

RESOLUTION NO. 2023- 287
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN RAVINES (PHASE 1).

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

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 \$1,575,260.16 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$1,172,575.40 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.

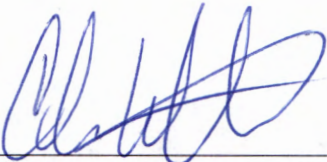
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

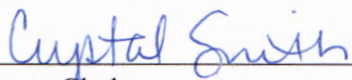
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15th day of August, 2023.

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

Rendition Date AUG 15 2023

BY: 
Christian Whitehurst, Chair

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


Deputy Clerk



RIVERTOWN RAVINES (Phase 1)

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

CAPTION

LEGAL DESCRIPTION - RIVERTOWN RAVINES

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA - MAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEASTERN CORNER CORNER OF TRACT "SWMF-4", "RIVERTOWN MAIN STREET-PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. SAID POINT ALSO LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET", AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN MAIN STREET-PHASE FOUR", RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET", THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 28°50'00" EAST, ALONG THE TANGENCY OF SAID RIGHT-OF-WAY, A DISTANCE OF 110.00 FEET, TO THE POINT OF CURVATURE OF A CURVE, LEADING SOUTHWESTERLY;
COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°44'58" WEST, 35.36 FEET.

COURSE No. 3: RUN THENCE, SOUTH 28°50'00" EAST, A DISTANCE OF 80.00 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY;
COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 588.18 FEET, THROUGH A CENTRAL ANGLE OF 102°20'33" TO THE RIGHT, AN ARC DISTANCE OF 38.32 FEET, TO A POINT BEING THE MOST NORTHERLY CORNER OF TRACT "O-3" (OPEN SPACE), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN MAIN STREET-PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA. LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°29'19" EAST, 29.26 FEET; RUN THENCE, ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT "O-3" (OPEN SPACE), OF SAID "RIVERTOWN MAIN STREET-PHASE FOUR", THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 08°17'42" WEST, DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.01 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, SOUTH 24°10'55" WEST, A DISTANCE OF 178.88 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, SOUTH 02°06'41" WEST, A DISTANCE OF 79.29 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, SOUTH 57°08'35" EAST, A DISTANCE OF 101.53 FEET, TO A POINT;
COURSE No. 5: RUN THENCE, SOUTH 02°12'32" EAST, A DISTANCE OF 170.81 FEET, TO A POINT;
COURSE No. 6: RUN THENCE, SOUTH 28°26'23" WEST, A DISTANCE OF 118.62 FEET, TO A POINT;
COURSE No. 7: RUN THENCE, SOUTH 01°59'05" EAST, A DISTANCE OF 184.42 FEET, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THOSE LANDS CONTAINED WITHIN THAT WARRANTY DEED TO THE ST. JOHNS COUNTY SCHOOL BOARD, RECORDED IN OFFICIAL RECORDS BOOK _____ PAGES _____ ET SEQ. OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA. RUN THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK _____ PAGES _____ ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 72°42'53" WEST, A DISTANCE OF 110.80 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, SOUTH 56°36'37" WEST, A DISTANCE OF 44.47 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, SOUTH 73°08'03" WEST, A DISTANCE OF 58.37 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, SOUTH 38°14'42" WEST, A DISTANCE OF 158.50 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 13 NORTH, (A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP PROJECT 788); RUN THENCE, NORTH 88°59'22" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 NORTH, A DISTANCE OF 72.94 FEET, TO A POINT; RUN THENCE, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 51°48'02" WEST, A DISTANCE OF 108.71 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, NORTH 28°34'09" WEST, A DISTANCE OF 217.97 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, NORTH 45°29'59" WEST, A DISTANCE OF 582.33 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, NORTH 14°47'42" WEST, A DISTANCE OF 382.17 FEET, TO A POINT;
COURSE No. 5: RUN THENCE, NORTH 23°56'05" WEST, A DISTANCE OF 222.60 FEET, TO A POINT;
COURSE No. 6: RUN THENCE, NORTH 37°46'33" WEST, A DISTANCE OF 251.19 FEET, TO A POINT;
COURSE No. 7: RUN THENCE, NORTH 15°04'45" WEST, A DISTANCE OF 201.36 FEET, TO A POINT;
COURSE No. 8: RUN THENCE, NORTH 74°55'15" EAST, A DISTANCE OF 139.72 FEET, TO A POINT;
COURSE No. 9: RUN THENCE, SOUTH 81°27'39" EAST, A DISTANCE OF 52.45 FEET, TO A POINT;
COURSE No. 10: RUN THENCE, NORTH 33°10'04" EAST, A DISTANCE OF 33.02 FEET, TO THE POINT OF CURVATURE OF A CURVE, LEADING NORTHEASTERLY;
COURSE No. 11: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 43.00 FEET, THROUGH A CENTRAL ANGLE OF 70°38'30" TO THE RIGHT, AN ARC DISTANCE OF 36.53 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE, LEADING NORTHEASTERLY; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°50'19" EAST, 52.88 FEET;
COURSE No. 12: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 43°34'02" TO THE LEFT, AN ARC DISTANCE OF 334.57 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°02'32" EAST, 226.12 FEET;
COURSE No. 13: RUN THENCE, NORTH 82°15'12" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 76.75 FEET, TO A POINT;
COURSE No. 14: RUN THENCE, NORTH 83°77'04" EAST, A DISTANCE OF 628.68 FEET, TO A POINT;
COURSE No. 15: RUN THENCE, SOUTH 43°27'23" EAST, A DISTANCE OF 38.78 FEET, TO A POINT;
COURSE No. 16: RUN THENCE, NORTH 61°38'24" EAST, A DISTANCE OF 403.33 FEET, TO THE AFORESAID MOST SOUTHEASTERN CORNER CORNER OF TRACT "SWMF-4", "RIVERTOWN MAIN STREET-PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 2,629,532 SQUARE FEET, OR 60.36 ACRES, MORE OR LESS, IN AREA.

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

NOTARY FOR MATTAMY JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY
STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ON LINE NOTARIZATION THIS _____ DAY OF _____ A.D. 2023 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

My Commission Expires: _____
My Commission Number is: _____
Personally known: Un produce identification: _____
Type of Identification Produced: _____

MAP BOOK _____ PAGE _____

SHEET ONE (1) OF THIRTEEN (13) 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, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER") IS THE LEGAL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "RIVERTOWN RAVINES (Phase 1)", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBMITTED, 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 "PALOWAR DRIVE", "BIRCHHILL WAY", "WHITE GRASS COURT", AND "WINEY HILL COURT" ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN FULL PAYMENT FOR MAINTENANCE OF THE ROAD RIGHTS-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6", "O-7", "O-8", "O-9", "O-10" AND "O-11" (OPEN SPACE), TRACTS "SWMF-1", "SWMF-2", "SWMF-3" AND "SWMF-4" (STORM WATER MANAGEMENT FACILITIES) AND TRACT "C-1" (CONSERVATION) AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD"), EXCEPT AS HEREAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE CDD SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, PIPES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREAFTER PROVIDED.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED THEREON, 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 OF PERSON AS WELL AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "C-1" (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 EASEMENTS AS SHOWN ON THIS PLAT SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER FOR WHICH MAY FALL OR COME UPON ALL STREET RIGHTS-OF-WAY HEREBY DEDICATED UNTO, 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 AS ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACT "L-1" (LIFT STATION) IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE.

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

OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON, UPON, OVER AND UNDER THE LANDSCAPE BUFFER, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND ACCESS AND EGRESS IN CONNECTION WITH JEA'S USE OF TRACT "L-1" (LIFT STATION).

FLORIDA POWER & LIGHT COMPANY, 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 CONNECTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY, JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AS OR FROM THE LANDSCAPE BUFFER. 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 DESTROYED BY JEA, IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER WITH LIKE AND MATERIALS, PROVIDED, HOWEVER, THAT TO THE EXTENT REPLACEMENT OF SUCH AS LARGE OR WATERY TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREOF.

THOSE EASEMENTS DESIGNATED AS "JEA ACCESS & UTILITY EASEMENT" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION 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.

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

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

MATTAMY JACKSONVILLE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Witness: _____
BY: CLIFFORD L. NELSON
MATTAMY JACKSONVILLE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

TYPE OF PRINT NAME _____

Witness: _____

TYPE OF PRINT NAME _____

RIVERTOWN RAVINES (Phase 1)

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

MAP BOOK _____ PAGE _____
SHEET TWO (2) of THIRTEEN (13) SHEETS

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

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 _____ 2023.

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 RAVINES (Phase 1)" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2023. 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

I KNOW ALL MEN BY THESE PRESENTS, 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.

