

RESOLUTION NO. 2023-452
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
RIVERTOWN – THE MEADOWS (PARCEL 19) 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 – The Meadows (Parcel 19) 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 \$5,257,630.79 has been filed with the Clerk’s office.

Section 3. A Required Improvements Bond in the amount of \$685,777.93 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.

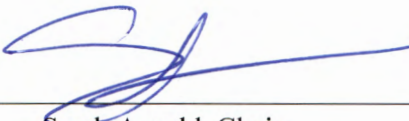
The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval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

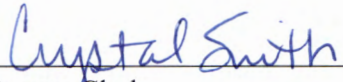
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21st day of November, 2023.

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

Rendition Date: NOV 21 2023

BY: 
Sarah Arnold, Chair

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


Deputy Clerk



RIVERTOWN - THE MEADOWS (PARCEL 19) PHASE 1

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

CAPTION

RIVERTOWN - THE MEADOWS (PARCEL 19) PHASE 1

A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEING AT THE MOST SOUTHEASTERLY CORNER OF TRACT "C" (CONSERVATION), AS SHOWN ON THE PLAT OF "WATERSOING OF RIVERTOWN-PHASE THREE", AS RECORDED IN MAP BOOK 116, PAGES 73 THROUGH 83 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE MOST WESTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 ~ LONGLEAF PINE PARKWAY", AS PER THAT SPECIAL WARRANTY DEED FOR COUNTY ROAD 244 RIGHT-OF-WAY, RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 244 ~ LONGLEAF PINE PARKWAY, 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 3,565.00 FEET, THROUGH A CENTRAL ANGLE OF 03°38'15" TO THE LEFT, AN ARC LENGTH OF 226.33 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°48'13" EAST, 228.29 FEET;

COURSE No. 2: RUN THENCE, SOUTH 23°32'20" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 844.77 FEET, TO A POINT, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF TRACT "C", AS SHOWN ON THE PLAT OF "GRAND CREEK NORTH PHASE 1A", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 102, PAGES 37 THROUGH 48 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT ALSO LYING ON THE BOUNDARY LINE AGREEMENT, BETWEEN LONGLEAF PARTNERS, LLC AND MATTAMY JACKSONVILLE, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 4744, PAGE 1185 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 41°44'03" WEST, ALONG THE AFORESAID NORTHWESTERLY BOUNDARY LINE OF THE AFORESAID PLAT OF "GRAND CREEK NORTH PHASE 1A", (AND ALSO BEING THE LINE DESCRIBED IN THE AFORESAID BOUNDARY LINE AGREEMENT), A DISTANCE OF 1,071.40 FEET, TO A POINT; RUN THENCE, THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, DEPARTING FROM LAST SAID LINE, RUN THENCE, NORTH 48°15'57" WEST, A DISTANCE OF 110.58 FEET, TO A POINT OF CURVATURE OF A CURVE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 41°54'47" TO THE RIGHT, AN ARC LENGTH OF 52.87 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°18'33" WEST, 51.30 FEET;

COURSE No. 3: RUN THENCE, NORTH 08°21'10" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 92.16 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 52.00 FEET, THROUGH A CENTRAL ANGLE OF 87°43'50" TO THE RIGHT, AN ARC LENGTH OF 88.70 FEET, TO THE POINT OF A REVERSE CURVE, LEADING EASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°30'48" EAST, 78.33 FEET;

COURSE No. 5: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 62.15 FEET, THROUGH A CENTRAL ANGLE OF 26°38'30" TO THE LEFT, AN ARC LENGTH OF 28.90 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°00'33" EAST, 28.84 FEET;

COURSE No. 6: RUN THENCE, NORTH 11°07'52" WEST, ALONG A NON-TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 18.89 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, NORTH 54°21'16" WEST, A DISTANCE OF 71.65 FEET, TO A POINT;

COURSE No. 8: RUN THENCE, NORTH 27°18'18" WEST, A DISTANCE OF 46.53 FEET, TO A POINT;

COURSE No. 9: RUN THENCE, NORTH 33°00'53" WEST, A DISTANCE OF 72.14 FEET, TO A POINT;

COURSE No. 10: RUN THENCE, NORTH 05°57'49" WEST, A DISTANCE OF 72.80 FEET, TO A POINT;

COURSE No. 11: RUN THENCE, SOUTH 84°02'11" WEST, A DISTANCE OF 122.44 FEET, TO A POINT;

COURSE No. 12: RUN THENCE, NORTH 71°00'59" WEST, A DISTANCE OF 32.85 FEET, TO A POINT;

COURSE No. 13: RUN THENCE, SOUTH 29°15'25" WEST, A DISTANCE OF 39.86 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHEASTERLY;

COURSE No. 14: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, AND HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 87°39'23" TO THE LEFT, AND HAVING AN ARC LENGTH OF 38.38, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°44'17" EAST, 34.75 FEET;

COURSE No. 15: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, AND HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 08°01'01" TO THE LEFT, AND HAVING AN ARC LENGTH OF 18.19 FEET, TO THE POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°43'28" EAST, 18.17 FEET;

COURSE No. 16: RUN THENCE, SOUTH 38°24'49" WEST, ALONG A NON-TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 60.14 FEET, TO A POINT, LYING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY;

COURSE No. 17: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, AND HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 12°29'38" TO THE LEFT, AND HAVING AN ARC LENGTH OF 15.28 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°29'48" WEST, 15.23 FEET;

COURSE No. 18: RUN THENCE, NORTH 60°44'35" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 224.58 FEET, TO A POINT, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY;

COURSE No. 19: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 59°35'24" TO THE LEFT, HAVING AN ARC LENGTH OF 26.00 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°27'43" WEST, 24.84 FEET;

COURSE No. 20: RUN THENCE, NORTH 60°44'35" WEST, ALONG A NON-TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 83.44 FEET, TO A POINT;

COURSE No. 21: RUN THENCE, NORTH 29°15'25" EAST, A DISTANCE OF 128.65 FEET, TO A POINT;

COURSE No. 22: RUN THENCE, NORTH 81°43'05" WEST, A DISTANCE OF 284.78 FEET, TO A POINT, ON THE SOUTHWESTERLY LINE OF TRACT "C", AS SHOWN ON THE PLAT OF "WATERSOING OF RIVERTOWN-PHASE THREE", AS RECORDED IN MAP BOOK 116, PAGES 73 THROUGH 83 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID SOUTHEASTERLY LINE OF TRACT "C", THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 13°42'10" EAST, A DISTANCE OF 69.51 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 44°29'47" EAST, A DISTANCE OF 301.97 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 44°29'47" EAST, A DISTANCE OF 430.83 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 54°38'06" EAST, A DISTANCE OF 330.30 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 46°38'06" EAST, A DISTANCE OF 400.42 FEET, TO A POINT, SAID POINT BEING THE AFORESAID MOST NORTHEASTERLY CORNER OF TRACT "C" (CONSERVATION), AS SHOWN ON THE PLAT OF "WATERSOING OF RIVERTOWN-PHASE THREE", AS RECORDED IN MAP BOOK 116, PAGES 73 THROUGH 83 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE MOST WESTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 ~ LONGLEAF PINE PARKWAY", AS PER THAT SPECIAL WARRANTY DEED FOR COUNTY ROAD 244 RIGHT-OF-WAY, RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 1,228,003 SQUARE FEET, OR 28.19 ACRES, MORE OR LESS, IN AREA.

NOTARY FOR MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE OF FLORIDA
COUNTY OF _____

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

NAME: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER IS: _____

PERSONALLY KNOWN _____ OR PRODUCED IDENTIFICATION _____

TYPE OF IDENTIFICATION PRODUCED: _____

MAP BOOK _____ PAGE _____

SHEET ONE (1) of EIGHT (8) 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, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL, HEREINAFTER BE KNOWN AS "RIVERTOWN-THE MEADOWS (PARCEL 19) PHASE 1", 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 RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS "NARROW COVE", "AXEL FALLS DRIVE", "BARTON CREEK DRIVE", "CORDELLE STREET", "DOWNING DRIVE" AND "EDDINGTON WAY", ARE ALL PRIVATE ROAD RIGHTS-OF-WAY, AND "ALLEY 'A'", "ALLEY 'B'", "ALLEY 'C'", "ALLEY 'D'", "ALLEY 'E'", "ALLEY 'F'" AND "ALLEY 'G'" ARE ALL PRIVATE ALLEY RIGHTS-OF-WAY AND ARE HEREBY IN FEE SIMPLE, IRREVOCABLY DEDICATED TO "RIVERTOWN MEADOWS HOMEOWNERS ASSOCIATION, INC.", A FLORIDA NOT-FOR-PROFIT CORPORATION, IN PERPETUITY FOR MAINTENANCE OF THE RIGHTS-OF-WAY, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACTS "B"-1 and "B"-2 (DEVELOPMENT EDGE), TRACTS "C"-1 and "C"-2 (CONSERVATION), TRACT "DMM-1" (STORM WATER MANAGEMENT FACILITY) AND "D"-1 THROUGH "D"-3D, (OPEN SPACE) ARE HEREBY DEDICATED, IN FEE SIMPLE TO THE RIVERS EDGE #1 COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IN PERPETUITY FOR MAINTENANCE OF THE TRACTS, LANDSCAPING, ACCESS AND DRAINAGE IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

THOSE EASEMENTS DESIGNATED ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREON, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), ITS SUCCESSORS AND ASSIGNS, AND RIVERS EDGE #1 COMMUNITY DEVELOPMENT DISTRICT, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER AND/OR RIVERS EDGE #1 COMMUNITY DEVELOPMENT DISTRICT RETAIN THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER AND/OR RIVERS EDGE #1 COMMUNITY DEVELOPMENT DISTRICT RESERVE 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 ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT. ALL EASEMENTS NOT OTHERWISE ADDRESSED OR DEDICATED ARE TO REMAIN PRIVATELY OWNED.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "5 FOOT FPL EASEMENTS", "7 FOOT FPL EASEMENTS", "10" FPL EASEMENTS" AND "20" x 20" FPL EQUIPMENT EASEMENTS" ARE HEREBY DEDICATED TO THE FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM.

