00'	15°29'06"	104.85'	N 13°23'57" W	104.63'
C201	390.00'	15°00'25"	102.15'	N 28°39'23" W	101.86'
C202	390.00'	15°00'17"	102.13'	N 43°38'44" W	101.84'
C203	390.00'	4°58'49"	33.97'	N 53°37'18" W	33.68'

LINE TABLE FOR LOTS AND TRACTS

LINE	BEARING	DISTANCE
L45	N 08°18'15" E	82.56'
L46	N 11°09'05" W	81.83'
L47	N 01°16'41" E	74.56'
L48	N 81°58'36" W	62.19'
L49	N 60°48'55" W	108.92'
L50	S 36°58'31" W	28.90'
L51	S 17°31'22" E	60.10'
L52	N 47°22'02" W	47.27'
L53	N 26°12'41" W	55.83'
L54	N 04°12'48" E	18.27'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L14	N 80°32'24" W	9.25'

"RIVERTOWN - PARCEL 23-PHASE 2"  
 (Map Book 95, Pages 7-14)

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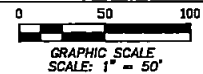


# ESTATES at RIVERTOWN

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, AND A PORTION OF THE "FRANCIS P. FATIO" GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

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

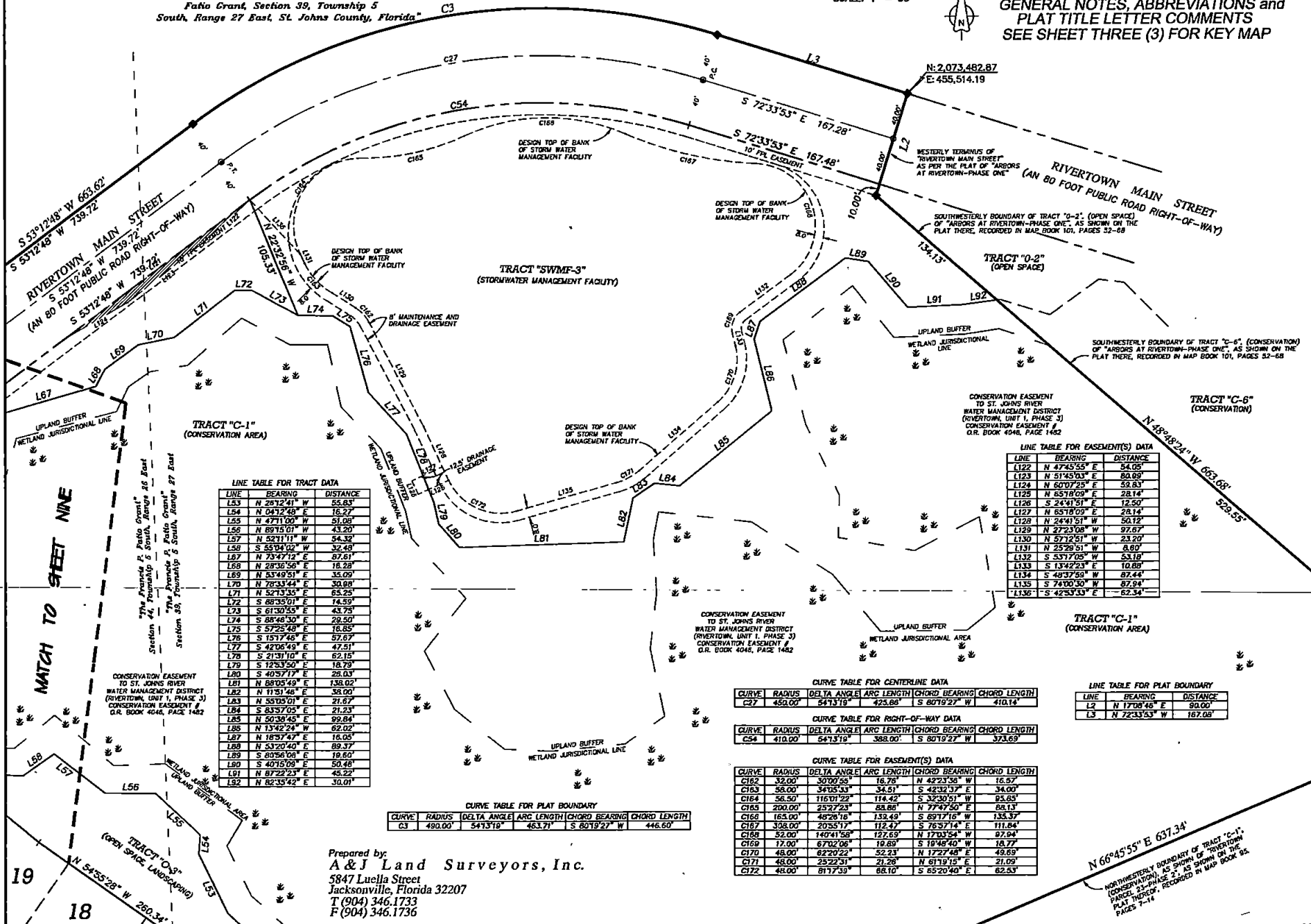
NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED



MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 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 TRACT DATA

LINE	BEARING	DISTANCE
L83	N 2612'41" W	55.83
L84	N 0412'48" E	16.27
L85	N 4711'00" W	51.08
L86	N 6916'01" W	43.20
L87	N 5211'11" W	54.32
L88	S 5504'02" W	32.48
L89	N 7347'12" E	87.61
L90	N 2836'56" E	18.28
L91	N 5349'51" E	35.09
L92	N 7233'44" E	30.88
L93	N 5213'35" E	65.25
L94	S 8835'01" E	14.59
L95	S 6130'55" E	43.75
L96	S 8848'50" E	29.50
L97	S 5725'49" E	16.85
L98	S 1517'46" E	57.67
L99	S 4206'49" E	47.51
L100	S 2131'10" E	62.15
L101	S 1253'50" E	18.79
L102	S 4035'17" E	28.03
L103	N 8805'49" E	138.02
L104	N 1151'46" E	38.00
L105	N 5503'01" E	21.67
L106	S 8157'05" E	21.23
L107	N 5036'45" E	99.84
L108	N 1342'24" W	62.02
L109	N 1857'47" E	16.05
L110	N 5320'40" E	89.37
L111	S 8056'08" E	19.60
L112	S 4075'09" E	50.48
L113	N 8722'23" E	45.22
L114	N 8215'42" E	30.01

LINE TABLE FOR EASEMENT(S) DATA

LINE	BEARING	DISTANCE
L122	N 4745'55" E	54.05
L123	N 5145'03" E	80.89
L124	N 5007'25" E	59.83
L125	N 6578'09" E	28.14
L126	S 2441'51" E	12.50
L127	N 6578'09" E	28.14
L128	N 2441'51" E	50.12
L129	N 2723'08" W	97.67
L130	N 5712'51" W	23.20
L131	N 2529'51" W	8.80
L132	S 5317'05" W	53.18
L133	S 1342'23" E	10.88
L134	S 4837'50" W	87.44
L135	S 7400'30" W	87.94
L136	S 4253'33" E	62.34

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C27	450.00	5413'19"	425.86'	S 8019'27" W	410.14'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C54	410.00	5413'19"	368.00'	S 8019'27" W	373.69'

CURVE TABLE FOR EASEMENT(S) DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C162	32.00	3070'55"	16.78'	N 4223'56" W	16.57'
C163	38.00	3405'33"	34.51'	S 4232'37" E	34.00'
C164	56.50	11610'22"	114.42'	S 3230'51" W	95.85'
C165	200.00	2572'23"	88.88'	N 7747'50" E	88.13'
C166	165.00	4878'16"	153.49'	S 6917'14" W	153.37'
C167	308.00	2055'17"	112.47'	S 7657'14" E	111.84'
C168	17.00	14041'58"	127.65'	N 1703'54" W	92.94'
C169	17.00	6702'06"	19.89'	S 1948'40" W	18.77'
C170	48.00	6220'22"	52.23'	N 1727'48" E	49.89'
C171	48.00	2522'31"	21.28'	N 6119'15" E	21.09'
C172	48.00	8177'59"	88.10'	S 6320'40" S	62.53'

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	490.00	5413'19"	463.71'	S 8019'27" W	446.60'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L2	N 1728'45" E	89.00
L3	N 7233'53" W	167.05

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N 6645'55" E 637.34'  
NORTHWESTERLY BOUNDARY OF TRACT "C-1", (CONSERVATION AREA), AS SHOWN ON THE PLAT THERE, RECORDED IN MAP BOOK 98, PAGE 23-24.

