

**RESOLUTION NO. 2022-360**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
RIVERTOWN SHORES – PHASE ONE.**

**WHEREAS, TOLL SOUTHEAST LP COMPANY, INC., 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 Shores – Phase One.

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

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

**Section 2.** A Required Improvements Bond in the amount of \$1,947,299.31 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$579,041.81 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 4th day of October, 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 Halterman  
Deputy Clerk

**Rendition Date** 10/4/22



# RIVERTOWN SHORES - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

## CAPTION

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, together with a portion of the Francis P. Fatio Grant, Section 42, Township 6 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Reference, Commence at the intersection of the southerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the southerly monumented line of said Francis P. Fatio Grant, Section 42, Township 6 South, Range 27 East, (and also being the westerly monumented line of the F.L.P. Fatio Grant, Section 43, Township 6 South, Range 27 East), and run thence, along the aforesaid southerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, along and along the arc of a curve, being concave southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: run thence, North 63°27'28" West, along last said tangency, a distance of 1,623.19 feet, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, run thence, seven (7) courses and distances:

Course No. 1: run thence, South 26°32'34" West, a distance of 195.00 feet, to a point;  
Course No. 2: run thence, South 16°35'17" West, a distance of 80.82 feet, to a point;  
Course No. 3: run thence, South 26°32'34" West, a distance of 140.00 feet, to a point;  
Course No. 4: run thence, North 63°27'28" West, a distance of 200.00 feet, to a point;  
Course No. 5: run thence, South 26°32'34" West, a distance of 241.67 feet, to a point;  
Course No. 6: run thence, South 63°27'28" East, a distance of 246.52 feet, to a point;  
Course No. 7: run thence, South 39°58'39" West, a distance of 418.14 feet, to a point on the "Mean High Water" line, of the St. Johns River, as defined by the State of Florida, Department of Environmental Protection, at an elevation of 0.43, North American Vertical Datum of 1986 (NAVD '86), as per the State of Florida, Department of Environmental Protection for Tide Interpolation Point 4485, National Tide Datum Epoch (NTDE) 1982-2001; run thence, along the aforesaid "Mean High Water" line of the St. Johns River, as defined and along the southerly boundary of that 10' Wide Conservation Easement, as recorded Official Records Book 3434, page 1013 of the Public Records of said St. Johns County, Florida, and also being the southerly boundary of that Conservation Easement (Rivertown-Unit 1, Phase 2, Group 1), Conservation Easement No. 43A, as recorded in Official Records Book 3009, page 1777 of the Public Records of said St. Johns County, Florida, the following twenty-one (21) courses and distances:

Course No. 1: run thence, North 42°34'23" West, a distance of 4.88 feet, to a point;  
Course No. 2: run thence, North 78°50'47" West, a distance of 51.86 feet, to a point;  
Course No. 3: run thence, North 65°27'17" West, a distance of 77.84 feet, to a point;  
Course No. 4: run thence, North 61°55'53" West, a distance of 152.24 feet, to a point;  
Course No. 5: run thence, North 89°52'56" West, a distance of 58.63 feet, to a point;  
Course No. 6: run thence, North 66°58'54" West, a distance of 100.83 feet, to a point;  
Course No. 7: run thence, North 60°51'17" West, a distance of 80.75 feet, to a point;  
Course No. 8: run thence, North 74°10'25" West, a distance of 112.05 feet, to a point;  
Course No. 9: run thence, North 67°27'00" West, a distance of 110.12 feet, to a point;  
Course No. 10: run thence, North 71°14'45" West, a distance of 92.32 feet, to a point;  
Course No. 11: run thence, North 43°01'17" West, a distance of 106.82 feet, to a point;  
Course No. 12: run thence, North 61°46'30" West, a distance of 104.10 feet, to a point;  
Course No. 13: run thence, North 57°26'32" West, a distance of 107.67 feet, to a point;  
Course No. 14: run thence, North 68°22'17" West, a distance of 78.48 feet, to a point;  
Course No. 15: run thence, North 68°10'45" West, a distance of 105.22 feet, to a point;  
Course No. 16: run thence, North 60°11'35" West, a distance of 106.20 feet, to a point;  
Course No. 17: run thence, North 63°25'01" West, a distance of 142.87 feet, to a point;  
Course No. 18: run thence, North 73°27'14" West, a distance of 86.00 feet, to a point;  
Course No. 19: run thence, North 54°40'52" West, a distance of 84.74 feet, to a point;  
Course No. 20: run thence, North 57°36'54" West, a distance of 93.74 feet, to a point;  
Course No. 21: run thence, North 51°02'07" West, a distance of 84.28 feet, to a point, on the southeasterly corner of "The River Club", as recorded in that Special Warranty Deed from Mattamy Jacksonville LLC to Rivers Edge II Community Development District, as recorded in Official Records Book 4592, page 1614 of the Public Records of said St. Johns County, Florida; run thence, along the southeasterly boundary of last said lands, the following four (4) courses and distances:  
Course No. 1: run thence, North 41°00'15" East, a distance of 132.59 feet, to a point;  
Course No. 2: run thence, South 86°10'02" East, a distance of 291.50 feet, to a point;  
Course No. 3: run thence, North 57°55'30" East, a distance of 127.18 feet, to a point;  
Course No. 4: run thence, North 28°05'06" East, a distance of 165.10 feet, to the most easterly corner of said lands described and recorded in Official Records Book 4592, page 1614 of the Public Records of said St. Johns County, Florida; run thence, North 28°44'46" East, a distance of 529.08 feet, to a point on the aforesaid southerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, South 63°27'28" East, along the aforesaid southerly Right-of-Way line of STATE ROAD 13, a distance of 1,574.58 feet, to the POINT OF BEGINNING.

The lands thus described contains 1,748,334 square feet, or 40.09 acres, more or less, in area.

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

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE LIMITED LIABILITY COMPANY, (THE "OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HERINAFTER BE KNOWN AS "RIVERTOWN SHORES - PHASE ONE", 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 "HAVEN PLACE", "DAKWOOD DRIVE", "NOBLE OAK DRIVE", "OAK PARK DRIVE", "ARROWWOOD DRIVE", AND "ZEPHYR DRIVE" AS SHOWN HEREON ARE PRIVATE ROADS AND ARE HEREBY DEDICATED TO THE "SHORES AT RIVERTOWN PROPERTY OWNERS ASSOCIATION, INC.", A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

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 SEIZE 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 "0-1", "0-2", "0-3" AND "0-4" (OPEN SPACE), ARE HEREBY DEDICATED TO THE "SHORES AT RIVERTOWN PROPERTY OWNERS ASSOCIATION, INC.", A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

TRACTS "B-1" AND "B-2" (BUFFER AND SCENIC EDGE), TRACTS "SWMF-1A", "SWMF-1B", "SWMF-1C" AND "SWMF-2" (STORM WATER MANAGEMENT FACILITY) AND TRACTS "C-1" AND "C-2" (CONSERVATION) AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD"), EXCEPT AS HERINAFTER PROVIDED, THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE 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.

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

TRACTS "C-1" AND "C-2" (CONSERVATION) 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.

THE 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 WELL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

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

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO THE JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHT OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AN OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "AT&T/BELLSOUTH EASEMENT", AND THAT "10' x 15' AT&T/BELL SOUTH ACCESS EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO BELLSOUTH TELECOMMUNICATIONS, LLC D/B/A/ A.T.&T. FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF COMMUNICATION EQUIPMENT AND/OR OTHER PUBLIC UTILITIES.

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

TRACT "LS" (LIFT STATION) IS HEREBY DEDICATED, IN FEE SIMPLE TITLE, TO THE JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE "10' LANDSCAPE BUFFER EASEMENT" IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID EASEMENT TO AN 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 EASEMENT SHALL BE HELD AND USED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR THE ADJACENT PUMP STATION.

