

**RESOLUTION NO. 2022-133**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
RIVERTOWN SETTLEMENT (PARCEL 29).**

**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 Settlement (Parcel 29).

**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 \$3,516,539.12 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$458,968.58 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 3<sup>rd</sup> day of May, 2022.

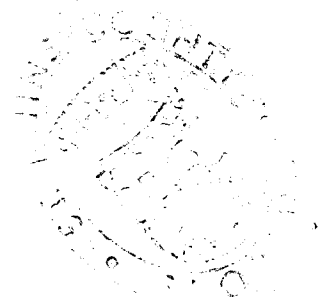
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Henry Dean  
Henry Dean, Chair

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

Sam Salterman  
Deputy Clerk

Rendition Date 5/5/22



# RIVERTOWN SETTLEMENT (PARCEL 29)

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 TEN (10) 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, ALL IN ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF TRACT "0-1", (OPEN SPACE), AS SHOWN ON THE PLAT OF "HAVEN AT RIVERTOWN-PHASE TWO", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 107, PAGES 38-46, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET", AN EIGHTY (80) FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 112, PAGES 83-84, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY BOUNDARY OF SAID "HAVEN AT RIVERTOWN-PHASE TWO", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 107, PAGES 38-46 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, (AND SPECIFICALLY THE WESTERLY BOUNDARY OF TRACT "0-1" (OPEN SPACE), TRACT "0-1", (CONSERVATION), AND THEN TRACT "B-1" (BUFFER), AS SHOWN ON THE AFORESAID PLAT OF "HAVEN AT RIVERTOWN-PHASE TWO", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 60°37'52" WEST, A DISTANCE OF 868.91 FEET, TO A POINT;  
COURSE No. 2: RUN THENCE, SOUTH 40°33'07" WEST, A DISTANCE OF 810.86 FEET, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 13 NORTH, A ONE HUNDRED (100) FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, PROJECT No. 783; RUN THENCE, ALONG THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 48°32'28" WEST, A DISTANCE OF 1,351.68 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;  
COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 2,914.90 FEET, THROUGH A CENTRAL ANGLE OF 01°35'14" TO THE LEFT, AN ARC DISTANCE OF 80.74 FEET, TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, AS RECORDED IN OFFICIAL RECORDS BOOK 5254, PAGE 178 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°23'02" WEST, 80.74 FEET; RUN THENCE, ALONG THE AFORESAID SOUTHEASTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5254, PAGE 178 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 17°57'42" EAST, A DISTANCE OF 109.84 FEET, TO A POINT;  
COURSE No. 2: RUN THENCE, NORTH 10°13'58" EAST, A DISTANCE OF 148.27 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 14°21'40" EAST, A DISTANCE OF 320.87 FEET, TO A POINT;  
COURSE No. 4: RUN THENCE, NORTH 38°00'48" EAST, A DISTANCE OF 88.17 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 25°42'28" EAST, A DISTANCE OF 35.27 FEET, TO A POINT;  
COURSE No. 6: RUN THENCE, NORTH 47°09'13" EAST, A DISTANCE OF 82.04 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, NORTH 09°14'38" EAST, A DISTANCE OF 33.85 FEET, TO A POINT;  
COURSE No. 8: RUN THENCE, NORTH 13°56'28" EAST, A DISTANCE OF 62.69 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 83°03'03" EAST, A DISTANCE OF 48.55 FEET, TO A POINT;  
COURSE No. 10: RUN THENCE, NORTH 27°28'58" EAST, A DISTANCE OF 45.38 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, NORTH 32°28'08" EAST, A DISTANCE OF 44.28 FEET, TO A POINT ON THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET", AN EIGHTY (80) FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "RIVERTOWN MAIN STREET", AS RECORDED IN MAP BOOK 112, PAGES 83-84 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID "RIVERTOWN MAIN STREET", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 71°50'30" EAST, A DISTANCE OF 46.38 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING EASTERLY;  
COURSE No. 2: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 840.00 FEET, THROUGH A CENTRAL ANGLE OF 32°54'51" TO THE LEFT, AN ARC DISTANCE OF 482.55 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°22'58" EAST, 475.84 FEET;  
COURSE No. 3: RUN THENCE, NORTH 75°09'39" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 108.41 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 4: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 586.83 FEET, THROUGH A CENTRAL ANGLE OF 80°14'47" TO THE RIGHT, AN ARC DISTANCE OF 880.47 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°19'28" EAST, 794.53 FEET;  
COURSE No. 5: RUN THENCE, SOUTH 15°48'34" EAST, A DISTANCE OF 80.43 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 6: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 400.58 FEET THROUGH A CENTRAL ANGLE OF 55°00'40" TO THE LEFT, AN ARC DISTANCE OF 384.81 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°17'40" EAST, 370.00 FEET;

COURSE No. 7: RUN THENCE, SOUTH 70°44'29" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 158.86 FEET, TO THE MOST NORTHWESTERLY CORNER OF TRACT "0-1", (OPEN SPACE), AS SHOWN ON THE PLAT OF "HAVEN AT RIVERTOWN-PHASE TWO", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 107, PAGES 38-46, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 2,188,038 SQUARE FEET, OR 49.77 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 SAID HEREINAFTER BE KNOWN AS "RIVERTOWN SETTLEMENT (PARCEL 29)", 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 "TWILIGHT TEAR WAY", "MAMBAW DRIVE" AND "LOCHLOOSA COURT", ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHTS-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "0-1", "0-2", "0-3", "0-4", "0-5, AND "0-6" (OPEN SPACE), TRACTS "0-1" AND "0-2" (CONSERVATION TRACT) AND TRACTS "SMMF-1", "SMMF-2", "SMMF-3" AND "SMMF-4" (STORMWATER MANAGEMENT FACILITIES/PONDS), AND TRACT "P" (PARK) AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, EXCEPT AS HERINAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE II CDD 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.

THE TRACT DESIGNATED AS "L5" (LEFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, IN FEE SIMPLE, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE "10' LANDSCAPE BUFFER EASEMENT" IS HEREBY RETAINED BY MATTAMY JACKSONVILLE, LLC, ITS SUCCESSORS AND ASSIGNS, PROVIDED HOWEVER, THAT MATTAMY JACKSONVILLE LLC, THE UNDERSIGNED OWNER, RESERVES THE RIGHT TO CONVEY EASEMENT RIGHTS TO SAID EASEMENT TO ANY ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH LANDSCAPE BUFFER EASEMENT SHALL BE HELD AND USED BY MATTAMY JACKSONVILLE LLC, THE OWNER, ITS SUCCESSORS AND ASSIGNS AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, 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 THOSE 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.

TRACTS "0-1" AND "0-2" (CONSERVATION TRACT) MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.08, FLORIDA STATUTES, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND IF SO, ARE GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

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

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10' FPL EASEMENTS" ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

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

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: \_\_\_\_\_  
\_\_\_\_\_  
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., 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 SETTLEMENT (PARCEL 29)

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.

NOTE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

SHEET TWO (2) of TEN (10) 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 801), U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 7, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTHEW RIVERTOWN LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3083, 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 (FPLM) 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 "0113", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,046,837.270151, AND E(4): 455,788.927479

b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(4): 2,046,070.342891, AND E(4): 457,528.338248

## ABBREVIATIONS USED IN THIS PLAT

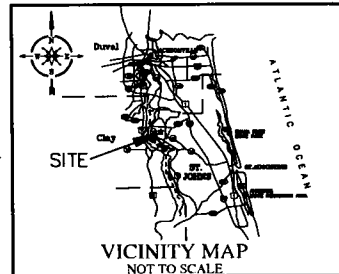
ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
C.M.	CONCRETE MONUMENT
L.B.	LICENSED BUSINESS
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.N.	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CH	CHORD BEARING
CH	CHORD DISTANCE
PI	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
PT	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
L33	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
MD	MAP BOOK
PD	PLAT BOOK
FB	PAGE
—	MATCH LINE
JE-A-E	JE A ELECTRIC EASEMENT
JE-A-EE	JE A EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT EASEMENT
ESMT	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
SRVWMD	

## LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET 6" X 6" CONCRETE MONUMENT WITH DIK, STAMPED "TRM, LB 666"
◆	ROAD 6" X 6" CONCRETE MONUMENT WITH DIK, STAMPED "TRM, LB 666"
●	SET 6" X 6" X 6" CONCRETE MONUMENT WITH DIK, STAMPED "TRM, LB 666"

## MATCHINGS USED IN THIS PLAT

MATCHINGS	DEFINITION
[Dotted pattern]	REPRESENTS UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS
[Wavy lines]	REPRESENTS PRESERVED WETLANDS



SURVEYOR'S COMMENTS REGARDING THE EASEMENT(S) LISTED IN THE PLAT PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 12, 2021 WHICH SHOWS:

a) CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4371, PAGE 823, AND CORRECTIVE CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4377, PAGE 719.

