

RESOLUTION NO. 2021- 98
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WATERSONG AT RIVERTOWN – PHASE TWO-A.**

WHEREAS, MATTAMY JACKSONVILLE, LLC, 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-A.

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 \$1,102,561.13 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$412,145.61 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.

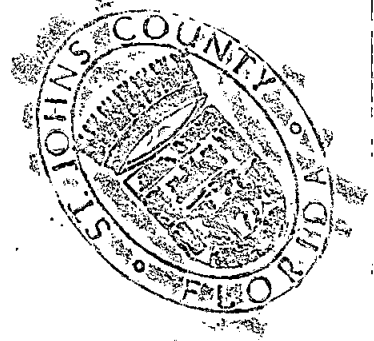
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

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



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

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
WATERSONG AT RIVERTOWN - PHASE TWO-A

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 NORTHEASTERLY CORNER OF TRACT "SWMF-6"; (STORM WATER MANAGEMENT FACILITY), AS PER THE PLAT OF "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT OF "RECORDED IN MAP BOOK 99, PAGES THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE BOUNDARY LINE OF THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:
COURSE No. 1: RUN THENCE, SOUTH 19°08'22" WEST, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 185.11 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT;
COURSE No. 2: RUN THENCE, NORTH 71°05'05" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT, A DISTANCE OF 519.55 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "P-3" (PARK) OF SAID "WATERSONG AT RIVERTOWN";
COURSE No. 3: RUN THENCE, SOUTH 18°41'36" WEST, ALONG LAST SAID LINE, AND THEN ALONG THE EASTERLY TERMINUS OF "VOYSEY PLACE", (A 60 FOOT PRIVATE ROAD RIGHT-OF-WAY), AS PER THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN", A DISTANCE OF 190.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "VOYSEY PLACE";
COURSE No. 4: RUN THENCE, NORTH 71°18'24" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.60 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY;
COURSE No. 5: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 16°40'45" TO THE RIGHT, AN ARC DISTANCE OF 81.51 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°38'01" WEST, 81.22 FEET;
COURSE No. 6: RUN THENCE, NORTH 54°37'39" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 104.46 FEET, TO THE MOST SOUTHEASTERLY CORNER OF TRACT "O-3" (OPEN SPACE), AS SHOWN ON THE AFORESAID PLAT OF "WATERSONG AT RIVERTOWN", SAID POINT ALSO BEING ON THE ARC OF A CURVE LEADING SOUTHWESTERLY;
COURSE No. 7: RUN THENCE, SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID TRACT "O-3" (OPEN SPACE), AND THEN ALONG THE SOUTHERLY LINE OF LOTS 133, 132, 131 AND THEN A PORTION OF 130, HAVING A RADIUS OF 660.00 FEET, THROUGH A CENTRAL ANGLE OF 17°37'33" TO THE RIGHT, AN ARC DISTANCE OF 203.03 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°10'22" WEST, 202.23 FEET; THENCE DEPARTING FROM SAID BOUNDARY OF "WATERSONG AT RIVERTOWN", RUN SOUTH 15°26'59" WEST, A DISTANCE OF 159.81 FEET, TO A POINT; RUN THENCE, SOUTH 31°08'12" WEST, A DISTANCE OF 13.33 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 17°16'33" TO THE RIGHT, AN ARC DISTANCE OF 39.20 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°30'05" EAST, 39.05 FEET; RUN THENCE, SOUTH 58°51'48" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 9.06 FEET, TO A POINT; RUN THENCE, NORTH 31°08'12" EAST, A DISTANCE OF 130.00 FEET, TO A POINT; RUN THENCE, SOUTH 58°51'48" EAST, A DISTANCE OF 302.05 FEET, TO A POINT; RUN THENCE, SOUTH 60°50'16" EAST, A DISTANCE OF 59.30 FEET, TO A POINT; RUN THENCE, SOUTH 71°19'46" EAST, A DISTANCE OF 82.24 FEET, TO A POINT; RUN THENCE, SOUTH 18°40'14" WEST, A DISTANCE OF 130.00 FEET, TO A POINT; RUN THENCE, NORTH 71°19'46" WEST, A DISTANCE OF 76.80 FEET, TO A POINT; RUN THENCE, SOUTH 18°40'14" WEST, A DISTANCE OF 60.00 FEET, TO A POINT; RUN THENCE, NORTH 71°19'46" WEST, A DISTANCE OF 9.29 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; 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 SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°33'50" WEST, 36.03 FEET; RUN THENCE, SOUTH 16°27'27" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 121.94 FEET, TO A POINT; RUN THENCE, SOUTH 72°00'42" EAST, A DISTANCE OF 141.51 FEET, TO THE POINT OF A NON-TANGENTIAL CURVE, OF A CURVE LEADING SOUTHWESTERLY; 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°09'32" TO THE LEFT, AN ARC DISTANCE OF 60.22 FEET TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°48'18" WEST, 58.46 FEET; RUN THENCE, SOUTH 11°03'45" WEST, ALONG A NON-TANGENTIAL LINE, A DISTANCE OF 239.68 FEET, TO A POINT; RUN THENCE, SOUTH 20°43'21" WEST, A DISTANCE OF 96.55 FEET, TO A POINT; RUN THENCE, SOUTH 17°39'22" WEST, A DISTANCE OF 30.49 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE; RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 268.22 FEET, THROUGH A CENTRAL ANGLE OF 08°53'48" TO THE RIGHT, AN ARC DISTANCE OF 41.65 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°26'12" WEST, 41.61 FEET; RUN THENCE, SOUTH 26°53'06" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 244.18 FEET, TO A POINT; RUN THENCE, NORTH 82°54'44" EAST, A DISTANCE OF 433.14 FEET, TO A POINT; RUN THENCE, NORTH 45°24'50" EAST, A DISTANCE OF 911.13 FEET, TO A POINT; RUN THENCE, NORTH 16°20'44" EAST, A DISTANCE OF 852.41 FEET, TO A POINT; RUN THENCE, NORTH 64°29'21" WEST, A DISTANCE OF 310.78 FEET, TO A POINT; RUN THENCE, SOUTH 25°30'38" WEST, A DISTANCE OF 78.06 FEET, TO A POINT; RUN THENCE, NORTH 64°28'04" WEST, A DISTANCE OF 158.17 FEET, TO A POINT; RUN THENCE, SOUTH 24°04'38" WEST, A DISTANCE OF 137.96 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "SWMF-6"; (STORM WATER MANAGEMENT FACILITY), AS PER THE PLAT OF "WATERSONG AT RIVERTOWN", RUN THENCE, SOUTH 72°14'22" EAST, A DISTANCE OF 24.95 FEET, TO A POINT, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF TRACT "SWMF-6"; (STORM WATER MANAGEMENT FACILITY), AS PER THE PLAT OF "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,268,847 SQUARE FEET, OR 29.12 ACRES, MORE OR LESS, IN AREA

