

RESOLUTION NO. 2022-305
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
WATERSONG AT RIVERTOWN – PHASE THREE.

WHEREAS, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT, AND WATERSONG AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC, A FLORIDA NOT-FOR-PROFIT CORPORATION, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Watersong at Rivertown – Phase Three.

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 \$3,882,200.24 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,108,416.01 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.

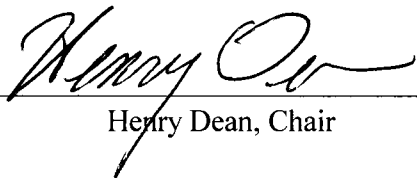
Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- 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.

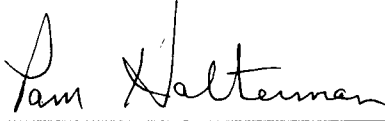
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval 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 6 day of September, 2022.

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

BY: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 9/8/22



Watersong at Rivertown - Phase Three

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACTS "P-3", "P-4", "TRACT SWMF-7", "TRACT "SWMF-8", "TRACT "SWMF-9", AND PELTON PLACE, ALL AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT OF THEREOF, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND A REPLAT OF A PORTION OF TRACT "D-4" ALL AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", AS SHOWN ON THE PLAT OF THEREOF, RECORDED IN MAP BOOK 106, PAGES 75 THROUGH 82, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE "FRANCIS P. FATO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET TWO (2) of ELEVEN (11) 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 COORDINATE NORTH AMERICAN DATUM 1983 (1980), 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 MATTHEW RIVERTOWN, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°52'24" 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, FILING, 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 REVISED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1980), FLORIDA EAST ZONE, U.S. FEET, THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY, BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(IES) UTILIZING THESE COORDINATES FOR THEIR NON-INTENDED USE.

THE ST. JOHNS COUNTY GIS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
a) CONTROL POINT "0113", WITH A PUBLISHED COORDINATE VALUE OF N(1): 2,086,837.270151, AND E(1): 455,788.927478
b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(2): 2,086,070.542891, AND E(2): 457,528.338248

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET 4" x 4" CONCRETE MONUMENT WITH DISK, STAMPED "FIRM, LD #MM"
◆	FOUND 4" x 4" CONCRETE MONUMENT WITH DISK, STAMPED "FIRM, LD #MM"
●	SET PK. NAIL & DISK, STAMPED "F.P.F. LD #MM"

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P&M	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CA	CONCRETE MONUMENT
LB	LICENSED BUSINESS
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
L	DELTA/CENTRAL ANGLE/ARC LENGTH
CH	CHORD BEARINGS
GD	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PDC	POINT ON CURVE
PCC	POINT OF COMPASS CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP.	TOWNSHIP
RNG.	RANGE

ABBREVIATION	DEFINITION
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TANGENT CURVE TABLE
LS	TANGENT LINE TABLE
R/W	RIGHT OF WAY
P.O.T.	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
N.D.	MAP BOOK
P.B.	PLAT BOOK
P.B.	PAGE
	WATCH LINE
JE-E	JEA ELECTRIC EASEMENT
JE-SE	JEA SEWER EASEMENT
FP & L	FLORIDA POWER & LIGHT
DMT	DEPARTMENT
SURMSP	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

WITNESS: _____
BY: D.L. SMITH, CHAIRMAN, THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, SUCCESSOR BY MERGER WITH THE MAIN STREET COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED BY CHAPTER 190, FLORIDA STATUTES, BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3473, PAGE 1648, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TYPE OR PRINT NAME _____

WITNESS: _____

TYPE OR PRINT NAME _____

NOTARY FOR RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2022 BY D.L. SMITH, CHAIRMAN OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, 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 _____ Prepared by:

Personally known _____ OR Produced Identification _____
Type of Identification Produced _____

WATERSONG AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC. A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

WITNESS: _____
BY: D.L. SMITH, PRESIDENT, WATERSONG AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

TYPE OR PRINT NAME _____

WITNESS: _____

TYPE OR PRINT NAME _____

NOTARY FOR WATERSONG AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC. FLORIDA NOT FOR PROFIT CORPORATION

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2022 BY D.L. SMITH, PRESIDENT OF WATERSONG AT RIVERTOWN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

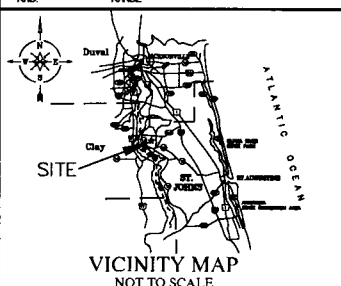
NOTARY PUBLIC, STATE OF FLORIDA

Name _____
MY COMMISSION EXPIRES: _____
My Commission Number is _____ Prepared by:

Personally known _____ OR Produced Identification _____
Type of Identification Produced _____

THIS FIRM HAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MAY 19, 2022 WHICH SHOWS THE FOLLOWING:

- CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4749, PAGE 109.
SURVEYOR'S COMMENT: THIS CONSERVATION EASEMENT IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
- CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4772, PAGE 1821.
SURVEYOR'S COMMENT: THIS CONSERVATION EASEMENT IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
- EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, LLC AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4807, PAGE 872.
SURVEYOR'S COMMENT: THIS EASEMENT AFFECTS ONLY THAT PORTION OF "PELTON PLACE" AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AND RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21, THAT PORTION OF THE ROAD BEING RE-PLATTED WILL REMAIN A PRIVATE ROAD WITH THE RECORDED OF THIS PLAT.
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 5255, PAGE 175.
SURVEYOR'S COMMENT: THIS EASEMENT DOES NOT AFFECT ANY PORTION OF THIS PLAT, AND WILL BE REMOVED FROM FUTURE PLAT TITLE LETTERS.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF "WATERSONG AT RIVERTOWN", RECORDED IN MAP BOOK 99, PAGE 1 THROUGH 21, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
SURVEYOR'S COMMENT: ONLY THAT PORTION OF "WATERSONG AT RIVERTOWN" THAT IS BEING RE-PLATTED IN THIS PLAT, ARE SUBJECT TO THIS INSTRUMENT.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", RECORDED IN MAP BOOK 106, PAGE 75 THROUGH 82, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
SURVEYOR'S COMMENT: ONLY THAT PORTION OF "WATERSONG AT RIVERTOWN" THAT IS BEING RE-PLATTED IN THIS PLAT, ARE SUBJECT TO THIS INSTRUMENT.



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 "WATERSONG AT RIVERTOWN - PHASE THREE" 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 "WATERSONG AT RIVERTOWN - PHASE THREE", 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, P.L.S. COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. 4584

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "WATERSONG AT RIVERTOWN-PHASE THREE", 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