OWNER HEREBY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER AND UNDER THE "10' LANDSCAPE BUFFER EASEMENT", FOR ELECTRICAL, WATER REUSE, WATER, SEWER AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE PUMP STATION/LIFT STATION TRACT.

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSE THAT MAY BE INCURRED IN CONNECTION WITH INDEMNITY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE "10' LANDSCAPE BUFFER EASEMENT", OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE PUMP STATION/LIFT STATION TRACT OR JEA'S EASEMENT UPON THE "10' FOOT LANDSCAPE BUFFER EASEMENT". OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE AND/OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENTS RIGHTS UPON THE "10' FOOT LANDSCAPE EASEMENT" WITH LIKE-MINDED MATERIALS; PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF SUCH ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREFORE.

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.

TOLL SOUTHEAST LP COMPANY, INC.  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
TYPE OR PRINT NAME: TOLL SOUTHEAST LP COMPANY, INC.  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
TYPE OR PRINT NAME: \_\_\_\_\_

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

NOTARY FOR TOLL SOUTHEAST LP COMPANY, INC.  
A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY \_\_\_\_\_ TITLE \_\_\_\_\_ OF TOLL SOUTHEAST LP COMPANY, 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 OR PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER IS \_\_\_\_\_

PERSONALLY KNOWN \_\_\_\_\_ OR HAS PRODUCED IDENTIFICATION \_\_\_\_\_

TYPE OF IDENTIFICATION \_\_\_\_\_

# RIVERTOWN SHORES - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

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/NAD 1983 (1990), FLORIDA EAST ZONE, (ZONE 901), 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 1814 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA. # 283224 F.

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&L) 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 DERIVED 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 RECEIVED 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/NAD 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(x): 2,066,937.270151, AND E(y): 457,988.927478  
b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(y): 2,066,070.542891, AND E(x): 457,528.338248

## ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
LD	LICENSED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR
PS&M	PROFESSIONAL SURVEYOR AND MAPPER
	AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CD	CHORD BEARING
OT	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNG	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
L25	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
MD	MAP BOOK
PD	PLAT BOOK
PS	PAGE
	MATCH LINE
JE-E	JE-E ELECTRIC EASEMENT
FE-E	FLORIDA POWER & LIGHT
FP & L	EASEMENT
ES&M	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
SRWMD	

## 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.

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 SHORES - PHASE ONE" HAS BEEN EXAMINED 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. BOWAN, STATE OF FLORIDA  
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

## CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN SHORES - PHASE ONE", 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 SHORES - PHASE ONE", 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

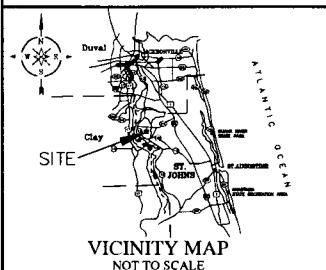
Prepared by:  
**A&J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

## LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◊	SET #4 4" CONCRETE MONUMENT WITH PINK STAMPED "TRM LD 0000"
◆	PLAT #1 4" CONCRETE MONUMENT WITH PINK STAMPED "TRM LD 0000"
●	SET P&M N&L & P&M STAMPED "P.S. LD 0000"

## MATCHINGS USED IN THIS PLAT

MATCHINGS	DEFINITION
	DENOTES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS AND ENDEAVORED BY A RECORDED CONSERVATION EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
	DENOTES PRESERVED WETLANDS



# RIVERTOWN SHORES - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

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

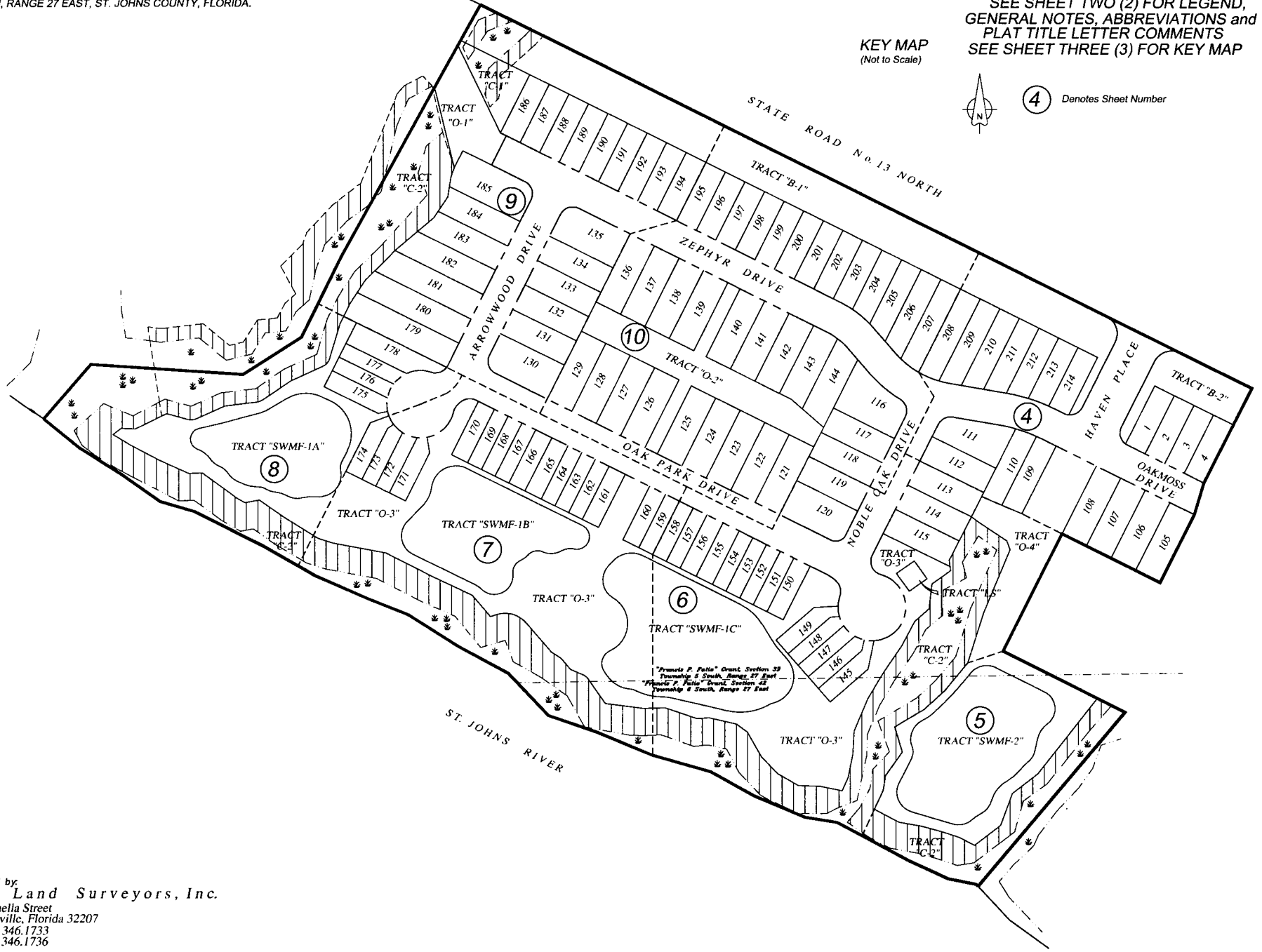
SHEET THREE (3) of TEN (10) SHEETS

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

KEY MAP  
(Not to Scale)



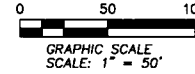
④ Denotes Sheet Number



Prepared by:  
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# RIVERTOWN SHORES - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, 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 PLAT CENTERLINE DATA

LINE	BEARING	DISTANCE
L26	N 63°27'26" W	18.56'

