

RESOLUTION NO. 2023- 289  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
RIVERTOWN MAIN STREET – PHASE FOUR.

WHEREAS, MATTAMY JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RIVERS EDGE III CDD, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Rivertown Main Street – Phase Four.

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 \$1,729,100.35 has been filed with the Clerk’s office.

**Section 3.** A Required Improvements Bond in the amount of \$1,364,046.15 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.

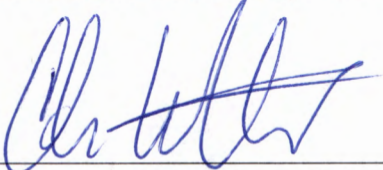
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

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 - PARCEL "6"**  
RIVERTOWN MAIN STREET - PHASE FOUR  
PARCEL "6"

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 REFERENCE, COMMENCE AT THE MOST NORTHWESTERLY CORNER OF "RIVERTOWN MAIN STREET" (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "RIVERTOWN MAIN STREET", AS RECORDED IN MAP BOOK 112, PAGES 63 THROUGH 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "RIVERTOWN MAIN STREET" THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1. RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 117°02" TO THE LEFT, AN ARC DISTANCE OF 142.31 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°27" EAST, 142.38 FEET;  
COURSE No. 2. RUN THENCE, SOUTH 71°52" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 47.47 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN THENCE, THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

COURSE No. 3. RUN THENCE, SOUTH 71°52" EAST, CONTINUING ALONG THE ADDRESS NORTHERLY RIGHT-OF-WAY LINE OF SAID "RIVERTOWN MAIN STREET", A DISTANCE OF 228.58 FEET, TO A POINT;  
COURSE No. 4. RUN THENCE, NORTH 80°42" EAST, DEPARTING FROM THE ADDRESS RIGHT-OF-WAY LINE, A DISTANCE OF 30.14 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 5. RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 149°32" TO THE LEFT, AN ARC DISTANCE OF 10.32 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°23" EAST, 10.39 FEET;

COURSE No. 6. RUN THENCE, NORTH 82°23" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 28.80 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING EASTWARD;

COURSE No. 7. RUN THENCE, EASTWARD, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 267°42" TO THE RIGHT, AN ARC DISTANCE OF 45.33 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°07" EAST, 45.88 FEET;

COURSE No. 8. RUN THENCE, SOUTH 82°07" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 4.75 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 9. RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°02" TO THE LEFT, AN ARC DISTANCE OF 12.80 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°02" EAST, 12.72 FEET;

COURSE No. 10. RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 110°24" TO THE LEFT, AN ARC DISTANCE OF 187.18 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°27" WEST, 183.84 FEET;

COURSE No. 11. RUN THENCE, NORTH 82°27" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 21.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 12. RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 87°12" TO THE RIGHT, AN ARC DISTANCE OF 76.57 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°42" WEST, 72.08 FEET;

COURSE No. 13. RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 128°29" TO THE LEFT, AN ARC DISTANCE OF 141.20 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°04" WEST, 133.48 FEET;

COURSE No. 14. RUN THENCE, SOUTH 47°04" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1.87 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 15. RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 43°27" TO THE RIGHT, AN ARC DISTANCE OF 48.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°07" WEST, 48.34 FEET;

COURSE No. 16. RUN THENCE, SOUTH 82°07" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 10.21 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 17. RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 274°28" TO THE LEFT, AN ARC DISTANCE OF 33.88 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°07" WEST, 33.84 FEET;

COURSE No. 18. RUN THENCE, SOUTH 82°07" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 16.14 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 19. RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 274°28" TO THE LEFT, AN ARC DISTANCE OF 27.88 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°07" WEST, 28.00 FEET;

COURSE No. 20. RUN THENCE, SOUTH 82°07" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 33.87 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 21. RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 85°73" TO THE LEFT, AN ARC DISTANCE OF 33.37 FEET, TO A POINT; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°38" EAST, 28.58 FEET;

COURSE No. 22. RUN THENCE, SOUTH 12°38" WEST, A DISTANCE OF 38.88 FEET, TO A POINT ON THE ADDRESS NORTHERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET", AS RECORDED IN MAP BOOK 112, PAGES 63 THROUGH 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 61,572 SQUARE FEET, OR 1.41 ACRES, MORE OR LESS, IN AREA

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("MATTAMY"), AND RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES (TOWERS EDGE COOL WITH "MATTAMY" AND "RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT", SOMETIMES COLLECTIVELY REFERRED TO AS THE "TOWERS"), ARE THE LAWFUL OWNERS OF THE LOTS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "RIVERTOWN MAIN STREET-PHASE FOUR", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT-OF-WAY DESIGNATED ON THIS PLAT AS "RIVERTOWN MAIN STREET" IS HEREBY IRREVOCABLY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE ROAD RIGHT-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON, THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE NON-EXCLUSIVE RIGHT AND EASEMENT TO DRAIN STORMWATER FROM THE "RIVERTOWN MAIN STREET" ROAD RIGHT-OF-WAY INTO TRACTS "2M-1A", "2M-1B", "2M-1C", "2M-1D", "2M-1E" AND "2M-1F" (STORM WATER MANAGEMENT FACILITIES), SUBJECT TO THE RIGHTS AND OWNERSHIP OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, SET FORTH IN THE PARAGRAPHS BELOW.

