

RESOLUTION NO. 2021- 96
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN GARDEN DISTRICT NORTH.

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 Rivertown Garden District North.

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 \$1,744,951.45 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$227,602.36 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 16 day of March, 2021.

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

BY: Jeremiah R. Blocker
Jeremiah R. Blocker, Chair

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

Pam Halterman
Deputy Clerk

RENDITION DATE 3/18/21



RIVERTOWN GARDEN DISTRICT NORTH

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

CAPTION:

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

FOR A POINT OF BEGINNING, BEGN AT THE MOST NORTHWESTERLY CORNER OF TRACT "C-4"; (CONSERVATION) AS PER THE PLAT OF "RIVERTOWN-GARDEN DISTRICT-SECTION 1"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EASTERLY BOUNDARY OF TRACT "C-1"; (CONSERVATION), AS PER THE PLAT OF "RIVERTOWN-PARCEL 23-PHASE 3"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 69 PAGES 81 THROUGH 89 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 03°23'56" WEST, ALONG THE AFORESAID EASTERLY BOUNDARY OF TRACT "C-1"; (CONSERVATION), AS PER THE PLAT OF "RIVERTOWN-PARCEL 23-PHASE 3"; A DISTANCE OF 905.39 FEET, TO THE MOST NORTHEAST CORNER OF TRACT "C-1"; AND ALSO BEING A POINT ON THE SOUTHERLY LINE OF TRACT "C-4"; (CONSERVATION), AS PER THE PLAT OF "ARBORS AT RIVERTOWN-PHASE ONE"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 101, PAGES 52 THROUGH 68 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 87°20'21" EAST, ALONG THE SOUTHERLY LINE OF TRACT "C-4"; (CONSERVATION), A DISTANCE OF 235.67 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT "U-21" (UTILITY), AS SHOWN ON THE AFORESAID PLAT OF "ARBORS AT RIVERTOWN-PHASE ONE"; RUN THENCE, ALONG THE SOUTHWESTERLY, AND THEN SOUTHERLY LINE OF SAID TRACT "U-21" (UTILITY), THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 39°42'34" EAST, A DISTANCE OF 33.43 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;
COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,050.00 FEET, THROUGH A CENTRAL ANGLE OF 132°35'10" TO THE LEFT, AN ARC DISTANCE OF 247.29 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°27'37" EAST, 248.71 FEET;

COURSE No. 3: RUN THENCE, SOUTH 53°12'26" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 124.01 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, NORTH 38°47'34" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET, (AN 80 FOOT ROAD RIGHT-OF-WAY), AS PER THE PLAT OF "ENCLAVE AT RIVERTOWN-PHASE TWO-A"; AS SHOWN AND RECORDED IN MAP BOOK 63, PAGES 10 THROUGH 31 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID "RIVERTOWN MAIN STREET", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 53°12'26" EAST, A DISTANCE OF 202.98 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;
COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 57°54'41" TO THE RIGHT, AN ARC DISTANCE OF 50.54 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID POINT ALSO LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF "ORANGE BRANCH TRAIL"; (A 62 FOOT ROAD RIGHT-OF-WAY), AS PER THE PLAT OF "ENCLAVE AT RIVERTOWN-PHASE TWO-A"; AS SHOWN AND RECORDED IN MAP BOOK 63, PAGES 10 THROUGH 31 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°15'50" EAST, 48.41 FEET; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF "ORANGE BRANCH TRAIL", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 04°42'21" WEST, A DISTANCE OF 139.50 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;
COURSE No. 2: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 408.00 FEET, THROUGH A CENTRAL ANGLE OF 01°58'08" TO THE LEFT, AN ARC DISTANCE OF 13.71 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°44'17" WEST, 13.71 FEET;

COURSE No. 3: RUN THENCE, SOUTH 02°46'13" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 67.72 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;
COURSE No. 4: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 718.00 FEET, THROUGH A CENTRAL ANGLE OF 11°58'49" TO THE RIGHT, AN ARC DISTANCE OF 138.87 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°50'56" WEST, 139.65 FEET;

COURSE No. 5: RUN THENCE, SOUTH 13°54'58" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 282.80 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY;
COURSE No. 6: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 931.00 FEET, THROUGH A CENTRAL ANGLE OF 08°22'33" TO THE LEFT, AN ARC DISTANCE OF 136.19 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°43'31" WEST, 136.07 FEET;