SURVEYOR'S COMMENT: THE CONSERVATION EASEMENT IS GRAPHICALLY SHOWN ON THE FACE OF THE PLAT.

## 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 \_\_\_\_ 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 SETTLEMENT (PARCEL 29)" 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 SETTLEMENT (PARCEL 29)" HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, 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, 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 SETTLEMENT (PARCEL 29)", 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  
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# RIVERTOWN SETTLEMENT (PARCEL 29)

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 \_\_\_\_\_

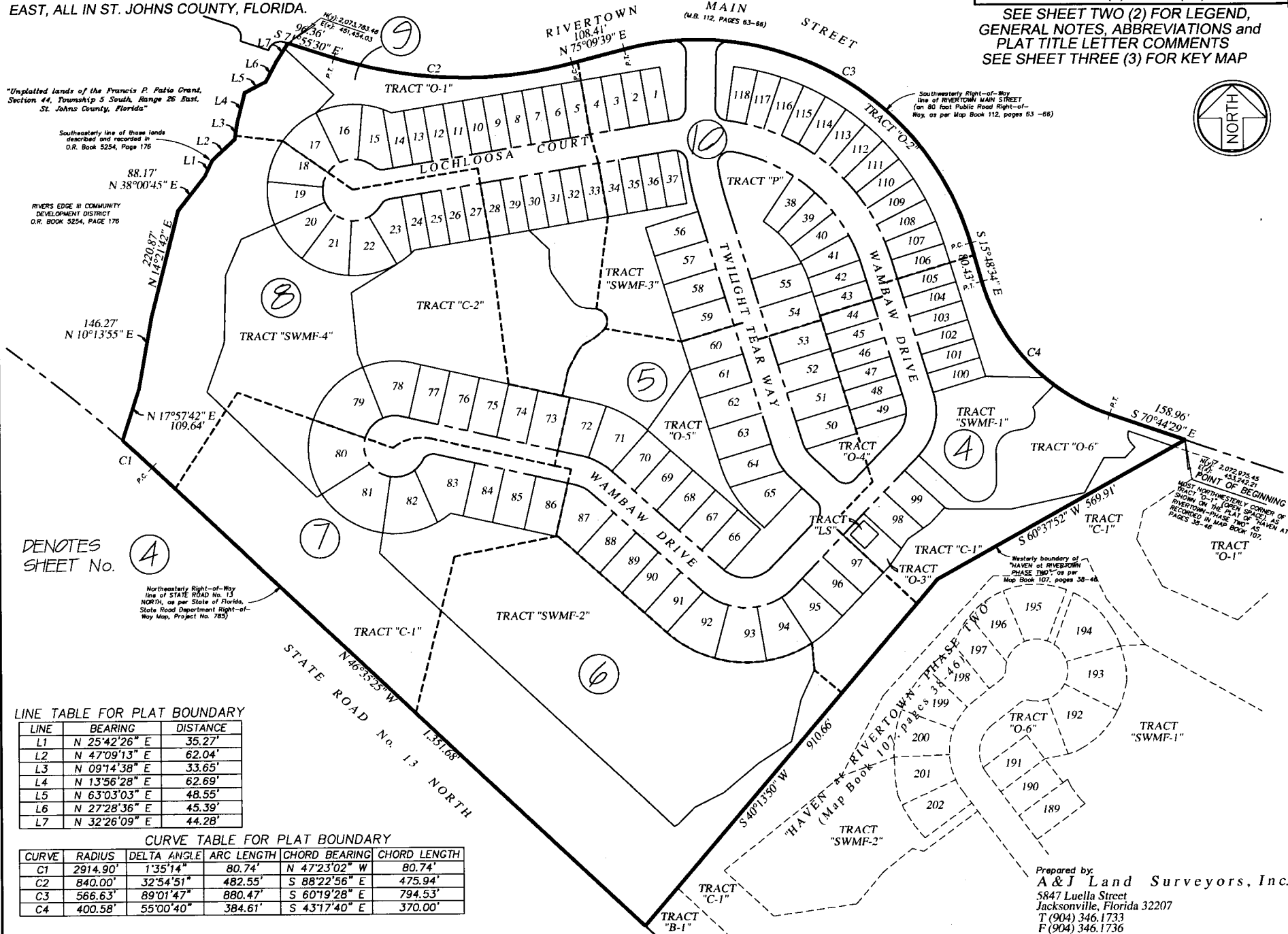
SHEET THREE (3) OF TEN (10) SHEETS  
 SEE SHEET TWO (2) FOR LEGEND,  
 GENERAL NOTES, ABBREVIATIONS AND  
 PLAT TITLE LETTER COMMENTS  
 SEE SHEET THREE (3) FOR KEY MAP

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

Southeasterly line of these lands described and recorded in D.R. Book 5254, Page 176

RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT D.R. BOOK 5254, PAGE 176

Southeasterly Right-of-Way line of RIVERTOWN MAIN STREET (an 80 foot Public Road Right-of-Way, as per Map Book 112, pages 63-66)



DENOTES SHEET No. **(4)**

Northeasterly Right-of-Way line of STATE ROAD No. 13 NORTH, as per State of Florida, State Road Department Right-of-Way Map, Project No. 785)

W.P. 2,072,925-45 (10) 433,922-27  
 MOST NORTHWESTERLY CORNER OF TRACT "O-1" (OPEN SPACE) AS SHOWN ON THE PLAT OF "HAVEN AT RIVERTOWN" PHASE TWO, AS RECORDED IN MAP BOOK 107, PAGES 35-46

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	N 25°42'26" E	35.27'
L2	N 47°09'13" E	62.04'
L3	N 09°14'38" E	33.65'
L4	N 13°56'28" E	62.69'
L5	N 63°03'03" E	48.55'
L6	N 27°28'36" E	45.39'
L7	N 32°26'09" E	44.28'

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2914.90'	1°35'14"	80.74'	N 47°23'02" W	80.74'
C2	840.00'	32°54'51"	482.55'	S 88°22'56" E	475.94'
C3	566.63'	89°01'47"	880.47'	S 60°19'28" E	794.53'
C4	400.58'	55°00'40"	384.61'	S 43°17'40" E	370.00'

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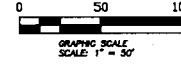
# RIVERTOWN SETTLEMENT (PARCEL 29)

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 TEN (10) 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 LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L15	S 16°58'58" E	14.72'
L16	S 16°58'58" E	8.25'
L20	S 54°38'54" W	17.38'
L21	S 54°38'54" W	37.20'
L22	N 43°28'55" E	18.40'
L31	N 48°31'05" W	40.00'
L32	N 43°28'55" E	40.00'
L33	N 48°31'05" W	40.00'
L34	N 43°28'55" E	40.00'
L37	N 80°37'52" E	26.87'
L38	N 39°49'58" W	13.01'
L39	N 43°08'27" E	28.12'
L40	N 89°12'19" E	43.08'
L41	S 80°57'48" W	18.61'

CURVE TABLE FOR PLAT BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C4	400.58'	55°00'40"	384.81'	S 43°17'40" E	370.00'