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-A", 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 "VOYSEY PLACE", "LADYSUPPER DRIVE" AND "MHELLAS WAY" (ALL PRIVATE ROAD RIGHTS-OF-WAY), ARE HEREBY IRREVOCABLY DEDICATED TO WATERSONG AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC. IN PERPETUITY FOR MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON.

TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6", "O-7", "O-8" AND "O-9" (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 THEREAFTER 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. 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 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 160, 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' FFL EASEMENTS" AND "20' x 20' FFL 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 AS "JEA 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.

THE OWNER HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO THE JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS-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

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-A

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.

GENERAL NOTES

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1990), FLORIDA EAST ZONE, (ZONE 801), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 2, 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 3484, PAGE 1914 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 HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, 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 OBTAIN 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 (1990), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.

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

- a) CONTROL POINT "G11", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,066,937.270151, AND E(4): 455,788.927478
- b) CONTROL POINT "G114", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,066,972.542851, AND E(4): 457,528.338248

LEGENDS USED IN THIS PLAT

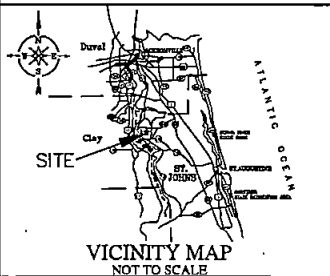
LEGEND	DEFINITION
◆	SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "FPL LD 444"
◆	ROAD 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "FPL LD 444"
●	SET 1/2" DIA. x 1/2" DISK STAMPED "FPL LD 444"

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
GM	CONCRETE MONUMENT
LD	LICENSED SURVEYOR
PLS	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
AND	AND
R	RADIUS
P	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
GD	GRADE DEPARTURE
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
ET	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
TWP.	TOWNSHIP
RNG.	RANGE

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
L29	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
MB	MAP BOOK
FB	FLAT BOOK
PS	PAGE
ML	MATCH LINE
JE-E	JEA ELECTRIC EASEMENT
JE-E	JEA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT
SURWAD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT



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

THIS FORM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 16, 2020. WA010 SHOWS THE FOLLOWING EASEMENTS OF RECORD:

a) CONSERVATION EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3009, PAGE 1777 AMENDMENT TO CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4182, PAGE 1882.

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

b) TEMPORARY GRADING AND SLOPE EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4058, PAGE 405.

SURVEYOR'S COMMENT: THIS EASEMENT AGREEMENT DOES NOT AFFECT THE SUBJECT PROPERTY AND WILL BE DERIVED FROM THE FINAL PLAT TITLE LETTER. THIS EASEMENT AFFECTS SOME RIGHT-OF-WAY IN FRONT OF PARCEL 11, ELEMENTARY SCHOOL SITE IN THE RIVERTOWN DEVELOPMENT.

c) EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4679, PAGE 1426; FIRST AMENDMENT TO TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT IN OFFICIAL RECORDS BOOK 4697, 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: (1) REORGANIZATION 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, TRANSFEREES AND ASSIGNS, WITHOUT FURTHER ACTION OF THE GRANTOR OR GRANTEE BEING REQUIRED WITH RESPECT TO SUCH EASEMENT AREA.

d) CONSERVATION EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4746, PAGE 109.

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

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

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

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-A" 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 PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS 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-A", 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-A", 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