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

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

TRACT "L5" (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 MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID LANDSCAPE BUFFER TO ANY 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.

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

THE EASEMENT DESIGNATED AS "15" WIDE A.T.&T. EASEMENT" IS HEREBY IRREVOCABLY DEDICATED TO BELL/SOUTH TELECOMMUNICATIONS, LLC D/B/A AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ITS EXCLUSIVE USE.

THE EASEMENT DESIGNATED AS "15" WIDE A.T.&T. ACCESS EASEMENT" IS HEREBY IRREVOCABLY DEDICATED TO BELL/SOUTH TELECOMMUNICATIONS, LLC D/B/A AT&T FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE.

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: _____

TYPE OR PRINT NAME

WITNESS: _____

TYPE OR PRINT NAME

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

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
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RIVERTOWN - THE MEADOWS (PARCEL 19) PHASE 1

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

MAP BOOK _____ PAGE _____

SHEET TWO (2) of EIGHT (8) SHEETS

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

NOTE REGARDING THE WETLAND JURISDICTIONAL LINE(S):

THE WETLAND JURISDICTIONAL LINE(S) SHOWN ON THE FACE OF THIS PLAT, WERE FLAGGED BY ENVIRONMENTAL SCIENCE, INC. (ESI), THE WETLAND JURISDICTIONAL LINES WERE REVIEWED AND APPROVED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT IN 2006, CONCURRENT WITH AND INCORPORATED INTO THE REVIEW AND ISSUANCE OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CONCEPTUAL PERMIT #4-109-21463-2 ISSUED ON 7 FEBRUARY 2006 AND THAT REMAINS VALID UNTIL 8 JUNE 2027. THE SPECIFIC PURPOSE SURVEYS PREPARED BY ABL LAND SURVEYORS WERE REVIEWED, APPROVED AND CONFIRMED TO MEET THE STANDARDS FOR FLORIDA STATUTE 373.421, BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ON 7 FEBRUARY 2006, BY ISSUANCE OF CONCEPTUAL PERMIT #4-109-21463-2.

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON, ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1980), FLORIDA EAST ZONE, (ZONE 801), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE NORTHERLY MONUMENTED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT", AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MILITARY RIVERTOWN, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 586A, PAGE 1814 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 75°32'24" E.
 - 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - 3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL) FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
 - 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBMITTED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 5) CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO OBTAIN THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.
 - 6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO PROTECT NATURAL, VEGETATIVE AND UNDISTURBED.
 - 7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1980), FLORIDA EAST ZONE, U.S. FEET. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. BY THE ST. JOHNS COUNTY GIS DEPARTMENT. ANY OTHER USE, BESIDES THAT WHICH IS STATED HEREON, IS THE RESPONSIBILITY OF THE PARTY(ES) UTILIZING THESE COORDINATES FOR THEIR NON INTENDED USE.
- THE ST. JOHNS COUNTY GPS CONTROL MONUMENTS USED TO DETERMINE THE COORDINATES SHOWN HEREON WERE AS FOLLOWS:
- a) CONTROL POINT "0113", WITH A PUBLISHED COORDINATE VALUE OF N(x): 2,086,837.270151, AND E(x): 455,788.927478
 - b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(y): 2,086,070.942091, AND E(y): 457,528.338248

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
PRM	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT
L.B.	LICENSED BUSINESS
P.S.M.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
A	AND
R	RADIUS
D	DELTA/CENTRAL ANGLE/
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R.P.	RADIUS POINT
TWP.	TOWNSHIP
RNG.	RANGE
E	EAST
W	WEST
N	NORTH
S	SOUTH
CS	TABULATED CURVE TABLE
LS	TABULATED LINE TABLE
R/W	RIGHT OF WAY
D.O.T.	DEPARTMENT OF TRANSPORTATION
C	CENTERLINE
M.B.	MAP BOOK
P.B.	PLAT BOOK
P.B.	PAGE
---	MATCH LINE
EA-E	EA ELECTRIC EASEMENT
EA-EE	EA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
ESMT	EASEMENT
SURVAD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

THIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JULY 26, 2023 WHICH SHOWS:

- a) CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4772, PAGE 1821.
- SURVEYOR'S COMMENT: THIS CONSERVATION EASEMENT DOES AFFECT A PORTION OF THE SUBJECT PROPERTY, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
- b) BOUNDARY LINE AGREEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 474A, PAGE 1185.
- SURVEYOR'S COMMENT: THIS BOUNDARY LINE AGREEMENT DOES AFFECT A PORTION OF THE SUBJECT PROPERTY, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.
- c) CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5863, PAGE 1481.
- SURVEYOR'S COMMENT: THIS CONSERVATION EASEMENT DOES AFFECT A PORTION OF THE SUBJECT PROPERTY, AND IS GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT.

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 I, 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.

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--THE MEADOWS (PARCEL 19) 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.

JONATHAN B. BOWAN, STATE OF FLORIDA
REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4800

CERTIFICATE OF APPROVAL--GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN--THE MEADOWS (PARCEL 19) PHASE 1", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, 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.

DONALD A. BRADSHAW, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5813

CERTIFICATE OF REVIEW--COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN--THE MEADOWS (PARCEL 19) 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

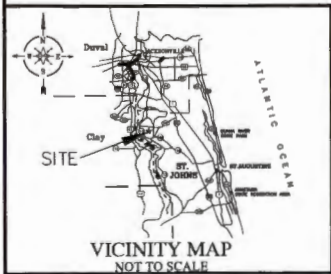
Prepared by:
A&J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1736

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET 4" x 4" CONCRETE MONUMENT WITH DPK, STAMPED "PRM, LP AND"
◆	"ROAD 4" x 4" CONCRETE MONUMENT WITH DPK, STAMPED "PRM, LP AND"
●	SET PK W/AL & DPK, STAMPED "P.C.P., LP AND"

MATCHINGS USED IN THIS PLAT

MATCHING	DEFINITION
	DEFINES UPLAND BUFFERS ADJACENT TO PRESERVED WETLANDS, AND ENGINEERED BY A RECORDED CONSERVATION EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
	DEFINES PRESERVED WETLANDS



RIVERTOWN - THE MEADOWS (PARCEL 19) PHASE 1

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

MAP BOOK _____ PAGE _____

SHEET THREE (3) of EIGHT (8) SHEETS

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



KEY MAP

(NOT TO SCALE)



LEGEND

④ Denotes Sheet Number

--- Denotes Match Line

• Denotes Wetland Jurisdictional Area

■ Denotes 25 foot Undisturbed Upland Buffer
(minimum 10 feet)

Prepared by:
A & J Land Surveyors, Inc.
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RIVERTOWN - THE MEADOWS (PARCEL 19) PHASE 1

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

0 50 100

GRAPHIC SCALE
SCALE: 1" = 50'

MAP BOOK _____ PAGE _____

SHEET FOUR (4) of EIGHT (8) SHEETS

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

NOTICE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L502	N 89°29'52" E	16.84'
L503	N 89°29'52" E	3.29'
L504	N 81°30'30" E	11.89'
L505	S 68°28'04" W	16.58'
L506	N 11°03'12" W	43.77'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L5	S 89°29'52" W	3.38'
L6	S 89°29'52" W	20.00'
L7	S 89°29'49" W	20.00'
L8	S 89°29'54" W	20.00'
L9	S 89°29'52" W	30.00'
L10	S 89°29'52" W	5.30'
L11	N 89°29'52" E	9.19'
L12	N 89°29'52" E	30.00'
L13	N 89°29'52" E	20.00'
L14	N 89°29'52" E	20.00'
L15	N 89°29'52" E	9.51'
L220	N 89°29'52" E	22.78'
L221	N 89°29'52" E	20.00'
L222	N 89°29'52" E	20.00'
L223	N 89°29'52" E	2.24'
L224	S 89°30'16" W	0.96'
L225	S 89°29'52" W	20.00'
L226	S 89°29'52" W	20.00'
L227	S 89°29'52" W	14.27'
L228	N 00°30'08" E	65.44'
L229	S 00°30'08" E	63.36'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L1	N 23°35'36" W	21.36'
L2	N 89°29'52" E	98.68'
L3	S 23°35'56" E	26.37'
L4	S 89°29'52" W	88.70'
L216	S 23°35'56" E	26.08'
L217	N 89°29'52" E	65.02'
L218	N 23°35'56" W	21.74'
L219	S 89°29'52" W	55.23'
L362	N 23°35'20" W	64.04'
L363	N 23°35'20" W	66.37'
L368	S 17°21'11" E	10.00'

