

RESOLUTION NO. 2023- 288  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
RIVERTOWN BLUFFS (PHASE 2).

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 Bluffs (Phase 2).

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 \$1,415,751.16 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$920,787.44 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.

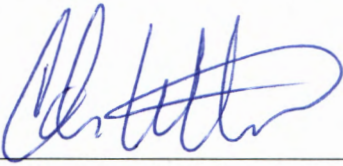
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

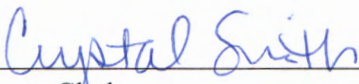
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15<sup>th</sup> day of August, 2023.

**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 BLUFFS (Phase 2)

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

## CAPTION

LEGAL DESCRIPTION - RIVERTOWN BLUFFS (Phase 2)

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, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF TRACT "SWMF-4" (STORM WATER MANAGEMENT FACILITIES), AS SHOWN ON THE PLAN OF "RIVERTOWN MAIN STREET - PHASE FOUR", AS PER THE PLAN THEREOF, RECORDED IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, RUN THENCE, ALONG THE NORTHERLY AND THEN WESTERLY BOUNDARY OF SAID TRACT "SWMF-4" (STORM WATER MANAGEMENT FACILITIES), THE SIX (6) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 81°38'17" WEST, A DISTANCE OF 187.94 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE NO. 2: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 0°07'38" TO THE RIGHT, AN ARC DISTANCE OF 14.79 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 82°23'07" WEST, 14.79 FEET;

COURSE NO. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 7°34'38" TO THE LEFT, AN ARC DISTANCE OF 32.10 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°39'38" WEST, 29.94 FEET;

COURSE NO. 4: RUN THENCE, SOUTH 09°32'07" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 38.73 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE NO. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 3°35'01" TO THE RIGHT, AN ARC DISTANCE OF 264.80 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°52'28" WEST, 260.27 FEET;

COURSE NO. 6: RUN THENCE, SOUTH 43°27'23" EAST, A DISTANCE OF 58.77 FEET TO A POINT, RUN THENCE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 83°37'54" WEST, A DISTANCE OF 628.88 FEET, TO A POINT;

COURSE NO. 2: RUN THENCE, SOUTH 62°15'32" WEST, A DISTANCE OF 76.75 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING WESTERLY;

COURSE NO. 3: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 4°34'02" TO THE RIGHT, AN ARC DISTANCE OF 334.57 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE, LEADING WESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°03'33" WEST, 326.57 FEET;

COURSE NO. 4: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 7°38'30" TO THE LEFT, AN ARC DISTANCE OF 36.33 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°09'18" WEST, 32.88 FEET;

COURSE NO. 5: RUN THENCE, SOUTH 33°51'04" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 33.02 FEET, TO A POINT;

COURSE NO. 6: RUN THENCE, NORTH 81°27'39" WEST, A DISTANCE OF 52.45 FEET, TO A POINT;

COURSE NO. 7: RUN THENCE, SOUTH 74°55'15" WEST, A DISTANCE OF 139.72 FEET, TO A POINT;

COURSE NO. 8: RUN THENCE, NORTH 15°54'45" WEST, A DISTANCE OF 163.47 FEET, TO A POINT;

COURSE NO. 9: RUN THENCE, SOUTH 69°36'32" WEST, A DISTANCE OF 500.85 FEET, TO A POINT;

COURSE NO. 10: RUN THENCE, NORTH 14°01'59" WEST, A DISTANCE OF 475.24 FEET, TO A POINT;

COURSE NO. 11: RUN THENCE, NORTH 40°25'51" EAST, A DISTANCE OF 1,280.85 FEET, TO A POINT;

COURSE NO. 12: RUN THENCE, SOUTH 89°24'54" EAST, A DISTANCE OF 639.78 FEET, TO A POINT;

COURSE NO. 13: RUN THENCE, SOUTH 72°55'01" EAST, A DISTANCE OF 888.30 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET", A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE ADDRESS/ADJACENT PLAN OF "RIVERTOWN MAIN STREET - PHASE FOUR", AS SHOWN ON THE PLAN THEREOF, RECORDED IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, RUN THENCE, ALONG THE ADDRESS/ADJACENT WESTERLY RIGHT-OF-WAY LINE OF SAID "RIVERTOWN MAIN STREET", THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 1124.70 FEET, THROUGH A CENTRAL ANGLE OF 11°23'17" TO THE LEFT, AN ARC DISTANCE OF 223.22 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 00°39'17" WEST, 223.85 FEET;

COURSE NO. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 87°52'29" TO THE RIGHT, AN ARC DISTANCE OF 38.07 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°03'33" WEST, 36.50 FEET;

COURSE NO. 3: RUN THENCE, SOUTH 08°20'43" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY;

COURSE NO. 4: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 87°52'29" TO THE RIGHT, AN ARC DISTANCE OF 38.07 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE, LEADING SOUTHERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°42'36" EAST, 34.50 FEET;

COURSE NO. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 1124.70 FEET, THROUGH A CENTRAL ANGLE OF 08°20'43" TO THE LEFT, AN ARC DISTANCE OF 106.72 FEET, TO THE ADDRESS/ADJACENT MOST NORTHEASTERLY CORNER OF TRACT "SWMF-4" (STORM WATER MANAGEMENT FACILITIES), AS SHOWN ON THE PLAN OF "RIVERTOWN MAIN STREET - PHASE FOUR", AS PER THE PLAN THEREOF, RECORDED IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°48'20" EAST, 106.68 FEET.

THE LANDS THIS DESCRIBED CONTAINS 2,072.358 SQUARE FEET, OR 47.57 ACRES, MORE OR LESS, IN AREA.

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

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

SHEET ONE (1) OF ELEVEN (11) SHEETS

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

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERGOING, 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 BLUFFS (Phase 2)", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAN, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAN OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAN AS "SPRUCE HILL POINT", "MAPLEBRIDGE HILLS COURT" AND "HIDDENBROOK PLACE" ARE HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHTS-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "0-1", "0-2", "0-3", "0-4", "0-5", "0-6", "0-7", "0-8", "0-9", "0-10" and "0-11" (OPEN SPACE), "SWMF-1", "SWMF-2" and "SWMF-3" (STORM WATER MANAGEMENT FACILITIES), TRACT "0" (RECREATIONAL) AND TRACT "0-1" (CONSERVATION) AS SHOWN ON THIS PLAN, ARE HEREBY DEDICATED TO THE RIVERS EDGE #1 COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES (RIVERS EDGE #1 CDD), EXCEPT AS HEREAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE #1 CDD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAN 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. A DRAINAGE EASEMENT IS HEREBY GRANTED AND RESERVED OVER TRACTS "0-1", "0-2", "0-3", "0-4", "0-5", "0-6", "0-7", "0-8", "0-9", "0-10" and "0-11" (OPEN SPACE), TO THE RIVERS EDGE #1 CDD, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAN, 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 PLAN.

TRACT "0-1" (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 # 50, ARE GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAN. THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAN 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 AS ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAN.

THESE EASEMENTS DESIGNATED AS "REAL UTILITY EASEMENTS" 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. FLORIDA POWER AND LIGHT COMPANY (FPL) AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A TEN FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND TRACT FOR ITS USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

LANDS UNDERLYING 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 PLAN 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  
VICE PRESIDENT  
MATTAMY JACKSONVILLE LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS \_\_\_\_\_

TYPE OR PRINT NAME \_\_\_\_\_

NOTARY FOR MATTAMY JACKSONVILLE LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ON LINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022 BY CLIFFORD L. NELSON, VICE PRESIDENT OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN A OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

Name \_\_\_\_\_

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

My Commission Number is: \_\_\_\_\_

Personally known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_








# RIVERTOWN BLUFFS (Phase 2)

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.