JOHNATHAN B. BONAL, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NO. 46800

CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN RAVINES (Phase 1)", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2023.

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 _____ 2023.

P.L.S. COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NO. _____

CERTIFICATE OF REVIEW—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN RAVINES (Phase 1)", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____ 2023.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

GENERAL NOTES

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATES, NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA EAST ZONE, FROM 3053.1 U.S. FEET AS NOTED BELOW IN GENERAL NOTE NO. 2, AND FOR THE NORTHERLY UNLIMITED 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. 79°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 (FPL) FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AS NOTED IN THIS PLAT AS RECORDED IN ITS GRANTING INSTRUMENT IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERVISED 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.

4) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, INCLUDING REMOVAL OF EXISTING 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 OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.

THIS WETLAND JURISDICTIONAL LINE AND UP-AND-BUFFER MAY BE SUPERSEDED AND REPEALED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.

5) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDEVELOPED.

6) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983 (NAD 83), FLORIDA EAST ZONE, U.S. FEET. THE AUTHORIZED USE OF THESE COORDINATES IS FOR USE AS BOUNDARY SURVEYS ONLY. BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTIES UTILIZING THESE COORDINATES FOR THEIR OWN INTENDED USE.

THE ST. JOHNS COUNTY GIS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
A) CONTROL POINT "0111", WITH A PUBLICED COORDINATE VALUE OF (N=) 2066237.70152, AND (E=) 454,786.827478
B) CONTROL POINT "0112", WITH A PUBLICED COORDINATE VALUE OF (N=) 2,066,070.542891, AND (E=) 457,328.138248

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET P.L. CONTROL MONUMENT WITH DARK SHARPED P.N.M. IS A.M.E.
◆	TRAP P.L. CONTROL MONUMENT WITH DARK SHARPED P.N.M. IS A.M.E.
●	SET P.L. M.M. & DARK SHARPED "P.N.M." IS A.M.E.

ABBREVIATION	DEFINITION
P.M.	PERMANENT MONUMENT
P.L.P.	PERMANENT CONTROL POINT
L.M.	LEGUMINE MONUMENT
L.P.	LEGUMINE PILEDRIVE
P.S.	PROFESSIONAL LAND SURVEYOR
P.R.M.	PROFESSIONAL SURVEYOR AND MAPPER
R.	ROCK
A.	ANCHOR
D.	DELTA
CB	CONCRETE CURB
CP	CONCRETE PILEDRIVE
CP	CONCRETE PILEDRIVE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
P.C.	POINT ON CURVE
P.C.C.	POINT OF CURVATURE CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
RP	RADIUS POINT
R.P.	RADIUS POINT
R.S.	RADIUS

ABBREVIATION	DEFINITION
E.	EAST
W.	WEST
N.	NORTH
S.	SOUTH
CA	TABULATED CURVE TABLE
L.S.	TABULATED LINE TABLE
R.W.	RIGHT OF WAY
Z.O.T.	DEPARTMENT OF TRANSPORTATION CONTROL LINE
M.B.	MAP BOOK
P.B.	PLAT BOOK
PI	PIECE
PI	PIECE
W.C.L.	WATER CURVE LINE
E.A.E.	ELECTRIC EASEMENT
E.E.C.	ELECTRIC EASEMENT
F.P. & L.	FLORIDA POWER & LIGHT
DM	DEPARTMENT
S.M.	SUBDIVISION ST. JOHNS COUNTY WATER MANAGEMENT DISTRICT



Prepared by:
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RIVERTOWN RAVINES (Phase 1)

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

MAP BOOK _____ PAGE _____
 SHEET THREE (3) of THIRTEEN (13) SHEETS

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

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

LINE TABLE FOR THE BOUNDARY (THIS SHEET ONLY)

LINE	BEARING	DISTANCE
1.1	S 20°15'00" E	80.00'
1.2	N 61°54'50" E	10.00'
1.3	S 20°15'00" E	40.34'
1.4	N 81°27'30" E	52.48'
1.5	N 35°11'04" E	33.02'
1.6	N 67°15'32" E	78.25'

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

"Rivertown Community Park"

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

CURVE TABLE FOR THE BOUNDARY (THIS SHEET ONLY)

CURVE	RADIUS	DETA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	80°00'00"	39.27'	S10°44'36" W	35.38'
C2	25.00'	80°00'00"	39.27'	S 73°18'18" E	35.39'
C3	508.18'	22°28'55"	230.73'	S 30°28'19" E	228.26'
C4	45.00'	71°30'30"	26.53'	N 80°50'18" E	52.88'
C5	445.00'	43°34'02"	334.53'	N 80°02'31" E	328.57'

- LEGEND
- DENOTES UPLAND BUFFER
 - DENOTES WETLAND JURISDICTIONAL AREA
 - 3 DENOTES SHEET NUMBER

STATE ROAD No. 13 NORTH
 (A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY)

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RIVERTOWN RAVINES (Phase 1)

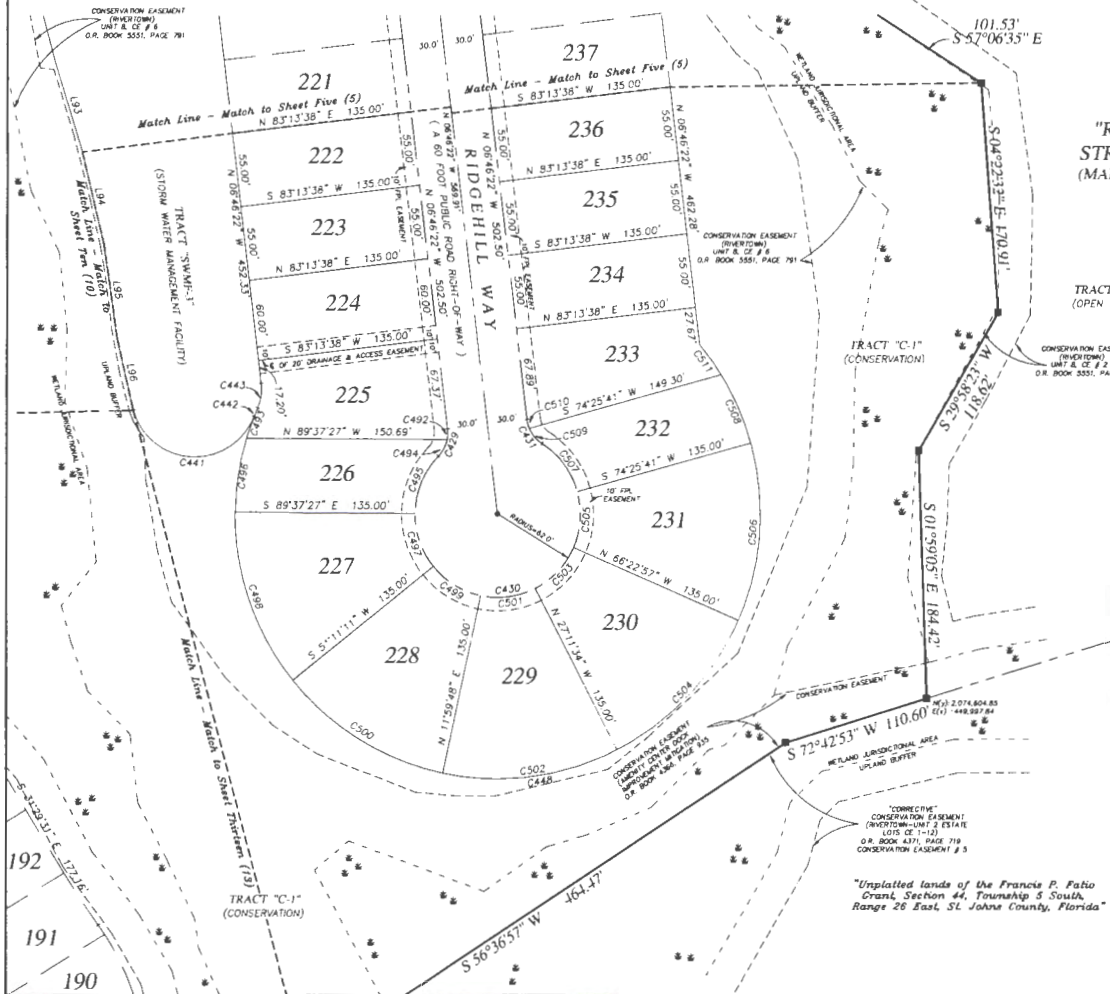
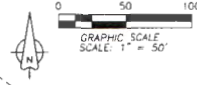
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NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____

SHEET FOUR (4) of THIRTEEN (13) SHEETS

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



"RIVERTOWN MAIN STREET - PHASE FOUR" (MAP BOOK __, PAGES __ - __)

