

RESOLUTION NO. 2022-130
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN ESTATE LOTS PHASE 1-B.

WHEREAS, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Rivertown Estate Lots Phase 1-B.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$775,035.86 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$101,091.63 will be 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 mortgages 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 3rd day of May, 2022.

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

BY: Henry Dean
Henry Dean, Chair

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

Rendition Date 5/5/22

Sam Halterman
Deputy Clerk



RIVERTOWN ESTATE LOTS PHASE 1-B

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

MAP BOOK _____ PAGE _____

SHEET ONE (1) of SIX (6) SHEETS
SEE SHEET TWO (2) FOR LEGEND,
GENERAL NOTES, ABBREVIATIONS and
PLAT TITLE LETTER COMMENTS
SEE SHEET THREE (3) FOR KEY MAP

CAPTION

A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 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 "C-1" (CONSERVATION), AS SHOWN ON THE PLAT OF "RIVERTOWN ESTATE LOTS PHASE 1-A", AS RECORDED IN MAP BOOK 90, PAGES 30 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "STATE ROAD 13 NORTH", (A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, PROJECT No. 780), AND RUN THENCE, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 48°25'20" EAST, A DISTANCE OF 387.12 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 WESTERLY, AND HAVING A RADIUS OF 1,361.25 FEET, THROUGH A CENTRAL ANGLE OF 82°09'52" TO THE RIGHT, AN ARC DISTANCE OF 1,508.47 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°30'29" EAST, 1,438.52; RUN THENCE, NORTH 36°43'37" WEST, DEPARTING FROM THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.88 FEET, TO A POINT ON THE COMMON BOUNDARY LINE BETWEEN THE SOUTHERLY BOUNDARY OF THAT CONSERVATION EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, (CONSERVATION EASEMENT No. 43A), AS RECORDED IN OFFICIAL RECORDS BOOK 3008, PAGE 1777, AND THE NORTHERLY BOUNDARY LINE OF THAT CONSERVATION EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, (HALLOWE'S CONSERVATION), AS RECORDED IN OFFICIAL RECORDS BOOK 2987, PAGE 848, ALL IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID COMMON BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
COURSE No. 1: RUN THENCE, NORTH 34°34'07" WEST, A DISTANCE OF 206.18 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, NORTH 84°43'54" WEST, A DISTANCE OF 144.08 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, NORTH 47°01'50" WEST, A DISTANCE OF 223.22 FEET, TO THE MOST SOUTHEASTERLY CORNER OF SAID TRACT "C-1" (CONSERVATION), AS SHOWN ON THE PLAT OF "RIVERTOWN ESTATE LOTS PHASE 1-A", AS RECORDED IN MAP BOOK 90, PAGES 30 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 07°38'40" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "C-1" (CONSERVATION), AS SHOWN ON THE PLAT OF "RIVERTOWN ESTATE LOTS PHASE 1-A", AS RECORDED IN MAP BOOK 90, PAGES 30 THROUGH 40 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1,126.78 FEET, TO THE AFORESAID MOST NORTHEASTERLY CORNER OF TRACT "C-1" (CONSERVATION), AS SHOWN ON THE PLAT OF "RIVERTOWN ESTATE LOTS PHASE 1-A", SAID POINT LYING ON THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF "STATE ROAD No. 13 NORTH", AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 578,482 SQUARE FEET, OR 13.28 ACRES, MORE OR LESS, IN AREA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HERINAFTER BE KNOWN AS "RIVERTOWN ESTATE LOTS PHASE 1-B", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

ALL OF THE ROAD RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "WHITE GOOSE COVE", IS A PRIVATE ROAD RIGHTS-OF-WAY, AND ARE HEREBY DEDICATED TO RIVERSIDE AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THE OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE, PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT, THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

TRACTS "D-1" AND "D-2" (SCENIC EDGE, OPEN SPACE & LANDSCAPING), TRACT "C" (CONSERVATION TRACT) AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERTOWN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERTOWN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HERINAFTER 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 OWNERS, 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" (CONSERVATION TRACT) 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' FT. EASEMENTS" ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