Watersong at Rivertown - Phase Two-A

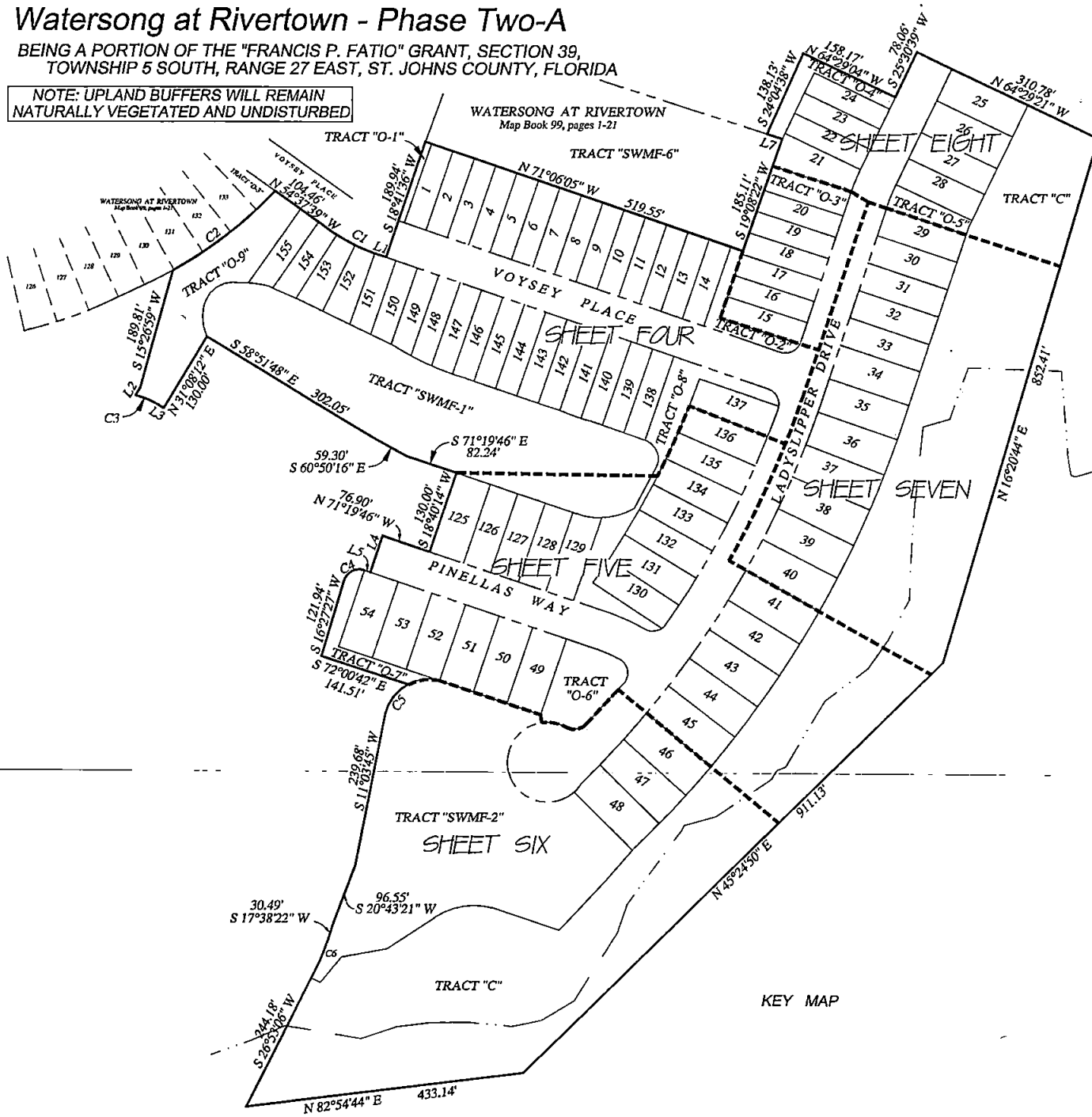
BEING A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 39,
TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA

NOTE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____

SHEET 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



LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	N 71°18'24" W	15.60'
L2	S 31°08'12" W	13.33'
L3	S 58°51'48" E	8.05'
L4	S 18°40'14" W	60.00'
L5	N 71°19'46" W	9.29'
L7	S 72°14'22" E	24.95'

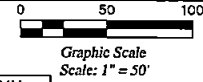
CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	280.00'	16°40'45"	81.51'	N 62°58'01" W	81.22'
C2	660.00'	17°37'33"	203.03'	S 52°10'22" W	202.23'
C3	130.00'	17°16'33"	39.20'	S 67°30'05" E	39.05'
C4	23.00'	92°12'48"	40.74'	S 62°33'50" W	36.03'
C5	71.64'	45°05'32"	60.22'	S 37°49'18" W	58.45'
C6	268.22'	8°53'48"	41.65'	S 22°26'12" W	41.61'

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Watersong at Rivertown - Phase Two-A

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 FOUR (4) of EIGHT (8) SHEETS

NOTE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED



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

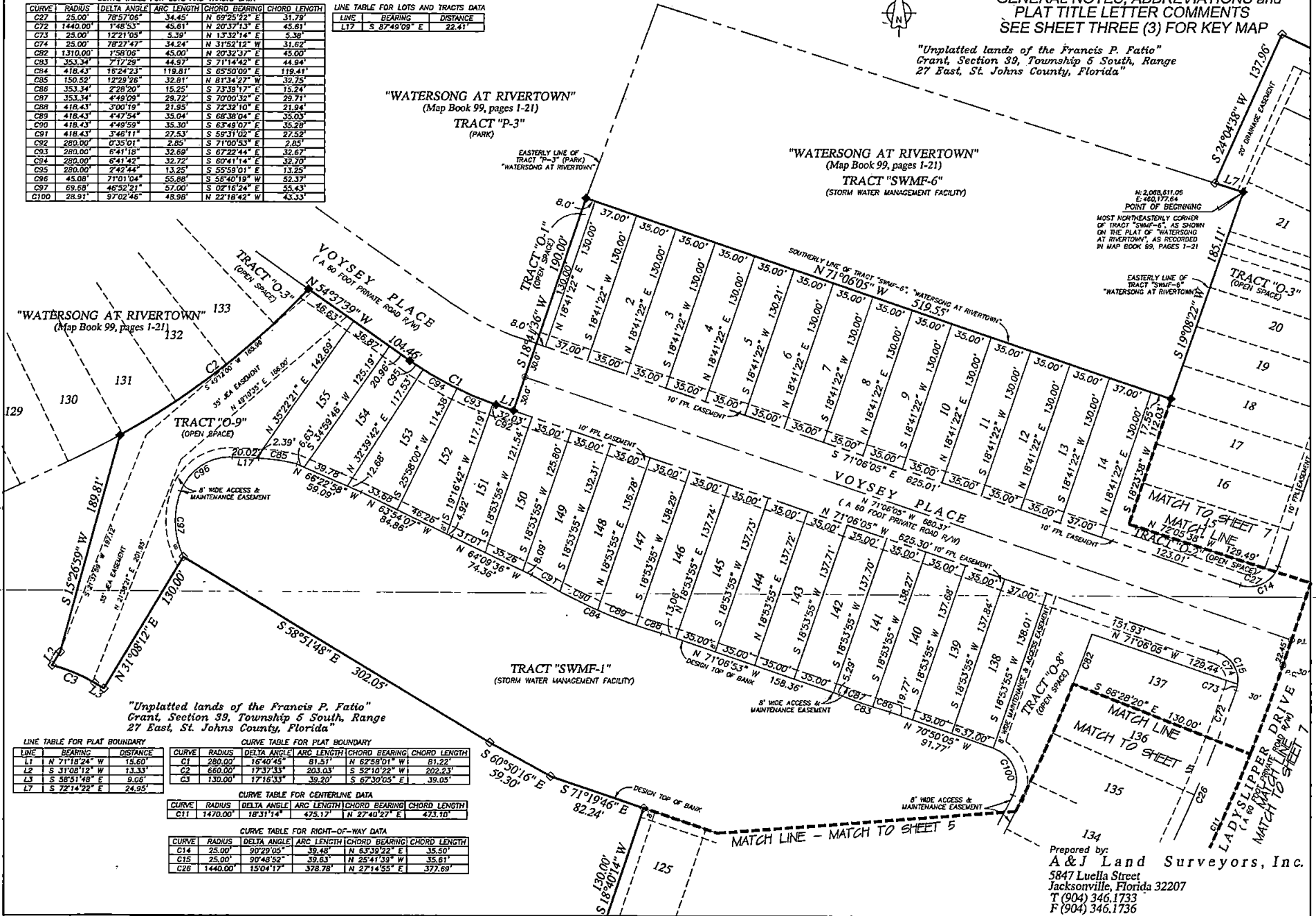
"Unplatted lands of the Francis P. Fatio"
Grant, Section 39, Township 5 South, Range
27 East, St. Johns County, Florida"