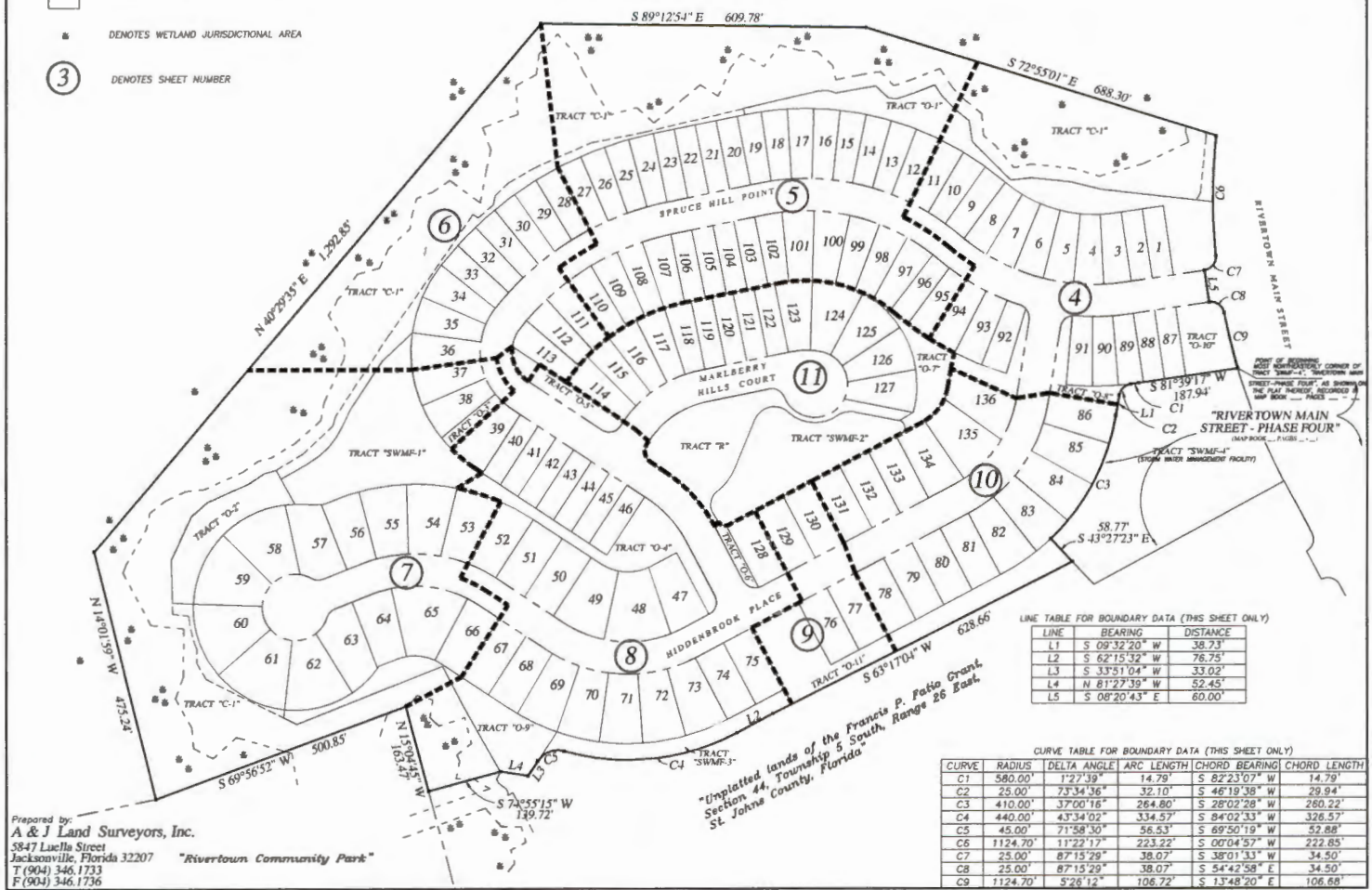
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET THREE (3) of ELEVEN (11) SHEETS

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

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

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



LINE TABLE FOR BOUNDARY DATA (THIS SHEET ONLY)

LINE	BEARING	DISTANCE
L1	S 09°32'20" W	38.73'
L2	S 62°15'32" W	76.75'
L3	S 33°51'04" W	33.02'
L4	N 81°27'39" W	52.45'
L5	S 08°20'43" E	60.00'

CURVE TABLE FOR BOUNDARY DATA (THIS SHEET ONLY)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	580.00'	1°27'39"	14.79'	S 82°23'07" W	14.79'
C2	25.00'	73°34'36"	32.10'	S 46°19'38" W	29.94'
C3	410.00'	37°00'16"	264.80'	S 28°02'28" W	280.22'
C4	440.00'	43°34'02"	334.57'	S 84°02'33" W	328.57'
C5	45.00'	71°58'30"	56.53'	S 69°50'19" W	52.89'
C6	1124.70'	11°22'17"	223.22'	S 00°04'57" W	222.85'
C7	25.00'	87°15'29"	38.07'	S 38°01'33" W	34.50'
C8	25.00'	87°15'29"	38.07'	S 54°42'58" E	34.50'
C9	1124.70'	S 26'12"	106.72'	S 13°48'20" E	106.88'

Prepared by:  
**A & J Land Surveyors, Inc.**  
3847 Laella Street  
Jacksonville, Florida 32207 "Rivertown Community Park"  
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"Unplatted lands of the Francis P. Fatto Grant,  
Section 44, Township 5 South, Range 26 East,  
St. Johns County, Florida"





# RIVERTOWN BLUFFS (Phase 2)

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.

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L16	N 31°22'00" W	17.74'
L17	N 44°38'55" W	38.21'
L18	W 34°50'43" W	15.83'
L19	S 08°58'48" W	35.88'
L20	S 21°18'47" W	37.07'
L21	N 80°29'51" W	13.33'
L22	N 4°14'08" W	32.24'
L23	S 81°17'48" W	25.33'
L24	S 78°11'13" W	60.30'
L25	N 72°30'20" W	15.11'
L26	S 87°32'37" W	17.81'
L27	S 11°21'22" E	18.11'
L42	S 78°18'18" W	14.80'
L43	S 78°18'18" W	14.80'
L44	S 78°18'18" W	0.48'
L45	S 78°18'18" W	0.48'

NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET FIVE (5) OF ELEVEN (11) SHEETS

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



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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	420.00'	28°40'40"	210.22'	S 84°13'10" E	208.03'
C4	420.00'	31°28'32"	277.24'	N 75°17'08" W	265.17'
C5	570.00'	40°18'54"	365.96'	S 36°30'11" W	356.50'