COURSE No. 7: RUN THENCE, SOUTH 05°32'04" WEST, ALONG LAST SAID TANGENCY A DISTANCE OF 43.06 FEET, TO A POINT ON THE NORTHERLY LINE OF ALLEY "1"; "RIVERTOWN-PARCEL 12 GARDEN DISTRICT SOUTH"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 61, PAGES 1-7 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 84°27'58" WEST, ALONG THE NORTHERLY LINE OF SAID ALLEY "1"; AS SHOWN ON THE PLAT OF "RIVERTOWN-PARCEL 12 GARDEN DISTRICT SOUTH"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 61, PAGES 1-7, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THEN ALONG THE NORTHERLY LINE OF ALLEY "1"; AS SHOWN ON THE PLAT OF "RIVERTOWN-GARDEN DISTRICT-SECTION 1"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, A DISTANCE OF 138.00 FEET, TO A POINT ON THE EASTERLY LINE OF ALLEY "1", OF SAID "RIVERTOWN-GARDEN DISTRICT-SECTION 1"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; RUN THENCE, ALONG SAID EASTERLY LINE OF ALLEY "1"; THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 05°32'04" EAST, A DISTANCE OF 119.33 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;
COURSE No. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 841.00 FEET, THROUGH A CENTRAL ANGLE OF 03°43'09" TO THE RIGHT, AN ARC DISTANCE OF 41.60 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°25'09" EAST, 41.59 FEET;

COURSE No. 3: RUN THENCE, NORTH 09°15'09" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 87.17 FEET, TO A POINT, ON THE SOUTHERLY LINE OF ALLEY "1"; AS SHOWN ON THE PLAT OF "RIVERTOWN-GARDEN DISTRICT-SECTION 1"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; RUN THENCE, ALONG THE SOUTHERLY, EASTERLY TERMINUS AND NORTHERLY LINE OF SAID ALLEY "1"; THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 80°44'51" EAST, A DISTANCE OF 74.84 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, NORTH 09°25'09" EAST, A DISTANCE OF 20.00 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, NORTH 80°44'51" WEST, A DISTANCE OF 210.00 FEET, TO A POINT, ON THE EASTERLY RIGHT OF WAY LINE OF "FOOTBRIDGE ROAD"; (A 48 FOOT ROAD RIGHT-OF-WAY), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN-GARDEN DISTRICT-SECTION 1"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; RUN THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE, THE NORTHERLY TERMINUS AND THEN THE WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 09°15'09" EAST, A DISTANCE OF 15.00 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, NORTH 80°44'51" WEST, A DISTANCE OF 48.00 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, SOUTH 09°15'09" WEST, A DISTANCE OF 23.00 FEET, TO A POINT, BEING THE NORTHEAST CORNER OF LOT 69, "RIVERTOWN-PARCEL 12 GARDEN DISTRICT SOUTH"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 61, PAGES 1-7, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 80°44'51" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 69, "RIVERTOWN-PARCEL 12 GARDEN DISTRICT SOUTH"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 61, PAGES 1-7, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THEN ALONG THE NORTHERLY LINE OF TRACT "C-4"; (CONSERVATION), AS SHOWN ON THE PLAT OF "RIVERTOWN-GARDEN DISTRICT-SECTION 1"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, A DISTANCE OF 265.80 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 573,679 SQUARE FEET, OR 13.17 ACRES, MORE OR LESS, IN AREA.

MAP BOOK _____ PAGE _____

SHEET ONE (1) OF FIVE (5) 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 HEREAFTER BE KNOWN AS "RIVERTOWN GARDEN DISTRICT NORTH", 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 "FOOTBRIDGE ROAD", AND THE ALLEY DESIGNATED ON THIS PLAT AS "ALLEY "1" IS HEREBY IRREVOCABLY DEDICATED TO RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES (RIVERS EDGE CDD), ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON. HOWEVER, THE ROAD RIGHT-OF-WAY AND ALLEY RIGHT-OF-WAYS DESIGNATED ON THIS PLAT ARE SUBJECT TO A NON-EXCLUSIVE UTILITY EASEMENT DEDICATED TO PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, AND TO AT&T (FORMERLY BELL SOUTH) FOR THE INSTALLATION AND MAINTENANCE OF THEIR UTILITIES.