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C27	25.00	78°57'06"	34.45	N 69°25'22" E	31.79
C72	1440.00	1°48'53"	45.81	N 20°37'13" E	43.61
C73	25.00	172°11'05"	5.39	N 1°33'21" E	5.39
C74	25.00	78°27'47"	34.24	N 31°52'12" W	31.62
C82	1310.00	1°58'06"	45.00	N 20°32'37" E	43.00
C83	353.34	7°17'29"	44.97	S 71°14'42" E	44.94
C84	418.43	16°24'23"	119.81	S 65°50'09" E	119.41
C85	150.52	12°29'26"	32.81	N 61°14'27" W	32.75
C86	353.34	2°28'20"	15.25	S 78°38'17" E	15.24
C87	353.34	4°48'09"	28.72	S 70°00'32" E	29.71
C88	418.43	3°00'19"	21.95	S 72°32'10" E	21.94
C89	418.43	4°47'54"	35.04	S 68°38'04" E	35.03
C90	418.43	4°49'59"	35.30	S 63°43'07" E	35.28
C91	418.43	3°48'11"	27.53	S 69°31'02" E	27.52
C92	280.00	0°35'01"	2.85	S 71°00'53" E	2.85
C93	280.00	6°41'18"	32.69	S 67°22'44" E	32.67
C94	280.00	6°41'42"	32.72	S 60°41'14" E	32.70
C95	280.00	7°42'44"	43.25	S 55°59'01" E	43.25
C96	45.08	71°01'04"	65.85	S 53°40'19" W	62.37
C97	69.68	46°52'21"	57.00	S 02°16'24" E	55.43
C100	28.91	97°02'46"	48.98	N 22°18'42" W	43.33

LINE	BEARING	DISTANCE
L17	S 87°48'09" E	22.41'

"WATERSONG AT RIVERTOWN"
(Map Book 99, pages 1-21)
TRACT "P-3"
(PARK)

"WATERSONG AT RIVERTOWN"
(Map Book 99, pages 1-21)
TRACT "SWMF-6"
(STORM WATER MANAGEMENT FACILITY)



LINE	BEARING	DISTANCE
L1	N 71°18'24" W	13.60'
L2	S 31°08'12" W	13.33'
L3	S 58°51'48" E	9.06'
L7	S 72°14'22" E	24.95'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	280.00	18°40'43"	81.51	N 62°58'01" W	81.22
C2	660.00	17°37'33"	203.03	S 52°10'22" W	202.23
C3	130.00	17°16'33"	39.20	S 67°30'05" E	39.05

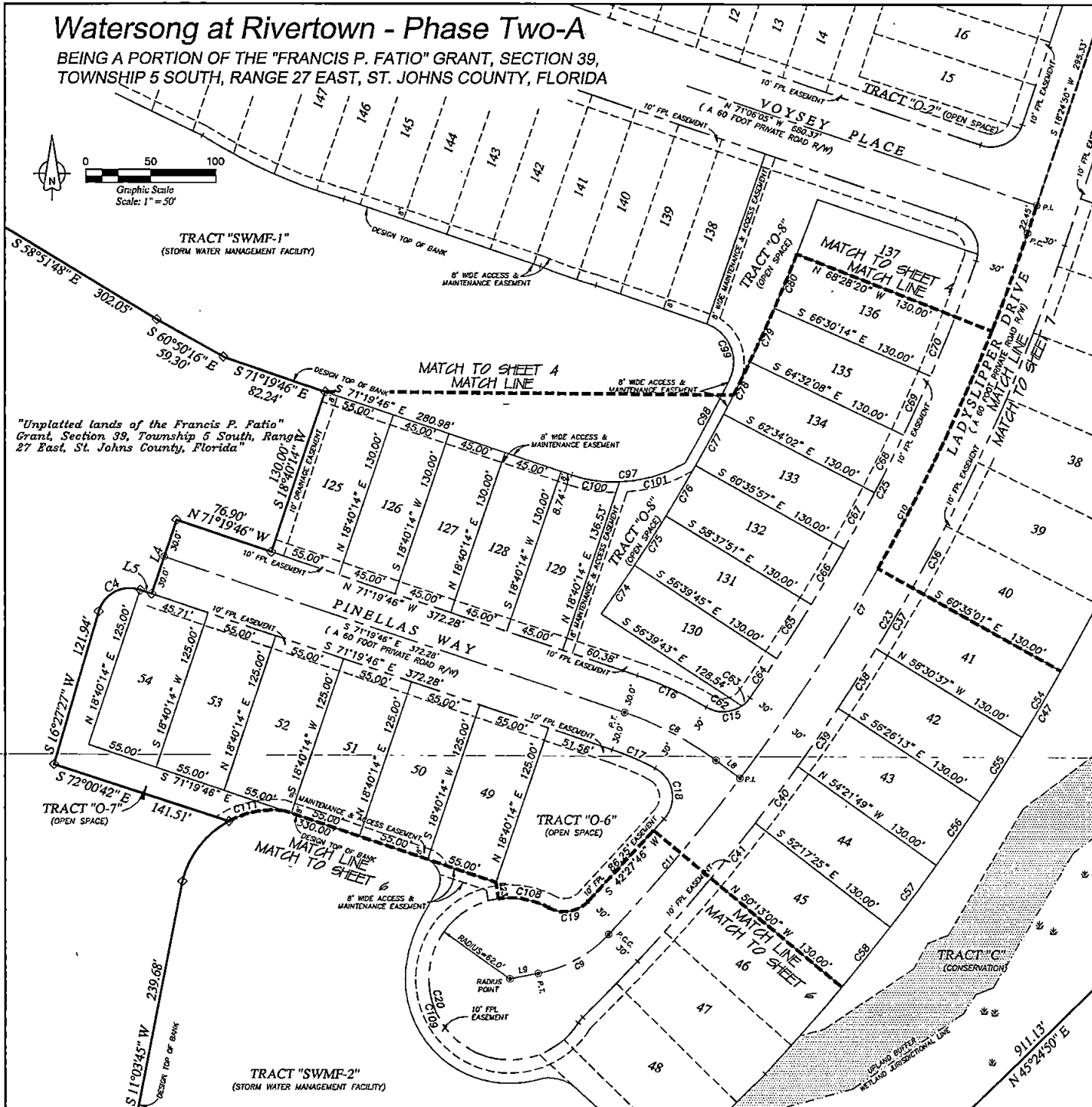
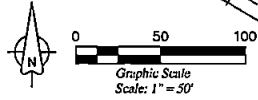
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	1470.00	18°31'14"	425.17	N 27°40'27" E	423.10