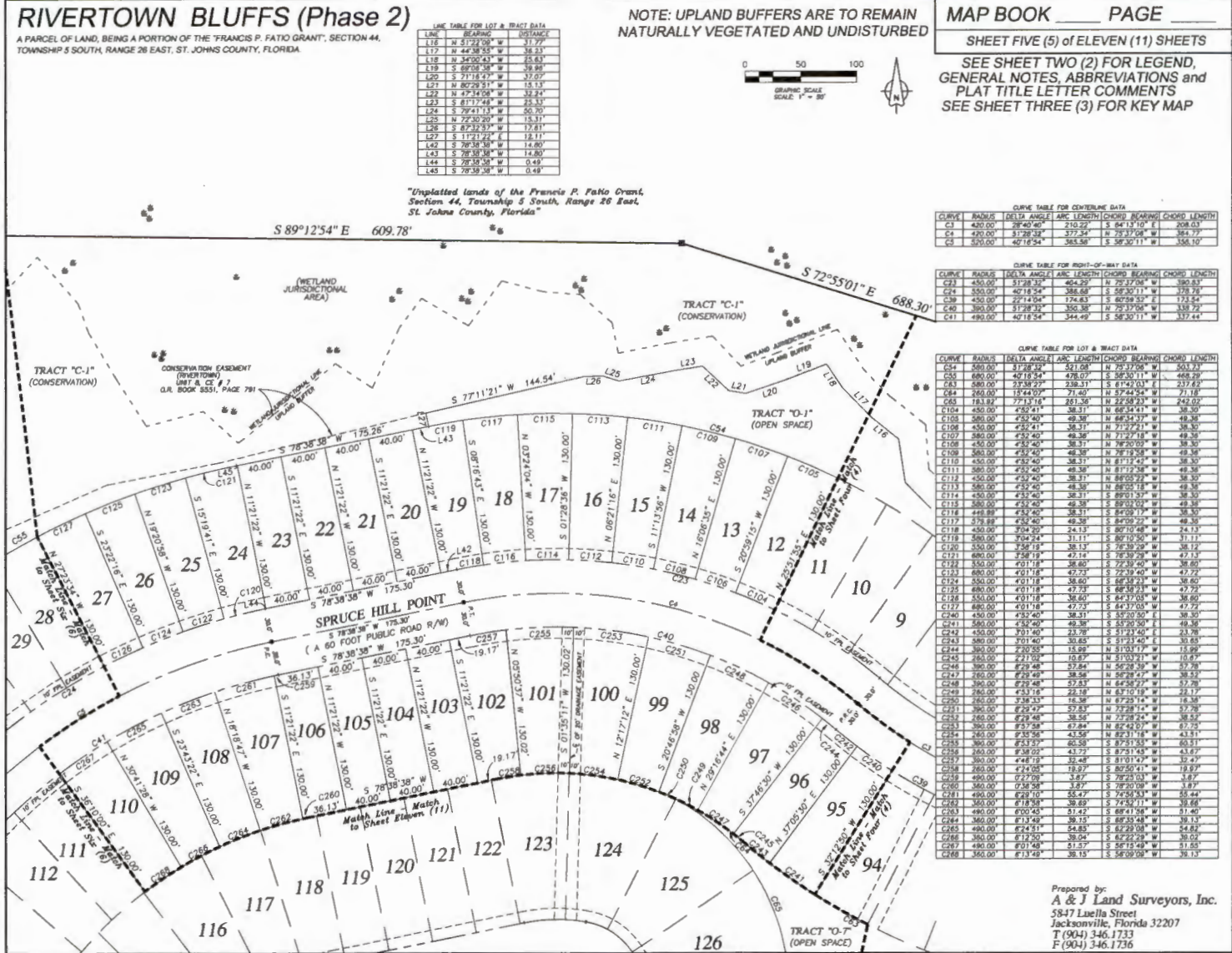
CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	420.00'	28°40'40"	210.22'	S 84°13'10" E	208.03'
C4	420.00'	31°28'32"	277.24'	N 75°17'08" W	265.17'
C5	570.00'	40°18'54"	365.96'	S 36°30'11" W	356.50'

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C54	580.00'	31°28'32"	321.08'	N 75°17'08" W	263.23'
C55	680.00'	40°18'54"	425.29'	S 36°30'11" W	408.29'
C63	580.00'	23°38'22"	238.31'	S 81°42'01" E	237.82'
C64	283.00'	19°48'00"	71.40'	S 73°44'58" W	71.18'
C65	181.84'	7°11'16"	201.30'	N 22°58'31" W	242.02'
C104	450.00'	45°21'1"	38.31'	N 68°34'41" W	38.30'
C105	580.00'	45°21'1"	48.38'	N 68°34'41" W	48.38'
C106	450.00'	45°21'1"	38.31'	N 71°22'11" W	38.30'
C107	380.00'	45°21'1"	48.38'	N 71°22'11" W	48.38'
C108	450.00'	45°21'1"	38.31'	N 78°20'09" W	38.30'
C109	580.00'	45°21'1"	48.38'	N 78°19'58" W	48.38'
C110	450.00'	45°21'1"	38.31'	N 81°12'44" W	38.30'
C111	580.00'	45°21'1"	48.38'	N 81°12'44" W	48.38'
C112	450.00'	45°21'1"	38.31'	N 88°52'29" W	38.30'
C113	580.00'	45°21'1"	48.38'	N 88°52'29" W	48.38'
C114	450.00'	45°21'1"	38.31'	N 89°51'58" W	38.30'
C115	580.00'	45°21'1"	48.38'	N 89°51'58" W	48.38'
C116	450.00'	45°21'1"	38.31'	N 89°51'58" W	38.30'
C117	579.88'	45°21'1"	48.38'	N 89°51'58" W	48.38'
C118	450.00'	304.30"	24.13'	S 80°10'48" W	24.13'
C119	580.00'	304.30"	38.60'	N 78°38'26" W	38.60'
C120	550.00'	358.19"	38.13'	S 78°38'26" W	38.12'
C121	880.00'	358.19"	47.14'	S 78°38'26" W	47.13'
C122	550.00'	401.18"	38.60'	S 72°19'40" W	38.60'
C123	680.00'	401.18"	47.75'	S 72°19'40" W	47.72'
C124	550.00'	401.18"	38.60'	S 68°18'31" W	38.60'
C125	680.00'	401.18"	47.75'	S 68°18'31" W	47.72'
C126	550.00'	401.18"	38.60'	S 64°17'03" W	38.60'
C127	680.00'	401.18"	47.75'	S 64°17'03" W	47.72'
C241	480.00'	45°21'1"	38.31'	S 55°20'50" E	38.30'
C242	580.00'	45°21'1"	48.38'	S 55°20'50" E	48.38'
C243	480.00'	301.40"	33.65'	S 51°33'40" E	33.65'
C244	360.00'	220.58"	15.89'	N 51°31'17" W	15.89'
C245	263.00'	221.09"	10.87'	N 51°31'17" W	10.87'
C246	360.00'	67°21'48"	57.84'	N 56°28'39" W	57.78'
C247	263.00'	67°21'48"	38.98'	N 56°28'39" W	38.97'
C248	360.00'	67°21'48"	57.83'	N 44°58'27" W	57.78'
C249	263.00'	67°21'48"	38.97'	N 44°58'27" W	38.96'
C250	263.00'	67°21'48"	38.97'	N 37°28'14" W	37.98'
C251	360.00'	220.58"	15.89'	N 37°28'14" W	15.89'
C252	263.00'	67°21'48"	38.97'	N 23°28'24" W	38.97'
C253	360.00'	67°21'48"	57.84'	N 23°28'24" W	57.79'
C254	263.00'	67°21'48"	38.97'	N 22°11'18" W	43.31'
C255	360.00'	67°21'48"	57.83'	N 22°11'18" W	57.78'
C256	263.00'	67°21'48"	38.97'	S 87°51'35" W	60.31'
C257	360.00'	67°21'48"	57.83'	S 87°51'35" W	57.78'
C258	263.00'	67°21'48"	38.97'	S 81°01'42" W	32.47'
C259	360.00'	67°21'48"	57.83'	S 81°01'42" W	57.78'
C260	360.00'	07°58'58"	3.87'	S 78°20'09" W	3.87'
C261	480.00'	07°58'58"	55.47'	S 78°20'09" W	55.44'
C262	360.00'	07°58'58"	38.69'	S 74°59'11" W	38.68'
C263	480.00'	07°58'58"	55.47'	S 74°59'11" W	55.44'
C264	360.00'	07°58'58"	38.69'	S 62°22'28" W	38.68'
C265	480.00'	07°58'58"	55.47'	S 62°22'28" W	55.44'
C266	360.00'	07°58'58"	38.69'	S 58°19'49" W	38.68'
C267	480.00'	07°58'58"	55.47'	S 58°19'49" W	55.44'
C268	360.00'	07°58'58"	38.69'	S 58°09'09" W	38.68'