LINE TABLE FOR PLAT EASEMENT DATA

LINE	BEARING	DISTANCE
L188	S 63°27'26" E	10.74'
L189	S 26°32'34" W	18.08'
L190	S 33°20'44" W	203.93'
L193	N 33°20'44" E	205.53'
L194	N 26°32'34" E	16.89'
L195	S 63°27'26" E	20.00'

CURVE TABLE FOR PLAT CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	300.00'	16°52'19"	88.34'	N 71°53'36" W	88.02'
C4	200.00'	39°46'31"	138.84'	S 60°26'30" E	138.07'
C5	200.00'	70°3'26"	24.63'	S 76°48'02" E	24.82'
C6	200.00'	32°43'04"	114.21'	S 56°54'47" E	112.66'

CURVE TABLE FOR PLAT RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	35.00'	90°00'00"	54.98'	N 18°27'26" W	49.50'
C13	25.00'	90°00'00"	39.27'	N 71°32'34" E	35.38'
C14	330.00'	16°52'19"	97.18'	N 71°53'36" W	96.82'
C15	170.00'	39°46'31"	118.02'	S 60°26'30" E	115.66'
C26	25.00'	73°07'50"	31.91'	S 63°06'19" W	29.79'
C27	270.00'	16°52'19"	79.51'	N 71°53'36" W	79.22'
C31	35.00'	90°00'00"	54.98'	S 71°32'33" W	49.50'
C132	25.00'	90°00'00"	39.27'	S 18°27'26" E	35.38'

CURVE TABLE FOR PLAT LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34	25.00'	68°57'15"	30.09'	N 61°01'11" E	28.30'
C35	25.00'	21°02'45"	9.18'	S 73°56'49" E	9.13'
C36	330.00'	2°30'40"	14.46'	N 64°42'47" W	14.46'
C37	330.00'	6°58'15"	40.25'	N 69°27'44" W	40.22'
C38	330.00'	7°06'03"	41.09'	N 76°31'23" W	41.06'
C39	330.00'	0°14'21"	1.36'	N 80°12'35" W	1.36'
C40	170.00'	7°00'52"	20.81'	S 78°49'19" E	20.80'
C41	170.00'	13°31'57"	40.15'	S 66°32'55" E	40.06'
C48	270.00'	2°00'32"	9.43'	N 64°27'43" W	9.47'
C50	270.00'	8°32'55"	40.31'	N 69°44'26" W	40.27'
C51	270.00'	6°18'52"	29.76'	N 77°10'20" W	29.74'
C133	25.00'	79°37'49"	34.75'	S 13°16'21" E	32.02'
C134	25.00'	10°22'11"	4.52'	S 58°16'21" E	4.52'



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

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

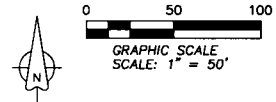
CONSERVATION EASEMENT  
(RIVERTOWN-UNIT 1  
PHASE 2 - GROUP 1)  
CE EASEMENT # 43A  
O.R. BOOK 3009, PAGE 1777

NOTICE: UPLAND BUFFERS WILL REMAIN  
NATURALLY VEGETATED AND UNDISTURBED

Prepared by:  
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# RIVERTOWN SHORES - PHASE ONE

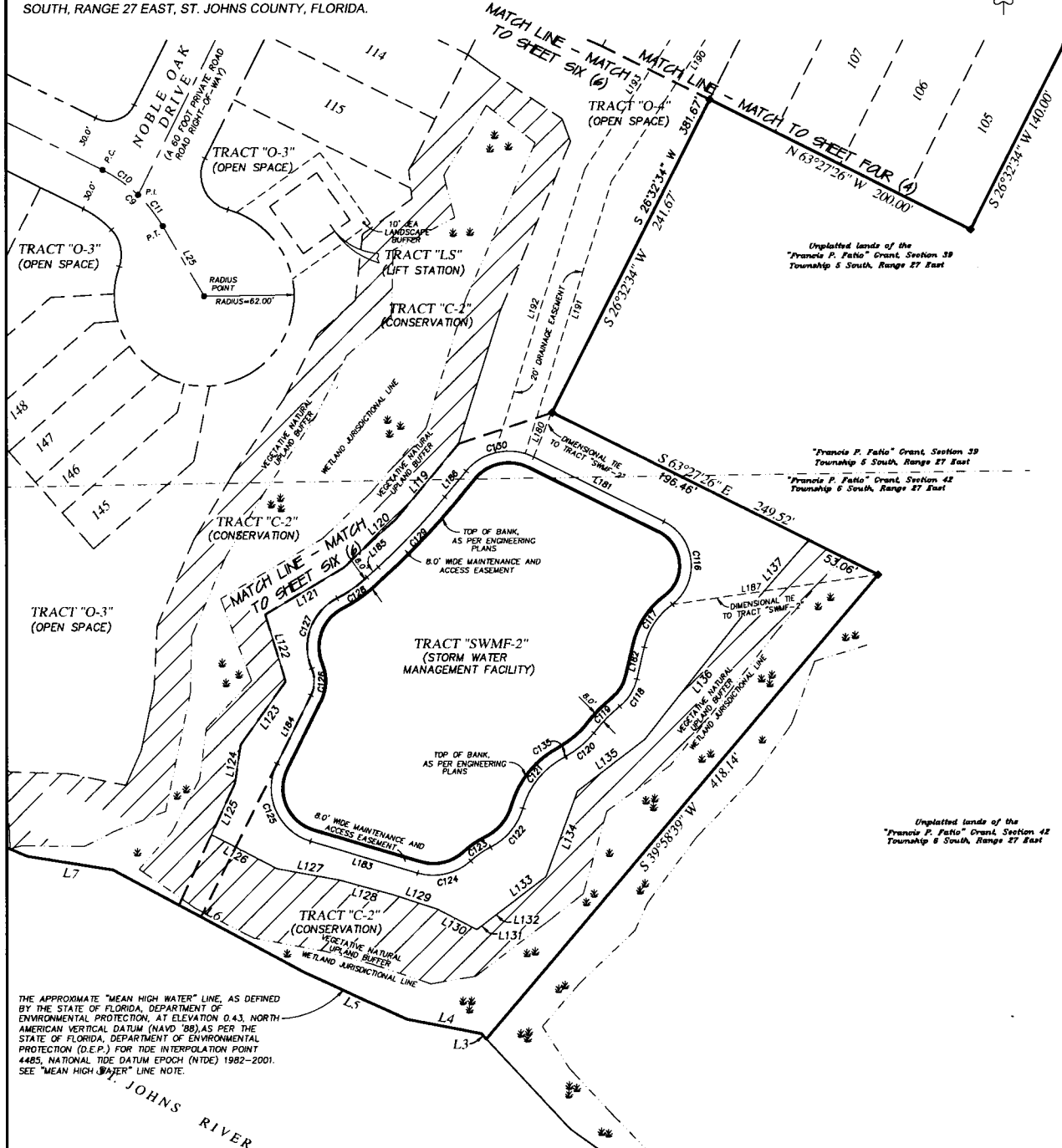
A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



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



LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L3	N 42°54'23" W	4.98'
L4	N 78°50'47" W	51.86'
L5	N 65°23'17" W	77.64'
L6	N 61°55'55" W	150.24'
L7	N 80°52'56" W	59.63'

LINE TABLE FOR PLAT CENTERLINE DATA

LINE	BEARING	DISTANCE
L25	N 30°28'52" W	56.28'

