

RESOLUTION NO. 2022- 413
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN – WHISTLING STRAITS DRIVE – PHASE 3.

WHEREAS, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Rivertown – Whistling Straits Drive – Phase 3.

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 \$253,446.36 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$148,848.22 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 15 day of November, 2022.

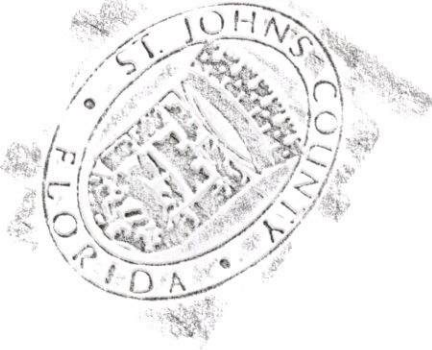
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: *Henry Oa*
Chair

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

Crystal Lish
Deputy Clerk

Rendition Date NOV 17 2022



Attachment 2

Plat Map

Rivertown - Whistling Straits Drive - Phase 3

A parcel of land, being a Replat of a portion of Tract "P-1", (Storm Water Management Facility, Park and Conservation Tract), as shown on the plat of "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1, as recorded in Map Book 90, pages 94 through 96 of the Public Records of St. Johns County, Florida, together with a portion of the "Francis P. Fatjo" Grant, in Section 39, Township 5 South, Range 27 East, St. Johns County, Florida.

MAP BOOK PAGE

Sheet One (1) of Three (3) Sheets
SEE SHEET Two (2) for GENERAL NOTES
ABBREVIATIONS AND LEGEND

CAPTION

RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 3

A PARCEL OF LAND, BEING A REPLAT OF A PORTION OF TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", AS RECORDED IN MAP BOOK 90, PAGES 94, 95 AND 96 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE "FRANCIS P. FATJO" GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWESTERLY CORNER OF TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", AS RECORDED IN MAP BOOK 90, PAGES 94, 95 AND 96 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF "LINDENWOOD PLACE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", AND RUN THENCE, NORTH 57°34'10" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", A DISTANCE OF 52.77 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 82.00 FEET, THROUGH A CENTRAL ANGLE OF 111°33'00" TO THE RIGHT, AN ARC DISTANCE OF 120.72 FEET, TO A POINT IN THE AFORESAID WESTERLY LINE OF SAID TRACT "P-1"; (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", LAST SAID SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°34'10" WEST, 102.53 FEET; RUN THENCE, ALONG THE AFORESAID WESTERLY LINE OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 57°34'10" WEST, A DISTANCE OF 139.74 FEET, TO A POINT OF INTERSECTION IN SAID LINE;
COURSE No. 2: RUN THENCE, NORTH 27°15'12" WEST, A DISTANCE OF 86.61 FEET, TO A POINT; RUN THENCE, SOUTH 64°28'58" EAST, A DISTANCE OF 33.08 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AS SHOWN ON THE PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1"; RUN THENCE, ALONG THE BOUNDARIES OF SAID TRACT "P-1", (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), THE FOLLOWING FIVE (5) COURSES AND DISTANCES:
COURSE No. 1: RUN THENCE, SOUTH 50°27'19" EAST, A DISTANCE OF 13.84 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;
COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 103°25'29" TO THE LEFT, AN ARC DISTANCE OF 36.10 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°49'57" EAST, 31.40 FEET;
COURSE No. 3: RUN THENCE, NORTH 26°07'12" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 270.97 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;
COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 255.00 FEET, THROUGH A CENTRAL ANGLE OF 26°12'03" TO THE RIGHT, AN ARC DISTANCE OF 116.61 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°3'14" EAST, 115.60 FEET;
COURSE No. 5: RUN THENCE, SOUTH 42°21'22" EAST, DEPARTING FROM LAST SAID ARC, A DISTANCE OF 130.89 FEET, TO A POINT AT THE MOST NORTHWESTERLY TERMINUS OF "WHISTLING STRAITS DRIVE", A 50 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1"; RUN THENCE, ALONG THE RIGHT-OF-WAY LINES OF AFORESAID "WHISTLING STRAITS DRIVE", AND THEN ALONG THE RIGHT-OF-WAY LINES OF "LINDENWOOD PLACE", AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 32°46'51" EAST, A DISTANCE OF 50.00 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING EASTERLY;
COURSE No. 2: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 57°56'40" TO THE RIGHT, AN ARC DISTANCE OF 76.85 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°11'29" EAST, 72.66 FEET;
COURSE No. 3: RUN THENCE, SOUTH 64°50'11" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 73.84 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 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°57'23" TO THE RIGHT, AN ARC DISTANCE OF 39.69 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°21'29" EAST, 35.65 FEET;
COURSE No. 5: RUN THENCE, SOUTH 26°07'12" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 299.43 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;
COURSE No. 6: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 81°24'10" TO THE RIGHT, AN ARC DISTANCE OF 35.52 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°49'17" WEST, 32.61 FEET;
COURSE No. 7: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, HAVING A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 118°31'36" TO THE LEFT, AN ARC DISTANCE OF 128.26 FEET, TO THE MOST SOUTHWESTERLY CORNER OF SAID TRACT "P-1" (STORM WATER MANAGEMENT FACILITY, PARK AND CONSERVATION TRACT), AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°15'34" WEST, 106.58 FEET.