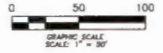
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# RIVERTOWN BLUFFS (Phase 2)

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



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

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

SHEET SIX (6) of ELEVEN (11) SHEETS

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

N(y): 2,076,877.50  
E(x): 448,271.54

S 89°12'54" E 609.78'

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

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L36	S 33°32'04" W	86.91'
L37	S 46°43'10" W	78.56'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	520.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C2	85.00	85°08'07"	162.86	S 09°11'20" E	144.67'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C25	128.00	85°08'07"	272.46	S 09°11'20" E	188.80'
C41	484.00	40°18'54"	344.49	S 58°30'11" W	237.44'
C42	68.00	85°08'07"	112.87	S 09°11'20" E	100.35'

CURVE TABLE FOR LOT & TRACT DATA

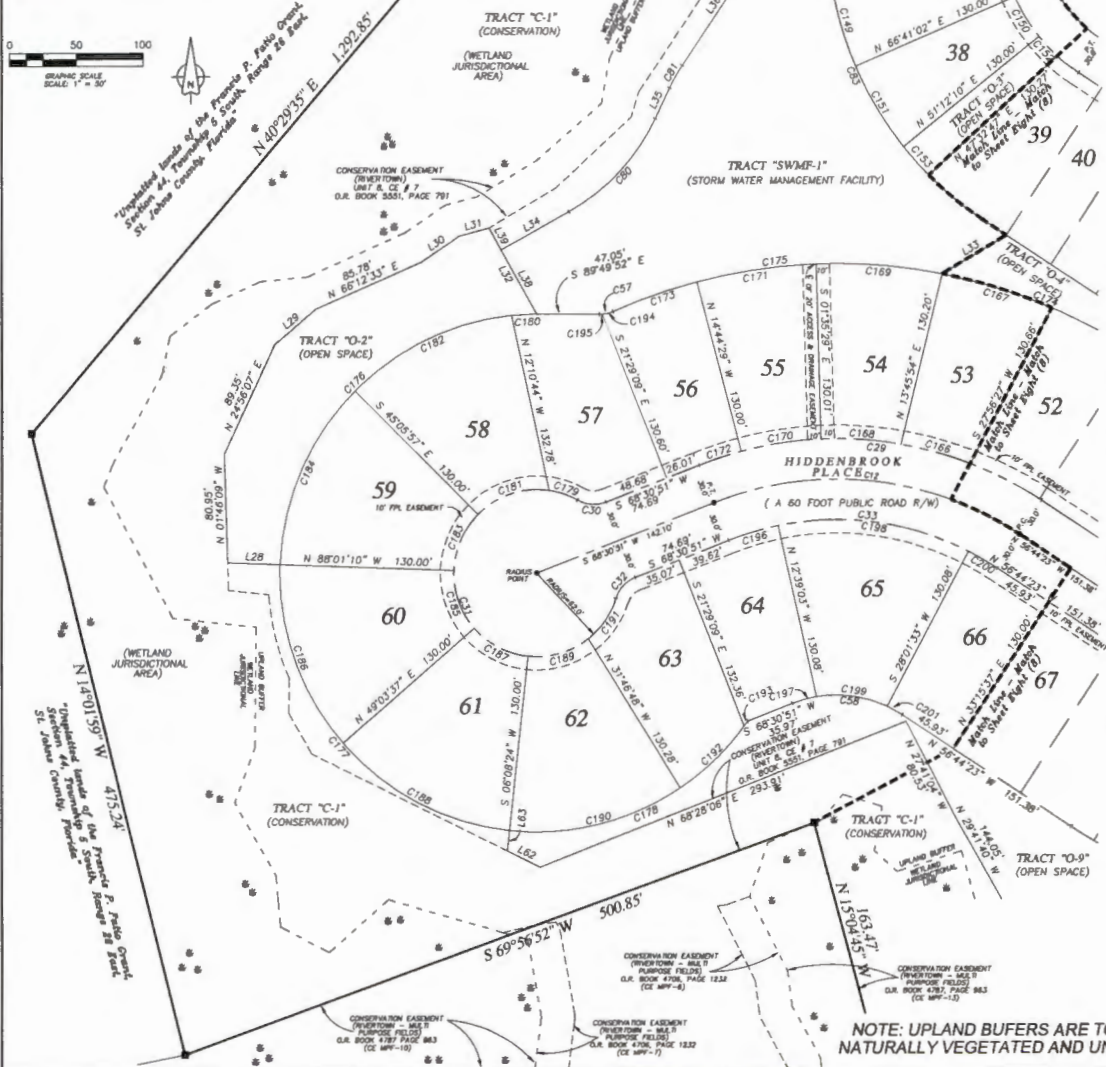
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C55	850.00	40°18'54"	478.07	S 58°30'11" W	328.50'
C82	254.00	30°37'37"	137.80	S 37°03'03" W	138.23'
C83	254.00	64°28'50"	280.35	S 24°20'58" E	275.27'
C128	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C129	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C130	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C131	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C132	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C133	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C134	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C135	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C136	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C137	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C138	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C139	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C140	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C141	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C142	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C143	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C144	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C145	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C146	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C147	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C148	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C149	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C150	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C151	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C152	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C153	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C154	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C155	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C156	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C157	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C158	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C159	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C160	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C161	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C162	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C163	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C164	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C165	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C166	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C167	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C168	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C169	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C170	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C171	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C172	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C173	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C174	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C175	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C176	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C177	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C178	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C179	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C180	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C181	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C182	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C183	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C184	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C185	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C186	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C187	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C188	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C189	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C190	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C191	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C192	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C193	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C194	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C195	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C196	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C197	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C198	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'
C199	680.00	40°18'54"	477.73	S 60°35'47" W	47.72'
C200	550.00	40°18'54"	346.68	S 58°30'11" W	238.10'

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# RIVERTOWN BLUFFS (Phase 2)

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 SEVEN (7) OF ELEVEN (11) SHEETS

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

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	188.00'	89°06'07"	162.88'	S 08°11'20" E	144.82'
C12	230.00'	54°44'48"	238.87'	N 8°25'48" W	228.89'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	128.00'	89°06'07"	122.46'	S 09°11'20" E	108.80'
C28	200.00'	54°44'48"	207.54'	N 8°08'48" W	207.48'
C30	138.00'	50°47'19"	137.18'	S 06°03'59" E	121.44'
C31	62.00'	281°34'38"	304.70'	S 21°29'09" E	78.39'
C32	35.00'	50°47'19"	34.18'	S 43°07'12" E	31.44'
C33	230.00'	54°44'48"	238.87'	N 8°25'48" W	228.89'