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

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO 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 AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA UTILITY EASEMENTS" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF WATER REUSE, WATER, SEWER, AND/OR OTHER PUBLIC UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

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

MATTAMY JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____

WITNESS: _____

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

TYPE OR PRINT NAME

TYPE OR PRINT NAME

NOTARY FOR MATTAMY JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF _____ A.D., 2022 BY CLIFFORD L. NELSON, VICE PRESIDENT OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OF PRINT NAME
MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER IS _____

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

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

RIVERTOWN ESTATE LOTS PHASE 1-B

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

MAP BOOK _____ PAGE _____

SHEET TWO (2) of SIX (6) SHEETS

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

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1990), 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 WAITRY RIVERTOWN LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1814 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 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 (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 GPS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:

- a) CONTROL POINT "G113", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,068,837.270151, AND E(4): 455,708.927478
- b) CONTROL POINT "G114", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,068,070.542891, AND E(4): 457,528.338248

ABBREVIATIONS USED IN THIS PLAT

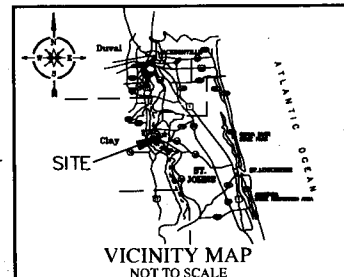
ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
L.B.	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PSM & M	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CD	CHORD BEARINGS
GD	CHORD DISTANCE
PI	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	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
T.M.P.	TOWNSHIP
R.N.S.	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
LSD	TABULATED LINE TABLE
R/W	RIGHT OF WAY
D.O.T.	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
MD	MAP BOOK
PD	PLAT BOOK
PL	PAGE
ML	MATCH LINE
JE-A	JEAN ELECTRIC EASEMENT
JE-E	JEAN EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT EASEMENT
ESMT	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
SRWMD	

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET 4" x 4" CONCRETE MONUMENT WITH PERK STAMPED "PRM, LD AND"
◆	ROAD 4" x 4" CONCRETE MONUMENT WITH PERK STAMPED "PRM, LD AND"
●	SET PER. NAIL & PERK STAMPED "PLS, LD AND"

MATCHINGS USED IN THIS PLAT

MATCHING	DEFINITION
[Pattern]	REMOVES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS
[Pattern]	REMOVES PRESERVED WETLANDS



SURVEYOR'S COMMENTS REGARDING THE EASEMENT(S) LISTED IN THE PLAT PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 24, 2022 WHICH SHOWS:

- a) CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED OCTOBER 22, 2007 IN OFFICIAL RECORDS BOOK 2697, PAGE 048.
- b) CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED NOVEMBER 20, 2007 IN OFFICIAL RECORDS BOOK 3008, PAGE 1777, AS AMENDED IN OFFICIAL RECORDS BOOK 4122, PAGE 1882 AND CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4122, PAGE 1897.
- c) CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4371, PAGE 625 AND CORRECTED IN OFFICIAL RECORDS BOOK 4377, PAGE 718.

SURVEYOR'S NOTE: THESE EASEMENTS DO AFFECT THE SUBJECT PLAT AND ARE GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT. HOWEVER, THE CONSERVATION EASEMENT AMENDED IN OFFICIAL RECORDS BOOK 4122, PAGE 1882 DOES NOT AFFECT, AS THIS PARTICULAR AMENDMENT ONLY AFFECTS THE LOTS THAT ARE ON THE ST. JOHNS RIVER. FURTHER MORE THE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4122, PAGE 1897 ALSO DOES NOT AFFECT THESE PARTICULAR LOTS, BUT AFFECTS LANDS ALONG THE NORTHERLY BOUNDARY OF THE RIVERTOWN PLUD, ON THE OTHER SIDE OF STATE ROAD No. 13 NORTH.

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 I, 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 _____ 2022.