MATCH TO SHEET NINE  
19  
18

# ESTATES at RIVERTOWN

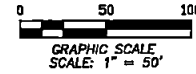
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MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	790.00'	2°40'03"	36.78'	N 69°47'14" E	36.77'
C17	25.00'	85°27'01"	37.28'	S 89°49'17" E	33.92'
C286	33.00'	53°59'43"	51.80'	N 54°48'03" W	49.76'
C287	183.74'	101°05'16"	324.18'	N 36°15'18" W	283.74'
C288	50.00'	151°35'15"	132.28'	N 81°30'15" W	96.94'
C289	2237.79'	4°35'45"	179.50'	S 45°00'00" W	176.46'
C290	1281.30'	7°47'47"	174.35'	S 45°20'42" W	174.21'
C291	167.00'	48°12'56"	140.83'	S 63°31'16" W	136.42'
C292	80.00'	72°45'34"	111.46'	S 49°44'57" W	102.66'
C293	50.00'	78°28'11"	68.32'	S 29°32'56" E	63.90'
C294	4625.44'	1°04'53"	87.30'	S 70°08'28" E	87.30'
C295	158.00'	13°59'54"	38.60'	S 77°40'31" E	38.51'
C296	242.00'	23°59'18"	88.83'	S 72°53'09" E	88.83'
C297	188.00'	39°17'18"	128.81'	S 80°44'08" E	126.40'
C298	492.00'	17°35'41"	151.09'	N 88°25'05" E	150.49'
C299	133.00'	53°38'21"	124.51'	N 70°23'44" E	120.01'

LINE	BEARING	DISTANCE
L141	S 09°50'10" W	18.84'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C26	750.00'	17°54'27"	234.41'	N 69°10'02" E	233.48'
C35	750.00'	37°45'39"	94.82'	N 67°29'56" E	84.76'
C36	750.00'	10°10'48"	139.59'	N 56°32'43" E	139.19'