THE LANDS THIS DESCRIBED CONTAINS 150,231 SQUARE FEET, OR 3.44 ACRES, MORE OR LESS, IN AREA.

NOTARY FOR RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT

A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ON LINE NOTARIZATION, THIS _____ DAY OF _____, A.D., 2022 BY D.J. SMITH, CHAIRMAN OF THE RIVERS EDGE 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

TYPE OR PRINT NAME

MY COMMISSION EXPIRES: _____

PERSONALLY KNOWN () OR PRODUCED IDENTIFICATION ()
TYPE OF IDENTIFICATION PRODUCED: _____

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 OF CHAPTER 177, PART 1, PLATING, OF THE FLORIDA STATUTES.

JONATHAN B. BOWMAN
STATE OF FLORIDA, REGISTERED LAND SURVEYOR
CERTIFICATE NO. 4600

FOR: A & J LAND SURVEYORS, INC.
STATE OF FLORIDA, L.B. NO. 6661
5847 LUELLA STREET
JACKSONVILLE, FLORIDA 32207
TELEPHONE (904) 346-1733
FAX (904) 348-1738

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("MATTAMY") AND THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD"), WITH "MATTAMY" AND THE "RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT" SOMETIMES COLLECTIVELY REFERRED TO AS (THE "OWNERS"), ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 3", 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 RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "WHISTLING STRAITS DRIVE" (A 50-FOOT PUBLIC ROAD RIGHT-OF-WAY) IS HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR THEREAFTER CONSTRUCTED THEREON.

TRACT "0-1" AND "0-2", (OPEN SPACE), TOGETHER WITH THOSE EASEMENTS DESIGNATED AS "B" DRAINAGE, ACCESS & MAINTENANCE EASEMENT", AND "20" DRAINAGE EASEMENTS", 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 HEREAFTER PROVIDED, 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 HEREAFTER PROVIDED.

THE "B" DRAINAGE, ACCESS AND MAINTENANCE EASEMENT" AND "20" DRAINAGE EASEMENT", AS SHOWN ON THIS PLAT, SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORM WATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND STORM WATER MANAGEMENT FACILITY SHOWN HEREON, WHICH ARE DEDICATED TO THE RIVERS EDGE CDD.

FLORIDA POWER & LIGHT COMPANY (FPL&L) AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN (10) FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT FOR ITS USE IN CONJUNCTION WITH ITS ELECTRICAL DISTRIBUTION SYSTEM.

IN WITNESS WHEREOF, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD"), HAVE 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

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

WITNESS: _____

TYPE OR PRINT NAME

WITNESS: _____

TYPE OR PRINT NAME

NOTARY FOR MATTAMY JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ON LINE 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 OR PRINT NAME

MY COMMISSION EXPIRES: _____

PERSONALLY KNOWN () OR PRODUCED IDENTIFICATION ()
TYPE OF IDENTIFICATION PRODUCED: _____

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

By: AHMED (MAC) MCINTYRE
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.

WITNESS: _____

TYPE OR PRINT NAME

WITNESS: _____

TYPE OR PRINT NAME

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

Rivertown - Whistling Straits Drive - Phase 3

A parcel of land, being a Replat of a portion of Tract "P-1", (Storm Water Management Facility, Park and Conservation Tract), as shown on the plat of "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1, as recorded in Map Book 90, pages 94 through 96 of the Public Records of St. Johns County, Florida; together with a portion of the "Francis P. Fatio" Grant, in Section 39, Township 5 South, Range 27 East, St. Johns County, Florida.

