

RESOLUTION NO. 2024-149
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
PLAT 2023-47 RIVERTOWN VISTA.

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 Plat 2023-47 Rivertown Vista.

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 \$342,173.29 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$302,260.18 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.

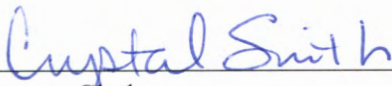
ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16th day of April, 2024.

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

Rendition Date APR 17 2024

BY: 
Sarah Arnold, Chair

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


Deputy Clerk



RIVERTOWN VISTA

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

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 TRACT "C" (CONSERVATION), AS SHOWN ON THE PLAT OF "ARBORS AT RIVERTOWN--PHASE THREE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 112, PAGES 87 THROUGH 89 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE NORTH 77°09'58" WEST, ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1614 (RIVERTOWN PUD), OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, (AND ALSO BEING THE SOUTHERLY BOUNDARY OF THE "HALLOWES TRACT", SITUATED IN A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST), A DISTANCE OF 2,848.02 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE No. 1: RUN THENCE, SOUTH 12°50'02" WEST, DEPARTING FROM THE NORTHERLY BOUNDARY OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1614 (RIVERTOWN PUD), OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, A DISTANCE OF 344.89 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 81°39'48" WEST, A DISTANCE OF 574.02 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 36°10'11" WEST, A DISTANCE OF 484.05 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, SOUTH 72°58'20" WEST, A DISTANCE OF 118.67 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "RIVERTOWN MAIN STREET--PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 121, PAGES 44 THROUGH 48, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE BOUNDARY OF SAID "RIVERTOWN MAIN STREET--PHASE FOUR", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 17°01'40" WEST, A DISTANCE OF 257.42 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE No. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A DELTA ANGLE OF 78°42'50" TO THE RIGHT, AN ARC DISTANCE OF 33.47 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°19'34" EAST, 31.03 FEET;

COURSE No. 3: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 280.00 FEET, THROUGH A DELTA ANGLE OF 05°32'22" TO THE LEFT, AN ARC DISTANCE OF 27.07 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°54'48" EAST, 27.06 FEET;

COURSE No. 4: RUN THENCE, NORTH 37°17'08" WEST, ALONG A NON-TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 60.07 FEET, TO A POINT, ON THE SOUTHEASTERLY BOUNDARY OF TRACT "SWMF-2", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN MAIN STREET -- PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 121, PAGES 44 THROUGH 48, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHEASTERLY, AND THEN NORTHEASTERLY BOUNDARY OF SAID TRACT "SWMF-2", (STORM WATER MANAGEMENT FACILITY), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 220.00 FEET, THROUGH A DELTA ANGLE OF 29°15'48" TO THE LEFT, AN ARC DISTANCE OF 112.36 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°54'25" EAST, 111.15 FEET;

COURSE No. 2: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 530.00 FEET, THROUGH A DELTA ANGLE OF 16°33'45" TO THE RIGHT, AN ARC DISTANCE OF 156.30 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°43'23" EAST, 155.73 FEET;

COURSE No. 3: RUN THENCE, NORTH 48°05'23" WEST, ALONG A NON-TANGENTIAL LINE, A DISTANCE OF 145.00 FEET, TO THE COMMON MOST EASTERLY BOUNDARY CORNER BETWEEN SAID TRACT "SWMF-2", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN MAIN STREET -- PHASE FOUR", AND TRACT "C", (CONSERVATION), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN MAIN STREET -- PHASE FOUR"; RUN THENCE, NORTH 15°02'41" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "C", (CONSERVATION), AS SHOWN ON THE AFORESAID PLAT OF "RIVERTOWN MAIN STREET -- PHASE FOUR", AND THEN ALONG A NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 194.39 FEET, TO A POINT; RUN THENCE, NORTH 81°40'55" EAST, A DISTANCE OF 80.24 FEET, TO A POINT; RUN THENCE, SOUTH 61°35'43" EAST, A DISTANCE OF 85.53 FEET, TO A POINT; RUN THENCE, NORTH 45°06'53" EAST, A DISTANCE OF 140.03 FEET, TO A POINT; RUN THENCE, NORTH 27°49'55" EAST, A DISTANCE OF 46.63 FEET, TO A POINT; RUN THENCE, NORTH 39°16'16" EAST, A DISTANCE OF 118.55 FEET, TO A POINT; RUN THENCE, NORTH 69°21'23" EAST, A DISTANCE OF 29.88 FEET, TO A POINT; RUN THENCE, NORTH 19°20'17" EAST, A DISTANCE OF 42.24 FEET, TO A POINT; RUN THENCE, NORTH 03°08'00" WEST, A DISTANCE OF 70.08 FEET, TO A POINT ON THE AFORESAID NORTHERLY BOUNDARY OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1614 (RIVERTOWN PUD), OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (AND ALSO BEING THE SOUTHERLY BOUNDARY OF THE "HALLOWES TRACT", SITUATED IN A PORTION OF THE "FRANCIS P. FATIO GRANT", SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA); RUN THENCE, SOUTH 77°09'58" EAST, A DISTANCE OF 695.67 FEET, TO THE AFORESAID POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 643,655 SQUARE FEET, OR 14.77 ACRES, MORE OR LESS, IN AREA.