TRACTS "P-1" (PARK), TRACT "O-1" (OPEN SPACE) AND TRACT "C-1" (CONSERVATION TRACT), AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, EXCEPT AS HEREAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SHAKES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREAFTER PROVIDED.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "C-1", (CONSERVATION TRACTS) MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND IF SO, IS GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10' FTL 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.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "32.50' JEA UTILITY EASEMENT", AND "20' JEA UTILITY EASEMENT" ARE HEREBY DEDICATED TO THE JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES.

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

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

MATTAMY JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____ WITNESS: _____

TYPE OR PRINT NAME TYPE OR PRINT NAME

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

NOTARY FOR MATTAMY JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2021 BY CLIFFORD L. NELSON, VICE PRESIDENT OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OF PRINT NAME _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER IS: _____

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

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

RIVERTOWN GARDEN DISTRICT NORTH

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

MAP BOOK _____ PAGE _____

SHEET TWO (2) of FIVE (5) 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/AD 1983 (1983), FLORIDA EAST ZONE, (ZONE 001), 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 HAITIARY RIVERTOWN, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1614 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 DEPICTION 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 REVERSED 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/AD 1983 (1983), 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, BEYOND THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

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

a) CONTROL POINT "0113", WITH A PUBLISHED COORDINATE VALUE OF N(1): 2,066,937.270191, AND E(1): 453,788.927478
b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(1): 2,066,070.542691, AND E(1): 457,828.338248



ABBREVIATIONS USED IN THIS PLAT

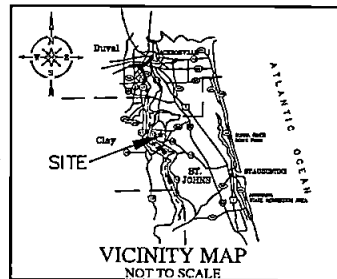
ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
L.P.	LICENSED BUSINESS
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M. &	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CD	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.O.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TANGENTIAL CURVE TABLE
LCS	TANGENTIAL LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
CDL	CONTINENTAL
MAP	MAP BOOK
PD	PAGE
EA-E	ELECTRIC EASEMENT
EA-E	EA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT EASEMENT
ESMT	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
SRVMD	

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET P.K. & CONCRETE MONUMENT WITH PER. STAMPED TYPAL, LD AMT
◆	FOUND P.K. & CONCRETE MONUMENT WITH PER. STAMPED TYPAL, LD AMT
●	SET P.K. NAIL & PER. STAMPED T.E.P., LD AMT

HATCHINGS USED IN THIS PLAT

HATCHINGS	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 DECEMBER 16, 2020

a) CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4366, PAGE 953

SURVEYOR'S COMMENT: SURVEYOR'S COMMENT: THIS CONSERVATION EASEMENT IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT, SPECIFICALLY SHEETS 6, 7 AND 8.

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

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

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 "RIVERTOWN GARDEN DISTRICT NORTH" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

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

CERTIFICATE OF APPROVAL—GROWTH-MANAGEMENT DEPARTMENT

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

BY: _____
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2021.

GAIL OLIVER, P.L.S. COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. 4564

CERTIFICATE OF REVIEW—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN GARDEN DISTRICT NORTH", 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