LINE TABLE FOR PLAT LOT & TRACT DATA

LINE	BEARING	DISTANCE
L119	S 39°27'05" W	66.50'
L120	S 47°14'48" W	50.24'
L121	S 59°13'50" W	63.08'
L122	S 10°33'48" E	48.25'
L123	S 35°30'00" W	53.52'
L124	S 08°26'53" W	26.83'
L125	S 24°44'08" W	38.90'
L126	S 62°41'35" E	50.93'
L127	S 79°30'24" E	44.31'
L128	S 74°54'01" E	38.43'
L129	S 71°37'54" E	31.55'
L130	S 62°24'05" E	30.47'
L131	N 52°29'05" E	11.78'
L132	N 52°23'10" E	12.79'
L133	N 52°20'09" E	33.38'
L134	N 20°08'09" E	62.49'
L135	N 52°04'02" E	58.47'
L136	N 38°12'54" E	107.46'
L137	N 40°59'23" E	70.24'
L180	S 21°39'40" W	33.10'
L181	S 63°27'56" E	69.55'
L182	S 12°50'53" W	22.58'
L183	N 73°25'27" W	77.08'
L184	N 26°31'10" E	52.58'
L185	N 47°14'49" E	10.52'
L186	N 39°27'05" E	23.07'
L187	N 61°39'18" E	142.51'

LINE TABLE FOR PLAT EASEMENT DATA

LINE	BEARING	DISTANCE
L190	S 33°20'44" W	203.93'
L191	S 17°30'38" W	197.04'
L192	N 17°30'38" E	205.72'
L193	N 33°20'44" E	205.53'

CURVE TABLE FOR PLAT CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	100.00'	32°58'34"	57.55'	N 46°58'09" W	56.76'
C10	100.00'	171°3'0"	30.08'	N 54°50'56" W	29.84'
C11	100.00'	19°45'53"	27.51'	N 39°21'39" W	27.42'

CURVE TABLE FOR PLAT LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C116	34.00'	115°18'47"	68.43'	N 05°48'13" W	57.45'
C117	49.30'	42°04'54"	36.21'	S 33°07'37" W	35.40'
C118	33.80'	38°12'57"	22.54'	N 31°50'47" E	22.13'
C119	107.58'	1°38'47"	25.56'	S 43°58'56" W	25.50'
C120	72.12'	20°06'06"	25.30'	N 49°50'42" E	25.17'
C121	57.00'	47°18'45"	47.08'	S 39°17'11" W	45.76'
C122	43.00'	47°27'55"	35.62'	N 39°21'18" E	34.61'
C123	63.07'	151°35'11"	18.77'	S 55°28'19" W	16.72'
C124	36.00'	56°43'70"	38.94'	N 77°12'58" E	37.28'
C125	36.00'	99°56'37"	66.29'	S 23°27'08" E	58.20'
C126	22.00'	49°34'37"	18.04'	N 01°43'52" E	18.45'
C127	38.00'	85°54'32"	56.98'	S 19°53'49" W	51.79'
C128	88.17'	18°30'17"	25.40'	N 55°30'23" E	25.31'
C129	458.00'	74°74'3"	66.40'	N 43°20'57" E	66.34'
C130	38.00'	77°05'19"	51.13'	S 77°59'45" W	47.36'
C135	57.97'	0°40'19"	0.68'	S 57°34'40" W	0.68'

THE APPROXIMATE "MEAN HIGH WATER" LINE, AS DEFINED BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AT ELEVATION 0.43, NORTH AMERICAN VERTICAL DATUM (NAVD '88), AS PER THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) FOR TIDE INTERPOLATION POINT #485, NATIONAL TIDE DATUM EPOCH (NTDE) 1982-2001. SEE "MEAN HIGH WATER" LINE NOTE.

Unplatted lands of the "Francis P. Fatio" Grant, Section 42 Township 5 South, Range 27 East

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

"Francis P. Fatio" Grant, Section 39 Township 5 South, Range 27 East

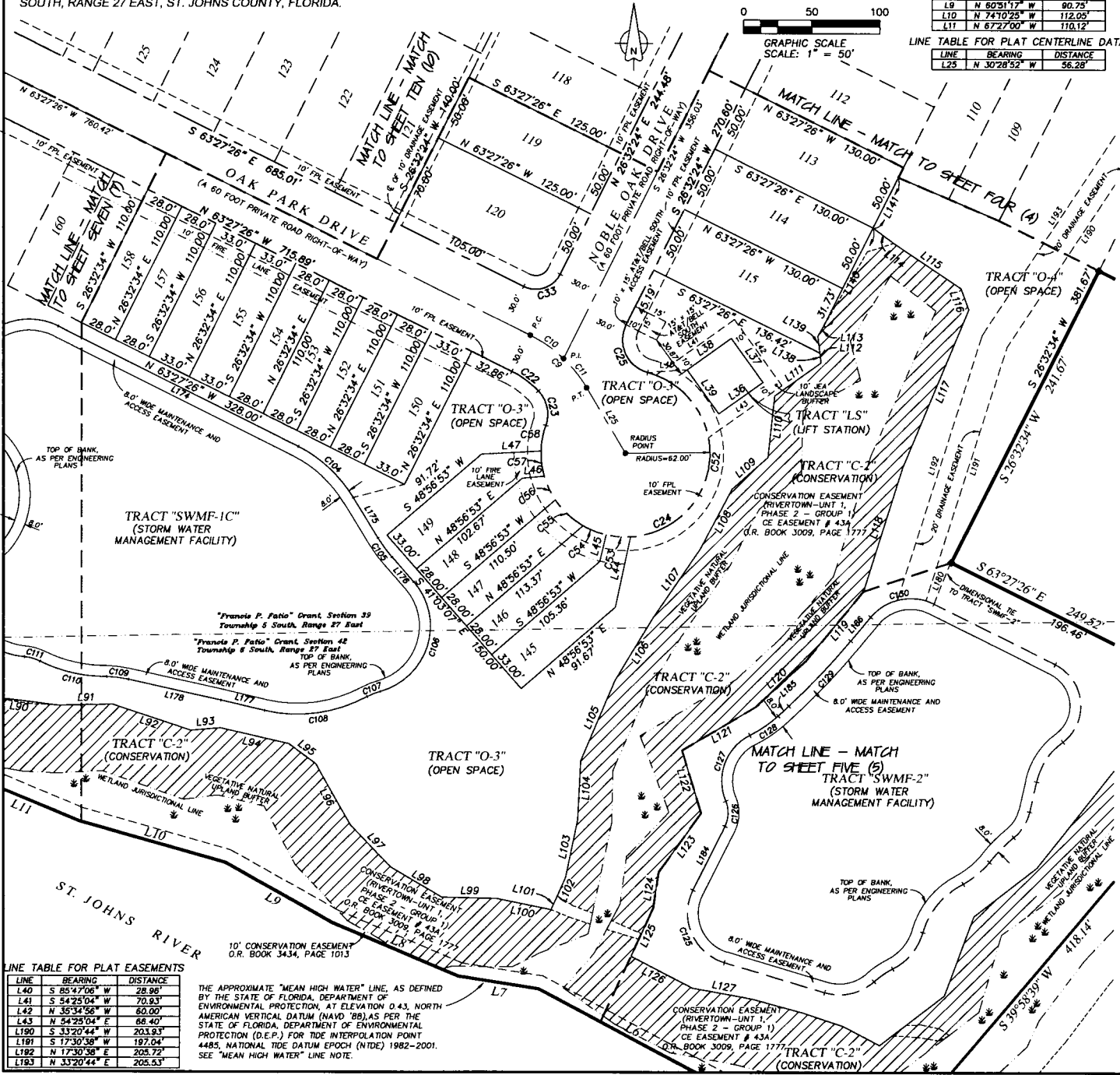
"Francis P. Fatio" Grant, Section 42 Township 5 South, Range 27 East

NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

Prepared by:  
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# RIVERTOWN SHORES - PHASE ONE