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

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HERINAFTER BE KNOWN AS "RIVERTOWN VISTA", 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 "ALBRIGHT COURT" 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 THEREAFTER CONSTRUCTED THEREON. IT IS NOTED THAT THE ACCEPTANCE OF ROADS OFFERED TO THE COUNTY AS A DEDICATION IS SOLELY AT THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS AND IS NOT GUARANTEED. THE DETERMINATION OF WHETHER THE COUNTY WILL ACCEPT THE ROADWAY IS MADE BY THE BOARD AT THE PLAT APPROVAL HEARING.

TRACTS "D-1" AND "D-2" (OPEN SPACE) AND TRACTS "C-1" AND "C-2" (CONSERVATION), AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT III, A SPECIAL PURPOSE UNIT OF LOCAL GOVERNMENT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("RIVERS EDGE CDD III"), EXCEPT AS HERINAFTER PROVIDED. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE RIVERS EDGE CDD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ALL UTILITIES, DRAINAGE FACILITIES, DITCHES, SWALES OR OTHER IMPROVEMENTS NECESSARY TO SERVE THE LOTS, EXCEPT AS HERINAFTER PROVIDED.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS. THE UNDERSIGNED OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF THESE PRIVATELY OWNED EASEMENTS; PROVIDED, HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS ASSOCIATION OR OTHER SUCH ENTITY OR PERSON AS WELL AS ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

TRACTS "C-1" AND "C-2" (CONSERVATION) MAY BE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES, RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AND IF SO, ARE GRAPHICALLY DEPICTED ON THE FACE OF THIS PLAT.

THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL PERMIT THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL STREET RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID EASEMENTS AND STORMWATER MANAGEMENT FACILITIES SHOWN HEREON, WHICH ARE DEDICATED TO THE PROPERTY OWNERS ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "10" FFL 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.

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

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

MATTAMY JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____

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

TYPE OR PRINT NAME

WITNESS: _____

TYPE OR PRINT NAME

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., 2024 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 _____

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

RIVERTOWN VISTA

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.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA, STATE PLANE COORDINATES, NORTH AMERICAN DATUM/NAAD 1983 (1990), FLORIDA EAST ZONE, (ZONE 901), U.S. FEET AS NOTED BELOW IN GENERAL NOTE No. 7, AND FOR THE NORTHERLY HOMOTETED BOUNDARY LINE OF THE "RIVERTOWN DEVELOPMENT" AS DESCRIBED AND RECORDED IN THAT WARRANTY DEED TO MATTIANY RIVERTOWN LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 3063, PAGE 1614 ET SEQ. OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, AS N 79°52'4" E.

2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY; SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER & LIGHT (FPL) FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.

4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

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

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

6) UPLAND BUFFERS ADJACENT TO WETLAND JURISDICTIONAL AREAS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.

7) THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM/NAAD 1983 (1990), FLORIDA EAST ZONE, U.S. FEET. THESE COORDINATES WERE DERIVED FROM FIELD MEASUREMENTS IN CONFORMITY WITH FLORIDA STATUTE 472, STANDARDS OF PRACTICE 5A-17-05(2)(b) AND FLORIDA STATUTES 177.15(1)(2). THE INTENDED USE OF THESE STATE PLANE COORDINATES ARE TO COMPLY WITH ST. JOHNS COUNTY DEVELOPMENT REVIEW MANUAL SECTION 16.0 "SUBDIVISION PLAT LAND DEVELOPMENT CODE", PART 5.01.01C.1, SECTION 16.04 REVIEW PROCESS.

THE ST. JOHNS COUNTY GIS 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(y): 455,788.927479
- b) CONTROL POINT "0114", WITH A PUBLISHED COORDINATE VALUE OF N(x): 2,086,070.942891, AND E(y): 457,526.338248

LEGENDS USED IN THIS PLAT

LEGEND	DEFINITION
◇	SET 4" x 4" CONCRETE MONUMENT WITH IRON STAMPED "T.M. 10 1/4"
◆	ROUND 4" x 4" CONCRETE MONUMENT WITH IRON STAMPED "T.M. 10 1/4"
●	SET 1/2" DIA. x 1/2" IRON STAMPED "T.M. 10 1/4"

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
P.M.A.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
C.M.	CONCRETE MONUMENT
L.B.	LICENSED BUSINESS
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
R	RADIUS
D	DELTA/CENTRAL ANGLE/ARC LENGTH
CD	CHORD DISTANCE
CH	CHORD BEARING
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF CURVATURE
PRC	POINT OF COMPOUND CURVATURE
R.P.	POINT OF REVERSE CURVATURE
R.P.P.	RADIUS POINT
T.M.P.	TOWNSHIP
R.N.E.	RANGE

ABBREVIATIONS USED IN THIS PLAT

ABBREVIATION	DEFINITION
E.	EAST
W.	WEST
N.	NORTH
S.	SOUTH
CS	TABULATED CURVE TABLE
LS	TABULATED LINE TABLE
R/W	RIGHT OF WAY
DOT.	DEPARTMENT OF TRANSPORTATION
CL	CENTERLINE
M.P.	MAP BOOK
P.B.	PLAT BOOK
P.B.	PLAT BOOK
---	MATCH LINE
EA-E	EA ELECTRIC EASEMENT
EA-EE	EA EQUIPMENT EASEMENT
FP & L	FLORIDA POWER & LIGHT
DMT.	DRAINAGE
SURFWD	SURFACE WATER MANAGEMENT DISTRICT



MAP BOOK ____ PAGE ____

SHEET TWO (2) of SEVEN (7) SHEETS

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

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK ____ PAGE(S) ____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF ____ 2024.