LINE TABLE FOR A.T.&T. EASEMENTS

LINE	BEARING	DISTANCE
L507	S 23°35'20" E	10.30'
L508	S 23°35'20" E	15.39'
L509	N 79°24'20" E	15.39'
L510	S 23°35'20" E	15.39'
L511	S 23°35'20" E	10.21'

LINE TABLE FOR F.P.&L EASEMENT DATA

LINE	BEARING	DISTANCE
L512	N 23°35'20" W	20.00'
L513	N 68°24'40" E	20.00'
L514	S 23°35'20" E	23.59'
L515	S 17°29'56" E	26.93'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C300	450.17'	22°08'12"	173.93'	N 78°25'46" E	172.85'
C301	450.17'	11°58'33"	91.48'	N 73°10'59" E	91.30'
C302	450.17'	10°29'48"	82.47'	S 84°14'57" E	82.36'
C303	500.00'	42°46'13"	373.24'	S 68°06'45" W	364.63'
C304	500.00'	17°10'59"	149.95'	S 80°54'22" W	149.39'
C305	500.00'	25°37'26"	233.81'	S 59°30'09" W	221.75'
C325	150.00'	23°03'48"	60.38'	S 77°57'58" W	59.97'
C326	387.84'	7°59'21"	54.08'	N 85°30'11" E	54.04'
C327	100.00'	15°04'27"	26.31'	N 73°58'17" E	26.23'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	72°22'24"	31.51'	N 59°20'04" E	29.46'
C2	25.00'	106°09'31"	46.32'	N 29°30'49" E	39.97'
C3	372.84'	6°54'17"	44.93'	N 86°02'43" E	44.90'
C4	18.00'	66°56'12"	21.03'	S 57°02'02" E	18.85'
C5	25.00'	113°03'48"	49.33'	S 32°57'58" W	41.71'
C6	490.17'	5°16'12"	45.09'	N 86°51'45" E	45.07'
C51	460.00'	9°36'26"	77.13'	S 84°41'59" W	77.04'
C52	25.00'	103°27'22"	45.14'	S 28°09'45" W	39.25'
C53	25.00'	85°41'50"	37.39'	S 66°24'51" E	34.00'
C54	165.00'	18°56'38"	34.03'	N 80°01'01" E	33.79'
C55	25.00'	113°03'48"	49.33'	N 32°57'58" E	41.71'
C56	25.00'	66°56'12"	29.21'	N 57°02'02" W	27.57'
C85	25.00'	86°23'14"	37.69'	N 66°46'57" W	34.22'
C86	490.17'	24°58'58"	24.04'	N 77°25'43" E	24.04'
C87	25.00'	96°24'01"	42.06'	S 24°58'04" W	37.27'
C88	25.00'	94°50'05"	41.38'	N 23°49'43" E	36.82'
C89	410.17'	18°15'06"	130.66'	N 80°22'19" E	130.11'
C90	540.00'	16°53'21"	159.18'	S 87°05'29" W	158.60'
C91	530.00'	25°55'10"	256.76'	S 59°41'14" W	237.72'

CURVE TABLE FOR LOTS AND TRACTS DATA

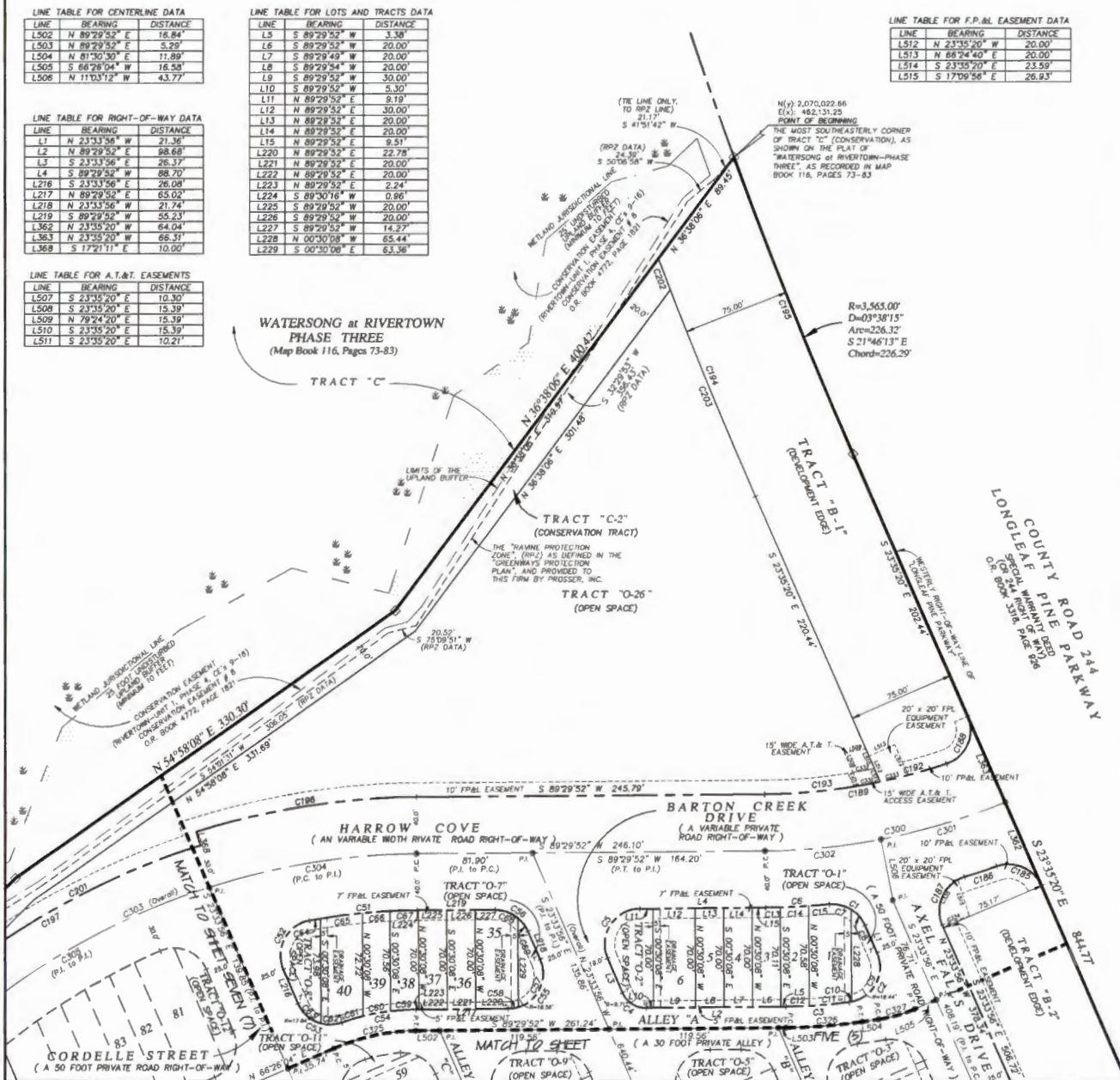
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	25.00'	37°03'44"	16.17'	N 77°14'29" W	15.89'
C8	25.00'	35°08'40"	15.33'	N 41°08'16" W	15.10'
C9	25.00'	101°59'18"	44.50'	N 27°25'43" E	38.85'
C10	25.00'	47°01'33"	1.82'	N 80°30'28" E	1.82'
C11	372.84'	4°21'00"	28.31'	N 84°46'04" E	28.30'
C12	372.84'	2°33'17"	16.63'	N 88°15'13" E	16.62'
C13	490.17'	11°33'54"	10.49'	N 86°53'04" E	10.49'
C14	490.17'	2°20'24"	20.02'	N 87°06'03" E	20.02'
C15	490.17'	14°21'4"	14.58'	N 85°04'46" E	14.58'
C57	25.00'	96°16'49"	42.01'	N 24°34'28" E	37.24'
C58	25.00'	16°46'59"	7.32'	N 81°06'22" E	7.30'
C59	165.00'	6°10'44"	17.79'	S 86°24'29" W	17.79'
C60	165.00'	7°03'01"	20.30'	S 79°47'37" W	20.29'
C61	165.00'	5°31'53"	15.93'	S 73°30'10" W	15.92'
C62	25.00'	34°11'42"	14.92'	N 87°50'05" E	14.70'
C63	25.00'	51°30'08"	22.47'	S 49°19'00" E	21.72'
C64	460.00'	0°58'33"	7.83'	S 80°22'42" W	7.83'
C65	460.00'	3°45'48"	30.21'	S 82°44'53" W	30.21'
C66	460.00'	2°29'47"	20.04'	S 85°52'40" W	20.04'
C67	460.00'	2°22'18"	19.04'	S 86°18'43" W	19.04'
C68	25.00'	39°00'14"	19.02'	N 71°00'02" W	16.68'
C69	25.00'	27°55'58"	12.19'	N 37°31'56" W	12.07'
C192	410.17'	6°45'48"	48.42'	N 74°37'40" E	48.39'
C193	410.17'	11°29'18"	82.24'	N 83°45'13" E	82.10'
C194	3640.00'	2°14'13"	181.83'	S 72°09'26" E	181.81'
C195	3565.00'	3°38'19"	226.33'	S 21°46'13" E	226.29'
C201	530.00'	20°06'29"	186.00'	S 62°35'54" W	185.05'
C202	3640.00'	0°22'23"	23.70'	S 20°54'48" E	23.70'
C203	3640.00'	2°29'20"	158.13'	S 22°20'40" E	158.11'