TRACTS "2M-1", "2M-2", "2M-3", AND "2M-4" (OPEN SPACES, TOGETHER WITH TRACTS "2M-1A", "2M-1B", "2M-1C", "2M-1D", "2M-1E" AND "2M-1F" (STORM WATER MANAGEMENT FACILITIES), TOGETHER WITH TRACT "C" (CONSERVATION), AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, EXCEPT AS HEREAFTER PROVIDED, THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE III 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, DITCHES, DRALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HEREAFTER PROVIDED.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNERS, ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER RELIANT ON THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS PROVIDED HEREON, 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 THIS PLAT.

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 NON-EXCLUSIVE USE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF 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 PLAT AND DEDICATION TO BE EXECUTED BY ITS SILENT ELECTED OFFICER ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

MATTAMY JACKSONVILLE LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESSES: BY CLYFFORD L. HELSON, VICE PRESIDENT, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESSES: TYPE OR PRINT NAME

NOTARY FOR MATTAMY JACKSONVILLE LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023 BY CLYFFORD L. HELSON, VICE PRESIDENT OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_  
PERSONALLY KNOWN \_\_\_\_\_ OR HAS PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

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

SHEET TWO (2) OF SIX (6) SHEETS  
SEE SHEET THREE (3) FOR LEGEND,  
GENERAL NOTES, ABBREVIATIONS,  
PLAT TITLE LETTER COMMENTS AND KEY MAP

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

WITNESS: BY D.J. SMITH, CHAIRMAN, RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT, SUCCESSION BY MERGER WITH THE MAIN STREET COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED BY CHAPTER 190, FLORIDA STATUTES BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3271, PAGE 1301 AND NOTICE OF MERGER RECORDED IN OFFICIAL RECORDS BOOK 3473, PAGE 1848, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTARY FOR RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT  
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT  
STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023 BY D.J. SMITH, CHAIRMAN OF THE RIVERS EDGE III COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME AND WHO HAS TAKEN AN OATH ON BEHALF OF THE COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

TYPE OR PRINT NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_  
PERSONALLY KNOWN \_\_\_\_\_ OR HAS PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

Prepared by  
A & J Land Surveyors, Inc.  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346-1733  
F (904) 346-1736

# RIVERTOWN MAIN STREET - PHASE FOUR

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

### ABBREVIATIONS USED IN THIS PLAT

ADMN	ADJUSTMENT	ADMN	ADJUSTMENT
PERM	PERMANENT	PERM	PERMANENT
CONTR	CONCRETE	CONTR	CONCRETE
MON	MONUMENT	MON	MONUMENT
L.D.	LEASED BUSINESS	L.D.	LEASED BUSINESS
PLS	PROFESSIONAL LAND SURVEYOR	PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER	PSM	PROFESSIONAL SURVEYOR AND MAPPER
R.	RANGE	R.	RANGE
D.	DELTA/CENTRAL ANGLE/	D.	DELTA/CENTRAL ANGLE/
REL	REL. IDENTITY	REL	REL. IDENTITY
L.B.	LOAD BEARING	L.B.	LOAD BEARING
CPD	CHORD DISTANCE	CPD	CHORD DISTANCE
PI	POINT OF INTERSECTION	PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE	PC	POINT OF CURVATURE
PIC	POINT OF TANGENCY	PIC	POINT OF TANGENCY
POC	POINT ON CURVE	POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE	PRC	POINT OF REVERSE CURVATURE
PRC	POINT OF REVERSE CURVATURE	PRC	POINT OF REVERSE CURVATURE
RP	RANGE POINT	RP	RANGE POINT
TWP	TOWNSHIP	TWP	TOWNSHIP
RNG	RANGE	RNG	RANGE
W	WEST	W	WEST
N	NORTH	N	NORTH
S	SOUTH	S	SOUTH
GR	GRAVELLED CURVE TABLE	GR	GRAVELLED CURVE TABLE
L2S	FAULIATED LINE TABLE	L2S	FAULIATED LINE TABLE
RYN	RIGHT OF WAY	RYN	RIGHT OF WAY
DOT	DEPARTMENT OF TRANSPORTATION	DOT	DEPARTMENT OF TRANSPORTATION
E	CENTERLINE	E	CENTERLINE
MD	MAP BOOK	MD	MAP BOOK
FB	FLAT BOOK	FB	FLAT BOOK
TR	TRAIL	TR	TRAIL
EA-E	ELECTRIC CABLE	EA-E	ELECTRIC CABLE
EA-EE	ELECTRIC CABLE	EA-EE	ELECTRIC CABLE
FL & L	FLORIDA POWER & LIGHT	FL & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT	ESMT	EASEMENT
SRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT	SRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