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 VISTA" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF ____ 2024. 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

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. 4600

A&J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T (904) 346.1733
F (904) 346.1738

CERTIFICATE OF APPROVAL—GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN VISTA", HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS ____ DAY OF ____ 2024.

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 ____ 2024.

DONALD A. BRADSHAW, PLS., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. 5513

CERTIFICATE OF REVIEW—COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF "RIVERTOWN VISTA", HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, ON THIS ____ DAY OF ____ 2024.

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

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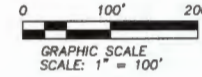
RIVERTOWN VISTA

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

MAP BOOK _____ PAGE _____

SHEET THREE (3) of SEVEN (7) SHEETS

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

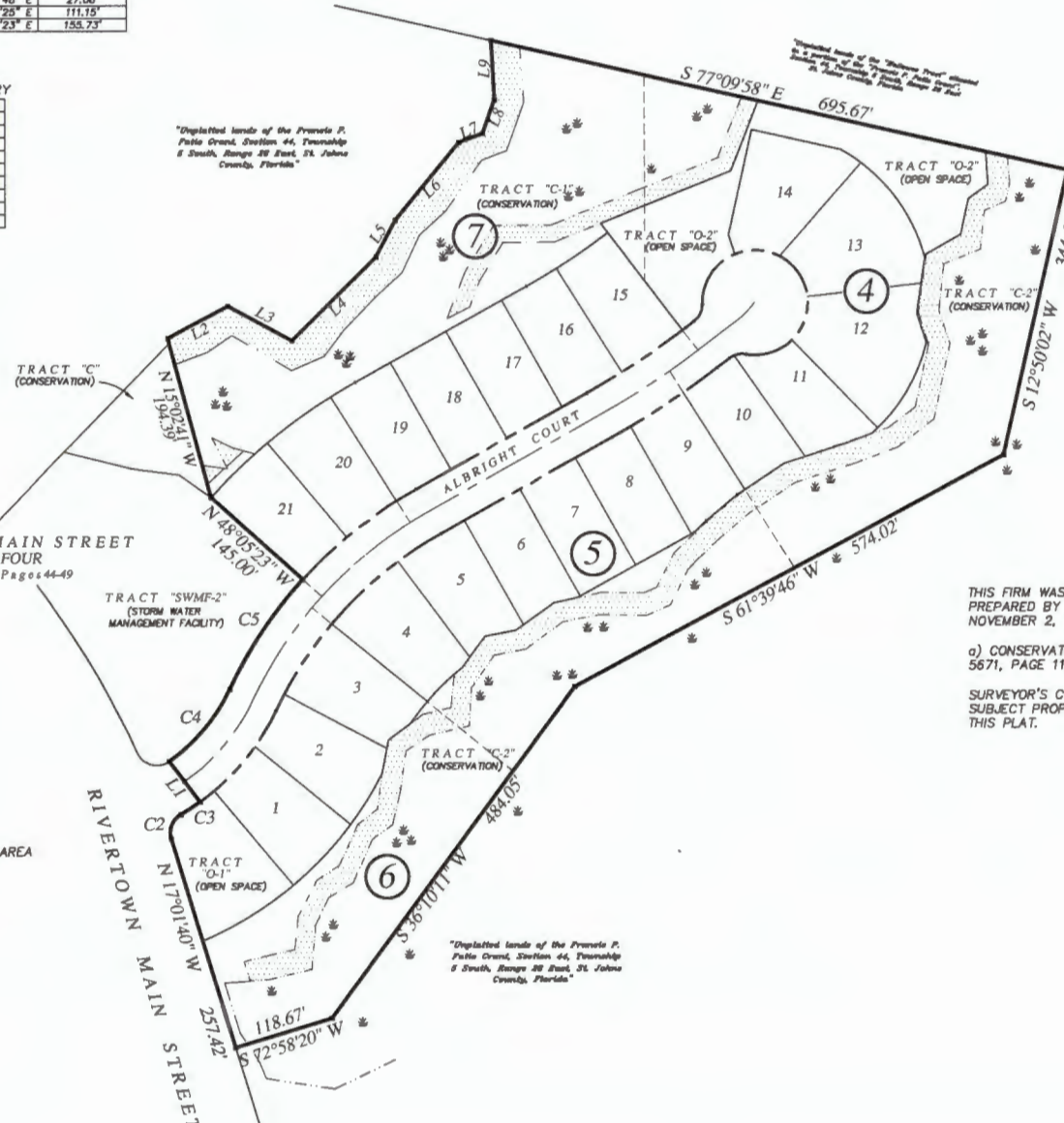


CURVE TABLE FOR PLAT BOUNDARY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	25.00'	78°42'50"	33.47'	N 217°9'34" E	31.03'
C3	280.00'	5°32'22"	27.07'	N 56°54'48" E	27.06'
C4	220.00'	29°15'48"	112.36'	N 39°54'25" E	111.15'
C5	530.00'	18°33'45"	156.30'	N 37°43'23" E	155.73'