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 ESTATE LOTS PHASE 1-B" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

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

SURVEYOR'S CERTIFICATE

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

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

CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN ESTATE LOTS PHASE 1-B" HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____ 2022.

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 _____ 2022.

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 "RIVERTOWN ESTATE LOTS PHASE 1-B" HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2022.

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

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

RIVERTOWN ESTATE LOTS PHASE 1-B

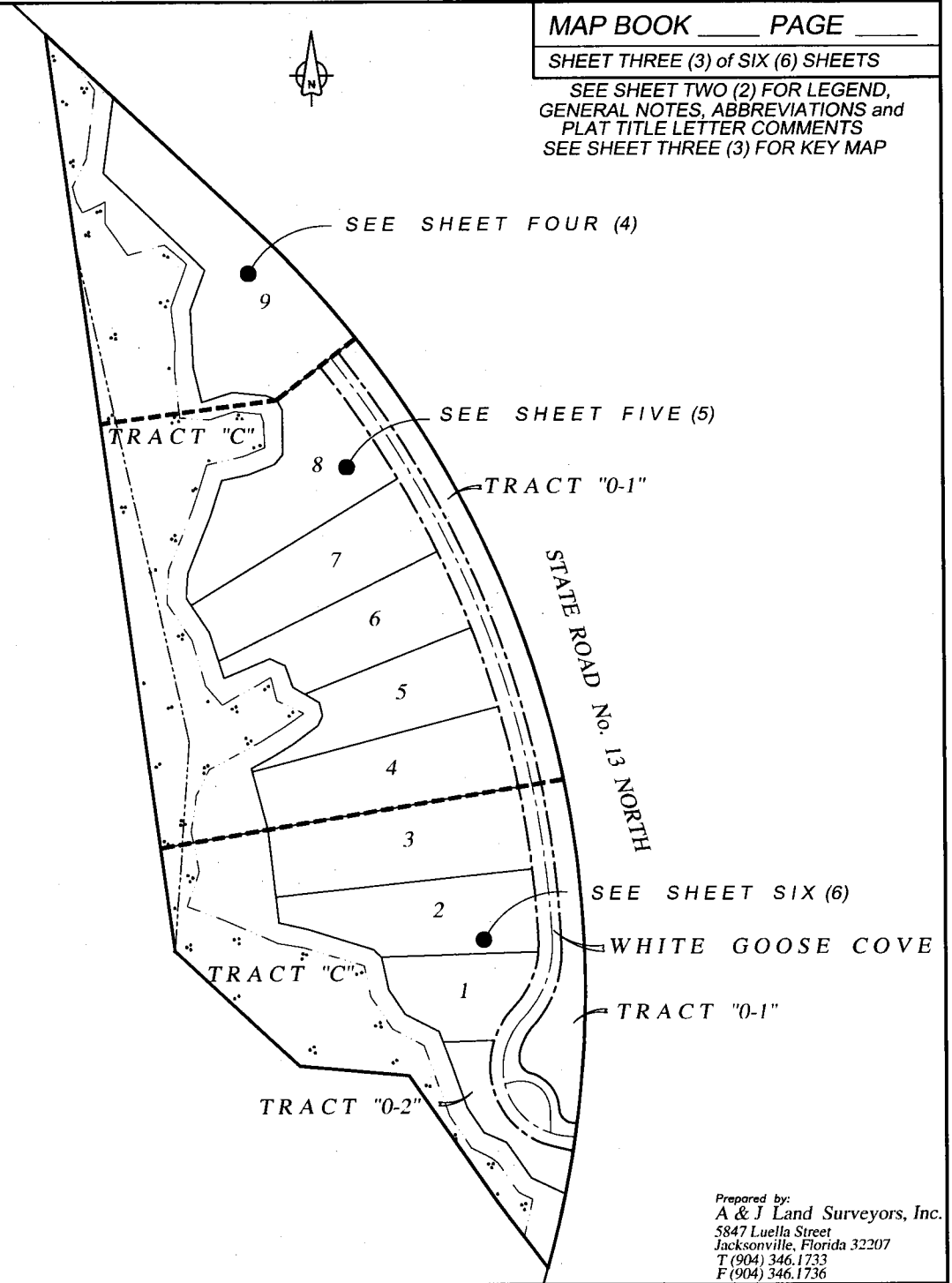
A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44,
TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.