CURVE TABLE FOR CENTERLINE DATA

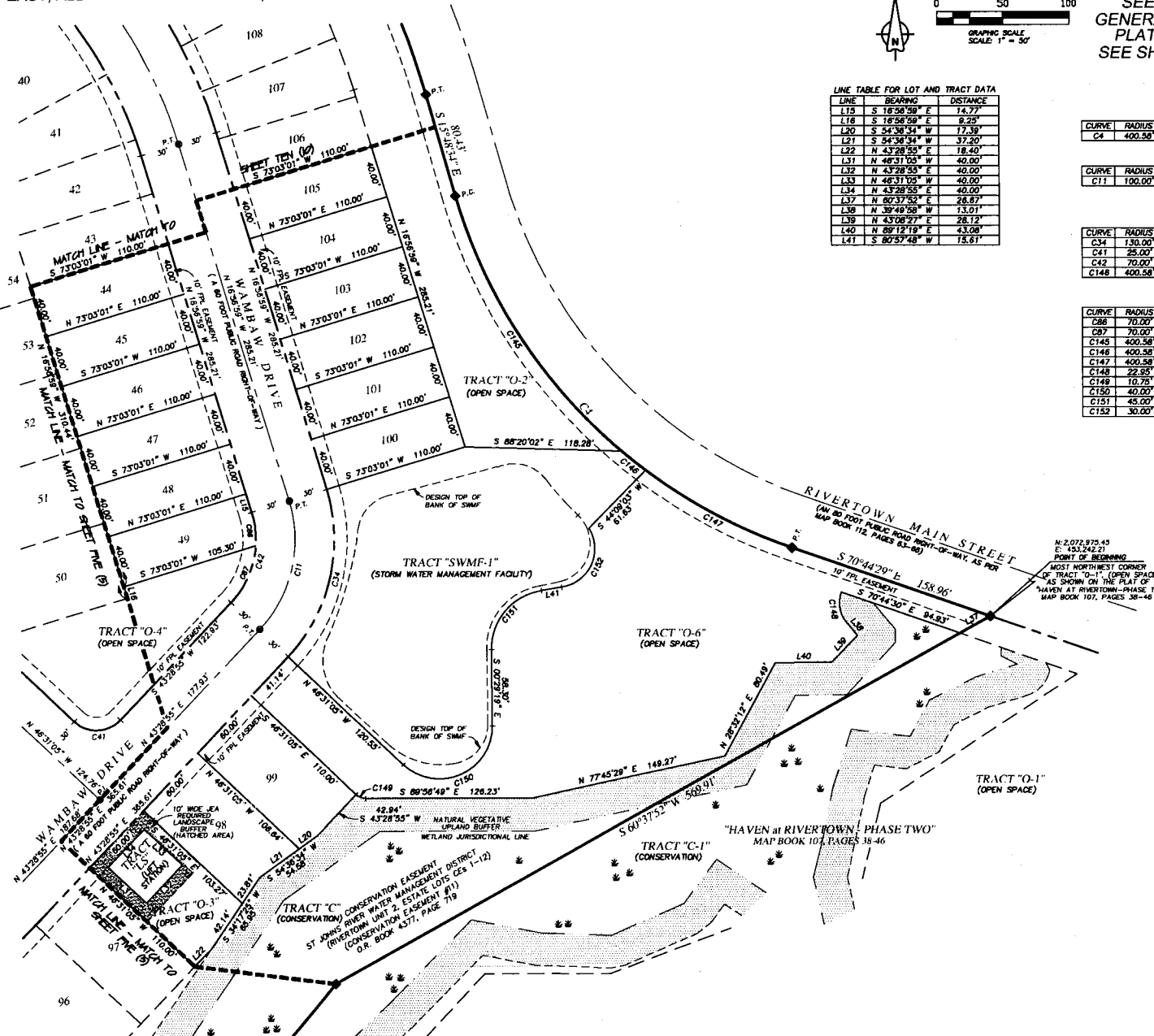
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	100.00'	80°25'54"	105.47'	N 13°15'58" E	100.85'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34	130.00'	80°25'54"	137.12'	N 13°15'58" E	130.85'
C41	25.00'	90°00'00"	38.27'	N 88°28'55" E	35.36'
C42	70.00'	80°25'54"	73.83'	N 13°15'58" E	70.48'
C148	400.58'	3°22'33"	23.80'	S 51°05'41" E	23.60'

CURVE TABLE FOR LOT AND TRACT DATA

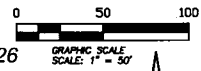
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C86	70.00'	21°07'25"	25.81'	N 08°23'17" W	25.68'
C87	70.00'	39°18'29"	48.02'	N 23°49'40" E	47.08'
C145	400.58'	33°37'04"	235.04'	S 32°35'50" E	231.68'
C146	400.58'	3°22'33"	23.80'	S 51°05'41" E	23.60'
C147	400.58'	18°01'03"	125.92'	S 61°47'29" E	124.45'
C148	22.55'	80°33'27"	24.26'	S 09°33'15" E	23.14'
C149	10.75'	43°25'44"	8.15'	S 88°13'57" E	7.98'
C150	40.00'	133°58'14"	93.53'	N 66°29'48" E	73.63'
C151	45.00'	81°27'07"	63.97'	S 40°14'14" W	58.72'
C152	30.00'	111°41'16"	58.48'	N 25°07'10" E	48.85'



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# RIVERTOWN SETTLEMENT (PARCEL 29)

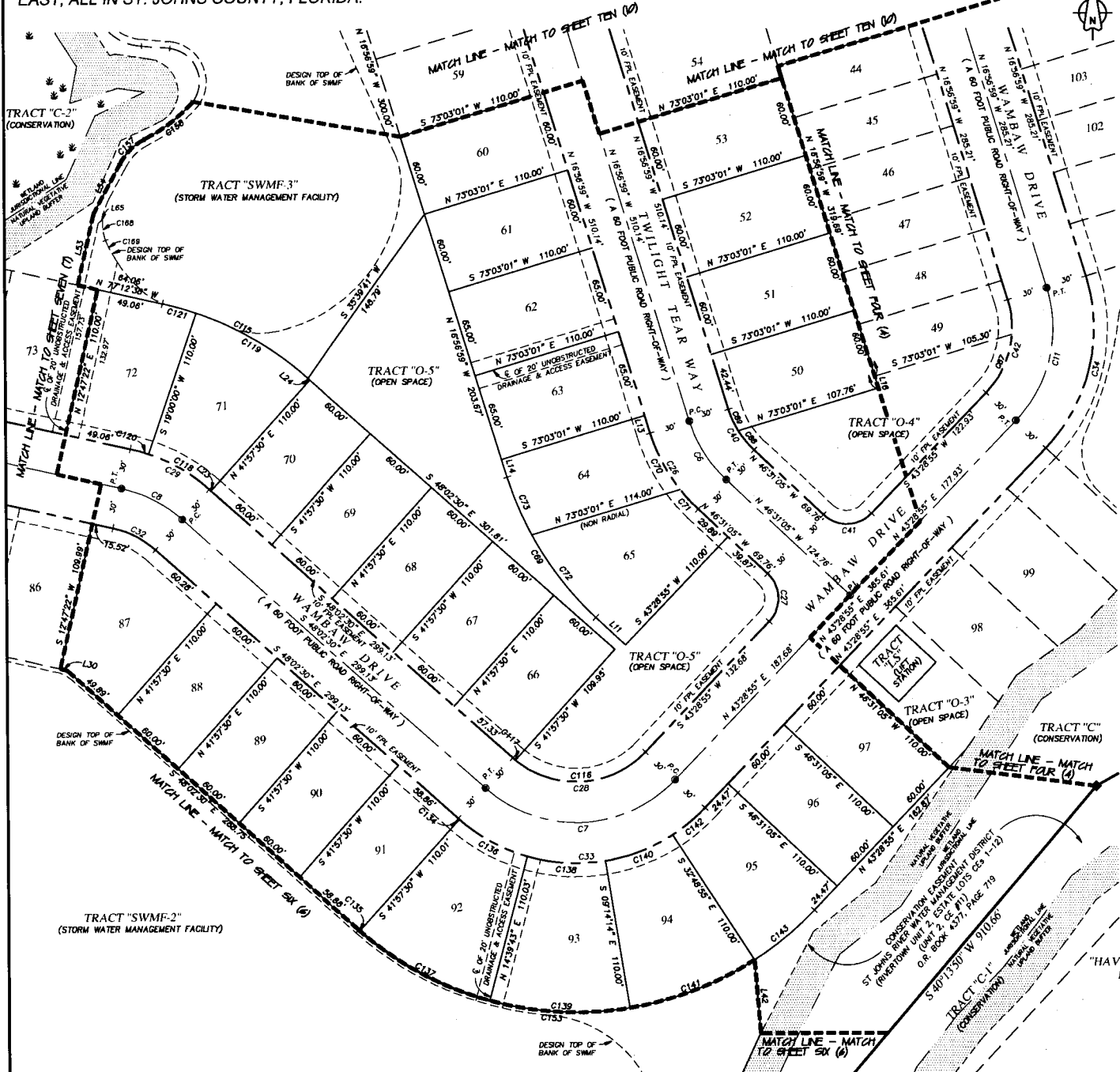
A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA.