CURVE TABLE FOR A.T.&T. EASEMENTS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C331	410.17'	2°08'52"	15.38'	N 79°15'00" E	15.37'
C332	400.17'	2°12'15"	15.40'	N 79°24'20" E	15.38'

CURVE TABLE FOR F.P.&L EASEMENTS

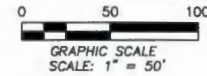
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C333	410.17'	2°50'19"	20.32'	N 76°35'24" E	20.32'
C334	520.17'	2°12'15"	20.04'	N 79°24'20" E	20.04'
C335	25.00'	85°13'39"	37.19'	S 19°02'53" W	33.85'



Prepared by:
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RIVERTOWN - THE MEADOWS (PARCEL 19) PHASE 1

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



MAP BOOK _____ PAGE _____

SHEET FIVE (5) OF EIGHT (8) 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 MAINTENANCE AND ACCESS EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C338	138.32'	31°50'59"	77.45'	S 71°09'35" W	76.45'
C339	101.60'	17°31'58"	31.09'	N 73°54'42" E	30.97'
C340	66.16'	150°11'18"	183.83'	N 37°43'28" W	130.15'

NOTICE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C325	150.00'	23°03'48"	60.36'	S 77°57'58" W	58.19'
C326	387.84'	7°59'21"	54.08'	N 85°30'11" E	54.04'
C327	100.00'	15°04'27"	26.31'	N 73°58'17" E	26.23'
C329	100.00'	90°00'00"	157.08'	N 21°26'03" E	141.42'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L502	N 89°29'52" E	18.94'
L503	S 66°28'04" W	20.00'
L504	N 81°30'30" E	11.89'
L505	S 66°28'04" W	18.58'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	25.22'	74°35'33"	32.98'	N 61°01'43" W	30.88'
C17	75.00'	53°07'48"	45.85'	N 02°58'58" E	44.72'
C18	25.00'	126°52'12"	55.36'	S 87°00'02" E	44.72'
C19	25.00'	105°04'21"	45.85'	S 28°58'17" W	39.89'
C20	25.00'	66°56'12"	29.21'	N 87°02'02" E	27.57'
C21	25.00'	90°00'00"	39.27'	N 21°26'03" E	35.36'
C22	25.00'	90°00'00"	39.27'	S 68°33'57" E	35.36'
C23	25.00'	113°03'48"	49.33'	S 32°57'58" W	41.71'
C26	25.00'	66°56'12"	29.21'	N 87°02'02" E	27.57'
C27	25.00'	90°00'00"	39.27'	N 21°26'03" E	35.36'
C28	25.00'	90°00'00"	39.27'	S 68°33'57" E	35.36'
C29	25.00'	113°03'48"	49.33'	S 32°57'58" W	41.71'
C30	25.00'	71°51'18"	31.35'	N 59°29'35" W	29.34'
C31	25.00'	90°00'00"	39.27'	N 21°26'03" E	35.36'
C32	25.00'	90°00'00"	39.27'	S 68°33'57" E	35.36'
C33	25.00'	87°26'48"	42.52'	S 29°09'27" W	37.58'
C34	135.00'	10°41'57"	28.21'	S 79°14'48" E	28.17'
C39	25.00'	90°00'00"	196.35'	N 21°26'03" E	176.78'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L18	N 81°30'30" E	20.24'
L44	S 66°28'04" W	20.00'
L45	N 89°29'52" E	21.74'
L81	N 66°28'04" E	20.00'
L82	S 23°33'56" W	20.00'
L83	N 66°28'04" E	21.74'
L239	S 66°28'03" W	5.19'
L240	N 21°26'04" E	14.14'
L241	S 68°33'56" E	14.14'
L242	S 66°28'03" W	112.07'
L243	S 73°32'48" W	60.19'

CURVE TABLE FOR LOTS AND TRACTS

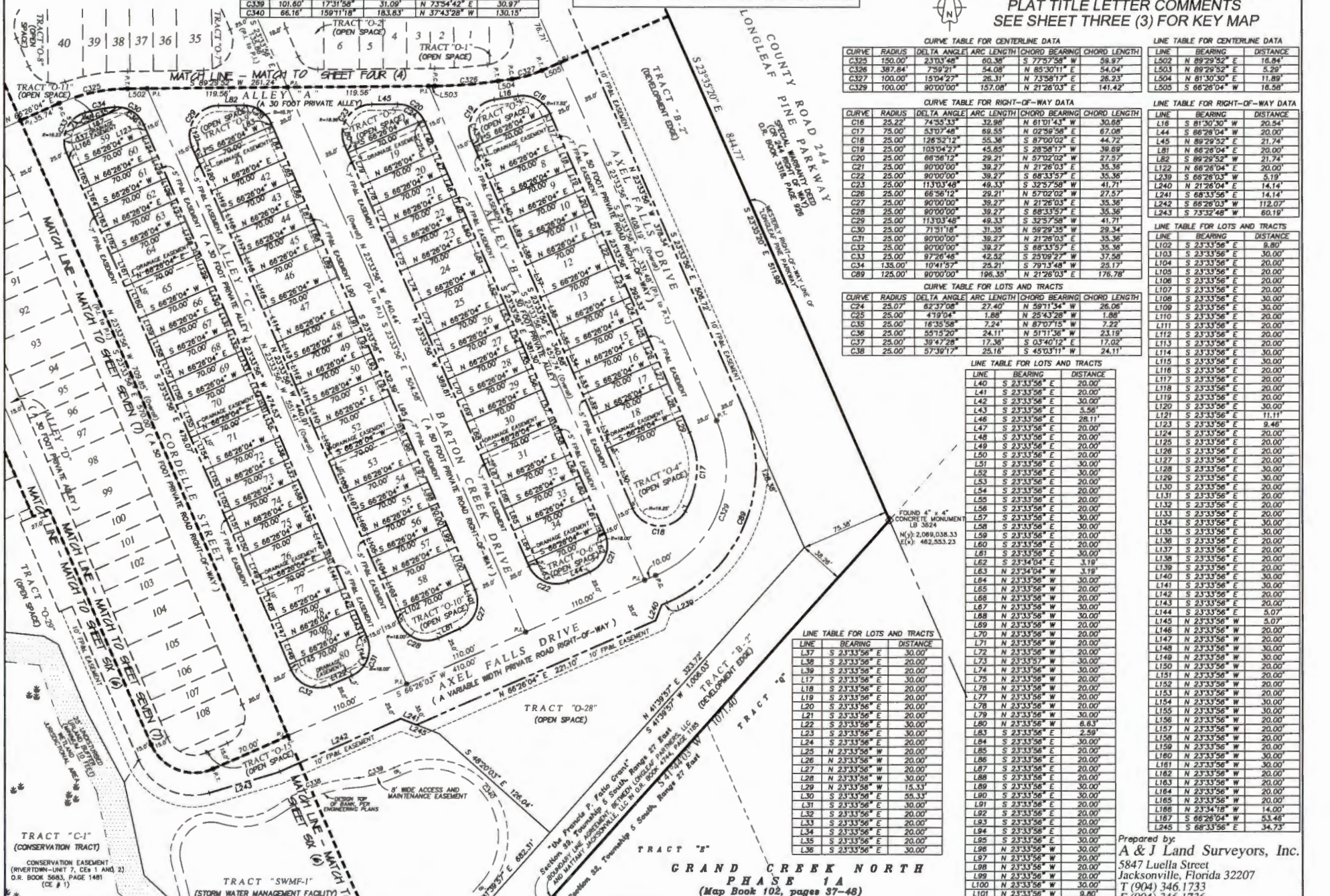
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	25.07'	82°37'08"	27.40'	N 59°14'34" W	26.06'
C25	25.00'	41°04'04"	1.88'	N 25°43'28" W	1.86'
C35	25.00'	16°35'58"	7.24'	N 87°07'15" W	7.22'
C36	25.00'	55°55'20"	24.11'	N 51°11'36" W	23.19'
C37	25.00'	39°47'28"	17.36'	S 03°40'12" E	17.02'
C38	25.00'	57°36'17"	25.18'	S 45°03'11" W	24.11'