MAP BOOK ____ PAGE ____

SHEET THREE (3) of SIX (6) SHEETS

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

KEY MAP
(NOT TO SCALE)



SEE SHEET FOUR (4)

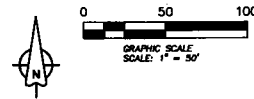
SEE SHEET FIVE (5)

SEE SHEET SIX (6)

Prepared by:
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RIVERTOWN ESTATE LOTS PHASE 1-B

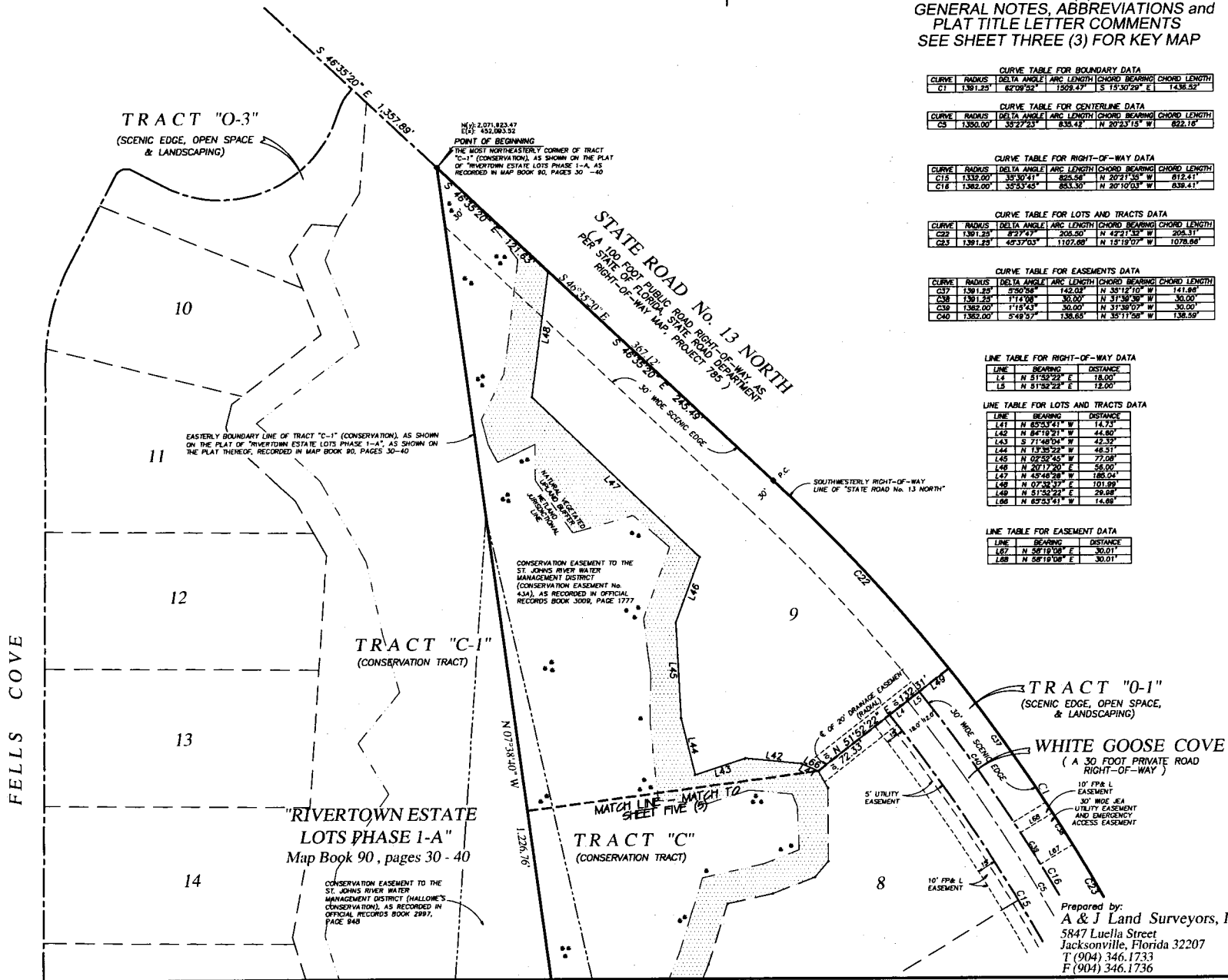
A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.