### LEGENDS USED IN THIS PLAT

LEGEND

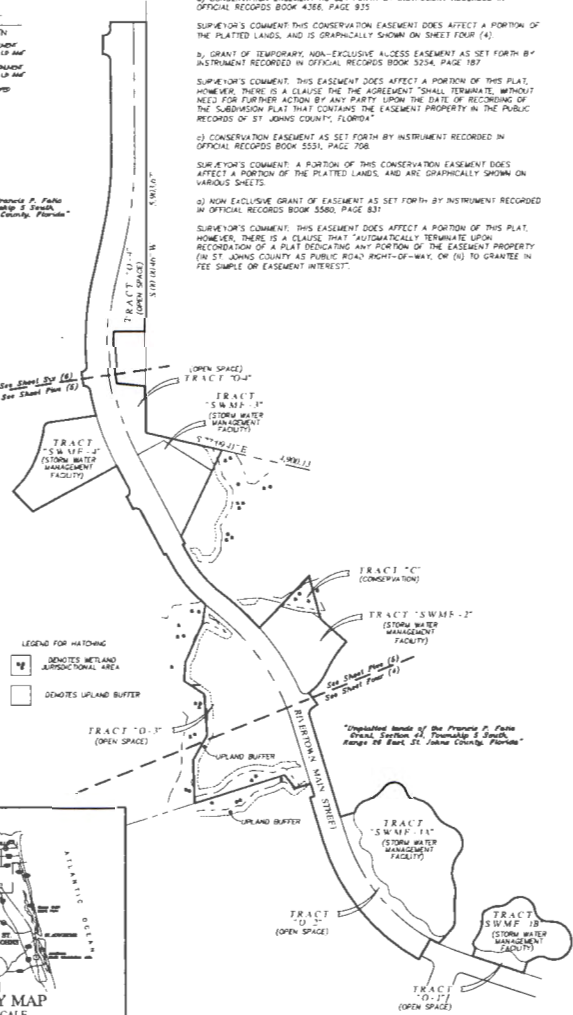
SET P. F. CONCRETE MONUMENT WITH 1/2" STAINLESS STEEL 1/2" DIA

SET P. F. CONCRETE MONUMENT WITH 1/2" STAINLESS STEEL 1/2" DIA

SET P. F. CONCRETE MONUMENT WITH 1/2" STAINLESS STEEL 1/2" DIA

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

- ### GENERAL NOTES
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA STATE PLANE COORDINATES NORTH AMERICAN DATUM 1983 (FPOD) FLORIDA EAST ZONE. (CONC. BOLL. U.S. FEET AS NOTED BELOW FOR THE NORTHEAST MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT" AS DESCRIBED AND RECORDED IN THAT INSTRUMENT DEED TO WHITNEY RIVERTOWN, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 3865, PAGE 1814 AT 17' 50" OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS IN PFD 24-1.
  - 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.
  - 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
  - 5) THERE MAY BE ADDITIONAL RESERVATIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
  - 6) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983 (FPOD) FLORIDA EAST ZONE U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR AS-BUILT PURPOSES ONLY. BY THE ST. JOHNS COUNTY GIS DEPARTMENT ANY OTHER USE, BEASIT THAT WHICH IS STATED HEREON IS THE RESPONSIBILITY OF THE PARTIES) UTILIZING THESE COORDINATES FOR THEIR NON-INTENDED USE.
  - 7) THE ST. JOHNS COUNTY GPS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
    - (a) CONTROL POINT "2117" WITH A PUBLISHED COORDINATE VALUE OF N=23,048,877.0111 AND E=455,788,874.717
    - (b) CONTROL POINT "2114" WITH A PUBLISHED COORDINATE VALUE OF N=23,048,870.54399 AND E=455,728,338.248



SURVEYOR'S COMMENTS REGARDING THE FREELTY NATIONAL TITLE INSURANCE COMPANY PLAT PROPERTY INFORMATION REPORT DATED SEPTEMBER 14, 2022.

1) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4366, PAGE 935.

SURVEYOR'S COMMENT: THIS CONSERVATION EASEMENT DOES AFFECT A PORTION OF THE PLATTED LANDS, AND IS GRAPHICALLY SHOWN ON SHEET FOUR (4).

2) GRANT OF TEMPORARY, NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3234, PAGE 187.

SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT A PORTION OF THIS PLAT, HOWEVER, THERE IS A CLAUSE IN THE AGREEMENT "SHALL TERMINATE, WITHOUT NEED FOR FURTHER ACTION BY ANY PARTY UPON THE DATE OF RECORDING OF THE SUBDIVISION PLAT THAT CONTAINS THE EASEMENT PROPERTY IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA."

3) CONSERVATION EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5531, PAGE 758.

SURVEYOR'S COMMENT: THIS CONSERVATION EASEMENT DOES AFFECT A PORTION OF THE PLATTED LANDS, AND ARE GRAPHICALLY SHOWN ON VARIOUS SHEETS.

4) NON-EXCLUSIVE GRANT OF EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5580, PAGE 831.

SURVEYOR'S COMMENT: THIS EASEMENT DOES AFFECT A PORTION OF THIS PLAT, HOWEVER, THERE IS A CLAUSE THAT "AUTOMATICALLY TERMINATE UPON RECORDED OF A PLAT DEDICATING ANY PORTION OF THE EASEMENT PROPERTY (IN ST. JOHNS COUNTY AS PUBLIC ROAD) RIGHT-OF-WAY, OR (5) TO GRANTEE IN FEE SIMPLE OR EASEMENT INTEREST."



### CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLES IN FORM WITH THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: BRANDON J. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN MAIN STREET-PHASE FOUR" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

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

### SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOCS HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLES WITH ALL THE SURVEY REQUIREMENTS FOR CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

BY: JONATHAN B. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
LICENSE NO. 4650

### CERTIFICATE OF APPROVAL-GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN MAIN STREET-PHASE FOUR" HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
GROWTH MANAGEMENT DEPARTMENT

### CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DONALD A. BRADSHAW, COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 5513

### CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN MAIN STREET-PHASE FOUR", HAS BEEN EXAMINED AND APPROVED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

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

# RIVERTOWN MAIN STREET - PHASE FOUR

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.

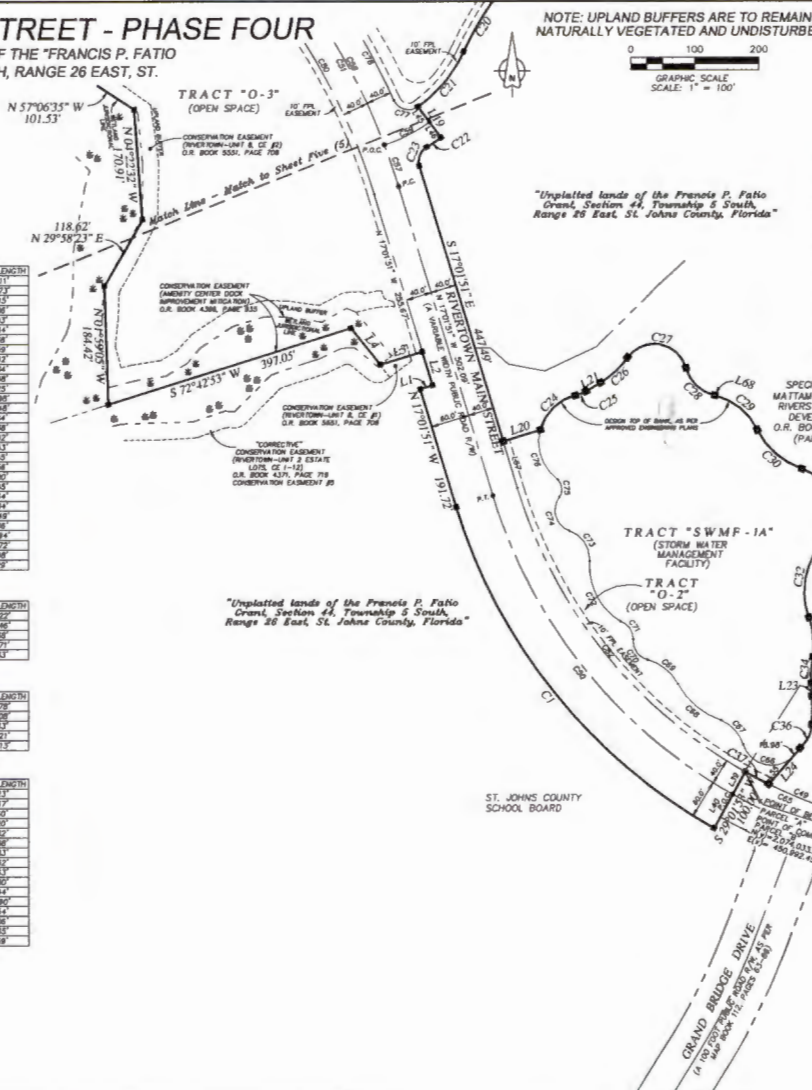
NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

SHEET FOUR (4) of SIX (6) SHEETS

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

- LEGEND FOR HATCHING
- DENOTES METLAND JURISDICTIONAL AREA
  - DENOTES UPLAND BUFFER



**CURVE TABLE FOR PLAT BOUNDARY**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00	47.44°	258.33	N 78°52'51" W	481.11
C2	530.00	18.3745°	158.29	S 33°42'37" W	155.77
C3	250.00	28.7448°	112.38	N 32°52'51" E	111.19
C4	360.00	23.222°	171.07	S 28°24'48" W	171.00
C5	280.00	28.4230°	131.47	S 21°24'24" W	130.51
C6	13.00	87.9420°	80.30	N 45°31'17" E	78.34
C7	36.40	17.4348°	17.45	N 88°18'31" E	17.38
C8	133.00	74.2637°	56.00	N 48°58'11" E	57.59
C9	22.00	120.2544°	114.91	S 78°14'15" E	82.83
C10	67.70	69.7828°	65.00	S 45°53'27" E	62.04
C11	88.88	52.7124°	87.80	S 31°58'48" E	84.88
C12	118.15	42.2520°	84.72	S 48°57'32" E	82.25
C13	71.04	110.2018°	127.43	S 18°18'48" E	118.80
C14	118.87	39.7107°	122.87	S 20°24'25" E	117.48
C15	118.70	29.2832°	82.50	S 05°02'27" E	81.84
C16	183.00	17.4427°	40.29	S 32°53'13" W	42.38
C17	188.14	2.2871°	43.94	S 00°57'21" W	43.92
C18	50.61	47.8730°	37.37	S 24°40'50" E	36.53
C19	760.00	370.80°	41.45	N 82°02'01" E	41.45
C20	205.00	85.7791°	133.77	S 12°38'28" E	130.58
C21	125.00	28.4620°	84.30	S 15°32'51" E	83.80
C22	25.00	133.713°	27.88	N 48°28'58" W	28.45
C23	30.00	77.4825°	33.98	S 74°09'50" W	33.64
C24	63.00	43.7278°	48.20	S 60°07'01" E	48.04
C25	63.00	138.2925°	141.29	N 71°08'04" W	133.49
C26	35.00	10.3113°	78.57	N 47°46'44" W	72.08
C27	81.46	110.2146°	122.10	N 33°52'16" E	123.84
C28	78.00	82.5358°	121.80	S 68°02'22" E	108.72
C29	50.00	57.074°	43.53	N 88°30'07" E	43.88
C30	42.00	14.9438°	10.37	N 89°28'58" E	10.29