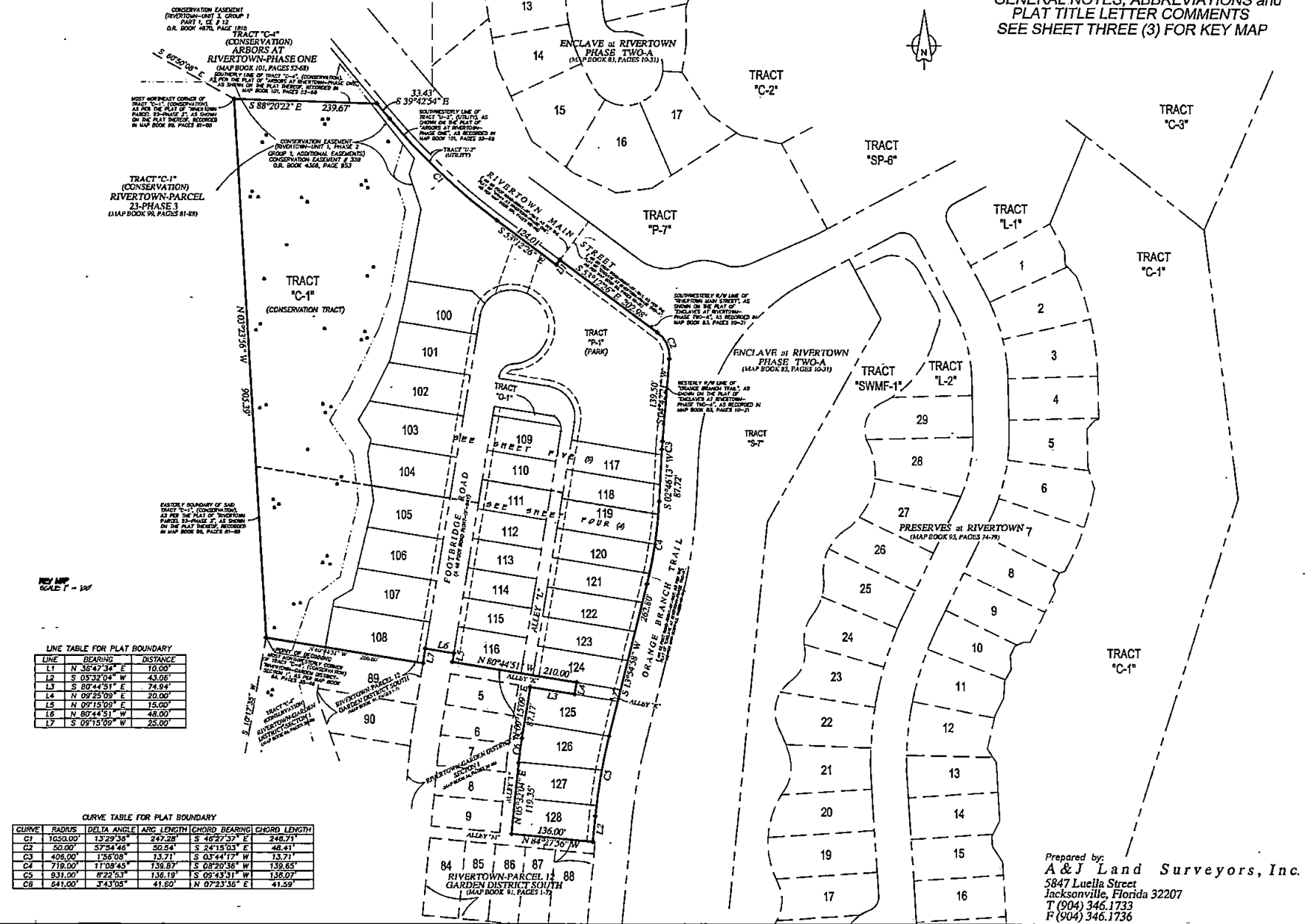
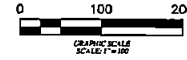
RIVERTOWN GARDEN DISTRICT NORTH

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

MAP BOOK _____ PAGE _____

SHEET THREE (3) of FIVE (5) SHEETS

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



NEW MAP
SCALE 1" = 100'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	N 36°47'34" E	10.00'
L2	S 05°32'04" W	43.05'
L3	S 80°44'51" E	74.94'
L4	N 09°25'09" E	20.00'
L5	N 09°15'09" E	15.00'
L6	N 80°44'51" W	46.00'
L7	S 09°15'09" W	25.00'

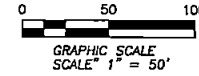
CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	13°29'36"	24.228'	S 46°27'52" E	246.71'
C2	50.00'	37°54'46"	50.54'	S 24°15'03" E	48.41'
C3	406.00'	1°56'08"	13.71'	S 03°44'17" W	13.71'
C4	719.00'	11°08'45"	139.87'	S 08°20'36" W	139.85'
C5	831.00'	8°22'53"	138.19'	S 09°43'51" W	138.07'
C6	641.00'	3°43'05"	41.60'	N 07°23'36" E	41.59'