MAP BOOK _____ PAGE _____

SHEET FOUR (4) of SIX (6) 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 BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1391.29'	62°09'52"	1508.42'	S 15°30'59" E	1438.52'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	1350.00'	32°27'23"	638.48'	N 20°37'18" W	623.12'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	1332.00'	35°30'41"	825.54'	N 20°21'55" W	812.41'
C16	1382.00'	35°53'45"	853.30'	N 20°10'03" W	838.41'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	1391.29'	62°17'47"	205.50'	N 42°21'52" W	208.31'
C23	1391.29'	49°37'03"	1107.68'	N 15°19'07" W	1078.68'

CURVE TABLE FOR EASEMENTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C37	1391.29'	5°50'56"	142.03'	N 35°12'10" W	141.88'
C38	1391.29'	1°17'09"	30.00'	N 31°59'30" W	30.00'
C39	1382.00'	1°15'43"	30.00'	N 31°30'07" W	30.00'
C40	1382.00'	5°49'57"	138.65'	N 35°11'58" W	138.59'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L4	N 51°52'22" E	18.00'
L5	N 51°52'22" E	18.00'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L41	N 62°53'41" W	14.73'
L42	N 62°19'21" W	44.80'
L43	S 71°48'04" W	42.33'
L44	N 73°38'52" W	48.51'
L45	N 62°58'45" W	77.58'
L46	N 20°17'20" E	58.00'
L47	N 45°48'28" W	185.04'
L48	N 07°46'37" E	101.89'
L49	N 51°52'22" E	28.88'
L50	N 62°53'41" W	14.89'

LINE TABLE FOR EASEMENTS DATA

LINE	BEARING	DISTANCE
L67	N 58°19'08" E	30.01'
L68	N 58°19'08" E	30.01'