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

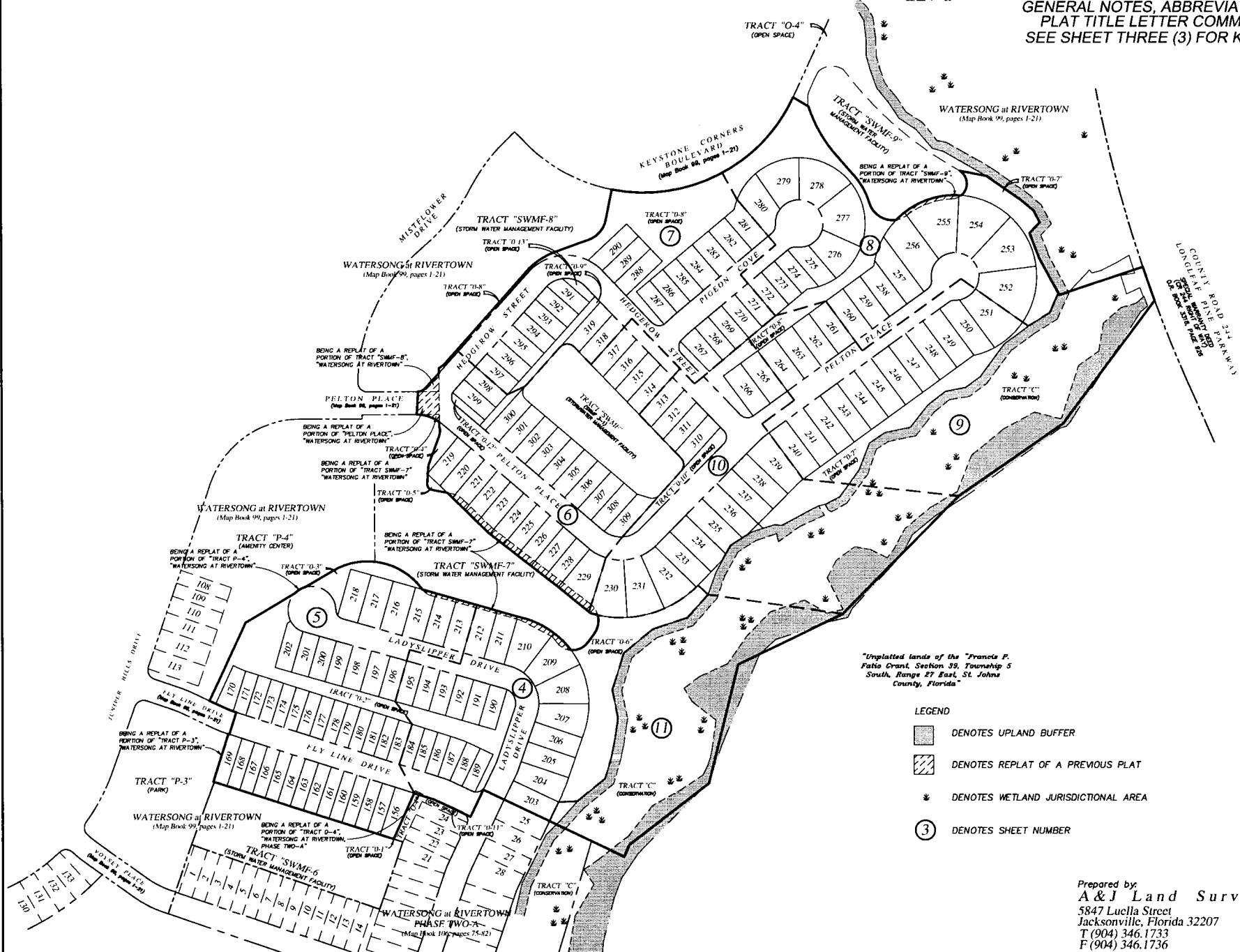
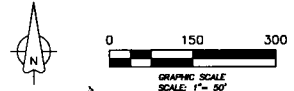
Watersong at Rivertown - Phase Three

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACTS "P-3", "P-4", TRACT "SWMF-7", TRACT "SWMF-8", TRACT "SWMF-9", AND PELTON PLACE, ALL AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT OF THESE RECORDS, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "O-4", ALL AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", AS SHOWN ON THE PLAT OF THESE RECORDS, RECORDED IN MAP BOOK 106, PAGES 75 THROUGH 82, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE "FRANCIS F. PATTO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 47 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET THREE (3) of ELEVEN (11) SHEETS

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



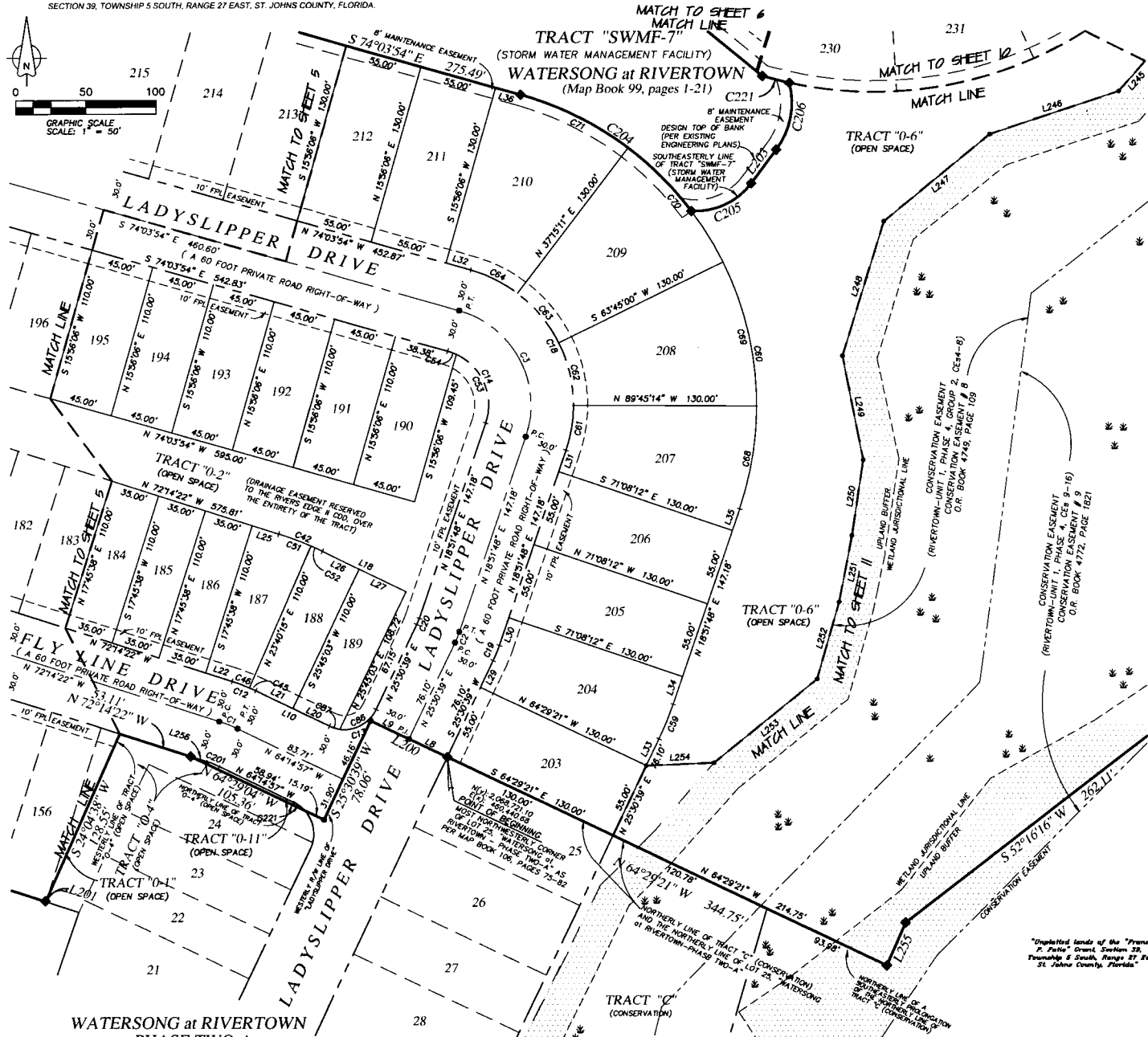
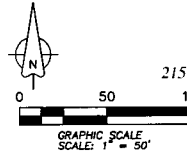
"Unplatted lands of the Francis F. Patto Grant, Section 39, Township 5 South, Range 47 East, St. Johns County, Florida"

- LEGEND**
- DENOTES UPLAND BUFFER
 - DENOTES REPLAT OF A PREVIOUS PLAT
 - DENOTES WETLAND JURISDICTIONAL AREA
 - DENOTES SHEET NUMBER

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 Three

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACTS "P-3", "P-4", "TRACT SWMF-7", "TRACT SWMF-8", "TRACT SWMF-9", AND PELTON PLACE, ALL AS SHOWN ON THE PLAT OF "WATERSONG at RIVERTOWN", AS SHOWN ON THE PLAT OF THE RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT "P-4", ALL AS SHOWN ON THE PLAT OF "WATERSONG at RIVERTOWN PHASE TWO-A", AS SHOWN ON THE PLAT OF THE RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