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

SHEET FIVE (5) OF TEN (10) SHEETS

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



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	100.00'	29°34'06"	81.61'	S 31°44'02" E	51.04'
C7	100.00'	88°28'35"	154.42'	N 87°43'12" E	139.53'
C8	100.00'	29°10'08"	50.91'	N 62°37'34" W	30.36'
C11	100.00'	80°25'54"	105.47'	N 13°15'58" E	100.65'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C26	130.00'	29°34'06"	87.09'	S 31°44'02" E	66.35'
C27	25.00'	90°00'00"	39.27'	N 01°31'05" W	33.36'
C28	70.00'	88°28'35"	108.09'	N 87°43'12" E	97.67'
C29	130.00'	29°10'08"	66.18'	N 62°37'34" W	35.47'
C32	70.00'	29°10'08"	35.64'	N 62°37'34" W	33.25'
C33	130.00'	88°28'35"	200.75'	N 87°43'12" E	181.39'
C34	130.00'	80°25'54"	137.12'	N 13°15'58" E	130.85'
C40	70.00'	29°34'06"	36.12'	S 31°44'02" E	33.73'
C41	25.00'	90°00'00"	39.27'	N 01°31'05" W	35.36'
C42	70.00'	80°25'54"	73.83'	N 13°15'58" E	70.46'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C69	240.00'	29°34'06"	123.86'	S 31°44'02" E	122.49'
C70	130.00'	20°52'39"	47.37'	S 27°23'19" E	47.11'
C71	130.00'	8°41'27"	19.72'	S 21°10'22" E	19.70'
C72	240.00'	18°26'14"	77.22'	S 37°17'58" E	76.89'
C73	240.00'	11°07'52"	46.63'	S 22°30'55" E	46.55'
C87	70.00'	39°18'29"	48.02'	N 23°49'40" E	47.09'
C88	70.00'	15°02'35"	18.39'	S 38°59'48" E	18.33'
C89	70.00'	88°31'11"	17.75'	S 2°12'45" E	17.70'
C115	240.00'	29°10'08"	122.18'	N 62°37'34" W	120.87'
C116	70.00'	88°17'16"	105.42'	N 86°37'33" E	95.74'
C117	70.00'	2°11'19"	2.67'	S 49°08'10" E	2.67'
C118	130.00'	22°57'30"	52.09'	N 59°31'15" W	51.74'
C119	240.00'	22°57'30"	96.17'	N 59°31'15" W	95.53'
C120	130.00'	6°12'38"	14.09'	N 74°08'19" W	14.08'
C121	240.00'	6°12'38"	26.01'	N 74°08'19" W	26.00'
C134	130.00'	0°30'11"	1.14'	S 48°17'36" E	1.14'
C135	240.00'	0°16'21"	1.14'	S 48°10'41" E	1.14'
C136	130.00'	25°05'25"	58.93'	S 81°05'24" E	56.47'
C137	240.00'	6°12'38"	109.33'	N 82°11'54" E	108.38'
C138	130.00'	25°36'08"	58.09'	S 86°26'10" E	57.60'
C139	240.00'	24°48'17"	103.97'	S 86°49'35" E	103.16'
C140	130.00'	23°34'41"	53.50'	N 88°38'26" E	53.12'
C141	240.00'	23°34'41"	98.76'	N 88°58'26" E	98.07'
C142	130.00'	13°42'10"	31.09'	N 50°20'00" E	31.02'
C143	240.00'	13°42'10"	57.40'	N 50°20'00" E	57.28'
C153	240.00'	74°46'25"	313.21'	S 85°25'43" E	291.45'
C157	42.92'	34°50'24"	26.10'	S 45°43'23" W	25.70'
C158	119.96'	20°02'18"	41.95'	N 53°07'26" E	41.74'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C166	37.48'	24°08'28"	15.79'	S 06°33'19" E	15.68'
C169	112.67'	9°21'53"	16.42'	S 28°26'50" E	16.39'

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L11	N 46°31'05" W	29.89'
L13	S 16°58'59" E	13.67'
L14	S 16°58'59" E	13.87'
L16	S 16°58'59" E	8.25'
L23	N 48°02'30" W	1.81'
L24	N 48°02'30" W	1.81'
L30	N 77°12'58" W	5.10'
L42	N 04°32'56" W	54.30'
L43	N 24°36'54" E	65.34'
L53	S 12°47'22" W	54.18'
L54	N 28°18'11" E	42.06'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L65	S 46°51'55" W	4.62'

"HAVEN at RIVERTOWN - PHASE TWO"  
Map Book 107, pages 38-46

Prepared by:  
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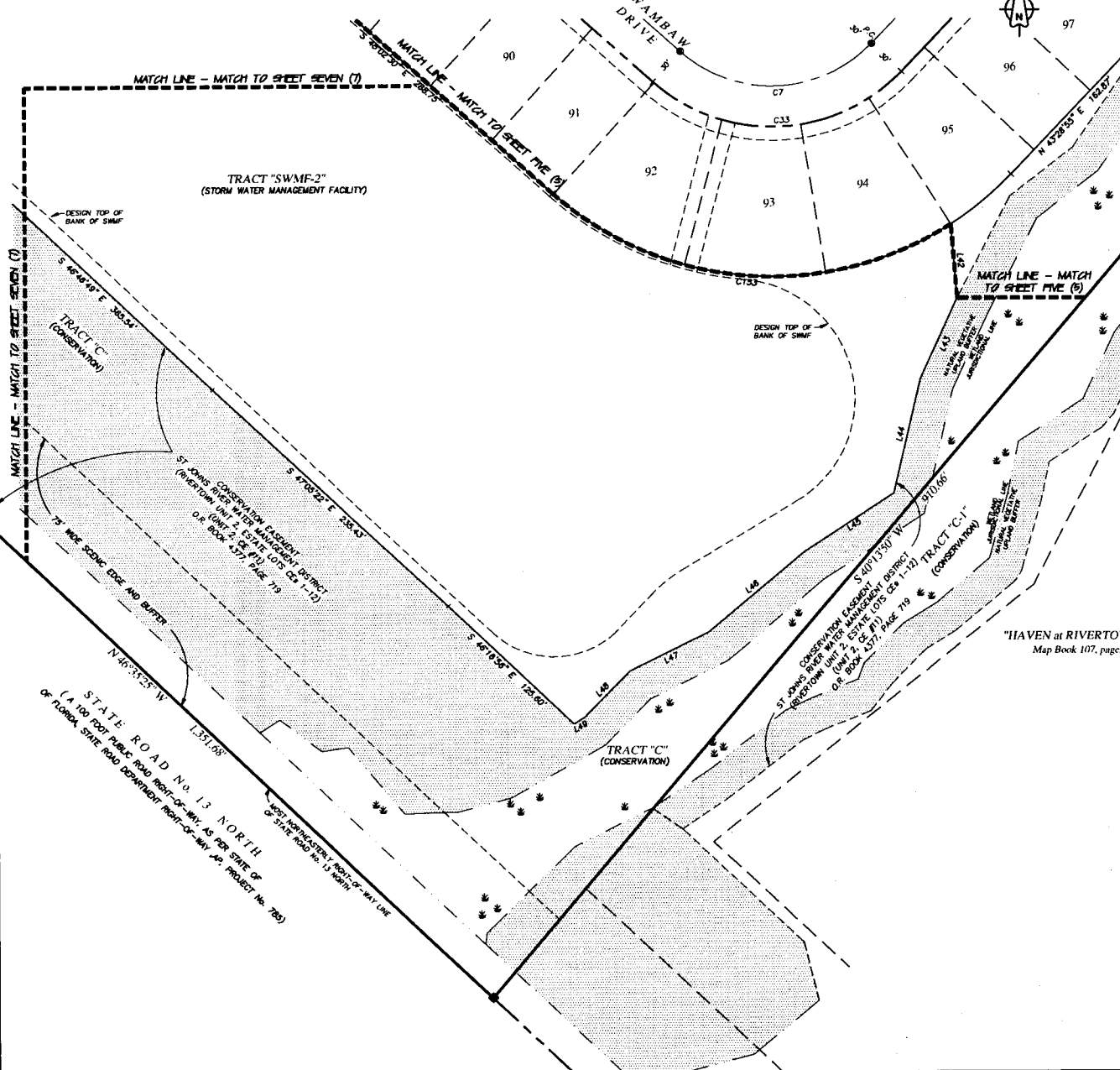
0 50 100