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LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L6	N 61°55'55" W	150.24'
L7	N 80°32'56" W	58.83'
L8	N 66°39'54" W	100.83'
L9	N 60°51'17" W	90.75'
L10	N 74°10'25" W	112.05'
L11	N 67°27'00" W	110.12'

LINE TABLE FOR PLAT CENTERLINE DATA

LINE	BEARING	DISTANCE
L25	N 30°28'52" W	56.28'

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 PLAT CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	100.00'	32°58'54"	57.55'	N 46°59'09" W	56.76'
C10	100.00'	17°13'01"	30.05'	N 54°50'56" W	29.94'
C11	100.00'	15°45'33"	27.51'	N 38°21'36" W	27.42'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	70.00'	19°35'25"	24.34'	N 53°29'44" W	24.22'
C23	25.00'	62°50'44"	27.42'	N 12°06'59" W	26.07'
C24	62.00'	27°04'06"	29.57'	N 82°14'01" E	85.51'
C25	25.00'	101°17'47"	44.20'	S 24°06'29" E	36.68'
C33	20.00'	90°00'10"	31.42'	N 71°32'28" E	28.28'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C32	62.00'	16°12'17"	17.44'	N 05°50'46" E	122.34'
C33	62.00'	16°38'32"	18.01'	S 85°13'49" E	17.95'
C34	62.00'	18°32'38"	18.26'	S 68°28'14" E	18.20'
C35	62.00'	26°14'25"	23.39'	S 46°54'43" E	28.15'
C36	62.00'	17°46'14"	19.23'	S 24°24'23" E	19.15'
C37	62.00'	17°28'22"	18.91'	S 07°17'05" E	18.83'
C38	62.00'	17°51'58"	19.33'	S 10°22'54" W	19.25'
C104	100.00'	32°18'05"	56.32'	N 47°18'33" W	55.58'
C105	100.00'	9°52'37"	17.24'	S 38°08'49" E	17.22'
C106	80.00'	115°40'59"	100.98'	N 16°47'29" E	84.66'
C107	46.48'	12°58'10"	10.52'	S 68°08'47" E	10.60'
C108	108.00'	41°30'17"	78.23'	N 82°24'50" E	76.53'
C109	92.00'	10°08'02"	16.27'	N 82°32'20" W	16.25'
C110	108.17'	27°03'12"	51.07'	S 77°08'47" E	50.60'
C111	32.00'	21°31'57"	12.03'	N 74°23'10" W	11.96'
C125	38.00'	99°56'57"	66.29'	S 23°27'08" E	58.20'
C126	22.00'	49°34'37"	19.04'	N 01°43'52" E	18.45'
C127	38.00'	85°54'32"	58.98'	S 19°53'49" W	51.79'
C128	88.17'	16°30'17"	25.40'	N 55°30'23" E	25.31'
C129	488.00'	7°47'43"	66.40'	N 43°20'57" E	66.34'
C130	38.00'	77°05'19"	51.13'	S 77°59'45" W	47.36'

LINE TABLE FOR PLAT LOT & TRACT DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L36	N 54°25'04" E	40.00'	L105	S 23°00'42" W	64.61'
L37	N 35°34'56" W	40.00'	L106	S 30°55'29" W	53.74'
L38	S 54°25'04" W	40.00'	L107	S 34°15'29" W	61.98'
L39	S 35°34'56" E	40.00'	L108	S 27°46'07" W	50.41'
L44	N 12°02'51" E	53.26'	L109	S 48°12'43" W	35.05'
L45	S 13°08'27" W	20.22'	L110	S 06°15'37" W	45.98'
L46	N 85°04'21" E	16.29'	L111	S 54°22'29" W	41.78'
L47	S 86°32'48" W	43.83'	L112	S 06°38'22" E	20.05'
L90	N 82°45'58" W	89.52'	L113	S 30°13'28" W	7.73'
L91	S 89°07'26" W	43.29'	L114	S 53°12'03" E	18.81'
L92	N 71°40'13" W	60.64'	L115	S 56°08'53" E	58.58'
L93	S 85°28'29" W	21.85'	L116	S 20°28'20" E	16.72'
L94	N 77°07'58" W	51.91'	L117	S 22°24'02" W	126.87'
L95	N 53°29'03" W	24.83'	L118	S 17°20'38" W	85.72'
L96	N 29°47'03" W	51.73'	L119	S 39°27'05" W	66.50'
L97	N 43°26'26" W	43.21'	L120	S 47°14'48" W	50.24'
L98	N 59°38'46" W	43.55'	L121	S 59°13'50" W	63.08'
L99	N 86°32'15" W	40.12'	L122	S 16°33'49" E	48.25'
L100	N 78°20'09" W	40.80'	L123	S 35°30'00" W	53.52'
L101	S 23°58'27" W	11.75'	L124	S 08°26'53" W	28.83'
L102	S 23°37'53" W	15.00'	L125	S 24°44'08" W	38.90'
L103	S 11°53'01" W	43.48'	L126	S 62°41'55" E	50.93'
L104	S 02°53'30" W	43.33'	L127	S 79°30'24" E	44.31'
			L138	S 06°30'14" E	7.43'
			L139	S 06°38'27" E	12.62'
			L140	N 26°32'24" E	81.73'
			L141	N 16°47'29" E	85.67'
			L174	N 63°26'36" W	198.39'
			L175	N 31°10'31" W	35.09'
			L176	N 41°03'07" W	24.47'
			L177	S 76°50'01" E	33.37'
			L178	S 77°28'19" E	69.76'

LINE TABLE FOR PLAT EASEMENTS

LINE	BEARING	DISTANCE
L40	S 85°47'06" W	28.96'
L41	S 54°25'04" W	70.93'
L42	N 35°34'56" W	60.00'
L43	N 54°25'04" E	68.40'
L190	S 33°20'44" W	203.83'
L191	S 17°30'38" W	197.04'
L192	N 17°30'38" E	205.72'
L193	N 33°20'44" E	205.53'

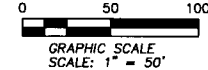
THE APPROXIMATE "MEAN HIGH WATER" LINE, AS DEFINED BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AT ELEVATION 0.43, NORTH AMERICAN VERTICAL DATUM (NAVD '88), AS PER THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) FOR TIDE INTERPOLATION POINT 4485, NATIONAL TIDE DATUM EPOCH (NTDE) 1982-2001. SEE "MEAN HIGH WATER" LINE NOTE.

NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED  
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# RIVERTOWN SHORES - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	100.00'	49°00'40"	85.54'	N 51°02'54" E	82.96'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C19	62.00'	273°35'58"	288.23'	S 28°32'28" E	83.29'
C20	25.00'	38°16'08"	15.94'	S 30°46'30" W	15.58'
C21	25.00'	67°34'51"	29.49'	S 82°45'08" W	27.81'