SEE SHEET TWO (2) FOR LEGEND,
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SEE SHEET THREE (3) FOR KEY MAP

CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C204	230.00'	37°11'02"	149.27'	S 55°28'22" E	146.66'
C205	49.00'	57°07'27"	48.85'	N 65°13'58" E	46.85'
C206	58.00'	51°27'53"	50.30'	N 10°56'18" E	48.63'
C221	280.00'	4°01'37"	19.68'	N 75°34'08" W	19.68'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	75°29'25"	13.95'	N 68°14'40" W	13.93'
C2	70.00'	6°38'51"	8.12'	N 22°11'14" E	8.12'
C3	70.00'	92°55'42"	113.53'	N 27°36'03" W	101.49'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	130.00'	75°29'25"	18.13'	N 68°14'40" W	16.11'
C13	25.00'	90°14'23"	39.37'	N 70°37'51" E	35.43'
C14	40.00'	92°55'42"	64.88'	N 27°36'03" W	58.00'
C18	100.00'	92°55'42"	162.19'	N 27°36'03" W	144.99'
C19	100.00'	6°38'51"	11.60'	N 22°11'14" E	11.60'
C20	40.00'	6°38'51"	4.64'	N 22°11'14" E	4.64'
C201	70.00'	75°29'25"	9.76'	N 68°14'40" W	9.75'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C42	240.00'	75°29'25"	33.47'	N 68°14'40" W	33.44'
C45	130.00'	2°01'17"	4.33'	N 65°20'08" W	4.93'
C46	130.00'	5°49'08"	13.20'	N 69°19'48" W	13.20'
C51	240.00'	5°51'39"	24.55'	N 69°18'33" W	24.54'
C52	240.00'	2°07'46"	6.92'	N 65°18'50" W	6.92'
C53	40.00'	83°24'18"	58.23'	N 22°50'21" W	53.22'
C54	40.00'	9°31'24"	6.65'	N 69°18'12" W	6.64'
C59	230.00'	6°38'51"	26.69'	N 22°11'14" E	26.67'
C60	230.00'	55°44'40"	223.77'	N 09°00'32" W	215.05'
C61	100.00'	18°37'03"	32.49'	N 09°33'17" E	32.35'
C62	100.00'	26°29'49"	46.24'	N 13°00'07" W	45.63'
C63	100.00'	26°29'49"	46.25'	N 39°29'55" W	45.63'
C64	100.00'	2°19'04"	37.21'	N 63°24'41" W	36.99'
C68	230.00'	18°37'03"	74.74'	N 09°33'17" E	74.41'
C69	230.00'	26°29'49"	106.36'	N 13°00'07" W	105.42'
C70	230.00'	26°29'49"	106.37'	N 39°29'55" W	105.42'
C71	230.00'	2°19'04"	85.58'	N 63°24'21" W	85.08'
C86	25.00'	71°50'50"	31.35'	N 61°26'04" E	29.34'
C87	25.00'	18°23'33"	8.03'	S 73°26'44" E	7.99'
C221	25.00'	22°51'50"	9.98'	N 52°49'03" W	9.91'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L200	N 64°29'21" W	60.00'
L201	S 17°45'38" E	2.23'
L203	N 36°40'15" E	29.87'
L255	S 23°41'37" W	33.42'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L8	N 64°29'21" W	30.00'
L10	N 64°29'21" W	30.00'
L10	N 64°14'57" W	58.48'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L18	S 64°14'57" E	65.37'
L20	N 64°14'57" W	29.11'
L21	N 64°14'57" W	29.37'
L22	N 72°14'22" W	19.88'
L25	S 72°14'22" E	19.88'
L26	N 64°14'57" W	29.37'
L27	N 64°14'57" W	37.00'
L29	S 25°30'39" W	21.10'
L30	N 18°51'48" E	20.85'
L31	N 18°51'48" E	16.33'
L32	S 74°03'54" E	18.22'
L33	S 25°30'39" W	21.10'
L34	S 18°51'48" W	20.85'
L35	N 18°51'48" E	16.33'
L36	S 74°03'54" E	18.22'
L245	N 41°21'26" E	79.95'
L246	N 71°27'20" E	96.26'
L247	N 50°29'05" E	97.51'
L248	N 17°11'28" E	100.09'
L249	S 11°01'23" E	75.75'
L250	N 08°33'07" E	54.46'
L251	N 11°05'48" E	48.20'
L252	S 15°58'56" W	57.27'
L253	S 30°48'29" W	94.31'
L254	N 8°23'47" E	48.17'
L256	N 72°14'22" W	11.91'

WATERSONG at RIVERTOWN
PHASE TWO-A
(Map Book 106, pages 75-82)

NOTE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED

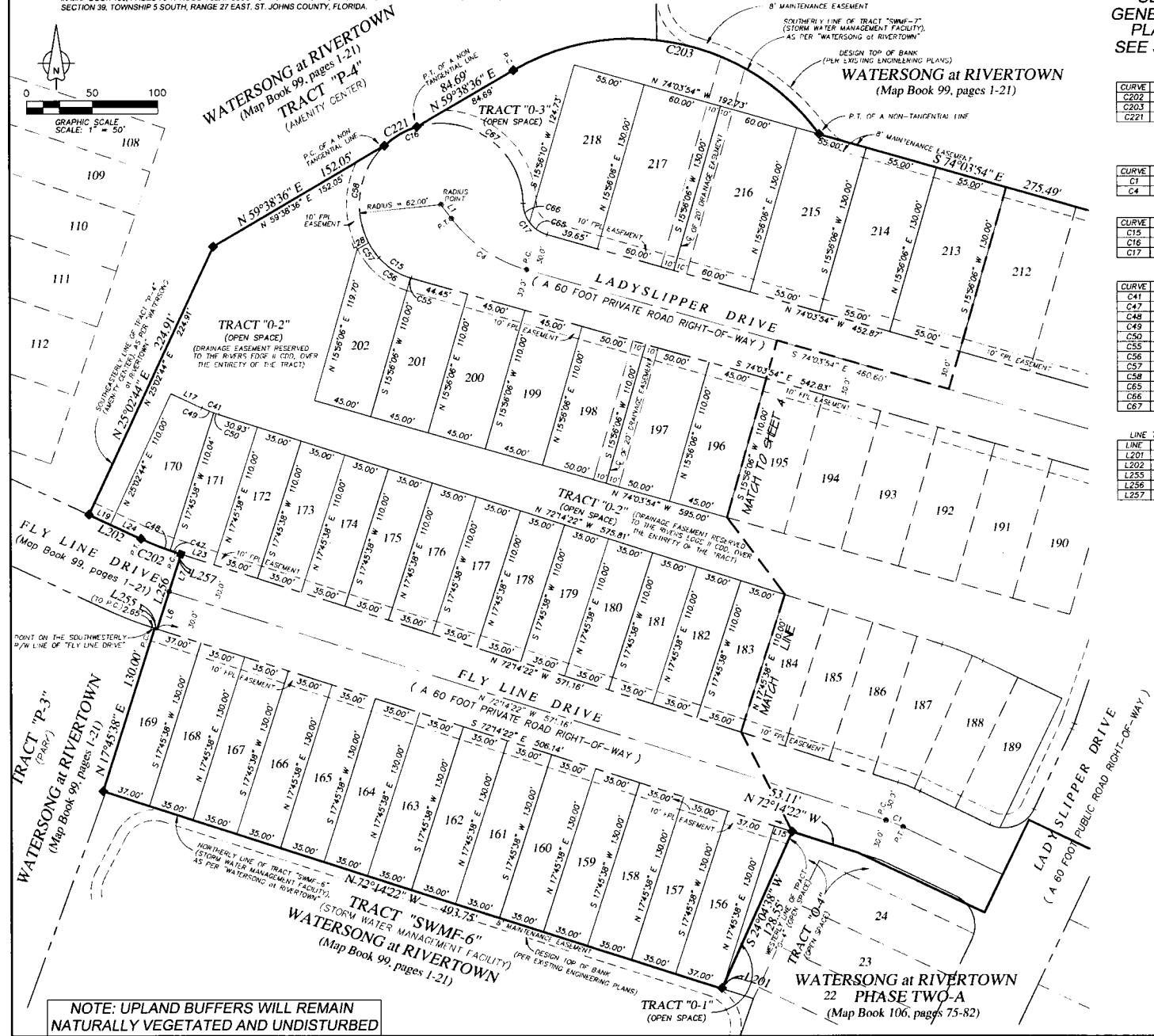
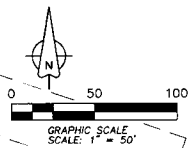
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Watersong at Rivertown - Phase Three

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TRACT "SWMF-7"
(STORM WATER MANAGEMENT FACILITY)