GRAPHIC SCALE  
SCALE: 1" = 50'

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

SHEET SIX (6) of TEN (10) SHEETS

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



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	100.00'	88°28'35"	154.42'	N 87°43'12" E	130.53'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	130.00'	88°28'35"	200.75'	N 87°43'12" E	181.30'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C153	240.00'	74°46'25"	313.21'	S 85°25'43" E	281.45'

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L42	N 04°32'56" W	54.30'
L43	N 24°38'54" E	65.34'
L44	N 13°13'54" E	85.43'
L45	N 56°38'38" E	78.85'
L46	N 48°48'30" E	91.27'
L47	N 85°43'23" E	84.06'
L48	N 42°18'50" E	48.19'
L49	N 60°48'01" E	8.76'

"HAVEN at RIVERTOWN - PHASE TWO"  
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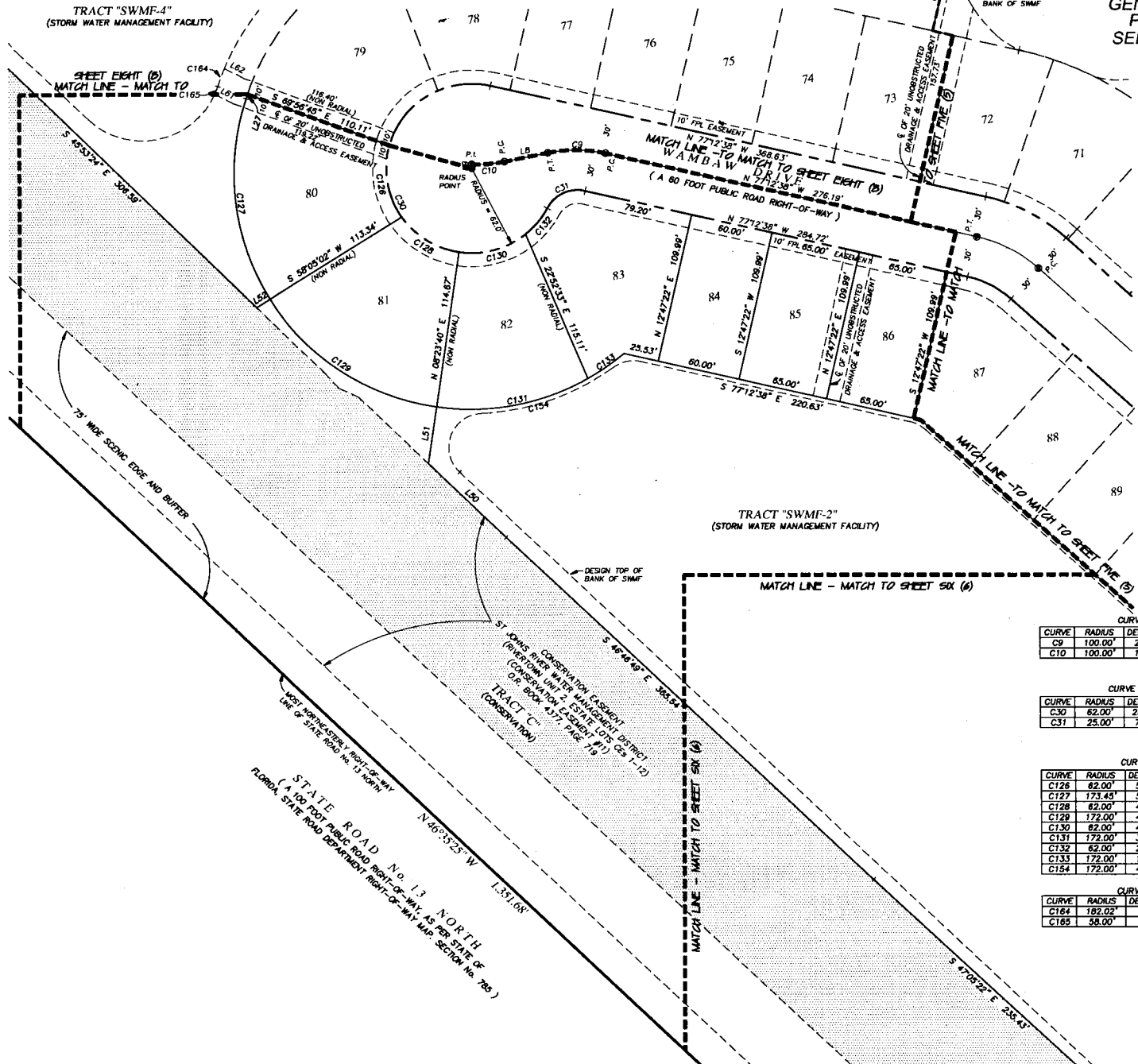
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MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET SEVEN (7) of TEN (10) SHEETS

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



LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
LB	S 78°30'21" W	32.04'

LINE TABLE FOR RIGHT-OF-WAY DATA

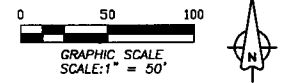
LINE	BEARING	DISTANCE
L27	N 18°30'40" E	3.53'

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L50	S 45°55'26" E	78.24'
L51	N 08°23'40" E	41.87'
L52	N 58°05'02" E	11.61'

LINE TABLE FOR EASEMENTS

LINE	BEARING	DISTANCE
L51	S 82°27'52" E	15.15'
L62	S 62°27'52" E	16.22'



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	100.00'	24°17'02"	42.38'	N 89°21'09" W	42.07'
C10	100.00'	133°37'58"	23.79'	N 85°19'18" E	23.74'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C30	62.00'	254°40'14"	275.58'	S 24°32'45" E	98.59'
C31	25.00'	74°40'14"	32.38'	S 65°27'15" W	30.32'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C126	62.00'	50°47'53"	54.97'	S 09°37'45" E	53.19'
C127	173.45'	50°28'37"	152.66'	S 06°42'09" E	147.78'
C128	62.00'	46°18'04"	50.10'	S 56°10'44" E	48.75'
C129	172.00'	49°41'22"	149.17'	S 56°45'59" E	144.54'
C130	62.00'	47°38'03"	51.55'	N 74°51'13" E	50.07'
C131	172.00'	37°54'01"	113.78'	N 78°26'40" E	111.71'
C132	62.00'	22°55'04"	24.80'	N 39°34'40" E	24.63'
C133	172.00'	10°47'14"	32.38'	N 59°08'02" E	32.33'
C154	172.00'	48°41'15"	146.16'	N 74°03'03" E	141.80'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C164	182.02'	4°28'30"	14.11'	S 20°30'50" W	14.11'
C165	58.00'	5°57'53"	6.04'	S 21°18'32" W	6.04'