**CURVE TABLE FOR CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C31	800.00	47.4424°	258.33	N 78°52'51" W	481.11
C32	881.88	33.7413°	388.89	N 33°28'27" W	378.40
C33	881.88	32.9712°	318.50	N 33°27'12" W	312.71
C34	250.00	18.0138°	78.64	N 63°18'42" E	78.33

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C35	760.00	7.9854°	103.86	S 87°58'03" E	105.78
C36	758.80	11.0828°	127.57	S 88°23'37" E	132.88
C37	25.00	101.7842°	41.15	S 74°57'17" E	38.83
C38	103.88	17.9731°	117.46	N 33°05'53" W	116.21
C39	851.88	33.7413°	388.37	N 33°28'53" W	381.17

**CURVE TABLE FOR TRACTS DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C40	42.00	63.8970°	41.76	S 30°24'14" E	42.33
C41	32.00	83.2030°	38.83	N 71°09'20" W	34.87
C42	88.14	20.5820°	41.89	N 89°24'31" E	41.80
C43	118.00	15.7748°	31.06	N 84°14'41" E	31.20
C44	82.00	13.0791°	34.77	S 76°21'18" E	34.32
C45	48.47	131.0058°	88.17	S 78°24'47" E	80.86
C46	80.84	49.1518°	59.45	N 42°12'28" W	50.83
C47	100.48	43.0023°	80.43	S 30°11'18" E	86.33
C48	78.69	47.9007°	82.37	N 81°03'43" E	80.63
C49	58.67	81.4013°	42.29	S 35°00'37" E	38.80
C50	30.72	72.8020°	38.80	S 53°13'58" E	34.44
C51	100.18	63.0983°	110.41	S 27°26'58" E	104.80
C52	45.73	78.7230°	60.86	N 33°20'50" W	56.54
C53	14.27	108.8113°	63.87	S 18°10'18" E	55.06
C54	27.17	80.2838°	28.74	N 05°31'37" E	27.35
C55	73.28	87.3924°	86.53	S 19°24'54" E	81.59

**LINE TABLE FOR PLAT BOUNDARY**

LINE	BEARING	DISTANCE
L1	N 77°28'20" E	20.00
L2	N 17°01'51" W	24.77
L3	S 72°58'20" W	68.11
L4	N 39°18'41" W	72.87
L5	S 37°17'08" E	60.07
L6	N 72°58'00" E	60.57
L7	N 52°17'00" E	78.54
L8	S 28°50'24" W	13.85
L9	S 02°28'20" E	50.80
L10	S 41°24'14" W	78.70
L11	S 18°04'30" W	38.88
L12	S 30°00'20" W	23.77
L13	S 53°40'11" E	31.88
L14	S 80°12'48" W	18.18
L15	S 88°17'17" W	10.21
L16	S 44°38'58" W	1.97
L17	N 88°42'18" W	21.76
L18	S 82°24'30" W	4.70
L19	N 18°28'30" E	28.80
L20	S 78°15'30" E	0.70

**LINE TABLE FOR CENTERLINE DATA**

LINE	BEARING	DISTANCE
L21	N 20°11'31" E	40.00
L22	N 80°05'53" E	68.00
L23	S 37°18'07" E	30.00
L24	S 37°17'08" E	30.01

**LINE TABLE FOR TRACTS DATA**

LINE	BEARING	DISTANCE
L25	S 28°21'47" E	23.77
L26	N 78°05'43" E	9.77
L27	S 60°17'24" E	14.88
L28	S 47°24'08" W	38.77
L29	N 17°01'51" W	78.08

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

LINE	BEARING	DISTANCE
L29	S 21°52'30" E	17.17

Prepared by  
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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.

**CURVE TABLE FOR PLAT BOUNDARY**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	588.19	22.28°	330.74	N 30°29'20" W	229.27
C2	25.00	60.00°	38.27	N 73.70° W	24.38
C3	25.00	60.00°	38.27	N 18°45'00" E	24.38
C4	124.74	63.00°	2.07	N 20°11'21" W	2.07
C5	610.00	27.00°	294.60	N 20°12'24" E	260.52
C6	25.00	73.34°	32.10	N 48°19'38" E	22.84
C7	660.00	27.75°	294.60	N 20°12'24" E	260.52
C8	124.74	63.00°	2.07	N 15°42'33" W	2.07
C9	25.00	60.00°	38.27	N 30°29'20" W	24.38
C10	25.00	60.00°	38.27	N 30°29'20" W	24.38
C11	25.00	60.00°	38.27	N 30°29'20" W	24.38
C12	588.19	22.28°	330.74	N 30°29'20" W	229.27
C13	25.00	60.00°	38.27	N 73.70° W	24.38
C14	25.00	60.00°	38.27	N 18°45'00" E	24.38
C15	124.74	63.00°	2.07	N 20°11'21" W	2.07
C16	610.00	27.00°	294.60	N 20°12'24" E	260.52
C17	25.00	73.34°	32.10	N 48°19'38" E	22.84
C18	660.00	27.75°	294.60	N 20°12'24" E	260.52
C19	124.74	63.00°	2.07	N 15°42'33" W	2.07
C20	25.00	60.00°	38.27	N 30°29'20" W	24.38
C21	25.00	60.00°	38.27	N 30°29'20" W	24.38
C22	25.00	60.00°	38.27	N 30°29'20" W	24.38
C23	25.00	60.00°	38.27	N 30°29'20" W	24.38