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
C202	220.00'	717.07°	27.97'	N 68°35'49" W	27.95'
C203	176.00'	84°26'49"	259.40'	S 78°07'59" E	236.55'
C221	62.00'	26°34'46"	28.76'	N 59°38'36" E	28.50'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	7°59'25"	13.95'	N 68°14'40" W	13.93'
C4	107.38'	37°22'31"	70.04'	S 55°22'38" E	68.81'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	50.00'	33°33'26"	29.28'	S 57°17'10" E	28.87'
C16	62.00'	219°44'35"	237.78'	S 69°21'50" W	116.62'
C17	25.00'	7°51'01"	31.98'	S 37°24'53" E	29.85'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C41	110.00'	717.07°	13.99'	S 68°35'49" E	13.98'
C47	220.00'	193.37°	4.07'	S 71°42'34" E	4.07'
C48	220.00'	81°33'30"	23.90'	S 68°04'01" E	23.89'
C49	110.00'	359.56°	9.92'	S 67°32'14" E	9.91'
C50	110.00'	207.16°	4.07'	S 71°10'44" E	4.07'
C55	50.00'	0°37'53"	0.55'	S 73°44'57" E	0.55'
C56	50.00'	32°55'34"	28.73'	S 56°58'14" E	28.34'
C57	62.00'	12°40'41"	13.72'	S 34°10'07" E	13.69'
C58	62.00'	74°05'59"	80.27'	S 09°15'43" W	74.78'
C65	25.00'	37°53'11"	16.53'	S 55°07'18" E	16.23'
C66	25.00'	35°24'50"	15.45'	S 18°28'18" E	15.21'
C67	62.00'	106°18'08"	115.03'	N 53°54'57" W	99.23'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L201	S 17°45'38" W	2.23'
L202	S 64°57'16" W	43.74'
L255	S 72°14'22" E	2.00'
L256	N 17°45'38" E	60.00'
L257	N 72°14'22" W	4.65'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	S 36°41'23" E	13.10'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L6	N 17°45'38" E	30.00'
L7	N 17°45'38" E	30.00'

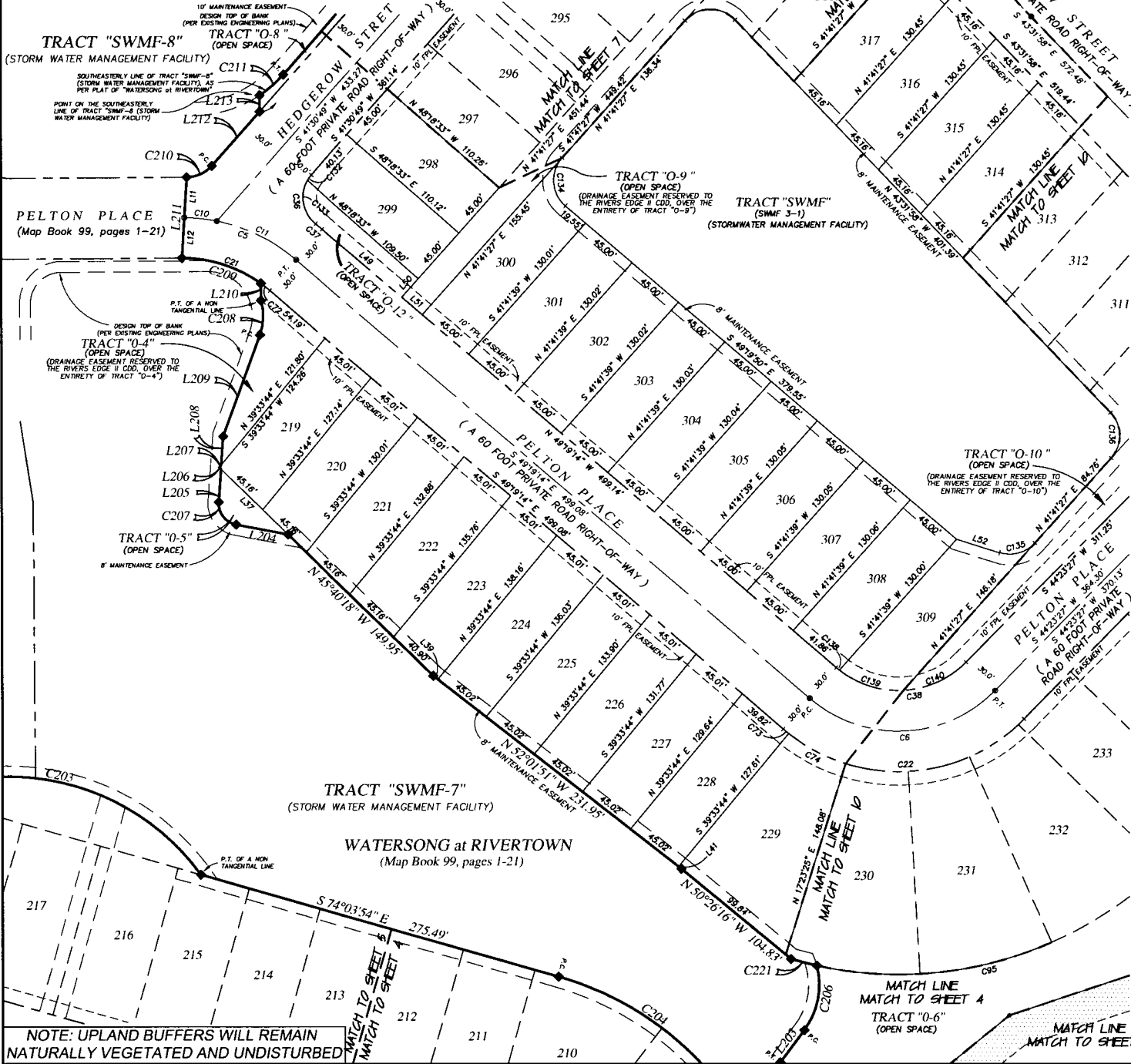
LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L15	S 72°14'22" E	14.14'
L17	S 64°57'16" E	25.82'
L19	S 64°57'16" E	17.92'
L23	N 72°14'22" W	30.93'
L24	S 64°57'16" E	25.82'
L28	N 60°55'31" E	10.48'

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Watersong at Rivertown - Phase Three

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SHEET SIX (6) of ELEVEN (11) 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
C203	178.00'	84°26'49"	259.40'	N 78°07'59" W	236.55'
C204	230.00'	37°11'03"	149.27'	N 55°50'23" W	146.66'
C205	36.00'	51°27'53"	29.30'	N 70°28'18" E	48.63'
C207	16.00'	83°06'59"	23.21'	N 37°34'46" W	21.23'
C208	41.00'	36°05'51"	25.83'	N 01°58'48" E	25.41'
C209	100.00'	35°45'00"	62.40'	N 72°07'30" W	61.39'
C210	25.00'	48°14'04"	21.05'	N 65°37'51" E	20.43'
C211	80.00'	14°33'47"	23.45'	N 48°38'42" E	23.39'
C221	62.00'	26°34'46"	28.76'	N 59°38'56" W	28.51'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	130.00'	39°52'31"	90.47'	N 69°15'29" W	88.66'
C6	100.00'	86°21'34"	150.73'	N 87°34'14" E	136.86'
C10	130.00'	10°43'18"	24.33'	N 83°50'07" W	24.29'
C11	130.00'	29°09'14"	66.15'	N 63°53'51" W	63.44'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	100.00'	40°40'46"	71.00'	N 69°39'57" W	69.52'
C22	130.00'	86°21'34"	195.04'	N 87°34'14" E	177.92'
C36	25.00'	93°05'29"	40.62'	S 03°01'56" E	36.30'
C37	160.00'	2°15'28"	6.30'	N 50°28'57" W	6.30'
C38	70.00'	86°22'24"	105.52'	N 87°34'39" E	95.81'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C72	100.00'	4°55'46"	8.60'	N 51°47'07" W	8.60'
C73	130.00'	2°17'16"	5.19'	S 50°23'57" W	5.19'
C74	130.00'	21°04'20"	47.81'	S 62°04'25" E	47.54'
C132	25.00'	111°33'53"	4.80'	S 35°53'52" W	4.89'
C133	25.00'	81°51'56"	35.72'	S 10°38'52" E	35.67'
C134	25.00'	91°01'17"	36.72'	S 03°49'11" E	35.67'
C135	25.00'	63°48'36"	28.71'	N 74°35'45" E	27.16'
C136	25.00'	85°13'29"	37.19'	N 00°55'13" W	33.85'
C138	70.00'	2°34'18"	3.14'	S 50°31'16" E	3.14'
C139	70.00'	41°19'23"	50.49'	S 72°28'09" E	48.40'
C140	70.00'	42°28'42"	51.90'	N 65°37'48" E	50.72'

LINE TABLE FOR PLAT BOUNDARY

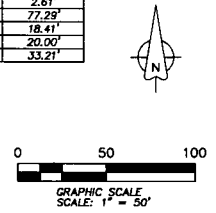
LINE	BEARING	DISTANCE
L203	N 36°40'15" E	29.87'
L204	N 79°08'16" W	39.32'
L205	N 03°58'43" E	24.53'
L206	N 45°40'18" W	1.88'
L207	N 39°33'44" E	2.48'
L208	N 03°58'43" E	21.23'
L209	N 20°01'43" E	80.09'
L210	N 00°15'07" W	12.72'
L211	N 03°28'56" E	60.13'
L212	N 41°30'49" E	53.71'
L213	N 00°15'07" W	12.07'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L11	S 03°28'57" W	30.09'
L12	S 03°28'56" W	30.04'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L37	S 45°40'18" E	69.69'
L39	S 52°01'51" E	4.24'
L41	S 52°01'51" E	2.61'
L49	S 48°19'14" E	77.29'
L50	N 41°41'27" E	18.41'
L51	S 49°19'14" E	20.00'
L52	S 72°27'18" E	33.21'