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

SHEET EIGHT (8) of TEN (10) SHEETS

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

LINE TABLE FOR CENTERLINE DATA

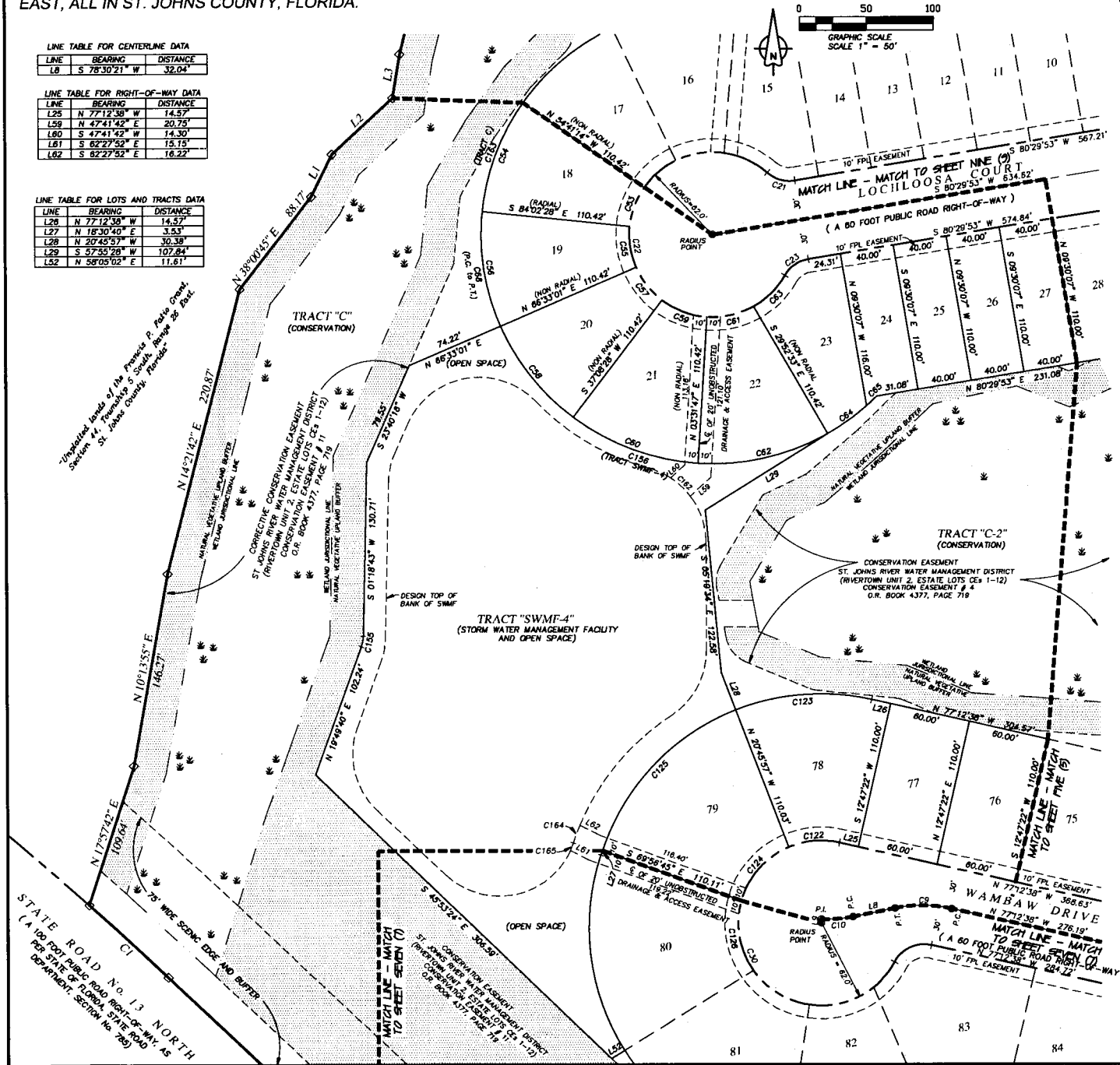
LINE	BEARING	DISTANCE
L8	S 78°30'21" W	32.04'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L25	N 77°12'38" W	14.57'
L59	N 47°41'42" E	20.75'
L60	S 47°41'42" W	14.30'
L81	S 62°27'52" E	15.15'
L82	S 82°27'52" E	16.22'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L28	N 77°12'38" W	14.57'
L27	N 18°30'40" E	3.53'
L28	N 20°45'57" W	30.38'
L29	S 57°55'28" W	107.84'
L52	N 58°05'02" E	11.61'



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	100.00'	24°17'02"	42.38'	N 89°21'09" W	42.07'
C10	100.00'	1°37'55"	23.79'	N 85°19'18" E	23.74'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	25.00'	50°47'19"	22.16'	S 74°08'28" E	21.44'
C22	82.00'	28°13'45"	304.70'	S 09°30'07" E	78.39'
C23	25.00'	50°47'19"	22.16'	S 55°06'13" W	21.44'
C30	82.00'	25°40'14"	275.58'	S 24°32'45" E	88.59'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C33	82.00'	28°07'30"	31.52'	S 20°23'23" W	31.18'
C34	172.42'	29°18'19"	88.08'	S 20°32'50" W	87.13'
C35	82.00'	29°08'49"	31.54'	S 08°44'49" E	31.20'
C36	172.42'	28°18'52"	88.22'	S 08°44'48" E	87.28'
C37	82.00'	29°10'50"	31.58'	S 37°54'38" E	31.24'
C38	172.42'	29°19'37"	88.25'	S 38°04'00" E	87.29'
C39	82.00'	33°27'56"	38.21'	S 69°14'02" E	35.70'
C40	172.42'	33°33'33"	100.89'	S 69°30'35" E	99.55'
C41	82.00'	33°25'39"	36.17'	N 77°19'11" E	35.66'
C42	172.42'	33°24'48"	100.53'	N 77°00'15" E	99.13'
C43	82.00'	30°53'48"	33.43'	N 45°09'28" E	33.03'
C44	172.42'	11°56'13"	38.92'	N 54°19'44" E	35.88'
C45	172.42'	3°34'25"	10.75'	N 48°34'29" E	10.78'
C46	172.42'	24°18'20"	75.60'	S 09°30'07" E	280.00'
C122	82.00'	35°53'55"	38.85'	S 84°50'25" W	38.21'
C123	172.00'	34°23'58"	103.27'	S 85°35'23" W	101.72'
C124	82.00'	51°07'18"	55.32'	S 41°19'48" W	53.50'
C125	172.00'	48°52'43"	148.73'	S 43°27'01" W	145.05'
C126	82.00'	50°47'53"	54.92'	S 09°37'45" E	53.19'
C155	25.00'	18°30'57"	8.08'	N 10°34'11" E	8.04'
C156	172.42'	86°17'57"	289.79'	S 71°33'11" E	256.87'
C182	58.00'	19°54'41"	20.16'	S 46°50'15" E	20.05'
C183	172.42'	87°47'50"	264.21'	S 20°29'43" W	238.11'
C184	188.02'	4°26'30"	14.11'	S 20°30'50" W	14.11'
C185	58.00'	9°57'53"	8.04'	S 21°18'32" W	8.04'

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2914.90'	1°35'14"	80.74'	N 47°23'02" W	80.74'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	N 25°42'26" E	35.27'
L2	N 47°08'13" E	62.04'
L3	N 09°14'38" E	33.65'

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# RIVERTOWN SETTLEMENT (PARCEL 29)

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 NINE (9) of TEN (10) 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