LINE TABLE FOR LOTS AND TRACTS

LINE	BEARING	DISTANCE
L102	S 23°33'56" E	8.80'
L103	N 23°33'56" E	30.00'
L104	S 23°33'56" W	20.00'
L105	S 23°33'56" E	20.00'
L106	S 23°33'56" E	20.00'
L107	S 23°33'56" E	20.00'
L108	S 23°33'56" E	30.00'
L109	S 23°33'56" E	30.00'
L110	S 23°33'56" E	20.00'
L111	S 23°33'56" E	20.00'
L112	S 23°33'56" E	20.00'
L113	S 23°33'56" E	20.00'
L114	S 23°33'56" E	30.00'
L115	S 23°33'56" E	30.00'
L116	S 23°33'56" E	20.00'
L117	S 23°33'56" E	20.00'
L118	S 23°33'56" E	20.00'
L119	S 23°33'56" E	20.00'
L120	S 23°33'56" E	30.00'
L121	S 23°33'56" E	11.11'
L122	S 23°33'56" E	9.46'
L123	S 23°33'56" E	20.00'
L124	S 23°33'56" E	20.00'
L125	S 23°33'56" E	20.00'
L126	S 23°33'56" E	20.00'
L127	S 23°33'56" E	20.00'
L128	S 23°33'56" E	30.00'
L129	S 23°33'56" E	30.00'
L130	S 23°33'56" E	20.00'
L131	S 23°33'56" E	20.00'
L132	S 23°33'56" E	20.00'
L133	S 23°33'56" E	20.00'
L134	S 23°33'56" E	30.00'
L135	S 23°33'56" E	30.00'
L136	S 23°33'56" E	20.00'
L137	S 23°33'56" E	20.00'
L138	S 23°33'56" E	20.00'
L139	S 23°33'56" E	20.00'
L140	S 23°33'56" E	30.00'
L141	S 23°33'56" E	30.00'
L142	S 23°33'56" E	20.00'
L143	S 23°33'56" E	20.00'
L144	S 23°33'56" E	5.07'
L145	N 23°33'56" W	5.07'
L146	N 23°33'56" W	20.00'
L147	N 23°33'56" W	20.00'
L148	N 23°33'56" W	30.00'
L149	N 23°33'56" W	30.00'
L150	N 23°33'56" W	20.00'
L151	N 23°33'56" W	20.00'
L152	N 23°33'56" W	20.00'
L153	N 23°33'56" W	20.00'
L154	N 23°33'56" W	30.00'
L155	N 23°33'56" W	30.00'
L156	N 23°33'56" W	20.00'
L157	N 23°33'56" W	20.00'
L158	N 23°33'56" W	20.00'
L159	N 23°33'56" W	20.00'
L160	N 23°33'56" W	30.00'
L161	N 23°33'56" W	30.00'
L162	N 23°33'56" W	20.00'
L163	N 23°33'56" W	20.00'
L164	N 23°33'56" W	20.00'
L165	N 23°33'56" W	20.00'
L166	N 23°34'18" W	14.00'
L167	S 66°28'04" W	53.46'
L245	S 68°33'56" E	34.73'

LINE TABLE FOR LOTS AND TRACTS

LINE	BEARING	DISTANCE
L37	S 23°33'56" E	30.00'
L38	S 23°33'56" E	20.00'
L39	S 23°33'56" E	20.00'
L40	S 23°33'56" E	20.00'
L41	S 23°33'56" E	20.00'
L42	S 23°33'56" E	20.00'
L43	S 23°33'56" E	20.00'
L44	S 23°33'56" E	20.00'
L45	S 23°33'56" E	20.00'
L46	S 23°33'56" E	20.00'
L47	S 23°33'56" E	20.00'
L48	S 23°33'56" E	20.00'
L49	S 23°33'56" E	20.00'
L50	S 23°33'56" E	20.00'
L51	S 23°33'56" E	20.00'
L52	S 23°33'56" E	20.00'
L53	S 23°33'56" E	20.00'
L54	S 23°33'56" E	20.00'
L55	S 23°33'56" E	20.00'
L56	S 23°33'56" E	20.00'
L57	S 23°33'56" E	20.00'
L58	S 23°33'56" E	20.00'
L59	S 23°33'56" E	20.00'
L60	S 23°33'56" E	20.00'
L61	S 23°33'56" E	20.00'
L62	S 23°34'04" W	3.18'
L63	N 23°34'04" W	3.18'
L64	N 23°33'56" W	30.00'
L65	N 23°33'56" W	20.00'
L66	N 23°33'56" W	20.00'
L67	N 23°33'56" W	30.00'
L68	N 23°33'56" W	30.00'
L69	N 23°33'56" W	20.00'
L70	N 23°33'56" W	20.00'
L71	N 23°33'56" W	20.00'
L72	N 23°33'56" W	20.00'
L73	N 23°33'56" W	30.00'
L74	N 23°33'56" W	30.00'
L75	N 23°33'56" W	20.00'
L76	N 23°33'56" W	20.00'
L77	N 23°33'56" W	20.00'
L78	N 23°33'56" W	20.00'
L79	N 23°33'56" W	30.00'
L80	N 23°33'56" W	6.83'
L81	N 23°33'56" W	2.59'
L82	N 23°33'56" E	30.00'
L83	N 23°33'56" E	30.00'
L84	N 23°33'56" E	30.00'
L85	N 23°33'56" E	20.00'
L86	N 23°33'56" E	20.00'
L87	N 23°33'56" E	20.00'
L88	N 23°33'56" E	20.00'
L89	N 23°33'56" E	30.00'
L90	N 23°33'56" E	30.00'
L91	N 23°33'56" E	20.00'
L92	N 23°33'56" E	20.00'
L93	N 23°33'56" E	20.00'
L94	N 23°33'56" E	20.00'
L95	N 23°33'56" E	30.00'
L96	N 23°33'56" E	30.00'
L97	N 23°33'56" W	20.00'
L98	N 23°33'56" W	20.00'
L99	N 23°33'56" W	20.00'
L100	N 23°33'56" W	30.00'
L101	N 23°33'56" W	9.80'



TRACT "C-1"
(CONSERVATION TRACT)

CONSERVATION EASEMENT
(RIVERTOWN - UNIT 7, CE 1 AND 2)
O.R. BOOK 5083, PAGE 1481
(CE # 1)

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

GRAND CREEK NORTH
PHASE 1A
(Map Book 102, pages 37-48)

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RIVERTOWN - THE MEADOWS (PARCEL 19) PHASE 1

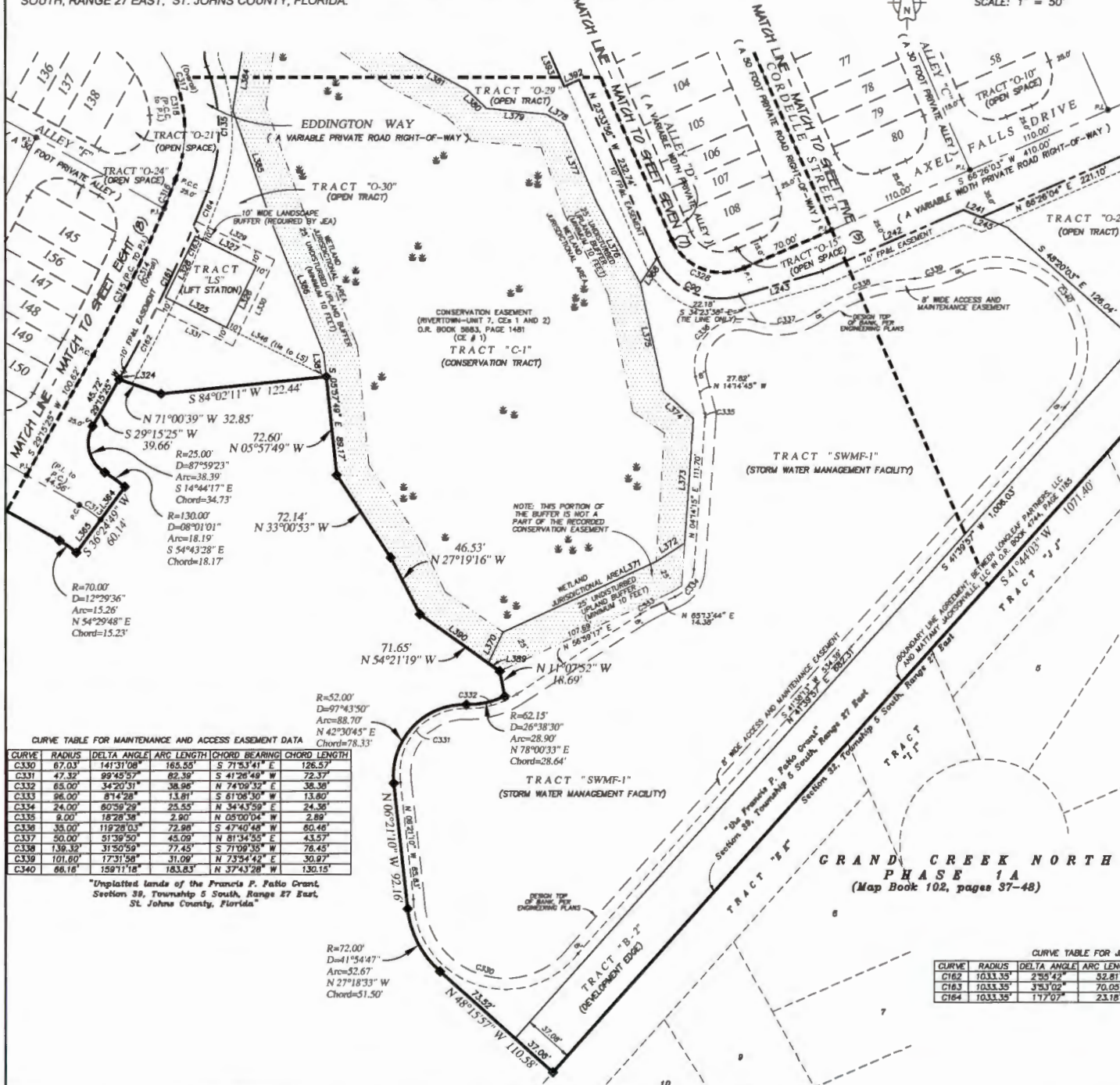
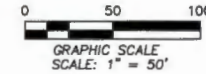
A PARCEL OF LAND, BEING A PORTION OF THE UNPLATTED LANDS OF THE "FRANCIS P. FATIO GRANT", IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK _____ PAGE _____