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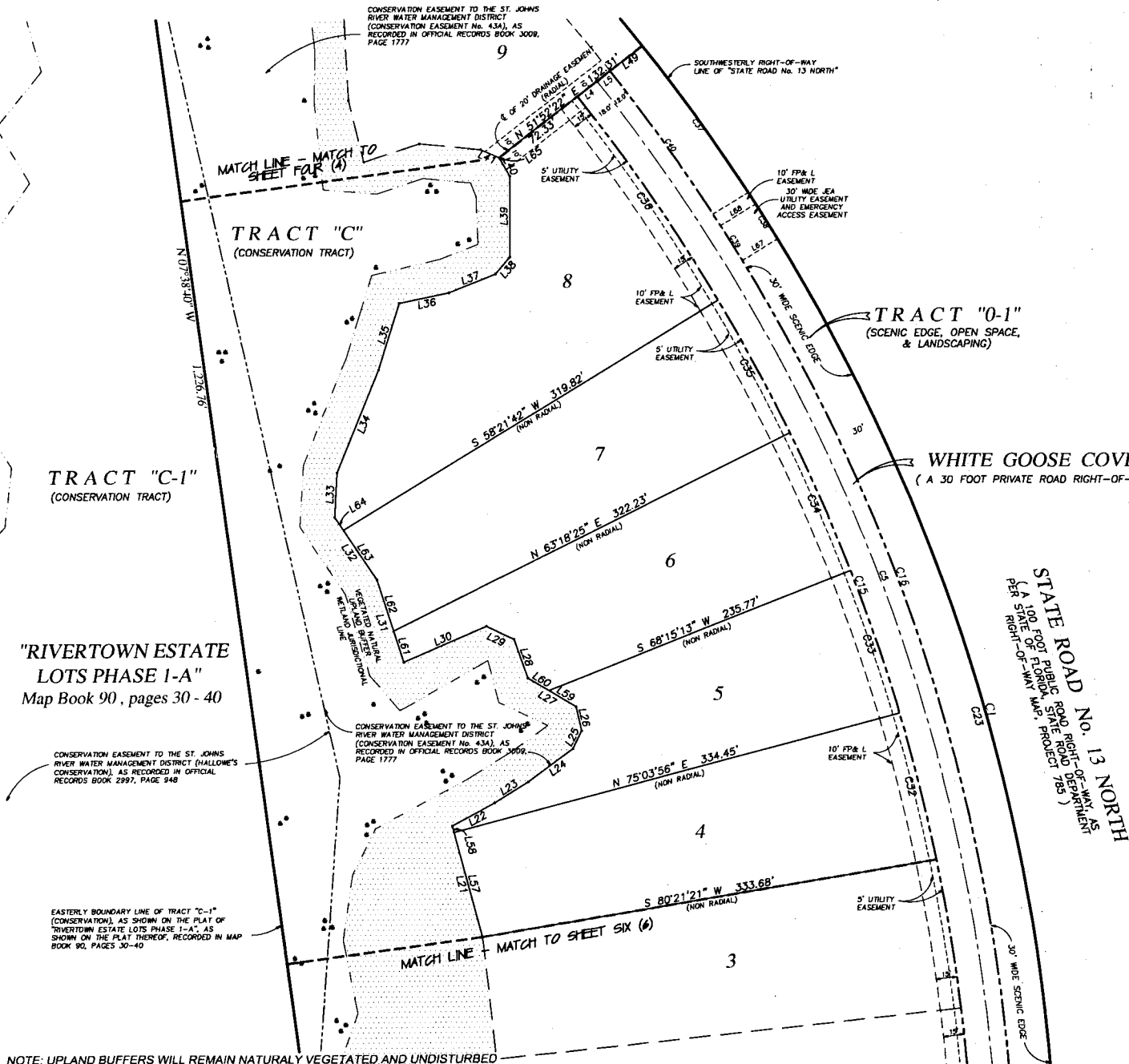
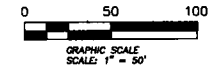
RIVERTOWN ESTATE LOTS PHASE 1-B