MAP BOOK _____ PAGE _____

Sheet Two (2) of Three (3) Sheets

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
PSM	PROFESSIONAL SURVEYOR AND MAPPER
&	AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
GD	CHORD BEARING
GD	CHORD DISTANCE
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCG	POINT ON CURVE
PCG	POINT OF FORWARD CURVATURE
PRG	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
TWP	TOWNSHIP
RNGS	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
LTS	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION
Q	CENTERLINE
MD	MAP BOOK
PD	PLAT BOOK
PS	PAGE
ML	WATCH LINE
JE-E	JE A ELECTRIC EASEMENT
JE-EE	JE A EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT
SRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◆	NOT 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM, LD AND"
◇	ROAD 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM, LD AND"
●	ROAD PK. NAIL & DISK STAMPED "PRM, LD AND"
□	PERMANENT NATURALLY VEGETATED UPLAND BUFFER SUBJECT TO A CONSERVATION DECREE RECORDED IN OR BOOK 1988, PAGE 1444

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON, ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NA D 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 3863, PAGE 1914 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°32'24" E.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY; SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

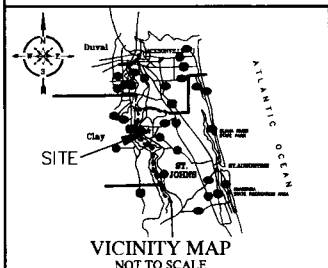
THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

- 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/NA D 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(ES) UTILIZING THESE COORDINATES FOR THEIR NOW INTENDED USE.

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

- a) CONTROL POINT "CH1" WITH A PUBLISHED COORDINATE VALUE OF N(1): 2,066,837.270151, AND E(1): 455,788.927478
- b) CONTROL POINT "CH14" WITH A PUBLISHED COORDINATE VALUE OF N(1): 2,066,070.542891, AND E(1): 457,538.338248



CERTIFICATE OF APPROVAL GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 3", 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, PLS, COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER, LICENSE
NUMBER 4564

CERTIFICATE OF REVIEW COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 3", 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

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-WHISTLING STRAITS DRIVE-PHASE 3", 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.

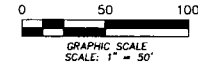
BY: _____
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

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

Rivertown - Whistling Straits Drive - Phase 3

A parcel of land, being a Replat of a portion of Tract "P-1", (Storm Water Management Facility, Park and Conservation Tract), as shown on the plat of "RIVERTOWN-WHISTLING STRAITS DRIVE-PHASE 1, as recorded in Map Book 90, pages 94 through 96 of the Public Records of St. Johns County, Florida; together with a portion of the "Francis P. Fatio" Grant, in Section 39, Township 5 South, Range 27 East, St. Johns County, Florida.