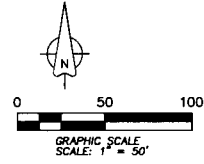


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Watersong at Rivertown - Phase Three

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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
C212	190.00'	28°40'50"	95.11'	N 55°51'14" E	94.12'
C213	70.00'	56°56'19"	69.58'	N 41°43'29" E	66.74'
C214	426.50'	76°59'23"	570.62'	N 62°56'51" E	529.00'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L214	N 11°18'33" E	83.23'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CB	250.00'	3°28'10"	15.14'	S 48°12'07" W	15.14'
C9	100.00'	94°57'14"	165.73'	S 88°59'25" W	147.40'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L4	S 46°28'02" W	75.52'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C28	25.00'	80°00'00"	39.27'	S 01°28'02" W	35.36'
C29	220.00'	3°28'10"	13.32'	S 48°12'07" W	13.32'
C33	280.00'	3°28'10"	16.95'	S 48°12'07" W	16.95'
C34	25.00'	90°00'00"	39.27'	S 89°31'58" E	35.36'
C35	130.00'	94°57'14"	215.44'	S 88°59'25" W	191.62'
C40	70.00'	94°57'14"	116.01'	S 88°59'25" W	103.18'

LINE TABLE FOR RIGHT-OF-WAY DATA

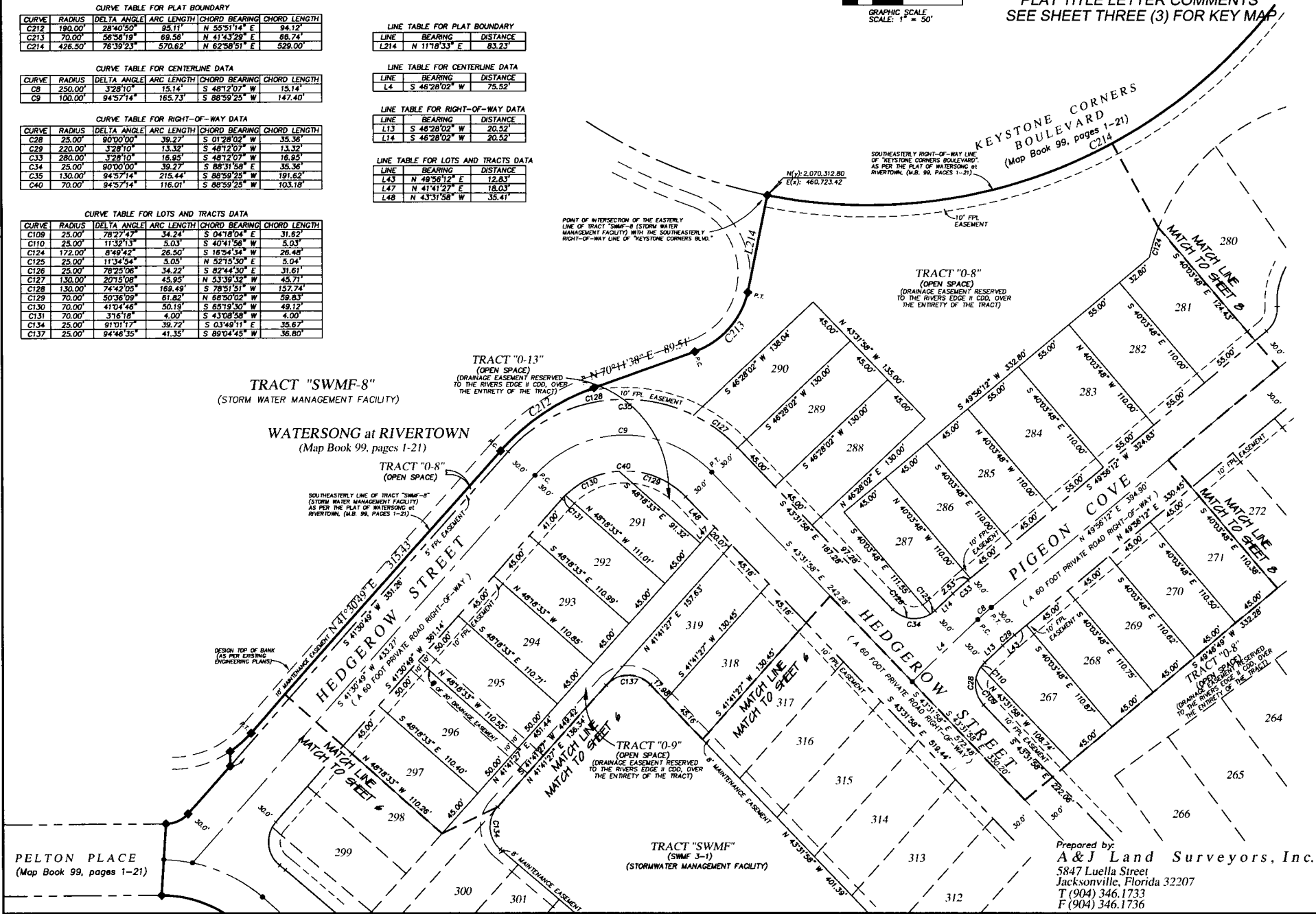
LINE	BEARING	DISTANCE
L13	S 46°28'02" W	20.52'
L14	S 46°28'02" W	20.52'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C108	25.00'	78°27'47"	34.24'	S 04°18'04" E	31.82'
C110	25.00'	11°32'13"	5.03'	S 40°41'58" W	5.03'
C124	172.00'	8°49'42"	26.50'	S 16°54'34" W	26.48'
C125	25.00'	11°34'54"	5.05'	N 52°15'30" E	5.04'
C126	25.00'	78°25'06"	34.22'	S 82°44'30" E	31.61'
C127	130.00'	20°15'08"	43.95'	N 53°39'32" W	43.77'
C128	130.00'	74°42'08"	169.49'	S 78°51'51" W	157.74'
C129	70.00'	50°36'09"	61.82'	N 66°50'02" W	59.83'
C130	70.00'	41°04'46"	50.19'	S 65°19'30" W	49.12'
C131	70.00'	316°18"	4.00'	S 43°08'58" W	4.00'
C134	25.00'	91°01'17"	39.72'	S 03°49'11" E	35.67'
C137	25.00'	94°46'35"	41.35'	S 89°04'45" W	36.80'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L43	N 49°56'12" E	12.83'
L47	N 41°41'27" E	16.03'
L48	N 43°31'58" W	35.41'