LINE TABLE FOR PLAT BOUNDARY

LINE	BEARING	DISTANCE
L1	N 371°08' W	80.07'
L2	N 61°40'55" E	80.24'
L3	S 61°38'43" E	85.53'
L4	N 45°06'53" E	140.03'
L5	N 27°49'55" E	48.93'
L6	N 39°18'18" E	118.55'
L7	N 69°21'23" E	29.68'
L8	N 18°20'17" E	42.24'
L9	N 03°08'00" W	70.09'



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

N(Y)=2,075,782.58
E(X)=451,536.78
POINT OF BEGINNING




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

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

THIS FIRM WAS PROVIDED WITH A PLAT PROPERTY INFORMATION REPORT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 2, 2023, WHICH SHOWS THE FOLLOWING ITEMS:

a) CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5671, PAGE 112.

SURVEYOR'S COMMENT: THESE CONSERVATION EASEMENT DO AFFECT THE SUBJECT PROPERTY AND ARE GRAPHICALLY SHOWN ON VARIOUS SHEETS OF THIS PLAT.

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

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RIVERTOWN VISTA

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

MAP BOOK _____ PAGE _____

SHEET FOUR (4) of SEVEN (7) 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 RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	1030.00'	818°04'	148.63'	N 58°31'40" E	148.50'
C13	25.00'	47°35'20"	20.78'	S 78°11'18" W	20.17'
C14	62.00'	281°26'15"	304.54'	N 40°44'09" W	78.51'
C15	25.00'	53°50'54"	23.50'	N 28°28'11" E	22.84'
C16	970.00'	818°04'	139.97'	N 58°31'40" E	139.85'

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C20	82.00'	69°05'21"	74.76'	S 33°05'24" W	70.31'
C21	207.00'	45°43'47"	185.21'	N 37°50'08" W	180.88'
C22	207.00'	35°03'52"	126.68'	N 30°52'42" E	124.71'
C34	1030.00'	2°44'01"	49.14'	N 53°45'38" E	49.14'
C35	25.00'	14°58'54"	6.54'	S 89°53'05" W	6.52'
C36	25.00'	32°36'26"	14.23'	S 83°40'45" W	14.04'
C37	82.00'	54°08'58"	56.95'	N 72°55'40" E	56.40'
C38	82.00'	52°24'42"	56.71'	N 19°40'01" E	54.76'
C39	82.00'	55°43'46"	60.31'	N 34°24'14" W	57.98'
C40	82.00'	50°05'49"	54.21'	N 87°19'01" W	52.50'
C41	970.00'	018°39'	4.70'	N 52°31'57" E	4.70'
C42	970.00'	5°08'53"	87.16'	N 55°14'43" E	87.13'
C52	207.00'	75°31'7"	28.50'	N 58°45'23" W	28.46'
C53	207.00'	37°50'30"	136.72'	N 33°32'29" W	134.24'
C54	207.00'	32°30'46"	117.47'	N 29°36'10" E	115.90'
C55	207.00'	2°33'03"	9.22'	N 47°08'06" E	9.21'
C63	207.00'	45°08'17"	163.08'	N 38°07'53" W	158.89'
C64	207.00'	0°35'30"	2.14'	N 15°15'59" W	2.14'

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C81	197.00'	33°44'26"	116.01'	N 31°00'22" E	114.34'
C82	207.00'	7°24'37"	26.77'	N 17°03'04" E	26.75'