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C37	65.00'	27°59'23"	65.59'	N 78°02'48" W	62.78'
C38	60.00'	44°44'42"	65.59'	N 87°08'48" W	62.78'
C40	154.00'	30°33'00"	85.25'	N 43°03'34" E	84.03'
C41	134.00'	67°12'00"	137.25'	S 29°25'54" E	128.20'
C43	258.00'	64°28'50"	260.35'	S 24°29'58" E	235.22'
C46	128.00'	15°31'44"	34.89'	S 19°26'43" E	34.50'
C49	258.00'	15°31'12"	34.71'	S 30°58'41" E	34.60'
C150	128.00'	15°31'12"	34.71'	S 30°58'41" E	34.60'
C151	258.00'	15°31'12"	34.89'	S 31°01'03" E	34.62'
C152	128.00'	4°59'18"	33.88'	S 43°14'28" W	20.08'
C153	258.00'	6°17'57"	28.38'	S 41°55'17" E	28.35'
C156	280.00'	11°02'50"	53.88'	S 72°42'34" W	53.80'
C167	410.00'	17°02'40"	68.19'	N 72°00'54" E	68.03'
C168	280.00'	12°18'17"	59.97'	N 86°13'54" W	59.88'
C169	410.00'	17°02'53"	68.25'	N 85°59'45" E	68.11'
C170	280.00'	12°22'22"	60.47'	S 81°28'44" W	60.33'
C171	410.00'	12°37'12"	60.31'	S 81°34'07" W	60.13'
C172	280.00'	6°44'40"	57.66'	S 71°21'11" W	57.54'
C173	410.00'	6°14'58"	68.14'	S 70°30'14" W	68.02'
C174	410.00'	22°02'31"	138.36'	N 67°48'18" W	137.36'
C175	410.00'	30°26'48"	251.27'	S 83°34'22" E	249.33'
C176	182.00'	87°59'47"	264.88'	S 45°58'44" W	266.74'
C177	182.00'	85°50'26"	267.85'	S 40°58'54" E	261.50'
C178	182.00'	61°10'58"	203.03'	S 52°05'05" E	195.42'
C179	62.00'	20°38'43"	22.34'	N 71°01'12" W	22.22'
C180	182.00'	23°23'27"	18.81'	S 87°11'48" W	18.62'
C181	62.00'	53°45'23"	58.17'	S 71°48'45" W	56.08'
C182	182.00'	39°30'57"	132.42'	S 64°39'33" W	129.81'
C183	62.00'	42°55'13"	68.44'	S 73°28'52" W	68.37'
C184	182.00'	42°55'13"	143.83'	S 22°28'27" W	140.48'
C185	62.00'	42°55'13"	68.44'	S 19°28'48" E	68.37'
C186	182.00'	42°55'13"	143.83'	S 82°23'59" W	140.48'
C187	62.00'	42°55'13"	68.44'	S 19°28'48" E	68.37'
C188	182.00'	42°55'13"	143.83'	S 82°23'59" W	140.48'
C189	62.00'	44°55'23"	68.20'	N 75°02'13" E	68.09'
C190	182.00'	40°03'12"	134.22'	N 76°08'48" E	131.50'
C191	62.00'	32°36'20"	58.88'	N 34°30'59" E	57.15'
C192	182.00'	18°48'57"	68.46'	N 46°10'14" E	68.13'
C193	182.00'	17°17'50"	4.38'	N 35°38'20" E	4.35'
C194	62.00'	18°52'42"	6.74'	N 72°27'00" E	6.70'
C195	62.00'	3°08'16"	2.23'	N 67°26'59" E	2.23'
C196	220.00'	10°08'31"	38.84'	S 73°35'07" W	38.89'
C197	68.00'	12°03'53"	18.80'	S 74°31'44" W	18.88'
C198	220.00'	38°03'42"	146.15'	N 82°18'48" W	143.47'
C199	60.00'	34°18'50"	55.85'	N 82°18'48" W	53.05'
C200	220.00'	4°35'19"	25.17'	N 65°00'30" W	25.11'
C201	60.00'	8°25'58"	13.25'	N 60°57'22" W	13.23'

LINE TABLE FOR LOT & TRACT DATA

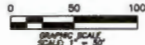
LINE	BEARING	DISTANCE
L28	S 88°01'10" W	130.00'
L29	N 85°12'33" E	85.78'
L30	N 85°12'33" E	34.56'
L31	N 74°35'21" E	23.02'
L32	S 29°25'54" E	71.45'
L33	N 59°14'10" E	53.85'
L34	N 87°53'04" W	58.00'
L35	S 25°18'04" W	25.34'
L36	S 33°33'04" W	89.81'
L37	S 44°43'10" W	76.58'
L38	N 20°07'50" W	24.82'
L39	N 28°07'56" W	18.63'
L40	N 83°43'41" W	22.51'
L43	S 06°08'24" W	15.13'

NOTE: UPLAND BUFFERS ARE TO REMAIN  
NATURALLY VEGETATED AND UNDISTURBED

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# RIVERTOWN BLUFFS (Phase 2)

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.



NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

SHEET EIGHT (8) OF ELEVEN (11) SHEETS

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

### LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
L2	S 39°10'00" W	33.00'
L3	S 82°18'00" W	76.39'
L11	N 81°27'30" W	38.40'

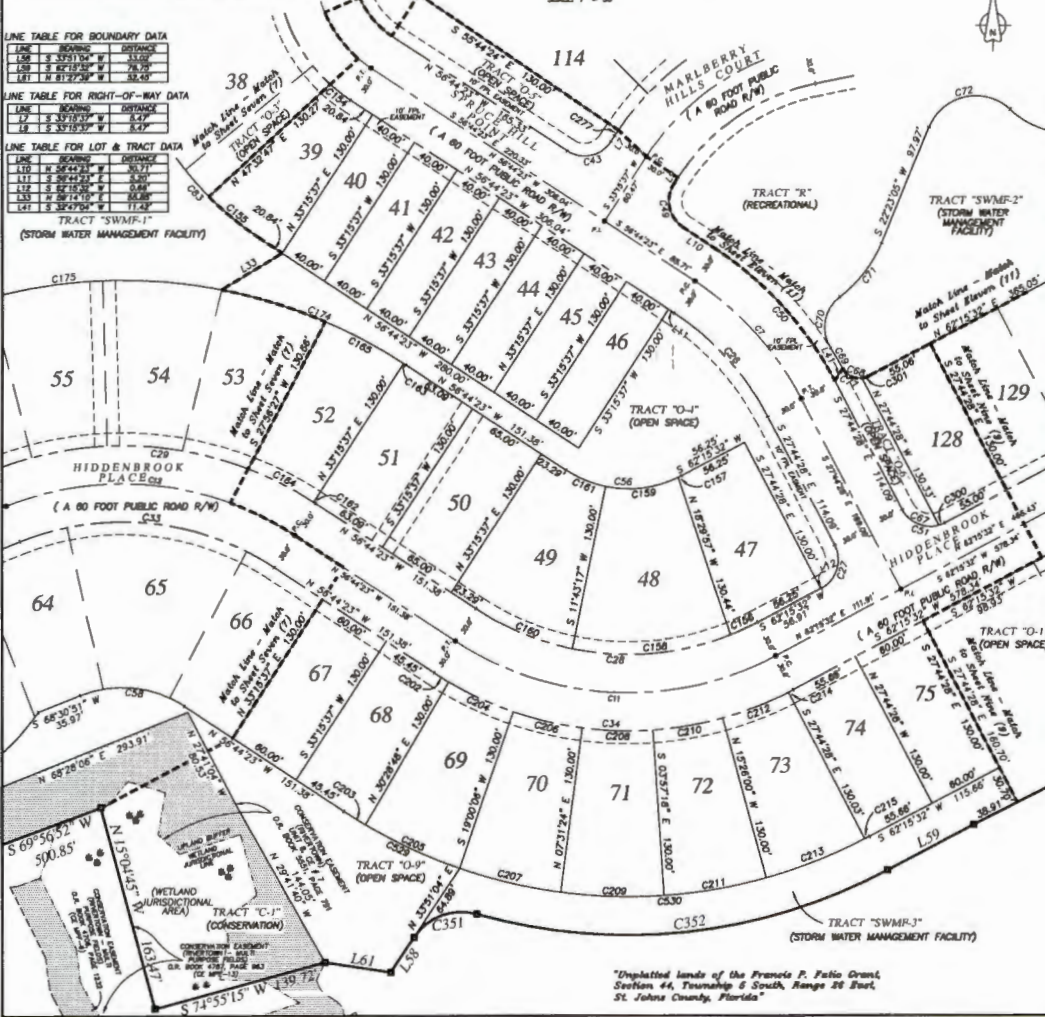
### LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L11	N 81°27'30" W	38.40'
L12	S 82°18'00" W	76.39'
L13	N 81°27'30" W	38.40'

### LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L10	N 81°27'30" W	38.40'
L11	N 81°27'30" W	38.40'
L12	S 82°18'00" W	76.39'
L13	N 81°27'30" W	38.40'
L14	S 39°10'00" W	33.00'

TRACT "SWMF-1" (STORM WATER MANAGEMENT FACILITY)



### CURVE TABLE FOR BOUNDARY DATA

CURVE	MARKS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C27	205.00'	88.800°	128.53'	S 87°12'30" E	128.53'
C28	440.00'	47.944°	334.87'	S 84°10'48" W	334.87'

### CURVE TABLE FOR CENTERLINE DATA

CURVE	MARKS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	205.00'	88.800°	128.53'	S 87°12'30" E	128.53'
C12	205.00'	84.444°	238.87'	N 84°08'48" W	238.87'

### CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	MARKS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C18	205.00'	47.944°	234.87'	S 84°10'48" E	234.87'
C19	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C20	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C21	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C22	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C23	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C24	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C25	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C26	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C27	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C28	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C29	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C30	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'
C31	205.00'	47.944°	234.87'	S 84°10'48" W	234.87'

### CURVE TABLE FOR LOT & TRACT DATA

CURVE	MARKS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C32	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C33	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C34	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C35	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C36	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C37	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C38	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C39	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C40	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C41	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C42	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C43	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C44	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C45	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C46	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C47	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C48	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C49	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C50	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C51	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C52	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C53	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C54	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C55	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C56	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C57	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C58	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C59	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C60	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C61	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C62	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C63	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C64	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C65	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C66	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C67	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C68	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C69	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C70	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C71	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C72	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C73	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C74	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C75	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C76	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C77	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C78	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C79	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C80	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C81	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C82	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C83	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C84	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C85	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C86	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C87	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C88	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C89	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C90	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C91	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C92	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C93	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C94	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C95	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C96	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C97	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C98	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C99	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'
C100	80.00'	88.800°	111.20'	N 87°12'30" E	111.20'

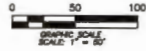
\*Displaced lands of the Francis P. Fato Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida.

Prepared by  
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# RIVERTOWN BLUFFS (Phase 2)

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

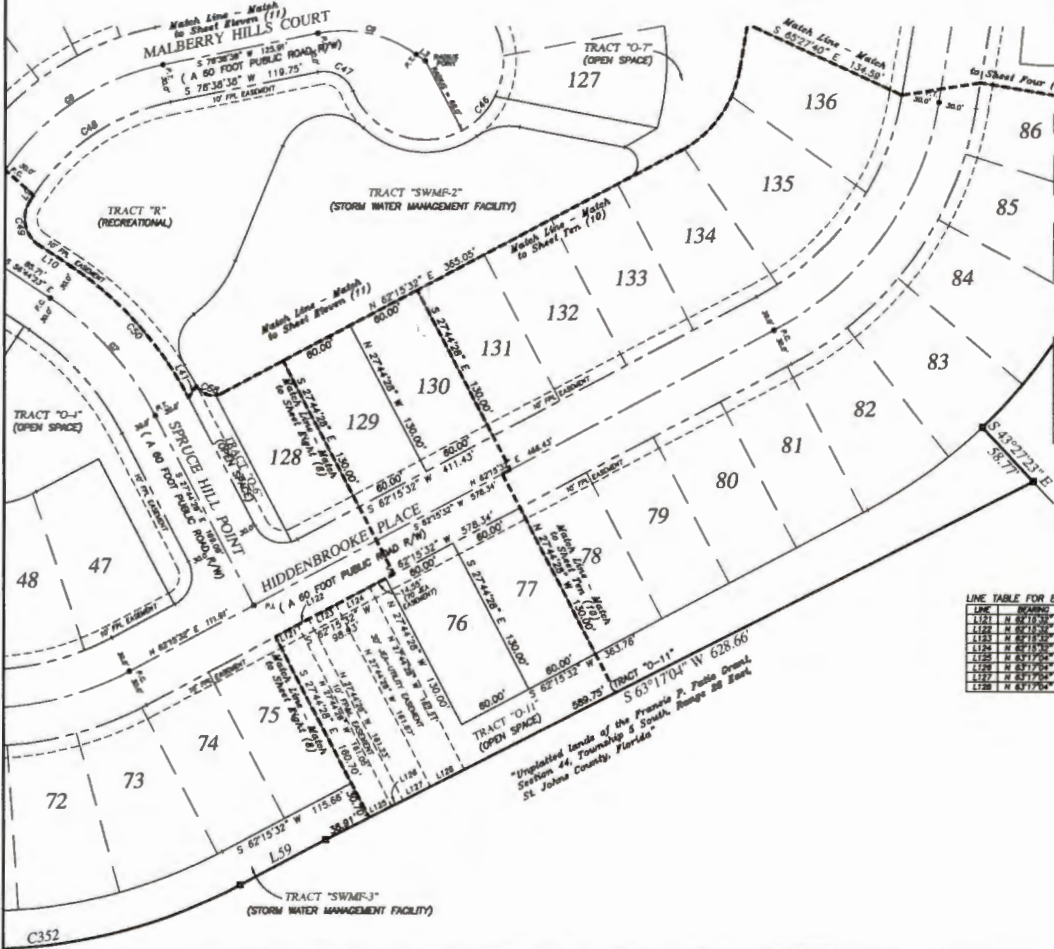


NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

SHEET NINE (9) of ELEVEN (11) SHEETS

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



CURVE TABLE FOR BOUNDARY DATA

CURVE	ANGLE	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C85	445.00°	43.3410°	334.57'	S 81°28'13" W	338.57'

CURVE TABLE FOR CENTERLINE DATA

CURVE	ANGLE	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C81	200.00°	89.9310°	138.20'	S 25°12'04" W	133.10'
C82	200.00°	89.9310°	138.20'	S 25°12'04" W	133.10'
C83	100.00°	49.9655°	69.10'	N 77°44'38" W	70.56'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	ANGLE	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C48	81.84°	337.4620°	807.20'	N 30°28'11" W	108.43'
C49	26.00°	78.1130°	144.41'	N 81°04'04" W	11.74'
C46	170.00°	89.9310°	138.20'	S 25°12'04" W	133.10'
C47	26.00°	78.1130°	144.41'	N 81°04'04" W	11.74'
C45	200.00°	89.9310°	138.20'	S 25°12'04" W	133.10'

CURVE TABLE FOR LOT & TRACT DATA

CURVE	ANGLE	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C86	81.84°	337.4620°	117.30'	S 31°17'04" W	112.63'
C87	15.00°	89.9310°	138.20'	S 25°12'04" W	133.10'
C88	200.00°	89.9310°	138.20'	S 25°12'04" W	133.10'
C89	200.00°	89.9310°	138.20'	S 25°12'04" W	133.10'
C90	200.00°	89.9310°	138.20'	S 25°12'04" W	133.10'
C91	170.00°	89.9310°	138.20'	S 25°12'04" W	133.10'
C92	48.00°	112.2030°	27.11'	S 77°28'28" W	80.71'
C93	21.00°	107.4060°	54.22'	N 80°08'11" W	80.68'
C94	48.00°	112.2030°	27.11'	S 77°28'28" W	80.71'
C95	21.00°	107.4060°	54.22'	N 80°08'11" W	80.68'
C96	13.00°	121.8090°	28.10'	N 87°08'11" W	28.20'
C97	21.00°	107.4060°	54.22'	N 80°08'11" W	80.68'

LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
L88	N 62°15'32" W	76.50'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L3	N 54°28'33" W	8.89'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L10	N 33°18'37" W	6.47'
L19	N 84°44'53" W	20.71'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L121	N 62°15'32" W	30.00'
L122	N 62°15'32" W	10.00'
L123	N 62°15'32" W	25.00'
L124	N 62°15'32" W	30.00'
L125	N 62°15'32" W	30.00'
L126	N 62°15'32" W	10.00'
L127	N 62°15'32" W	25.00'
L128	N 62°15'32" W	30.00'

LINE TABLE FOR LOT & TRACT DATA

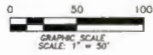
LINE	BEARING	DISTANCE
L101	S 32°43'04" W	11.20'
L104	S 10°28'50" W	38.40'

Prepared by:  
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# RIVERTOWN BLUFFS (Phase 2)

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.