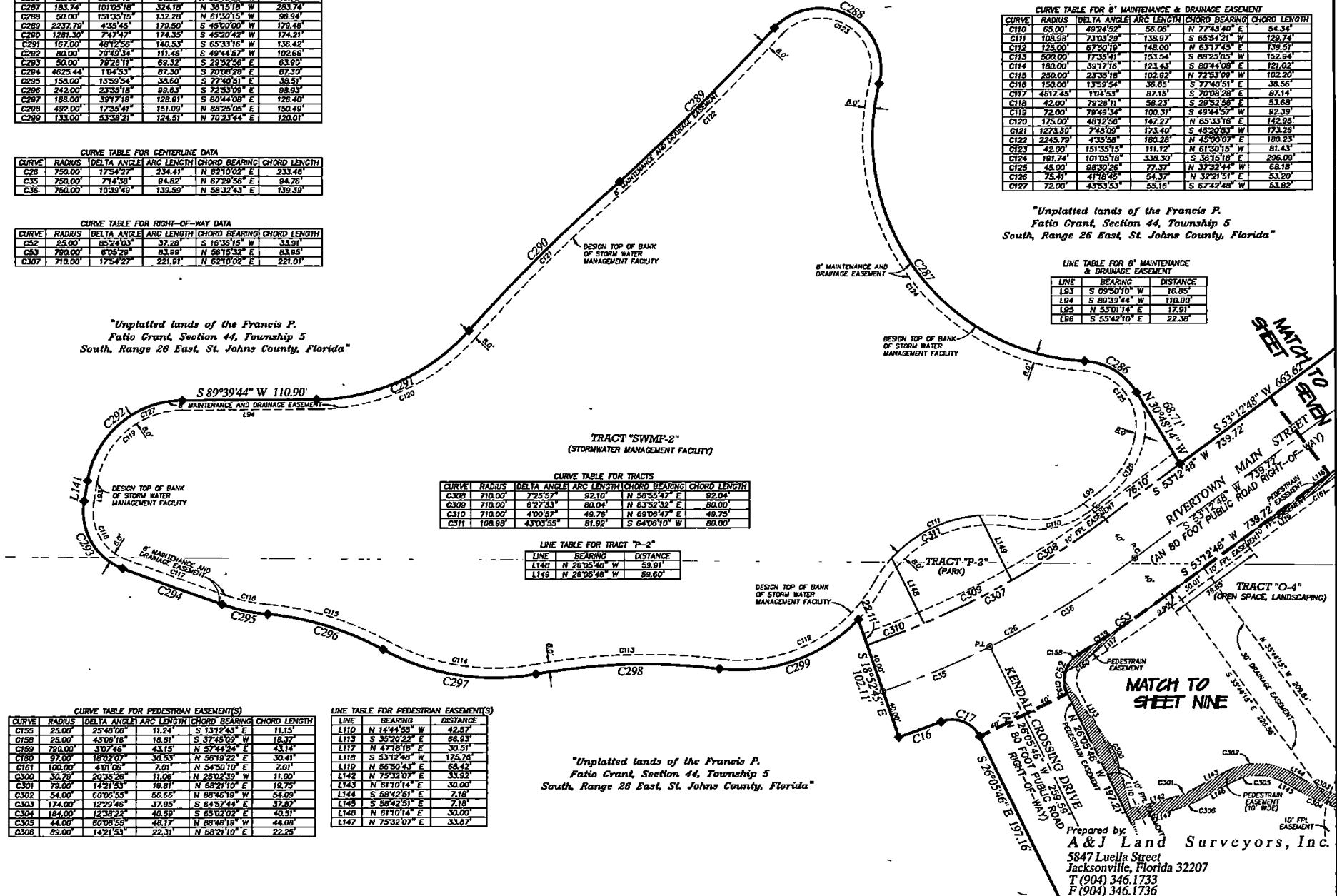
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C32	25.00'	85°24'03"	37.28'	S 16°38'15" W	33.91'
C33	790.00'	6°05'29"	83.99'	N 56°15'32" E	83.85'
C307	710.00'	17°54'27"	221.81'	N 62°10'02" E	221.01'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C110	65.00'	49°24'52"	56.08'	N 77°43'40" E	54.34'
C111	108.99'	73°03'29"	138.97'	S 65°54'21" W	129.74'
C112	125.00'	67°30'19"	148.00'	N 63°17'45" E	139.51'
C113	500.00'	17°35'41"	153.54'	S 88°25'05" W	152.94'
C114	180.00'	39°17'18"	123.43'	S 80°44'08" E	121.02'
C115	250.00'	23°35'18"	102.82'	N 72°53'09" E	102.20'
C116	150.00'	13°59'54"	38.85'	S 77°40'51" E	38.56'
C117	4617.45'	1°04'53"	87.15'	S 70°08'28" E	87.14'
C118	42.00'	78°28'11"	58.23'	S 29°32'56" E	53.68'
C119	72.00'	78°49'14"	100.31'	S 49°44'57" W	92.39'
C120	175.00'	48°12'56"	147.27'	N 65°33'16" E	142.96'
C121	1273.30'	7°48'09"	173.40'	S 45°20'42" W	173.26'
C122	2245.79'	4°30'50"	180.28'	N 45°00'07" E	180.23'
C123	42.00'	157°35'15"	111.12'	N 61°30'15" E	81.43'
C124	181.74'	101°05'16"	338.30'	S 36°15'18" E	296.06'
C125	45.00'	88°30'26"	77.37'	N 37°32'44" W	68.18'
C126	75.41'	41°18'45"	54.37'	N 32°21'14" E	53.20'
C127	72.00'	43°53'53"	55.16'	S 67°42'48" W	53.82'

LINE	BEARING	DISTANCE
L93	S 09°50'10" W	16.85'
L94	S 89°39'44" W	110.90'
L95	N 53°01'14" E	17.91'
L96	S 55°42'10" E	22.38'