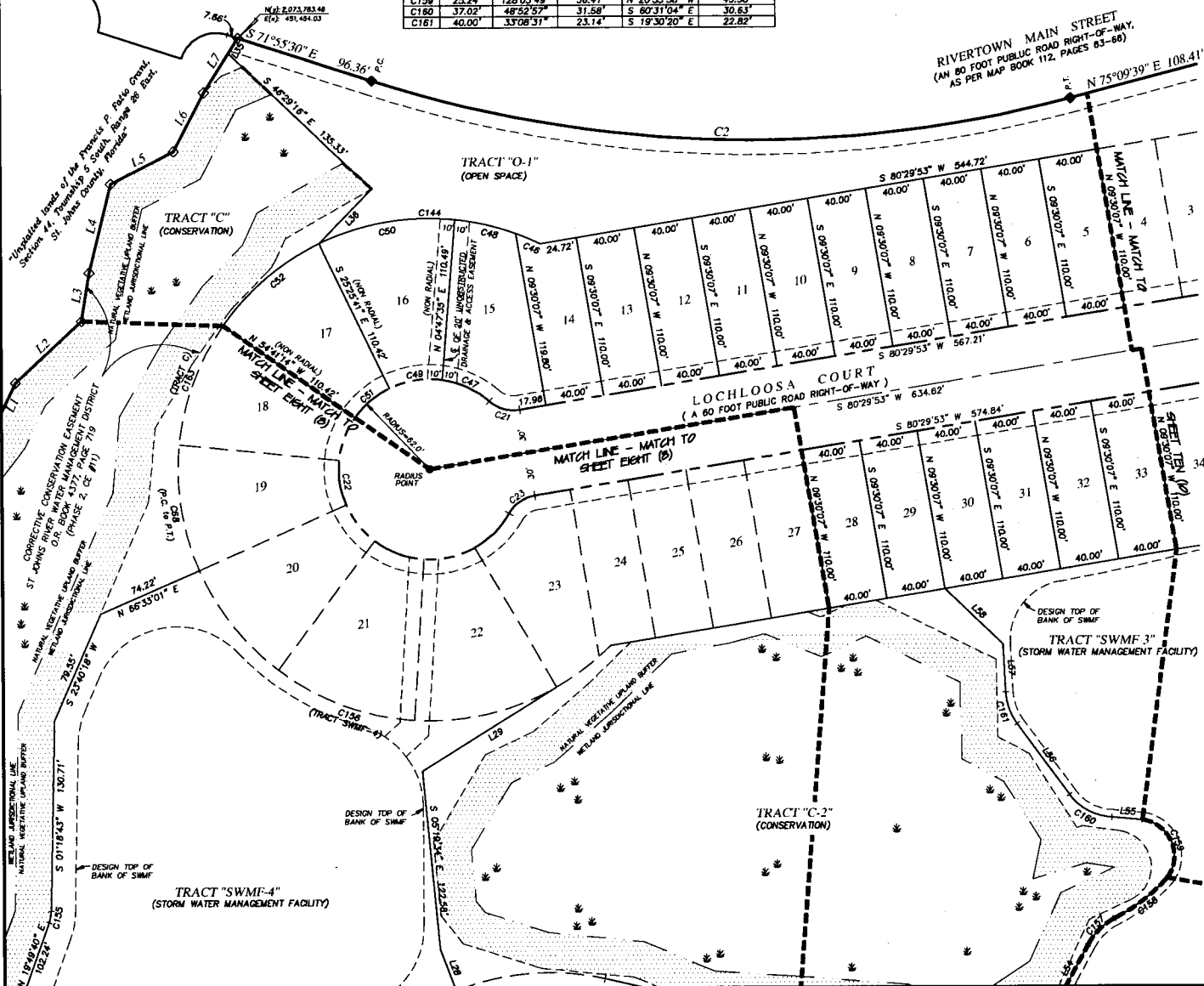
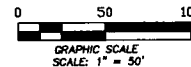
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	840.00'	37°34'51"	482.55'	S 88°22'56" E	475.94'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	25.00'	50°47'19"	22.18'	S 74°06'28" E	21.44'
C22	62.00'	291°34'58"	304.70'	S 09°30'07" E	78.39'
C23	25.00'	50°47'19"	22.18'	S 85°08'13" W	21.44'
C156	172.42'	96°17'57"	289.79'	S 71°33'11" E	256.87'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C46	172.42'	6°02'04"	18.18'	N 06°48'29" W	18.15'
C47	62.00'	33°04'06"	35.78'	N 65°14'51" W	35.28'
C48	172.42'	14°09'02"	42.58'	N 76°54'02" W	42.47'
C49	62.00'	34°06'28"	36.94'	S 81°08'52" W	36.40'
C50	172.42'	31°37'46"	36.16'	S 80°12'33" W	33.98'
C51	62.00'	29°07'28"	31.52'	S 49°30'54" W	31.18'
C52	172.42'	26°12'30"	87.90'	S 49°47'19" W	86.95'
C80	172.42'	26°12'30"	756.80'	S 09°30'07" E	290.00'
C144	172.42'	51°48'54"	155.83'	N 89°41'54" W	150.67'
C155	25.00'	18°30'57"	8.08'	N 10°34'11" E	8.04'
C157	42.82'	34°50'24"	26.10'	S 45°43'23" W	25.70'
C158	119.86'	20°02'18"	41.95'	N 53°07'26" E	41.74'
C159	25.24'	128°03'49"	56.41'	N 20°35'36" W	45.38'
C180	37.02'	48°52'57"	31.58'	S 80°31'04" E	30.63'
C161	40.00'	33°08'51"	23.14'	S 19°30'20" E	22.82'



LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	N 25°42'26" E	35.27'
L2	N 47°06'13" E	62.04'
L3	N 05°14'38" E	33.65'
L4	N 13°56'28" E	62.69'
L5	N 83°03'03" E	48.55'
L6	N 27°28'38" E	45.39'
L7	N 32°28'09" E	44.20'

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L28	N 20°45'57" W	30.38'
L29	S 57°55'28" W	107.84'
L35	N 32°28'09" E	12.66'
L36	S 44°05'14" W	52.08'
L54	N 28°18'11" E	42.06'
L55	N 84°57'32" W	20.79'
L56	S 36°04'33" E	60.61'
L57	N 02°56'05" W	33.03'
L58	S 48°03'13" E	54.60'

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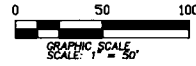
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SHEET TEN (10) of TEN (10) SHEETS

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SEE SHEET THREE (3) FOR KEY MAP



LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L12	S 16°56'59" E	6.47'
L17	S 16°56'59" E	19.69'
L18	N 16°56'59" W	3.21'
L19	S 16°56'59" E	3.21'
L85	N 84°57'52" W	20.79'

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	566.63	69°01'47"	880.47'	S 60°19'28" E	794.53'