CURVE TABLE FOR LOT AND TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C59	62.00'	66°25'34"	71.88'	N 43°52'22" E	67.92'
C60	62.00'	16°48'36"	18.19'	N 87°29'27" E	18.12'
C61	62.00'	26°19'44"	28.49'	S 70°56'23" E	28.24'
C62	62.00'	2°15'43"	23.01'	S 47°08'40" E	22.88'
C63	62.00'	16°11'21"	17.52'	S 28°23'08" E	17.46'
C74	50.00'	65°37'49"	57.27'	N 73°42'04" W	54.19'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C92	45.00'	108°41'07"	85.36'	S 62°12'00" W	73.13'
C93	62.44'	320°43'31"	34.94'	N 23°53'17" E	34.48'
C94	38.00'	107°20'00"	71.18'	S 10°08'16" E	61.22'
C95	32.00'	20°24'37"	11.40'	N 53°33'58" W	11.34'
C96	33.94'	142°48'28"	84.59'	N 65°14'07" E	64.33'
C97	28.00'	72°05'24"	31.46'	S 29°52'35" W	29.42'
C98	38.00'	24°36'13"	18.32'	N 53°37'17" E	18.19'
C99	23.50'	72°12'15"	28.81'	S 77°52'11" E	27.69'
C100	38.00'	52°43'33"	34.97'	N 87°09'33" E	33.79'
C101	35.00'	40°31'20"	24.75'	S 81°03'26" W	24.24'
C102	23.00'	164°46'32"	66.15'	N 18°55'50" E	45.59'
C103	48.00'	75°06'39"	62.92'	S 79°00'05" W	58.51'
C110	108.17'	270°31'27"	51.07'	S 77°08'47" E	50.60'
C111	32.00'	21°31'52"	12.03'	N 74°23'10" W	11.96'
C112	56.00'	49°56'56"	48.82'	S 60°10'40" E	47.28'
C113	26.00'	100°54'11"	45.79'	S 15°14'53" W	40.10'
C114	54.85'	125°00'54"	118.68'	N 03°11'32" E	97.31'
C115	38.00'	100°45'41"	66.83'	S 08°56'05" E	58.54'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L10	N 74°02'55" W	112.05'
L11	N 67°27'00" W	110.12'
L12	N 71°14'45" W	92.52'
L13	N 43°30'17" W	106.62'
L14	N 61°46'30" W	104.10'
L15	N 57°29'32" W	107.67'
L16	N 68°27'14" W	79.48'
L17	N 86°10'45" W	105.22'
L18	N 60°11'35" W	108.20'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L24	S 75°33'14" W	10.67'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L29	S 48°57'43" W	6.83'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L165	S 48°24'34" E	26.04'
L166	S 43°53'44" W	127.83'
L167	S 63°46'16" E	127.83'
L168	N 63°27'26" W	235.22'
L169	S 83°09'17" E	29.40'
L170	S 80°28'54" E	34.72'
L171	S 62°34'56" E	68.41'
L172	S 51°26'35" E	46.02'
L173	S 41°26'48" W	10.94'
L179	S 35°12'12" E	9.73'

LINE TABLE FOR LOT AND TRACT DATA

LINE	BEARING	DISTANCE
L48	N 05°14'22" W	29.34'
L49	S 53°29'11" W	13.34'
L50	S 69°40'32" W	36.20'
L76	N 54°34'12" W	54.77'
L77	N 58°12'53" W	73.89'
L78	N 72°09'13" W	27.99'
L79	N 79°09'50" W	98.13'
L80	N 63°03'56" W	92.65'
L81	N 64°32'46" W	84.21'
L82	N 40°56'34" W	50.84'
L83	S 73°29'01" W	13.27'
L84	N 40°53'10" W	71.40'
L85	N 58°58'20" W	20.25'
L86	N 40°08'06" W	26.80'
L87	N 66°32'43" W	26.94'
L88	N 53°34'55" W	7.07'
L89	N 35°17'51" W	58.35'
L90	N 82°44'58" W	68.67'
L91	S 89°07'26" W	41.25'

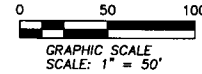
THE APPROXIMATE "MEAN HIGH WATER" LINE, AS DEFINED BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, AT ELEVATION 0.43, NORTH AMERICAN VERTICAL DATUM (NAVD '88), AS PER THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) FOR TIDE INTERPOLATION POINT 4485, NATIONAL TIDE DATUM EPOCH (NTDE) 1982-2001. SEE "MEAN HIGH WATER" LINE NOTE.

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# RIVERTOWN SHORES - PHASE ONE

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	25.00'	81°42'59"	33.66'	N 67°24'03" E	32.71'
C8	100.00'	49°00'40"	85.54'	N 51°02'54" E	82.96'

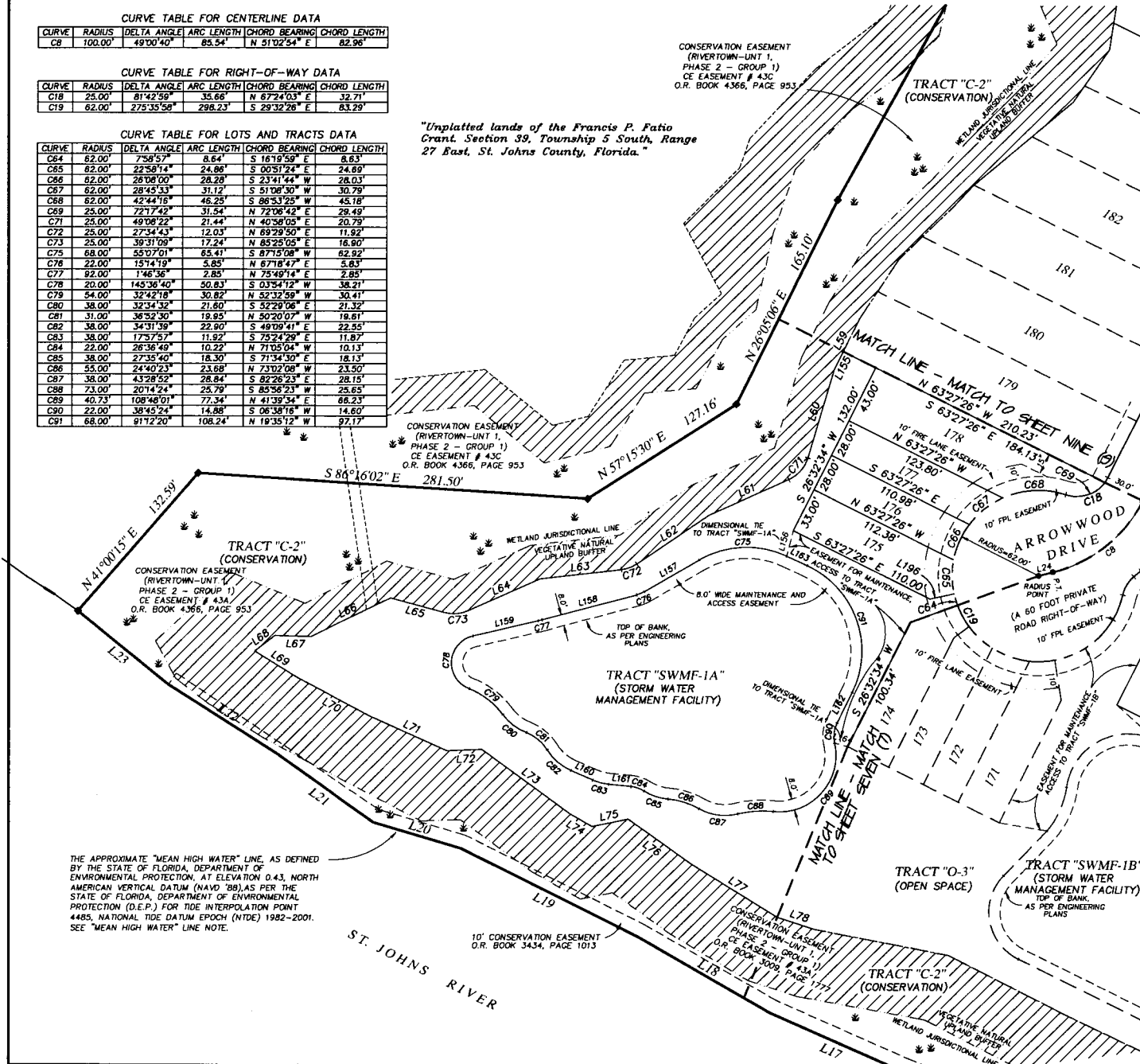
CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	25.00'	81°42'59"	33.66'	N 67°24'03" E	32.71'
C19	62.00'	275°35'56"	298.23'	S 29°32'26" E	83.29'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C64	82.00'	7°58'57"	8.64'	S 16°19'59" E	8.63'
C65	82.00'	22°58'14"	24.86'	S 00°51'24" E	24.89'
C66	82.00'	26°06'00"	28.28'	S 23°41'44" W	28.03'
C67	82.00'	28°45'33"	31.12'	S 51°08'30" W	30.79'
C68	82.00'	42°44'18"	48.25'	S 86°53'25" W	45.18'
C69	25.00'	72°7'42"	31.54'	N 72°06'42" E	29.49'
C71	25.00'	48°06'22"	21.44'	N 40°56'05" E	20.79'
C72	25.00'	27°34'43"	12.03'	N 69°29'50" E	11.92'
C73	25.00'	39°31'09"	17.24'	N 85°25'05" E	16.90'
C75	68.00'	55°07'01"	65.41'	S 87°15'08" W	62.92'
C76	22.00'	15°74'19"	5.85'	N 67°18'47" E	5.83'
C77	92.00'	1°46'56"	2.85'	N 75°49'14" E	2.85'
C78	20.00'	143°36'40"	50.83'	S 03°54'12" W	38.21'
C79	54.00'	32°42'18"	30.82'	N 82°32'59" W	30.41'
C80	38.00'	32°34'32"	21.60'	S 52°29'06" E	21.32'
C81	31.00'	36°52'30"	19.85'	N 50°20'07" W	19.61'
C82	38.00'	34°31'59"	22.90'	S 49°09'41" E	22.55'
C83	38.00'	17°57'57"	11.92'	S 75°24'29" E	11.87'
C84	22.00'	26°36'49"	10.22'	N 71°05'04" W	10.13'
C85	38.00'	27°35'40"	18.30'	S 71°34'30" E	18.13'
C86	55.00'	24°40'23"	23.68'	N 73°02'08" W	23.50'
C87	38.00'	43°28'52"	28.84'	S 82°26'23" E	28.15'
C88	73.00'	20°14'24"	28.79'	S 85°58'23" W	25.65'
C89	40.73'	108°48'01"	77.34'	N 41°39'34" E	68.23'
C80	22.00'	38°45'24"	14.88'	S 06°38'16" W	14.60'
C81	68.00'	91°12'20"	108.24'	N 19°35'12" W	97.17'