**CURVE TABLE FOR CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	588.19	22.28°	330.74	N 30°29'20" W	229.27
C25	25.00	60.00°	38.27	N 73.70° W	24.38
C26	25.00	60.00°	38.27	N 18°45'00" E	24.38
C27	124.74	63.00°	2.07	N 20°11'21" W	2.07
C28	610.00	27.00°	294.60	N 20°12'24" E	260.52
C29	25.00	73.34°	32.10	N 48°19'38" E	22.84
C30	660.00	27.75°	294.60	N 20°12'24" E	260.52
C31	124.74	63.00°	2.07	N 15°42'33" W	2.07
C32	25.00	60.00°	38.27	N 30°29'20" W	24.38
C33	25.00	60.00°	38.27	N 30°29'20" W	24.38
C34	25.00	60.00°	38.27	N 30°29'20" W	24.38

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C35	124.74	63.00°	2.07	N 20°11'21" W	2.07
C36	610.00	27.00°	294.60	N 20°12'24" E	260.52
C37	25.00	73.34°	32.10	N 48°19'38" E	22.84
C38	660.00	27.75°	294.60	N 20°12'24" E	260.52
C39	124.74	63.00°	2.07	N 15°42'33" W	2.07
C40	25.00	60.00°	38.27	N 30°29'20" W	24.38
C41	25.00	60.00°	38.27	N 30°29'20" W	24.38
C42	25.00	60.00°	38.27	N 30°29'20" W	24.38

**CURVE TABLE FOR TRACTS DATA**

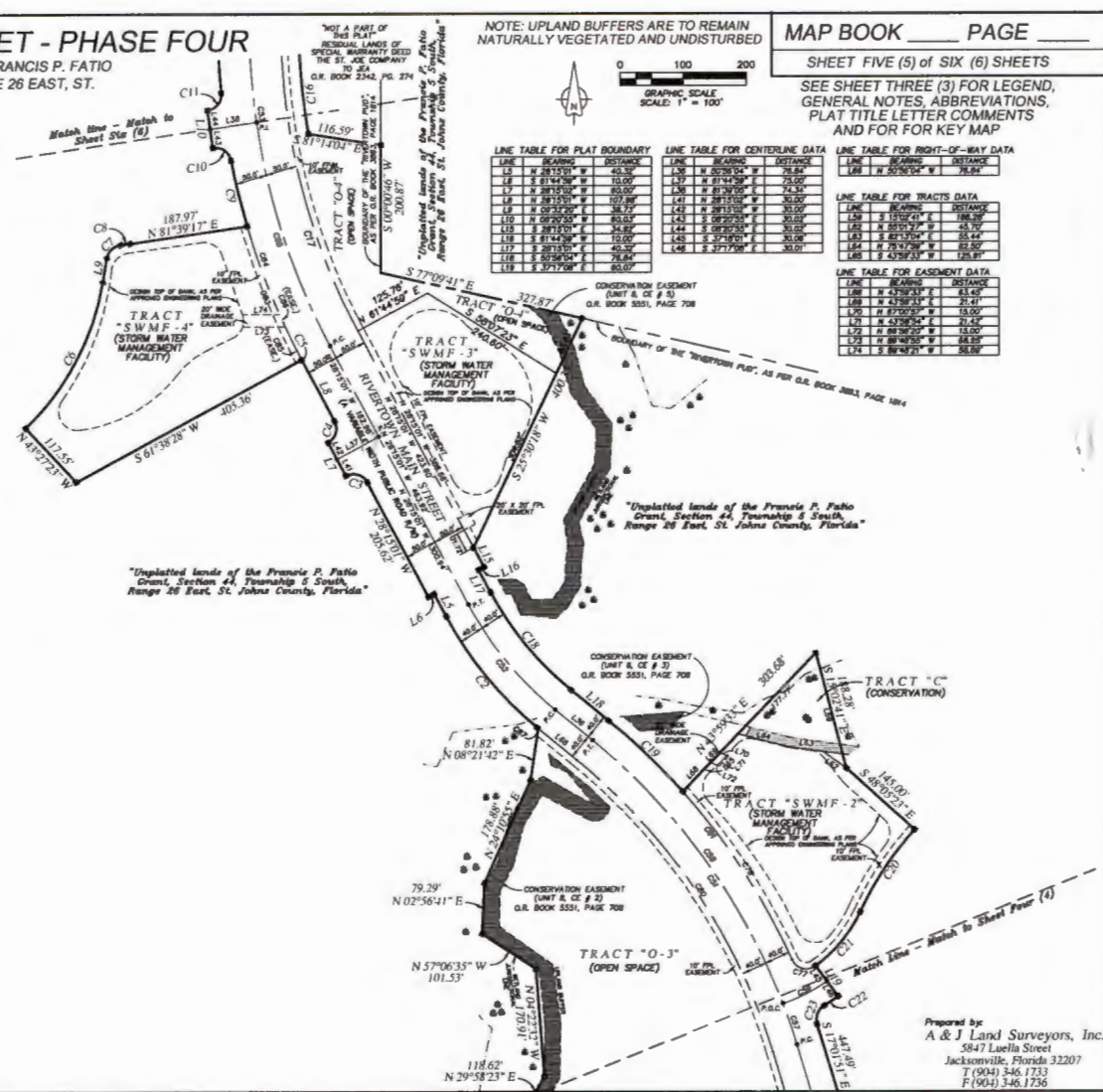
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C43	124.74	63.00°	2.07	N 20°11'21" W	2.07
C44	610.00	27.00°	294.60	N 20°12'24" E	260.52
C45	25.00	73.34°	32.10	N 48°19'38" E	22.84
C46	660.00	27.75°	294.60	N 20°12'24" E	260.52
C47	124.74	63.00°	2.07	N 15°42'33" W	2.07
C48	25.00	60.00°	38.27	N 30°29'20" W	24.38
C49	25.00	60.00°	38.27	N 30°29'20" W	24.38