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

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



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C308	710.00'	7°25'57"	92.10'	N 55°55'47" E	82.04'
C309	710.00'	6°27'33"	80.04'	N 63°52'32" E	80.00'
C310	710.00'	4°00'57"	49.76'	N 69°06'47" E	49.75'
C311	108.88'	43°03'55"	81.92'	S 64°08'10" W	80.00'

LINE	BEARING	DISTANCE
L149	N 28°05'48" W	59.91'
L148	N 26°05'48" W	59.60'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C155	25.00'	25°48'08"	11.24'	S 13°12'43" E	11.15'
C156	25.00'	43°08'16"	18.61'	S 37°45'09" W	18.37'
C157	790.00'	37°45'39"	94.82'	N 57°44'24" E	84.76'
C158	97.00'	180°20'27"	30.53'	N 56°19'22" E	30.41'
C161	100.00'	4°01'06"	7.01'	N 54°30'10" E	7.01'
C300	30.78'	20°35'26"	11.06'	N 25°02'39" W	11.00'
C301	79.00'	14°21'53"	18.21'	N 68°21'10" E	18.75'
C302	54.00'	60°00'35"	65.65'	N 89°45'10" W	54.00'
C303	174.00'	12°29'46"	37.95'	S 84°57'44" E	37.87'
C304	184.00'	12°34'22"	40.59'	S 85°02'02" E	40.51'
C305	44.00'	60°06'56"	48.17'	N 88°48'18" W	44.08'
C308	89.00'	14°21'53"	22.31'	N 68°21'10" E	22.25'

LINE	BEARING	DISTANCE
L110	N 14°44'59" W	42.57'
L113	S 35°20'22" E	66.93'
L117	N 47°18'18" E	30.51'
L118	S 53°12'48" W	175.78'
L119	N 56°50'43" E	68.42'
L142	N 75°32'07" E	33.92'
L143	N 61°10'14" E	30.00'
L144	S 68°42'51" E	7.18'
L145	S 58°42'51" E	7.18'
L146	N 81°10'14" E	30.00'
L147	N 75°32'07" E	33.87'

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

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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



LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L14	N 50°32'24" W	9.25'

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

LINE TABLE FOR PEDESTRIAN EASEMENT

LINE	BEARING	DISTANCE
L110	N 14°44'55" W	42.57'
L113	S 35°20'22" E	66.83'
L115	S 15°17'49" E	29.82'
L116	S 30°36'43" E	40.93'
L117	N 47°19'18" E	30.51'
L118	S 53°12'48" W	175.76'
L119	N 50°50'43" E	68.42'
L120	N 52°49'37" E	72.07'
L142	N 75°32'07" E	33.92'
L143	N 61°10'14" E	30.00'
L144	S 58°42'51" E	7.18'
L145	S 58°42'51" E	7.18'
L146	N 61°10'14" E	30.00'
L147	N 75°32'07" E	33.92'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	1000.00'	18°46'46"	345.22'	N 16°12'23" W	343.51'
C26	750.00'	17°54'27"	234.41'	N 62°10'02" E	233.46'
C31	230.00'	42°33'57"	17.64'	S 52°43'40" E	17.83'
C32	73.99'	22°07'39"	28.57'	N 61°17'43" W	28.40'
C33	750.00'	17°45'58"	84.82'	N 62°10'02" E	84.76'
C38	750.00'	10°59'49"	139.59'	N 58°52'43" E	138.39'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C43	200.00'	42°33'57"	15.34'	S 52°43'40" E	15.33'
C44	62.00'	247°39'45"	268.00'	S 05°38'17" W	103.00'
C51	1040.00'	18°46'46"	358.03'	N 16°12'23" W	357.25'
C52	25.00'	85°24'03"	37.26"	S 16°36'15" E	33.91"
C53	790.00'	6°05'29"	83.99'	N 56°15'32" E	83.95'