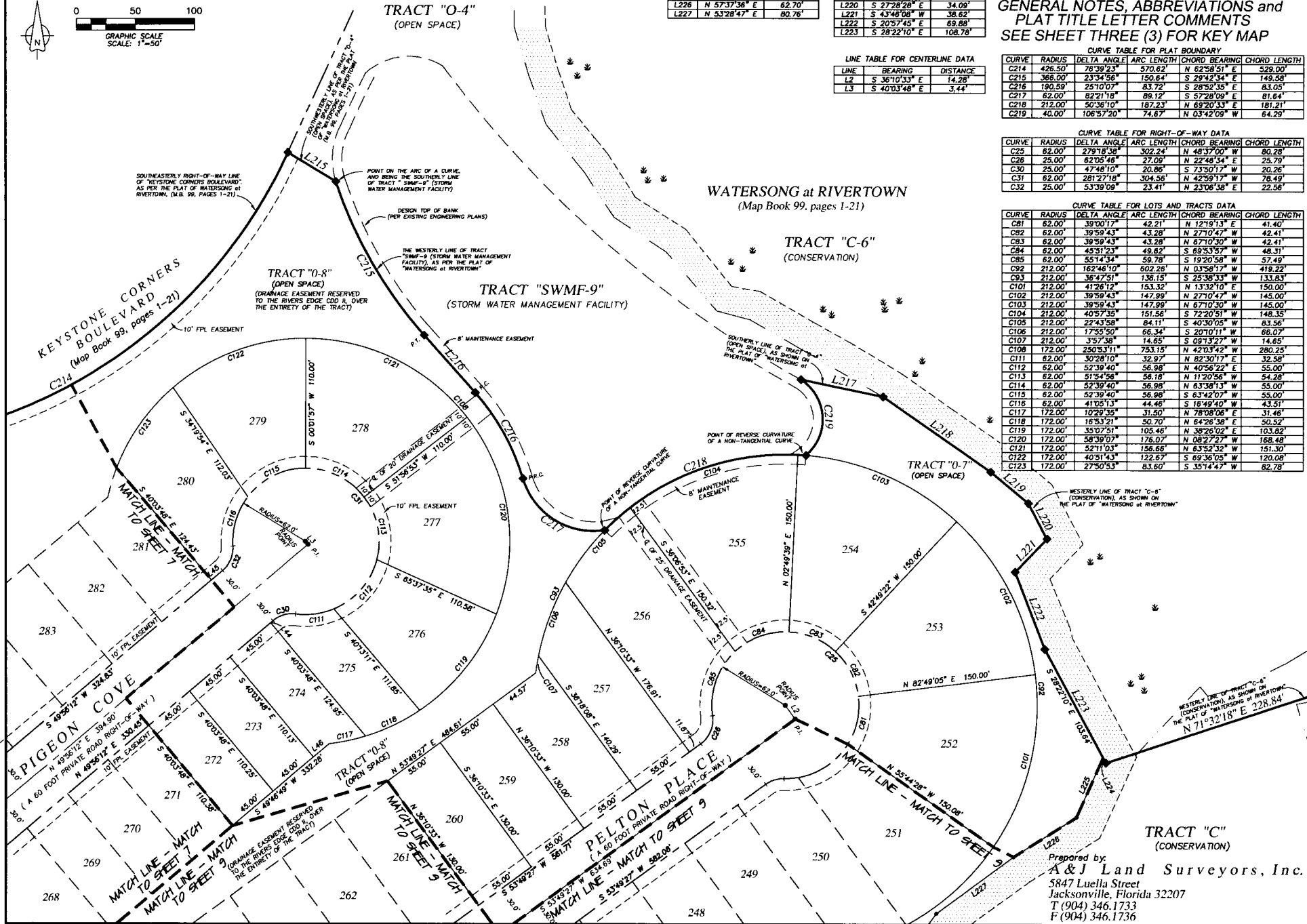
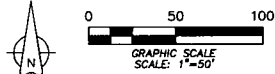
PELTON PLACE
(Map Book 99, pages 1-21)

TRACT "SWMF-3-1"
(STORMWATER MANAGEMENT FACILITY)

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LINE	BEARING	DISTANCE
L44	N 49°56'12" E	2.62'
L45	N 49°56'12" E	12.30'
L46	S 49°46'49" W	17.28'
L224	S 28°21'01" E	5.14'
L225	N 23°48'04" E	55.45'
L226	N 57°37'36" E	62.70'
L227	N 53°28'47" E	80.76'

LINE	BEARING	DISTANCE
L215	S 58°35'18" E	47.48'
L216	S 41°27'40" E	64.94'
L217	S 78°18'24" E	70.64'
L218	S 54°54'44" E	110.62'
L219	S 50°01'26" E	41.25'
L220	S 27°28'28" E	34.08'
L221	S 43°46'08" W	38.62'
L222	S 20°57'45" E	69.88'
L223	S 28°22'10" E	108.78'

LINE	BEARING	DISTANCE
L2	S 36°10'33" E	14.28'
L3	S 40°03'48" E	3.44'

MAP BOOK _____ PAGE _____

SHEET EIGHT (8) OF ELEVEN (11) SHEETS

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C214	426.50'	76°39'23"	570.62'	N 62°58'51" E	529.00'
C215	368.00'	23°34'56"	150.64'	S 29°42'34" E	149.58'
C216	190.59'	25°10'07"	83.72'	S 28°52'35" E	83.05'
C217	62.00'	82°21'18"	89.12'	S 5°28'09" E	81.64'
C218	212.00'	50°35'10"	187.23'	N 69°20'33" E	181.21'
C219	40.00'	106°57'20"	74.67'	N 03°42'09" W	64.29'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	82.00'	279°18'38"	302.24'	N 48°37'00" W	80.28'
C26	25.00'	62°05'46"	27.09'	N 22°40'54" E	25.79'
C30	25.00'	47°48'10"	20.96'	S 73°00'17" W	20.26'
C31	62.00'	281°27'18"	304.56'	N 42°59'17" W	78.49'
C32	25.00'	53°39'09"	23.41'	N 23°06'36" E	22.56'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C81	62.00'	39°01'47"	42.21'	N 12°15'13" E	41.40'
C82	62.00'	39°59'43"	43.28'	N 27°10'47" W	42.41'
C83	62.00'	39°59'43"	43.28'	N 67°10'30" W	42.41'
C84	62.00'	45°51'23"	49.82'	S 69°53'59" W	48.31'
C85	62.00'	55°14'33"	58.78'	S 19°20'58" W	57.49'
C92	212.00'	182°48'10"	802.28'	N 03°58'17" W	419.22'
C93	212.00'	36°47'51"	136.15'	S 25°38'33" W	131.63'
C101	212.00'	41°26'12"	153.32'	N 13°32'10" E	150.00'
C102	212.00'	39°59'43"	147.99'	N 27°10'47" W	145.00'
C103	212.00'	39°59'43"	147.99'	N 67°10'30" W	145.00'
C104	212.00'	40°57'35"	151.56'	S 72°20'51" W	148.35'
C105	212.00'	27°43'58"	84.11'	S 40°30'05" W	83.56'
C106	212.00'	17°55'50"	66.34'	S 20°10'11" W	66.07'
C107	212.00'	3°57'38"	14.65'	S 08°13'27" W	14.65'
C108	172.00'	250°53'11"	753.15'	N 42°03'42" W	280.25'
C111	62.00'	30°28'10"	32.97'	N 82°30'17" E	32.58'
C112	62.00'	52°39'40"	56.98'	N 40°56'22" E	55.00'
C113	62.00'	51°54'56"	56.18'	N 11°20'56" W	54.28'
C114	62.00'	52°39'40"	56.98'	N 63°38'13" W	55.00'
C115	62.00'	52°39'40"	56.98'	S 63°42'07" W	55.00'
C116	62.00'	41°05'13"	44.46'	S 16°49'40" W	43.51'
C117	172.00'	10°29'35"	31.50'	N 78°08'06" E	31.46'
C118	172.00'	16°53'21"	50.70'	N 64°26'36" E	50.52'
C119	172.00'	85°07'51"	105.46'	N 38°28'02" E	103.82'
C120	172.00'	58°39'07"	176.07'	N 08°27'27" W	168.48'
C121	172.00'	52°11'03"	156.66'	N 63°52'32" W	151.30'
C122	172.00'	40°51'43"	122.67'	S 69°36'05" W	120.08'
C123	172.00'	27°50'53"	83.60'	S 35°14'47" W	82.78'

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Watersong at Rivertown - Phase Three

A PARCEL OF LAND BEING A REPEAT OF A PORTION OF TRACTS "P-3", "P-4", TRACT "SWM-F-7", TRACT "SWM-F-8", TRACT "SWM-F-9", AND PELTON PLACE, ALL AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN", AS SHOWN ON THE PLAT OF THEREOF, RECORDED IN MAP BOOK 99, PAGES 1 THROUGH 21, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A REPEAT OF A PORTION OF TRACT "D-4", ALL AS SHOWN ON THE PLAT OF "WATERSONG AT RIVERTOWN-PHASE TWO-A", AS SHOWN ON THE PLAT OF THEREOF, RECORDED IN MAP BOOK 106, PAGES 75 THROUGH 82, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE FOR PLAT BOUNDARY

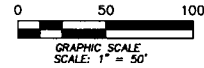
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C220	3565.00'	1°29'23"	92.70'	S 19°12'24" E	92.89'