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RIVERTOWN GARDEN DISTRICT NORTH

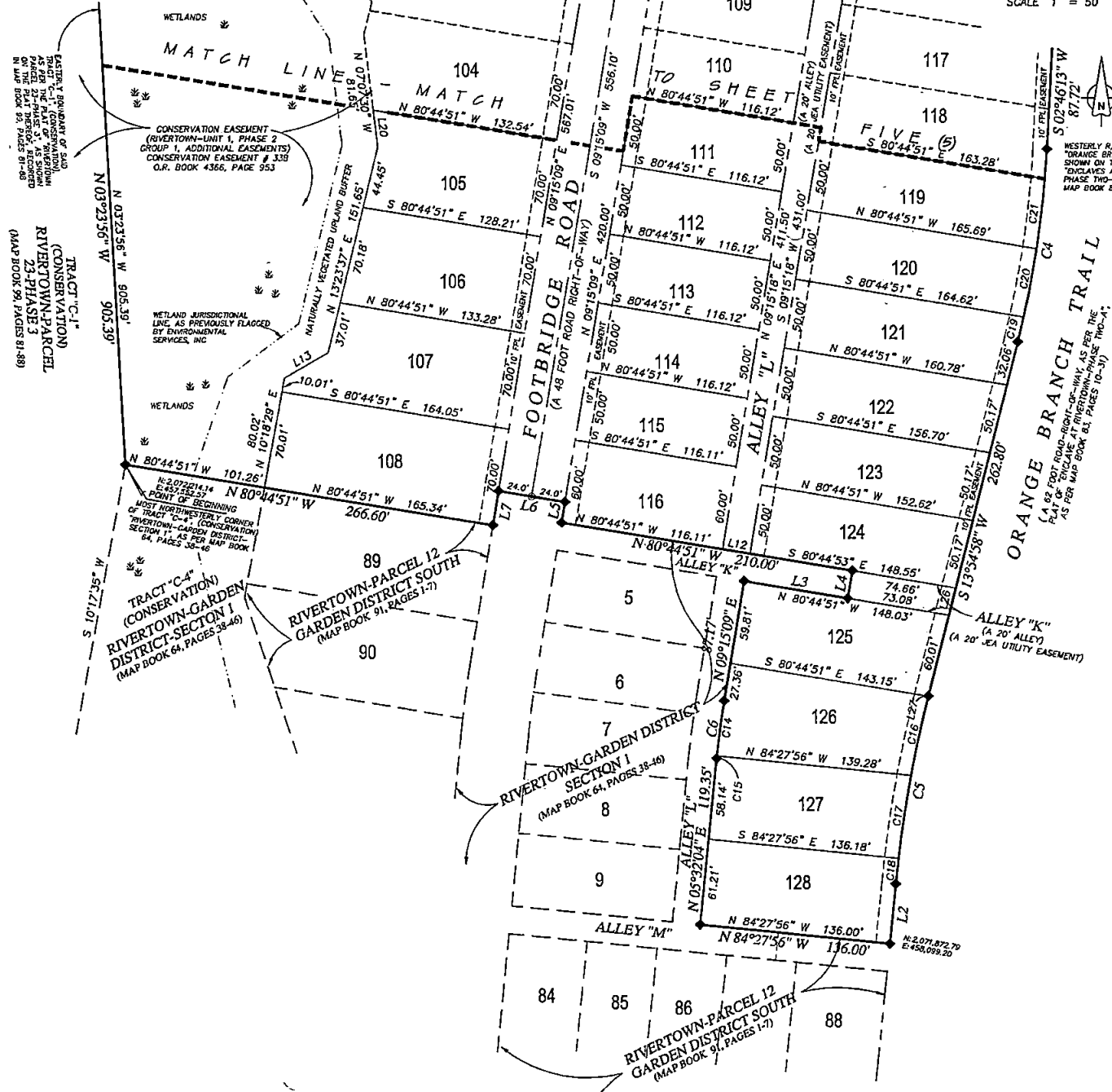
A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.