CURVE TABLE FOR LOTS AND TRACTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C71	62.00'	161°08'57"	174.36'	S 18°25'30" E	122.33'
C189	62.00'	101°7'47"	11.14'	N 55°40'44" W	11.13'
C190	62.00'	59°10'24"	62.79'	N 65°02'0" W	63.14'
C217	710.00'	17°54'27"	221.91'	N 62°10'02" E	221.01'
C218	710.00'	7°25'57"	82.10'	N 56°55'47" E	92.04'
C219	710.00'	6°27'33"	80.04'	N 53°52'32" E	80.00'
C220	710.00'	4°00'57"	49.76'	N 69°08'47" E	49.75'
C221	108.68'	43°03'55"	81.92'	S 64°06'10" W	80.00'

LINE TABLE FOR LOTS AND TRACTS

LINE	BEARING	DISTANCE
L18	N 28°51'02" W	36.01'
L51	S 17°31'22" E	60.10'
L52	N 47°52'02" W	47.27'
L53	N 28°21'41" W	55.83'
L54	N 04°12'48" E	16.27'
L55	N 47°11'00" W	51.00'
L56	N 89°15'01" W	43.20'
L57	S 59°11'11" W	54.32'
L58	S 53°04'02" W	32.48'
L59	N 07°22'21" W	58.12'
L60	N 27°50'34" E	40.25'
L61	N 33°14'43" E	23.09'
L62	N 65°08'47" E	29.60'
L63	N 13°10'51" W	33.30'
L64	N 37°13'57" E	20.13'
L65	N 13°54'51" E	53.23'
L66	N 35°55'59" E	7.05'
L67	N 73°47'12" E	87.61'
L68	N 28°36'56" E	16.28'
L140	S 26°53'46" E	59.01'
L141	S 26°05'46" E	58.91'

TRACT "SWMP-2" (STORMWATER MANAGEMENT FACILITY)

TRACT "P-1" (PARK)

SHEET EIGHT

TRACT "O-4" (OPEN SPACE, LANDSCAPING)

TRACT "C-1" (CONSERVATION AREA)

CONSERVATION EASEMENT TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (RIVERFRONT, UNIT 1, PHASE 3) CONSERVATION EASEMENT 1 (LIC. BOOK 4046, PAGE 1482)

MATCH TO SHEET 7

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

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	790.00'	2°40'03"	36.78'	N 69°47'14" E	36.77'
C17	25.00'	85°27'01"	37.28"	S 68°49'17" E	33.92"
C18	660.00'	18°46'46"	331.41'	N 16°12'23" W	329.77'
C288	53.00'	55°55'43"	61.50'	N 58°46'05" W	49.78"
C287	163.74'	101°05'18"	324.18'	N 36°15'18" W	283.74'
C299	133.00'	53°38'21"	124.91'	N 70°23'44" E	120.01'

CURVE TABLE FOR PEDESTRIAN EASEMENT(S)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C142	62.00'	20°36'24"	22.30'	S 50°50'46" W	22.18'
C143	62.00'	32°25'15"	35.08'	S 24°18'57" W	34.62'
C156	25.00'	25°42'06"	11.24"	S 13°12'43" E	11.15"
C157	1040.00'	3°51'51"	70.14'	N 24°09'51" W	70.13'
C158	25.00'	43°08'18"	18.91'	S 37°43'05" W	18.37'
C159	790.00'	37°07'46"	43.16'	N 57°44'24" E	43.14'
C160	97.00'	18°02'07"	30.53'	N 56°10'22" E	30.41'
C161	100.00'	4°01'06"	7.01'	N 54°50'10" E	7.01'
C300	30.79'	20°35'26"	11.06'	N 25°02'39" W	11.00'
C301	78.00'	14°27'53"	19.91'	N 69°21'10" E	19.75'
C302	54.00'	67°06'53"	58.58'	N 89°46'19" W	54.09'
C303	174.00'	12°29'46"	37.95'	S 64°57'44" E	37.87'
C304	184.00'	12°38'22"	40.59'	S 65°02'02" E	40.51'
C305	44.00'	60°06'55"	46.17"	N 88°46'19" W	44.08"
C306	89.00'	14°21'53"	22.31'	N 68°21'10" E	22.25'

MATCH TO SHEET 17

MATCH TO SHEET 18

MATCH TO SHEET 23

MATCH TO SHEET 24

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