CURVE TABLE FOR CENTERLINE DATA

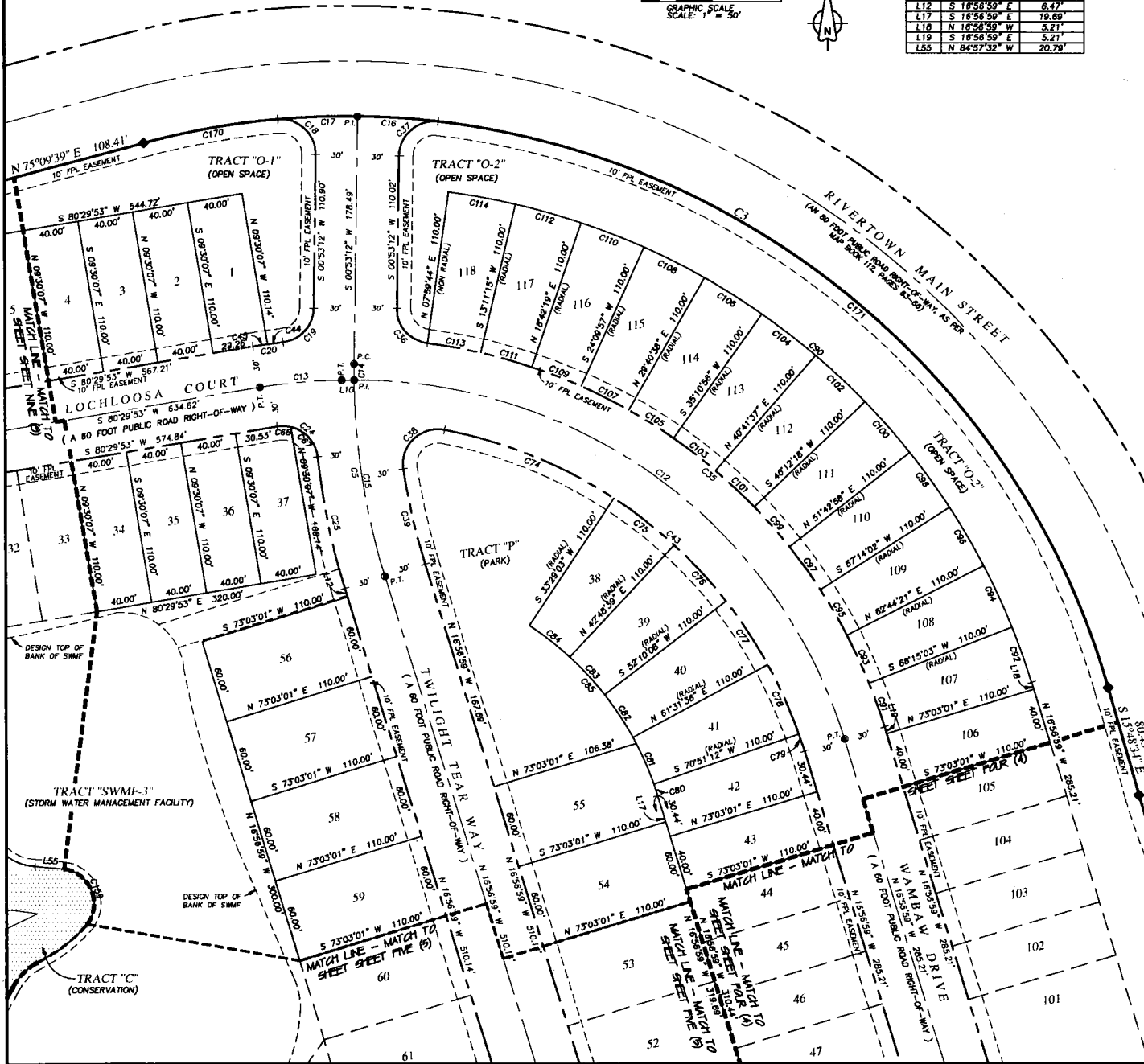
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	500.00	17°50'11"	155.65'	S 08°01'53" E	155.03'
C12	366.00	73°03'47"	486.72'	N 53°28'53" W	435.73'
C13	376.63	9°04'00"	58.60'	S 85°01'53" W	59.54'
C14	500.00	119°23'	11.85'	S 00°13'51" W	11.59'
C15	500.00	16°30'48"	144.11'	S 06°41'55" E	143.61'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	566.63	54°49'50"	57.66'	N 86°08'57" W	57.64'
C17	566.63	54°49'52"	57.61'	S 08°01'21" W	57.59'
C18	25.00	85°46'37"	41.79'	N 47°00'06" W	37.09'
C19	25.00	82°40'45"	36.08'	N 49°13'59" W	33.03'
C20	406.63	3°04'08"	34.89'	S 87°01'56" W	34.77'
C24	25.00	83°05'14"	40.62'	N 52°57'51" W	36.29'
C25	530.00	10°32'06"	97.45'	S 11°40'56" E	97.31'
C35	396.00	65°27'47"	452.45'	N 49°40'53" E	428.24'
C36	25.00	85°17'59"	36.35'	S 40°48'47" E	33.23'
C37	25.00	82°52'46"	41.84'	S 43°40'51" W	37.12'
C38	25.00	108°23'42"	47.73'	S 46°21'13" W	40.81'
C39	470.00	8°36'21"	70.59'	S 12°58'49" E	70.53'
C43	336.00	61°58'57"	363.58'	N 47°56'57" W	346.10'
C44	406.63	1°33'15"	11.03'	S 82°47'20" W	11.03'
C45	406.63	1°30'50"	10.74'	S 81°15'18" W	10.74'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C66	25.00	22°15'47"	9.71'	N 88°22'14" W	9.65'
C67	25.00	70°49'27"	30.90'	N 41°49'37" W	28.97'
C74	336.00	22°25'59"	131.35'	N 67°43'56" W	130.72'
C75	336.00	6°19'58"	54.89'	N 57°13'59" W	54.83'
C76	336.00	9°21'29"	54.88'	N 42°30'57" W	54.82'
C77	336.00	9°21'29"	54.88'	N 33°09'08" W	54.82'
C78	336.00	9°19'36"	54.69'	N 23°48'56" W	54.63'
C79	336.00	2°11'49"	12.88'	N 80°25'53" W	12.88'
C80	226.00	2°11'49"	8.67'	N 80°25'53" W	8.66'
C81	226.00	9°19'36"	36.79'	N 23°48'56" W	36.75'
C82	226.00	9°21'29"	36.91'	N 33°09'08" W	36.87'
C83	226.00	9°21'29"	36.91'	N 42°30'57" W	36.87'
C84	226.00	9°19'36"	36.79'	N 51°51'09" W	36.75'
C85	226.00	29°17'29"	115.54'	N 41°52'13" W	114.26'
C90	506.00	65°27'47"	577.34'	N 49°38'13" W	546.53'
C91	396.00	44°47'58"	33.17'	N 19°20'58" W	33.16'
C92	506.00	44°47'58"	42.39'	N 19°20'58" W	42.37'
C93	396.00	5°30'42"	38.09'	N 24°30'18" W	38.08'
C94	506.00	5°30'42"	48.67'	N 24°30'18" W	48.66'
C95	396.00	5°30'19"	38.05'	N 30°00'48" W	38.03'
C96	506.00	5°30'19"	48.62'	N 30°00'48" W	48.60'
C97	396.00	5°31'04"	38.14'	N 35°31'50" W	38.12'
C98	506.00	5°31'04"	48.73'	N 35°31'50" W	48.71'
C99	396.00	5°30'41"	38.09'	N 41°02'22" W	38.08'
C100	506.00	5°30'41"	48.67'	N 41°02'22" W	48.65'
C101	396.00	5°30'41"	38.09'	N 46°33'03" W	38.08'
C102	506.00	5°30'41"	48.67'	N 46°33'03" W	48.65'
C103	396.00	5°30'41"	38.09'	N 52°03'44" W	38.08'
C104	506.00	5°30'41"	48.67'	N 52°03'44" W	48.65'
C105	396.00	5°30'18"	38.05'	N 57°34'13" W	38.03'
C106	506.00	5°30'18"	48.62'	N 57°34'13" W	48.60'
C107	396.00	5°30'41"	38.09'	N 63°04'42" W	38.08'
C108	506.00	5°30'41"	48.67'	N 63°04'42" W	48.65'
C109	396.00	5°27'58"	37.74'	N 68°33'52" W	37.73'
C110	506.00	5°27'58"	48.23'	N 68°33'52" W	48.21'
C111	396.00	5°31'04"	38.14'	N 74°03'13" W	38.12'
C112	506.00	5°31'04"	48.73'	N 74°03'13" W	48.71'
C113	396.00	5°36'01"	38.71'	N 79°44'46" W	38.69'
C114	506.00	5°30'41"	48.67'	N 79°34'06" W	48.66'
C159	25.24	128°03'49"	56.41'	N 20°55'58" W	45.38'
C170	566.63	9°58'56"	86.39'	S 80°08'07" W	96.27'
C171	566.63	67°25'28"	666.80'	N 49°31'18" W	628.99'



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