MAP BOOK _____ PAGE _____

SHEET FOUR (4) of FIVE (5) 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	719.00'	11°08'45"	139.87'	S 08°20'36" W	139.65'
C5	931.00'	8°22'53"	136.19'	S 09°43'51" W	136.07'
C6	641.00'	3°43'05"	41.60'	N 07°23'38" E	41.59'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C14	641.00'	3°33'18"	39.77'	S 07°28'29" W	39.77'
C15	641.00'	0°09'47"	1.92'	S 05°36'57" W	1.92'
C16	931.00'	3°43'05"	57.99'	S 12°01'53" W	57.99'
C17	931.00'	3°41'45"	60.05'	S 08°29'52" W	60.04'
C18	931.00'	1°07'00"	18.15'	S 06°05'34" W	18.15'
C19	719.00'	1°26'30"	18.09'	N 13°11'44" E	18.09'
C20	719.00'	3°59'10"	50.02'	N 10°28'53" E	50.01'
C21	719.00'	3°56'23"	50.07'	N 06°29'57" E	50.06'

LINE TABLE FOR ALLEY(S)

LINE	BEARING	DISTANCE
L12	N 80°44'51" W	20.00'
L26	S 13°54'58" W	20.07'

LINE TABLE FOR LOTS

LINE	BEARING	DISTANCE
L13	N 54°40'55" E	38.22'
L20	N 07°07'30" W	26.75'
L27	S 13°54'58" W	0.17'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L2	S 05°32'04" W	43.05'
L3	S 80°44'51" E	74.94'
L4	N 02°23'09" E	20.00'
L5	N 09°15'09" E	15.00'
L6	N 80°44'51" W	48.00'
L7	S 09°15'09" W	25.00'

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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RIVERTOWN GARDEN DISTRICT NORTH

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

MAP BOOK _____ PAGE _____
SHEET FIVE (5) OF FIVE (5) 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

LINE	BEARING	DISTANCE
L1	N 36°47'34" E	10.00'

LINE TABLE FOR CENTERLINE DATA

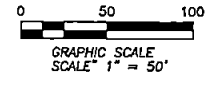
LINE	BEARING	DISTANCE
L8	N 80°44'51" W	31.00'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L3	S 09°15'09" W	2.93'
L10	N 80°44'51" W	84.13'
L11	S 80°44'51" E	101.25'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L14	N 14°00'35" E	74.22'
L15	N 33°17'33" E	39.28'
L16	N 31°06'33" E	37.18'
L17	S 88°20'22" E	10.57'
L18	N 16°18'49" W	61.22'
L19	N 12°29'51" E	22.88'
L21	N 07°07'30" W	54.62'
L22	N 13°48'24" E	17.65'
L23	N 13°48'25" E	6.57'
L24	N 28°18'57" E	4.22'
L25	N 09°15'09" E	15.00'
L26	N 46°52'34" W	29.85'



CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1050.00'	13°29'36"	247.28'	S 46°27'37" E	246.71'
C2	50.00'	57°34'46"	50.54'	S 24°15'03" E	48.41'
C3	408.00'	1°58'08"	13.71'	S 03°44'17" W	13.71'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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CURVE TABLE FOR RIGHT-OF-WAY DATA