LINE TABLE FOR RIGHT-OF-WAY DATA

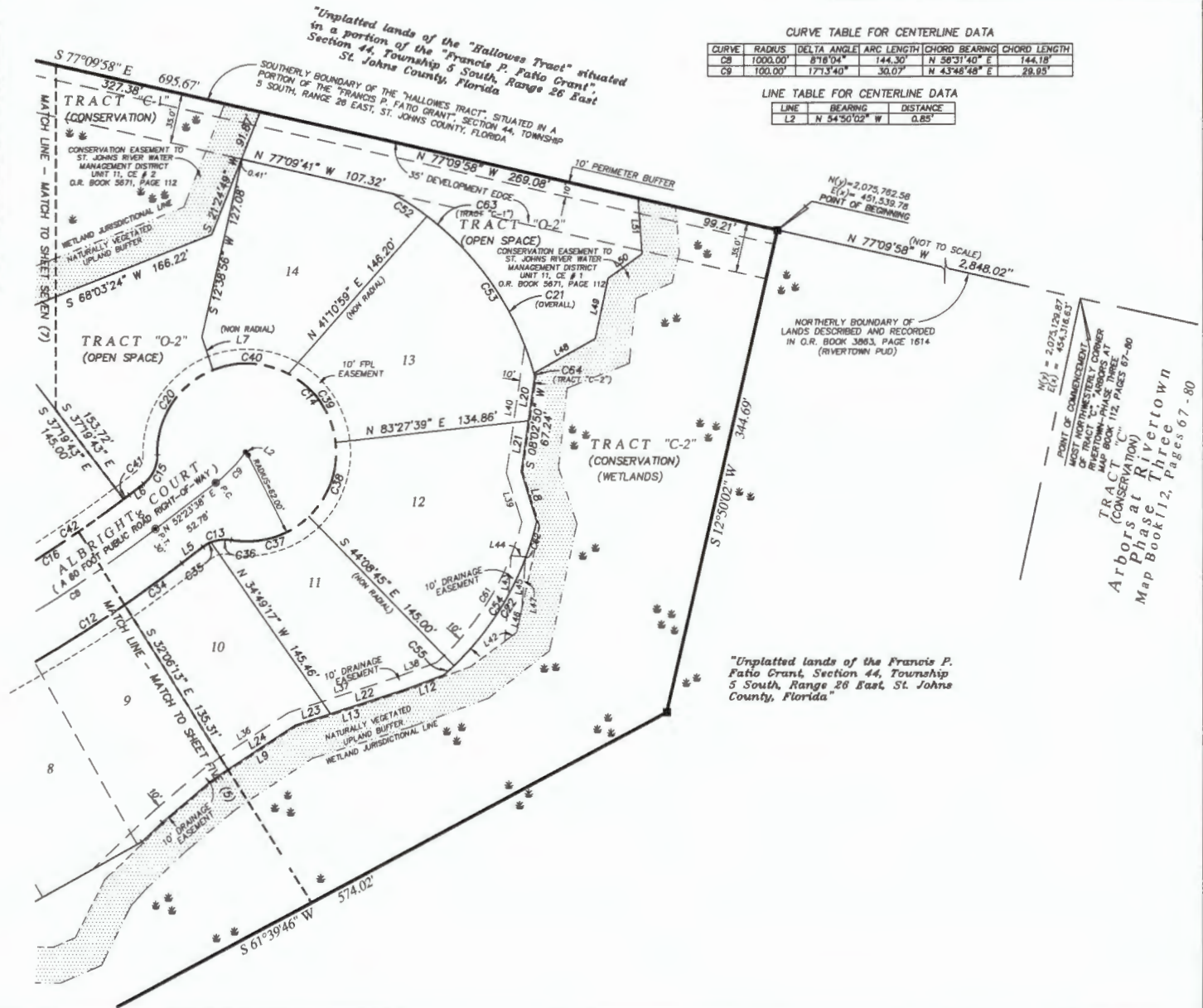
LINE	BEARING	DISTANCE
L5	N 52°23'38" E	18.41'
L6	N 52°23'38" E	12.40'

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L7	N 18°11'47" W	24.25'
L8	S 17°22'11" E	36.34'
L9	N 56°30'09" E	66.80'
L12	S 89°28'29" W	31.13'
L13	S 71°55'19" W	78.29'
L20	S 08°02'50" W	31.36'
L21	S 08°02'50" W	33.87'
L22	N 71°55'19" E	52.48'
L23	N 71°55'19" E	25.82'
L24	N 56°30'09" E	53.72'
L48	S 80°13'21" W	48.86'
L49	N 12°15'28" E	42.91'
L50	N 53°52'10" E	28.92'
L51	N 03°55'38" W	38.97'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L36	N 56°30'09" E	68.75'
L37	S 71°55'19" W	79.43'
L38	S 89°28'29" W	29.04'
L39	S 17°22'11" E	35.81'
L40	S 08°02'50" W	89.85'
L42	N 53°00'21" E	10.18'
L43	N 04°04'48" E	58.81'
L44	S 85°35'12" E	10.00'
L45	S 04°04'48" W	36.49'
L46	N 12°10'40" E	16.81'
L47	S 04°04'48" W	35.53'



CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	1000.00'	818°04'	144.30'	N 58°31'40" E	144.18'
C9	100.00'	171°3'40"	30.07'	N 43°48'48" E	29.95'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L2	N 54°50'02" W	0.85'

POINT OF COMMENCEMENT OF TRACT "C-1" (CONSERVATION) IS THE NORTHEAST CORNER OF TRACT "O-2" (OPEN SPACE) AT MAP BOOK 112, PAGES 67-80

POINT OF COMMENCEMENT OF TRACT "C-2" (CONSERVATION) IS THE NORTHERLY CORNER OF TRACT "O-2" (OPEN SPACE) AT MAP BOOK 112, PAGES 67-80