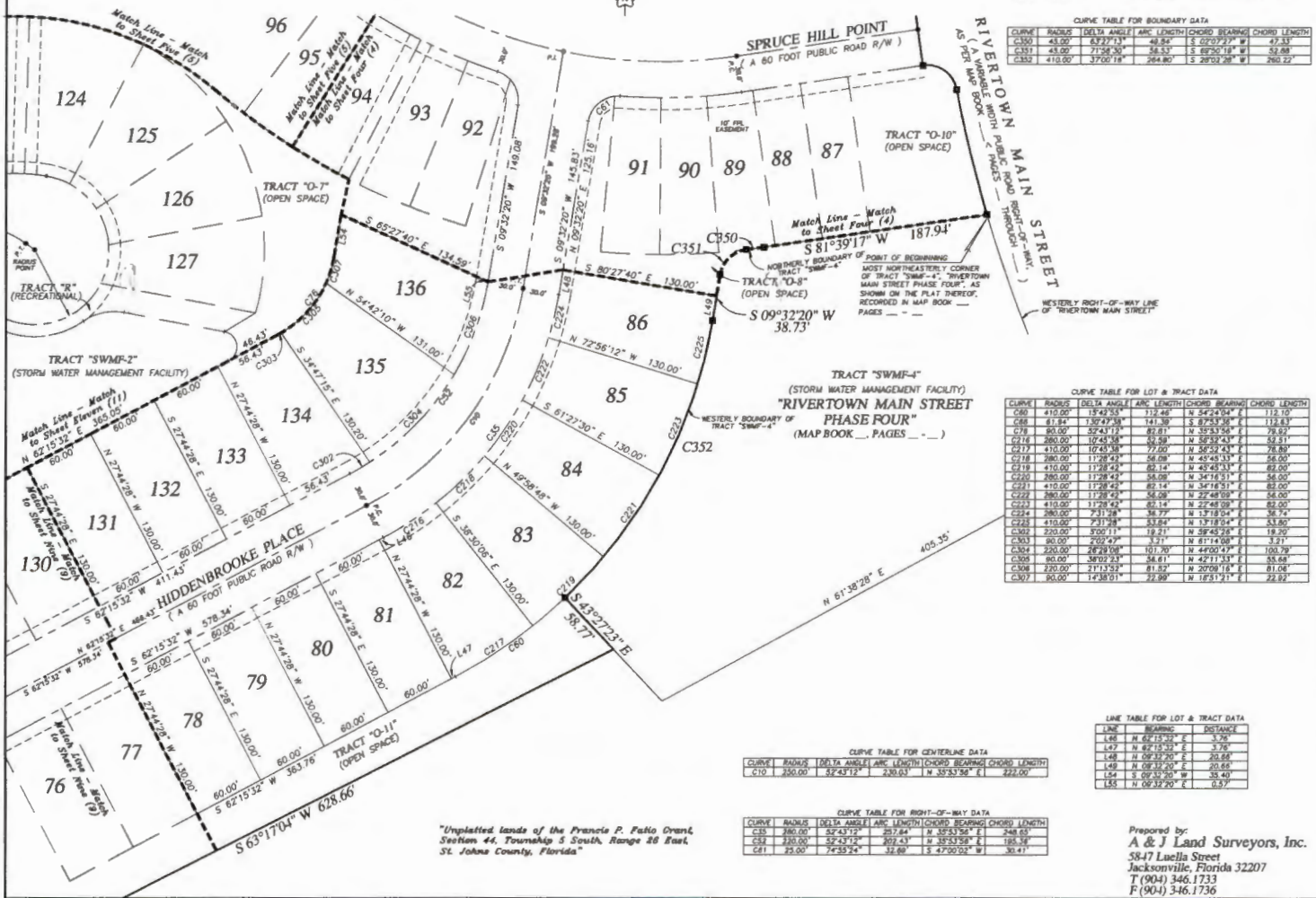


NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

SHEET TEN (10) of ELEVEN (11) SHEETS

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



CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C350	45.00	63°27'11"	48.84	S 07°27'27" W	47.33
C351	45.00	71°56'50"	58.57	S 05°20'18" W	55.88
C352	410.00	37°00'18"	284.80	S 20°28'28" W	286.22

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C80	410.00	13°42'53"	112.48	N 54°24'04" E	112.10
C81	81.14	130°07'38"	141.30	S 87°43'56" E	113.83
C78	80.00	52°43'17"	82.81	N 35°33'56" E	78.82
C76	280.00	10°43'08"	52.58	N 85°39'43" E	52.31
C71A	410.00	10°43'08"	77.00	N 50°51'43" E	76.89
C71B	280.00	11°28'43"	58.08	N 40°48'33" E	58.00
C71C	410.00	11°28'43"	80.14	N 42°48'23" E	80.00
C22	780.00	11°28'43"	58.08	N 34°18'51" E	58.00
C23	410.00	11°28'43"	82.14	N 34°18'51" E	82.00
C24	280.00	11°28'43"	58.08	N 22°48'09" E	58.00
C25	410.00	11°28'43"	82.14	N 22°48'09" E	82.00
C26	280.00	7°31'28"	38.77	N 13°18'04" E	38.74
C27	410.00	7°31'28"	53.84	N 13°18'04" E	53.80
C30	200.00	30°01'11"	18.21	N 38°45'28" E	18.20
C31	410.00	20°27'47"	13.71	N 81°14'08" E	13.71
C34	200.00	28°29'00"	101.70	N 40°00'47" E	100.78
C38	80.00	38°02'23"	58.81	N 42°11'33" E	55.88
C38	200.00	11°13'52"	81.82	N 20°09'18" E	81.04
C37	80.00	12°58'01"	62.99	N 18°12'21" E	62.92

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L46	N 62°15'52" E	3.76
L47	N 62°15'52" E	3.76
L48	N 62°15'52" E	20.68
L49	N 62°15'52" E	20.68
L54	S 62°33'20" W	35.40
L55	N 62°32'20" E	0.37

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	250.00	52°43'12"	230.03	N 35°33'56" E	222.00

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C15	280.00	52°43'12"	257.84	N 35°33'56" E	248.60
C14	200.00	52°43'12"	189.33	N 35°33'56" E	180.50
C11	25.00	74°55'24"	32.80	S 47°20'05" W	30.41

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

Prepared by:  
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# RIVERTOWN BLUFFS (Phase 2)