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C14	25.00	90°48'52"	39.49	N 63°59'22" E	35.50
C15	25.00	90°48'52"	39.53	N 25°47'59" W	35.61
C28	1440.00	15°04'17"	378.78	N 27°14'55" E	377.69

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Watersong at Rivertown - Phase Two-A

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



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	25.00'	92°12'48"	40.24'	S 62°33'50" W	36.03'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	1470.00'	24°36'53"	631.52'	N 30°43'16" E	626.68'
C8	250.00'	18°08'16"	79.14'	N 62°15'38" W	78.81'
C9	100.00'	35°55'51"	62.71'	N 60°58'38" E	61.69'
C10	1470.00'	18°11'14"	475.12'	N 74°40'27" E	473.90'
C11	1470.00'	60°53'30"	156.35'	N 38°58'53" E	156.28'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	25.00'	88°40'11"	37.44'	N 77°12'24" E	34.81'
C16	280.00'	11°55'31"	58.26'	N 65°22'00" W	58.17'
C17	220.00'	9°18'46"	35.76'	N 66°40'23" W	35.72'
C18	25.00'	104°28'46"	45.59'	N 09°46'57" W	39.53'
C19	25.00'	7°41'54"	32.40'	N 81°18'36" E	30.18'
C20	62.00'	88°42'29"	289.52'	S 14°24'44" E	60.90'
C23	1500.00'	24°36'53"	644.41'	N 30°43'16" E	638.47'
C25	1440.00'	15°04'17"	378.78'	N 27°14'55" E	377.69'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C36	1500.00'	2°04'24"	54.28'	N 28°22'47" E	54.28'
C37	1500.00'	2°04'24"	54.28'	N 30°22'11" E	54.28'
C38	1500.00'	2°04'24"	54.28'	N 32°31'35" E	54.28'
C39	1500.00'	2°04'24"	54.28'	N 34°35'59" E	54.28'
C40	1500.00'	2°04'24"	54.28'	N 36°40'23" E	54.28'
C41	1500.00'	2°04'25"	54.29'	N 38°44'47" E	54.29'
C47	1630.00'	24°28'44"	696.40'	N 30°39'12" E	691.11'
C54	1630.00'	2°04'24"	58.98'	N 30°27'11" E	58.98'
C55	1630.00'	2°04'24"	58.98'	N 32°23'15" E	58.98'
C56	1630.00'	2°04'24"	58.98'	N 34°35'59" E	58.98'
C57	1630.00'	2°04'24"	58.98'	N 36°40'23" E	58.98'
C58	1630.00'	2°04'25"	58.99'	N 38°44'47" E	58.99'
C62	25.00'	65°30'04"	28.58'	N 87°50'43" E	27.05'
C63	25.00'	20°18'58"	8.86'	N 44°56'23" E	8.62'
C64	1440.00'	1°28'49"	36.36'	N 40°03'59" E	36.36'
C65	1440.00'	1°58'06"	49.47'	N 32°21'12" E	49.47'
C66	1440.00'	1°58'06"	49.47'	N 30°23'06" E	49.47'
C67	1440.00'	1°58'06"	49.47'	N 28°25'01" E	49.47'
C68	1440.00'	1°58'06"	49.47'	N 26°26'55" E	49.47'
C69	1440.00'	1°58'06"	49.47'	N 24°28'49" E	49.47'
C70	1440.00'	1°58'06"	49.47'	N 22°30'43" E	49.47'
C74	1310.00'	1°58'06"	45.00'	N 34°19'18" E	45.00'
C75	1310.00'	1°58'06"	45.00'	N 32°21'12" E	45.00'
C76	1310.00'	1°58'06"	45.00'	N 30°23'06" E	45.00'
C77	1310.00'	1°58'06"	45.00'	N 28°25'01" E	45.00'
C78	1310.00'	1°58'06"	45.00'	N 26°26'55" E	45.00'
C79	1310.00'	1°58'06"	45.00'	N 24°28'49" E	45.00'
C80	1310.00'	1°58'06"	45.00'	N 22°30'43" E	45.00'
C97	104.00'	49°28'09"	89.79'	N 83°56'10" E	87.03'
C98	1302.00'	31°12'37"	72.49'	N 27°54'55" E	72.46'
C100	104.00'	20°24'23"	37.04'	S 81°01'57" E	36.84'
C101	104.00'	29°03'46"	52.75'	N 73°43'58" E	52.19'
C108	62.00'	36°44'53"	39.77'	N 79°55'56" W	39.09'
C109	62.00'	21°32'01"	230.85'	S 24°58'23" E	118.79'
C111	71.64'	35°11'55"	44.01'	S 79°29'02" W	43.32'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L4	S 18°40'14" W	60.00'
L5	N 71°18'46" W	9.25'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
LB	S 53°11'29" E	22.67'
LB	N 78°57'34" E	21.78'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L23	S 08°18'22" E	12.67'