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L93	S 10°00'00" E	100.00
L94	S 13°22'28" E	70.46
L95	S 08°02'53" E	69.92
L96	S 11°00'15" E	55.92

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C429	25.00	90°00'00"	25.00	N 88°13'38" E	21.44
C430	62.00	88°13'38"	104.70	N 88°13'38" E	78.39
C431	25.00	90°47'19"	22.16	S 32°10'01" E	21.44

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C441	48.00	142°18'30"	118.17	S 8°14'56" E	90.84
C442	197.00	202°13'	7.57	S 22°38'23" W	7.07
C443	35.00	302°27'01"	18.60	N 08°27'09" E	18.38
C448	193.00	243°51'39"	8.50	N 80°23'19" E	138.56
C492	25.00	18°48'53"	8.19	N 02°17'04" E	8.16
C493	197.00	7°00'24"	24.38	S 20°07'57" W	24.36
C494	25.00	3°00'27"	11.97	N 28°06'43" E	12.79
C495	62.00	43°38'14"	47.32	S 22°11'45" W	46.09
C498	197.00	16°12'42"	35.74	S 08°28'54" W	35.36
C499	62.00	39°11'22"	42.41	S 19°13'08" E	41.98
C498	197.00	39°11'22"	134.75	S 19°13'08" E	132.13
C499	62.00	39°11'22"	42.41	S 58°24'31" E	41.98
C500	197.00	39°11'22"	134.75	S 58°24'31" E	132.13
C501	62.00	39°11'22"	42.41	N 82°24'07" E	42.39
C502	197.00	39°11'22"	134.75	N 82°24'07" E	132.13
C503	62.00	39°11'22"	42.41	N 43°12'45" E	41.99
C504	197.00	39°11'22"	134.75	N 43°12'45" E	132.13
C505	62.00	39°11'22"	42.41	N 04°01'22" E	41.99
C506	197.00	39°11'22"	134.75	N 04°01'22" E	132.13
C507	62.00	41°59'22"	45.44	N 36°34'00" W	44.43
C508	197.00	16°11'42"	55.74	N 23°40'40" W	55.56
C509	25.00	14°17'48"	15.11	S 49°14'47" E	14.88
C510	25.00	16°09'39"	7.65	S 14°51'07" E	7.03
C511	197.00	8°08'16"	27.87	N 39°50'11" W	27.85

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

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RIVERTOWN RAVINES (Phase 1)

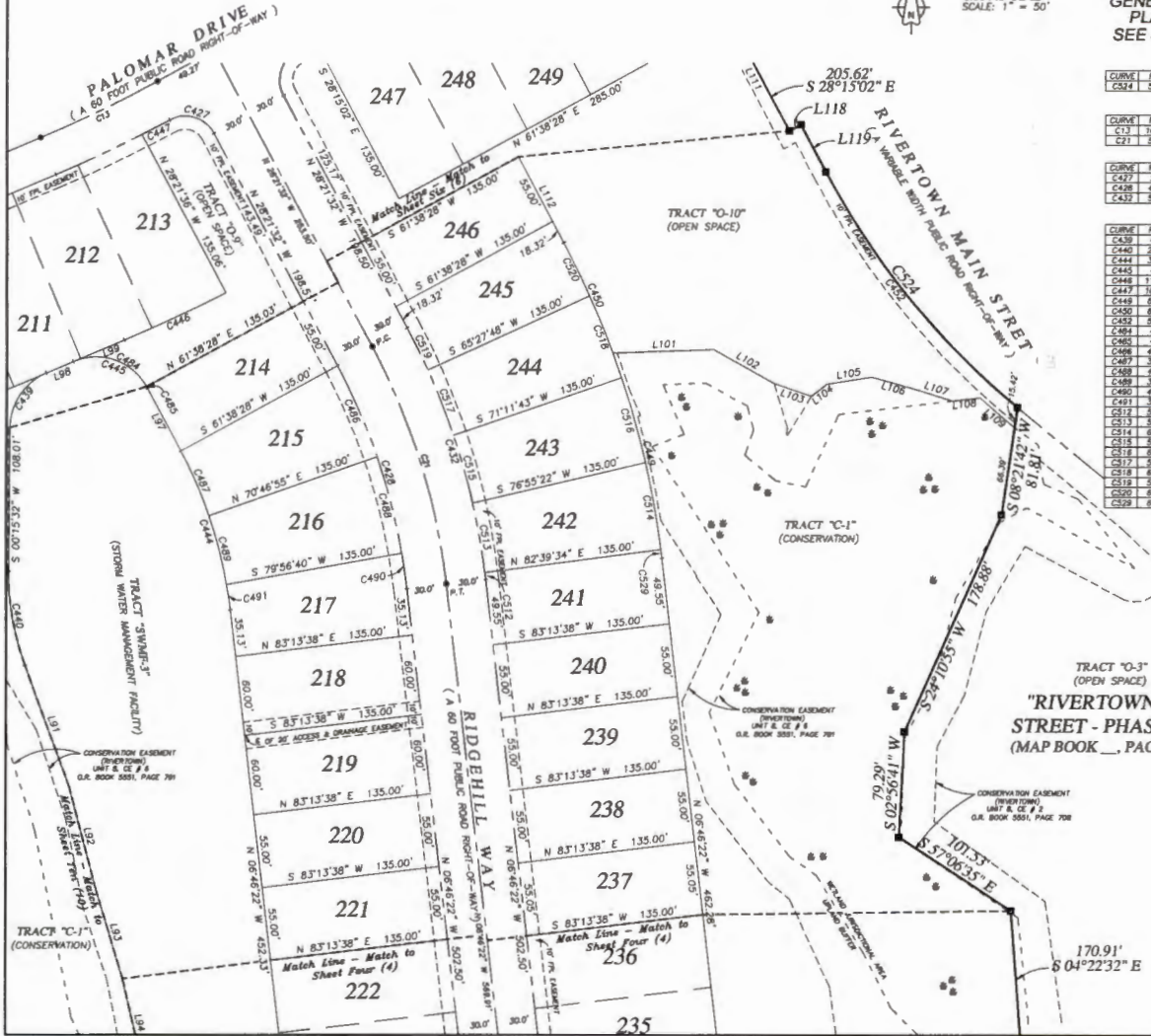
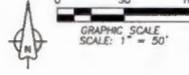
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NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK PAGE

SHEET FIVE (5) OF THIRTEEN (13) SHEETS

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



CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C534	588.18	27°38'35"	230.73	N 30°39'19" E	229.28

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	1003.00	53°35'00"	66.27	N 84°27'33" E	60.37
C22	500.00	27°35'10"	188.38	N 17°53'57" W	197.28

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C437	25.00	86°41'19"	36.13	N 72°27'58" E	35.88
C438	479.00	27°35'10"	177.07	N 17°53'57" W	178.63
C432	830.00	27°35'10"	188.68	N 17°53'57" W	188.50

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C439	45.00	9°00'48"	8.53	S 53°52'51" E	48.88
C440	200.00	20°39'13"	72.09	S 10°04'09" E	71.70
C444	335.00	27°38'10"	128.21	N 17°43'57" W	135.47
C443	45.00	84°27'19"	68.26	N 20°32'57" W	68.44
C446	1183.00	4°11'55"	85.15	N 65°10'40" E	88.13
C447	1030.00	1°18'19"	33.72	N 62°38'48" E	33.72
C449	663.00	15°43'02"	159.33	N 13°38'10" W	158.84
C450	663.00	7°31'34"	81.22	N 24°23'42" W	81.13
C452	588.18	19°37'54"	204.82	S 38°13'54" E	203.88
C464	45.00	86°21'17"	64.78	N 7°51'02" W	64.82
C465	45.00	15°27'51"	1.84	N 22°20'29" W	1.84
C468	479.00	27°35'10"	177.07	N 17°53'57" W	178.63
C469	335.00	27°38'10"	128.21	N 17°43'57" W	135.47
C489	335.00	27°38'10"	128.21	N 17°43'57" W	135.47
C490	479.00	27°35'10"	177.07	N 17°53'57" W	178.63
C491	335.00	27°38'10"	128.21	N 17°43'57" W	135.47
C512	530.00	2°34'34"	53.00	N 10°12'33" W	53.00
C514	663.00	2°43'50"	66.52	N 10°12'33" W	66.51
C515	530.00	2°43'50"	53.00	N 10°12'33" W	53.00
C518	663.00	2°43'50"	66.52	N 10°12'33" W	66.49
C517	530.00	2°43'50"	53.00	N 10°12'33" W	53.00
C519	663.00	2°43'50"	66.52	N 10°12'33" W	66.50
C520	443.00	44.28	44.28	N 88°58'24" E	44.28
C529	663.00	0°34'04"	6.50	N 0°03'24" W	6.50

LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
L118	N 61°44'58" E	10.00'
L119	S 38°13'54" E	40.34'

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L83	S 20°23'11" E	27.61'
L82	S 14°53'10" E	79.88'
L83	S 16°53'18" E	70.48'
L84	S 1°22'28" E	70.48'
L87	N 26°21'52" W	53.48'
L88	N 27°16'13" E	22.13'
L89	N 27°16'13" E	42.24'
L101	N 88°08'24" E	78.74'
L102	S 81°02'11" E	52.31'
L103	S 20°20'50" W	79.72'
L104	N 31°48'50" E	14.89'
L105	N 81°17'29" E	54.58'
L106	S 24°39'59" E	34.80'
L107	S 22°28'01" E	28.18'
L108	N 83°17'52" E	61.31'
L109	N 48°19'58" E	34.30'
L112	N 26°21'52" W	73.32'

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RIVERTOWN RAVINES (Phase 1)

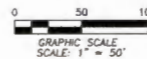
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MAP BOOK _____ PAGE _____

SHEET SIX (6) of THIRTEEN (13) SHEETS

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



CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C322	25.00	90°00'00"	39.27	N 18°44'58" E	35.38
C323	25.00	90°00'00"	39.27	N 79°18'18" W	35.38

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	1000.00	87°37'50"	84.97	N 84°27'23" E	186.83
C21	500.00	21°35'10"	188.30	N 17°33'57" W	187.98

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C328	170.00	87°37'50"	85.92	N 84°27'23" E	85.98
C427	25.00	89°41'18"	38.13	N 79°12'12" W	35.38
C433	25.00	90°00'00"	39.27	S 18°38'28" W	35.38

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C329	835.00	92°37'50"	85.08	N 84°27'23" E	82.02
C311	170.00	90°00'00"	39.27	N 83°09'20" E	31.86
C312	835.00	90°00'00"	44.14	N 83°09'20" E	44.14
C313	870.00	2°38'59"	44.54	N 83°58'13" E	44.54
C314	835.00	2°38'59"	37.81	N 82°58'13" E	37.81
C430	45.00	87°00'48"	52.83	S 33°45'55" W	48.68
C445	45.00	89°22'10"	68.26	N 70°23'57" W	63.44
C448	1188.00	47°11'33"	85.15	N 85°10'40" E	85.13
C447	1030.00	17°18'18"	23.75	N 84°38'48" E	23.75
C449	665.00	12°43'50"	120.32	N 19°30'10" W	128.84
C450	665.00	7°51'34"	91.22	N 24°29'45" W	91.15
C484	45.00	87°32'17"	84.72	N 71°11'51" W	78.28
C329	1030.00	17°00'00"	18.15	N 86°06'03" E	18.15
C830	1188.00	10°7'58"	22.92	N 86°42'28" E	22.92
C511	1030.00	2°59'54"	23.75	N 84°48'58" E	23.75
C521	1188.00	9°01'30"	61.22	N 84°38'50" E	61.21

LINE TABLE FOR BOUNDARY DATA

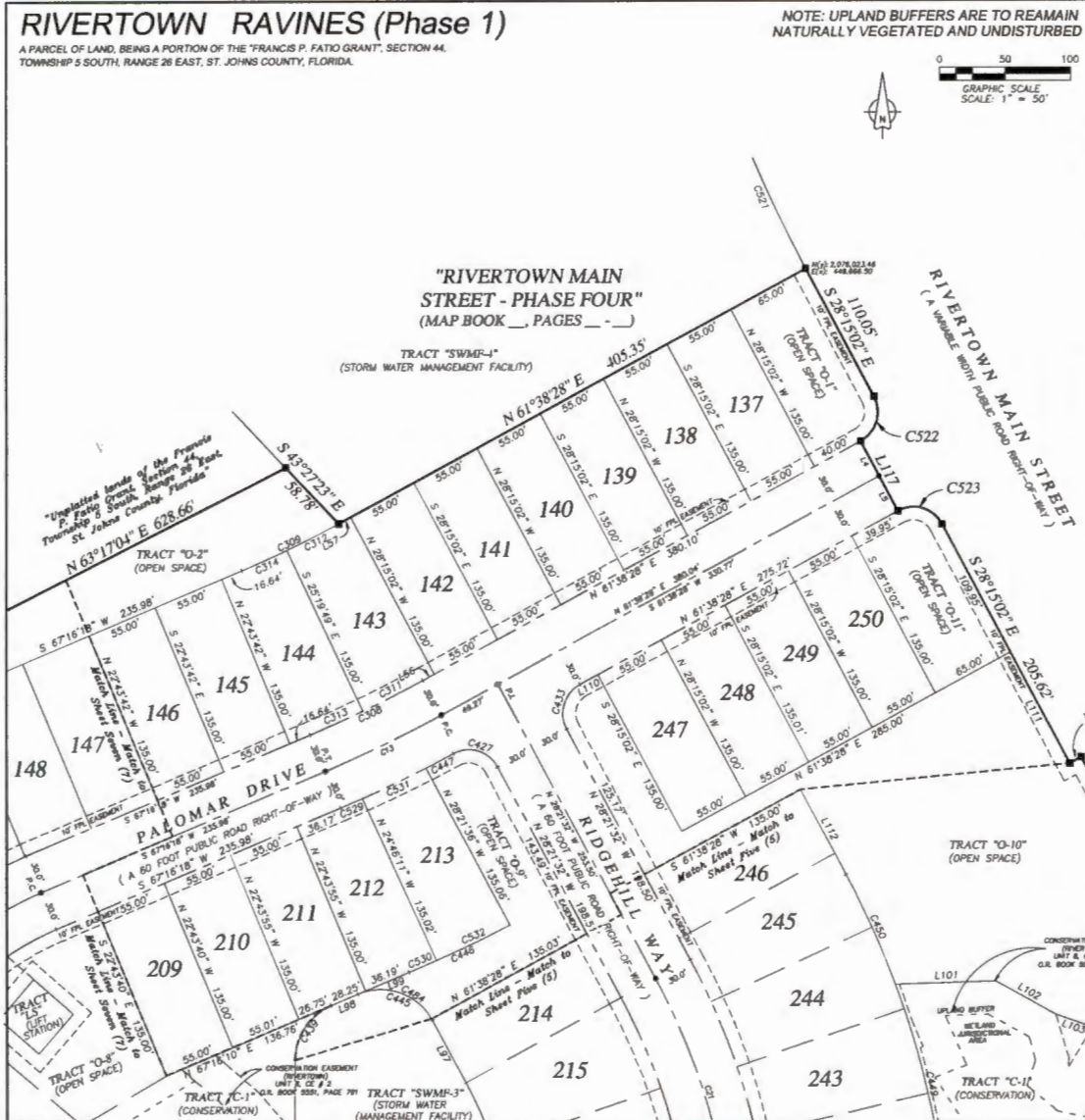
LINE	BEARING	DISTANCE
L117	S 28°15'02" E	30.00
L118	N 81°44'58" E	10.00
L119	S 28°15'02" E	30.00

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L4	S 28°15'02" E	30.00
L5	S 28°15'02" E	30.00

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L36	S 81°38'28" W	10.10
L37	S 81°38'28" W	10.30
L37	N 28°15'02" W	33.46
L38	N 87°18'13" E	22.19
L39	N 87°18'13" E	42.84
L101	N 86°08'24" E	76.74
L102	S 81°02'11" E	32.31
L103	S 70°59'00" E	28.74
L110	N 81°38'28" W	15.72
L111	N 28°15'02" W	58.87
L112	N 28°15'02" W	73.52



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RIVERTOWN RAVINES (Phase 1)

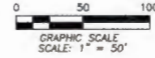
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MAP BOOK _____ PAGE _____

SHEET SEVEN (7) of THIRTEEN (13) 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 EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C329	280.00	170.31°	3.50	S 45°32'00" W	5.50
C330	280.00	6°11'04"	30.23	S 47°33'33" W	30.21
C331	280.00	2°37'58"	12.80	S 37°29'09" W	12.80
C332	280.00	2°02'49"	10.00	S 35°08'01" W	10.00
C333	280.00	7°54'58"	24.02	S 31°40'08" W	24.02

CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C332	440.00	4°34'02"	334.57	N 84°08'33" E	328.57

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	1000.00	5°37'50"	88.27	N 84°27'23" E	88.23
C14	250.00	86°08'30"	388.81	S 22°43'03" W	350.79

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C338	280.00	86°08'30"	435.47	S 22°43'03" W	382.86
C381	220.00	86°08'30"	342.15	S 22°43'03" W	308.10