Arbors at Rivertown Phase Three Map Book 112, Pages 67 - 80

RIVERTOWN VISTA

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 DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	530.00'	16°32'31"	196.10'	S 33°42'48" W	155.54'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	500.00'	35°23'12"	308.81'	S 42°58'06" W	285.69'
C8	1000.00'	8°16'04"	144.30'	N 56°31'40" E	144.18'
C9	100.00'	17°13'40"	30.07'	N 43°46'48" E	28.95'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	470.00'	35°23'12"	290.28'	S 42°58'06" W	265.69'
C12	1030.00'	8°16'04"	148.63'	N 56°31'40" E	148.50'
C13	25.00'	47°35'20"	20.78'	S 78°11'18" W	20.17'
C14	62.00'	26°12'6"	304.94'	N 40°44'09" W	78.51'
C15	25.00'	53°50'54"	23.50'	N 25°28'11" E	22.64'
C16	970.00'	8°16'04"	139.97'	N 56°31'40" E	139.85'

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C19	825.00'	7°59'25"	115.05'	N 56°40'00" E	114.98'
C20	325.00'	16°02'02"	90.95'	S 42°43'08" W	90.65'
C23	470.00'	13°05'24"	107.38'	S 46°44'39" W	107.14'
C31	470.00'	7°22'21"	60.48'	S 56°58'31" W	60.44'
C32	1030.00'	1°24'54"	23.44'	N 59°57'15" E	23.44'
C33	1030.00'	4°07'09"	74.05'	N 57°11'13" E	74.04'
C41	970.00'	0°16'39"	4.70'	N 52°31'57" E	4.70'
C42	970.00'	5°08'53"	87.18'	N 50°14'43" E	87.13'
C43	970.00'	2°50'32"	48.12'	N 59°14'26" E	48.11'
C44	530.00'	2°52'44"	26.63'	S 59°14'16" W	26.63'
C49	875.00'	2°52'44"	33.92'	S 59°14'04" W	33.91'
C50	825.00'	2°50'32"	40.93'	N 59°14'26" E	40.92'
C51	825.00'	5°08'53"	74.13'	N 55°14'43" E	74.10'
C56	325.00'	10°09'05"	57.58'	S 45°39'37" W	57.51'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L2	N 54°50'02" W	0.85'

LINE TABLE FOR R/W DATA

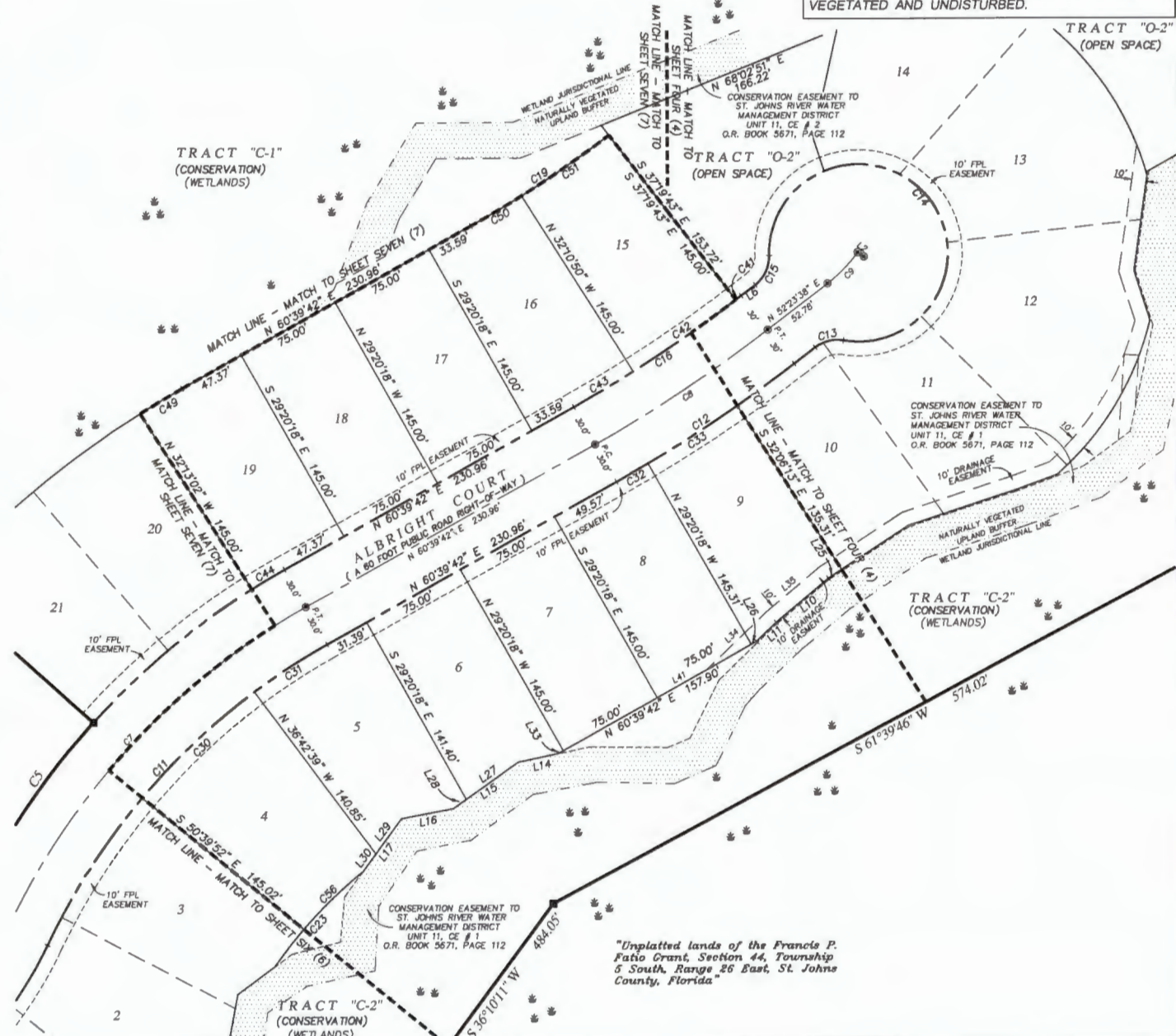
LINE	BEARING	DISTANCE
L8	N 52°23'38" E	12.40'