Prepared by:
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Watersong at Rivertown - Phase Two-A

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 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 PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	71.64'	48°09'32"	60.22'	S 37°48'18" W	58.45'
C6	288.22'	8°53'48"	41.65'	S 22°28'12" W	41.61'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	100.00'	35°55'51"	62.71'	N 69°59'38" E	61.63'
C12	1470.00'	6°05'39"	158.35'	N 39°58'53" E	156.28'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	82.00'	265°42'29"	287.52'	S 14°24'44" E	90.90'
C22	25.00'	123°44'57"	5.49'	S 39°01'23" W	5.48'
C23	1500.00'	2°17'02"	55.78'	N 44°10'24" E	59.73'
C24	1500.00'	24°38'53"	644.41'	N 39°43'16" E	639.47'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C43	1500.00'	2°04'24"	34.28'	N 40°45'12" E	34.28'
C44	1500.00'	1°10'18"	30.68'	N 42°20'33" E	30.68'
C45	1500.00'	0°53'30"	23.34'	N 43°28'28" E	23.34'
C46	1500.00'	1°23'32"	36.45'	N 44°36'59" E	36.45'
C47	82.00'	15°37'34"	18.91'	N 40°32'49" E	18.86'
C48	1500.00'	24°28'44"	698.40'	N 30°55'12" E	691.11'
C50	1630.00'	2°04'24"	58.99'	N 40°49'12" E	58.99'
C61	1630.00'	1°02'10"	29.48'	N 42°22'28" E	29.48'
C103	20.00'	88°11'47"	30.69'	N 04°16'19" W	27.33'
C104	25.00'	56°49'51"	24.35'	N 60°33'04" E	23.41'
C105	125.00'	53°36'05"	116.84'	S 61°45'57" W	112.72'
C106	20.00'	41°09'01"	14.36'	N 75°32'25" E	14.06'
C107	16.29'	104°36'26"	29.74'	S 31°34'52" E	25.78'
C109	62.00'	35°44'53"	39.77'	N 79°55'58" W	39.06'
C110	62.00'	213°20'01"	230.85'	S 24°50'23" E	119.79'
C111	113.91'	51°57'26"	103.30'	S 62°35'17" W	99.79'

CURVE TABLE FOR EASEMENT DATA

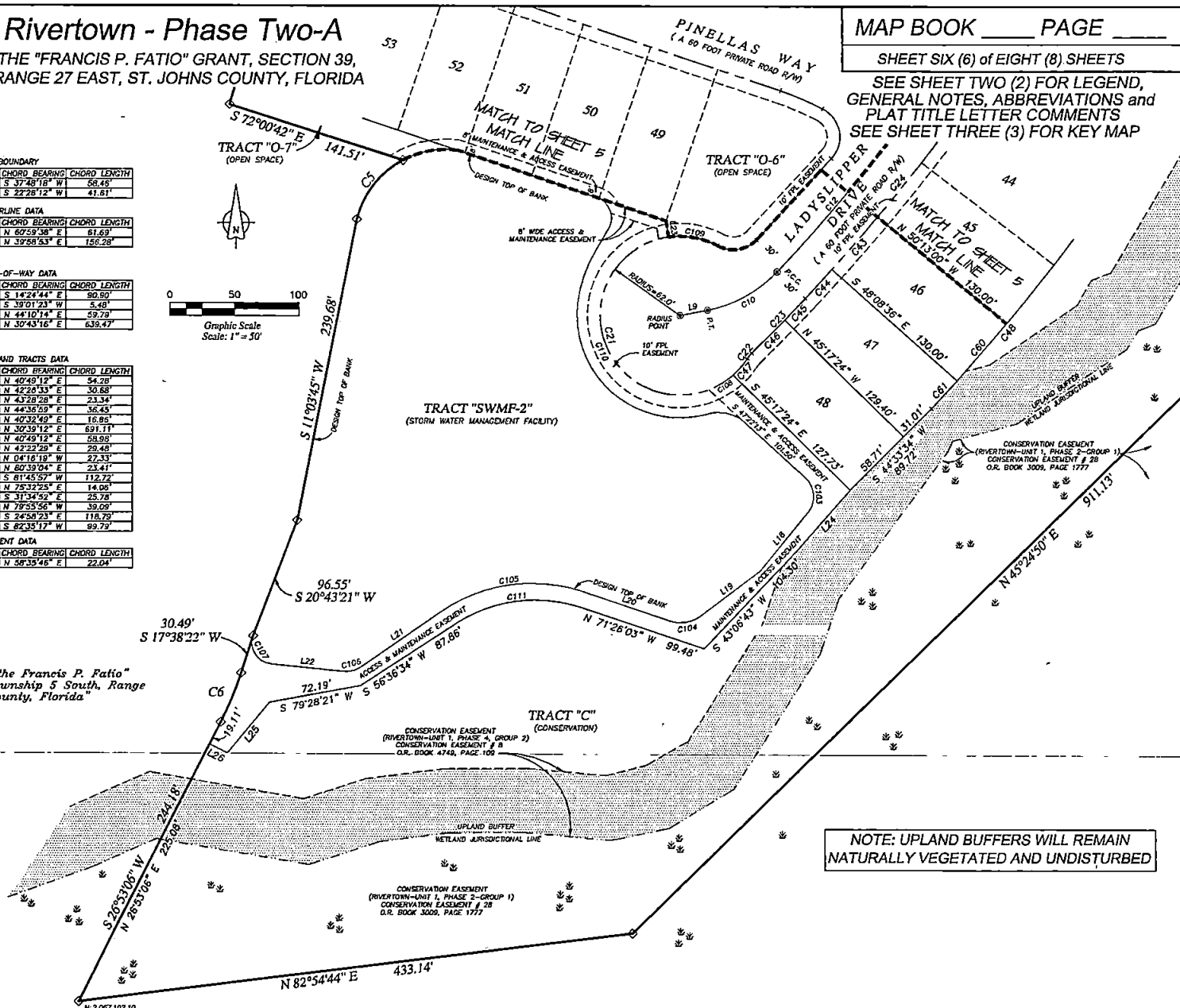
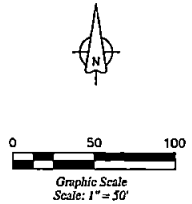
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C108	62.00'	20°28'20"	22.15'	N 58°38'46" E	22.04'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L9	N 78°57'34" E	21.78'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L18	S 38°43'34" W	59.30'
L19	S 52°44'09" W	59.56'
L20	N 71°28'00" W	71.07'
L21	S 34°37'55" W	75.05'
L22	S 63°53'05" E	56.83'
L23	S 08°18'22" E	12.67'
L24	N 41°04'33" E	63.80'
L25	S 39°22'33" W	51.01'
L26	N 63°08'54" W	15.58'