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

MAP BOOK _____ PAGE _____

SHEET FIVE (5) of SIX (6) 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 BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1391.25'	87°09'52"	1506.47'	S 13°30'23" E	1438.52'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	1350.00'	35°27'23"	835.42'	N 20°23'15" W	822.16'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	1332.00'	35°30'41"	825.59'	N 20°21'55" W	812.41'
C18	1382.00'	35°53'45"	853.30'	N 20°10'03" W	839.41'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	1391.25'	45°37'03"	1107.88'	N 15°18'07" W	1078.68'
C32	1332.00'	4°43'58"	110.03'	N 1°34'42" W	110.00'
C33	1332.00'	4°43'58"	110.03'	N 18°31'40" W	110.00'
C34	1332.00'	4°43'58"	110.03'	N 23°15'58" W	110.00'
C35	1332.00'	4°43'58"	110.03'	N 27°59'58" W	110.00'
C36	1332.00'	7°45'18"	186.29'	N 34°14'18" W	186.10'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C37	1391.25'	5°50'58"	142.02'	N 38°12'10" W	141.86'
C38	1391.25'	1°14'08"	30.00'	N 31°39'58" W	30.00'
C39	1382.00'	1°15'43"	30.00'	N 31°39'07" W	30.00'
C40	1382.00'	5°49'57"	138.69'	N 39°11'58" W	138.59'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L4	N 51°30'40" E	18.00'
L5	N 51°54'55" E	12.00'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L21	N 14°36'04" W	84.11'
L22	N 81°33'00" E	33.00'
L23	N 58°00'48" E	28.83'
L24	N 53°18'20" E	40.30'
L25	N 25°38'45" E	14.54'
L26	N 13°05'56" W	18.09'
L27	N 58°04'42" W	40.29'
L28	N 19°24'54" W	30.18'
L29	N 84°38'18" W	22.54'
L30	S 62°28'57" W	65.33'
L31	N 17°31'58" W	83.48'
L32	N 33°34'29" W	55.03'
L33	N 03°30'18" E	52.61'
L34	N 21°58'57" E	81.05'
L35	N 17°24'01" E	50.98'
L36	N 78°03'22" E	38.78'
L37	N 08°22'00" E	38.29'
L38	N 39°47'05" E	16.50'
L39	N 00°05'01" E	58.99'
L40	N 29°13'02" W	13.40'
L41	N 85°53'41" W	14.73'
L42	N 51°32'22" E	28.88'
L43	N 14°56'04" W	78.21'
L44	N 14°56'04" W	4.86'
L45	N 58°04'42" W	22.81'
L46	N 58°04'42" W	17.85'
L47	N 17°31'58" W	23.80'
L48	N 17°31'58" W	38.69'
L49	N 33°34'29" W	43.54'
L50	N 33°34'29" W	11.50'
L51	N 65°53'41" W	0.04'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L57	N 58°18'08" E	30.01'
L69	N 58°18'08" E	30.01'

"RIVERTOWN ESTATE LOTS PHASE 1-A"
Map Book 90, pages 30 - 40

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

STATE ROAD No. 13 NORTH
(A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY AS PER STATE RIGHT-OF-WAY MAP, PROJECT 785)

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RIVERTOWN ESTATE LOTS PHASE 1-B

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

"RIVERTOWN ESTATE LOTS PHASE 1-A"
Map Book 90, pages 30 - 40

EASTERLY BOUNDARY LINE OF TRACT "C-1" (CONSERVATION), AS SHOWN ON THE PLAT OF "RIVERTOWN ESTATE LOTS PHASE 1-A", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 90, PAGES 30-40

CONSERVATION EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (HALLOWE'S CONSERVATION), AS RECORDED IN OFFICIAL RECORDS BOOK 2997, PAGE 948

MOST SOUTHEASTERLY CORNER OF TRACT "C-1" (CONSERVATION), AS SHOWN ON THE PLAT OF "RIVERTOWN ESTATE LOTS PHASE 1-A", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 90, PAGES 30-40

CONSERVATION EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (HALLOWE'S CONSERVATION), AS RECORDED IN OFFICIAL RECORDS BOOK 2997, PAGE 948

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

COMMON BOUNDARY LINE BETWEEN THE SOUTHERLY BOUNDARY OF THAT CONSERVATION EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (CONSERVATION EASEMENT No. 43A), AS RECORDED IN OFFICIAL RECORDS BOOK 3009, PAGE 1777, AND THE NORTHERLY BOUNDARY OF THAT CONSERVATION EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (HALLOWE'S CONSERVATION), AS RECORDED IN OFFICIAL RECORDS BOOK 2997, PAGE 948

CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	1391.25	62°09'52"	1506.47'	N 15°30'29" W	1436.52'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	80.37'	88°30'41"	136.84'	S 36°43'47" E	126.30'
C3	88.89'	30°30'22"	82.86'	S 29°12'00" W	81.84'
C4	132.72'	42°10'58"	113.41'	N 18°56'08" E	110.33'
C5	1350.00'	35°27'23"	835.42'	N 20°23'15" W	822.18'
C6	36.00'	101°28'50"	67.30'	N 52°43'06" W	58.85'
C7	80.37'	8°54'04"	14.04'	S 78°30'30" E	14.02'
C8	80.37'	58°43'00"	92.58'	S 42°48'34" E	68.59'
C9	80.37'	21°03'57"	33.22'	S 02°35'43" E	33.03'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	1391.25'	0°45'13"	18.30'	N 08°36'30" E	18.30'
C11	1391.25'	0°47'34"	19.25'	N 07°53'11" E	19.25'
C12	106.82'	80°51'15"	150.46'	S 10°57'40" E	138.78'
C13	111.87'	41°10'25"	80.25'	S 22°38'50" W	78.53'
C14	120.00'	48°10'28"	88.71'	N 20°29'58" E	84.11'
C15	1332.00'	35°30'41"	825.58'	N 20°21'05" W	812.41'
C16	1365.00'	30°33'43"	853.32'	N 20°10'03" E	839.41'
C17	150.00'	44°33'08"	118.64'	N 20°03'22" E	113.72'
C18	67.18'	37°53'58"	44.44'	S 23°23'08" W	43.43'
C19	20.00'	78°28'55"	27.23'	S 35°17'11" E	25.58'
C20	50.07'	73°08'27"	63.91'	N 16°18'25" W	58.98'
C21	20.00'	87°11'54"	30.44'	S 42°28'02" E	27.58'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	1391.25'	45°37'03"	1107.80'	N 15°19'07" W	1076.66'
C24	1391.25'	2°22'12"	37.55'	N 10°13'17" E	37.55'
C25	1391.25'	4°10'04"	101.30'	N 13°29'29" E	101.18'
C28	111.87'	14°50'40"	28.83'	S 06°49'07" W	28.83'
C27	111.87'	28°19'45"	51.32'	S 30°24'19" W	50.87'
C28	120.00'	39°01'24"	81.73'	N 24°03'29" E	80.18'
C29	120.00'	7°09'01"	14.86'	N 00°50'17" E	14.87'
C30	1332.00'	4°53'30"	98.12'	N 04°38'50" W	95.10'
C31	1332.00'	4°43'59"	110.03'	N 09°03'43" W	110.00'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 81°57'58" E	18.40'
L2	S 01°50'43" E	32.30'
L3	S 76°32'26" W	12.81'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L6	N 78°23'24" W	27.28'
L7	S 69°04'08" E	3.94'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L8	N 64°21'24" W	49.84'
L9	N 34°18'51" W	56.61'
L10	N 69°40'43" W	52.59'
L11	N 33°51'58" W	30.48'
L12	N 18°57'29" W	59.80'
L13	N 20°48'06" W	44.18'
L14	N 63°12'44" W	49.51'
L15	N 33°04'00" W	30.28'
L16	N 12°25'45" W	43.05'
L17	N 42°20'53" W	14.80'
L18	N 72°54'17" W	91.04'
L19	N 77°39'28" W	38.54'
L20	N 08°13'03" W	124.42'
L21	N 14°56'04" W	84.11'
L20	N 20°48'06" W	32.63'
L21	N 20°48'06" W	15.52'
L22	N 42°20'53" W	0.86'
L23	N 42°20'53" W	13.64'
L24	N 08°13'03" W	34.54'
L25	N 08°13'03" W	80.88'
L26	N 14°56'04" W	0.04'

LINE TABLE FOR FP&L EASEMENT

LINE	BEARING	DISTANCE
L06	N 80°24'05" E	34.42'
L20	N 80°24'05" E	41.74'

CURVE TABLE FOR FP&L EASEMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C41	1391.25'	2°07'17"	51.51'	N 08°25'48" E	51.51'
C42	1391.25'	0°24'50"	10.05'	N 02°09'43" E	10.05'
C43	50.07'	17°39'41"	15.43'	N 50°01'05" W	15.37'

MAP BOOK _____ PAGE _____
SHEET SIX (6) of SIX (6) SHEETS

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

STATE ROAD No. 13 NORTH
(A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY AS PER STATE OF FLORIDA MAP, PROJECT 785)

TRACT "0-1"
(SCENIC EDGE, OPEN SPACE, & LANDSCAPING)

WHITE GOOSE COVE
(A 30 FOOT PRIVATE ROAD RIGHT-OF-WAY)

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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