SHEET SIX (6) of EIGHT (8) SHEETS

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

NOTICE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C313	100.00	10°53'22"	18.01	N 55°17'54" W	18.98
C314	1008.35	8°05'51"	142.81	N 25°12'59" E	142.39
C315	1008.35	8°47'24"	118.50	N 25°51'43" E	118.43
C316	1008.35	1°18'27"	23.01	N 21°48'47" E	23.01
C317	101.00	82°07'54"	144.78	N 19°54'23" W	132.70
C318	101.00	83°46'31"	112.42	N 10°43'41" W	106.71
C328	40.00	90°00'00"	82.83	S 88°33'57" E	56.57

C90	50.00'	82°53'15"	72.33'	S 65°00'34" E	86.19'
C139	126.00'	42°40'09"	83.83'	N 00°10'31" W	91.88'
C161	1033.35'	8°05'51"	148.04'	N 25°12'29" E	145.92'

LINE TABLE FOR TRACTS DATA

LINE	BEARING	DISTANCE
L245	S 68°33'56" E	34.73
L324	S 29°15'25" W	5.09
L370	S 25°44'56" W	25.17
L371	N 65°10'59" E	123.06
L372	N 57°10'21" E	24.75
L373	N 03°59'27" E	97.57
L374	N 4°20'41" W	29.49
L375	N 12°03'11" W	82.89
L376	N 28°09'27" W	68.16
L377	N 22°59'40" W	61.80
L378	N 60°22'57" W	14.31
L379	N 84°18'05" W	43.77
L380	N 45°11'42" W	15.30
L381	N 61°43'54" W	50.70
L384	S 09°11'53" W	78.58
L385	S 19°03'57" E	84.98
L386	S 21°53'31" E	105.94
L387	S 05°57'49" E	16.37
L388	S 33°03'23" W	22.53
L389	S 54°21'19" E	10.40
L390	S 54°21'19" E	61.25

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L241	S 68°33'56" E	14.14
L242	S 66°28'03" W	112.07
L243	S 73°22'21" W	63.28
L364	S 36°24'49" W	30.05
L365	S 36°24'49" W	30.09
L362	S 66°28'04" W	12.00
L393	S 23°33'56" E	83.00

LINE TABLE FOR LIFT STATION DATA

LINE	BEARING	DISTANCE
L325	N 63°50'49" W	50.00
L326	S 26°09'11" W	50.00
L327	S 63°50'49" E	50.00
L328	N 26°09'11" E	50.00
L346	S 64°05'43" E	81.95

LINE TABLE FOR LANDSCAPE BUFFER DATA

LINE	BEARING	DISTANCE
L329	S 63°50'49" E	64.87
L330	S 26°09'11" W	70.00
L331	N 63°50'49" W	82.51

CURVE TABLE FOR MAINTENANCE AND ACCESS EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C330	67.03'	141°31'08"	165.55'	S 71°53'41" E	126.57'
C331	47.32'	99°43'57"	82.39'	S 41°28'49" W	72.37'
C332	63.00'	34°20'51"	38.98'	N 74°19'15" E	38.39'
C333	96.00'	8°14'28"	13.81'	S 61°06'50" W	13.80'
C334	24.00'	60°58'29"	25.55'	N 34°45'59" E	24.36'
C335	9.00'	18°28'38"	2.90'	N 05°00'04" W	2.89'
C336	35.00'	119°28'03"	72.98'	S 47°40'48" W	60.46'
C337	50.00'	51°39'50"	45.09'	N 81°34'55" E	43.57'
C338	139.32'	31°50'59"	77.43'	S 71°09'35" W	78.45'
C339	101.60'	17°31'58"	31.09'	N 73°54'42" E	30.87'
C340	66.18'	159°11'18"	183.83'	N 37°43'28" W	130.15'

CURVE TABLE FOR JEA LANDSCAPE BUFFER DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C162	1033.35'	2°58'42"	32.81'	N 27°47'34" E	32.81'
C163	1033.35'	3°33'09"	70.05'	N 24°23'12" E	70.03'
C164	1033.35'	1°17'07"	23.18'	N 21°48'07" E	23.18'

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

GRAND CREEK NORTH
PHASE 1A
(Map Book 102, pages 37-48)

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RIVERTOWN - THE MEADOWS (PARCEL 19) PHASE 1

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

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L168	N 66°26'04" W	20.00'
L230	S 23°35'20" E	31.31'
L231	N 66°26'04" E	120.10'
L232	N 23°35'56" W	47.48'
L244	N 66°26'04" E	20.07'
L276	S 23°35'20" E	150.73'
L277	N 60°58'20" W	123.12'
L291	S 60°58'20" E	112.05'
L292	N 53°17'28" E	21.94'
L293	N 60°58'20" W	123.60'
L392	S 66°26'04" W	12.00'
L393	S 23°35'56" E	83.00'
L394	S 66°26'04" W	12.00'
L395	N 36°42'32" E	7.80'
L396	N 53°59'19" E	30.01'
L397	N 81°58'36" W	10.71'
L398	S 09°11'53" W	10.52'
L399	N 53°59'19" E	30.50'
L400	N 36°00'41" W	5.36'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L500	N 53°17'28" E	3.74'
L501	N 60°52'33" W	37.00'
L502	N 36°42'32" W	79.39'

WATERSONG AT RIVERTOWN

PHASE THREE

(Map Book 116, Pages 73-83)

TRACT "C"



CURVE TABLE FOR LOTS AND TRACTS DATA (continued)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C199	730.00'	9°10'54"	116.98'	S 49°57'59" W	116.86'
C200	530.00'	5°48'41"	53.76'	S 49°37'59" W	53.73'
C201	530.00'	20°08'29"	186.00'	S 62°35'54" W	185.05'
C202	730.00'	20°08'04"	256.53'	S 27°28'44" W	255.21'

MAP BOOK PAGE SHEET SEVEN (7) OF EIGHT (8) SHEETS

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

NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED

LINE TABLE FOR LOT AND TRACTS DATA

LINE	BEARING	DISTANCE
L278	N 60°58'20" W	30.00'
L279	N 60°58'20" W	20.00'
L280	N 60°58'20" W	20.00'
L281	N 60°58'20" W	20.00'
L282	N 60°58'20" W	20.00'
L283	N 60°58'20" W	30.00'
L284	N 60°58'20" W	10.61'
L285	N 60°58'20" W	20.00'
L286	N 60°58'20" W	20.00'
L287	N 60°58'20" W	20.00'
L288	N 60°58'20" W	20.00'
L289	N 60°58'20" W	30.00'
L290	N 60°58'20" W	2.51'
L291	N 60°58'20" W	20.04'
L292	N 60°58'20" W	20.00'
L293	N 60°58'20" W	20.00'
L294	N 60°58'20" W	20.04'
L295	N 60°58'20" W	20.00'
L296	N 60°58'20" W	20.00'
L297	N 60°58'20" W	20.00'
L298	N 60°58'20" W	20.00'
L299	N 60°58'20" W	23.56'
L300	N 60°58'20" W	14.44'
L301	N 60°58'20" W	20.00'
L302	N 60°58'20" W	20.00'
L303	N 60°58'20" W	20.00'
L304	N 60°58'20" W	20.00'
L305	N 60°58'20" W	17.60'
L306	S 28°58'48" W	64.64'
L307	S 28°58'48" W	64.73'
L308	N 46°11'49" W	19.35'
L309	N 61°43'34" W	50.70'
L310	S 55°14'30" W	51.73'
L311	S 81°58'36" W	72.93'
L312	S 09°11'53" W	79.36'
L313	N 44°28'47" E	64.93'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C303	500.00'	42°46'13"	373.24'	S 68°06'45" W	364.63'
C305	500.00'	23°37'26"	223.61'	S 69°30'09" W	221.75'
C306	700.00'	33°05'03"	391.98'	S 30°41'07" W	386.88'
C307	700.00'	20°13'40"	247.13'	S 36°35'14" W	245.85'
C308	700.00'	9°04'57"	110.97'	S 21°55'55" W	110.85'
C309	700.00'	2°44'51"	33.57'	S 16°01'01" W	33.56'
C317	101.00'	62°07'54"	144.78'	N 19°54'23" W	132.70'
C318	101.00'	63°48'15"	112.42'	N 10°45'41" W	108.71'
C319	101.17'	18°21'23"	32.41'	N 51°47'38" W	32.28'
C321	100.00'	76°52'48"	134.18'	N 14°51'04" E	124.34'
C322	100.00'	24°10'01"	42.18'	N 41°12'28" E	41.87'
C323	100.00'	52°42'27"	82.00'	N 02°48'04" E	88.79'
C324	100.00'	74°35'48"	42.35'	N 48°30'26" W	42.03'
C328	40.00'	90°00'00"	62.83'	S 68°33'57" E	56.57'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C39	25.00'	90°00'00"	39.27'	N 68°33'56" W	35.36'
C40	25.00'	90°00'00"	38.27'	N 21°26'03" E	35.36'
C42	25.00'	90°00'00"	39.27'	S 21°26'04" W	35.36'
C70	470.00'	15°39'13"	128.41'	S 58°45'55" W	128.01'
C71	25.00'	74°31'58"	32.52'	S 13°40'29" W	30.27'
C72	25.00'	89°56'37"	39.26'	S 68°34'38" E	35.35'
C73	25.00'	90°00'00"	39.27'	N 21°26'04" E	35.36'
C74	25.00'	90°00'00"	39.27'	N 68°29'04" W	35.31'
C87	25.00'	90°00'00"	39.27'	N 68°33'56" W	35.36'
C92	25.00'	90°01'23"	39.26'	S 21°25'22" W	35.36'
C93	42.00'	154°02'08"	112.92'	N 53°25'44" E	81.86'
C103	75.00'	36°29'29"	47.74'	S 05°21'09" E	46.94'
C104	25.00'	116°56'53"	51.02'	S 71°21'14" W	42.62'
C105	115.00'	104°7'45"	21.67'	N 55°34'27" W	21.64'
C106	25.00'	90°46'54"	38.61'	N 15°34'53" W	35.60'
C107	870.00'	10°18'18"	120.11'	N 34°56'44" E	119.95'
C108	25.00'	116°19'47"	50.76'	S 81°45'14" E	42.48'
C111	670.00'	14°27'27"	20.94'	S 21°47'41" W	20.94'
C112	25.00'	81°52'17"	35.72'	S 20°02'11" E	32.76'
C113	25.00'	65°44'12"	28.68'	N 86°09'34" E	27.14'
C114	25.00'	114°55'48"	49.85'	N 03°30'28" W	42.00'
C115	25.00'	98°20'16"	42.04'	S 70°31'33" W	37.28'
C135	126.00'	42°40'09"	93.83'	N 02°07'31" W	91.68'
C197	530.00'	29°55'10"	239.76'	S 59°41'14" W	237.72'
C204	12.00'	88°47'47"	14.82'	N 84°27'05" W	13.73'
C214	730.00'	14°17'57"	23.68'	N 05°20'23" E	22.85'
C206	730.00'	28°18'57"	373.51'	S 32°04'10" W	369.45'
C208	43.50'	746°30'	5.90'	N 74°15'32" E	5.90'