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



LINE TABLE FOR PLAT BOUNDARY DATA

LINE	BEARING	DISTANCE
L17	N 66°10'45" W	105.22'
L18	N 80°11'35" W	109.20'
L19	N 63°25'01" W	142.87'
L20	N 73°27'14" W	66.00'
L21	N 54°40'52" W	84.74'
L22	N 57°36'34" W	93.74'
L23	N 51°02'07" W	84.26'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L24	S 75°33'14" W	10.67'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L59	N 26°11'38" E	41.29'
L60	N 16°23'54" E	66.62'
L61	N 85°32'15" E	63.21'
L62	N 85°42'28" E	62.69'
L63	N 83°17'11" E	58.00'
L64	N 85°39'31" E	56.46'
L65	S 74°49'50" E	40.41'
L66	N 64°05'26" E	64.03'
L67	S 88°19'10" E	26.26'
L68	N 52°41'32" E	18.44'
L69	N 58°21'20" W	36.66'
L70	N 82°07'18" W	58.99'
L71	N 85°48'58" W	60.99'
L72	S 87°53'15" W	73.29'
L73	N 53°55'44" W	78.96'
L74	N 60°35'22" W	17.93'
L75	S 78°30'46" W	26.49'
L76	N 54°34'12" W	54.77'
L77	N 58°12'53" W	73.93'
L78	N 72°08'13" W	27.99'
L155	S 26°11'58" W	14.67'
L157	N 59°41'37" E	45.86'
L158	N 74°55'56" E	70.64'
L159	N 78°42'52" E	48.06'
L160	N 66°25'31" W	17.10'
L161	N 84°23'28" W	15.90'
L162	S 26°00'58" W	24.68'
L163	S 85°11'22" E	16.22'
L196	N 77°39'29" E	17.85'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L156	S 14°32'52" W	19.16'
L164	S 75°30'01" E	9.63'

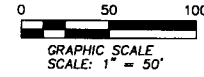
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MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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 RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	25.00'	80°00'00"	39.27'	N 18°27'26" W	35.36'
C18	25.00'	81°42'59"	35.66'	N 07°24'03" E	32.71'
C31	25.00'	80°00'00"	39.27'	S 71°32'34" W	35.36'
C32	25.00'	80°00'00"	39.27'	S 18°27'26" E	35.36'

CURVE TABLE FOR PLAT LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C70	25.00'	92°51'7"	4.11'	N 31°15'12" E	4.11'

LINE TABLE FOR PLAT CENTERLINE DATA

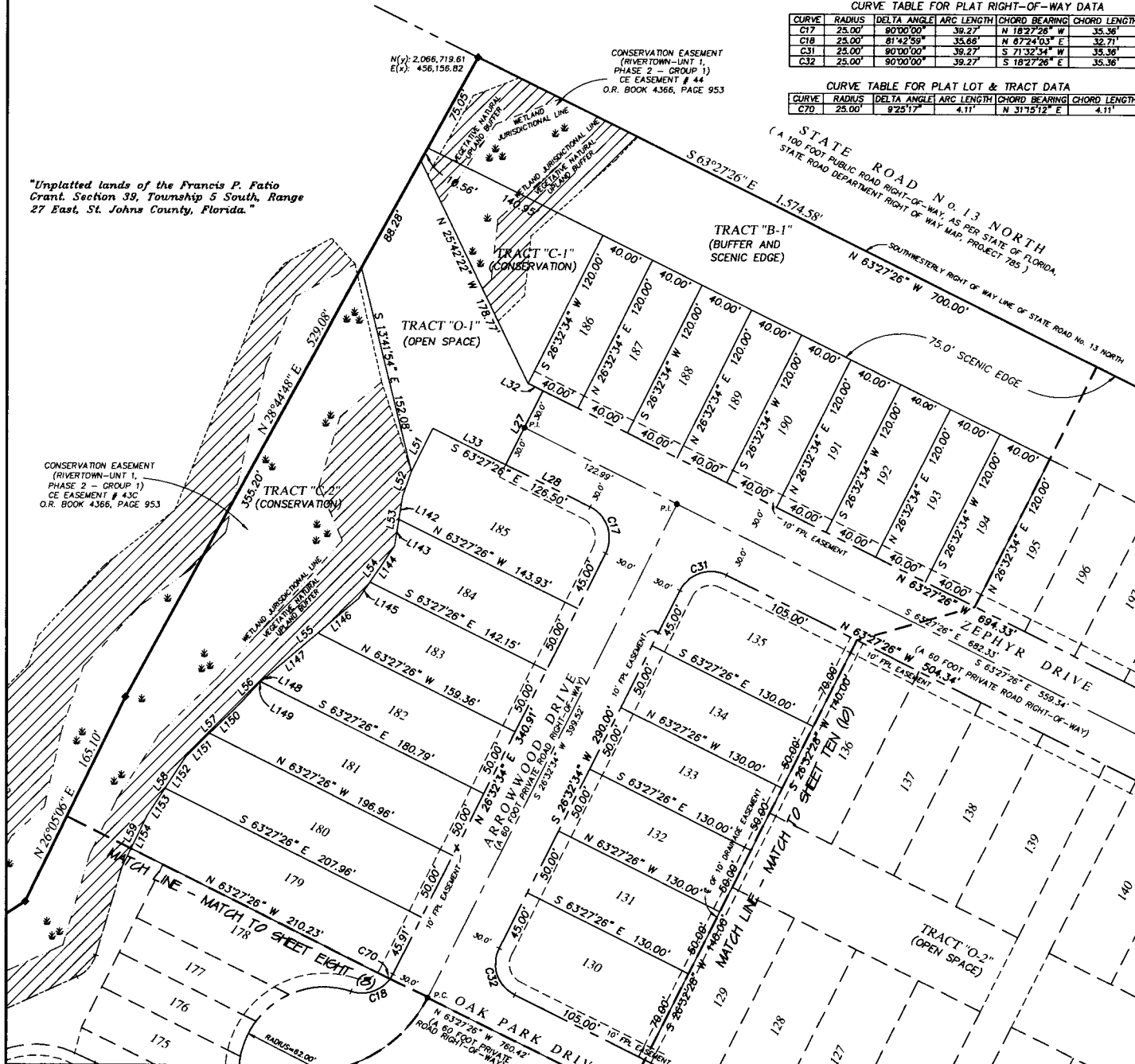
LINE	BEARING	DISTANCE
L27	N 26°32'34" E	60.00'