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

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

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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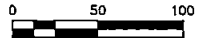
Watersong at Rivertown - Phase Two-A

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 SEVEN (7) of EIGHT (8) SHEETS

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



Graphic Scale
Scale: 1" = 50'



NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY
VEGETATED AND UNDISTURBED

WATERSONG AT RIVERTOWN
Map Book 99, pages 1-21
TRACT "SWMF-6"

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	283.51'	87°07'09"	40.17'	S 21°37'01" W	40.17'
C8	1470.00'	24°36'53"	631.52'	N 39°43'16" E	626.68'
C11	1470.00'	18°31'14"	475.17'	N 27°40'22" E	473.10'

CURVE TABLE FOR RIGHT-OF-WAY DATA

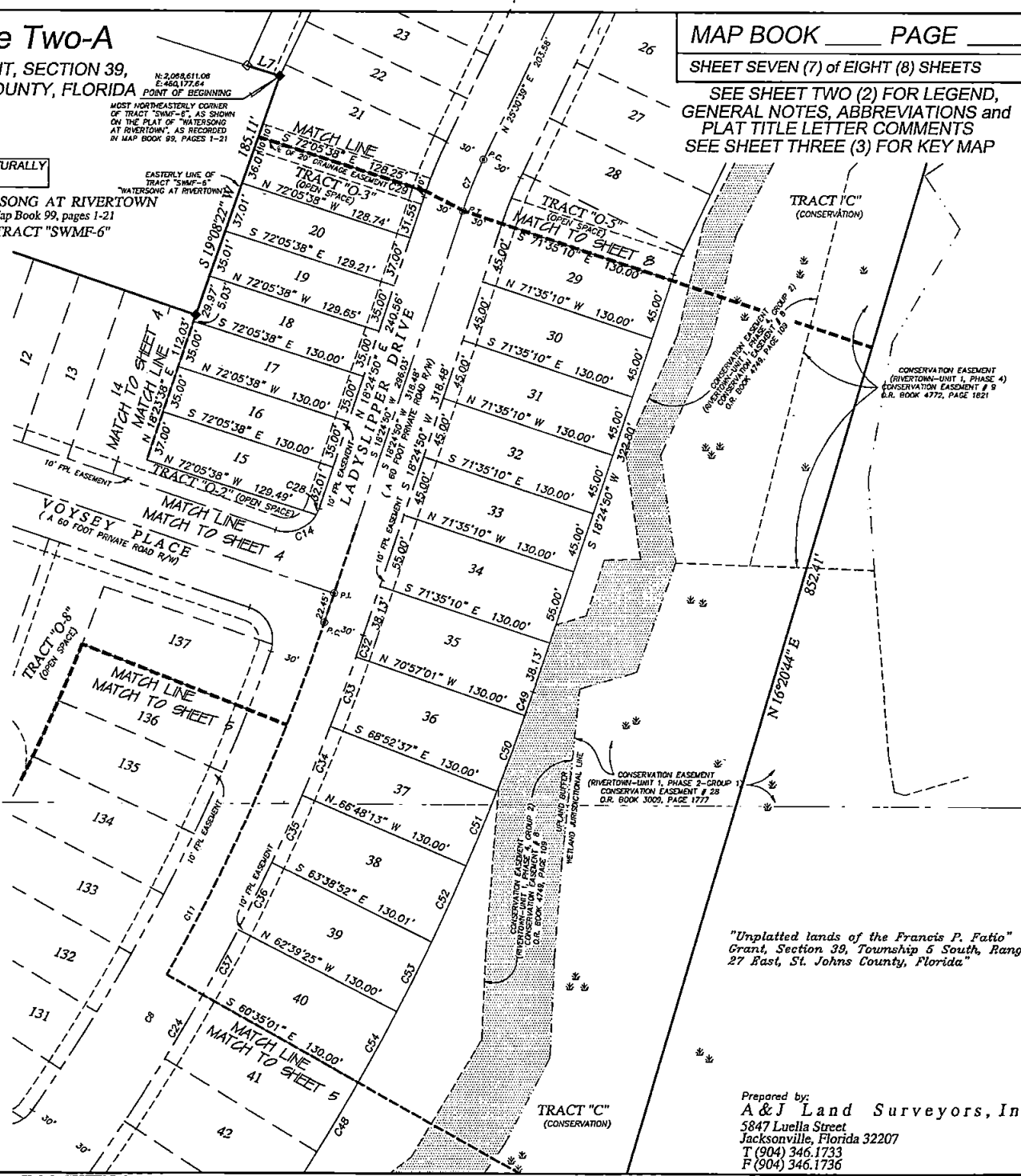
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C14	25.00'	90°29'05"	39.48'	N 63°39'22" E	35.50'
C24	1500.00'	24°36'53"	644.41'	N 39°43'16" E	639.47'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C28	25.00'	65°52'53"	3.00'	N 21°51'16" E	3.00'
C29	513.51'	87°07'09"	4.45'	S 18°04'58" W	4.45'
C32	1500.00'	03°38'09"	16.63'	N 18°43'55" E	16.63'
C33	1500.00'	27°04'24"	54.28'	N 20°05'11" E	54.28'
C34	1500.00'	27°04'24"	54.28'	N 22°09'35" E	54.28'
C35	1500.00'	27°03'32"	53.90'	N 24°13'33" E	53.90'
C36	1500.00'	27°03'16"	54.66'	N 26°17'57" E	54.66'
C37	1500.00'	27°04'24"	54.28'	N 28°22'47" E	54.28'
C48	1630.00'	24°28'44"	635.40'	N 30°39'12" E	631.11'
C49	1630.00'	03°38'09"	18.09'	N 18°43'55" E	18.09'
C50	1629.99'	27°04'24"	58.98'	N 20°05'11" E	58.98'
C51	1629.99'	27°04'24"	58.98'	N 22°09'35" E	58.98'
C52	1629.99'	27°03'47"	61.06'	N 24°18'11" E	61.06'
C53	1630.00'	27°07'01"	56.91'	N 26°20'34" E	56.91'
C54	1630.00'	27°04'24"	58.98'	N 28°22'47" E	58.98'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L7	S 72°14'22" E	24.95'