CURVE TABLE FOR RIGHT-OF-WAY DATA

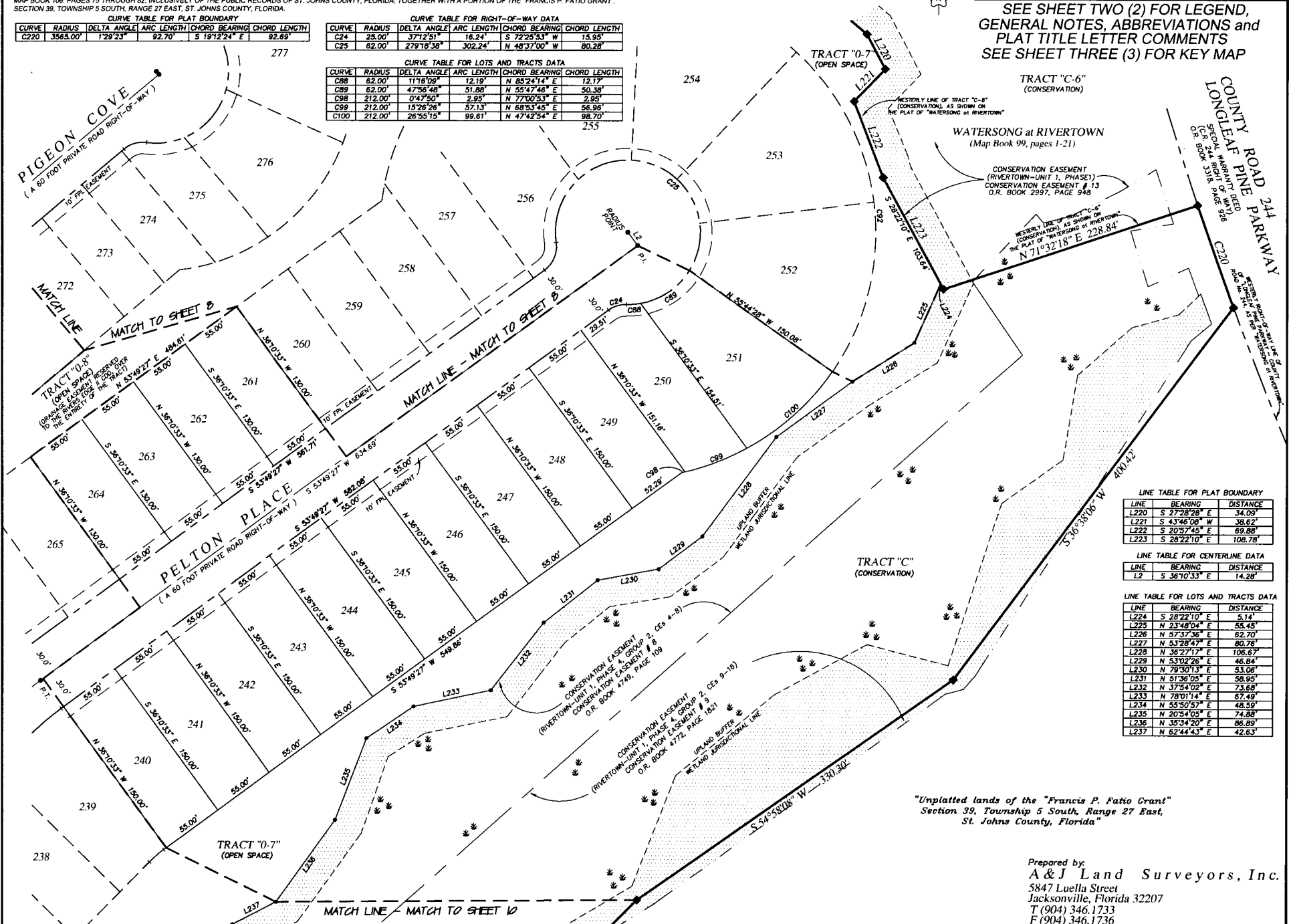
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	25.00'	37°12'51"	16.24'	S 72°25'53" W	15.95'
C25	82.00'	27°18'38"	302.24'	N 48°37'00" W	80.28'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C88	62.00'	11°18'09"	12.19'	N 85°24'14" E	12.17'
C89	62.00'	47°56'48"	51.86'	N 55°47'48" E	50.38'
C98	212.00'	0°47'50"	2.95'	N 77°00'53" E	2.95'
C99	212.00'	15°26'26"	57.13'	N 68°53'45" E	56.99'
C100	212.00'	26°35'15"	99.61'	N 47°42'54" E	98.70'



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



TRACT "C-6"
(CONSERVATION)

WATERSONG at RIVERTOWN
(Map Book 99, pages 1-21)

CONSERVATION EASEMENT
(RIVERTOWN-UNIT 1, PHASE 1)
CONSERVATION EASEMENT # 13
O.R. BOOK 2997, PAGE 948

WESTERN LINE OF TRACT "C-6"
(CONSERVATION), AS SHOWN ON
THE PLAT OF "WATERSONG AT RIVERTOWN"
N 71°32'18" E 228.84'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L220	S 27°28'28" E	34.09'
L221	S 43°46'08" W	38.62'
L222	S 20°57'45" E	69.86'
L223	S 28°22'10" E	108.78'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L2	S 36°10'33" E	14.28'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L224	S 28°22'10" E	5.14'
L225	N 23°48'04" E	55.45'
L226	N 57°37'36" E	62.70'
L227	N 53°28'47" E	80.78'
L228	N 36°27'17" E	106.87'
L229	N 53°02'26" E	46.84'
L230	N 79°30'13" E	53.06'
L231	N 51°36'05" E	98.95'
L232	N 37°54'02" E	73.68'
L233	N 78°01'14" E	67.49'
L234	N 55°50'57" E	48.50'
L235	N 20°54'05" E	74.88'
L236	N 35°34'20" E	86.89'
L237	N 62°44'43" E	42.63'

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

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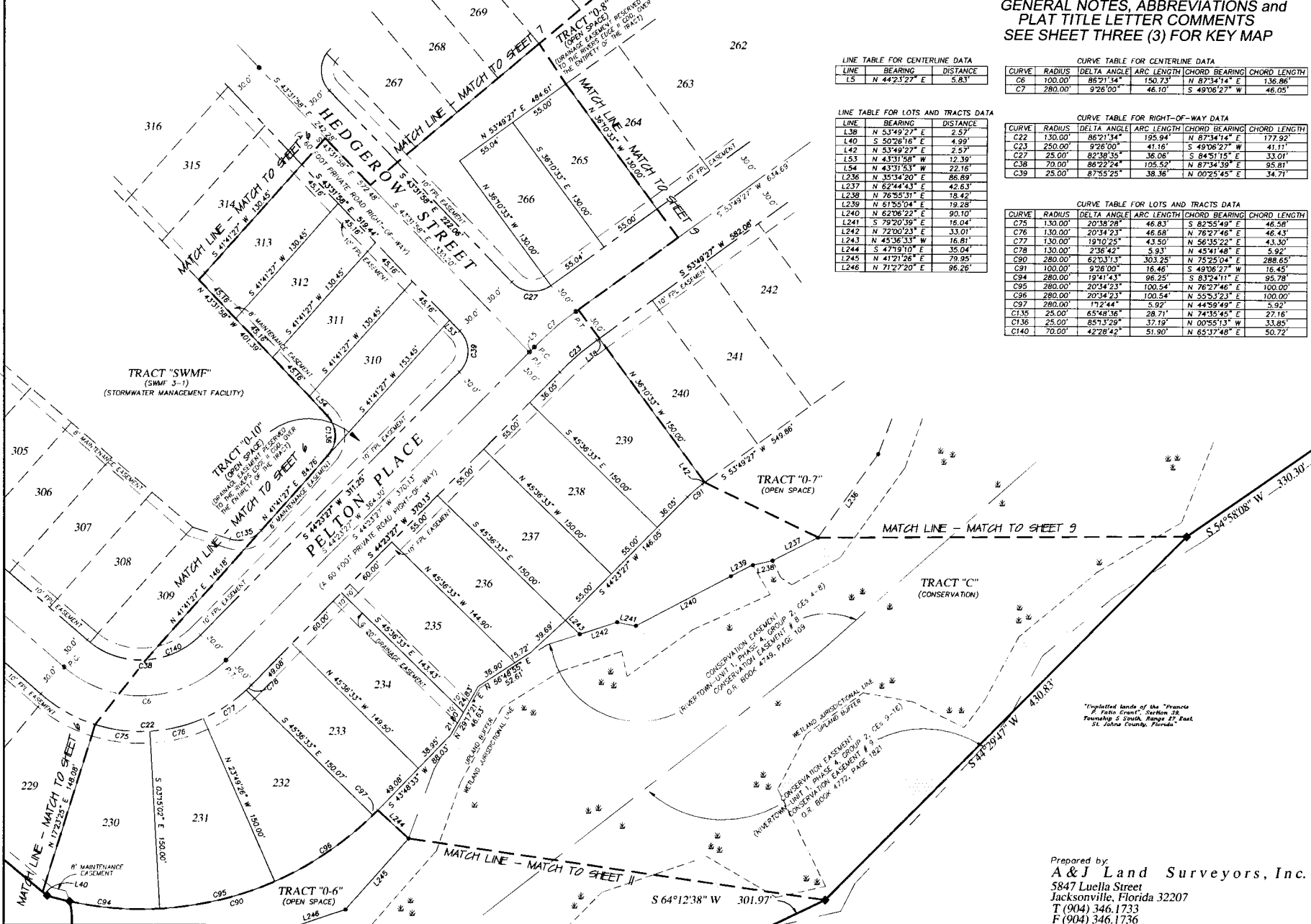
Watersong at Rivertown - Phase Three