LINE TABLE FOR PLAT RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L26	N 63°27'26" W	67.99'

LINE TABLE FOR PLAT LOT & TRACT DATA

LINE	BEARING	DISTANCE
L32	N 63°27'26" W	12.00'
L33	S 63°27'26" E	58.51'
L51	N 26°32'34" E	34.84'
L52	N 19°25'56" E	18.95'
L53	N 08°49'39" E	36.78'
L54	N 34°10'08" E	46.04'
L55	N 49°44'36" E	93.93'
L56	N 42°27'41" E	19.25'
L57	N 45°31'03" E	56.43'
L58	N 33°17'36" E	51.19'
L59	N 26°11'58" E	41.28'
L142	S 08°49'39" W	17.17'
L143	S 08°49'39" W	19.82'
L144	S 34°10'08" W	31.55'
L145	S 34°10'08" W	14.45'
L146	S 49°44'36" W	38.82'
L147	S 49°44'36" W	54.40'
L148	S 49°44'36" W	0.73'
L149	S 42°27'41" W	19.25'
L150	S 45°31'03" W	32.59'
L151	S 45°31'03" W	23.84'
L152	S 33°17'36" W	27.65'
L153	S 33°17'36" W	23.54'
L154	S 26°11'58" W	26.62'

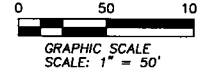


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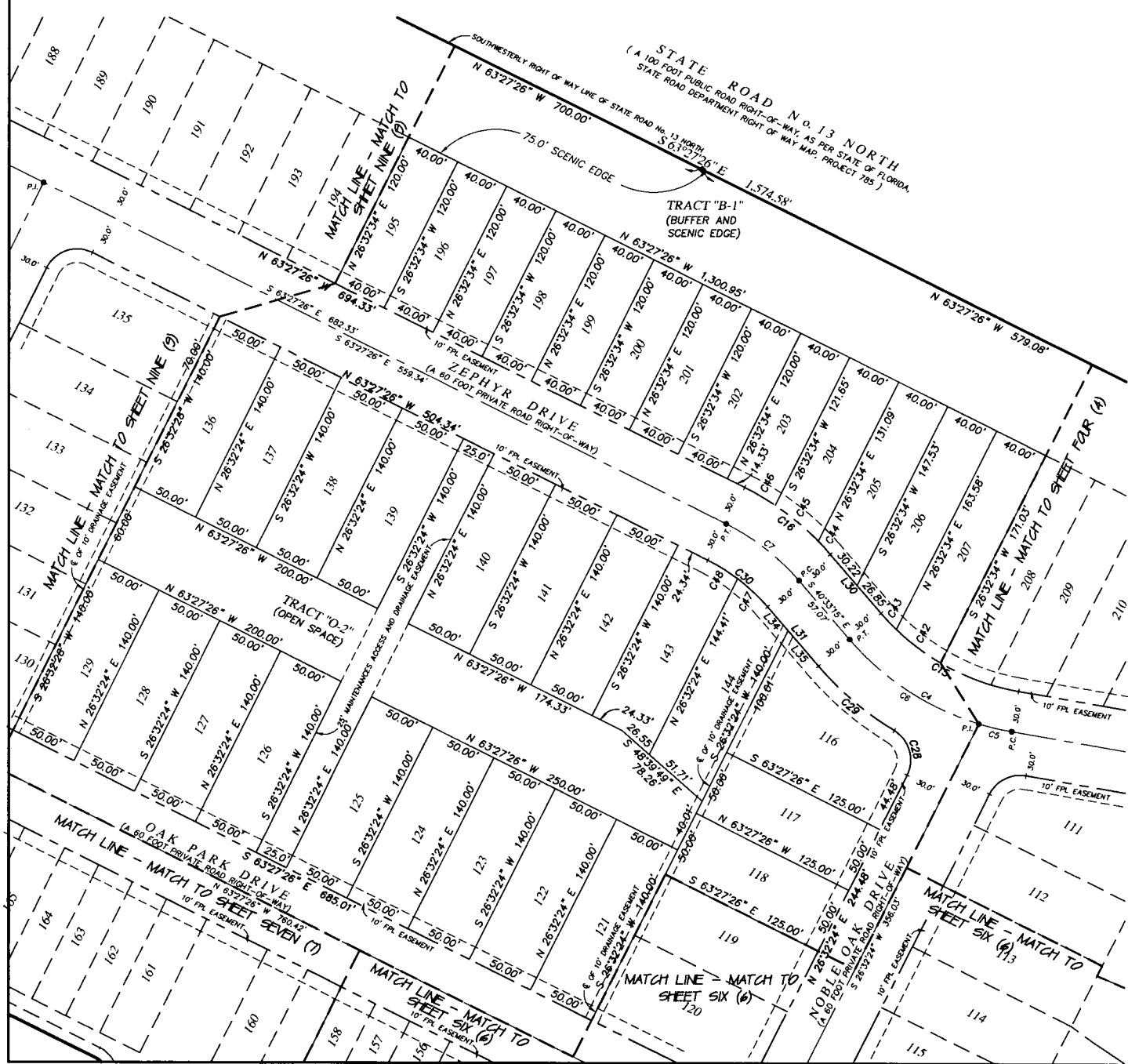
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MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET TEN (10) 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
C4	200.00'	39°46'31"	138.84'	S 60°26'30" E	136.07'
C5	200.00'	70°3'28"	24.63'	S 78°48'02" E	24.62'
C6	200.00'	32°43'04"	114.21'	S 56°54'47" E	112.66'
C7	170.00'	22°54'12"	67.96'	N 52°00'21" W	67.50'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	170.00'	39°46'31"	118.02'	S 60°26'30" E	115.66'
C16	200.00'	22°54'12"	79.95'	N 52°00'21" W	79.42'
C28	25.00'	85°7'42"	37.22'	N 16°06'27" W	33.87'
C29	230.00'	181°2'33"	73.06'	S 49°39'18" E	72.76'
C30	140.00'	22°54'12"	55.96'	N 52°00'21" W	55.59'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C42	170.00'	13°44'46"	40.79'	S 52°54'54" E	40.69'
C43	170.00'	5°28'58"	16.27'	S 43°17'43" E	16.26'
C44	200.00'	3°44'06"	13.04'	N 42°25'18" W	13.04'
C45	200.00'	11°47'40"	41.17'	N 50°11'10" W	41.10'
C46	200.00'	7°22'26"	25.74'	N 59°46'13" W	25.72'
C47	140.00'	12°20'58"	30.16'	N 48°33'33" W	30.10'
C48	140.00'	10°33'55"	26.80'	N 58°10'59" W	26.77'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L30	N 40°33'15" W	57.07'
L31	N 40°33'15" W	57.07'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L34	S 40°33'15" E	22.99'
L35	S 40°33'15" E	34.08'

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