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C110	415.00	2°09'59"	163.95	S 84°13'33" W	152.43
C115	280.00	2°09'59"	0.86	S 87°12'14" W	0.86
C116	415.00	0°00'39"	0.86	S 87°12'14" W	0.86
C117	280.00	12°30'38"	61.36	S 81°52'02" W	51.29
C118	415.00	12°33'14"	78.44	S 81°54'12" W	78.34
C119	280.00	10°31'08"	51.41	S 81°52'00" W	51.31
C120	415.00	10°31'08"	79.18	S 81°52'00" W	78.08
C121	415.00	8°11'17"	39.58	S 80°17'03" W	39.56
C122	280.00	18°33'48"	82.57	S 37°30'30" W	82.57
C123	280.00	10°31'08"	61.45	S 83°08'50" W	51.37
C124	415.00	10°31'08"	78.20	S 83°08'50" W	78.14
C125	280.00	10°30'18"	50.75	S 1°21'25" W	50.60
C126	415.00	2°09'59"	79.30	S 1°21'25" W	79.28
C127	280.00	17°35'14"	56.83	S 0°17'08" W	56.83
C128	415.00	17°35'14"	83.56	S 0°17'08" W	83.51
C129	280.00	11°34'18"	54.81	S 0°02'00" W	54.81
C130	415.00	11°34'18"	83.81	S 0°02'00" W	83.87
C131	280.00	6°42'17"	32.79	S 1°07'54" W	32.77
C132	415.00	6°42'17"	48.58	S 1°07'54" W	48.53
C133	415.00	2°43'14"	18.71	S 20°36'33" E	18.71
C134	45.00	11°21'33"	7.46	N 30°32'29" E	7.43
C135	187.00	36°07'43"	124.21	S 78°44'18" W	122.78
C136	45.00	6°14'10"	68.94	N 23°27'21" E	68.84
C137	45.00	56°13'01"	44.13	N 04°39'48" W	42.40
C138	415.00	48°48'21"	318.06	S 0°17'13" W	302.89
C139	200.00	2°43'11"	8.05	S 08°34'52" E	8.05
C140	85.00	61°34'17"	81.34	S 08°36'58" W	87.01
C141	220.00	27°32'13"	105.73	S 33°30'11" W	104.72
C142	45.00	6°00'48"	63.63	S 33°43'55" W	64.68
C143	200.00	20°39'13"	72.09	S 10°04'03" E	71.70
C144	45.00	84°22'10"	86.80	N 20°32'29" W	86.44
C145	220.00	22°48'04"	101.20	S 07°32'20" E	108.14
C146	85.00	27°35'04"	41.42	S 07°32'20" E	41.01
C147	220.00	14°39'10"	128.24	S 22°42'09" W	127.73
C148	85.00	32°39'10"	88.82	S 22°42'09" W	89.21

LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
L59	S 82°13'59" W	78.75

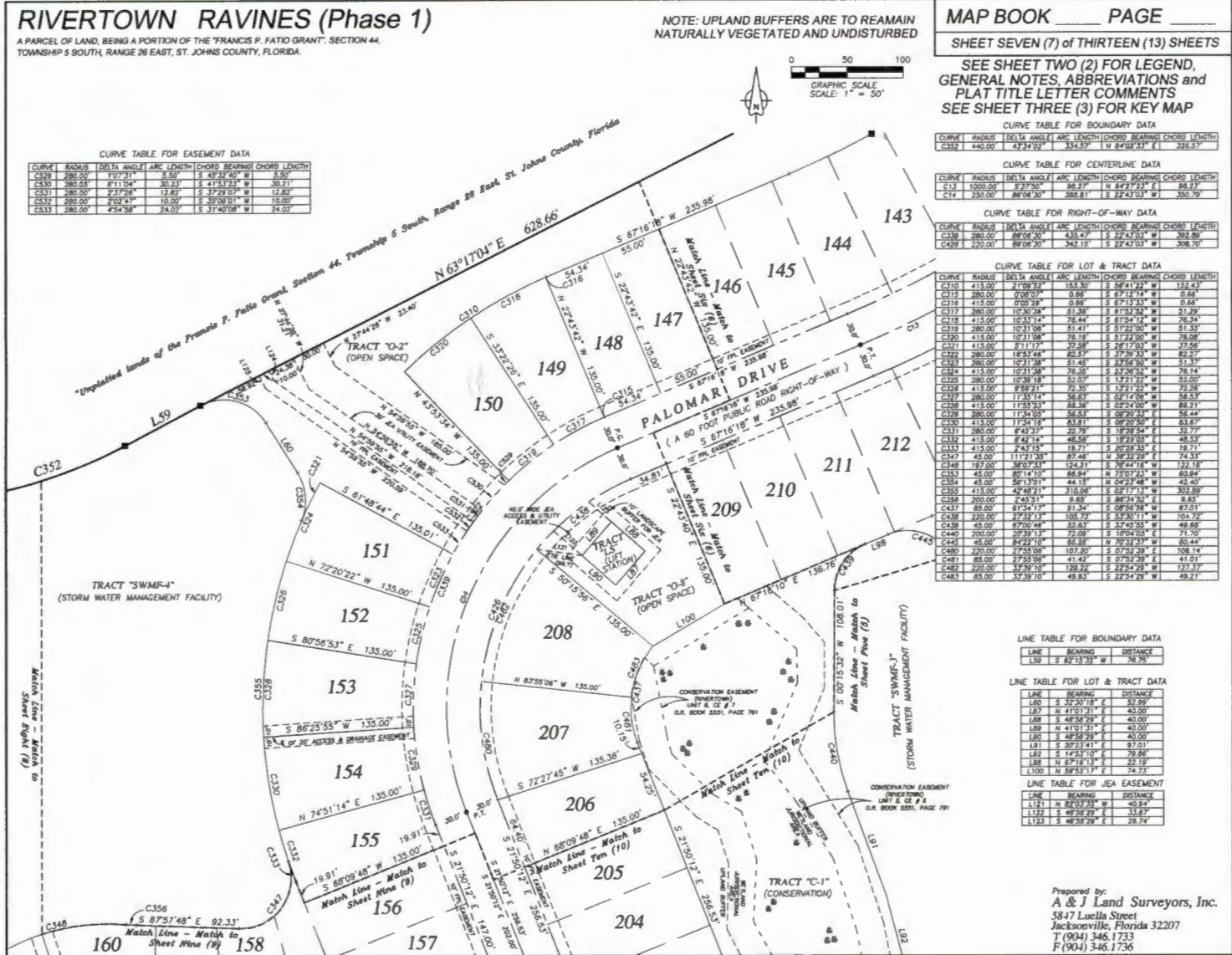
LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L80	S 32°30'34" E	30.29
L81	N 41°01'11" E	40.00
L82	S 48°58'29" E	40.00
L83	N 41°01'11" E	40.00
L84	S 48°58'29" E	40.00
L85	S 20°23'41" E	97.01
L86	S 14°53'10" E	79.86
L87	N 87°18'13" E	22.19
L100	N 50°53'12" E	74.73

LINE TABLE FOR JEA EASEMENT

LINE	BEARING	DISTANCE
L121	N 82°03'59" W	40.84
L122	S 48°58'29" E	33.87
L123	S 48°58'29" E	26.74

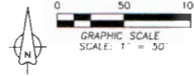
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RIVERTOWN RAVINES (Phase 1)