**CURVE TABLE FOR EASEMENT DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C50	124.74	63.00°	2.07	N 20°11'21" W	2.07
C51	610.00	27.00°	294.60	N 20°12'24" E	260.52
C52	25.00	73.34°	32.10	N 48°19'38" E	22.84
C53	660.00	27.75°	294.60	N 20°12'24" E	260.52
C54	124.74	63.00°	2.07	N 15°42'33" W	2.07
C55	25.00	60.00°	38.27	N 30°29'20" W	24.38
C56	25.00	60.00°	38.27	N 30°29'20" W	24.38

**LEGEND FOR HATCHING**

- DENOTES WETLAND JURISDICTIONAL AREA
- DENOTES UPLAND BUFFER



NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED

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

SHEET FIVE (5) OF SIX (6) SHEETS  
SEE SHEET THREE (3) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS, PLAT TITLE LETTER COMMENTS AND FOR KEY MAP

**LINE TABLE FOR PLAT BOUNDARY**

LINE	BEARING	DISTANCE
L1	N 20°15'00" W	44.30
L2	S 81°44'50" W	10.00
L3	N 30°15'00" W	20.00
L4	N 30°15'00" W	20.00
L5	N 05°32'00" W	38.72
L6	N 05°32'00" W	38.72
L7	N 05°32'00" W	38.72
L8	S 81°44'50" W	10.00
L9	S 81°44'50" W	10.00
L10	S 81°44'50" W	10.00
L11	S 81°44'50" W	10.00
L12	S 81°44'50" W	10.00
L13	S 81°44'50" W	10.00
L14	S 81°44'50" W	10.00
L15	S 81°44'50" W	10.00
L16	S 81°44'50" W	10.00
L17	S 81°44'50" W	10.00
L18	S 81°44'50" W	10.00
L19	S 81°44'50" W	10.00
L20	S 81°44'50" W	10.00

**LINE TABLE FOR CENTERLINE DATA**

LINE	BEARING	DISTANCE
L21	N 20°15'00" W	44.30
L22	S 81°44'50" W	10.00
L23	N 30°15'00" W	20.00
L24	N 30°15'00" W	20.00
L25	N 05°32'00" W	38.72
L26	N 05°32'00" W	38.72
L27	N 05°32'00" W	38.72
L28	S 81°44'50" W	10.00
L29	S 81°44'50" W	10.00
L30	S 81°44'50" W	10.00
L31	S 81°44'50" W	10.00
L32	S 81°44'50" W	10.00
L33	S 81°44'50" W	10.00
L34	S 81°44'50" W	10.00
L35	S 81°44'50" W	10.00
L36	S 81°44'50" W	10.00
L37	S 81°44'50" W	10.00
L38	S 81°44'50" W	10.00
L39	S 81°44'50" W	10.00
L40	S 81°44'50" W	10.00

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

LINE	BEARING	DISTANCE
L41	N 20°15'00" W	44.30
L42	S 81°44'50" W	10.00
L43	N 30°15'00" W	20.00
L44	N 30°15'00" W	20.00
L45	N 05°32'00" W	38.72
L46	N 05°32'00" W	38.72
L47	N 05°32'00" W	38.72
L48	S 81°44'50" W	10.00
L49	S 81°44'50" W	10.00
L50	S 81°44'50" W	10.00
L51	S 81°44'50" W	10.00
L52	S 81°44'50" W	10.00
L53	S 81°44'50" W	10.00
L54	S 81°44'50" W	10.00
L55	S 81°44'50" W	10.00
L56	S 81°44'50" W	10.00
L57	S 81°44'50" W	10.00
L58	S 81°44'50" W	10.00
L59	S 81°44'50" W	10.00
L60	S 81°44'50" W	10.00