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

Prepared by:
A&J Land Surveyors, Inc.
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Jacksonville, Florida 32207
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Watersong at Rivertown - Phase Two-A

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 _____

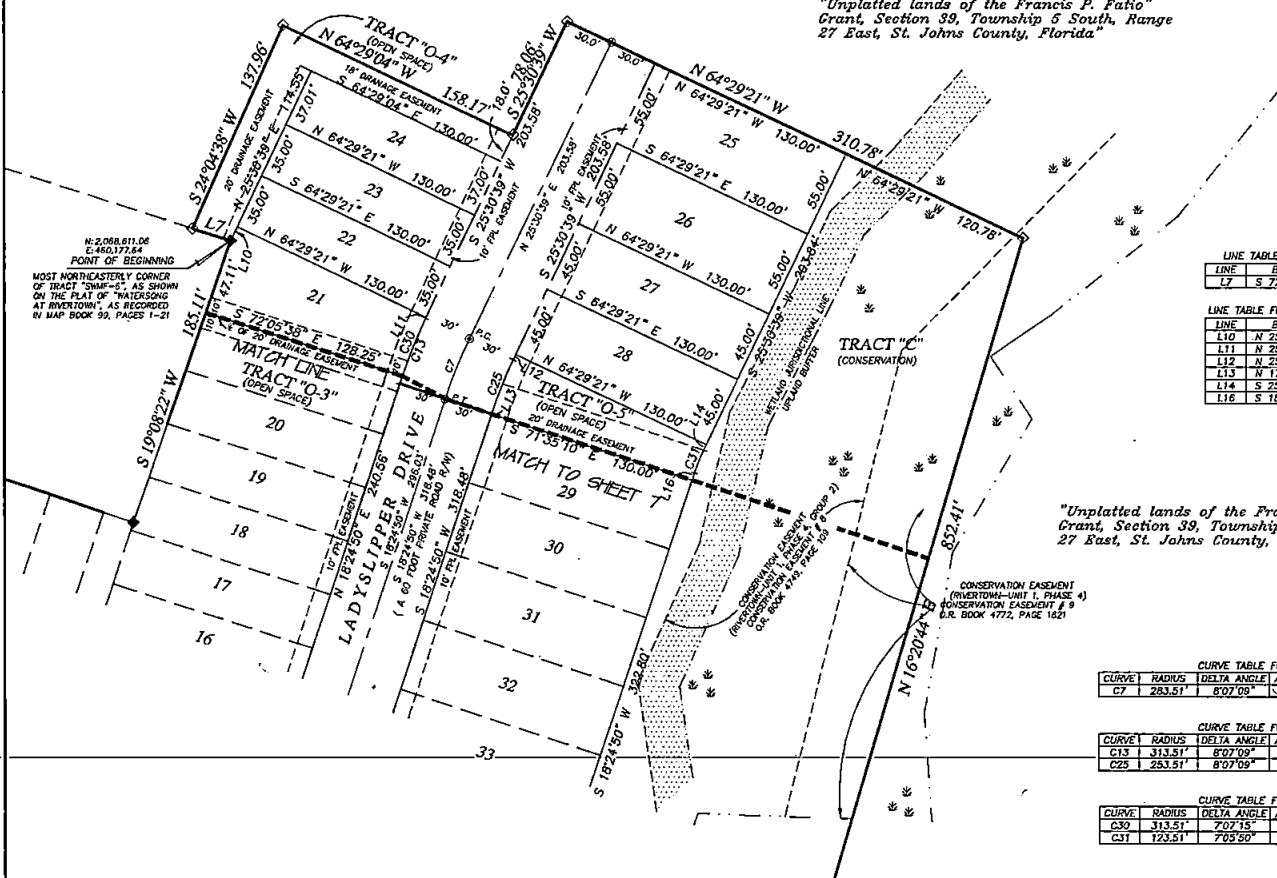
SHEET EIGHT (8) of EIGHT (8) SHEETS

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

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

0 50 100

Graphic Scale
Scale: 1" = 50'



N: 2,068,611.06
E: 460,377.64
POINT OF BEGINNING
MOST NORTHEASTERLY CORNER OF TRACT "SHM-6", AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS RECORDED IN MAP BOOK 99, PAGES 1-21

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L7	S 72°14'22" E	24.95'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L10	N 25°30'38" E	9.94'
L11	N 25°30'38" E	0.52'
L12	N 25°30'38" E	3.58'
L13	N 17°27'24" E	0.45'
L14	S 25°30'38" W	3.84'
L16	S 18°24'50" W	4.67'

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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	283.51'	8°07'09"	40.17'	S 21°34'01" W	40.14'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C13	313.51'	8°07'09"	43.41'	S 21°38'19" W	43.38'
C25	253.51'	8°07'09"	35.92'	S 21°34'01" W	35.89'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C30	313.51'	7°07'15"	38.97'	S 22°03'17" W	38.94'
C31	123.51'	7°05'50"	16.30'	S 21°57'45" W	15.29'

CONSERVATION EASEMENT (RIVERTOWN-UNIT 1, PHASE 4)
CONSERVATION EASEMENT # 9
S.R. BOOK 4772, PAGE 1621

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