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

NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED



MAP BOOK _____ PAGE _____

SHEET EIGHT (8) of THIRTEEN (13) SHEETS

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

CURVE TABLE FOR BOUNDARY DATA

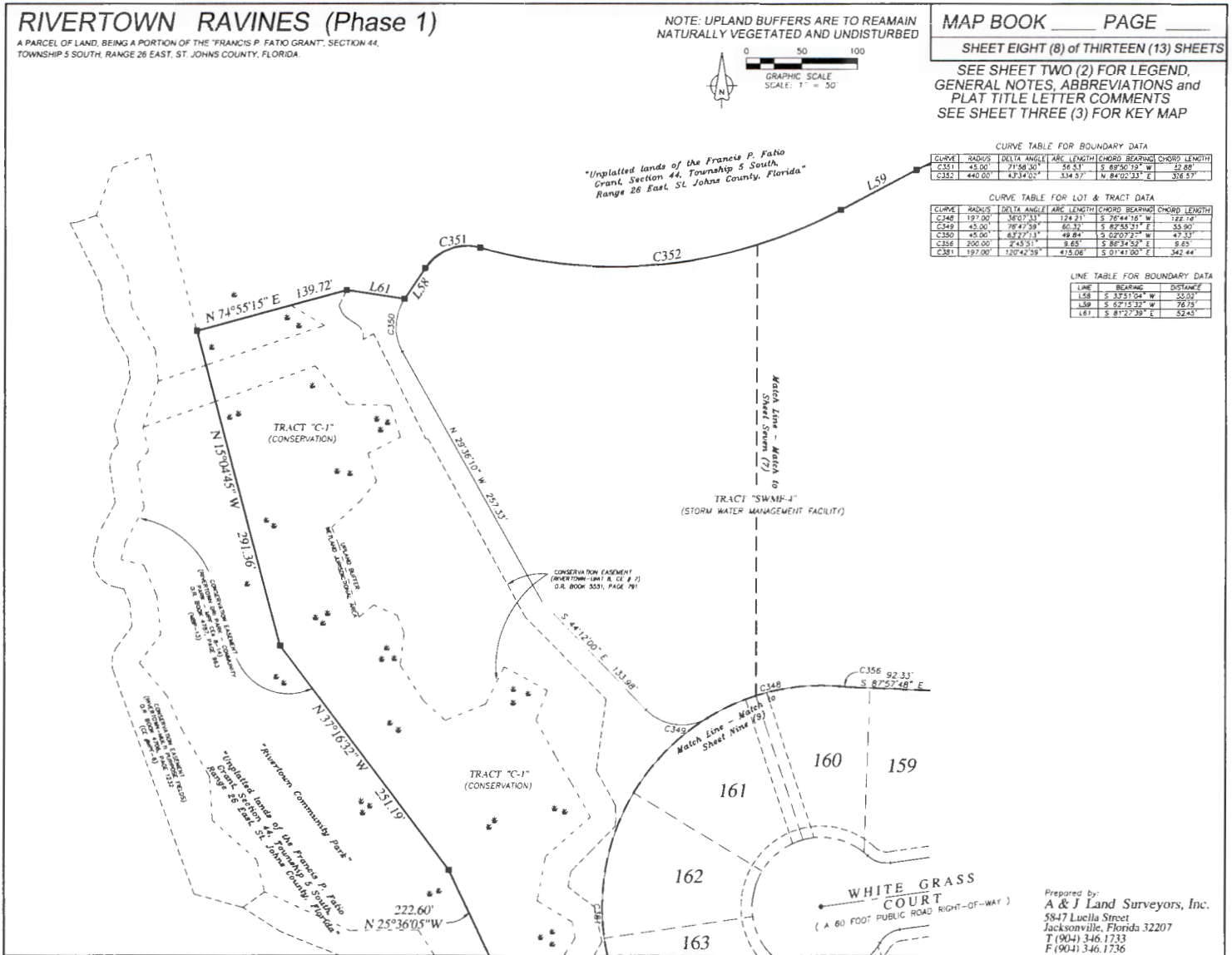
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C351	45.00	71°58'30"	56.53	S 89°50'19" W	52.80
C352	440.00	43°34'00"	134.57	N 84°52'33" E	336.57

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C348	197.00	160°13'11"	124.23	S 70°44'16" W	122.69
C349	45.00	76°47'58"	60.32	S 82°53'51" E	55.90
C350	45.00	62°27'11"	48.84	S 02°07'22" W	47.23
C354	200.00	7°45'11"	8.05	S 86°14'52" E	8.05
C381	197.00	120°42'58"	415.06	S 01°41'00" E	342.44

LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
L58	S 33°51'04" W	55.00
L59	S 62°15'32" W	76.75
L61	S 87°27'59" E	52.45



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RIVERTOWN RAVINES (Phase 1)

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44,
TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
154	S 77°28'00" W	28.45'		
155	S 80°09'48" W	135.00'		
156	S 87°57'48" E	92.33'		
157	S 87°57'48" E	92.33'		
158	S 87°57'48" E	92.33'		
159	S 87°57'48" E	92.33'		
160	S 87°57'48" E	92.33'		
161	S 87°57'48" E	92.33'		
162	S 87°57'48" E	92.33'		
163	S 87°57'48" E	92.33'		
164	S 87°57'48" E	92.33'		
165	S 87°57'48" E	92.33'		
166	S 87°57'48" E	92.33'		
167	S 87°57'48" E	92.33'		
168	S 87°57'48" E	92.33'		
169	S 87°57'48" E	92.33'		
170	S 87°57'48" E	92.33'		
171	S 87°57'48" E	92.33'		
172	S 87°57'48" E	92.33'		
173	S 87°57'48" E	92.33'		
174	S 87°57'48" E	92.33'		
175	S 87°57'48" E	92.33'		
176	S 87°57'48" E	92.33'		
177	S 87°57'48" E	92.33'		

NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED



MAP BOOK _____ PAGE _____

SHEET NINE (9) OF THIRTEEN (13) 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 MARKS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	200.00°	187.00'	118.77'	S 17°11'02" E 118.54'
C19	200.00°	28.20'	17.62'	S 17°11'02" E 17.62'
C20	200.00°	13.27'	8.48'	S 17°11'02" E 8.48'
C21	200.00°	18.00'	11.80'	S 17°11'02" E 11.80'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE MARKS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C22	200.00°	187.00'	118.77'	S 17°11'02" E 118.54'
C23	200.00°	28.20'	17.62'	S 17°11'02" E 17.62'
C24	200.00°	13.27'	8.48'	S 17°11'02" E 8.48'
C25	200.00°	18.00'	11.80'	S 17°11'02" E 11.80'

CURVE TABLE FOR LOT AND TRACTS DATA

CURVE MARKS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C26	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C27	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C28	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C29	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C30	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C31	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C32	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C33	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C34	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C35	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C36	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C37	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C38	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C39	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C40	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C41	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C42	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C43	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C44	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C45	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C46	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C47	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C48	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C49	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C50	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C51	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C52	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C53	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C54	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C55	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C56	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C57	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C58	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C59	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C60	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C61	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C62	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C63	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C64	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C65	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C66	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C67	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C68	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C69	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C70	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C71	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C72	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C73	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C74	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C75	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C76	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C77	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C78	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C79	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C80	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C81	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C82	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C83	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C84	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C85	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C86	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C87	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C88	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C89	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C90	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C91	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C92	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C93	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C94	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C95	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C96	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C97	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C98	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C99	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'
C100	174.45°	54.77'	31.51'	S 87°57'48" E 31.51'



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RIVERTOWN RAVINES (Phase 1)

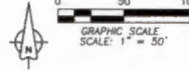
A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. PATO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____

SHEET TEN (10) of THIRTEEN (13) 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
C14	250.00	89°04'20"	388.81	S 22°42'03" W	350.79
C15	350.00	183°09"	118.77	W 12°21'40" W	118.24

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C425	380.00	183°04"	125.82	W 12°21'40" W	125.12

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C135	85.00	139°38'31"	42.84	E 17°11'20" E	42.00
C436	515.00	183°34"	175.34	N 12°21'40" W	168.58
C437	85.00	81°24'39"	81.34	S 08°20'56" W	87.21
C440	200.00	20°38'13"	72.09	S 5°04'00" W	71.70
C441	48.00	142°14'58"	118.17	S 87°14'30" E	89.84
C442	192.00	202°43"	7.90	S 22°38'23" W	7.02
C443	35.00	202°20'1"	18.80	W 08°22'09" E	18.38
C474	380.00	704°20"	48.81	N 08°25'19" W	48.88
C475	515.00	704°20"	63.37	N 08°25'19" W	63.33
C478	380.00	231°04"	52.29	N 13°54'01" W	52.25
C477	515.00	231°04"	70.87	N 13°54'01" W	70.81
C476	380.00	238°40"	28.88	N 19°50'23" W	28.88
C479	515.00	238°40"	35.90	N 19°50'23" W	35.90

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L81	S 20°23'41" E	57.01
L82	S 14°53'10" E	70.88
L83	S 18°26'15" E	70.46
L84	N 13°27'29" E	70.46
L85	S 08°52'33" E	68.82
L86	S 7°00'15" E	55.82
L114	N 02°53'09" W	5.07
L115	N 02°53'09" W	5.87



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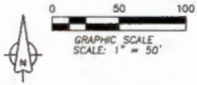
RIVERTOWN RAVINES (Phase 1)

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____
SHEET ELEVEN (11) of THIRTEEN (13) 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	DETA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	250.00	28.3074°	124.82	S 17°12'00" E	123.51
C19	250.00	18.0013°	78.99	S 11°38'15" E	78.68
C19	250.00	19.3069°	45.83	S 28°14'28" E	45.78