**LINE TABLE FOR EASEMENT DATA**

LINE	BEARING	DISTANCE
L61	N 20°15'00" W	44.30
L62	S 81°44'50" W	10.00
L63	N 30°15'00" W	20.00
L64	N 30°15'00" W	20.00
L65	N 05°32'00" W	38.72
L66	N 05°32'00" W	38.72
L67	N 05°32'00" W	38.72
L68	S 81°44'50" W	10.00
L69	S 81°44'50" W	10.00
L70	S 81°44'50" W	10.00
L71	S 81°44'50" W	10.00
L72	S 81°44'50" W	10.00
L73	S 81°44'50" W	10.00
L74	S 81°44'50" W	10.00
L75	S 81°44'50" W	10.00
L76	S 81°44'50" W	10.00
L77	S 81°44'50" W	10.00
L78	S 81°44'50" W	10.00
L79	S 81°44'50" W	10.00
L80	S 81°44'50" W	10.00

Prepared by:  
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# RIVERTOWN MAIN STREET - PHASE FOUR

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.

**CURVE TABLE FOR PLAT BOUNDARY**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	174.76	5.2877°	108.77'	N 13°48'53" W	108.67'
C9	25.00'	88°45'14"	38.73'	N 55°28'03" W	34.93'
C10	25.00'	88°45'14"	38.73'	N 34°46'15" E	34.93'
C11	1972.76	18.2942°	363.05'	N 03°38'29" E	361.40'
C12	1562.00	13.2800°	372.54'	N 06°09'20" E	371.68'
C14	25.00'	90.0000°	39.27'	N 43°14'40" W	35.38'
C15	25.00'	90.0000°	39.27'	N 44°23'20" E	35.38'
C99	396.45	12°32'44"	218.18'	S 03°49'01" E	217.56'

**LINE TABLE FOR PLAT BOUNDARY**

LINE	BEARING	DISTANCE
L10	N 50°05'09" W	60.23'
L11	S 89°52'20" W	5.53'
L12	N 00°00'45" E	80.00'
L13	N 89°52'20" E	4.77'
L14	N 00°34'40" W	29.90'

**CURVE TABLE FOR CENTERLINE DATA**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C43	1074.70	41.1600°	277.63'	S 07°40'30" E	255.18'
C54	1633.00	12.7800°	384.79'	N 06°09'20" E	381.40'
C56	1074.70	21°14'15"	398.35'	S 02°28'13" W	398.08'

**LINE TABLE FOR CENTERLINE DATA**

LINE	BEARING	DISTANCE
L39	N 89°52'20" E	74.34'
L42	S 08°05'00" E	30.02'
L44	S 08°05'00" E	30.02'
L47	N 00°00'45" E	40.00'
L48	N 00°00'45" E	40.00'
L49	S 89°59'14" E	50.00'
L50	S 89°59'14" E	50.00'
L51	N 89°52'20" E	80.12'

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	1682.00	13.2800°	398.04'	S 08°09'20" W	395.13'
C17	1624.70	41.1600°	738.79'	S 07°40'30" E	720.25'

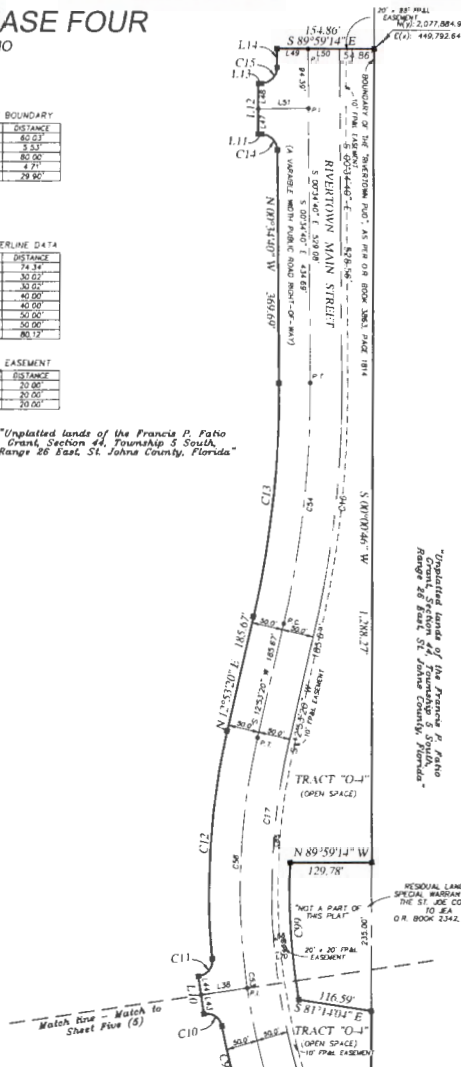
**CURVE TABLE FOR FP&L EASEMENT**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C45	1074.70	17°22'37"	316.77'	S 04°32'02" W	309.38'

**LINE TABLE FOR FP&L EASEMENT**

LINE	BEARING	DISTANCE
L46	N 84°23'38" E	20.00'
L49	S 02°28'13" W	20.00'
L52	N 84°23'38" E	20.00'

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

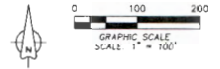


MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET SIX (6) of SIX (6) SHEETS

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

NOTE: UPLAND BUFFERS ARE TO REMAIN NATURALLY VEGETATED AND UNDISTURBED



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

RESIDUAL LANDS OF SPECIAL WARRANTY DEED THIS PLAT TO SEA O.R. BOOK 2342, PG. 274

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