Sheet Three (3) of Three (3) Sheets

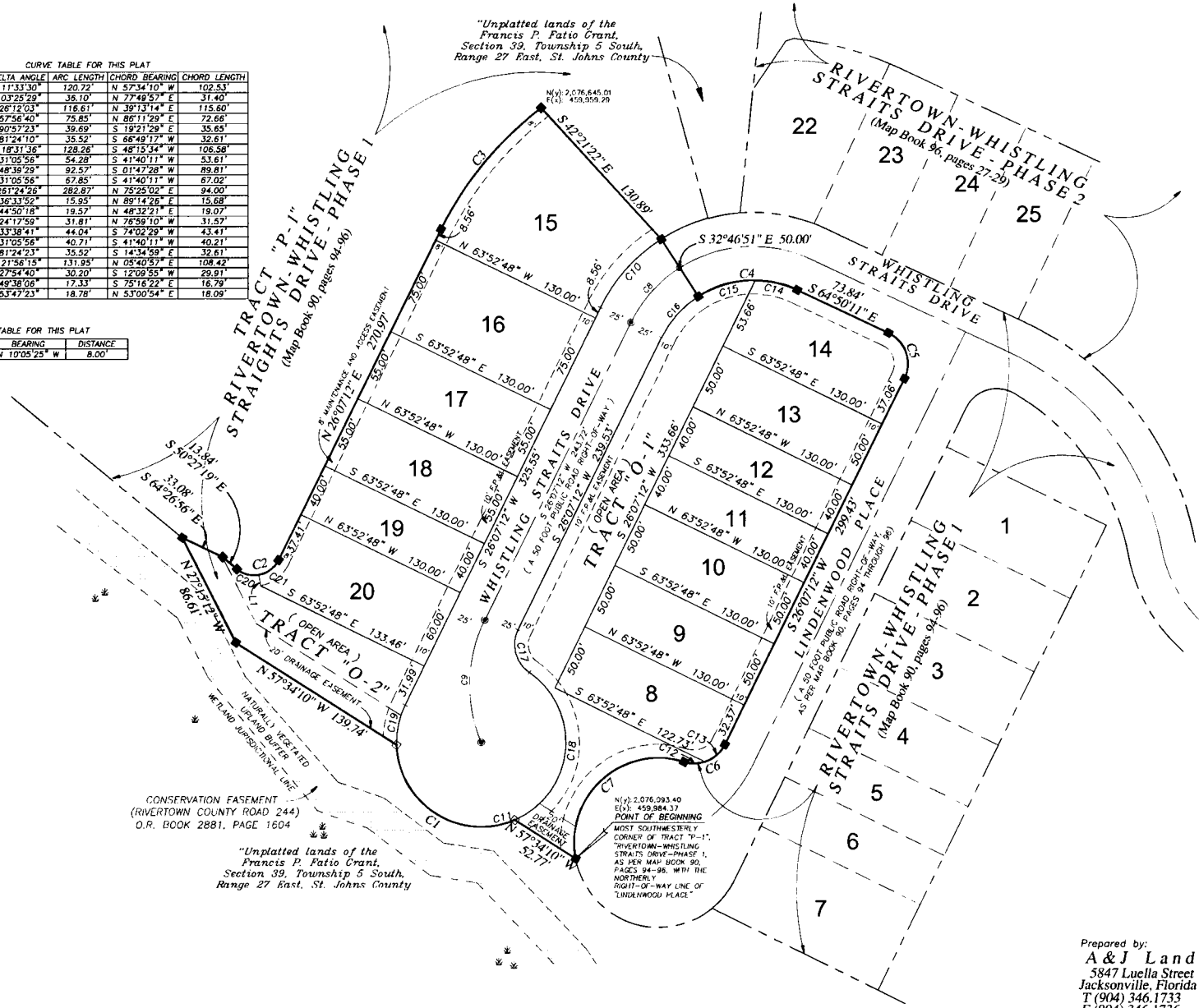


CURVE TABLE FOR THIS PLAT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	62.00'	111°33'30"	120.72'	N 5°34'10" W	102.53'
C2	20.00'	103°25'29"	36.10'	N 77°48'57" E	31.40'
C3	253.00'	26°12'03"	116.61'	N 39°13'14" E	115.60'
C4	75.00'	57°56'40"	75.85'	N 86°11'29" E	72.66'
C5	25.00'	90°57'23"	39.69'	S 19°21'29" E	35.45'
C6	25.00'	81°24'10"	35.52'	S 66°48'17" W	32.61'
C7	62.00'	116°31'36"	128.26'	S 48°15'54" W	106.58'
C8	100.00'	31°05'56"	54.28'	S 41°40'11" W	53.61'
C9	109.00'	48°39'29"	92.57'	S 01°47'28" W	89.81'
C10	125.00'	31°05'56"	67.85'	S 41°40'11" W	67.02'
C11	62.00'	281°24'26"	282.87'	N 75°25'02" E	94.00'
C12	25.00'	36°33'52"	15.95'	N 89°14'26" E	15.68'
C13	25.00'	44°50'18"	19.57'	N 48°32'21" E	19.07'
C14	75.00'	24°17'59"	31.81'	N 75°55'10" W	31.57'
C15	75.00'	33°38'41"	44.04'	S 74°02'29" W	43.41'
C16	75.00'	31°05'56"	40.71'	S 41°40'11" W	40.21'
C17	25.00'	81°24'23"	35.52'	S 14°34'59" E	32.61'
C18	62.00'	121°56'15"	131.95'	N 05°40'57" E	108.42'
C19	62.00'	27°54'40"	30.20'	S 12°09'55" W	29.91'
C20	20.00'	46°38'06"	17.33'	S 75°16'22" E	16.79'
C21	20.00'	53°47'23"	18.78'	N 53°00'54" E	18.09'

LINE TABLE FOR THIS PLAT

LINE	BEARING	DISTANCE
LT	N 1°00'25" W	8.00'



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