CURVE TABLE FOR RIGHT-OF-WAY DATA

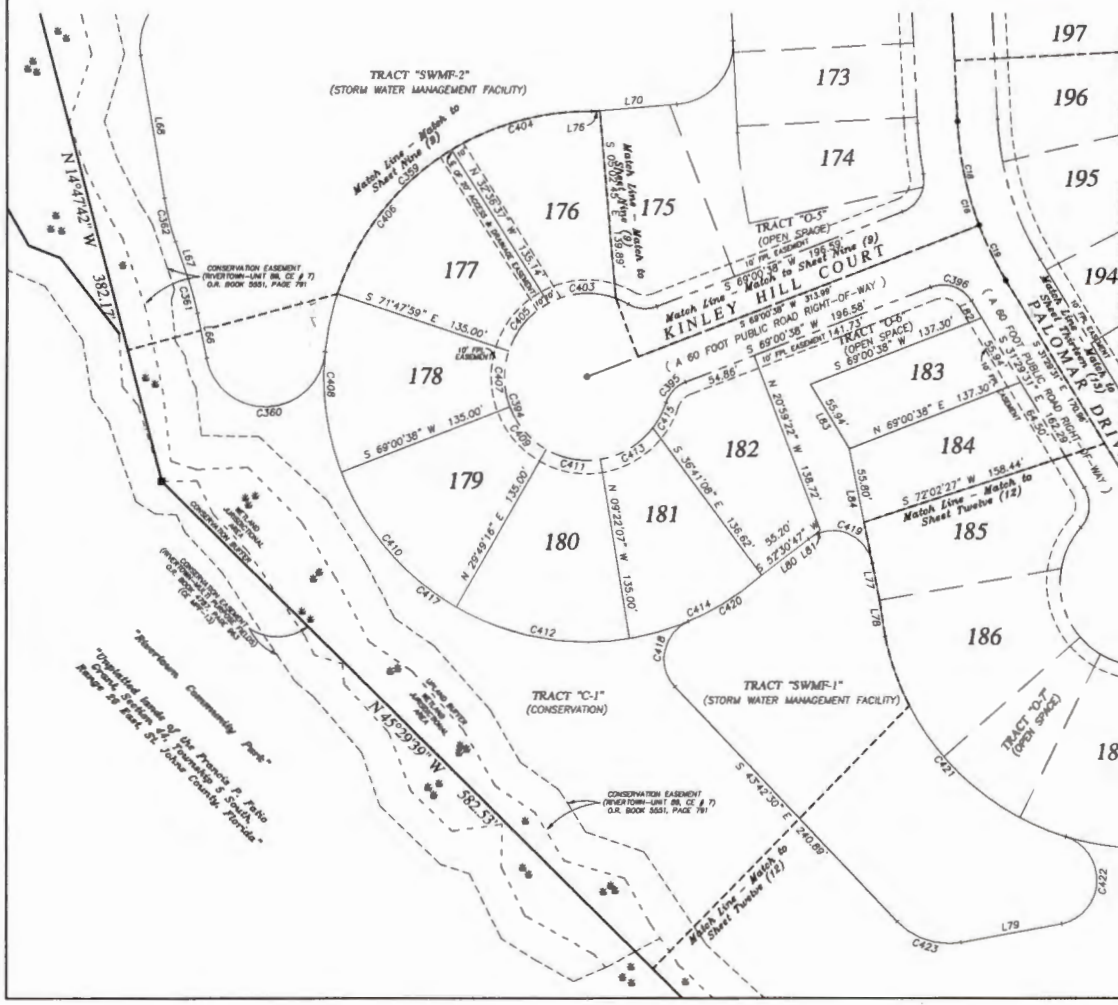
CURVE	RADIUS	DETA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C394	82.00	281°34'38"	304.70	S 20°58'22" E	28.28
C395	75.00	22°47'19"	22.18	S 43°58'26" W	21.46
C396	25.00	78°29'51"	34.88	N 71°14'28" W	31.97

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DETA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C397	197.00	82°23'43"	283.81	S 48°57'13" W	28.17
C400	45.00	162°04'40"	128.08	N 88°17'40" E	89.07
C381	200.00	7°37'14"	24.80	N 15°18'37" W	28.58
C382	200.00	8°32'58"	23.25	S 14°20'50" E	23.28
C403	82.00	48°12'29"	33.22	S 88°28'39" W	30.89
C404	197.00	31°58'24"	109.83	S 74°49'51" W	108.51
C405	82.00	43°48'53"	42.41	S 40°28'28" W	43.27
C406	197.00	42°38'58"	139.75	S 01°24'40" E	138.83
C407	82.00	39°11'22"	42.41	S 01°24'40" E	41.58
C408	197.00	39°11'22"	139.75	S 01°58'40" E	138.13
C409	82.00	39°11'22"	42.41	S 29°48'25" E	41.88
C410	197.00	39°11'22"	139.75	S 40°45'01" E	138.13
C411	82.00	39°11'22"	42.41	S 79°48'25" E	41.88
C412	197.00	39°11'22"	139.75	S 79°48'25" E	138.13
C413	82.00	43°08'39"	46.85	N 89°04'24" E	45.58
C414	197.00	39°11'22"	139.75	N 74°11'26" E	138.83
C415	82.00	18°18'11"	20.89	N 27°32'23" E	20.79
C417	197.00	138°11'48"	404.38	S 53°42'51" E	348.07
C418	30.00	110°28'34"	56.09	S 17°42'38" W	48.42
C419	30.00	116°18'17"	60.90	N 89°20'04" W	59.97
C420	197.00	18°48'13"	44.72	N 57°48'50" E	64.41
C421	197.00	81°17'34"	219.73	S 42°28'14" E	200.83
C422	33.58	148°18'38"	87.49	N 62°30'58" E	84.78
C423	33.00	56°40'54"	58.43	S 72°53'18" E	58.32

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L76	S 11°28'59" E	34.14
L87	S 12°07'14" E	29.29
L88	S 09°34'28" E	107.72
L90	S 65°28'13" W	64.85
L78	S 65°14'59" W	6.39
L77	N 11°10'55" W	28.08
L79	N 08°59'12" W	22.38
L79	N 79°35'41" E	28.84
L80	S 32°30'57" W	44.11
L81	N 52°20'42" E	10.88
L82	S 31°28'31" E	14.81
L83	S 17°28'11" E	55.94
L84	N 11°52'31" W	88.58



Unzoned lands of the Francis P. Fatio Grant System, St. Johns County, Florida, Township 5 South, Range 28 East, St. Johns County, Florida.

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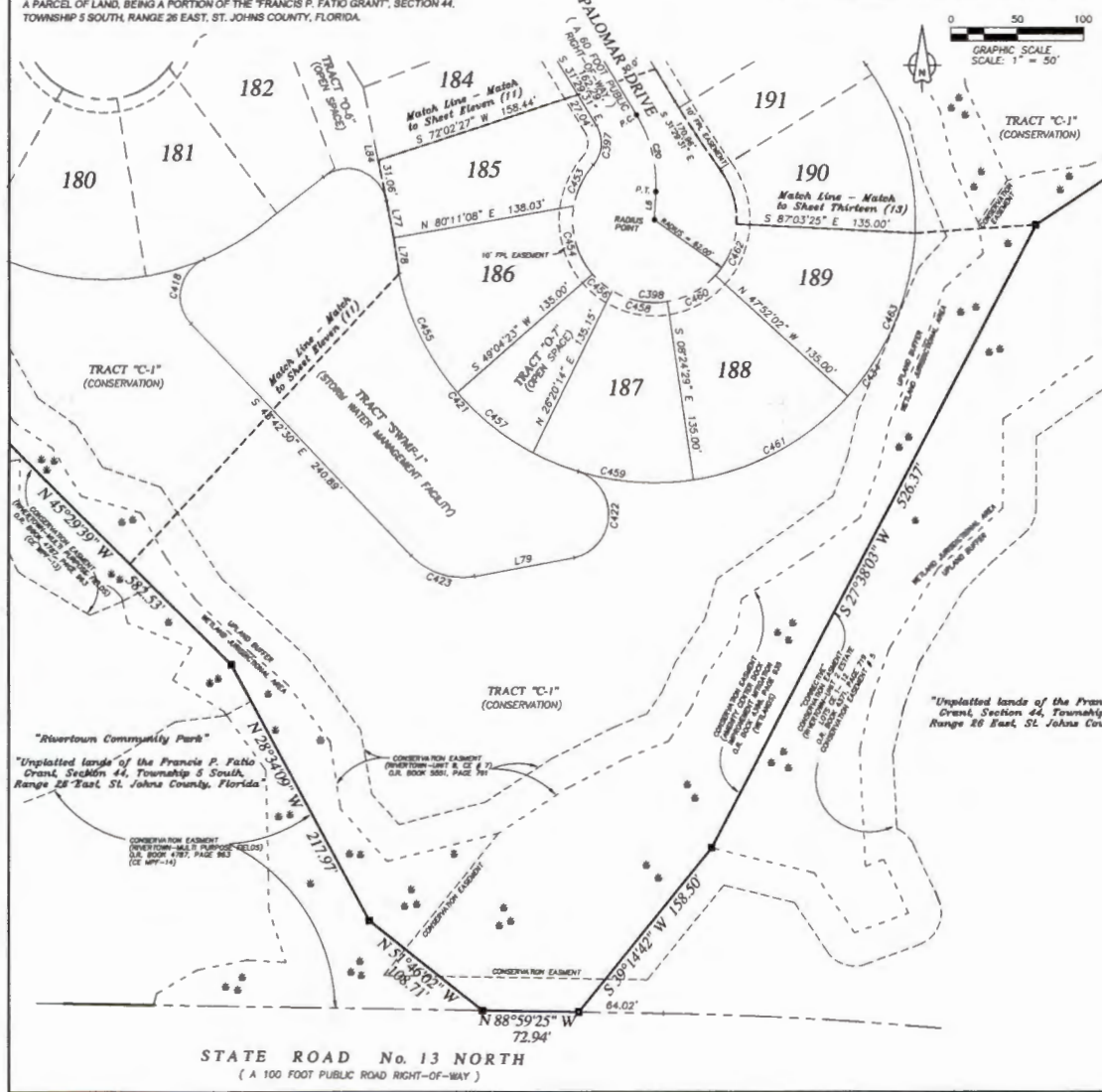
RIVERTOWN RAVINES