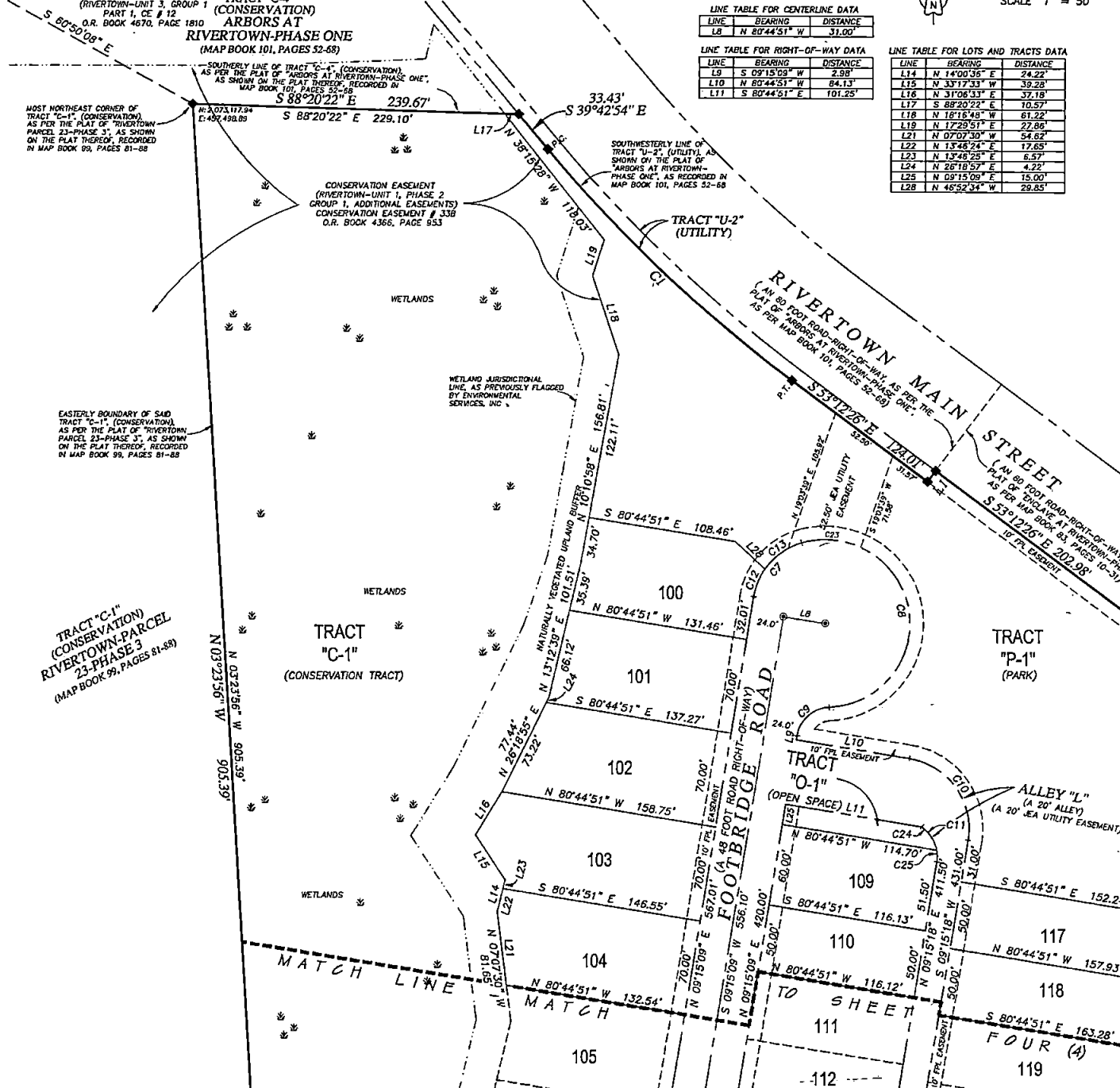
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	50.00'	64°15'48"	56.05'	S 41°22'30" W	53.16'
C8	62.00'	19°33'30"	209.50'	N 09°29'39" W	123.13'
C9	25.00'	78°03'34"	34.06'	S 48°16'56" W	31.49'
C10	52.00'	50°00'00"	81.68'	N 35°44'47" W	73.54'
C11	26.00'	64°40'13"	29.35'	N 23°04'49" W	27.81'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	50.00'	25°17'39"	22.06'	S 21°53'25" W	21.88'
C13	50.00'	38°58'10"	34.00'	S 54°01'19" W	33.34'
C22	719.00'	1°43'41"	21.69'	N 03°38'04" E	21.68'
C24	26.00'	45°35'09"	20.69'	N 32°37'21" W	20.14'
C25	26.00'	19°05'04"	8.68'	N 00°17'14" W	8.62'

CURVE TABLE FOR EASEMENTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	62.00'	40°58'34"	44.34'	N 85°48'30" W	43.40'



SOUTHWESTERLY R/W LINE OF RIVERTOWN MAIN STREET, AS SHOWN ON THE PLAT OF ENCLAVES AT RIVERTOWN-PHASE TWO-A, AS RECORDED IN MAP BOOK 83, PAGES 10-31

SOUTHWESTERLY R/W LINE OF ORANGE BRANCH TRAIL, AS SHOWN ON THE PLAT OF ENCLAVES AT RIVERTOWN-PHASE TWO-A, AS RECORDED IN MAP BOOK 83, PAGES 10-31

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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