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L10	N 49°42'27" E	47.53'
L11	N 46°08'49" E	19.20'
L14	N 77°27'17" E	28.53'
L15	N 54°37'51" E	55.38'
L16	N 79°04'48" E	36.78'
L17	N 38°08'52" E	43.49'
L25	N 56°30'09" E	11.08'
L26	N 60°39'42" E	4.12'
L27	S 54°37'51" W	44.15'
L28	S 54°37'51" W	11.22'
L29	S 36°08'52" W	30.34'
L30	S 38°08'52" W	15.15'
L33	S 60°39'42" W	3.78'

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L34	N 46°08'49" E	58.14'
L35	N 49°42'27" E	48.43'
L41	S 60°39'42" W	39.22'



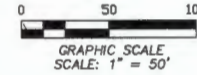
SEE SHEET TWO (2) FOR LEGEND, GENERAL NOTES, ABBREVIATIONS and PLAT TITLE LETTER COMMENTS SEE SHEET THREE (3) FOR KEY MAP

NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED.

RIVERTOWN VISTA

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.

NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED.



MAP BOOK _____ PAGE _____

SHEET SIX (6) of SEVEN (7) SHEETS

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

CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	25.00'	76°42'50"	33.47'	N 21°19'34" E	31.03'
C3	280.00'	5°39'22"	27.07'	N 56°54'28" E	27.06'
C4	220.00'	29°15'48"	112.38'	N 38°54'25" E	111.12'
C5	530.00'	16°53'45"	156.30'	N 33°43'23" E	155.23'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	250.00'	29°02'40"	126.73'	N 39°47'50" E	125.38'
C7	500.00'	35°23'12"	308.81'	S 42°58'06" W	303.92'

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	280.00'	28°32'20"	141.10'	N 39°42'41" E	139.81'
C11	470.00'	35°23'12"	290.28'	S 42°58'06" W	285.69'

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C23	325.00'	16°02'02"	90.95'	S 42°43'08" W	90.85'
C24	425.00'	38°39'50"	284.21'	N 47°02'51" E	288.37'
C25	280.00'	9°45'57"	47.72'	N 54°48'00" E	47.67'
C26	280.00'	14°34'42"	71.25'	N 42°37'58" E	71.06'
C27	280.00'	10°03'44"	49.17'	N 30°18'22" E	49.11'
C28	470.00'	2°40'13"	21.90'	S 26°38'37" W	21.90'
C29	470.00'	12°18'13"	100.52'	S 34°04'20" W	100.33'
C57	325.00'	5°52'57"	33.37'	S 37°38'38" W	33.35'
C58	425.00'	9°28'18"	70.01'	N 31°56'05" E	69.93'
C59	425.00'	13°18'22"	96.45'	N 43°17'25" E	96.23'
C60	425.00'	16°57'10"	125.75'	N 58°24'11" E	125.29'

LINE TABLE FOR BOUNDARY DATA

LINE	BEARING	DISTANCE
L1	N 37°17'08" W	60.02'

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L3	N 37°17'08" W	30.01'
L4	N 37°17'08" W	30.01'

LINE TABLE FOR LOT & TRACT DATA

LINE	BEARING	DISTANCE
L18	N 53°18'06" E	31.83'
L19	N 10°37'57" E	40.85'
L31	S 10°37'57" W	9.92'
L32	S 10°37'57" W	30.83'



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

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RIVERTOWN VISTA

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NOTICE: UPLAND BUFFERS WILL REMAIN NATURALLY VEGETATED AND UNDISTURBED.