CURVE TABLE FOR LOTS AND TRACTS DATA

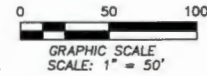
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C43	25.00'	53°07'56"	23.18'	N 86°59'58" W	22.36'
C44	25.00'	36°30'04"	18.09'	S 41°59'58" W	15.81'
C45	25.00'	36°32'07"	16.09'	N 05°07'53" W	15.81'
C46	25.00'	53°07'53"	23.18'	N 39°52'07" E	22.36'
C47	25.00'	53°07'53"	23.18'	S 87°00'01" E	22.36'
C48	25.00'	36°32'08"	16.09'	S 42°00'02" E	15.81'
C49	25.00'	36°32'11"	16.09'	S 05°07'51" E	15.81'
C50	25.00'	53°07'49"	23.18'	S 39°52'09" W	22.36'
C75	25.00'	66°26'03"	28.99'	N 56°46'58" W	27.39'
C76	25.00'	23°24'30"	10.21'	S 78°17'46" W	10.14'
C77	470.00'	7°28'54"	20.88'	S 65°22'05" W	20.08'
C78	470.00'	2°26'34"	20.04'	S 62°55'22" W	20.04'
C79	470.00'	2°27'08"	20.11'	S 60°28'32" W	20.11'
C80	470.00'	2°27'53"	20.22'	S 58°01'03" W	20.22'
C81	470.00'	2°28'50"	20.37'	S 55°32'37" W	20.37'
C82	470.00'	2°29'16"	20.44'	S 53°05'09" W	20.44'
C83	25.00'	748°27"	3.41'	S 47°02'05" W	3.40'
C84	25.00'	68°43'12"	29.11'	S 09°46'16" W	27.49'
C85	25.00'	66°38'31"	28.08'	S 56°34'35" E	27.47'
C86	25.00'	23°32'02"	10.18'	N 78°08'07" E	10.11'
C87	25.00'	23°33'57"	10.28'	N 84°19'05" E	10.21'
C88	25.00'	66°26'03"	28.99'	N 09°39'05" E	27.39'
C94	25.00'	36°32'12"	16.09'	N 42°00'03" W	15.81'
C95	25.00'	53°07'48"	23.18'	N 87°00'03" W	22.36'
C96	25.00'	53°07'54"	23.14'	S 39°55'07" W	22.32'
C97	24.94'	36°39'30"	16.10'	S 05°05'35" E	15.83'
C98	42.00'	81°04'35"	6.00'	N 19°29'57" W	5.99'
C99	42.00'	25°01'52"	18.35'	N 02°33'36" W	18.20'
C100	42.00'	27°36'42"	20.24'	N 23°29'41" E	20.05'
C101	42.00'	89°19'56"	23.07'	N 57°03'52" W	28.50'
C102	42.00'	53°33'08"	39.26'	S 76°19'46" E	37.85'
C109	115.00'	1°05'24"	2.19'	N 50°43'17" W	2.19'
C110	115.00'	9°42'21"	18.48'	N 56°07'09" W	19.46'
C118	25.00'	25°23'12"	31.80'	S 98°07'40" W	29.70'
C117	25.00'	23°27'44"	10.24'	N 72°42'12" W	10.17'
C119	25.00'	14°36'05"	6.52'	N 53°30'17" W	6.50'
C119	25.00'	99°19'43"	43.34'	N 03°37'37" E	38.11'
C120	25.00'	27°16'46"	11.90'	N 66°55'51" E	11.79'
C121	25.00'	38°29'26"	18.78'	S 86°12'03" E	16.47'
C122	25.00'	29°44'11"	12.97'	S 46°06'14" E	12.83'
C123	25.00'	52°08'05"	22.75'	S 05°10'06" E	21.97'

(continued on this Sheet)

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RIVERTOWN - THE MEADOWS (PARCEL 19) PHASE 1