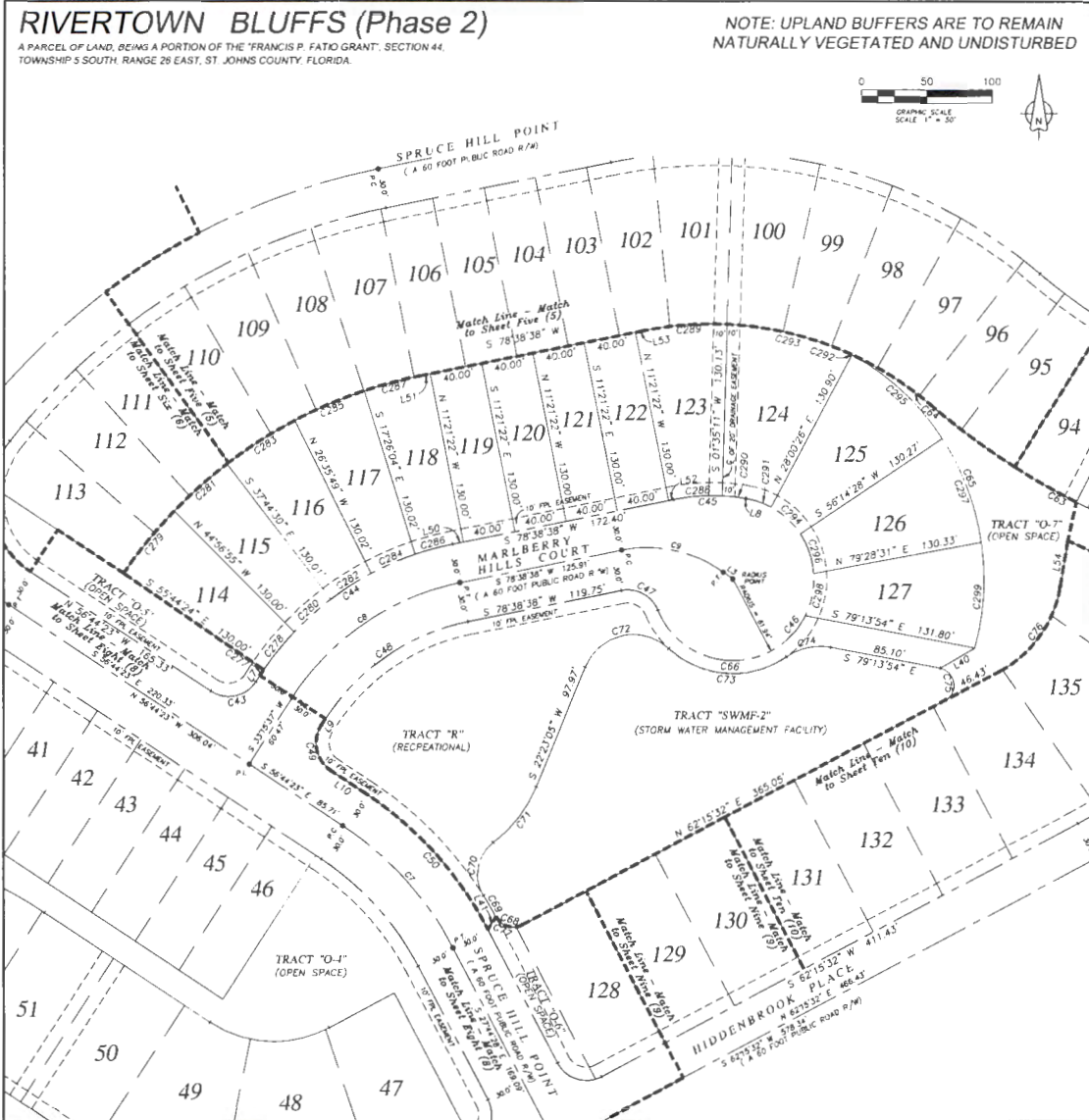
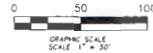
A PARCEL OF LAND, BEING A PORTION OF THE 'FRANCIS P. FATO GRANT', SECTION 44, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

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

SHEET ELEVEN (11) of ELEVEN (11) SHEETS

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



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C*	250.00	28°59'55"	126.53	N 42°14'28" W	125.18
C8	200.00	45°23'01"	158.42	S 55°57'07" W	154.31
C9	100.00	49°52'49"	81.92	N 79°24'58" W	79.58

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C43	25.00	90°00'00"	39.27	N 26°15'37" E	33.36
C44	250.00	49°52'01"	182.18	S 55°57'07" W	173.66
C45	150.00	21°01'40"	55.06	S 89°09'37" W	54.75
C46	81.94	43°49'48"	237.09	N 46°58'18" E	108.43
C47	25.00	90°00'00"	39.27	N 26°15'37" E	33.36
C48	170.00	45°23'01"	134.66	S 55°57'07" W	131.16
C49	25.00	90°00'00"	39.27	N 26°15'37" E	33.36
C50	280.00	28°59'55"	141.71	N 42°14'28" W	140.21

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C63	580.00	23°38'27"	239.31	S 61°20'37" E	237.62
C64	281.00	15°40'09"	71.80	N 57°45'54" W	70.18
C65	191.88	72°13'16"	281.36	N 67°56'23" W	242.02
C66	81.94	130°47'58"	141.39	N 87°33'36" E	112.83
C67	11.00	88°53'23"	23.77	S 71°54'29" E	23.02
C68	292.00	342°40"	18.78	N 30°42'27" W	18.78
C70	30.00	89°58'41"	45.00	S 10°24'34" W	40.80
C71	100.00	39°59'49"	182.18	N 47°52'59" E	173.66
C72	40.00	110°28'59"	77.11	S 36°34" E	65.71
C73	71.94	72°13'16"	97.94	S 89°55'54" E	80.08
C74	45.00	45°57'57"	15.71	S 70°02'07" E	36.78
C75	13.00	141°29'28"	32.10	N 08°29'17" W	24.55
C76	80.00	52°43'17"	82.81	N 35°53'56" E	79.92
C77	18.00	69°10'04"	18.32	S 48°40'37" E	17.22
C77*	230.00	118°37"	5.26	S 39°54'56" W	5.26
C78	380.00	948°44"	61.44	S 39°25'51" W	61.37
C79	380.00	90°21'11"	37.55	S 48°37'14" W	37.50
C81	350.00	83°44'41"	38.72	N 57°50'50" W	36.18
C82	380.00	94°20'20"	61.51	S 57°42'10" W	61.42
C84	250.00	91°02'58"	36.82	S 69°44'25" W	36.78
C85	380.00	81°10'13"	57.62	S 61°17'22" W	57.56
C86	230.00	718°58"	29.77	N 34°38'08" W	29.35
C87	360.00	62°05'09"	41.61	S 70°12'54" W	41.15
C88	150.00	147°22'00"	37.19	S 85°44'48" W	37.10
C89	150.00	145°02'00"	65.69	S 85°19'42" W	64.03
C90	150.00	64°02'00"	17.86	N 83°44'19" W	17.85
C91	61.94	182°6'21"	19.83	N 71°06'24" W	19.85
C92	193.92	0°01'11"	0.35	N 61°53'06" W	0.35
C93	260.00	21°42'17"	88.49	N 76°28'08" W	93.91
C94	81.94	28°11'35"	30.51	N 47°46'25" W	30.20
C95	193.92	0°01'11"	84.85	N 47°28'07" W	93.91
C96	81.94	29°30'13"	32.25	N 18°44'31" W	31.80
C97	193.92	2°58'38"	85.01	N 20°57'55" W	84.33
C98	81.94	30°51'01"	33.01	N 11°24'55" E	32.62
C99	193.92	23°38'40"	81.75	N 63°34'55" E	80.36

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L3	N 54°28'33" W	6.80

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L4	S 33°15'37" W	5.47
L8	S 80°19'36" E	1.12
L9	S 23°19'57" W	5.49
L10	N 58°44'23" W	30.71

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L40	N 59°37'52" E	30.40
L41	S 1°47'04" W	11.42
L50	N 78°38'38" E	6.59
L51	N 78°38'38" E	6.59
L52	S 78°38'38" W	6.57
L53	S 78°38'38" W	6.57
L54	S 09°32'20" W	35.40

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