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

NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____
SHEET TWELVE (12) of THIRTEEN (13) 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
C70	100.00	34°28'18"	60.11	N 14°18'22" W	59.21

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C377	25.00	72°33'14"	21.80	N 04°37'08" E	20.70
C398	63.00	23°17'18"	23.41	S 87°14'50" E	26.50

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C418	30.00	110°58'04"	58.08	S 11°45'13" W	48.47
C421	197.00	81°17'24"	210.73	S 42°23'14" E	200.83
C422	13.58	149°16'08"	37.48	N 02°32'09" E	44.74
C423	53.00	56°40'58"	52.43	S 72°03'18" E	50.13
C424	197.00	142°21'53"	491.26	N 52°32'18" E	373.40
C425	63.00	31°48'18"	36.38	S 23°30'34" W	33.84
C426	63.00	52°32'03"	54.70	S 18°30'00" E	52.84
C427	197.00	18°11'50"	100.34	S 26°20'03" E	99.31
C428	63.00	17°08'45"	18.80	S 48°50'51" E	18.53
C429	197.00	21°18'58"	73.17	S 81°34'02" E	72.20
C430	63.00	40°11'04"	43.48	S 79°07'43" E	43.40
C431	197.00	35°22'20"	123.33	S 80°28'10" E	123.33
C432	63.00	38°38'45"	41.87	N 61°32'20" E	41.03
C433	197.00	39°11'22"	125.83	N 61°34'04" E	125.21
C434	63.00	39°11'22"	42.41	N 22°32'18" E	41.59
C435	197.00	39°11'22"	134.78	N 22°32'18" E	133.17

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L6	N 02°58'48" E	21.00

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L77	N 17°10'55" W	28.08
L78	N 08°58'37" E	27.28
L79	N 72°35'41" E	78.84
L84	N 17°32'31" W	68.88

STATE ROAD No. 13 NORTH
(A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY)

Prepared by:
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RIVERTOWN RAVINES

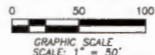
A PARCEL OF LAND, BEING A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA.

NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK _____ PAGE _____

SHEET THIRTEEN (13) of THIRTEEN (13) 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
C18	250.00	28°38'33"	124.82	S 17°11'20" E	123.53
C19	250.00	18°08'13"	78.89	S 11°50'13" E	78.46
C20	250.00	15°30'00"	65.83	S 08°14'59" E	65.78
C20	100.00	34°28'19"	60.11	N 14°18'52" W	59.21

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18R	80.00	25°17'18"	278.47	S 87°14'55" E	368.85
C44	220.00	28°38'53"	109.86	S 17°11'40" E	108.70

CURVE TABLE FOR LOT & TRACT DATA

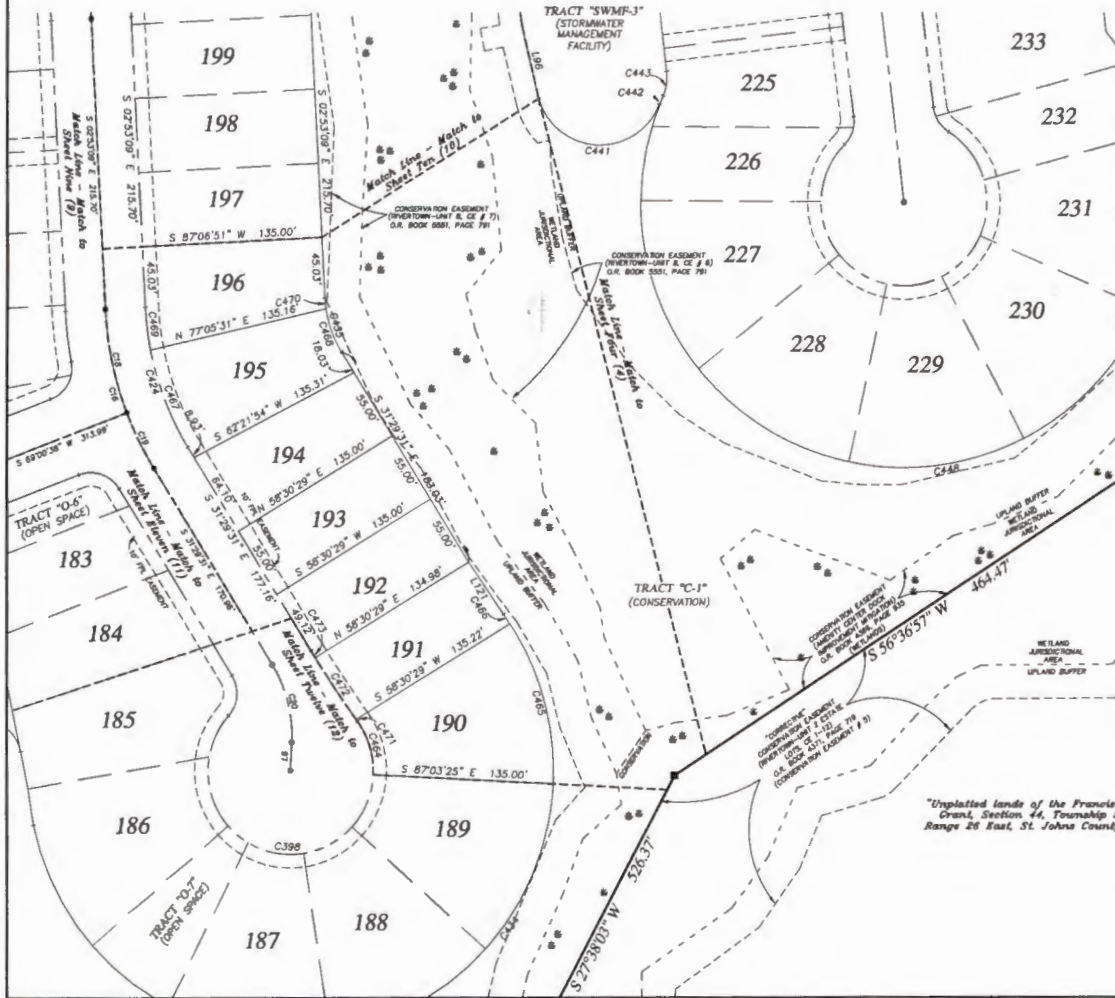
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C434	197.00	142°51'37"	481.20	N 35°32'45" E	373.49
C435	85.00	28°38'23"	42.44	S 17°11'20" E	42.00
C441	45.00	142°14'08"	119.13	S 87°14'58" E	92.84
C442	187.00	2°02'33"	7.02	S 22°38'23" W	7.02
C443	35.00	32°21'51"	18.60	N 08°27'59" E	18.58
C448	197.00	241°31'22"	635.63	N 20°22'29" E	338.58
C484	63.00	38°50'08"	42.02	N 18°28'29" W	41.22
C485	197.00	36°24'44"	125.00	N 15°14'49" W	123.10
C488	197.00	2°25'24"	6.33	N 34°40'51" W	6.33
C487	220.00	28°18'33"	77.88	S 21°20'14" E	77.58
C488	85.00	3°03'18"	34.20	S 18°27'33" E	33.97
C489	220.00	8°17'48"	31.80	S 07°02'02" E	31.83
C470	85.00	2°33'08"	8.24	S 05°39'42" E	8.23
C471	85.00	0°58'53"	2.00	S 35°49'14" E	2.00
C472	820.00	3°50'48"	53.04	S 33°48'34" E	53.03
C473	820.00	0°24'38"	3.88	S 31°41'50" E	3.88

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L8	N 62°58'48" E	21.00

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L86	S 13°00'15" E	53.82
L121	S 33°58'08" E	44.72



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

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