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

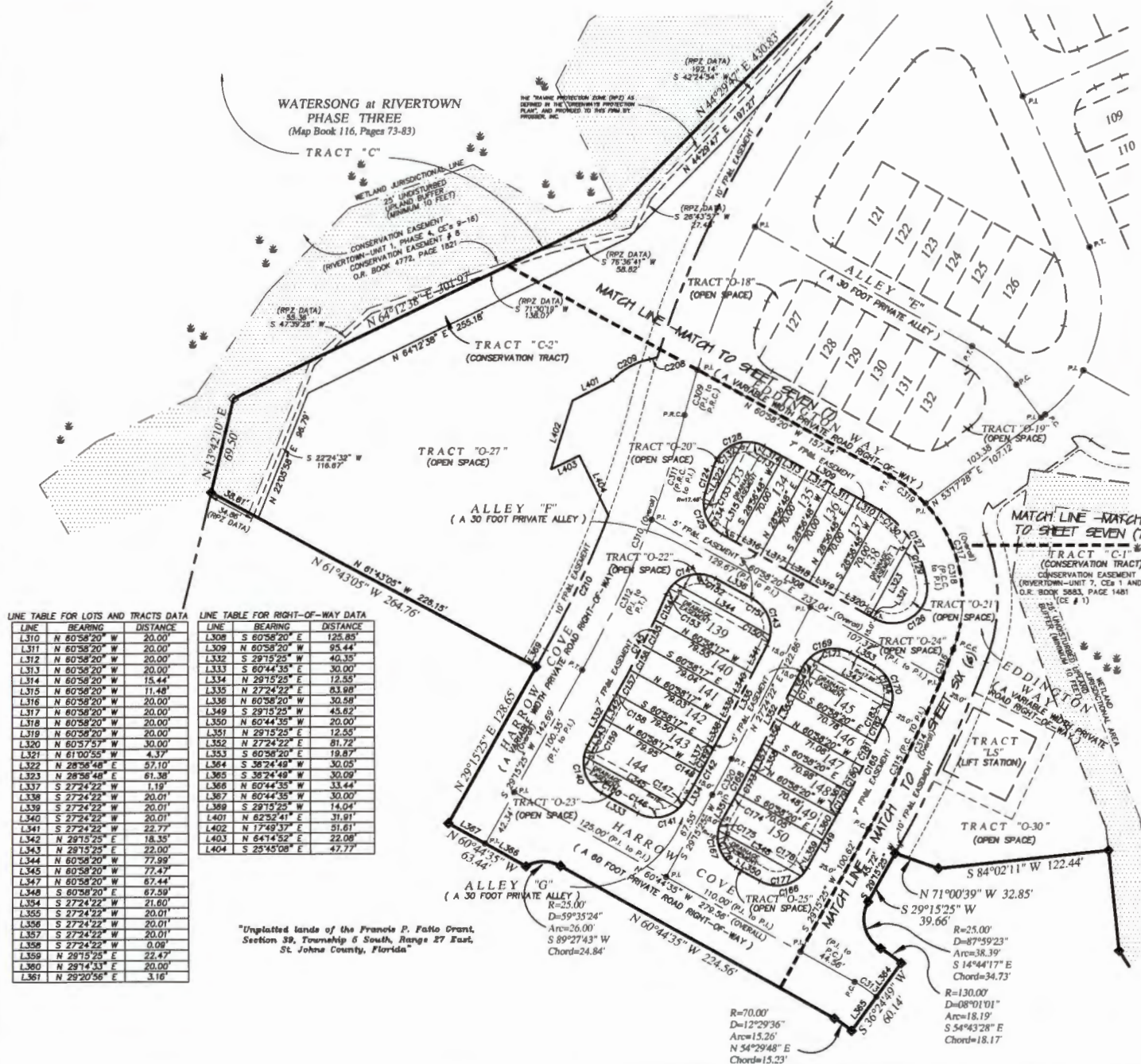


MAP BOOK _____ PAGE _____

SHEET EIGHT (8) of EIGHT (8) SHEETS

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

NOTICE: UPLAND BUFFERS WILL REMAIN
NATURALLY VEGETATED AND UNDISTURBED



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C309	700.00	2°44'51"	33.57'	S 18°01'01" W	33.56'
C310	776.00	14°36'48"	197.92'	N 21°57'00" E	197.39'
C311	776.00	5°48'54"	78.91'	N 17°33'21" E	78.87'
C312	776.00	8°47'15"	119.02'	N 24°51'47" E	118.90'
C313	100.00	10°53'22"	18.01'	N 55°17'54" W	18.98'
C314	1008.35	6°05'51"	142.51'	N 25°12'29" E	142.39'
C315	1008.35	6°47'24"	119.50'	N 25°51'43" E	119.43'
C316	1008.35	1°18'27"	23.01'	N 21°48'47" E	23.01'
C317	101.00	82°07'54"	144.78'	N 19°54'25" W	132.70'
C318	101.00	6°34'31"	112.42'	N 10°43'41" W	108.71'
C319	101.17	18°21'23"	32.41'	N 51°47'58" W	32.28'
C320	900.00	1°31'03"	29.07'	N 28°19'53" E	29.07'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C208	43.50	7°46'30"	5.90'	N 74°15'32" E	5.90'
C209	51.50	34°30'03"	31.01'	S 60°53'46" W	30.54'
C210	748.00	8°01'17"	106.39'	N 25°10'16" E	106.30'
C124	808.00	1°24'58"	19.80'	S 17°32'26" W	19.79'
C125	25.00	79°12'58"	34.56'	S 21°21'50" E	31.88'
C126	25.00	126°52'12"	55.36'	N 55°35'35" E	44.72'
C127	73.23	50°15'03"	64.22'	N 32°07'42" W	62.19'
C128	25.00	102°11'28"	44.59'	S 67°35'57" W	38.91'
C140	25.00	90°00'00"	39.27'	N 15°44'35" W	35.36'
C141	25.00	90°00'00"	39.27'	N 74°15'25" E	35.36'
C142	885.00	1°31'03"	28.59'	N 28°19'53" E	28.59'
C143	25.00	86°22'42"	38.56'	N 16°46'59" W	34.85'
C144	25.00	95°12'42"	41.54'	S 71°25'20" W	36.93'
C145	806.00	5°47'45"	81.53'	S 26°42'51" W	81.50'
C118	883.35	6°13'50"	81.43'	S 26°42'51" W	81.50'
C166	25.00	90°00'00"	39.27'	N 74°15'25" E	35.36'
C167	25.00	90°00'00"	39.27'	N 15°44'35" W	35.36'
C168	913.00	1°31'03"	29.56'	N 28°19'53" E	29.56'
C169	25.00	1°31'03"	39.98'	N 73°13'01" E	35.85'
C170	25.00	85°29'55"	37.31'	S 18°13'22" E	33.94'

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C129	73.23	25°57'47"	32.78'	N 19°49'04" W	32.48'
C130	73.23	24°37'18"	31.47'	N 44°56'35" W	31.23'
C131	25.00	35°35'56"	15.53'	N 78°46'18" W	15.28'
C132	25.00	66°35'32"	29.06'	S 50°07'59" W	27.45'
C133	25.00	31°21'41"	13.68'	S 02°33'48" W	13.51'
C134	25.00	47°51'17"	20.88'	S 37°02'41" E	20.28'
C146	25.00	72°05'10"	31.46'	N 83°12'50" E	29.42'
C147	25.00	17°54'20"	7.82'	N 38°12'50" E	7.78'
C148	885.00	0°37'57"	9.77'	N 28°56'28" E	9.77'
C149	885.00	1°13'06"	18.82'	N 28°00'55" E	18.82'
C150	25.00	16°54'58"	7.38'	N 18°57'03" E	7.35'
C151	25.00	71°28'04"	31.18'	N 25°14'18" W	29.20'
C152	25.00	71°28'04"	31.18'	S 83°17'58" W	29.20'
C153	25.00	23°44'58"	10.36'	S 35°41'18" W	10.29'
C154	808.00	1°24'58"	19.85'	N 24°31'18" E	19.84'
C155	806.00	1°25'26"	20.03'	N 25°56'20" E	20.03'
C156	806.00	1°25'21"	20.01'	N 27°21'43" E	20.01'
C157	806.01	1°25'18"	20.00'	N 28°47'03" E	20.00'
C158	806.02	0°07'01"	1.85'	N 28°33'39" E	1.85'
C159	25.00	18°39'40"	8.14'	S 19°25'35" W	8.11'
C160	25.00	71°20'20"	31.13'	S 25°04'25" E	29.16'
C171	25.00	72°03'59"	31.44'	S 82°59'41" W	29.41'
C172	25.00	19°33'19"	8.53'	S 37°11'02" W	8.49'
C173	913.00	1°14'49"	18.91'	N 28°01'47" E	18.91'
C174	913.00	0°38'14"	9.84'	N 28°37'19" E	9.84'
C175	25.00	18°11'51"	7.94'	S 20°09'29" W	7.91'
C176	25.00	71°48'09"	31.33'	S 24°50'31" E	29.32'
C177	25.00	72°27'10"	31.61'	N 83°01'50" E	29.55'
C178	25.00	17°32'50"	7.68'	N 38°01'50" E	7.63'
C179	883.35	0°58'53"	16.84'	N 28°45'58" E	16.84'
C180	883.35	1°09'58"	20.01'	N 27°41'33" E	20.01'
C181	883.35	1°09'59"	20.02'	N 26°31'36" E	20.02'
C182	983.35	1°25'01"	24.32'	N 25°14'06" E	24.32'
C183	25.00	1°32'58"	8.86'	N 17°48'41" E	8.85'
C184	25.00	72°04'08"	31.45'	N 24°56'16" W	29.41'

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L310	N 60°58'20" W	20.00'
L311	N 60°58'20" W	20.00'
L312	N 60°58'20" W	20.00'
L313	N 60°58'20" W	20.00'
L314	N 60°58'20" W	15.44'
L315	N 60°58'20" W	11.48'
L316	N 60°58'20" W	20.00'
L317	N 60°58'20" W	20.00'
L318	N 60°58'20" W	20.00'
L319	N 60°58'20" W	20.00'
L320	N 60°57'57" W	30.00'
L321	N 61°00'55" W	4.37'
L322	N 28°56'48" E	57.10'
L323	N 28°56'48" E	61.38'
L337	S 27°24'22" W	1.19'
L338	S 27°24'22" W	20.01'
L339	S 27°24'22" W	20.01'
L340	S 27°24'22" W	20.01'
L341	S 27°24'22" W	22.77'
L342	N 29°15'25" E	18.35'
L343	N 29°15'25" E	22.00'
L344	N 60°58'20" W	77.99'
L345	N 60°58'20" W	77.47'
L347	N 60°58'20" W	67.44'
L348	S 60°58'20" E	67.59'
L354	S 27°24'22" W	21.60'
L355	S 27°24'22" W	20.01'
L356	S 27°24'22" W	20.01'
L357	S 27°24'22" W	20.01'
L358	S 27°24'22" W	0.09'
L359	N 29°15'25" E	22.47'
L360	N 29°14'33" E	20.00'
L361	N 29°20'56" E	3.16'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
L308	S 60°58'20" E	126.85'
L309	N 60°58'20" W	95.44'
L332	S 29°15'25" W	40.35'
L333	S 60°44'35" E	30.00'
L334	N 29°15'25" E	12.55'
L335	N 27°24'22" E	83.89'
L336	N 60°58'20" W	30.58'
L349	S 29°15'25" W	45.82'
L350	N 60°44'35" W	20.00'
L351	N 29°15'25" E	12.55'
L352	N 27°24'22" E	81.72'
L353	S 60°58'20" E	19.87'
L364	S 38°24'48" W	30.05'
L365	S 38°24'48" W	30.09'
L366	N 60°44'35" W	33.44'
L367	N 60°44'35" W	30.00'
L368	S 29°15'25" W	14.04'
L401	N 61°43'05" E	31.91'
L402	N 17°49'37" E	51.61'
L403	N 64°14'52" E	22.08'
L404	S 25°45'08" E	47.77'

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

R=70.00
D=12°29'36"
Arc=15.26'
S 54°29'48" E
Chord=15.23'

R=130.00
D=08°01'01"
Arc=18.19'
S 54°43'28" E
Chord=18.17'

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