MAP BOOK _____ PAGE _____

SHEET SEVEN (7) of SEVEN (7) SHEETS

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

CURVE TABLE FOR BOUNDARY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	530.00'	18°33'57"	156.30'	N 33°43'23" E	156.73'

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	500.00'	35°23'12"	308.81'	S 42°58'06" W	303.92'
C8	1000.00'	8°16'04"	144.30'	N 58°31'40" E	144.18'

CURVE TABLE FOR RIGHT-OF-WAY DATA

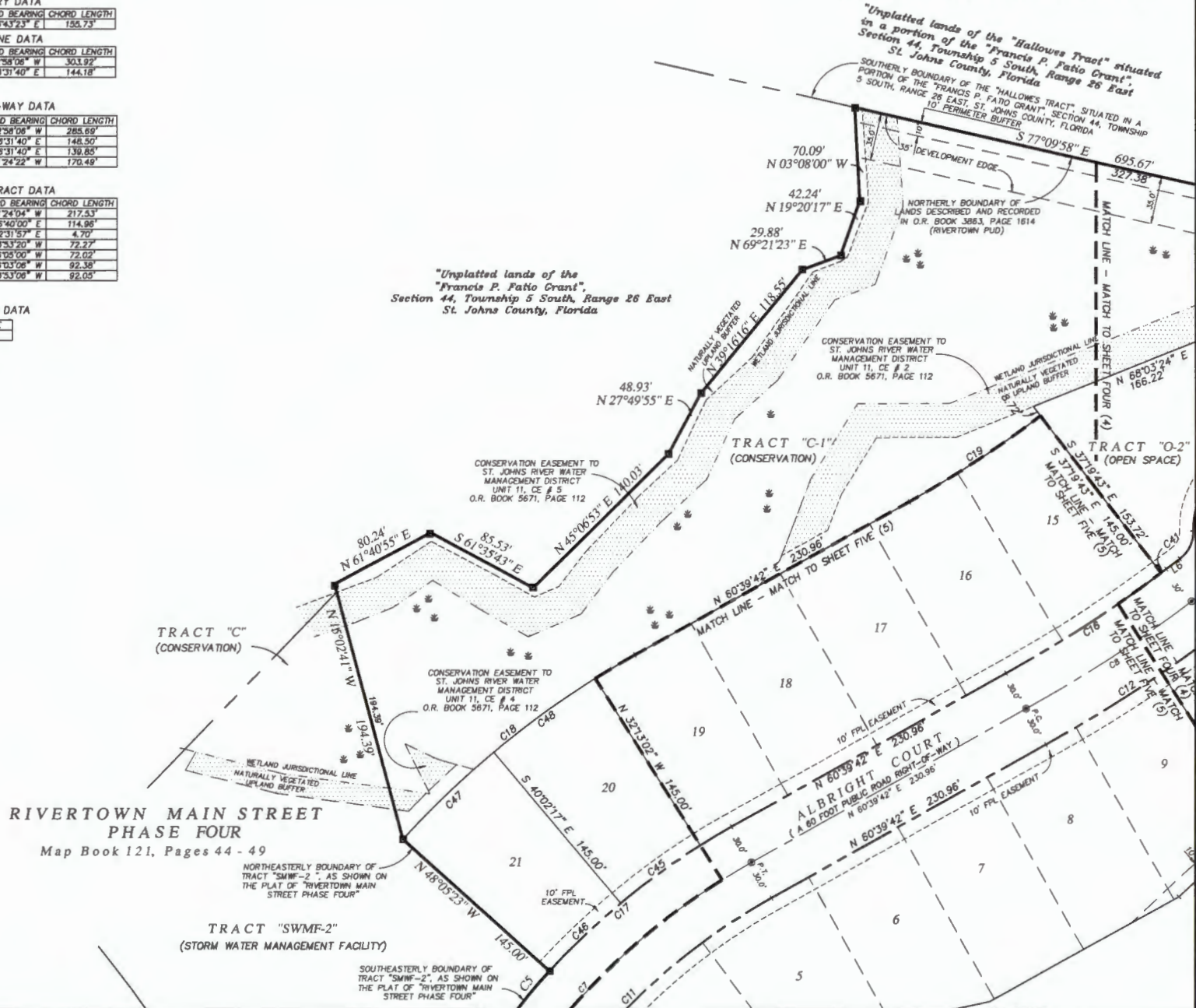
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	470.00'	35°23'12"	295.28'	S 42°58'06" W	285.89'
C12	1030.00'	8°16'04"	148.63'	N 58°31'40" E	148.50'
C16	970.00'	8°16'04"	139.97'	N 58°31'40" E	139.85'
C17	530.00'	18°30'40"	171.26'	S 51°24'22" W	170.49'

CURVE TABLE FOR LOT & TRACT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C18	875.00'	18°32'43"	218.48'	S 51°24'04" W	217.53'
C19	825.00'	7°59'25"	115.05'	N 56°40'00" E	114.96'
C41	970.00'	0°16'39"	4.70'	N 52°31'57" E	4.70'
C45	530.00'	7°49'10"	72.33'	S 53°53'20" W	72.27'
C46	530.00'	7°47'29"	72.07'	S 48°03'00" W	72.02'
C47	875.00'	7°50'56"	92.45'	S 48°03'06" W	92.38'
C48	875.00'	7°49'11"	92.12'	S 53°53'06" W	92.05'

LINE TABLE FOR RIGHT-OF-WAY DATA

LINE	BEARING	DISTANCE
LB	N 52°23'38" E	12.40'



RIVERTOWN MAIN STREET PHASE FOUR

Map Book 121, Pages 44 - 49

TRACT "SWMF-2"
(STORM WATER MANAGEMENT FACILITY)

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