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MAP BOOK _____ PAGE _____

SHEET TEN (10) of ELEVEN (11) 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
L5	N 44°23'27" E	5.83'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	100.00'	86°21'34"	150.73'	N 87°34'14" E	136.86'
C7	280.00'	9°26'00"	46.10'	S 49°06'27" W	46.05'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L38	N 53°49'27" E	2.57'
L40	S 50°26'16" E	4.99'
L42	N 53°49'27" E	2.57'
L53	N 43°31'58" W	12.39'
L54	N 43°31'53" W	22.16'
L236	N 35°34'20" E	86.89'
L237	N 62°44'43" E	42.63'
L238	N 76°55'31" E	18.42'
L239	N 51°55'04" E	19.28'
L240	N 62°06'22" E	90.10'
L241	S 79°20'39" E	16.04'
L242	N 72°00'23" E	33.01'
L243	N 45°36'33" W	16.81'
L244	S 47°19'10" E	35.04'
L245	N 41°21'26" E	79.95'
L246	N 71°27'20" E	96.26'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	130.00'	86°21'34"	195.94'	N 87°34'14" E	177.92'
C23	250.00'	9°26'00"	41.16'	S 49°06'27" W	41.11'
C27	25.00'	82°38'35"	36.06'	S 84°51'15" E	33.01'
C38	70.00'	86°22'24"	105.52'	N 87°34'39" E	95.81'
C39	25.00'	87°55'25"	38.36'	N 00°25'45" E	34.71'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C75	130.00'	20°38'28"	46.83'	S 82°55'49" E	46.58'
C76	130.00'	20°34'23"	46.68'	N 76°27'46" E	46.43'
C77	130.00'	19°10'25"	43.50'	N 56°35'22" E	43.30'
C78	130.00'	2°30'42"	5.93'	N 45°41'48" E	5.92'
C90	280.00'	62°03'13"	303.25'	N 75°25'04" E	288.65'
C91	100.00'	9°26'00"	16.46'	S 49°06'27" W	16.45'
C94	280.00'	19°41'43"	96.25'	S 83°24'11" E	95.78'
C95	280.00'	20°34'23"	100.54'	N 76°27'46" E	100.00'
C96	280.00'	20°34'23"	100.54'	N 55°12'33" E	100.00'
C97	280.00'	1°12'44"	5.92'	N 44°59'49" E	5.92'
C135	25.00'	65°48'36"	28.71'	N 74°35'45" E	27.16'
C136	25.00'	85°13'29"	37.19'	N 00°55'13" W	33.85'
C140	70.00'	42°28'42"	91.90'	N 65°37'48" E	50.72'

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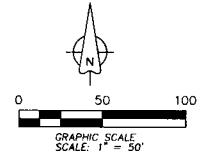
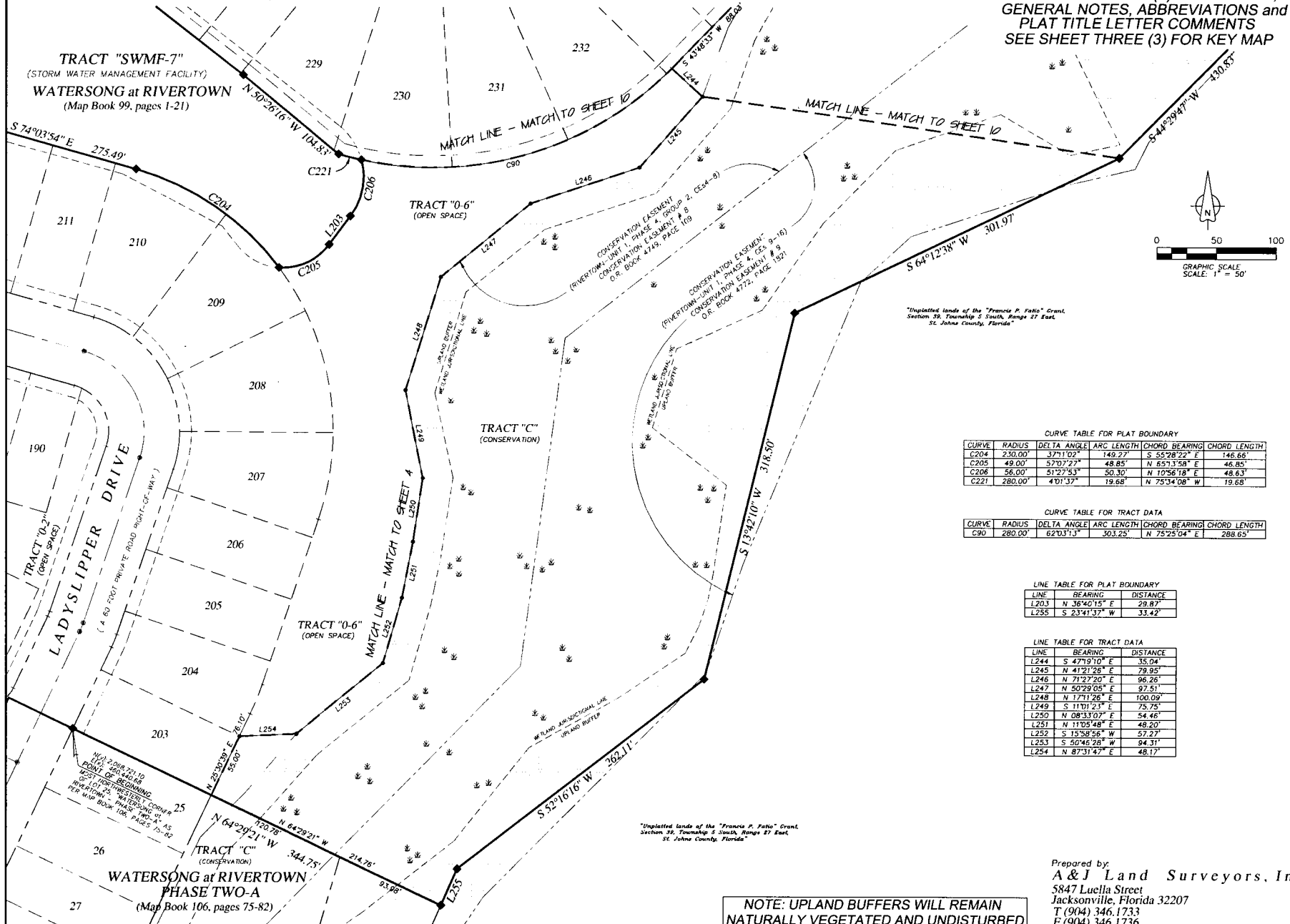
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MAP BOOK _____ PAGE _____

SHEET ELEVEN (11) of ELEVEN (11) 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
C204	230.00'	37°11'02"	149.27'	S 55°28'22" E	146.66'
C205	49.00'	57°07'27"	48.85'	N 65°13'58" E	46.85'
C206	56.00'	51°27'53"	50.30'	N 10°56'18" E	48.63'
C221	280.00'	4°01'37"	19.68'	N 75°34'08" W	19.68'

CURVE TABLE FOR TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C90	280.00'	62°03'13"	303.25'	N 75°25'04" E	288.65'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L203	N 36°40'15" E	29.87'
L255	S 23°41'37" W	33.42'

LINE TABLE FOR TRACT DATA

LINE	BEARING	DISTANCE
L244	S 47°19'10" E	35.04'
L245	N 41°21'26" E	79.95'
L246	N 71°27'20" E	86.26'
L247	N 50°29'05" E	97.51'
L248	N 17°11'26" E	100.09'
L249	S 11°01'23" E	75.75'
L250	N 08°33'07" E	54.46'
L251	N 11°05'48" E	48.20'
L252	S 15°58'56" W	57.27'
L253	S 50°46'28" W	94.31'
L254	N 87°31'47" E	48.17'

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**NOTE: UPLAND BUFFERS WILL REMAIN
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